

# AGENDA

*PUBLIC HEARING*

**Tuesday, September 15, 2015**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

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

THIS PAGE LEFT BLANK INTENTIONALLY

---

**PUBLIC HEARING**

**7:00 p.m.**  
**Tuesday, September 15, 2015**  
**Municipal Hall, Council Chambers**  
**355 West Queens Road, North Vancouver**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAW BY CLERK**

**The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)**

*Purpose of Bylaw:*

Bylaw 8124 proposes to amend the Group Home Regulations specific to the Burr Place site to permit ten people (nine in care) in a single family home built under the site's Single Family Residential 7200 (RS3) zoning.

**3. PRESENTATION BY STAFF**

Presentation: Annie Mauboules, Social Planner  
Natasha Letchford, Development Planner

**4. PRESENTATION BY APPLICANT**

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the September 15, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)" be returned to Council for further consideration.

**8. CLOSING**

THIS PAGE LEFT BLANK INTENTIONALLY

# The Corporation of the District of North Vancouver

## Bylaw 8124

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to amend the text of the Zoning Bylaw for a portion of Lot B except portion in Plans 16298, LMP22002 AND LMP37723 Block X District Lots 469, 580 and 611 Plan 15231 shown outlined in bold on the sketch plan attached to this bylaw as Schedule A.

---

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

### 1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)”.

### 2. Amendments

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

- a) Part 2 – “Interpretation” is amended by replacing the definition of “group home” with the following:

“group home” means a dwelling unit operated for persons in care or with special needs by either an incorporated non-profit society in good standing or a public body chartered by Federal or Provincial statute;”

- b) Part 2 – “Interpretation” is amended by replacing section (3) of “family” with the following:

“(3) a group of not more than eight unrelated persons occupying a group home, of whom no more than six can be persons in care or with special needs except on that portion of the parcel legally described as Lot B except portion in Plans 16298, LMP22002 AND LMP37723 Block X District Lots 469, 580 and 611 Plan 15231 outlined in bold and labelled as “Subject Area” on the sketch plan attached as Schedule A to Bylaw 8124” where a group of not more than ten unrelated persons, of whom no more than nine can be persons with special needs or in care;”

**READ** a first time July 20<sup>th</sup>, 2015

**PUBLIC HEARING**

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

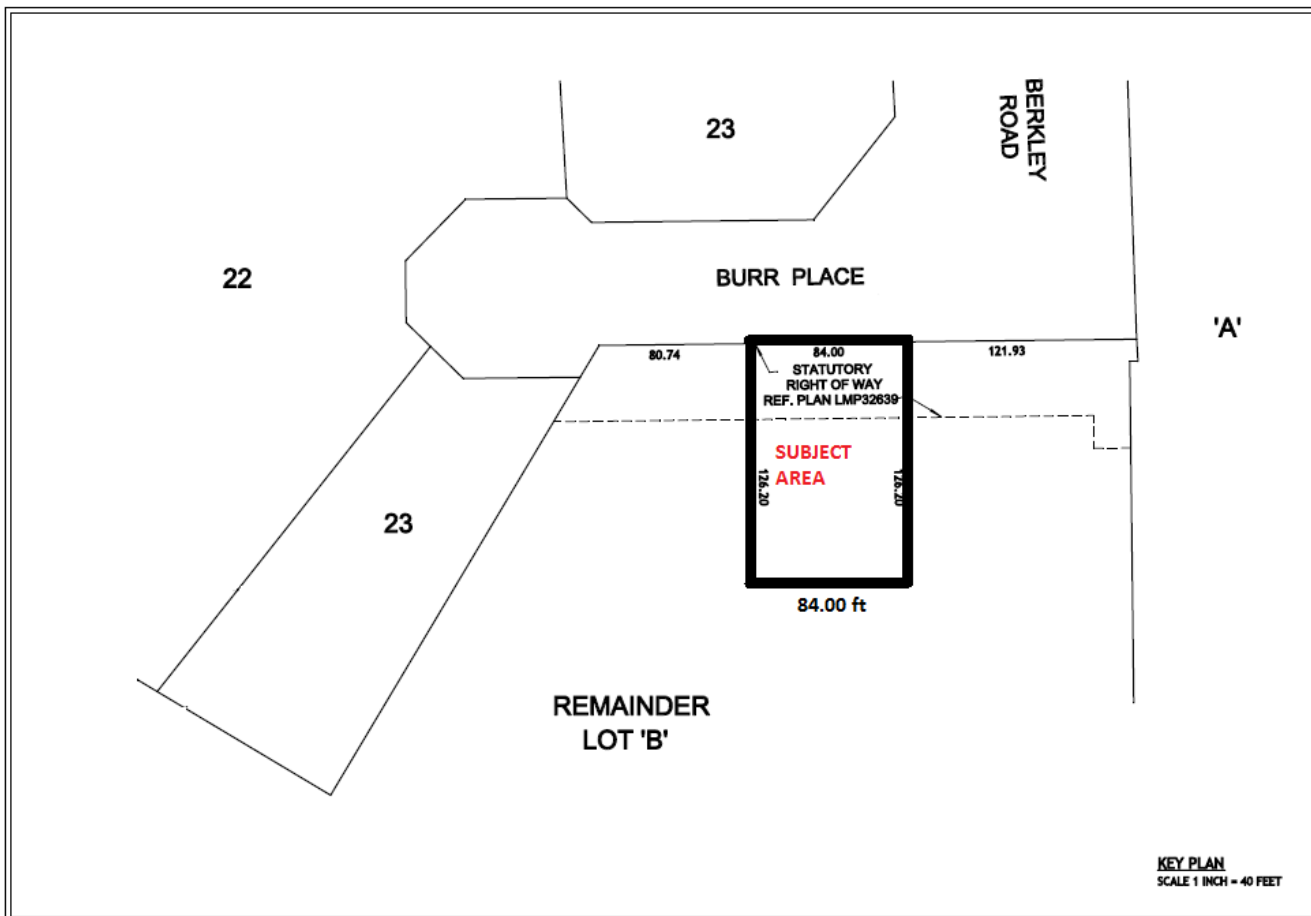
Municipal Clerk

Certified a true copy

---

Municipal Clerk

# Schedule A to Bylaw 8124



THIS PAGE LEFT BLANK INTENTIONALLY





## Memo

August 28, 2015  
File: 08.3060.20/022.15

TO: Clerks Department

FROM: Annie Mauboules, Social Planner

**SUBJECT:** Correction to July 10, 2015 staff report – Turning Point Men’s Support Recovery House on Burr Place

---

The July 10, 2015 staff report contained an error regarding capital funding for the house as described in the report. The error was corrected as part of the staff presentation but was not able to be corrected in the written report.

On page 4, the original report read as follows:

Partnership and Collaboration

**The Provincial government, through BC Housing, will provide the capital to construct the house through a loan as well as a \$200,000 grant to Turning Point.** Turning Point will oversee construction. BC Housing will own the house, be the lessee to the District and subsequently enter into an Operator Agreement with Turning Point Recovery Society.

Staff from BC Housing contacted District staff on July 20, 2015 to make the following written clarification to the sentence bolded above:

Partnership and Collaboration

**Subject to rezoning approval on this project, BC Housing will provide \$1,070,000 in capital to build the house.** Turning Point will oversee construction. BC Housing will own the house, be the lessee to the District and subsequently enter into an Operator Agreement with Turning Point Recovery Society.

THIS PAGE LEFT BLANK INTENTIONALLY

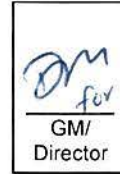
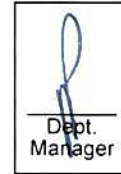
AGENDA INFORMATION

Regular Meeting

Date: JULY 20 2015

Workshop (open to public)

Date: \_\_\_\_\_



# The District of North Vancouver REPORT TO COUNCIL

July 10, 2015

File: 08.3060.20/022.15

**AUTHOR:** Annie Mauboules, Social Planner  
Natasha Letchford, Development Planner

**SUBJECT:** Bylaw 8124: Turning Point Men's Support Recovery House on Burr Place

**RECOMMENDATION:**

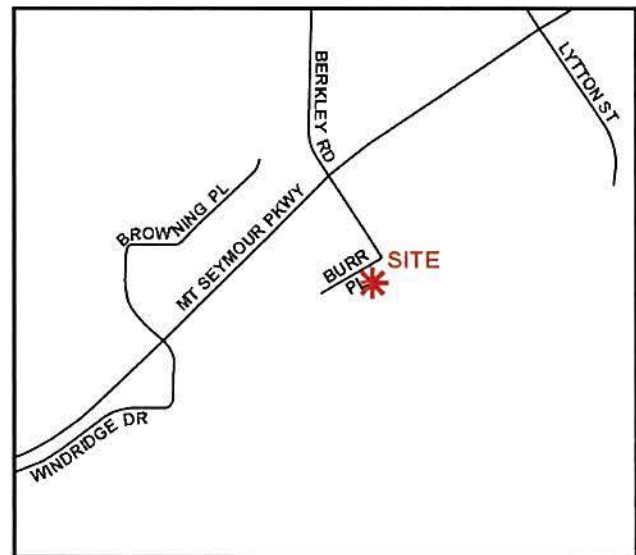
THAT "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)" is given FIRST reading and is referred to a Public Hearing.

**REASON FOR REPORT:**

The proposal requires Council's consideration of Bylaw 8124 to amend the group home regulations specific to the Burr Place site to permit 10 persons (9 in care) in a single family home built under the site's single family RS3 zoning.

**SUMMARY:**

The site allows the group home use limited to 8 persons living in the home (6 in care) and the proposal is for 10 persons in the home (9 in care). An amendment to the group home regulations is required to permit the proposal.



**BACKGROUND:**

As a result of a needs assessment conducted by the North Shore Substance Abuse Working Group (SAWG) the District of North Vancouver, BC Housing and Turning Point Recovery Society have been exploring options to establish a nine- bed support recovery home for men within the municipality.

A District-owned lot adjacent to 2414 Windridge Drive was originally considered for this purpose. A public engagement process was undertaken which included meetings with the neighbours, community associations, service providers and a broad public meeting. Through that process staff heard there is need for such a home however residents have concerns



**SUBJECT: Bylaw 8124: Turning Point Men's Support Recovery House on Burr Place**

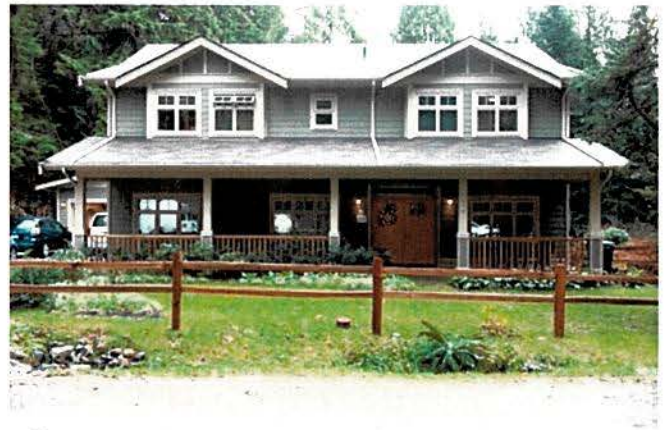
July 10, 2015

Page 2

regarding the Windridge site. These concerns included parking, traffic, safety and the overall tranquillity of the site for those in recovery.

As a result of the community consultation, the District withdrew its consideration of the property on Windridge Drive and offered an alternate site on Burr Place. Turning Point has now applied for a text amendment to the regulations for group homes to permit 10 persons (9 in care) at the Burr Place site.

Over the past several years the SAWG has identified the need on the North Shore for services for men and women recovering from drug and alcohol addiction. Turning Point Recovery Society has a long history of expertise and success in this field and is interested in supporting the SAWG goals in this area on the North Shore. Turning Point operates support recovery homes in suburban neighbourhoods in Richmond and Vancouver and most recently opened a 9 bed house for women on a District owned site on Lloyd Avenue in October 2014.



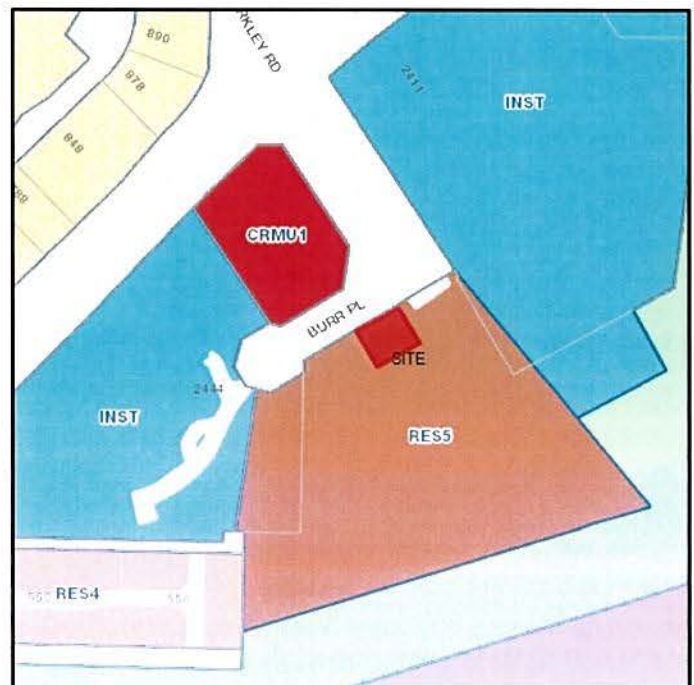
2670 Lloyd Avenue. Women's House

**EXISTING POLICY:**

Official Community Plan

The subject property on Burr Place is designated *Residential Level 5: Low Density Apartment* in the District Official Community Plan (OCP), and for reference is listed as "Family or Seniors Oriented Medium Density Apartment" in the Maplewood Local Plan.

This project supports the OCP policy objective to work with senior levels of government and social service providers to facilitate "the development of...supportive housing for those with mental health and/or addiction issues." (Bylaw 7900, Section 7.4). The District's legal department has confirmed that the proposed text amendment to group home regulations does not require an OCP amendment.





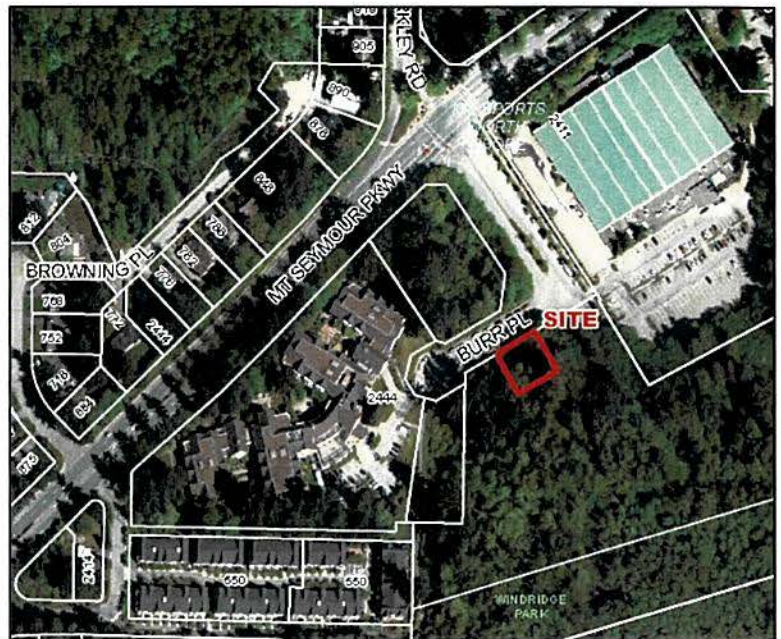
Zoning

The subject property is currently zoned Single Family Residential 7200 (RS3). The current zoning allows the group home use up to 8 persons (6 in care). The proposed text amendment will allow up to 10 persons (9 in care) in a group home on this site.

Development Permit

The site is located in the following Development Permit Areas (DPA):

- Protection of the Natural Environment
- Wildfire Hazard



Should zoning advance to adoption, Turning Point will require a development permit prior to issuance of any building permit.

**ANALYSIS:**

Site Selection

The early stages of this project involved an examination of all suitable District-owned sites. Social Planning and Real Estate staff met to review the possibilities and then shortlisted those sites based on a number of criteria including zoning, assessed land value and future highest and best use of the sites. The proponent reviewed the sites using criteria driven by the operational requirements of the project including character of the neighbourhood, proximity to transit, proximity to community services and the cost to build (site topography). The site on Windridge Dr. was the initial first choice. Subsequent to the March 4 community meeting, Council requested that Turning Point consider the District owned site on Burr Place as it addresses the concerns raised by the community about the Windridge site.

The site is located on the south side of the 2400 block Burr Place south of Mount Seymour Pkwy and west of Berkley Rd. Neighbouring uses include Canlan Ice Sports to the east, Kiwanis Parkway Place to the west and vacant District land adjacent and across the street. Should the proposal proceed the intention is to subdivide the subject property to create one single family residential lot.



Project Description

Support recovery homes provide those who are recovering from alcohol and drug addiction a safe and supported place to live for three to five months. Residents receive clinical counselling, group counselling, health and nutritional care planning as well as life skills,



*Proposed House on Burr Place*

employment and educational support. The women's house was built in partnership with senior levels of government, each providing some capital and operational funding, to complement the District's contribution of land to make the project a reality. The project has been very successful to date. The project has not created any issues with the neighbourhood since opening and has the full support of the Edgemont and Upper Capilano Community Association.

The proposed house for men would provide men in recovery an identical model of service. The project consists of a 2 storey house with 4 surface parking spaces built in compliance with the RS3 Zone. The house would be licensed as a community care facility by Vancouver Coastal Health under the Community Care and Assisted Living Act. There are currently no similar facilities available on the North Shore dedicated to helping men in their efforts to stop using drugs and alcohol in a safe, supportive and abstinence-based environment. Like the women's house, the men's house would be built with funds from senior levels of government on land contributed by the District.

Partnership and Collaboration

This project is a partnership between all three levels of government and the non-profit sector. The District has been asked to provide the land for a nominal fee for a 60 year term. A future request for waiver of fees and a Permissive Tax Exemption will be forwarded for consideration should the project advance through the text amendment process. The District has a history of partnering in these ways with non-profit organizations such as Hollyburn Family Services Society, NS Connexions and NS Crisis Services Society.

The Provincial government, through BC Housing, will provide the capital to construct the house through a loan as well as a \$200,000 grant to Turning Point. Turning Point will oversee construction. BC Housing will own the house, be the lessee to the District and subsequently enter into an Operator Agreement with Turning Point Recovery Society.

The Provincial government will contribute annual operating funding to staff the house through a partnership with Vancouver Coastal Health.

The Federal government, through Canadian Mortgage and Housing Corporation, will provide project development funding for the project.

Turning Point Recovery Society will be the operator. The society will apply for grants and engage in both operational and capital fundraising campaigns to address any budget shortfalls, as well as to enhance programming services available to the residents.

### **Public Input**

A facilitated Community Information Meeting was held March 4, 2015 for the men's support recovery house previously proposed on Windridge Drive. District staff went door to door along Windridge Dr, the townhouse development on Browning Pl. and on Browning Pl. north of Mount Seymour Parkway to notify residents of the meeting and to provide summary information based on the early feedback from the community. Approximately 350 people attended the March 4 meeting. The meeting provided residents the opportunity to ask clarifying questions and to demonstrate either their support or opposition to the project. As a result of public input the site location was changed to Burr Place.

### **CONCLUSION**

The Burr Place site is an appropriate location to construct a recovery house group home for men. The site has been carefully chosen to respect environmental and neighbourhood constraints. If the proposal is successful, the recovery group home will fill a need identified by the North Shore Substance Abuse Working Group and the North Shore Chief Medical Health Officer. Partnering with Turning Point Recovery Society and senior levels of government enables the District to facilitate the establishment of supportive/transition housing for local residents in need. The model proposed for this site has been demonstrated to be successful for those recovering from alcohol and drug addiction who seek to restore their health and return to being full and active members of our community.

### **Options:**

The following options are available for Council's consideration:

1. Introduce Bylaw 8124 and refer the proposal to a Public Hearing (staff recommendation); or,
2. Defeat Bylaw 8124 at First Reading.

**SUBJECT: Bylaw 8124: Turning Point Men's Support Recovery House on Burr Place**

July 10, 2015

Page 6

Respectfully submitted,



Annie Mauboules  
Policy Planner



Natasha Letchford  
Development Planner

Attachments

1. Rezoning Bylaw 1331 (Bylaw 8124)

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	_____	
<input type="checkbox"/> 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 8124

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to amend the text of the Zoning Bylaw for a portion of Lot B except portion in Plans 16298, LMP22002 AND LMP37723 Block X District Lots 469, 580 and 611 Plan 15231 shown outlined in bold on the sketch plan attached to this bylaw as Schedule A.

---

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

#### 1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)".

#### 2. Amendments

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

- a) Part 2 – "Interpretation" is amended by replacing the definition of "group home" with the following:

"group home" means a dwelling unit operated for persons in care or with special needs by either an incorporated non-profit society in good standing or a public body chartered by Federal or Provincial statute;"

- b) Part 2 – "Interpretation" is amended by replacing section (3) of "family" with the following:

"(3) a group of not more than eight unrelated persons occupying a group home, of whom no more than six can be persons in care or with special needs except on that portion of the parcel legally described as Lot B except portion in Plans 16298, LMP22002 AND LMP37723 Block X District Lots 469, 580 and 611 Plan 15231 outlined in bold and labelled as "Subject Area" on the sketch plan attached as Schedule A to Bylaw 8124" where a group of not more than ten unrelated persons, of whom no more than nine can be persons with special needs or in care;"

**READ** a first time

**PUBLIC HEARING**

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

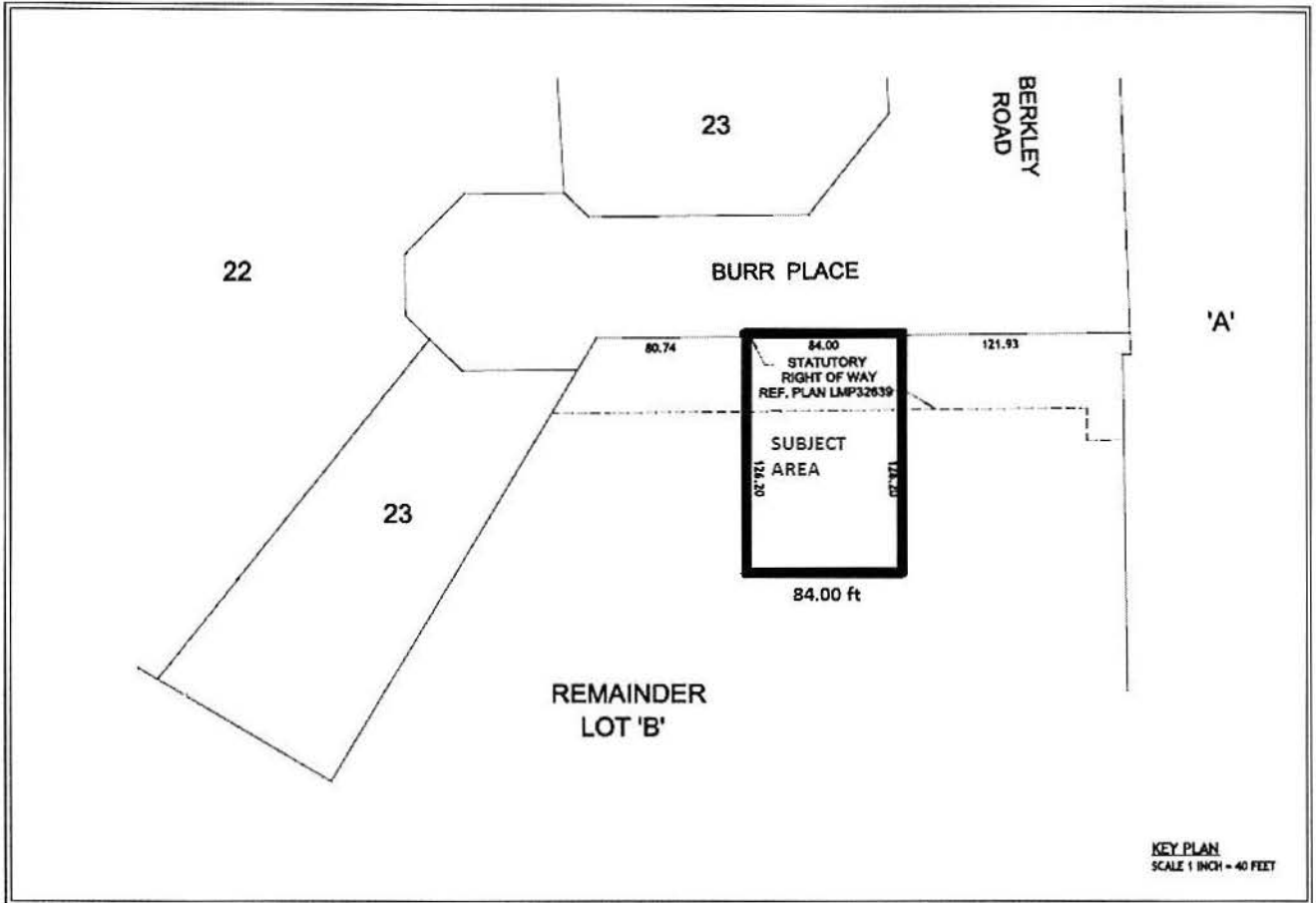
Municipal Clerk

Certified a true copy

---

Municipal Clerk

Schedule A to Bylaw 8124



THIS PAGE LEFT BLANK INTENTIONALLY



# PUBLIC HEARING

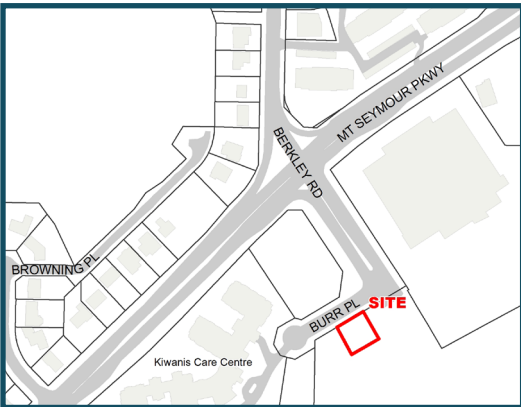
## 2400 Block Burr Place

### Turning Point Men's Support Recovery House

**What:** A Public Hearing for a proposed change to the definition of Group Home for one facility on Burr Place.

**When:** 7 pm, Tuesday, September 15, 2015

**Where:** Council Chambers, District of North Vancouver, 355 West Queens Road



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

#### What changes?

Group Homes of up to eight people are permitted in all single family residential areas of the District. Bylaw 8124 proposes to amend the Group Home Regulation specific to the Burr Place site to permit 10 people (nine in care) in a single family home built under the site's Single Family Residential 7200 (RS3) zoning.

#### When can I speak?

We welcome your input **Tuesday, September 15, 2015 at 7 pm**. You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail before the conclusion of the Hearing.

#### Need more info?

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing). Office hours are Monday to Friday 8 am to 4:30 pm.

#### Who can I speak to?

Natasha Letchford, Development Planner, at 604-990-2378 or [letchfordn@dnv.org](mailto:letchfordn@dnv.org) or Annie Mauboules, Social Planner, at 604-990-2454 or [mauboulesa@dnv.org](mailto:mauboulesa@dnv.org).



THIS PAGE LEFT BLANK INTENTIONALLY