

AGENDA

REGULAR MEETING OF COUNCIL

Monday, March 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

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REGULAR MEETING OF COUNCIL

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

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8087 – Rezoning: 1000 Roosevelt Crescent
- Bylaw 8080 – Rezoning: 1591 Bowser Avenue
- Bylaw 8095 – Rezoning: 3967 Hoskins Road
- Bylaw 8098 – Rezoning: 2698 Violet Street

1. ADOPTION OF THE AGENDA

1.1. March 2, 2015 Regular Meeting Agenda

Recommendation:

THAT the agenda for the March 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

4. RECOGNITIONS

4.1. Council Awards

Certificate of Appreciation

- Kirk Makepeace
- Mick Webb

Award of Honour

- Maureen Bragg

Achievement Award

- Dr. Marylene Kyriazis
- Dr. Paul Sugar

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. February 2, 2015 Regular Council Meeting **p. 9-14**

Recommendation:

THAT the minutes of the February 2, 2015 Regular Council meeting be adopted.

6.2. February 17, 2015 Public Hearing – Hoskins Road **p. 15-17**

Recommendation:

THAT the minutes of the February 17, 2015 Public Hearing be received.

6.3. February 17, 2015 Public Hearing – Violet Street **p. 19-23**

Recommendation:

THAT the minutes of the February 17, 2015 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. Appointments from Advisory Oversight Committee Meeting – February 16, 2015

Official Community Plan Implementation Committee

File No. 13.6480.30/001.000

THAT Dan Ellis, Krista Tulloch, Rory Barlow, David McLeod, Paul Tubb, Elaine Grenon, Heidi Nesbitt, Adele Wilson, Erin Black, Corrie Kost and Kolton Smith be re-appointed to the Official Community Plan Implementation Committee for a one-year term ending December 31, 2015;

AND THAT David DeMuynck, Adrian Chaster, Peter Klinkow and Arash Rezai be appointed to the Official Community Plan Implementation Committee for a one-year term ending December 31, 2015.

North Vancouver Public Art Advisory Committee

File No. 01.0360.20/015.000

THAT Elizabeth Kozlowski be appointed to the North Vancouver Public Art Advisory Committee for a two-year term ending December 31, 2016.

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. Draft Financial Plan Presentation

File No.

Presentation: Ms. Nicole Deveaux, General Manager – Finance & Technology

- * **9.2. Bylaw 8107: Sewer Bylaw 6656, 1994 (Amendment 25)** **p. 29-39**
File No. 09.3900.20/000.000

Recommendation:

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8107, 2014 (Amendment 25)” is ADOPTED.

9.3. Asset Management – Levels of Service

p. 41-50

File No.

Recommendation:

THAT an application for \$10,000 for funding under the UBCM’s new Asset Management Planning Program is supported.

9.4. Bylaw 8087: 1000 Roosevelt Crescent

p. 51-62

File No. 08.3060.20/038.14

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)” is given SECOND and THIRD Readings.

THAT “The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)” is ADOPTED.

9.5. Bylaws 8080 and 8094: 1591 Bowser Avenue

p. 63-125

File No. 08.3060.20/020.14

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)” is given SECOND and THIRD Readings.

THAT “Housing Agreement Bylaw 8094, 2014” is given SECOND and THIRD Readings.

- * **9.6. Bylaw 8105: Municipal Employees Financial Disclosure** **p. 127-135**
Bylaw 8105, 2015
File No. 01.0115.30/002.000

Recommendation:

THAT "Municipal Employees Financial Disclosure Bylaw 8105, 2015" is ADOPTED.

- * **9.7. Bylaw 8106: Officers and Employees Bylaw 7052, 2000** **p. 137-148**
(Amendment 3)
File No. 01.0115.30/002.000

Recommendation:

THAT "Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3)" is ADOPTED.

- * **9.8. Request for Noise Regulation Bylaw Variance – Metro Vancouver** **p. 149-159**
Cleveland Dam East Abutment E2 Shaft Replacement/Remediation Project
File No. 01.0470.35/019.008

Recommendation:

THAT Council relax the provision of Noise Regulation Bylaw 7188 which regulates construction noise during the night and weekends in order that Metro Vancouver's contractor can perform work during the night time period, including weekends and holidays as defined in the Bylaw, from March 2015 to December 2015.

- 9.9. Age-Friendly Grant and Community Recognition** **p. 161-165**
File No. 10.5000.20/000.000

Recommendation:

THAT the District of North Vancouver continues to actively support, promote and work towards becoming an age-friendly community.

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

MINUTES

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REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, February 2, 2015 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties and Permits
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Rucci, Social Planner
Ms. S. Vukelic Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. February 2, 2015 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

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.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Dan Ellis, 1400 Block, Ross Road:

- Expressed concern regarding the design guidelines for Lynn Valley redevelopment.

2.2. Mr. John Sharpe, 1100 Block, East 29th Street:

- Questioned the status of the Fromme Mountain Trail Assessment report.

2.3. Mr. Lyle Craver, 4700 Block, Hoskins Road:

- Spoke on behalf of the North Shore Toastmasters clubs; and,
- Thanked Council for proclaiming February as Toastmasters Month.

2.4. Mr. John Harvey, 1900 Block, Cedar Village Crescent:

- Commented on areas in the District which may have potential landslide risks; and,
- Spoke regarding the North Vancouver Policing Committee and proposed a civilian - lead policing committee.

3. PROCLAMATIONS

3.1. Toastmasters Month – February 2015

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Kristi Tatebe and Emily Jubenvill, The Edible Garden Project

Re: Capacity-building for North Shore Food Charter Implementation

Ms. Kristi Tatebe and Ms. Emily Jebenvill, The Edible Garden Project, spoke regarding the development of the North Shore Food Charter. The goal of the project is to implement the Charter in the District's land use, planning and policy decisions to support a sustainable local food system on the North Shore.

MOVED by Councillor BOND

SECONDED by Councillor MURI

THAT The Edible Garden Project delegation be received.

CARRIED

6. ADOPTION OF MINUTES

Nil

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

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor HICKS

SECONDED by Councillor HANSON

THAT items 9.1 and 9.2 be included in the Consent Agenda and be approved without debate.

CARRIED

9.1. 2015 Council Meeting Schedule

File No. 01.0530.01/000.000

MOVED by Councillor HICKS

SECONDED by Councillor HANSON

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.

CARRIED

9.2. Seylynn Village – Telus Communications Right-of-Way within Seylynn Park

File No. 08.3060.20/067.12

MOVED by Councillor HICKS

SECONDED by Councillor HANSON

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.

CARRIED

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

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT item 9.3, Bylaws 8096 and 8097: Rezoning and Housing Agreement for a 35 Unit Apartment Project: 1325 – 1335 Draycott Road, be postponed until the February 16, 2015 Regular Council meeting.

CARRIED

OPPOSED: Councillors BASSAM and HICKS

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

MOVED by Councillor MURI

SECONDED by Councillor HANSON

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.

CARRIED

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

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

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.

CARRIED

9.6. Museum and Archives Deaccessions

File No.

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT Council authorizes the NVMA Commission to deaccession 66 artifacts;

AND THAT Council authorizes the NVMA Commission to deaccession 258 unaccessioned objects that have been found in the Museum Collection;

AND THAT Council authorizes the NVMA Commission to dispose of a tugboat engine (accession number 1997.51.1) that Council permitted the NVMA Commission to deaccession in 2013, but did not give permission to dispose of at that time;

AND THAT a process that is acceptable to the municipalities and the NVMA Commission be developed for handling all proceeds from the sale of deaccessioned materials and their use in maintaining the Museum and Archives collections and acquiring new items to augment the collections.

CARRIED

MOVED by Councillor HICKS

SECONDED by Councillor MURI

THAT Council approve the NVMA Commission's Collection Policy as attached to the January 22, 2015 report of the Director – North Vancouver Museum & Archives entitled Revised Collections Policy and Recommended Museum Deaccessions.

CARRIED

OPPOSED: Councillor BASSAM

10. REPORTS

10.1. Mayor

Mayor Walton provided an update regarding the TransLink referendum.

10.2. Chief Administrative Officer

Mr. David Stuart, Chief Administrative Officer, provided an update regarding the status of the North Shore Council of Councils meeting regarding North Shore Transportation Issues.

10.3. Councillors

Councillor Muri requested a workshop to discuss issues regarding the mountain biking and hiking trails in the District.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY - DUNN

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

CARRIED
(8:32 pm)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 17, 2015 commencing at 7:04 p.m.

- Present:** Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor D. MacKay-Dunn
- Absent:** Councillor R. Bassam
Councillor L. Muri
- Staff:** Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. N. Letchford, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)

Purpose of Bylaw:

Bylaw 8095 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 437m² (4,703 sq. ft.) to allow for the creation of two lots.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;

- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

The purpose of Bylaw 8095 is to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 437m² (4,703 sq. ft.) to allow for the creation of two lots.

PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Letchford advised that the application is for a two lot subdivision and is consistent with the Official Community Plan designation. She noted that the lot widths and area are less than allowed under the RS4 Zoning; however, they are compatible with the existing lot pattern directly across the street and to the west of the application.

Ms. Letchford noted that the three lots directly south of the application are too small and therefore; do not meet the District's subdivision requirements.

Ms. Letchford explained that the proposed subdivision would have the following conditions:

- Secondary suites would not be permitted;
- Exterior design of the two houses cannot be identical;
- Applicant must build the houses in compliance with the District's Green Building Strategy; and,
- The proposed subdivision will have a shared driveway to minimize loss of on-street parking.

3. PRESENTATION BY APPLICANT

Nil

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Ben Campbell-Barry, 3900 Block Hoskins Road:

COMMENTING

- Expressed concern regarding the street parking on Hoskins.

4.2. Mr. Matt Hanson, 1500 Block Kilmer Road:

COMMENTING

- Queried if the potential subdivision could access the property from the rear lane.

Staff advised that there are no plans to open lane access at this time.

4.3. Mr. Corrie Kost, 2800 Block Colwood Drive:

COMMENTING

- Queried the District's sub-division application process; and,
- Commented on the Approving Officer's approval process for sub-divisions.

5. QUESTIONS FROM COUNCIL

In response to a query from Council, staff advised that the District's Transportation and Planning Department have reviewed the application and advised that only one driveway will be permitted for the proposed application.

In response to a Council query staff advised that secondary suites will not be allowed on the proposed subdivision.

In a response to a Council query staff advised that no complaints have been received regarding property maintenance at this address.

Staff advised that property maintenance guidelines will be brought forward for discussion at a future Committee of the Whole meeting.

In response to a Council query staff advised that the house is currently vacant.

Staff confirmed that the Approving Officer for the District has reviewed the proposed application.

6. COUNCIL RESOLUTION

MOVED by Councillor HICKS


SECONDED by Councillor MACKAY-DUNN

THAT the February 17, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)" be returned to Council for further consideration.

CARRIED
(7:27 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 17, 2015 commencing at 7:29 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor D. MacKay-Dunn

Absent: Councillor M. Bassam
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. N. Letchford, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)

Purpose of Bylaw:

Bylaw 8098 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49.2 ft) to 10 m (33 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 474.73m² (5,110 sq. ft.) to allow for the creation of two lots.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;

- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8098, Rezoning Bylaw 1323, proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49.2 ft) to 10 m (33 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 474.73m² (5,110 sq. ft.) to allow for the creation of two lots.

PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Letchford advised that:

- The proposed application does not meet the minimum lot width or area requirements for the RS4 Zone;
- The application was identified as a potential Small Lot Infill Area (SLIA);
- Two of the lots on the north block face remain with potential to be developed into small lots;
- 85% of the lots on the larger block face are already classified as small lots (13.875m or less in width);
- Secondary suites are permitted, but require on-site parking and rear lane way access; and,
- Concerns by surrounding residents have been met and are reflected in the design of the house.

Ms. Letchford explained that the proposed subdivision would have the following covenants:

- Unique House Design;
- Compliance with the District's Green Building Strategy;
- Stormwater Management; and,
- Maximum Garage Height.

3. PRESENTATION BY APPLICANT

Presentation: Joe Muego, Hearth Architectural Inc.

Mr. Joe Muego, Hearth Architectural, provided background and context regarding the preliminary stages of the application.

Mr. Muego explained that the grade of the lot is on a steep slope and that the design of the house was designed to create less of an impact on neighbouring views.

Mr. Muego advised that he worked with District staff to ensure that the design of the house and lane access conforms with the District's Official Community Plan.

4. REPRESENTATIONS FROM THE PUBLIC

- 4.1. Mr. Ron Bain, 2600 Block Violet Street: COMMENTING**
- Expressed concern regarding the volume of traffic on Violet Street; and,
 - Commented on the lack of parking on Violet Street.
- 4.2. Ms. Shirley Cornthwaite, 2700 Block Violet Street: OPPOSED**
- Concerned with the amount of vehicles parked on Violet Street;
 - Expressed concern with the possibility of excess traffic in the laneway; and,
 - Requested safety precautions be implemented for traffic calming on Violet Street.
- 4.3. Ms. Trish Taylor, 2700 Block Violet Street: COMMENTING**
- Expressed concern regarding the safety of children and requested traffic calming measures for Violet Street; and,
 - Expressed concern with excavation and potential slope failure at the proposed development site.
- 4.4. Mr. Eric Anderson, 2500 Block Derbyshire Way: IN FAVOUR**
- Spoke as the co-chair of the Blueridge Community Association;
 - Advised that the Blueridge Community Association has not been made aware of any opposition from residents regarding the proposed application; and,
 - Thanked staff for notifying the Community Association of potential developments.
- 4.5. Ms. Jasmin Rajabali, 2600 Block Violet Street IN FAVOUR**
- Spoke regarding the parking issues on Violet Street; and,
 - Stated her support for the proposed application.

Council Discussion:

Council requested staff report back on where Violet Street ranks in the sidewalk priority index in the District's 2009 Pedestrian Master Plan,

In response to a query it was advised that the District's Bylaw Department follow's up on any parking complaints made regarding Violet Street.

Discussion ensued regarding parking enforcement for secondary suites. Staff reported that the Bylaw Department has reviewed the parking situation on Violet Street and no parking concerns were noted. Staff advised that the Bylaw Department responds to issues on a complaint basis.

Discussion ensued regarding the possibility of restricting secondary suites on Violet Street.

Staff advised that prohibiting secondary suites by way of a covenant could be discussed when Council is considering second reading of the bylaw and feedback could be provided to the Approving Officer.

Staff advised that the property's rear lane access meets the criteria for a secondary suite as outlined in the District's Best Practices Guide.

Staff confirmed that the applicant has proposed sufficient parking to meet the requirements for a secondary suite.

Staff advised that they can report back regarding the resident concerns raised at the Public Hearing regarding parking and sidewalks.

4.6. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Questioned if lane access reduced the cars on the street;
- Noted that residents are allowed to park on the street;
- Commented on the applications requirement for paving the rear lane; and,
- Proposed a coach house on the lot rather than a secondary suite.

4.7. Joe Muego, 1700 West 2nd Avenue: APPLICANT

- Commented regarding the proposed covenant that would limit a suite for the application; and,
- Concerned with the uncertainty of Council decisions regarding the allowance of secondary suites.

4.8. Mr. Ron Bain: SPEAKING A SECOND TIME

- Commented regarding the secondary suite parking requirements.

4.9. Ms. Jasmine Rajabali: SPEAKING A SECOND TIME

- Commented on the quality of the laneway; and,
- Commented regarding the parking.

4.10. Larry Cornthwaite, 2700 Block Violet Street: COMMENTING

- Queried if parking restrictions could be implemented on Violet Street.

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MACKAY-DUNN

THAT the February 17, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)" be returned to Council for further consideration.

CARRIED
(8:34 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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REPORTS

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Draft Financial Plan Presentation

Presentation: Ms. Nicole Deveaux, General Manager – Finance &
Technology

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 2, 2015</u>
<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

February 17, 2015
File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8107: Sewer Bylaw 6656, 1994 (Amendment 25)

RECOMMENDATION:

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8107, 2014 (Amendment 25)" is ADOPTED.

BACKGROUND:

Bylaw 8107 received First, Second and Third Readings by Council on February 16, 2015.

The Bylaw is now ready to be considered for Adoption by Council.

Options:

1. Adopt Bylaw 8107;
2. Abandon the Bylaw at Third Reading; or
3. Rescind Third Reading and debate possible amendments to the bylaw.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- Sewer Bylaw 6656, 1994, Amendment Bylaw 8107, 2014 (Amendment 25)
- Staff Report – dated February 12, 2015

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"/> 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

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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:

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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

3rd Connection, greater than 2m deep, 7m long $\$1,100 + (7 \times \$230) + \$587 =$ TOTAL	 \$3,297 \$16,471"
---	---------------------------------

READ a first time February 16th, 2015

READ a second time February 16th, 2015

READ a third time February 16th, 2015

ADOPTED



Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>February 10, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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

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 _____
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<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

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3 rd Connection, greater than 2m deep, 7m long	
\$1,100 + (7x\$230) + \$587 =	\$3,297
TOTAL	\$16,471"

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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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 2/15</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.3		
 Dept. Manager	 GM/ Director	 CAO

The District of North Vancouver REPORT TO COUNCIL

February 11, 2015

File:

AUTHOR: Andy Wardell, Director, Financial Services
Steve Ono, Deputy General Manager, Engineering, Parks and Facilities

SUBJECT: **Asset Management - Levels of Service**

RECOMMENDATION:

THAT Council provide:

A resolution of Council supporting an application for \$10,000 for funding under the UBCM's new Asset Management Planning Program

REASON FOR REPORT:

A resolution of Council is required to support an application for \$10,000 to UBCM for funding under the UBCM's new Asset Management Planning Program to facilitate timely access to project funding.

SUMMARY:

The Finance & Audit Steering Committee has reviewed this request and is recommending that Council provide:

A resolution of Council supporting an application for \$10,000 for funding under the UBCM's new Asset Management Planning Program

BACKGROUND & ANALYSIS:

See attached report to the Standing Finance and Audit Committee of Council.

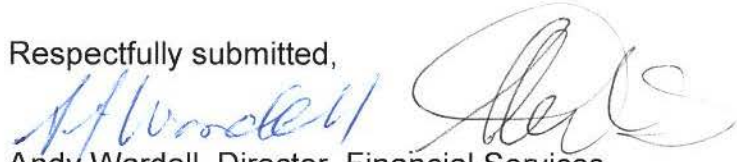
EXISTING POLICY:

Corporate Policy – Asset Management

Timing/Approval Process:

UBCM application deadline is March 20, 2015

Respectfully submitted,



Andy Wardell, Director, Financial Services

Steve Ono, Deputy General Manager, Engineering, Parks and Facilities




REVIEWED WITH:

☐ Sustainable Community Dev. _____
☐ Development Services _____
☐ Utilities _____
☐ Engineering Operations _____
☐ Parks & Environment _____
☐ Facilities _____
☐ Human resources _____

☐ Clerk's Office _____
☐ Communications _____
☐ Finance _____
☐ Fire Services _____
☐ ITS _____
☐ Solicitor _____
☐ GIS _____

External Agencies:
☐ Library Board _____
☐ NS Health _____
☐ RCMP _____
☐ Recreation Com. _____
☐ Museum & Arch. _____
☐ Other: _____

AGENDA INFORMATION	
<input type="checkbox"/> Committee of the Whole	Date: _____
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

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

January 28, 2015

File:

AUTHOR: Andy Wardell, Director, Financial Services
Steve Ono, Deputy General Manager, Engineering, Parks and Facilities

SUBJECT: **Asset Management - Levels of Service**

RECOMMENDATION:

THAT the Finance & Audit Steering Committee recommends that Council provide:

A resolution of Council supporting an application for \$10,000 for funding under the UBCM's new Asset Management Planning Program

REASON FOR REPORT:

A resolution of Council is required to support an application for \$10,000 to UBCM for funding under the UBCM's new Asset Management Planning Program to facilitate timely access to project funding.

SUMMARY:

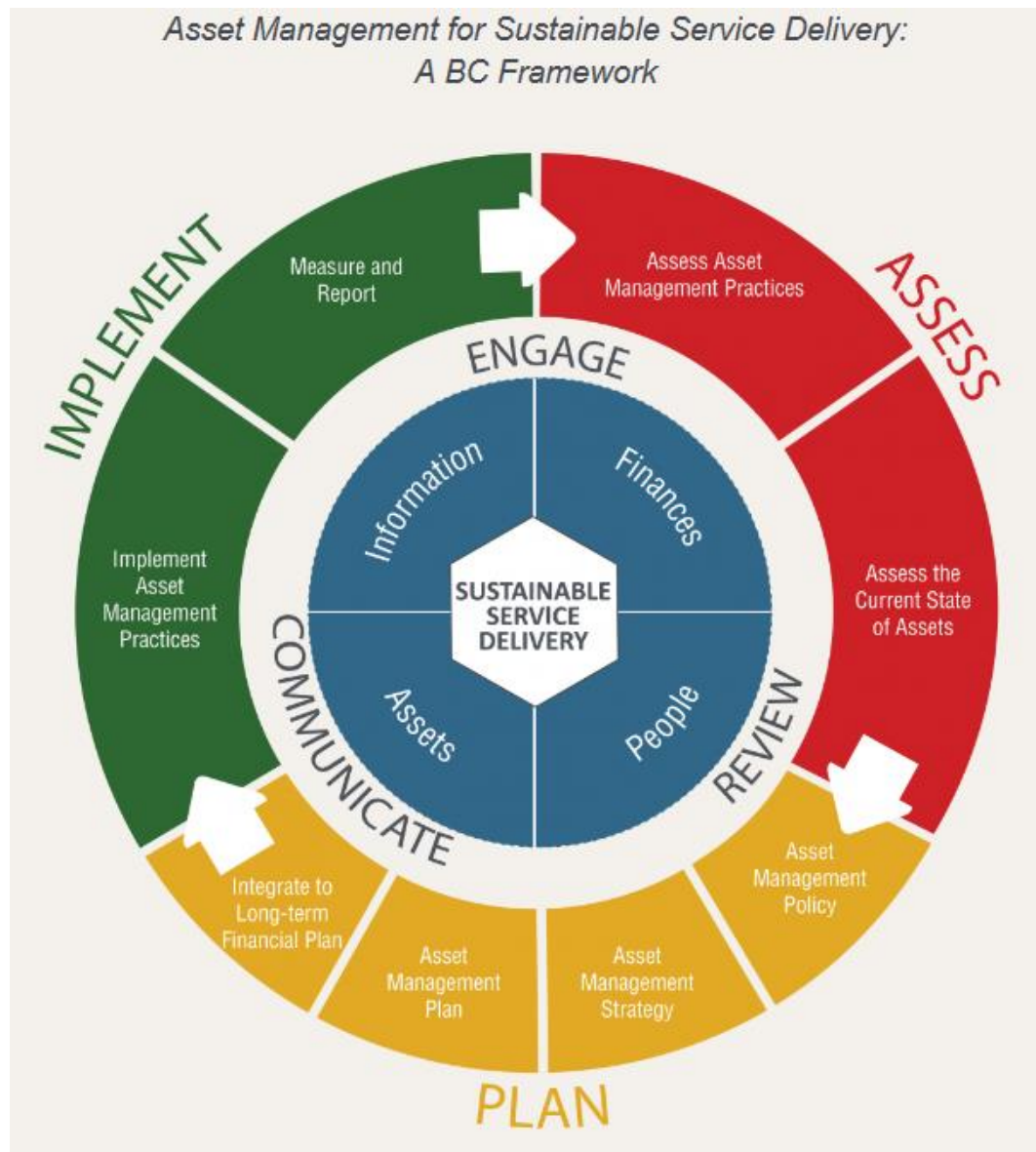
Progress toward full integration of asset management best practices considers both customer and technical levels of services. What is proposed is a 2015 pilot project that selects two asset groups and works to confirm both current and desired levels of service (targets) supported by critical performance indicators for these asset groups.

This request considers best practice training on levels of service and consulting services in support of District staff.

BACKGROUND:

The District is a leader in the implementation of asset management best practices. The next step in our asset management journey is an asset-centric review of our levels of service and their integration into our community engagement practices.

UBCM has just released “Asset Management for Sustainable Service Delivery: A BC Framework”. The District co-authored this work with the Province, the UBCM, Asset Management BC, the Government Finance Officers of BC and the City of Courtenay.



NAMS Canada (National Asset Management Strategy Canada) was incorporated in November 2014. One of the NAMS trainers from Jeff Roodra & Associates is moving to Canada from Australia to facilitate the integration of NAMS for Canadian Local Governments. Best practice talent is now available to teach NAMS based Levels of Service and Community Engagement. In 2015, subject to local government interest, there will be levels of service training made available through Asset Management BC.

EXISTING POLICY:

The District's asset management policy considers that levels of service are provided in a sustainable manner. The policy objectives are to ensure adequate provision is made for the long-term replacement of the District's major assets by:

- Ensuring that District services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, businesses, visitors and the environment.
- Safeguarding and stewarding District assets through the implementation of appropriate asset management strategies and appropriate financial resources for those assets.
- Creating an environment where all District employees take an integral part in overall management of District assets by creating and sustaining asset management awareness throughout the organisation inclusive of training and development
- Meeting federal, provincial and local legislative and regulatory requirements for asset management as applicable at the individual asset level and at the corporate level.
- Ensuring District resources and operational capabilities are identified and responsibility for asset management is allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practices.

ANALYSIS:

Levels of service are supported by both assets and finances. A Council resolution is required to access UBCM funding.

The District leverages the following best practice guides:

- Levels of Service & Community Engagement, Practice Note 8, NAMS AU, 2014
- Developing Levels of Service and Performance Measures, Creating Customer Value from Community Assets, NAMS, 2007

Training from the authors would enhance capacity building and retention of corporate memory by accelerating our learning both horizontally and vertically across the District.

Timing/Approval Process:

UBCM Application deadline March 20, 2015

January 28, 2015

Page 4

Financial Impacts:

- Maximum \$10,000 funding
- Better alignment between asset management best practices and long term financial planning best practices.
- Better knowledge across the organization on asset based levels of service and community engagement.

Social Policy Implications:

Exposure of asset management best practices to a variety of stakeholders and potentially divergent opinions that will need to be managed.

Respectfully submitted,



Andy Wardell, Director, Financial Services

Steve Ono, Deputy General Manager, Engineering, Parks and Facilities

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev	<input type="checkbox"/> Clerk's Office	<input type="checkbox"/> 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

ASSET MANAGEMENT PLANNING PROGRAM



Applicant Information

Local Government*

District of North Vancouver

Contact Person*

First Name Andy

Last Name Wardell

Position*

Director, Financial Services

Phone*

(604) 349-2827

Email*

Wardella@dnv.org

Is a partnering local government involved in this proposed project?*

Yes

Partnering Local Government (if applicable)

Local Government

Asset Management BC

Contact Person

Wally

Wells

Position

Executive Director

Phone

(250) 741-9887

Email

wwell@love.ca

Is there another partnering local government involved in this proposed project? *

Yes

2nd Partnering Local Government (if applicable)

Local Government

NAMS Canada

Contact Person

First Name Gordon

Last Name Sparks

Position

President & CEO

Phone

Email

Is there another partnering local government involved in this proposed project? *

No

Project Information

1. Project Title: *

Developing a Levels of Service Framework

2. Funding Requested: *

Requesting a maximum of \$10,000

Training - NAMS Canada - \$10,000 - Maximum

Consulting - Research & Documentation - \$10,000 - Maximum

\$20,000

3. Current status of asset management expertise (based on self assessment): *

Advanced

5. Description of proposed activities: *

The District of North Vancouver (District) is a leader in BC in the application of asset management best practices. The District helped co-create the UBCM sponsored "Asset Management for Sustainable Service Delivery: A BC Framework, has NAMS based asset management plans and risk registers for the majority of asset groups, has a Council approved asset management policy and an asset management strategy. We have and will continue to share the results of our work to improve all local governments in BC.

The next step in our asset management journey is the development of "levels of service" for each of our major asset groups. Australia's national framework on asset management and planning sets out national direction for levels of service and consultation with communities. We intend to develop our levels of service following this international standard approach. The District's Asset Management Policy includes:

"To ensure adequate provision is made for the long-term replacement of the District's major assets by: Ensuring that District services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, businesses, visitors and the environment "

Developing proper asset management best practices is a journey. Our work will be pilot project based considering existing and desired levels of service and options for meeting current or improved levels of service with critical service performance measures. This work will bring greater alignment of our asset management and long term financial planning practices with our community engagement and official community plan

To summarize our plan for this pilot project:

1. Use NAMS Canada to train District staff on Levels of Service and Community Engagement.
2. Select two asset management plans to develop levels of service and performance measures.
3. Complete the levels of service and incorporate into our asset management plans.

Done properly this scope is reasonable given the program reporting deadline of May 30, 2016.

6. Intended outcomes, deliverables, and impacts on local government: *


Intended Outcomes & Deliverables - staff trained on best practice levels of service and community engagement, asset management plans evidence customer and technical levels of service, performance measures clearly articulated and understood horizontally and vertically across the District.

Impacts on Local Governments - The District will continue its continuous quality improvement practices toward integrating asset management best practices into its culture, staff and business processes. The District will share what we learn locally, provincially and nationally as a leader in asset management best practices.

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

9.4

 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

January 29, 2015
 File: 08.3060.20/038.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8087: 1000 Roosevelt Crescent

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)" is given SECOND and THIRD Readings.

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)" is ADOPTED.

BACKGROUND:

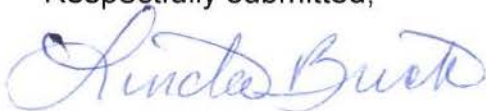
Bylaw 8087 received First Reading on December 15, 2014. A Public Hearing for Bylaw 8087 was held and closed on January 27, 2015.

The Bylaw is now ready to be considered for Second and Third Readings, followed by Adoption by Council.

Options:

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

Respectfully submitted,



Linda Brick
 Deputy Municipal Clerk

Attachments:

- The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)
- Public Hearing Minutes – January 27, 2015
- Staff Report – dated November 27, 2014

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

The Corporation of the District of North Vancouver

Bylaw 8087

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 1320 (Bylaw 8087)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- a) by deleting the following text from Section 4B07 Comprehensive Development Zone 3 (CD3):

(Lot 8, Block 56, District Lot 552, Plan 21804)

- b) and by replacing the deleted text with the following text in Section 4B07 Comprehensive Development Zone 3 (CD3):

Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

- c) by adding the following, in alphabetical order, to Section 4B07 Comprehensive Development Zone 3 (CD3), subsection (2):

"artist's studio, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

office purposes, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950"

READ a first time December 15th, 2014

PUBLIC HEARING held January 27th, 2015

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 27, 2015 commencing at 7:07 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson

Absent: Councillor R. Hicks
Councillor L. Muri
Councillor D. MacKay-Dunn

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. D. Allan, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)

Purpose of Bylaw:

Bylaw 8087 proposes to amend the District's Zoning Bylaw by adding "artist studio" and "office purposes" as permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;

- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw stating that:

The purpose of Bylaw 8087 is to amend the Comprehensive Development Zone 3 (CD3) for 1000 Roosevelt Crescent to allow for a slightly broader range of uses by including "artist studio" and "office purposes" as principle uses.

3. PRESENTATION BY STAFF

Mr. Doug Allan, Community Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Allan advised that:

- Bylaw 8087 proposes to amend the permitted uses in the Comprehensive Development (CD3) Zone;
- Strata owners wish to expand the uses permitted on the property to align more closely with the uses permitted on adjacent properties;
- The adjacent buildings are zoned Employment Zone - Light Industrial (EZ-LI);
- The current tenants at 1000 Block Roosevelt Crescent are primarily professional offices;
- Notification was sent to surrounding neighbours and the local Community Association; and,
- Allowing the amendment would improve the economic viability of the building.

4. PRESENTATION BY APPLICANT

Nil

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Coviss Jobva, 1000 Block Roosevelt Crescent: COMMENTING

- Clarified that the proposed amendment would allow for Lawyers and Accountants to occupy strata units in the building.

6. QUESTIONS FROM COUNCIL

Staff confirmed that there is sufficient parking at the building to allow for the proposed zoning amendment.

Staff advised that the segregation of professional use classes in specific zones has been diminishing over time. Staff is looking at potential zoning amendments to allow a broader range of professions in business zones.

Staff advised that there was no written comment received from the surrounding owners. Correspondence was received from the Norgate Community Association which questioned the use limitations of the current CD3 Zone.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

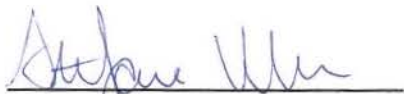
SECONDED by Councillor BOND

THAT the January 27, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)" be returned to Council for further consideration.

CARRIED
(7:17 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>DEC 15 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 27, 2014
File: 08.3060.20/038.14

AUTHOR: Natasha Letchford, Planner

SUBJECT: Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)", which amends the Comprehensive Development 3 Zone (CD3) at 1000 Roosevelt Crescent, is given FIRST Reading;

AND THAT Bylaw 8087 is referred to a Public Hearing.

REASON FOR REPORT:

To amend the zoning bylaw by adding "artist studio" and "office purposes" to the list of permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent. There will also be a small housekeeping change made to the bylaw to update the legal description of 1000 Roosevelt Crescent.

SUMMARY:

Bylaw 8087 proposes to amend the Comprehensive Development (CD3) zoning for 1000 Roosevelt Crescent to allow for a slightly broader range of uses including "artist studio" and "office purposes". These proposed uses are compatible with the existing uses on this site. There is sufficient parking on-site for these additional uses.



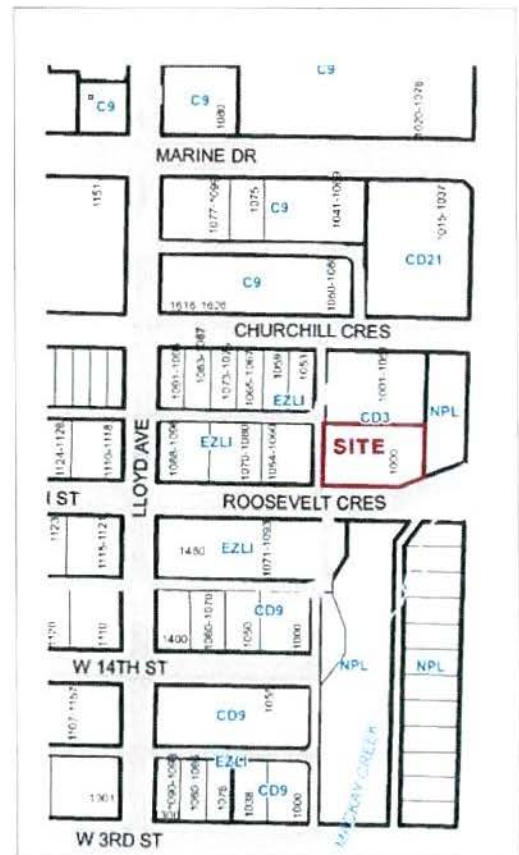
ANALYSIS:

The site and surrounding area is designated "Light Industrial Commercial" in the Official Community Plan (OCP) which is intended primarily for a mix of industrial, warehouse, office, service, utility, and business park type uses. The proposed amendment to the CD3 zone is consistent with the designation in the OCP.

The surrounding sites, as shown in the context map, are zoned either Comprehensive Development (CD) or Employment Zone – Light Industrial (EZLI).

The current permitted uses are as follows:

- a) Accessory uses;
- b) Business office support services;
- c) Contractor services;
- d) Custom manufacturing;
- e) Fitness centre;
- f) Hobby beer and wine making establishments;
- g) Light manufacturing when accessory to (i), (j), or (l);
- h) Media related establishments;
- i) Professional offices;
- j) Research and development establishments;
- k) Retail food services;
- l) Specialized light industrial and technological establishments; and,
- m) Wholesaling.



CONTEXT MAP

The current permitted use of "professional offices" under the existing CD3 zone allows only a limited range of professional consulting services including: architects, engineers, surveyors, and computer equipment software development.

"Professional offices" does not permit offices for a wide range of other professionals including lawyers, accountants, health related offices, and counselling services. The addition of "office purposes" expands the permitted office-type uses to allow for the operation of finance and trust companies, federal, provincial, and municipal offices, and business or professional offices. The addition of "artist studio" will permit uses such as dance or yoga studios, pottery studios, and acting schools not currently permitted under the CD3 zone.

Consideration was given to rezoning the property to Employment Zone – Light Industrial (EZ-LI); however, due to the current uses of the building which includes office spaces on the ground floor, which is not permitted in the EZ-LI zone, the decision was made to amend the CD3 Zone. A review of parking needed for this site shows that there is sufficient parking for the current permitted uses and for the proposed additional uses.

Public Input:

A letter was circulated to neighbouring properties including tenants and to the Norgate Community Association; the Norgate Community Association was generally supportive of the zoning amendment. No other comments were received.

Conclusion:

The addition of "artist studio" and "office purposes" to the CD3 zone for 1000 Roosevelt Cr. is well suited to the area and will allow for a slightly broader range of uses on the site while complying with the light industrial and commercial nature of the area. There is sufficient parking on-site to accommodate the additional uses.

Options:

1. Council could give first reading to Bylaw 8087 and refer the Bylaw to a public hearing; or,
2. Council could suggest amendments to the Bylaw and refer the Bylaw back to staff; or,
3. Council could choose to give no readings to the Bylaw; thereby abandoning the Bylaw.

 For
Natasha Letchford
Community Planner

Attachments:

- A. The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)

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

The Corporation of the District of North Vancouver

Bylaw 8087

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 1320 (Bylaw 8087)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- a) by deleting the following text from Section 4B07 Comprehensive Development Zone 3 (CD3):

(Lot 8, Block 56, District Lot 552, Plan 21804)

- b) and by replacing the deleted text with the following text in Section 4B07 Comprehensive Development Zone 3 (CD3):

Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

- c) by adding the following, in alphabetical order, to Section 4B07 Comprehensive Development Zone 3 (CD3), subsection (2):

"artist's studio, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

office purposes, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950"

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

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

9.5		
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

January 28, 2015
File: 08.3060.20/020.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaws 8080 and 8094: 1591 Bowser Avenue

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)" is given SECOND and THIRD Readings.

THAT "Housing Agreement Bylaw 8094, 2014" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8080 and 8094 received First Reading on December 15, 2014. A Public Hearing for Bylaw 8080 was held and closed on January 27, 2015.

The Bylaws are now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaws Second and Third Readings; or,
2. Give no further Readings to the bylaws and abandon the bylaws at First Reading.

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

Attachments:

- The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)
- Housing Agreement Bylaw 8094, 2014
- Public Hearing Minutes – January 27, 2015
- Staff Report – Dated November 25, 2014

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

The Corporation of the District of North Vancouver

Bylaw 8080

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 "District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965".

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

"Comprehensive Development Zone 83 CD83"

The CD83 Zone is applied to:

Lot 11, Block A, District Lot 825, Plan 7431
(PID: 010-618-007)

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

" 4B83 Comprehensive Development Zone 83 CD83

4B83-1) Intent:

The purpose of the CD83 Zone is to establish specific land use and development regulations for a 16 unit apartment building.

4B83-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 83 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, low rise apartment;

(b) Conditional Uses:

- (i) Live-work use;

4B83-3) Conditions of Use:

The use of land, buildings and structures for live-work use is permitted subject to the following conditions:

- (a) Live-work use is limited to the ground floor of the building;
- (b) Businesses within a live-work use are limited to the following uses only, as defined in Part 2A of the Zoning Bylaw, 1965:
 - (i) Office use; and
 - (ii) Personal service use;
- (c) The following uses are specifically prohibited in a live-work use:
 - (i) Dating service;
 - (ii) Exotic dancer business;
 - (iii) Gun shops;
 - (iv) Social escort business or other similar business; and
 - (v) Tattooing, piercing, branding or other similar service;
- (d) A live-work use may not be used solely for business purposes;
- (e) The business component of a live-work use must be conducted by a resident of the dwelling unit in which live-work use is permitted and not more than 3 persons may be engaged at one time in a business in a live-work use;
- (f) All materials, equipment and products associated with a business in a live-work unit shall be stored within the building;
- (g) No vibration, noise, heat, glare, odour, or electrical interference shall be detectable from outside the live-work premises and no excessive traffic or air pollution shall be generated by a business in a live-work use;
- (h) No operations, displays or signs shall be visible from outside the premises of a live-work use with the exception of a sign name-plate not exceeding one square foot in area;
- (i) No commodity may be sold in a live-work use except that which is permitted to be made in a live-work use;

4B83-4) Accessory Uses:

(a) *Accessory uses* are permitted and are limited to:

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

4B83-5) Density:

- (a) The maximum permitted density in the CD83 Zone is limited to a floor space ratio (FSR) of 1.0;
- (b) For the purposes of calculating floor space ratio, the area of underground parking garages, underground mechanical rooms, underground garbage and recycling collection areas, underground storage areas and, above ground electrical and mechanical rooms, is exempted.

4B83-6) Amenities:

Despite section 4B83-5, density in the CD83 Zone is increased to a maximum floor space ratio of 1.68, inclusive of any density bonus for energy performance, if the owner:

1. contributes \$111,850 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; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund; and
2. enters into a Housing Agreement to ensure that all units in the building may be rental units;

4B83-7) Maximum Principal Building Size:

Not applicable

4B83-8) Setbacks:

Buildings and structures shall be set back from property lines to the principal building face in accordance with the following regulations:

- a) North - 0m (0ft.);
- b) East - 2.3m (7.5ft.);
- c) South - 2.4m (7.9ft.);
- d) West - 9.6m (31.5ft.).

4B83-9) Building Orientation:

Not applicable

4B83-10) Building Depth and Width:

Not applicable

4B83-11) Coverage:

Buildings, structures, parking spaces, loading spaces and driveways shall not occupy more than 74% of the lot area;

4B83-12) Height:

- (a) For a building with a maximum FSR of 1.0, the building is limited to a maximum of two storeys and a maximum permitted height, as measured to the top of the roof parapet, of 8m (26.25ft.); or,
- (b) For a building with a maximum FSR of 1.68 as contemplated in Section 4B83-6, the building is limited to a maximum of three storeys and a maximum permitted height, as measured to the top of the roof parapet, of 11m (36ft.);

4B83-13) Acoustic Requirements:

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:

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

4B83-14) 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.

4B83-15) Subdivision Requirements:

Not Applicable

4B83-16) Additional Accessory Structure Regulations:

Not applicable.

4B83-17) Parking and Loading Regulations:

- (a) A minimum of 22 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;
 - (b) A minimum of 1 parking space designated for persons with disabilities is required;
 - (c) A minimum of 2 parking spaces are required for designated visitor parking;
 - (d) All regular, small car and handicapped parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
 - (e) All manoeuvring aisles shall be a minimum of 6.79m (22.3ft.) wide; and
 - (f) A minimum of 7 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 Marine Drive Commercial Zone (C9) to Comprehensive Development Zone 83 (CD 83).

READ a first time December 15th, 2014

PUBLIC HEARING held January 27th, 2015

READ a second

READ a third time

Certified a true copy of Bylaw 8080 as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

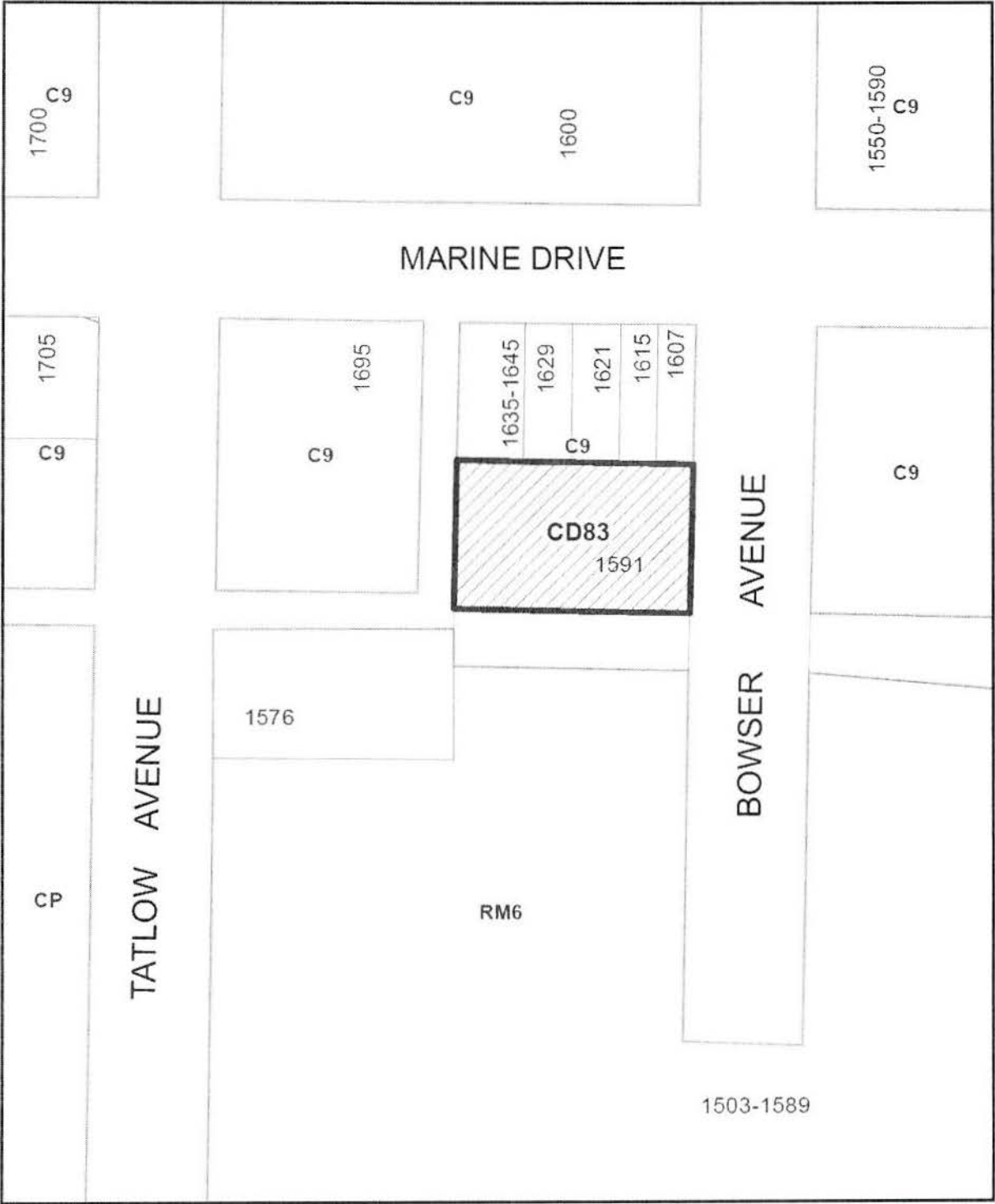
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

BYLAW 8080 SCHEDULE A: ZONING MAP



MARINE DRIVE COMMERCIAL (C9) TO
COMPREHENSIVE DEVELOPMENT ZONE 83 (CD83)



The Corporation of the District of North Vancouver

Bylaw 8094

A bylaw to enter into a Housing Agreement (1591 Bowser Avenue)

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 8094, 2014 (1591 Bowser Avenue)".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and London Meridian Properties Inc., Inc. No. 587926, substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands: PID: 010-618-007, Lot 11, Block A, District Lot 825, Plan 7431.

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 December 15th, 2014

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8094

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the 1st day of November, 2014 is

BETWEEN:

LONDON MERIDIAN PROPERTIES INC., Inc. No. 587926
#1700 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

(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;
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain housing 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. A covenant registrable under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

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 is 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*, and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

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 development on the Lands contemplated in the Development Permit containing not more than 16 Units;
- (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 8094 and will remain in effect until terminated by the District.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in any building on the Lands that has been strata title subdivided under the *Strata Property Act* may be occupied unless the Owner has:

- (a) before the first Unit in the said strata subdivision 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 in the said strata subdivision as rental strata lots and imposing at least 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 in the said strata subdivision before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

Every Unit 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. The restrictions set out in this Agreement shall not be construed to prevent a Unit Owner, or a member of the Unit Owner's family, from using a Unit for personal accommodation.

3.03 Binding on Strata Corporation(s)

This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Lands or any buildings on the Lands pursuant to the *Strata Property Act*.

3.04 Strata Bylaw Invalid

Any strata corporation bylaw or rule 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(s) shall not pass any bylaws or rules 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 or rule 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 receipt of 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 on demand by the District 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 for the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible or the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

Except to the extent such advice or direction is given negligently, 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 or powers 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; and
- (c) The District may at any time 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 in priority to all charges and encumbrances which are registered, or pending registration, against title to the Lands in the Land Title Office, save and except those as have been approved by the District or have been granted in favour of the District..

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 prepaid courier, 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

If to the Owner:

London Meridian Properties Inc.
#1700 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

Attention:

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 prepaid courier, on the day it was delivered; 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” 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

- (a) 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.
- (b) 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 8030.

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. London Meridian Properties Inc. (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 HSBC Bank Canada (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. CA359747 and CA359748 (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.

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.

- END OF DOCUMENT -

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 27, 2015 commencing at 7:19 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson

Absent: Councillor R. Hicks
Councillor L. Muri
Councillor D. MacKay-Dunn

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Clerk
Ms. D. Allan, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)

Purpose of Bylaw:

Bylaw 8080 proposes to amend the District's Zoning Bylaw to create a new Comprehensive Development Zone 83 (CD83) and rezone 1591 Bowser Avenue from C9 to CD83 enabling the development of a 16 unit, three-storey apartment building with underground parking.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;

Public Hearing Minutes – January 27, 2015

- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8080 proposes to amend the District's Zoning Bylaw to create a new Comprehensive Development Zone 83 (CD83) and rezone 1591 Bowser Avenue from C9 to CD83 enabling the development of a 16 unit, three-storey apartment building with underground parking.

3. PRESENTATION BY STAFF

Mr. Doug Allan, Community Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Allan advised that:

- The current site has a two and a half storey office building with surface parking;
- Currently there is low-rise commercial development to the north, west and east of the subject property;
- The preliminary application was for a four storey, 24 unit building on a site which included the west lane;
- The revised proposed application is a three storey building with 16 apartment units consisting of studios to 3 bedroom units;
- Parking for the proposed project will include 22 underground parking spaces that will be accessed off the west lane;
- The design of the project is in alignment with the vision of the Official Community Plan; and,
- The project provides a transition between Marine Drive and the lower density townhouse residential use to the south.

Mr. Allan explained that the proposed CD83 Zone would:

- Identify the permitted uses in a building;
- Establish a base density of 1.0 FSR;

- Increase FSR from 1.0 to 1.68 provided that the developer provided a Community Amenity Contribution and a Housing Agreement (Bylaw 8094) was adopted;
- Create building coverage, setback and building height regulations; and,
- Establish the parking requirements which are based on a ratio of 1.38 spaces per unit, inclusive of visitor parking.

4. PRESENTATION BY APPLICANT

Mr. Richard Cook, Jorden Cook and Associates:

- Provided history and context of the proposed development;
- Spoke to the benefits that the proposed development will bring to the community;
- Noted that the design of the development is a result of public consultation; and,
- Asked Council for support of the project.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. James Clendenan, 1500 Block Bowser Avenue: COMMENTING

- Expressed concerned with potential cars parking in the lane-way and requested a no parking sign be placed in the alley;
- Expressed concern that the development will contribute to the reduction of commercial office space within the Marine Drive corridor;
- Expressed concern with the lack of storage within the existing structure and suggested that Council review space requirements for storage facilities in new condominium developments; and,
- Questioned the possibility of developing the whole block, not just the proposed section.

5.2. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Queried how many parking stalls will be designated for electric charging stations, regular parking stalls and bicycle stalls;
- Commented on the amenity contributions being made by the developer;
- Concerned that a building from the 1970's is being torn down; and,
- Expressed concern with the limited possibilities for future development to the north of the site.

6. QUESTIONS FROM COUNCIL

Staff commented that a traffic consultant advised that 20 parking stalls would be sufficient for the proposed development based on the District's parking policy for sites within 400m of a frequent transit corridor and the Metro Vancouver Apartment Parking Study. The 22 parking stalls proposed in this application exceeds that requirement.

Staff advised that TransLink has identified a possible B-Line bus extension along Marine Drive; however, it is not known at this time, if this extension would require any property acquisition on the south side of Marine Drive, north of the site.

Staff advised that the two different C9 development scenarios were created to provide an incentive to assemble smaller sites.

7. **COUNCIL RESOLUTION**

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the January 27, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)" be returned to Council for further consideration.


CARRIED
(7:52 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Dec 15, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

November 25, 2014
File: 3060-20/20.14

AUTHOR: Doug Allan, Community Planner

SUBJECT: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT
BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER
AVENUE

RECOMMENDATION:

It is recommended that:

1. Bylaw 8080, which rezones the subject site from Marine Drive Commercial Zone (C9) to Comprehensive Development Zone 83 (CD83) to enable the development of a 16 unit apartment project, be given FIRST Reading;
2. Bylaw 8094, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST Reading; and
3. Bylaw 8080 be referred to a Public Hearing.

REASON FOR REPORT:

To obtain Council's authorization to proceed to Public Hearing to amend the site's zoning (Bylaw 8080) to enable the development of a 16 unit condominium apartment building. Associated with the rezoning bylaw is a Housing Agreement Bylaw (Bylaw 8094) to prevent future rental restrictions.

SUMMARY:

London Meridian Properties Inc., proposes to redevelop the commercial property at 1591 Bowser Avenue with a 3 storey apartment building containing 16 units. Implementation of the project requires rezoning, a housing agreement bylaw and issuance of a development permit. The rezoning bylaw, Bylaw 8080, and a Housing Agreement Bylaw, Bylaw 8094, are recommended for First Reading and Bylaw 8080 is recommended for referral to a Public Hearing. A development permit will be forwarded to Council for consideration if the rezoning proceeds.



SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

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EXISTING POLICY:

Official Community Plan

The subject property is designated as *Commercial Residential Mixed Use Level 1*. This designation is "...intended predominantly for general commercial purposes, such as retail, service and offices throughout the District. Residential uses above commercial uses at street level are generally encouraged. Development in this designation is permitted up to approximately 1.75 FSR." The proposed development does not include independent commercial uses, but, as the site is located one half block south of Marine Drive, the residential project, with limited live-work use, is appropriate.

Zoning

The development site is zoned Marine Drive Commercial Zone (C9) as shown on the accompanying map. The C9 zone contains different height and FSR regulations depending upon whether the site is larger or smaller than 1100m² (12,000ft.²). In this case, the site, at 1023.4m² (11,015ft.²), is smaller and as a result building height is limited to 8m (26.25ft.) and FSR to a maximum of 1.0. For reference, sites greater than 1100m² (12,000ft.²) allow for a height of 13.5m (44.3ft.) and an FSR of 1.75.

The proposed building is 11m (36ft.) high with a density of 1.68. To enable the proposed building height and greater FSR for this site, Bylaw 8080 proposes the establishment of a new Comprehensive Development Zone 83 (CD83) tailored specifically to this project.



Development Permit Areas

The subject lot is designated as Development Permit Areas for:

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

In addition, the site is subject to the Form and Character Design Guidelines applicable to Marine Drive. A development permit report outlining the project's compliance with the applicable DPA guidelines, will be provided for Council's consideration should the rezoning proceed.

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 residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8094 is provided for Council's consideration.

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

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ANALYSIS:

The Site and Surrounding Area:

As illustrated on the following aerial photograph, the site is located on the west side of Bowser Avenue, south of Marine Drive. Two open lanes are located to the south and west. The site is 1,023.4m² (11,015.7ft.²) in area.



Surrounding properties consist of: developed commercial properties (C9) to the north, east and west; and, "Illahee", a multi-family project (RM6), to the south.

The site is currently occupied by a 2 storey commercial building over a partial basement level, with surface parking, illustrated on the following aerial image as viewed from the south.



SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

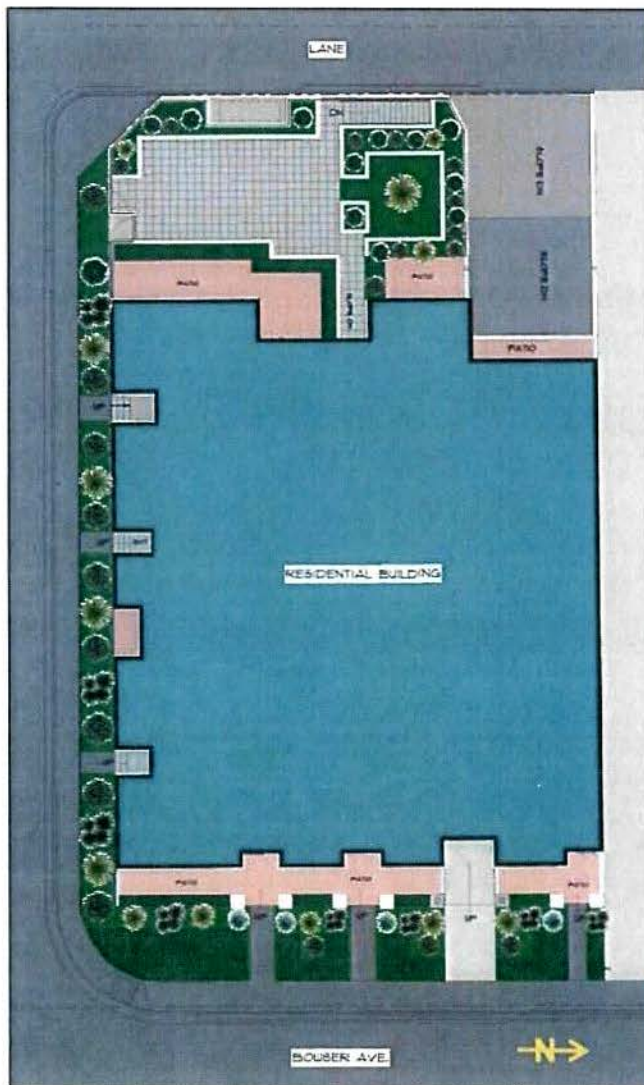
November 25, 2014

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Project Description:

a) Site Plan/Building:

The project consists of a single building containing 16 apartment units in a 3 storey, flat roof building form as illustrated on the following site plan and building images.



The unit mix consists of 5 studios, 3, one bedroom, 6, two bedroom units and, 2, three bedroom units, ranging from 60m^2 (643ft^2) to 150m^2 (1617ft^2) in size. The total floor area is 1716m^2 ($18,473\text{ft}^2$) resulting in an FSR of approximately 1.68. The building is 11m (36ft.) in height. The applicant has proposed that the 6 units on the main floor be permitted to have live/work use.

In response to input from staff and the community, the architect has worked to revise the building design/massing to act as a transition between the typical form of development on Marine Drive

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

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and the lower density multi-family development to the south. The building elevations are illustrated in the following images. The principal building materials consist of brick accented with hardi panel. As the north elevation will not be visible when the site to the north is redeveloped, this elevation consists of a grey-coloured, split face, concrete block with dark charcoal smooth-face block as an accent material.



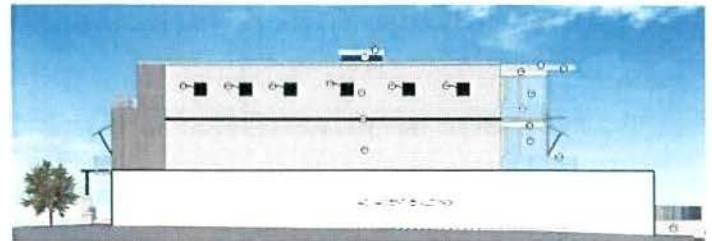
East (Bowser) Elevation



West Elevation



South Elevation



North Elevation

b) Parking/Access:

Parking proposed is a total of 22 spaces (1.37 spaces/unit), provided underground with access off the lane to the west of the site. The applicant's transportation consultant, Bunt & Associates, provided an analysis utilizing the District's Parking Principles for OCP Town and Village Centres. For projects within 400m of a Frequent Transit Development Area such as this site, 1.2 spaces/unit, including visitor parking is contemplated. This ratio is supported by the Metro Vancouver Apartment Parking Study which examined required apartment parking supply. Both the District and Metro Vancouver parking ratios would require 20 spaces for this development. Based on that analysis, Bunt & Associates concluded that a supply of 22 spaces was adequate for this project. Therefore, staff support the proposed parking as the site is close to transit service on Marine Drive and it is within the range of parking provided for other projects on Marine Drive. To support the parking rate, Bunt & Associates suggested several Transportation Demand Management strategies including:

- electric vehicle parking;
- car sharing; and
- the provision of bicycle facilities within the building.

Staff will continue to work with the consultant to finalize a trip reduction strategy which, in addition to the above measures, will incorporate personal travel planning and 6 month transit pass programs.

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

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c) Landscaping:

The landscaping concept consists of several different elements, including:

- street tree planting along Bowser Avenue;
- low shrub/lawn planting and sidewalk along the south property line to create a separation between the east/west lane and the building; and
- screen planting around an exterior resident amenity patio and water feature, to the rear (west) of the building.

Details of the landscape concept will be provided as part of a future development permit report.

d) Accessible Units

In response to the District's Adaptable Design Guidelines, 4, (25%), of the units will be designed to meet the Level 2 standard and the remaining 12 units (75%) will meet Level 1B.

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

OFF-SITE IMPROVEMENTS:

The application includes the construction of a new sidewalk in the lane to the south and off-site, streetscape upgrades along Bowser, including the introduction of street trees.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory for projects requiring rezoning. The project is targeting an energy performance rating 30% better than the ASHRAE90.1-2007 standard which represents a significant improvement over the Green Building Strategy Energy Performance baseline (13% better than ASHRAE90.1-2007), and will achieve a building performance equivalent to Built Green HD™ 'Gold'.

Key energy and building performance measures include:

- condensing tankless water heaters;
- the provision of operable windows for natural ventilation;
- glazing with improved insulation values;
- ventilation heat recovery;
- air source heat pumps;
- certified sustainably harvested dimensional lumber and flooring; and
- window shading devices on west elevation;

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Policy requires a contribution for projects which propose an increase in density. The CAC for this apartment project is based on \$15.00/sq.ft. of the increased

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

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residential floor area over the base density. This amounts to a CAC estimated at approximately \$111,850. The community amenity contribution has been included as part of the density bonus provisions in the proposed CD83 Zone and the zoning provisions note that the District may use the CAC funds for any of the following:

- public art;
- park, trail, environmental or other public realm improvements;
- municipal or recreation service or facility improvements; or
- the affordable housing fund.

IMPLEMENTATION:

Implementation of this project requires Council's consideration of: rezoning (Bylaw 8080); a Housing Agreement Bylaw, (Bylaw 8094); issuance of a development permit; and, registration of a Development Covenant.

Bylaw 8080 (Attachment B) rezones the subject property from Marine Drive Commercial Zone (C9) to a new Comprehensive Development 83 Zone (CD83) which:

- establishes low rise apartment as a permitted use;
- allows live/work use as a permitted use under specified conditions;
- allows home occupations as an accessory use;
- establishes a base density (Floor Space Ratio) of 1.0;
- requires a housing agreement and a community amenity contribution to support an FSR increase to 1.68;
- establishes building coverage, setback and building height regulations;
- requires compliance with acoustic requirements; and
- establishes parking and bicycle parking regulations unique to this project.

Bylaw 8094 (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

The Development Covenant will be required prior to the adoption of the Rezoning and Housing Agreement bylaws and will include requirements for:

- a green building covenant;
- a stormwater management covenant;
- a covenant to ensure the final trip reduction strategy is implemented prior to the issuance of an occupancy permit;
- a construction management plan; and
- a right-of-way for a 4m x 4m corner cut over the southwest corner of the site to improve traffic movement and visibility at the junction of the two abutting lanes.

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CONCURRENCE:

Staff

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

Advisory Design Panel

The application was considered by the Advisory Design Panel on June 12, 2014 and the Panel passed the following motion:

"THAT the ADP has reviewed the proposal and recommends **APPROVAL** of the project **SUBJECT** to addressing the following items to the satisfaction of staff:

- consideration of simplification of the building envelope to allow for successful detailing;
- review of the format of common amenity area with regard to the relationships to the adjacent private outdoor spaces and accessibility of the amenity area overall
- review of the north wall treatment including transition of materials, durability and detailing;
- review of format of canopies particularly with regard to management of drainage;
- review of location and access to waste disposal facilities;
- confirmation of building code compliance regarding balcony and roof projections within 1.2m of the north property line; and
- review of glazing and solar gain issues for west elevation."

In response to the Panel's motion and discussions with staff:

- the south elevation has been revised to simplify the detailing;
- the rear common amenity space has been buffered from the surrounding lanes with low walls and hedging and the private resident decks are delineated with additional hedge planting;
- the north elevation has been redesigned to include a grey-coloured split-face block with contrasting charcoal-coloured block and the brick material used on the east elevation which and this will also address the Building Code concern identified by the Panel; and
- solar shades have been added to the windows on the west elevation.

PUBLIC INPUT:

A facilitated Public Information Meeting was held on June 19, 2014 and was attended by 12 members of the public. Seven written submissions were provided following the meeting. Comments received included the following:

- the potential for the units to be rented;
- the project architecture, building coverage and density;
- the size of the balconies;
- the anticipated length of construction;
- the proposed parking;
- potential impacts on property values;

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

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- topics regarding the adjacent lanes and additional traffic;
- the development of adjacent properties to the north;
- the absence of a traffic signal at Bowser Avenue and Marine Drive; and
- the possibility of installing speed bumps to slow traffic in the lanes.

In response to input, the applicant has revised the project by: reducing the number of units from 24 to 16 and the number of storeys from 4 to 3; reducing the density (FSR); revising the project design to create an improved transition to the residential use to the south of the site, including a large setback at the 3rd floor; and adjusting the amount of visitor parking to provide more resident parking.

A copy of the facilitator's report is included as Attachment D.

CONSTRUCTION MANAGEMENT PLAN:

In accordance with the requirements of the Development Covenant, a 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 demolition works.

CONCLUSION:

This project is in keeping with the building form envisioned in the OCP. The applicant is proposing building height and density in between their C9 zoning and the larger lot C9 zoning, and therefore, rezoning is required to implement the project. The architect and staff have worked to soften the mass of the building, including: reducing the number of units and residential floors; setting the upper storey back from the main and second floors; designing the building with residential elements to create more of a transition between the existing residential development and the future redevelopment of the properties along Marine Drive; and, designed an improved north elevation as this wall will be visible to Marine Drive until the abutting properties to the north are redeveloped. As a result, staff support the rezoning to permit a transitional height and FSR for this property. The project is now ready for Council's consideration.

OPTIONS:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8080 and 8094 and refer Bylaw 8080 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8080 and 8094 at First Reading.

**SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND
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PROJECT AT 1591 BOWSER AVENUE**

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Respectfully submitted,



Doug Allan
Community Planner
da/
Attachments

- A – Reduced Project Plans
- B – Bylaw 8080
- C – Bylaw 8094
- D – Public Information Meeting Facilitator's Report

REVIEWED WITH:

- ☐ Sustainable Community Dev. _____
- ☐ Development Services _____
- ☐ Utilities _____
- ☐ Engineering Operations _____
- ☐ Parks & Environment _____
- ☐ Economic Development _____
- ☐ Human resources _____

- ☐ Clerk's Office _____
- ☐ Communications _____
- ☐ Finance _____
- ☐ Fire Services _____
- ☐ ITS _____
- ☐ Solicitor _____
- ☐ GIS _____

External Agencies:

- ☐ Library Board _____
- ☐ NS Health _____
- ☐ RCMP _____
- ☐ Recreation Com. _____
- ☐ Museum & Arch. _____
- ☐ Other: _____

BOWSER ST. APARTMENT

1591 BOWSER STREET, NORTH VANCOUVER, BC.

GENERAL NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS OF THE OTHER CONSULTANTS.

THESE DRAWINGS COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2006 AND THE CODE COMPLIANCE REPORT / EQUIVALENCY REPORT BY PROTECTION ENGINEERING.

ANY DISCREPANCIES NOTED IN THE DOCUMENTS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

A SEPARATE SPECIFICATION IS PROVIDED FOR THE ARCHITECTURAL DETAILS COMPONENTS AND WORK.

A GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS IS AVAILABLE AND MUST BE CONSULTED FOR ANY WORK ON COMPONENTS AFFECTED BY THE REPORT.

INSPECTIONS BY THE ENVELOPE CONSULTANT AQUA-COAST ENGINEERING LTD. AT SPECIFIED TIMES IN THE WORKS IS REQUIRED AND MUST BE ADHERED TO.

DATA SHEET

DATE	MAY/2/2014		
PROJECT	BOWSER (LOFTS ON LANE)		
ADDRESS	1591 BOWSER STREET, NORTH VANCOUVER, BC.		
LEGAL DESCRIPTION	LOT 11 BLOCK A DISTRICT LOT B25 PLAN 7431		
SITE SIZE			
GROSS LOT AREA	1109.66 SQ. FT.	1023.38 SQ. M.	0.25 Acres
LANE WIDENING	6.71 SQ. FT.	0.62 SQ. M.	
NET SITE AREA	1100.95 SQ. FT.	1022.76 SQ. M.	0.25 Acres

TOTAL FLOOR AREAS

LEVEL	AREA	AREA SQ. M.
PARKADE	167.31	155.20
FIRST FLOOR	449.33	414.4
SECOND FLOOR	479.31	443.33
THIRD FLOOR	479.31	443.33

TOTAL AREA (EXCLUDING PARKADE) 1760.01 SQ. M.

FLOOR SPACE RATIO

F.S.R. = NET AREA / LOT AREA
F.S.R. = 18.42/52 / 103.66 SQ. FT. OR 1760.01/1023.38 SQ. M.
F.S.R. = 1.61

SITE COVERAGE

S.C. = MAIN FLOOR AREA/DRIVEWAY / LOT AREA (AS PERCENTAGE)
S.C. = 449.33/103.66 SQ. FT. OR 449.33/1023.38 SQ. M.
S.C. = 43.7%

BUILDING COVERAGE

B.C. = MAIN FLOOR AREA / LOT AREA (AS PERCENTAGE)
B.C. = 449.33/103.66 SQ. FT. OR 449.33/1023.38 SQ. M.
B.C. = 43.7%

BUILDING HEIGHT = 34.47 FT. OR 10.49 MT.

NO. OF UNITS PROPOSED = 16
NO. OF UNITS PER ACRES = 60

S.NO.	TYPE	UNIT TYPE	AREA(SF)	MAIN	2nd	3rd	TOTALS	ALL FLOORS
1	TYPE-A	1-BED	848.88	1	0	0	1	848.8 SF
2	TYPE-A1	1-BED	826.45	0	1	0	1	826.4 SF
3	TYPE-B	BACHELOR	643.37	1	0	0	1	643.4 SF
4	TYPE-B1	BACHELOR	641.74	0	1	0	1	641.7 SF
5	TYPE-C	BACHELOR	686.50	1	0	0	1	686.5 SF
6	TYPE-C1	BACHELOR	678.03	0	1	0	1	678.0 SF
7	TYPE-D	BACHELOR	793.76	1	0	0	1	793.8 SF
8	TYPE-E	2-BED	1211.48	1	0	0	1	1211.4 SF
9	TYPE-E1	2-BED	1214.00	0	1	0	1	1214.0 SF
10	TYPE-E1	2-BED	1218.02	0	1	0	1	1218.0 SF
11	TYPE-F	3-BED	1332.61	1	0	0	1	1332.6 SF
12	TYPE-G	1-BED	1012.52	1	0	0	1	1012.5 SF
13	TYPE-H	3-BED	1616.87	0	1	0	1	1616.9 SF
14	TYPE-J	2-BED	1111.78	0	0	1	1	1111.7 SF
15	TYPE-K	2-BED	1068.70	0	0	1	1	1068.7 SF
16	TYPE-L	2-BED	1062.36	0	0	1	1	1062.4 SF
Grand Total			6	6	4	16		16219.7 SF

TOTAL BACHELOR	05
TOTAL ONE BED	03
TOTAL TWO BED	06
TOTAL THREE BED	02

PROPOSED PARKING (ALL UNDERGROUND)

PARKING REQUIRED	16220.0	16220.0
1 STALL PER UNIT x 1 STALL PER 100 SQ. FT.	16220.0	16220.0
NET AREA 100 X 1	16220.0	16220.0
MAXIMUM PARKING REQUIRED	16220.0	16220.0
(INCLUDING 3 VISITOR PARKING)		
TOTAL PARKING REQUIRED	16220.0	16220.0
TOTAL PARKING PROVIDED	16220.0	16220.0
SMALL CAR PARKING PROVIDED	16220.0	16220.0
HANDICAPPED CAR PARKING PROVIDED	01	01

SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-0.01	DATA SHEET
DP-1.00	SITE PLAN
DP-1.1	3D VIEW
DP-1.02	PARKADE PLAN
DP-1.03	MAIN FLOOR PLAN - COLOR
DP-1.04	SECOND & THIRD FLOOR PLANS - COLOR
DP-1.06	EAST ELEVATION
DP-1.08	WEST ELEVATION
DP-1.09	NORTH ELEVATION
DP-1.11	SITE PLAN
DP-1.12	PARKADE FLOOR PLAN
DP-1.13	MAIN FLOOR PLAN
DP-1.14	SECOND & THIRD FLOOR PLANS
DP-1.15	ROOF PLAN
DP-1.16	ELEVATIONS
DP-1.17	ELEVATIONS
DP-1.18	ENLARGED DETAILS

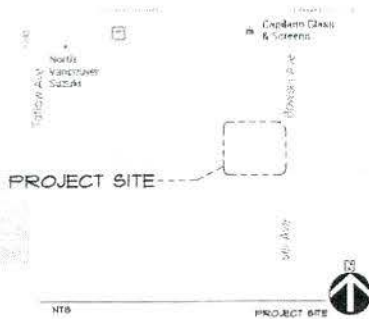
ABBREVIATION

ALUM.	ALUMINUM
BI	DRY STACK MIN BASALT RETAINING WALL
BIS	BUILT-IN SEATING
CB	CATCH BASIN
CD	COMPUTER DESK
CE	CEILING DOOR
CP	7'-0" X 2'-0" CONCRETE PAVING STONE
DW	DISH WASHER
F	FRIDGE
FP	FIRE PLACE
GWB	GYPSUM BOARD
HP	HEAT PUMP
HR	HAND RAIL
HU	HAND WASH
LWT	LWT WATER TANK
P.T.	PRESSURE TREATED
PLYD.	PLYWOOD
SU	SHELVE UNIT
TG	TAMPERED GLASS
V	VENT
WC	WALL CURTAIN
WD	WASHER DRYER
WS	WINDOW SEAT

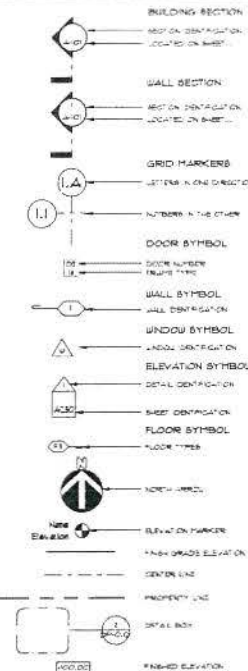
CONSULTANTS

ARCHITECT:
DOUGLAS R. JOHNSON ARCHITECT LTD.
4374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P3
PH: (604) 998-1381
FAX: (604) 998-0211
EMAIL: d.johnson@drj.ca

VICINITY MAP



GRAPHIC SYMBOLS



ATTACHMENT A

BOWSER ST. APARTMENT
1591 BOWSER STREET
NORTH VANCOUVER, BC
DATA SHEET

DOUGLAS R. JOHNSON
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DP-0.01



1 3D VIEW 1
DP-1.01



2 3D VIEW 2
DP-1.01

BOWSER ST. APARTMENT
100 BOWSER STREET,
NORTH VANCOUVER, BC
V7P 3G5
TEL: 604.273.1234
WWW.DJARCHITECT.COM

3D VIEWS

**DOUGLAS R.
JOHNSON
ARCHITECT LTD.**

8333-29th Avenue, Suite 100
North Vancouver, BC V7P 3N3
TEL: 604.273.1234
WWW.DJARCHITECT.COM

8/1/07

DP-1.01



EAST ELEVATION-COLOR - BOWSER STREET
DP-1.06

MATERIAL INDEX	
1. BRICK	2. BRICK
3. BRICK	4. BRICK
5. BRICK	6. BRICK
7. BRICK	8. BRICK
9. BRICK	10. BRICK
11. BRICK	12. BRICK
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99. BRICK	100. BRICK

DOUGLAS R. JOHNSON ARCHITECT LTD.

111-521 W. 51 ST. S.W.

VANCOUVER, B.C. V6P 6G6

TEL: 604-681-1111

FAX: 604-681-1112

WWW.DJARCHITECT.COM

BOWSER ST. APARTMENT

186 BOWSER STREET, NORTH VANCOUVER, B.C.

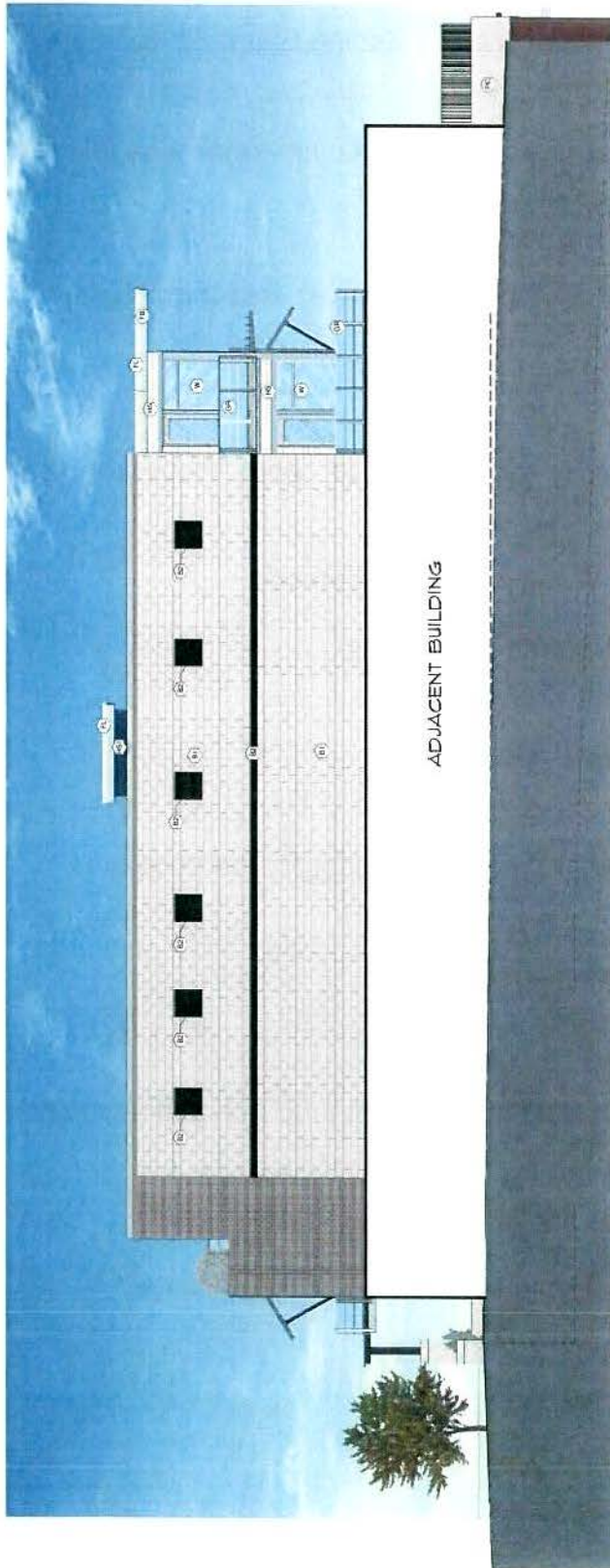
EAST ELEVATION

DP-1.06

1/8" = 1'-0"



SOUTH ELEVATION (LANE)



1 NORTH ELEVATION (FROM MARINE)
DP-1.09

MATERIAL INDEX	
115	BRICK, HARD & SOFT
116	BRICK, HARD & SOFT
117	BRICK, HARD & SOFT
118	BRICK, HARD & SOFT
119	BRICK, HARD & SOFT
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200	BRICK, HARD & SOFT

BOWSER ST. APARTMENT
NORTH ELEVATION

DOUGLAS R.
JOHNSON
ARCHITECT LTD.

As shown

DP-1.09

The Corporation of the District of North Vancouver**Bylaw 8080**

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 "District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965".

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

"Comprehensive Development Zone 83 CD83"

The CD83 Zone is applied to:

Lot 11, Block A, District Lot 825, Plan 7431
(PID: 010-618-007)

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

" 4B83 Comprehensive Development Zone 83 CD83

4B83-1) Intent:

The purpose of the CD83 Zone is to establish specific land use and development regulations for a 16 unit apartment building.

4B83-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 83 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, low rise apartment;

(b) Conditional Uses:

(i) Live-work use;

4B83-3) Conditions of Use:

The use of land, buildings and structures for live-work use is permitted subject to the following conditions:

(a) Live-work use is limited to the ground floor of the building;

(b) Businesses within a live-work use are limited to the following uses only, as defined in Part 2A of the Zoning Bylaw, 1965:

- (i) Office use; and
- (ii) Personal service use;

(c) The following uses are specifically prohibited in a live-work use:

- (i) Dating service;
- (ii) Exotic dancer business;
- (iii) Gun shops;
- (iv) Social escort business or other similar business; and
- (v) Tattooing, piercing, branding or other similar service;

(d) A live-work use may not be used solely for business purposes;

(e) The business component of a live-work use must be conducted by a resident of the dwelling unit in which live-work use is permitted and not more than 3 persons may be engaged at one time in a business in a live-work use;

(f) All materials, equipment and products associated with a business in a live-work unit shall be stored within the building;

(g) No vibration, noise, heat, glare, odour, or electrical interference shall be detectable from outside the live-work premises and no excessive traffic or air pollution shall be generated by a business in a live-work use;

(h) No operations, displays or signs shall be visible from outside the premises of a live-work use with the exception of a sign name-plate not exceeding one square foot in area;

(i) No commodity may be sold in a live-work use except that which is permitted to be made in a live-work use;

4B83-4) Accessory Uses:

(a) *Accessory uses* are permitted and are limited to:

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

4B83-5) Density:

- (a) The maximum permitted density in the CD83 Zone is limited to a floor space ratio (FSR) of 1.0;
- (b) For the purposes of calculating floor space ratio, the area of underground parking garages, underground mechanical rooms, underground garbage and recycling collection areas, underground storage areas and, above ground electrical and mechanical rooms, is exempted.

4B83-6) Amenities:

Despite section 4B83-5, density in the CD83 Zone is increased to a maximum floor space ratio of 1.68, inclusive of any density bonus for energy performance, if the owner:

1. contributes \$111,850 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; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund; and
2. enters into a Housing Agreement to ensure that all units in the building may be rental units;

4B83-7) Maximum Principal Building Size:

Not applicable

4B83-8) Setbacks:

Buildings and structures shall be set back from property lines to the principal building face in accordance with the following regulations:

- a) North - 0m (0ft.);
- b) East - 2.3m (7.5ft.);
- c) South - 2.4m (7.9ft.);
- d) West - 9.6m (31.5ft.).

4B83-9) Building Orientation:

Not applicable

4B83-10) Building Depth and Width:

Not applicable

4B83-11) Coverage:

Buildings, structures, parking spaces, loading spaces and driveways shall not occupy more than 74% of the lot area;

4B83-12) Height:

- (a) For a building with a maximum FSR of 1.0, the building is limited to a maximum of two storeys and a maximum permitted height, as measured to the top of the roof parapet, of 8m (26.25ft.); or,
- (b) For a building with a maximum FSR of 1.68 as contemplated in Section 4B83-6, the building is limited to a maximum of three storeys and a maximum permitted height, as measured to the top of the roof parapet, of 11m (36ft.);

4B83-13) Acoustic Requirements:

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:

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

4B83-14) 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.

4B83-15) Subdivision Requirements:

Not Applicable

4B83-16) Additional Accessory Structure Regulations:

Not applicable.

4B83-17) Parking and Loading Regulations:

- (a) A minimum of 22 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;
 - (b) A minimum of 1 parking space designated for persons with disabilities is required;
 - (c) A minimum of 2 parking spaces are required for designated visitor parking;
 - (d) All regular, small car and handicapped parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
 - (e) All manoeuvring aisles shall be a minimum of 6.79m (22.3ft.) wide; and
 - (f) A minimum of 7 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 Marine Drive Commercial Zone (C9) to Comprehensive Development Zone 83 (CD 83).

READ a first time

PUBLIC HEARING held

READ a second

READ a third time

Certified a true copy of Bylaw 8080 as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

BYLAW 8080 SCHEDULE A: ZONING MAP



MARINE DRIVE COMMERCIAL (C9) TO
COMPREHENSIVE DEVELOPMENT ZONE 83 (CD83)



The Corporation of the District of North Vancouver

Bylaw 8094

A bylaw to enter into a Housing Agreement (1591 Bowser Avenue)

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 8094, 2014 (1591 Bowser Avenue)".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and London Meridian Properties Inc., Inc. No. 587926, substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands: PID: 010-618-007, Lot 11, Block A, District Lot 825, Plan 7431.

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 8094

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the 1st day of November, 2014 is

BETWEEN:

LONDON MERIDIAN PROPERTIES INC., Inc. No. 587926
#1700 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

(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;
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain housing 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. A covenant registrable under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

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 is 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*, and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

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 development on the Lands contemplated in the Development Permit containing not more than 16 Units;
- (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 8094 and will remain in effect until terminated by the District.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in any building on the Lands that has been strata title subdivided under the *Strata Property Act* may be occupied unless the Owner has:

- (a) before the first Unit in the said strata subdivision 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 in the said strata subdivision as rental strata lots and imposing at least 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 in the said strata subdivision before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

Every Unit 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. The restrictions set out in this Agreement shall not be construed to prevent a Unit Owner, or a member of the Unit Owner's family, from using a Unit for personal accommodation.

3.03 Binding on Strata Corporation(s)

This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Lands or any buildings on the Lands pursuant to the *Strata Property Act*.

3.04 Strata Bylaw Invalid

Any strata corporation bylaw or rule 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(s) shall not pass any bylaws or rules 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 or rule 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 receipt of 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 on demand by the District 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 for the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible or the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

Except to the extent such advice or direction is given negligently, 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 or powers 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; and
- (c) The District may at any time 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 in priority to all charges and encumbrances which are registered, or pending registration, against title to the Lands in the Land Title Office, save and except those as have been approved by the District or have been granted in favour of the District..

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 prepaid courier, 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

If to the Owner:

London Meridian Properties Inc.
#1700 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

Attention:

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 prepaid courier, on the day it was delivered; 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” 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

- (a) 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.
- (b) 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 8030.

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. London Meridian Properties Inc. (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 HSBC Bank Canada (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. CA359747 and CA359748 (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.

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.

- END OF DOCUMENT -

London Meridian Properties: 1591 Bowser Development Application

Public Input Meeting Summary Report

Event Date: June 19, 2014
Time: 6:30pm – 8:30pm
Location: 1591 Bowser Avenue
Attendance: 12 members of the public
Comment Forms: 1 comment sheet and 6 emails were submitted.

Meeting Purpose:

- 1) To present development application materials to neighbours
- 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

Invitations with fact and comment sheets were delivered to residents within 100 metres of the site.

Site Sign

A sign was erected on the site on the Bowser Avenue frontage to notify neighbours of the meeting.

Newspaper Ad

A newspaper ad was placed in the North Shore News on June 8 and June 11. Copies of the ads are included in Appendix A: Notification.

Attendance:

12 members of the public attended and signed in for the meeting. A copy of the sign-in sheet is provided in Appendix B.

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

District of North Vancouver:

- Doug Allan, Development Planner, District of North Vancouver

Project Team:

- Doug Johnson, MAIBC, Douglas R. Johnson Architect, Ltd.
- Karim Virani, Virani Real Estate Advisors
- Daniel Fung, Bunt & Associates

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Most of the participants indicated that they lived in condominium buildings south and south-east of the site.

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 40 minutes, where participants could browse display boards and have informal discussion with the architect and transportation consultant.

The Open House was followed by a fifteen minute presentation by the architect and transportation consultant.

The presentation was followed by a thirty-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. Since most participants were engaged in the informal dialogue during the Open House, the question and answer session after the presentation was brief.

The key themes of the evening were parking and access.

Public Dialogue:

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

Q1 Will the building have restrictions on children or pets?

A1 No.

Q2 Will rentals be allowed?

A2 Yes. For new buildings, the DNV requires developers to enter a Housing Agreement that prohibits future strata councils from limiting rental units in the building.

Q3 Are those full balconies or "Romeo and Juliette" balconies?

A3 Those are full balconies, as per DNV standards.

Q4 What will the roof be like?

A4 It will be a flat roof with overhangs and stained cedar soffits.

Q5 If approved, how long will it take to construct?

A5 Approximately one year.

Q6 What is the building coverage?

A6 The building coverage is approximately 65%. The C-9 zone permits 85% total site coverage but does not regulate building coverage separately.

Q7 How much parking is proposed and required?

A7 According to the DNV Zoning Bylaw, 32 parking stalls are required for the 16 residential units. The proposal is to provide 23 secured underground parking stalls (including 4 designated visitor stalls).

C8 The ceiling height for the underground parking might be too short to allow high vehicles. Some parking stalls should be provided on the surface.

A8 The small site makes provision of surface parking stalls very challenging.

C9 The big issue on this project is the amount of parking.

A9 New parking rules are being drafted by the DNV, which will result in adjustments in required parking in the various town and village centres, including Marine Drive. On the basis of those rules, parking for apartment projects adjacent to Marine drive could be reduced to 1.1 spaces per unit plus 0.1 spaces per unit for visitor parking, for an overall rate of 1.2 spaces per unit. As submitted, this project provides parking on the basis of 1.43 spaces per unit, including visitor parking.

Q10 Could some of the visitor parking stalls be converted to residential parking stalls?

A10 For this project, the DNV requires four visitor parking stalls. If permitted by the DNV, we could consider converting the visitor stalls into residential stalls.

Q11 Does providing charging stations for electric vehicles really reduce demand for parking?

A11 The empirical studies demonstrate that this is so.

C12 How will this project affect adjacent property values?

A12 It is very unlikely that it will decrease property values. It will probably increase property values.

Q13 Are parking studies done on buildings after they have been constructed, to see how much parking is actually used and required? Has such a study been conducted on Marine Drive?

A13 Bunt & Associates does this type of research on projects they have worked on. Bunt's recommendations are based, in part, upon this research.

Q14 Why is parking access located on the west lane? This could have implications for adjacent development.

A14 Access to underground parking is located at the low part of the site.

C15 The access to parking as proposed would result in drivers taking a circuitous route to the parkade. Parking access could be provided on Bowser Avenue.

A15 Locating the parking access on Bowser Avenue would put the entrance to the garage too close to the lane and could present a safety issue.

C16 The lane is narrow for the volume of traffic.

A16 The south lane is 9m wide, which is 50% wider than the standard 6m lane.

C17 This project does not adhere to the vision for the C-9 zone, which contemplated a mid-block east-west lane.

A17 There is a mid-block lane with a jog in it. The lane will function similarly to today.

C18 It is important to preserve east-west lane access. Perhaps a lane between Philip and MacGuire could have speed bumps installed.

C19 Traffic congestion on Marine Drive is an issue.

Q20 Where will trades park? Where will moving vans and large vehicles park?

A20 Increasing underground garage height affects building height, excavation depth and the grade of the access ramp.

Comment Sheet and Email Summary

One comment sheet and 6 emails were submitted to the DNV after the meeting. Copies of the correspondence are attached as an Appendix C.

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

Architecture

- During the presentation, I did not see or hear anything that will cause major problems for Norgate or Illahee. This is the first time I remember a recently proposed Marine Drive development actually being lower than the District's guidelines and not applying for a height variance. We hope this is the start of a trend to observe the established OCP maximum height restriction. Although the drawings of the building have the District-approved flat roof and square appearance for the Marine Drive corridor, it seems to be less looming or overwhelming than the recent buildings. A greater variety of architecture and heights, such as the Village at Park Royal, is preferable to the sameness of all flat roofs. The material and colour choice seems to be good and is similar enough to those chosen for Illahee to fit into the neighbourhood.
- I am very pleased the proposed building has been brought down to three floors.

C-9 Zone: Lot Size & Density

- What was the District Planning department's intent when they came up with the 1 FSR and 1.75 FSR depending on the size of the lot [in the C-9 Zone]? I would guess the intent was to give incentive to have the smaller lots consolidated into a larger lot to permit the higher FSR. The project as proposed would have a severe impact on any future development of the properties to the North on Marine Drive as that property will have a commercial component.
- We request that any new development meet the current C-9 Zone put in place for this and the other properties on this complete block from Tatlow to Bowser so that a proper development that is fair to all the current owners and an enhancement to Marine Drive can be built; or revisit the C-9 Zone with the adjacent Community Association to consider revisions to the zone.
- Redevelopment of the entire block may be preferable for this area, as the applicant's building is arguably in better condition than the others.
- This 3 storey apartment building would work well as an "infill" type of project.
- If this proposal goes ahead, it will create a problem for future development of this block (Tatlow to Bowser). It will mean another small building, north, on Marine Drive.

Land Use

- As the current 1591 Bowser property is all commercial office space, it would appear not very practical to reduce the commercial office space available in the District at this time and converting this building to all residential with the explosion of all the other new residential properties in this area. We know of other current buildings currently with 100% office space in the Marine Drive corridor that are already approved to be redeveloped into 100% residential use.

Parking

- Parking is an issue.
- Consider resident parking only in the alleys
- Lots of cars park in the alley from MacGowan to Tatlow to catch the bus downtown
- I park in the back alley between MacGowan and Bowser
- The amount of parking spaces and enough room for service vehicles, moving trucks, etc. seems to be an issue. A related issue is yet another application for a variance to the OCP, in this case, nine parking spaces.
- I am not in favour of the 9 space parking variance the applicant is asking the DNV to consider. I quote from the information package provided: "Main floor units which could be used for live/work purposes." Not only is the developer asking for a variance on the number of parking spaces, they are stating that businesses are to be run within the units with decreased parking for clients of these businesses let alone the residents of the building. Regardless of the Metro Van parking study, people still drive cars.
- I question the applicability of the Metro Vancouver Apartment Parking Survey to this proposal, and note that the 15 communities surveyed did not include either West Vancouver or the DNV. Further, the study found that "Apartment renters generally have lower parking demands than do owners" and "Vehicle holdings and parking demand for apartment renters are much lower than for owners." Presumably the inclusion of rental units in the survey skewed the results insofar as their applicability to the subject proposal is concerned.
- I would strongly urge, given that the current supply of on-street parking does not meet the demand, that the requested variance in the required number of parking spaces for the building proposed for 1591 Bowser be denied.
- I do not think that there should be a variance of nine parking spaces. This is a very busy area and we do not need more people parking all day on the lane or on Bowser. The traffic consultant said that there was no problem with the bus service. He has not been at the bus stop around 3pm on a Saturday afternoon when the buses are full and go sailing by without stopping. I did not believe that his presentation was credible with the actual availability of buses.

Traffic

- Back lanes are very busy. Cars going west turn onto Philips and head down the alley to avoid bridge back-up traffic.
- Speeding down the alley – consider speed bumps in alleys
- Bowser has too much non-local traffic
- Is the north-south lane behind the proposed development necessary any longer, or should it be decommissioned as was the "highway" on the Save On Foods site? At present it seems mainly to be used for parking alongside the Mitsubishi dealership. Sale of the lane may generate extra

funds for the DNV which can then be used for local benefit. Otherwise, it is literally a waste of space.

- Should vehicles be going either onto, or turning off Marine Drive from this narrow lane, when they can more safely use Bewicke? Exiting onto Marine Drive mid-block is dangerous for both pedestrians and vehicles due to visibility. The proposed development could be redesigned, and an easier and safer parking access from Bowser or the lane to the south should be created. This should have the benefit of reducing vehicle accidents for residents, especially if they have children.
- Both architects told me that the number of cars on the road has stayed the same for the last ten years. If this is true, then why is Marine Drive so congested and North Shore residents so angry about it?
- Concern about increased traffic volumes in the east-west alley south of the development site
- The east-west alley south of the development must remain open at all times if construction is to occur and thereafter. There is no traffic light at the intersection of Bowser and Marine. Impossible to turn left and difficult to turn right due to lack of visibility due to parked cars on Marine in front of Capilano glass. Drivers are forced to use the alley (east and west) to access a light to cross or proceed along Marine Drive.
- I have a concern about the statement that the lane will take on a pedestrian character. While at first blush this is an attractive notion, it does raise a safety issue.
- Consider erecting stop signs in the lane where it intersects with Bowser.
- The lane is very important for getting to the Tatlow or Garden light to have access to Marine Drive. I do not think that there should be any interference with this very used access.
- There will be problems with access to the lane (from Bowser to Tatlow) with any construction and that will be very difficult.
- I don't think it is good planning to build a lot of smaller projects in place of a larger project. More buildings mean more entrances and exits for underground parking and/or surface parking and resulting traffic circulation problems.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity for neighbours to ask clarifying questions and comment on the proposal. 12 people signed in and participated in the meeting. Participants asked the development team and District planner a variety of specific questions. Most participants indicated that they lived in adjacent multi-family buildings south and south-east of the subject site.

The key themes raised at the meeting were parking and access. Residents expressed that they wish to see the east-west lane connectivity preserved. They also expressed concern about traffic volumes on Marine Drive and the proposed parking supply. The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening.

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

Dept. Manager

GM/ Director

CAO

9.6

The District of North Vancouver REPORT TO COUNCIL

February 17, 2015
File: 01.0115.30/002.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: **Bylaw 8105: Municipal Employees Financial Disclosure Bylaw 8105, 2015**

RECOMMENDATION:

THAT "Municipal Employees Financial Disclosure Bylaw 8105, 2015" is ADOPTED.

BACKGROUND:

Bylaw 8105 received First, Second and Third Readings by Council on February 16, 2015.

The Bylaw is now ready to be considered for Adoption by Council.

Options:

1. Adopt Bylaw 8105;
2. Abandon the Bylaw at Third Reading; or
3. Rescind Third Reading and debate possible amendments to the bylaw.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- Municipal Employees Financial Disclosure Bylaw 8105, 2015
- Staff Report – dated January 9, 2015

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"/> 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 8105

A bylaw to designate municipal employees pursuant to the *Financial Disclosure Act*

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

1. Citation

This bylaw may be cited as “Municipal Employees Financial Disclosure Bylaw 8105, 2015”.

2. Designation of Municipal Employees

The following persons are designated to be municipal employees for the purposes of the *Financial Disclosure Act*:

- a) Chief Administrative Officer;
- b) General Manager – Corporate Services;
- c) General Manager – Engineering, Parks & Facilities;
- d) General Manager – Finance & Technology;
- e) General Manager – Planning, Properties & Permits;
- f) Fire Chief;
- g) Director – Financial Services;
- h) Municipal Clerk;
- i) Manager of Purchasing;
- j) Manager of Real Estate & Properties;
- k) Chief Building Official;
- l) Deputy General Manager – Engineering, Parks & Facilities;
- m) Deputy General Manager – Planning, Properties & Permits;
- n) Deputy Fire Chief; and,
- o) Deputy Municipal Clerk.

3. Repeal

Municipal Employees Financial Disclosure Bylaw 7097, 1999, and any amendments thereto, are repealed.

For certainty,

- Municipal Employees Financial Disclosure Bylaw 5454, 1982, and
- Municipal Employees Disclosure Bylaw 4564, 1974,

and any amendments thereto, are also repealed.

READ a first time February 16th, 2015

READ a second time February 16th, 2015

READ a third time February 16th, 2015

ADOPTED


Mayor


Municipal Clerk

Certified a true copy

Municipal Clerk

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


Dept
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 9, 2015
File: 01.0115.30/002.000

AUTHOR: Municipal Clerk

SUBJECT: Municipal Employees Financial Disclosure Bylaw

RECOMMENDATION:

THAT Municipal Employees Financial Disclosure Bylaw 8105, 2015 is given First, Second and Third Readings.

REASON FOR REPORT:

The reason for this report is to provide Council with the opportunity to update the Municipal Employees Financial Disclosure Bylaw to:

- reflect recent changes in some staff titles;
- add positions that are deemed prudent to be included; and,
- add newly created positions.

BACKGROUND:

The *Financial Disclosure Act* requires that a council designate "municipal employees" for the purposes of the Act. The Act provides no direction or clarity on who these designated employees should be so leaves it completely to the discretion of Council.

In addition to updating the titles of the General Managers, the existing positions of Director of Finance and Manager of Real Estate & Properties are added. Also, given that deputies to certain positions can act in that full capacity, it was considered appropriate to add these as well.

The current bylaw will be repealed and replaced with a new Municipal Employees Financial Disclosure Bylaw.

EXISTING POLICY:

The current Municipal Employees Financial Disclosure Bylaw 7097, 1999 is attached for reference.

CONCLUSION:

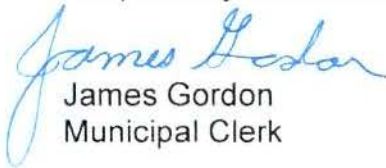
It is recommended that Council proceed with this proposed bylaw in order to meet its duty under the *Financial Disclosure Act* with an up-to-date bylaw.

OPTIONS:

Council has the following options available:

1. Proceed with three readings of the proposed new Municipal Employees Financial Disclosure Bylaw;
2. Direct that other changes to the Municipal Employees Financial Disclosure Bylaw be made that Council considers appropriate; or,
3. Leave the Municipal Employees Financial Disclosure Bylaw "as is".

Respectfully submitted,



James Gordon
Municipal Clerk

Attachments

1. Proposed Municipal Employees Financial Disclosure Bylaw 8105, 2015
2. Municipal Employees Financial Disclosure Bylaw 7097, 1999

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

The Corporation of the District of North Vancouver

Bylaw 8105

A bylaw to designate municipal employees pursuant to the *Financial Disclosure Act*

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1. Citation

This bylaw may be cited as "Municipal Employees Financial Disclosure Bylaw 8105, 2015".

2. Designation of Municipal Employees

The following persons are designated to be municipal employees for the purposes of the *Financial Disclosure Act*:

- a) Chief Administrative Officer;
- b) General Manager – Corporate Services;
- c) General Manager – Engineering, Parks & Facilities;
- d) General Manager – Finance & Technology;
- e) General Manager – Planning, Properties & Permits;
- f) Fire Chief;
- g) Director – Financial Services;
- h) Municipal Clerk;
- i) Manager of Purchasing;
- j) Manager of Real Estate & Properties;
- k) Chief Building Official;
- l) Deputy General Manager – Engineering, Parks & Facilities;
- m) Deputy General Manager – Planning, Properties & Permits;
- n) Deputy Fire Chief; and,
- o) Deputy Municipal Clerk.

3. Repeal

Municipal Employees Financial Disclosure Bylaw 7097, 1999, and any amendments thereto, are repealed.

For certainty,

- Municipal Employees Financial Disclosure Bylaw 5454, 1982, and
- Municipal Employees Disclosure Bylaw 4564, 1974,

and any amendments thereto, are also repealed.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7097

A bylaw to designate municipal employees pursuant to the Financial Disclosure Act

The Council for The Corporation of the District of North Vancouver enacts the following:

Title

1. This bylaw may be cited as "**MUNICIPAL EMPLOYEES FINANCIAL DISCLOSURE BYLAW**".

Designation of Municipal Employees

2. Those persons who are employed or appointed by the Council as:
- (a) Municipal Manager;
 - (b) Municipal Clerk;
 - (c) Director of Corporate Services;
 - (d) Director of Financial Services;
 - (e) Director of Parks and Engineering Services;
 - (f) Director of Planning, Building and Environment Services;
 - (g) Manager of Community Planning;
 - (h) Manager of Building & Property;
 - (i) Manager of Purchasing;
 - (j) Chief Building Inspector; and
 - (k) Fire Chief;

are hereby designated as municipal employees for the purposes of the Financial Disclosure Act of the Province of British Columbia.

Repeal

3. Bylaw 5454 is repealed.

PASSED by the Council on the 20th day of September, 1999.

ADOPTED by the Council on the 4th day of October, 1999.

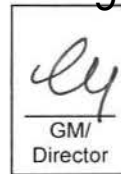
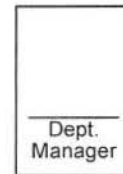

MAYOR


MUNICIPAL CLERK

Document No 161303

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



9.7

The District of North Vancouver REPORT TO COUNCIL

February 17, 2015
File: 01.0115.30/002.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8106: Officers and Employees Bylaw 7052, 2000 (Amendment 3)

RECOMMENDATION:

THAT "Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3)" is ADOPTED.

BACKGROUND:

Bylaw 8106 received First, Second and Third Readings by Council on February 16, 2015.

The Bylaw is now ready to be considered for Adoption by Council.

Options:

1. Adopt Bylaw 8106;
2. Abandon the Bylaw at Third Reading; or
3. Rescind Third Reading and debate possible amendments to the bylaw.

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

Attachments:

- Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3)
- Staff Report – dated January 9, 2015

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

The Corporation of the District of North Vancouver

Bylaw 8106

A bylaw to amend Officers and Employees Bylaw 7052, 2000

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

1. Citation

This bylaw may be cited as "Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3)".

2. Amendments

Officers and Employees Bylaw 7052, 2000 is amended as follows:

a) Section 2 *Establishment of Officers* is amended as follows:

- i. Subsection (b) *Director of Administrative Services* is deleted and replaced with a new (b) *General Manager - Corporate Services*;
- ii. Subsection (c) *Director of Parks and Engineering Services* is deleted and replaced with a new (c) *General Manager – Engineering, Parks & Facilities*;
- iii. Subsection (d) *Director of Financial Services* is deleted and replaced with a new (d) *General Manager – Finance & Technology*;
- iv. Subsection (e) *Director of Planning, Permits and Bylaws* is deleted and replaced with a new (e) *General Manager – Planning, Properties & Permits*;
- v. Subsection (f) *Director of Land, Economic Initiatives and Facilities* is deleted; and,
- vi. The remaining Officers (g) to (k) are re-lettered accordingly (f) to (j).

b) Section 3 *Powers, Duties and Functions of Officers* is amended as follows:

- i. Subsection (a)(vi) is amended by deleting the reference to subsections (b) to (h) and replacing it with reference to subsections (b) to (f);
- ii. Subsection (b) is amended by deleting the reference to subsections (b) to (h) and replacing it with reference to subsections (b) to (g);

- iii. Subsection (d) is deleted in its entirety and replaced with a new subsection (d) as follows:

“(d) General Manager – Finance & Technology

In addition to the powers, duties and functions assigned in section 3(b), the General Manager – Finance & Technology, and in their absence, the Director - Financial Services, is hereby assigned the following powers, duties and functions:

- (i) the overall management of the operation of the Financial Services Division; and,
 - (ii) the responsibility of financial administration for the District, which includes the statutory powers, duties and functions specified in Section 149 of the Community Charter.”
- iv. Subsection (e) is amended by deleting the reference to *Director of Planning, Permits and Bylaws* and replacing it with reference to *General Manager – Planning, Properties & Permits*.

READ a first time February 16th, 2015

READ a second time February 16th, 2015

READ a third time February 16th, 2015

ADOPTED

Mayor


Municipal Clerk

Certified a true copy

Municipal Clerk

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


Dept
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 9, 2015
File: 01.0115.30/002.000

AUTHOR: Municipal Clerk

SUBJECT: Officers and Employees Bylaw Amendment

RECOMMENDATION:

THAT Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3) is given First, Second and Third Readings.

REASON FOR REPORT:

The reason for this report is to provide Council with the opportunity to update the Officers and Employees Bylaw to reflect recent changes in the titles of some senior management positions.

BACKGROUND:

The *Community Charter* requires that Council establish officer positions by bylaw. At a minimum, this bylaw must address the Corporate Officer and Financial Officer positions but may establish additional officer positions.

This amendment does not add any new officers to the bylaw; it does, however, update the titles of the senior management positions and deletes the title Director of Land, Economic Initiatives and Facilities, a position that no longer exists.

EXISTING POLICY:

The current Officers and Employees Bylaw is attached for reference.

CONCLUSION:

It is recommended that Council proceed with the proposed bylaw amendment in order to have this important bylaw reflect current job titles.

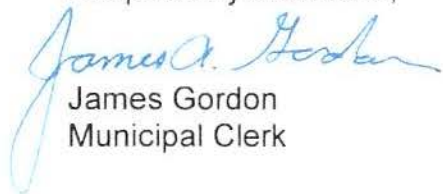
OPTIONS:

Council has the following options in respect of this matter:

1. Proceed with amending the Officers and Employees Bylaw by granting three readings to Bylaw 8106;
2. Direct that other amendments to the Officers and Employees Bylaw be made that Council considers necessary; or,

3. Leave the Officers and Employees Bylaw "as is".

Respectfully submitted,



James Gordon
Municipal Clerk

Attachments

1. Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3)
2. Officers and Employees Bylaw 7052, 2000

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

The Corporation of the District of North Vancouver

Bylaw 8106

A bylaw to amend Officers and Employees Bylaw 7052, 2000

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

1. Citation

This bylaw may be cited as "Officers and Employees Bylaw 7052, 2000, Amendment Bylaw 8106, 2015 (Amendment 3)".

2. Amendments

Officers and Employees Bylaw 7052, 2000 is amended as follows:

a) Section 2 *Establishment of Officers* is amended as follows:

- i. Subsection (b) *Director of Administrative Services* is deleted and replaced with a new (b) *General Manager - Corporate Services*;
- ii. Subsection (c) *Director of Parks and Engineering Services* is deleted and replaced with a new (c) *General Manager – Engineering, Parks & Facilities*;
- iii. Subsection (d) *Director of Financial Services* is deleted and replaced with a new (d) *General Manager – Finance & Technology*;
- iv. Subsection (e) *Director of Planning, Permits and Bylaws* is deleted and replaced with a new (e) *General Manager – Planning, Properties & Permits*;
- v. Subsection (f) *Director of Land, Economic Initiatives and Facilities* is deleted; and,
- vi. The remaining Officers (g) to (k) are re-lettered accordingly (f) to (j).

b) Section 3 *Powers, Duties and Functions of Officers* is amended as follows:

- i. Subsection (a)(vi) is amended by deleting the reference to subsections (b) to (h) and replacing it with reference to subsections (b) to (f);
- ii. Subsection (b) is amended by deleting the reference to subsections (b) to (h) and replacing it with reference to subsections (b) to (g);

- iii. Subsection (d) is deleted in its entirety and replaced with a new subsection (d) as follows:

“(d) General Manager – Finance & Technology

In addition to the powers, duties and functions assigned in section 3(b), the General Manager – Finance & Technology, and in their absence, the Director - Financial Services, is hereby assigned the following powers, duties and functions:

- (i) the overall management of the operation of the Financial Services Division; and,
- (ii) the responsibility of financial administration for the District, which includes the statutory powers, duties and functions specified in Section 149 of the Community Charter.”

- iv. Subsection (e) is amended by deleting the reference to *Director of Planning, Permits and Bylaws* and replacing it with reference to *General Manager – Planning, Properties & Permits*.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



THE DISTRICT OF NORTH VANCOUVER

OFFICERS AND EMPLOYEES BYLAW

BYLAW 7052

Effective Date – February 21, 2000

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

[Bylaw 7052](#)

Date of Adoption

February 21, 2000

Amending Bylaw

[Bylaw 7527](#)

[Bylaw 7728](#)

Date of Adoption

November 28, 2005

August 25, 2008

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (Officers and Employees Bylaw – Bylaw 7052). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7052

A bylaw to designate officers and establish the powers, duties and functions of those officers, pursuant to Part 5 of the *Community Charter* (SBC 2004, C26)

(7527)

The Council for The Corporation of the District of North Vancouver enacts the following:

Title

1. This bylaw may be cited as "**OFFICERS AND EMPLOYEES BYLAW**".

Establishment of Officers

2. The persons holding the following positions, and their Deputies, are the Officers for the District:

- (a) Chief Administrative Officer,
- (b) ~~Director of Administrative Services~~ General Manager – Corporate Services,
- (c) ~~Director of Parks and Engineering Services~~ General Manager – Engineering, Parks & Facilities,
- (d) ~~Director of Financial Services~~ General Manager – Finance & Technology,
- (e) ~~Director of Planning, Permits and Bylaws~~ General Manager – Planning, Properties & Permits;
- (f) ~~Director of Land, Economic Initiatives and Facilities~~;
- (g) Fire Chief,
- (h) Municipal Clerk,
- (i) Approving Officer,
- (j) Chief Building Official,
- (k) Municipal Engineer.

(7527, 7728)

Powers, Duties and Functions of Officers

3. (a) **Chief Administrative Officer**

The Chief Administrative Officer is assigned and delegated:

- (i) the chief administrative responsibility for the District, and the statutory powers, duties and functions specified in Section 147 of the *Community Charter*;
- (ii) responsibility for the administration of exempt staff compensation, within the corporate policies and budget established by Council;
- (iii) responsibility for authorizing the execution of agreements and licences of occupation, or other legal instruments, in respect of district real property, but excluding those which, statutorily, must be executed by Council;
- (iv) responsibility for authorizing the commencement of legal action, including court proceedings, in respect of district real property, but excluding that which, statutorily, must be executed by Council; and
- (v) authority to make, enter into, execute and affix the corporate seal to agreements on behalf of the District subject to Council's bylaws, policies and procedures with regard to making agreements and, in the absence of the Chief Administrative Officer, the Acting Chief Administrative Officer may act in the Chief Administrative Officer's place to make or enter into the agreements including agreements referred to in Section 3(a)(iii);

(7527)

Document: 2539228

- (vi) the authority to appoint from time to time from among the officers identified in subsections (b) to ~~(h)~~ (f) of section 2 a designate to act in the place of the Chief Administrative Officer during any absence of the Chief Administrative Officer and the authority to appoint from time to time a designate to act in the place of the Approving Officer during any absence of the Approving Officer.

(7527)

(b) Officers

Each Officer identified in subsections (b) to ~~(h)~~ (g) inclusive of Section 2, is assigned and delegated the following powers, duties and functions:

- (i) the overall management of the operation of their respective divisions, including the appointment and termination of an employee within their division;
- (ii) the authority to make or enter into any contract for which funding has been provided in the annual budget on behalf of the District subject to Council's bylaws, policies and procedures with regard to contracts; and

(7527)

- (iii) the authority to serve as "department heads" for the purposes of hearing grievances, as specified in the CUPE Collective Agreement, or the IAFF Collective Agreement in the case of the Fire Chief, except that, if another officer or employee within the same corporate division is designated as a "department head", that officer or employee may hear the grievance.

(7527)

(c) Municipal Clerk

In addition to the powers, duties and functions assigned in section 3(b), the Municipal Clerk is hereby assigned the following powers, duties and functions:

- (i) the overall management of the operation of the Municipal Clerk's Office;
- (ii) the "head" for the purposes of the *Freedom of Information & Protection of Privacy Act*; and
- (iii) responsibility of corporate administration for the District, which includes the statutory powers, duties and functions specified in Section 148 of the *Community Charter*.

(7527)

(d) Director of Financial Services

~~In addition to the powers, duties and functions assigned in section 3(b), the Director of Financial Services, and in his absence, the Manager of Finance, is hereby assigned the following powers, duties and functions:~~

- ~~(i) the overall management of the operation of the Financial Services Division, and~~
- ~~(ii) the responsibility of financial administration for the District, which includes the statutory powers, duties and functions specified in Section 149 of the Community Charter.~~

(7527)

(d) General Manager – Finance & Technology

~~In addition to the powers, duties and functions assigned in section 3(b), the General Manager – Finance & Technology, and in their absence, the Director - Financial Services, is hereby assigned the following powers, duties and functions:~~

- (i) the overall management of the operation of the Financial Services Division, and
- (ii) the responsibility of financial administration for the District, which includes the statutory powers, duties and functions specified in Section 149 of the Community Charter

(e) **Approving Officer**

The ~~Director of Planning, Permits and Bylaws~~ General Manager – Planning, Properties & Permits is assigned the powers, duties and functions of Approving Officer.

(7527, 7728)

Miscellaneous Provisions


- 4. If any section, sub-section, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw.

Repeal

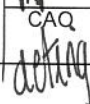
- 5. "District of North Vancouver District Officials Bylaw, 1936" (Bylaw 1030) and "District of North Vancouver Municipal Manager Bylaw, 1958" (Bylaw 2360) are hereby repealed.

Amended by: 7527, 7728

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


 Dept.
Manager


 Director


 CAQ


The District of North Vancouver REPORT TO COUNCIL

February 20, 2015
 File: 01.0470.35/019.008
 Tracking Number: RCA -

AUTHOR: Sean Rooney, P.Eng. – Project Engineer, Engineering Design Services

SUBJECT: Request for Noise Regulation Bylaw Variance – Metro Vancouver
 Cleveland Dam East Abutment E2 Shaft Replacement/Remediation Project

RECOMMENDATION:

THAT Council relax the provision of Noise Regulation Bylaw 7188 which regulates construction noise during the night and weekends in order that Metro Vancouver's contractor can perform work during the night time period, including weekends and holidays as defined in the Bylaw, from March 2015 to December 2015.

REASON FOR REPORT:

Metro Vancouver has applied for an extension to their previous variance to the District's Noise Regulation Bylaw to complete the construction of the Cleveland Dam East Abutment E2 Shaft. Extension of the Bylaw variance will allow the contractor to complete the works in a timely & efficient manner and avoid unnecessary delays. Due to unforeseen challenging sub-surface conditions the project has been delayed. The night time work would be in effect when required during the course of the project on weekdays and weekends. The nature of the drilling work requires continuous construction as any suspension during drilling activity could cause the drill casing to become stuck and/or cause the hole to collapse.

Attachment No. 1 is a letter from Metro Vancouver's Major Projects Division, dated February 19, 2015, requesting an extension to the Bylaw variance. The original variance was granted to Metro when the project commenced in April 2014. Attachment No 2 is the original letter request from Metro, dated February 28, 2014. The original request letter states that most of the drilling will be done during regular daytime working hours, in accordance with permissible DNV noise bylaw limits, but drilling on a continuous basis (i.e. 24/7) will be required for portions of the work. Work items which require construction to take place during the night time include drilling, installation of a steel casing during drilling, and the installation of a steel well screen inside the borehole.

**SUBJECT: Request for Noise Regulation Bylaw Variance – Metro Vancouver
Cleveland Dam East Abutment E2 Shaft Replacement/Remediation
Project**

February 20, 2015

Page 2

BACKGROUND:

The existing E2 Shaft was constructed in 1957/58 in the east slope of the Capilano River valley (the Cleveland Dam East Abutment) to control groundwater seepage through a permeable soil layer. The structure is nearing the end of its service life and requires replacement. Details on the project, including Figure 1 showing the project site, are included in Attachment No 2.

EXISTING POLICY:

Under Section 6(b) of Noise Regulation Bylaw 7188 Council may, by resolution, relax the regulation that prohibits construction noise during the night and on weekends when such activities would not enable the timely completion of critical public utility projects if carried out during the day. Similar requests have been approved by the Council in the past.

ANALYSIS:

In 2013, Metro Vancouver retained BKL Consultants Ltd. to predict the noise impacts on the neighbouring residential properties resulting from the drilling of the E2 Shaft work. The sound levels predicted at the closest residential properties which front Capilano Road are a maximum of 40dBA. The District's noise bylaw states that continuous noise, when measured at a point of reception within a Quiet Zone (i.e. residential zone), should not exceed 55 dBA during the daytime or 45 dBA during night time periods.


During the construction works in 2014, Metro Vancouver conducted continuous noise monitoring which confirmed that noise levels at the site were at or below the 45 dBA bylaw limit for night time work. The drilling work in 2014 occurred without incident or any noise complaints. During the planned 2015 work, noise monitoring will be continued by Metro Vancouver and their contractor to ensure noise levels do not exceed the anticipated levels and permissible bylaw limits. The drilling contract requires that equipment used during any night time work not exceed 45dBA at the nearest residence. Any equipment that exceeds predicted and allowable noise levels will be immediately attenuated or replaced. If required, sound barriers will be implemented to reduce noise to acceptable levels.

TIMING / APPROVAL PROCESS

To complete E2 Shaft Replacement in a timely manner, approval by Council is required as early as possible.

CONCURRENCE:

The Community Monitoring and Advisory Committee (CMAC) has reviewed the request by Metro Vancouver and has no objections. A copy of their memo is attached to Metro's February 19th letter request for noise bylaw variance (Attachment No. 1).



Sean Rooney, P.Eng.
Project Engineer, Engineering Design Services

**SUBJECT: Request for Noise Regulation Bylaw Variance – Metro Vancouver
Cleveland Dam East Abutment E2 Shaft Replacement/Remediation
Project**

February 20, 2015

Page 3


<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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Water Services
Major Projects, Mgmt Systems and Utility Services
Tel: 604-436-6893 Fax: 604-432-6298

February 19, 2015

File: WA-02-01-03013/60-01


Mr. Gavin Joyce, P.Eng.
General Manager
Engineering, Parks and Facilities Management Division
District of North Vancouver
355 Queens Road
North Vancouver, BC V7L 4K1

Dear Mr. Joyce:

**Re: Cleveland Dam East Abutment E2 Shaft Replacement Project
Noise By-Law Variance Extension**

We are writing to request approval for an extension to the noise by-law variance associated with the construction of the Cleveland Dam East Abutment E2 Shaft Replacement project.

Background

The original noise by-law variance for the E2 Shaft Replacement project was issued by the District of North Vancouver on April 7, 2014. The drilling work on the project has been extremely challenging due to difficult and unforeseen ground conditions, which has resulted in significant delays. The original variance was valid for the period between April 2014 and October 2014, and has now expired.

The project consists of drilling and installing horizontal drains into the Cleveland Dam East Abutment slope, which is essential to address the deteriorating condition of the aging E2 Shaft drainage structure. The variance is required to allow for 24/7 work when the drilling intercepts critical portions of the subsurface soils. The previous 24/7 work on the E2 Shaft project occurred without incident or any noise complaints. In addition, noise monitoring confirmed that noise levels at the site were at or below the 45 dBA bylaw limit for night time work.

Revised Schedule

At this time, we anticipate that the drilling work will require another 9 months to complete. We estimate that the next portion of 24/7 work could take place in mid-March 2015.

Metro Vancouver is requesting a variance to DNV Noise Regulation Bylaw No. 7188 to allow drilling work to continue 24 hours per day, 7 days per week, when necessary, until December 31, 2015.

Yours truly,



Frank Huber, P.Eng.

Director, Major Projects, Management Systems & Utility Services

MG/jds

c.c:	Tim Jervis, P.Eng.	MV, Water Services
	Murray Gant, P.Eng.	MV, Water Services
	Tom Heath, P.Eng.	MV, Water Services
	Mike Jokic, P.Eng.	MV, Water Services
	Vanessa Anthony	MV, Water Services
	Steve Billington	MV, Water Services
	Raymond Penner	CMAC

Attachments: CMAC Memorandum, dated February 18, 2015

MEMORANDUM

To: Gavin Joyce, Steve Ono, District of North Vancouver
From: Raymond Penner
the Strategic Action Group (CMAC Facilitator)
Subject: CMAC input re Metro Vancouver's Application for a Continuance of Noise
Bylaw variance for E2 Shaft
Date: February 18, 2015
CC: Frank Huber, Manager, Major Projects, Management Systems & Utility
Support, Metro Vancouver
CMAC members

Please accept this memo with regard to CMAC's perspective on Metro Vancouver's application to the District of North Vancouver for a continuance of their previous Noise Bylaw Variance for the Cleveland Dam East Abutment E2 Shaft Replacement/Remediation Project. On October 25, 2013, CMAC first provided their support for the initial application for a Noise Bylaw Variance for this project.

Metro Vancouver has been very thorough in keeping CMAC informed from very early in the planning phases for this project as well as involved with their public engagement with the nearest neighbours. CMAC understands that construction causes noise and that noise is frequently the biggest cause of neighbourhood dissatisfaction and therefore support Metro's commitment to taking all measures possible to control and manage the noise within the Bylaw while making allowances for project contingencies when the Bylaw conditions might be exceeded. Since the work on this project commenced, there have been no noise complaints received by either Metro Vancouver or the District associated with this work.

At CMAC meeting on January 28, 2015, CMAC was informed of some technical difficulties that had been experienced by the contractors resulting in the need to extend operations through 2015 due to unforeseen drilling conditions and the need to adjust the machinery that is being used.

CMAC members have had the opportunity to review Metro Vancouver's request for this continuance of their previous Noise Bylaw Variance and are in support of this request. CMAC also appreciates the level of information provided requesting this variance and the process that Metro has utilized to ensure that CMAC members had adequate time to consider this request and to provide their input.

On behalf of CMAC, we appreciate the value that District Council and staff place on the perspective provided by CMAC in these matters.

Sincerely



Raymond Penner
Facilitator, DNV Community Monitoring and Advisory Committee

Water Services
Major Projects, Mgmt Systems, Utility Support
Tel: 604-436-6893 Fax: 604-432-6298

February 28, 2014

File: WA-02-01-03013/50-01

Mr. Gavin Joyce, P.Eng.
General Manager
Engineering, Parks and Facilities Management Division
District of North Vancouver
355 Queens Road
North Vancouver, BC V7L 4K1

Dear Mr. Joyce:

Re: Cleveland Dam East Abutment E2 Shaft Replacement/Remediation Project – Noise Bylaw Variance Request

We are writing to request a noise bylaw variance for the Cleveland Dam East Abutment E2 Shaft Replacement/Remediation construction work.

Project Description

In 1957/58, a vertical drainage structure (E2 Shaft) was constructed in the east slope of the Capilano River valley (the Cleveland Dam East Abutment) to control the effects of groundwater seepage through a permeable soil layer, termed the lower aquifer. The E2 Shaft is located along the Capilano Main No. 4 access road approximately 125 m east of the Capilano Salmon Hatchery, as shown in the attached sketch. The shaft was constructed a few years after the Capilano reservoir was first filled and following the occurrence of new seepage points which were observed on the downstream slope of the east abutment.

Although the shaft continues to provide a measure of protection against the effects of seepage through the aquifer, the nearly 60-year old structure is nearing the end of its service life. The intent of this project is to replace the aging drainage structure using newer, more advanced technology.

Construction Activities and Schedule

The project will be carried out in two stages. The first stage consists of drilling up to three (3), 150 mm to 250 mm diameter boreholes each about 180 m long, at a slight upward incline into the slope to intercept the lower aquifer, followed by the installation of drains in each borehole to intercept and collect the groundwater. As shown in the attached sketch, the drill holes will be advanced from a bedrock outcrop (termed Hatchery Rock Outcrop) located about 90 m below the E2 Shaft, and approximately 40 m east of the hatchery buildings. The site preparation work to allow access for the drill rig was completed in the fall of 2013. The drilling is scheduled to commence in April 2014 and is anticipated to take 4 to 5 months to complete.

Following the installation of the drains in 2014, there will be a period of monitoring for up to one year to assess the effectiveness of the drains at controlling groundwater within the aquifer. The results of the monitoring program will be used to determine whether a second stage of drilling is required, which could include the installation of up to four (4) additional drains. This work, if required, is scheduled to occur in 2016.

Drilling Site Noise Conditions

In 2013, Metro Vancouver retained BKL Consultants Ltd. to predict the noise impacts on the neighbouring residential properties resulting from the drilling phase of the E2 Shaft project. The report included the results of their assessment and recommendations to reduce noise levels, if required. The following is a summary of the key findings of BKL's assessment:

- The noise levels for drilling equipment that will be used to construct the drains were determined from published data. Actual, measured attenuations were subtracted from the anticipated source noise levels to predict the resulting noise levels at the residences.
- The sound levels predicted at the closest properties, which front onto Capilano Road above the drill site, are a maximum of 40 dBA, which is below the municipal bylaw criteria (District of North Vancouver (DNV) Noise Regulation Bylaw No. 7188) of 55 dBA during daytime work and 45 dBA at night.

Need for 24/7 Drilling

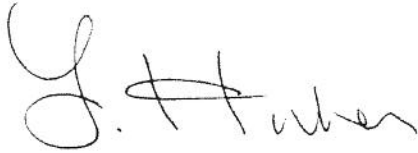
It is expected that much of the drilling will be done during regular daytime working hours in accordance with the permissible DNV noise bylaw limits. However, drilling on a continuous (i.e. 24/7) basis will be required during portions of the work. This is primarily due to the requirement to continue drilling in soil on a continuous basis. Any suspension during the drilling activity, particularly during drilling in soil, could cause the drill casing to become stuck and/or cause the hole to collapse. Other night time work which may also be required is the installation of steel casing during drilling, and the installation of the steel well screen inside the borehole. In order to mitigate any impacts of noise during the work, Metro Vancouver is committed to the following:

- Noise monitoring will occur during the start of work, and on a regular basis during the work, to ensure noise levels do not exceed the anticipated levels and permissible bylaw limits.
- The drilling contract requires that equipment that will be used during night time work not exceed 45 dBA at the nearest residence, and that the equipment must meet DNV noise bylaw limits during day time work.
- Any equipment that results in noise levels which exceed the allowable limits will be attenuated or replaced. If the equipment cannot be attenuated or replaced, then sound barriers will be implemented to reduce noise to acceptable levels.

Metro Vancouver is requesting a variance to DNV Noise Regulation Bylaw No. 7188 to allow construction work at the drilling site to continue 24 hours per day, 7 days per week, when necessary.

Thank you for your consideration of this request. Should you require any additional information please contact Murray Gant, P. Eng at 604-451-6047.

Yours truly,



Frank Huber, P.Eng.

Manager, Major Projects, Management Systems & Utility Support

MG/jds

cc:	Tim Jervis, P.Eng.	MV, Water Services
	Murray Gant, P.Eng.	MV, Water Services
	Tom Heath, P. Eng.	MV, Water Services
	Mike Jokic, P.Eng.	MV, Water Services
	Marie Griggs,	MV, PI
	Vanessa Anthony	MV, PI
	Steve Billington	MV, PI
	Raymond Penner	CMAC

Attachments: Site Plan
CMAC Memorandum

MEMORANDUM

To: Gavin Joyce, Steve Ono, District of North Vancouver
From: Raymond Penner
the Strategic Action Group (CMAC Facilitator)
Subject: CMAC input re application for a Noise Bylaw variance for E2 Shaft
Date: October 25, 2013
CC: Frank Huber, Manager, Major Projects, Management Systems & Utility
Support, Metro Vancouver
CMAC members

Please accept this memo with regard to CMAC's perspective on Metro Vancouver's Noise Bylaw Variance Request to the District of North Vancouver for the Cleveland Dam East Abutment E2 Shaft Replacement/Remediation Project dated February 11, 2014.

CMAC members have had the opportunity to review this letter and are in support of the requested Noise Bylaw variance. Metro Vancouver has been very thorough in keeping CMAC informed from very early in the planning phases for this project as well as involved with their public engagement with the nearest neighbours. CMAC understands that construction causes noise and that noise is frequently the biggest cause of neighbourhood dissatisfaction and therefore support Metro's commitment to taking all measures possible to control and manage the noise within the Bylaw while making allowances for project contingencies when the Bylaw conditions might be exceeded.

CMAC also appreciates the level of information provided in the letter requesting this variance and the process that Metro has utilized to ensure that CMAC members had adequate time to consider this request and to provide their input.

On behalf of CMAC, we appreciate the value that District Council and staff place on the perspective provided by CMAC in these matters.

Sincerely



Raymond Penner
Facilitator, DNV Community Monitoring and Advisory Committee

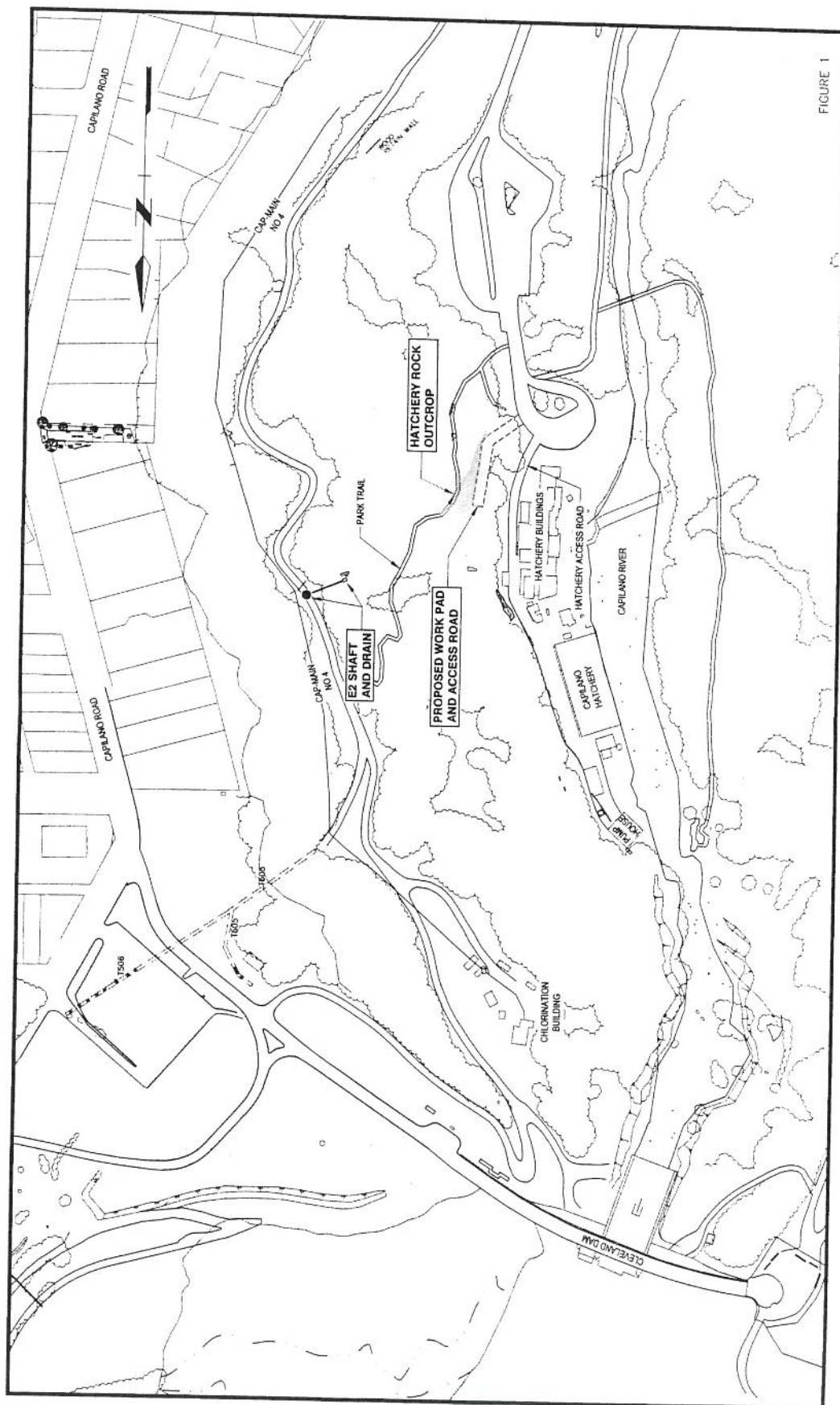


FIGURE 1

GREATER VANCOUVER WATER DISTRICT




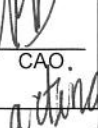
E2 SHAFT REPLACEMENT SITE PLAN

ES FEB. 15, 2013
WF-2567 SK.90

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

9.9

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

February 5, 2015
File: 10-5000-20/00

AUTHOR: Philip Chapman, Social Planner

SUBJECT: AGE-FRIENDLY GRANT AND COMMUNITY RECOGNITION

RECOMMENDATION:

That District Council endorse the following resolution:

THAT the District of North Vancouver continues to actively support, promote and work towards becoming an age-friendly community.

REASON FOR REPORT:

To seek official Provincial designation as an Age-Friendly community in advance of hosting the Provincial Seniors Summer Games.

SUMMARY:

North Vancouver City and District staff are working together with community partners to apply for Provincial designations as Age-Friendly communities. These designations would be in recognition of the works already completed to improve the lives of North Vancouver seniors and for the on-going policies to facilitate and develop accessible community services, programs and facilities that encourage seniors to function independently as articulated in the respective municipal Official Community Plans.

BACKGROUND:

In October 2014 City and District staff met with Lionsview Seniors Planning Society and Silver Harbour Seniors Centre representatives to prepare an application for Union of British Columbia (UBCM) funding under the Age-Friendly Community Project category. This funding request requires the support of a sponsoring municipal council and, on the North Shore, staff work co-operatively by taking turns as the lead grant applicant. Previously the City and District have both been successful in receiving grants from this same funding source which enabled the *Seniors Today Survey* and *Seniors Today Action Plan* undertaken with the direction of Lionsview Seniors Planning Society. The proposed project applied for this time was to follow-up on the work plan items detailed in the *Seniors Today Action Plan* and some new initiatives to add a dementia-friendly lens on updates to community research and other action plan items. The City staff took the lead for this application.

The project would have involved close collaboration with Lionsview Seniors Planning Society, Silver Harbour Seniors Centre, and the District of North Vancouver. Regrettably this most recent application for funding was not successful, in large part because the City and District had received a grant previously from this funding stream.

EXISTING POLICY:

District Official Community Plan policy 6.3.2- *Plan and support initiatives for an age and disability-friendly community.*

ANALYSIS:

In the absence of new Provincial funding, staff from the City and District, Lionsview Seniors Planning Society and Silver Harbour Centre have been exploring alternate means of supporting age-friendly initiatives. While those discussions continue, all parties have agreed to apply for municipal designations under the Province's "Age-Friendly Community Recognition" program. Staff and our community partners believe this designation can be based upon the numerous actions already undertaken and plans already established by the City and District of North Vancouver and our non-profit partners (see Attachment No. 1). While each municipality must apply for the recognition separately it is anticipated that the work to receive this recognition would take place collaboratively.

In order to apply for Age-friendly BC Recognition the following steps must be taken:

1. **Form an Advisory Committee:** Efforts are underway to form an advisory committee that will steer age-friendly initiatives in the City and District. This will involve staff from both municipalities, Lionsview Seniors Planning Society and Silver Harbour Centre. Additionally, steps are being taken to broaden participation on this committee by involving board members from Lionsview Seniors Planning Society and representatives from Lynn Valley Seniors Association, the North Vancouver Chamber of Commerce, Vancouver Coastal Health, and municipal advisory bodies.
2. **Pass a Resolution of Council:** The District Council would need to adopt a resolution like the one that the City Council adopted in October 2014 to support the original funding application. Adjusted to our jurisdiction this motion would read:

THAT the District of North Vancouver continues to actively support, promote and work towards becoming an age-friendly community.

This resolution is all that will be required for the Age-friendly BC Community Recognition application.

3. **Conduct an Age-friendly Assessment:** The *Seniors Today* project was a three phase, multi-year initiative. The first phase (2011) consisted of an extensive needs assessment of seniors on the North Shore involving both quantitative and qualitative research. In addition to result of *Seniors Today – Phase 1*, the application will reference the Seniors in Community Directory that is an asset map of seniors' services and programs on the North Shore (2009). The application will also reference the results of the North Shore Wellness Survey undertaken by Vancouver Coastal Health, and the Better at Home consultations, both undertaken in 2013.
4. **Develop and Publicize an Action Plan:** This will consist largely of the action plans outlined in Phase 3 of *Seniors Today*. The uncompleted actions of *Seniors Today: Phase 3* will be supplemented by the age-friendly directions outlined in the Official Community Plans of the two applicant municipalities.

Collectively these four steps enable the City and District to apply for the Age-friendly BC Community Recognition.

Timing/Approval Process:

The application will be submitted before the end of March to ensure that it can be considered and awarded in advance of the BC 55+ Games that will take place in North Vancouver in the summer of 2015.

Concurrence:

Community partners identified support the municipalities' application for Provincial Age-Friendly Recognition status.

Financial Impacts:

No municipal funding is required to support this application.

Social Policy Implications:

This initiative encourages and supports community capacity building (OCP policy 6.1.3) and the City and District's presentation of the Provincial Seniors' Summer Games in 2015.

Respectfully submitted,



Phil Chapman
Social Planner

SUBJECT: AGE-FRIENDLY GRANT AND COMMUNITY RECOGNITION AGE-FRIENDLY GRANT AND COMMUNITY RECOGNITION

January 20, 2015

Page 4

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: _____

ATTACHMENT 1

Excerpt from, Becoming an Age-friendly Community: Local Government Guide, Seniors' Healthy Living Secretariat, B.C. Ministry of Health, January 2014.

http://www2.gov.bc.ca/assets/gov/topic/AE132538BBF7FAA2EF5129B860EFAA4E/afbc/becoming_an_agefriendly_community_local_government_guide.pdf

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