

AGENDA

REGULAR MEETING OF COUNCIL

Monday, October 5, 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



www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, October 5, 2015
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7984 – Rezoning 3568 Mt. Seymour Parkway
- Bylaw 8101 – Rezoning 1241-1289 East 27th Street (Mountain Court)
- Bylaw 8103 – Rezoning 1203 & 1207 Harold Road
- Bylaw 8122 – Rezoning 3260 Edgemont Boulevard
- Bylaw 8124 – Rezoning Burr Place
- Bylaw 8126 – Rezoning 3730 Edgemont Boulevard

1. ADOPTION OF THE AGENDA

1.1. October 5, 2015 Regular Meeting Agenda

Recommendation:

THAT the agenda for the October 5, 2015 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

3.1. Homelessness Action Week – October 11-17, 2015

p. 9

4. RECOGNITIONS

5. DELEGATIONS

5.1. Reid Shier, Presentation House Gallery

p. 13-23

Re: Polygon Gallery: A Cultural and Community Asset for North Vancouver

6. ADOPTION OF MINUTES

6.1. September 14, 2015 Regular Council Meeting **p. 27-37**

Recommendation:

THAT the minutes of the September 14, 2015 Regular Council meeting be adopted.

6.2. September 15, 2015 Public Hearing **p. 39-46**

Recommendation:

THAT the minutes of the September 15, 2015 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

8.1 September 28, 2015 Committee of the Whole

8.1.1 North Vancouver Recreation & Culture Commission Arts and Culture Grants Review

File No.

Recommendation:

THAT

1. Council adopt a single policy for arts and culture grants with the following grant funding categories: Operating Assistance, Program & Project Assistance, Community Public Art Assistance and Events & Celebrations Assistance;
2. Authority to approve grants in accordance with Council approved policy be delegated to the North Vancouver Recreation & Culture Commission; and,
3. Multi-year funding be provided where feasible to increase efficiency for grant recipients, staff, the Grants Review Committee and the Commission.

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. Bylaw 8124: Turning Point Men’s Support Recovery House on Burr Place** **p. 49-73**
File No. 08.3060.20/022.15

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)” is given SECOND and THIRD Readings.

THAT “The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)” is ADOPTED.

- 9.2. Bylaw 8128: Sign Bylaw Amendments to Regulate Real Estate Marketing and Construction Site Signage** **p. 75-99**
File No. 09.3900.20/000.000

Recommendation:

THAT “Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5) is ADOPTED as amended.

- 9.3. 10 Pemberton Avenue – Seaspan Ship Building Development Permit – Head Office Building** **p. 101-129**
File No. 08.3060.20/015.15

Recommendation:

THAT Development Permit 15.15 is ISSUED.

- 9.4. Proposed Grain Terminal – Lynnterm West Gate (G3 Global Holdings)** **p. 131-142**
File No. 08.3188.01/001.000

Recommendation:

THAT

1. In addition to the Port Metro Vancouver application submission requirements and the additional studies which G3 Global Holdings has committed to conducting, the following information also be included in the permit application to Port Metro Vancouver and the corresponding Port Metro Vancouver referral to the District of North Vancouver:

- an economic impact analysis of the project, including an assessment of direct and indirect spin-off impacts to existing businesses;
- a review of the potential traffic impacts on all affected routes and intersections in the Lynn Creek neighbourhood, including the Main Street and Mountain Highway intersection;
- due to the potential increase in truck traffic on Mountain Highway arising from the relocation of the Lynnterm West Gate break bulk operation to the East Gate lands, an analysis of the capacity of the rail underpass on Mountain Highway and a safety audit of the at-grade rail crossing on Mountain Highway at Barrow Street;
- an identification of utility infrastructure requirements which have the potential to impact District utilities;

- an identification of measures to reduce the visual impact of the large grain silos, the grain cleaning tower and the scale tower, as viewed from both the harbour and the lands to the north;
 - the feasibility of an on-site concrete batch plant and the barging of construction materials to reduce impacts on Cotton Road/Main Street;
 - the dredging requirements to accommodate the new ship berth and ship movements and the resulting impacts on the marine environment;
 - an identification of any potential impacts on the Lynn Creek estuary and recommended measures to offset those impacts;
 - the identification of any contaminated site issues; and,
 - air quality modelling of potential impacts upon the local air shed arising from marine vessel traffic.
2. All required studies, including, without limitation, noise, traffic and fire assessments to take into account the existing development in the Lynn Creek Town Centre and other adjacent neighbourhoods and recognize the future redevelopment to higher residential densities in the Lynn Creek Town Centre.
 3. G3 Global Holdings work with District and City Fire Departments to ensure that the scope of the required fire impact assessments address all pertinent issues.
 4. G3 Global Holdings be encouraged to work with District and City staff to identify possible community amenity projects to offset the potential impacts of this project; and,
 5. Staff be authorized to forward this Council report to G3 Global Holdings for inclusion in the consultation summary report, and forwarded to Port Metro Vancouver.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the October 5, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

PROCLAMATIONS

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PROCLAMATION

“Homelessness Action Week” (October 11 – 17, 2015)

- WHEREAS:** Everyday in our municipality there are men, women, youth, and children who do not have a place to call home; and
- WHEREAS:** Community action and participation are essential in addressing and eliminating issues and circumstances that contribute to homelessness; and
- WHEREAS:** During this week, activities and events will be offered and the community will be encouraged to participate and learn about the many issues related to homelessness, about the community agencies that offer services and support ‘that work’ for persons who are homeless, and about what each of us as citizens can do to creatively and collectively address homelessness in our communities.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **October 11 – 17, 2015** as “**Homelessness Action Week**” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 5th day of October 2015

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DELEGATIONS

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5.1 Delegation to Council Request Form

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

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

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

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

Name of group wishing to appear before Council: Presentation House Gallery

Title of Presentation: Polygon Gallery: A Cultural and Community Asset for North Vancouver

Name of person(s) to make presentation: Reid Shier

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

Please describe:

Attach separate sheet if additional space is required

Presentation House Gallery is pleased to provide an update to North Vancouver District Council on its progress to date toward a new facility at the foot of Lonsdale, to be named Polygon Gallery in honour of its lead supporter.

Contact person (if different than above): Reid Shier

Daytime telephone number: 778.996.1820

Email address: rshier@presentationhousegallery.org

Will you be providing supporting documentation? Yes No

- If yes:
- Handout
 - PowerPoint presentation
 - DVD

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

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

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

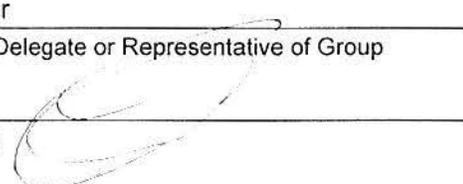
I understand and agree to these rules for delegations

Reid Shier

 Name of Delegate or Representative of Group

June 8, 2015

 Date

Signature 

For Office Use Only

Approved by:

Municipal Clerk _____
 Deputy Municipal Clerk

Appearance date: October 5, 2015
 Receipt emailed on: June 8, 2015

Rejected by:

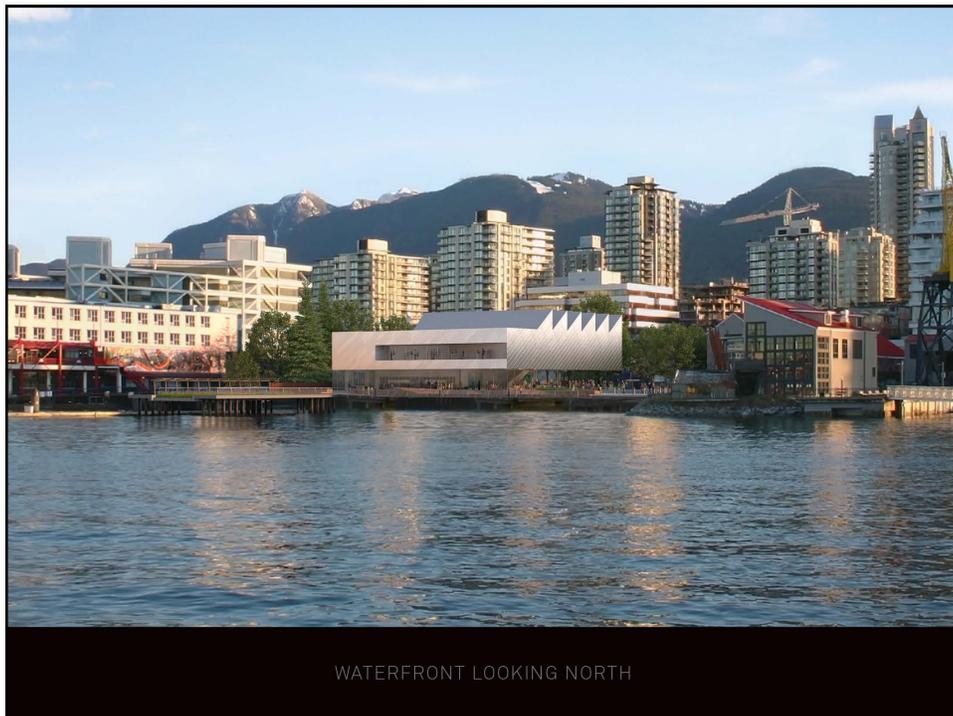
Mayor _____
 CAO _____

Applicant informed on: _____
 Applicant informed by: _____

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

POLYGON GALLERY: A CULTURAL AND COMMUNITY ASSET FOR NORTH VANCOUVER

PROGRESS UPDATE TO
DISTRICT OF NORTH VANCOUVER MAYOR AND COUNCIL
OCTOBER 5, 2015



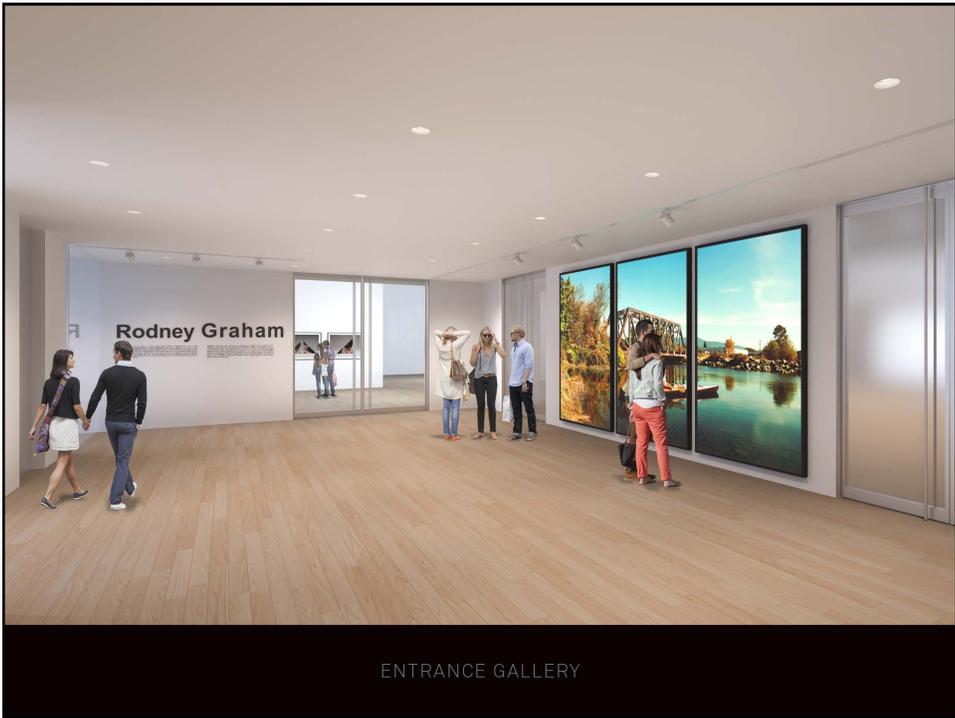
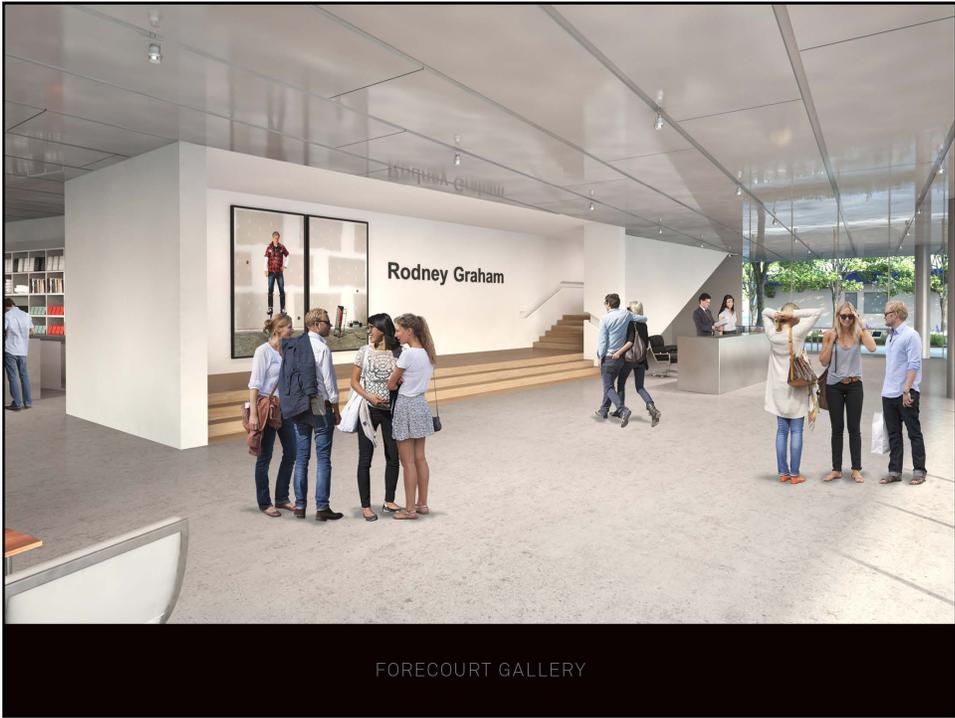
WATERFRONT LOOKING NORTH

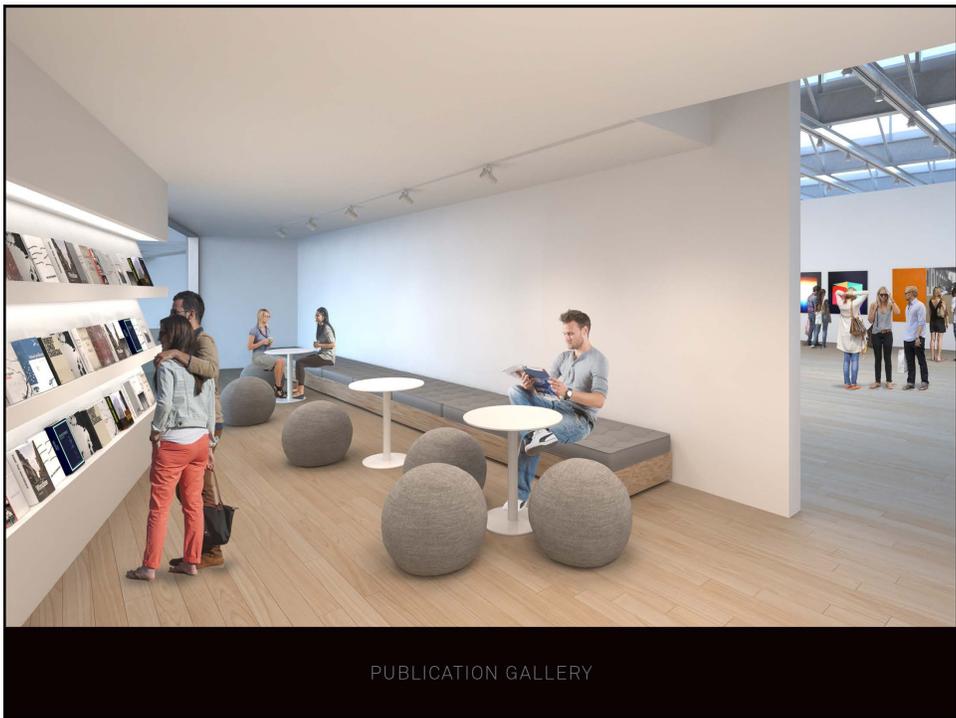
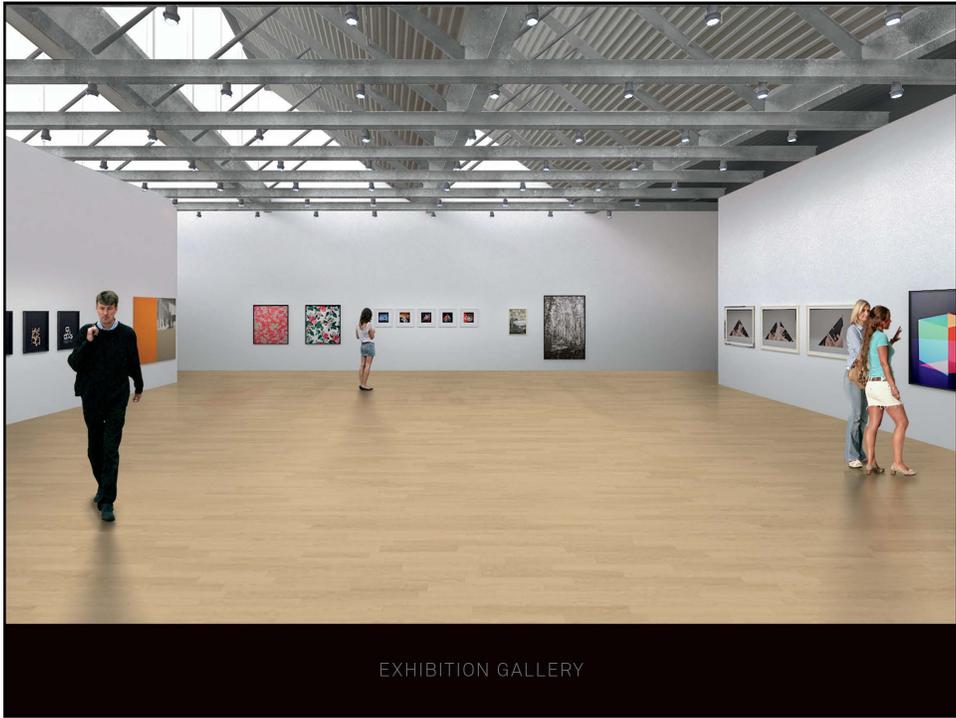


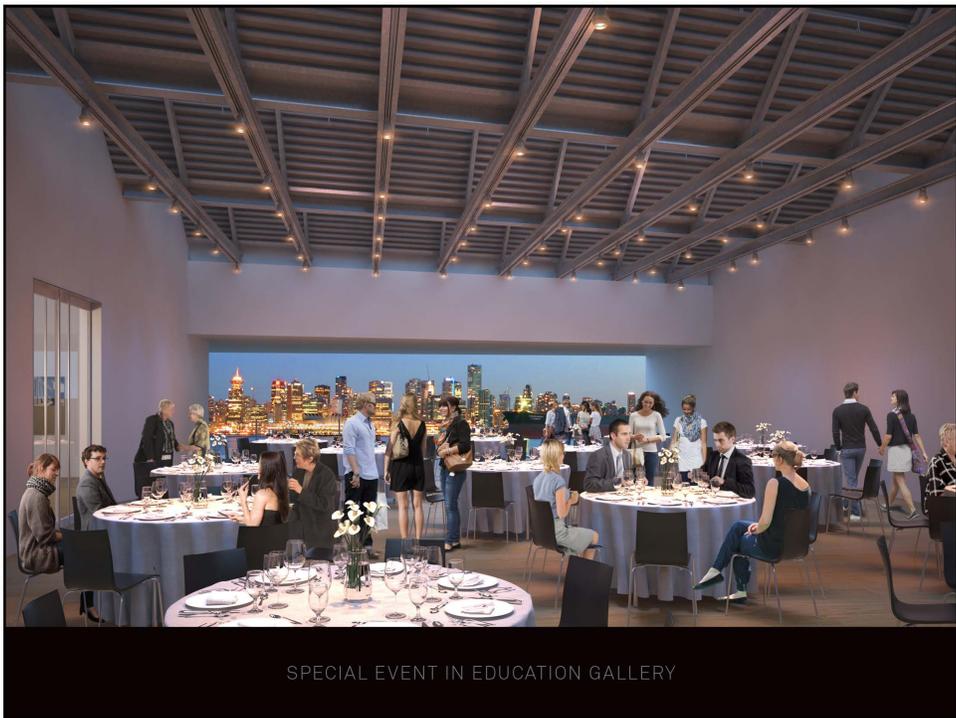
SPIRIT TRAIL LOOKING NORTHWEST



LONSDALE AVENUE LOOKING SOUTH









LECTURE IN EDUCATION GALLERY

MILESTONES

2014

JULY 7, 2014

CNV COUNCIL APPROVES ZONING AND AMENDMENT BYLAWS FOR PRESENTATION HOUSE GALLERY'S PLANNED FACILITY AT THE FOOT OF LONSDALE AVENUE.

NOVEMBER 24, 2014

PRESENTATION HOUSE GALLERY ANNOUNCES A LEAD GIFT OF \$4,000,000 FROM THE AUDAIN FOUNDATION AND POLYGON HOMES, WITH THE NEW FACILITY TO BE NAMED "POLYGON GALLERY".

2015

MARCH TO JULY, 2015

COMMITMENTS OF \$2.5 MILLION FROM BOTH THE PROVINCIAL AND FEDERAL GOVERNMENTS MATCH THE CITY OF NORTH VANCOUVER'S INVESTMENT IN THE PROJECT, AND BRING PUBLIC AND PRIVATE INVESTMENTS IN THE POLYGON GALLERY TO OVER \$13 MILLION.

JUNE TO NOVEMBER, 2015

POLYGON GALLERY CONSTRUCTION DRAWINGS COMPLETED, BUILDING PERMIT APPLICATION, PROJECT CONSTRUCTION TENDERING.

2016

JANUARY, 2016

ANTICIPATED GROUND BREAKING AND CONSTRUCTION START,
TO BE FOLLOWED BY A 14-MONTH CONSTRUCTION PERIOD.

2017

APRIL, 2017

ANTICIPATED CONSTRUCTION COMPLETION. MOVE-IN BEGINS.

SUMMER 2017

ANTICIPATED **GRAND OPENING** OF POLYGON GALLERY
TO THE PUBLIC.

QUESTIONS

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MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, September 14, 2015 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Councillor M. Bond

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. L. Jensen, Manager – Engineering Operations
Ms. J. Paton, Manager – Development Planning
Ms. F. Dercole, Section Manager – Public Safety
Ms. T. Smith, Project Manager – External Projects
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. September 14, 2015 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the September 14, 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

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

4. RECOGNITIONS

4.1. Centennial Bursaries

- Mariya Chugay – Argyle Secondary School
- Jock Mills – Carson Graham Secondary School
- Justin Oh – Handsworth Secondary School
- Erica Luce – Mountainside Secondary School
- Claire Okrainetz – Seycove Secondary School

- Lorne Mallin – Sutherland Secondary School
- Emily Smart – Windsor Secondary School

2. PUBLIC INPUT

2.1. Mr. Peter Miller, 2600 Block Nelson Avenue, West Vancouver:

- Advised he is the President of North Shore Heritage;
- Spoke regarding North Shore Heritage’s recommendations for a heritage review procedure to provide clarity for staff and applicants; and,
- Spoke in support of items 9.2 and 9.3.

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

- Commented that the proposed Turning Point Men’s Recovery Support House should be exclusively for North Vancouver residents;
- Commented on the amalgamation debate; and,
- Commented on police accountability.

3. PROCLAMATIONS

3.1. North Shore Culture Days – September 25, 26 and 27, 2015

6. ADOPTION OF MINUTES

6.1. July 20, 2015 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 20, 2015 Regular Council meeting be adopted.

CARRIED

6.2. July 21, 2015 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 21, 2015 Public Hearing regarding Bylaw 8135, The District of North Vancouver Rezoning Bylaw 1333, be received.

CARRIED

6.3. July 21, 2015 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 21, 2015 Public Hearing regarding Bylaw 8126, The District of North Vancouver Rezoning Bylaw 1332, be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT

8.1 July 27, 2015 Committee of the Whole

8.1.1 Naming of the New Community Recreation Facility in Delbrook

File No. 13.6410.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the new community recreation centre in Delbrook be named Delbrook Community Recreation Centre.

CARRIED

5. DELEGATIONS

5.1. Mr. Duncan Wilson, Vice President, Corporate Social Responsibility, Port Metro Vancouver

Mr. Duncan Wilson, Vice President, Corporate Social Responsibility, Port Metro Vancouver, provided an update on port operations, including an overview of the importance of the North Vancouver terminal operations to local employment, tax revenue and international trade. Mr. Wilson noted a proposal for a grain terminal at the Lynn term west gate site is in the preliminary comment period and several environmental initiatives are ongoing.

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the delegation of Port Metro Vancouver be received for information.

CARRIED

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT items 9.8, 9.9 and 9.10 be included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Remedial Action Requirements – 2525 Panorama Drive

File No. 11.5225.01

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT Council pass the following Resolutions:

1. Council declares that the concrete walls located within the Panorama Creek channel on the property at 2525 Panorama Drive, legally described as:

PID: 011-019-301

Lot A, Block 8, District Lot 626, Plan 5980 (the "Property")

are in and create an unsafe condition;

2. Council hereby imposes the following remedial action requirements on Gary Wilson, the registered owner of the Property (the "Owner"), to address and remediate the above unsafe condition (the "Remedial Action Requirements"):

a) By October 30, 2015 the Owner must:

- i. Provide to the District an overall remediation plan in relation to the concrete walls and the alteration to the creek channel caused by said walls, which said remediation plan must be prepared by a qualified Professional Engineer or Geoscientist and must meet the following requirements to the satisfaction of the Chief Building Official:

A. an itemized and detailed description of work required to address the unsafe condition (the "Remedial Work");

B. certification that the proposed work will render the concrete walls and the corresponding altered creek channel safe for the use intended and will not transfer risk to neighbouring properties or other downstream lands;

C. environmental controls, including tree protection, sediment and erosion control, both during and after remediation;

D. drainage plan detailing how drainage will be managed on the Property; and,

E. itemized schedule of work for carrying out the Remedial Action Requirements and completion dates of each item.

- ii. Submit complete applications for all permits required for the Remedial Work to the satisfaction of the Chief Building Official.

b) The Owner must complete the Remedial Work in accordance with the approved remediation plan and the issued permits to the satisfaction of the Chief Building Official on or before the dates set out in the approved remediation plan.

3. Council hereby directs that in the case of failure of the Owner to comply with the Remedial Action Requirements, then:

- a) District Staff may seek an order/injunction from the courts requiring the owner to carry out the Remedial Action Requirements, or,
- b) the District, its contractors or agents may enter the Property and may carry out the following actions:
 - i. demolish, remove and reconstruct the failing concrete wall and creek channel as required;
 - ii. generally restore the Property to a safe condition to the satisfaction of the Chief Building Official;
 - iii. for the foregoing purposes may retain the services of a professional engineer to provide advice and certifications;
 - iv. the charges incurred by the District in carrying out the aforementioned remedial actions will be recovered from the Owner as a debt; and,
 - v. if the amount due to the District under 3(b)(iv) above is unpaid on December 31st in any year then the amount due shall be deemed to be property taxes in arrears under section 258 of the Community Charter.

CARRIED

9.2. 114 West Windsor Rd – Withhold Demolition Permit and Heritage Inspection Order

File No. 13.6800.01/000.000

PUBLIC INPUT:

Mr. Max Hurren, 100 Block West Windsor Road:

- Advised that he is the property owner;
- Noted the house is located on two lots in a small lot infill area;
- Advised the property has been appraised and listed with a realtor;
- Noted an interested developer consulted with the District and was told the house would need to be retained and moved onto one lot in order to allow possible subdivision, resulting in an offer \$1 million lower than the appraised value;
- Advised he then applied for a demolition permit, which has been withheld; and,
- Suggested the District pay the \$1 million difference between the appraisal and developer's offer.

Staff advised that the house is on the Heritage Register and has been on the primary list on the Heritage Inventory since 1993. No applications for development have been received by the District. The house is located on two lots within a small lot infill area, which does not guarantee subdivision. A demolition permit application was received in August, which is being held in accordance with the Heritage Procedure Bylaw.

The staff recommendation would allow staff to determine opportunities for heritage retention and explore possibilities for redevelopment with the owner.

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT Council considers the property at 114 West Windsor Road may have sufficient heritage value and character to justify its protection;

AND THAT staff be directed to continue to withhold the demolition permit in accordance with s.3.1, s.3.2 and s.4.1 of the Heritage Procedure Bylaw;

AND THAT Pursuant to s.956 of the *Local Government Act* Council orders a Heritage Inspection as follows:

- a) The purpose of the inspection is to confirm the condition and heritage value of the house and property;
- b) The heritage inspection is carried out in an expeditious manner in cooperation with the homeowner; and,
- c) The order is to remain in effect until the Heritage Inspection is completed or building permits for the two lots are issued with respect to alteration or redevelopment of the property; whichever occurs first.

CARRIED

Opposed: Councillors BASSAM and HICKS

9.3. 3075 Fromme Road – Heritage Protection Plan

File No. 08.3060.10/012.15

Staff advised that a revised proposal for seven units has been submitted by the applicant since the staff report dated September 4, 2015.

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT the property at 3075 Fromme Road and the house located thereon may have sufficient heritage value and character to justify its protection as outlined in the Statement of Significance attached to the September 4, 2015 report of the Development Planner entitled 3075 Fromme Road – Heritage Protection Plan;

AND THAT the Gillett House at 3075 Fromme Road in the District of North Vancouver be added to the District of North Vancouver's Community Heritage Register, pursuant to Section 954 of the *Local Government Act*;

AND THAT staff be directed to continue working with the owner/applicant to devise a Heritage Revitalization Agreement.

CARRIED

Opposed: Councillor BASSAM

9.4. Bylaws 8126 and 8127: 3730-3736 Edgemont Boulevard
File No. 08.3060.20/039.14

MOVED by Councillor BASSAM
SECONDED by Councillor HANSON

THAT "The District of North Vancouver Rezoning Bylaw 1332 (Bylaw 8126)" is given SECOND and THIRD Readings.

THAT "Housing Agreement Bylaw 8127, 2015 (3730-3736 Edgemont Blvd.)" is given SECOND and THIRD Readings.

CARRIED
Opposed: Councillor MURI

9.5. Sign Bylaw 7532 – Sign Bylaw Amendments to Regulate Real Estate Marketing and Construction Site Signage
File No. 08.3227.14/000.000

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT "Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)" is given FIRST, SECOND and THIRD Readings.

CARRIED

9.7. Bylaw 8138: Local Area Service, Lane Paving – 100/200 Block Kensington Crescent
File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Mayor WALTON

THAT "Lane Paving – 100/200 Kensington Crescent Bylaw 8137, 2015" is ADOPTED.

CARRIED
Opposed: Councillors BASSAM and HICKS

9.6. Residential Solid Waste Collection
File No. 11.5400.01

MOVED by Councillor BASSAM
SECONDED by Councillor HICKS

THAT staff be directed to provide residents with two locking carts for garbage and organics curb side collection with the following rate structure that provides a financial incentive to opt for the smaller carts:

	Garbage	Organics	Combined
New rates			
140 litre locking cart	\$105	\$95	\$200
240 litre locking cart	\$145	\$130	\$275
2 nd 240 litre locking cart or existing 360 litre cart		\$65	
Existing rate			\$215.50

AND THAT at this time the garbage collection frequency remain weekly;

AND THAT the Financial Plan be amended in the fall to include the purchase of carts;

AND THAT the proposed rates for 2016 and 2017 based on this report be brought back prior to year-end.

CARRIED

9.8. 1431 Crown Street – Sons of Vancouver Distillery Ltd - Endorsement to a Liquor Licence Application for a Distillery Lounge Area

File No. 08.3060.20/016.15

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT

1. Council recommends the issuance of the distillery lounge endorsement to the liquor licence for Sons of Vancouver Distillery Ltd. for the following reasons:

The requested distillery lounge endorsement to allow for a small lounge with a capacity of 10 people is supported by District Council as the establishment is located within a primarily industrial area and the zoning permits the accessory use for a maximum of 10 people.

This support is provided with the proviso that the permitted closing hours be 12:00am Monday to Sunday.

2. The Council's comments on the prescribed considerations are as follows:

- (a) The location of the distillery lounge area:

The location is in an industrial area within the Lynn Creek Town Centre and is suitable for a late evening venue. Public access to the building will be from the front entrance on Crown Street only, thus avoiding the potential for noise and activity in the rear lane.

The site has been operating as a tasting room in this location since February 2015 without complaint.

- (b) The proximity of the distillery lounge area:

The proposed location is in an industrial area and will not conflict with any nearby social, recreation, or public buildings.

- (c) The person capacity and hours of the distillery lounge:

The maximum capacity of 10 people within the distillery lounge area is acceptable provided closing hours are restricted to 12:00am to minimize the potential for noise impacts on the surrounding community.

- (d) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

There are three liquor primary licences within the general area: "Toby's", "Seymours", and "The Narrows" all of which are public houses and provide food service and a variety of beverages. The proposed distillery lounge endorsement will provide for the first distillery lounge establishment in the area and fill a niche in the community for those wanting a unique and alternative venue.

- (e) The impact of noise and other impacts on the community if the application is approved:

As the location is in a primarily industrial area, noise and other impacts on the surrounding community are expected to be minimal. The small venue is expected to appeal to the nearby growing town centre community and provide a unique experience and opportunity for adult socializing. As the site already operates as a tasting room the distillery lounge endorsement is not anticipated to negatively impact the community.

3. Council's comments on the views of residents are as follows:

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- *A Public Notice sign was placed on the site; and*
- *A notice requesting input on the proposal was delivered to 91 neighbouring property owners and tenants.*

One resident of a home that shares the rear lane-way in the industrial area telephoned with concerns regarding potential noise in the rear laneway at closing time. In response to this concern Council notes that primary access is off the front road not the laneway and Council also suggests a midnight limit on the liquor licence. There were no other responses from the surrounding community.

CARRIED

9.9. Request for Noise Bylaw Variance – Capilano Main No. 9 (Phase 2) Construction

File No. 11.5210.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the provision of Noise Regulation Bylaw 7188, which regulates construction noise, be relaxed for Metro Vancouver from September 2015 to April 2016, as follows:

- a. Extended work hours on Saturdays from 7 am to 8 pm, if required;
- b. Generators for power and pumps to run 24-7, provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw using shrouding or other means to the satisfaction of the Municipal Engineer;
- c. Extended work hours beyond 8 pm for emergency situations and to complete concrete pours for the project's three valve chambers;
- d. Possible use of equipment that exceeds the noise limits such as a hydro vacuum truck, which can reach noise levels of 110 dBA only between the hours of 8 am to 5 pm Monday to Friday.

AND THAT any plans for overnight work related to pipe laying operations on Capilano Road near Eldon Road may be approved to proceed if necessary, at the discretion of the Municipal Engineer.

CARRIED

9.10. Amendment to Council Meeting Schedule

File No. 01.0115.30/002.000

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the 2015 Council Meeting Schedule be amended to reflect the holding of both regular council meetings and Committees of the Whole on September 28, October 5 and 26, November 2, 9, 16 and 23, and December 7 and 14.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor Muri reported on her attendance at North Shore Rescue's 50th Anniversary on Sunday, September 13.

Councillor Bassam reported on:

- His attendance at the Buchanan Bowl between Handsworth and Carson Graham on Saturday, September 12;
- The 50th anniversary of the Carson Graham football program and alumni reunion scheduled for Saturday, September 19;
- The kickoff of soccer season on the North Shore on Saturday, September 12;
- His attendance at North Shore Rescue's 50th Anniversary on Sunday, September 13; and,
- His attendance as the District representative at the Free Home giveaway at Seylynn Village on Saturday, September 12.

Councillor Hicks reported on:

- His attendance at North Shore Rescue's 50th Anniversary on Sunday, September 13;
- His attendance as the District representative at the Coho Festival;
- The North Shore Senior Women's soccer team advancing to the national finals; and,
- The Legion candlelight ceremony taking place on Saturday, September 19 at the North Vancouver Cemetery.

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 September 14, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:13 pm)

Mayor

Municipal 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, September 15, 2015 commencing at 7:00 p.m.

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

Absent: Councillor M. Bond

Staff: Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Superintendent C. Kennedy, RCMP, North Vancouver Detachment
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. N. Letchford, Planner
Ms. A. Mauboules, Social Planner
Ms. C. Archer, Confidential Council 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.

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;
- Speakers will have five minutes to address Council for a first time and are asked to begin remarks to Council by stating their names and addresses;
- 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 bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which attendees at the Hearing are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will be continued 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 cannot receive further new information from the public; and,
- The Public Hearing is streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAW BY CLERK

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

Ms. Natasha Letchford, Planner, and Ms. Annie Mauboules, Social Planner, advised that:

- The proposal is for a text amendment to the definition of Group Home for the site to allow a Men's Support Recovery Home operated by Turning Point Recovery Society with 10 residents, nine of which would be in care;
- Under existing Zoning, Group Homes are permitted in all single family residential areas for up to eight persons, with six persons with special needs;
- The site is located on the south side of the 2400 block of Burr Place, south of Mt. Seymour Parkway and west of Berkley Road;
- Kiwanis Care Centre is the sole neighbour on Burr Place and is located to the west of the site, vacant District land is located across the street and adjacent to the site, and Canlan Ice Centre is located to the east;
- The site is zoned Single Family Residential RS3 and is designated Residential Level 5: Low Density Apartment in the Official Community Plan (OCP); and,
- The site is located in Protection of Natural Environment and Wildfire Hazard Development Permit Areas, which would require Development Permits before a building permit could be issued.

They further noted that Turning Point Recovery Society is proposing a residential program to support men recovering from drug and alcohol addiction. Similar to the Women's Support Recovery House that recently opened on Lloyd Avenue, the men's house would be staffed 24 hours a day, seven days a week, offer a five month maximum stay and operate under a zero tolerance policy for drug and alcohol use. North Shore residents would have priority placement. Residents would benefit from a safe and structured, abstinence-based program that would provide them with the skills and tools they require to recover from addictions.

The largest provider of outpatient addiction services on the North Shore, Stepping Stones, estimates they refer an average of three to four men per week to residential support recovery and treatment programs elsewhere in the Vancouver area. Stepping Stones staff indicate there is a need for eleven adult residential support recovery beds on the North Shore. Project partners are the District of North Vancouver, North Shore Substance Abuse Working Group, Turning Point Recovery Society, BC Housing and Vancouver Coastal Health. Partners are exploring options to establish a nine-bed, 4,200 square foot support recovery home within the municipality.

Subject to rezoning approval, the District will provide the land for a nominal fee for a sixty year term lease, BC Housing will provide the capital to build the house and Vancouver Coastal Health will provide annual operational funding.

The house will meet all size and setback requirements of the existing RS3 Zoning and the proposal supports the OCP by:

- Facilitating the delivery of accessible community services and social programs to meet the current and future needs of all District residents;
- Supporting and advocating for coordinated programs and services to prevent and address crime, violence and substance abuse; and,
- Supporting the development of supportive housing for those with mental health and/or addiction issues.

The proposal will meet the required building and energy performance baselines as required by the Green Building Policy. A Construction Traffic Management Plan would be required to ensure the construction impacts on residents are minimized.

Community consultation began in January 2015 with staff informing residents door to door along Windridge Drive and Browning Place about the proposal and gathering early feedback. An information meeting and Open House was held in February 2015. A facilitated public information meeting in March 2015 was attended by approximately 350 people. Based on feedback from the meeting, the project was moved from a District-owned site on Windridge Drive to a District-owned site on Burr place to address concerns that were raised. When the project site was moved, District staff met with Kiwanis Care Centre staff, residents and family as the Kiwanis Care Centre would be the only neighbour adjacent to the proposed new location.

All of the feedback raised by the community has been taken into consideration and addressed by Turning Point Recovery Society as part of their rezoning application.

4. PRESENTATION BY THE APPLICANT

Nil

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Christine Miller, 1400 Block Emerson Way: IN FAVOUR

- Spoke in support of the proposal and the location within her neighbourhood;
- Advised that she visits the women's Turning Point recovery house on Lloyd Avenue as part of her work and is impressed with commitment of the residents to be responsible neighbours; and,
- Commented on the green and natural environment of the Burr Place site.

- 5.2. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR**
- Spoke in support of the proposal;
 - Commented that the testimonials at earlier Public Information Meetings show the need on the North Shore for a residential recovery house;
 - Remarked that having to move out of the community during recovery places stress on families;
 - Complimented Turning Point's reputation and proven history; and,
 - Commented that District staff have listened to public input and chosen a good location.
- 5.3. Dr. Christopher Hunter, 2600 Block Byron Road: IN FAVOUR**
- Spoke in support of the proposal as a psychiatrist who works in addictions;
 - Commented that a broad net of support is needed to help people deal with their drug and alcohol addictions;
 - Commented on the recovery process and the importance of community support and engagement; and,
 - Commented that Turning Point is particular about the clientele accepted into their programs.
- 5.4. Ms. Marie Bensley, 3800 Block Calder Avenue: IN FAVOUR**
- Spoke in support of the proposal;
 - Commended Turning Point's reputation as a well-run organization;
 - Discussed the daily structure and comprehensive programs to help residents develop life skills and take care of medical needs; and,
 - Noted that parking is not an issue as most residents will not have vehicles while in recovery, but proximity to bus routes is needed.
- 5.5. Mr. Dave Iverson, 500 Block Browning Place: OPPOSED**
- Spoke in opposition to the proposal;
 - Opined that the proposal does not conform with the goal of the OCP to create a vibrant mixed-use centre while maintaining the character of a neighbourhood and protecting natural areas; and,
 - Suggested the site be rezoned as a park.
- 5.6. Ms. Leigh Bolli, 500 Block Browning Place: IN FAVOUR**
- Spoke in support of the proposal and its location within her neighbourhood;
 - As an educator, she opined that facilities like Turning Point and Orchard on Bowen Island make a positive difference in communities; and,
 - Remarked that addiction is already in local neighbourhoods.
- 5.7. Mr. Jim Bensley, 3800 Block Calder Avenue: IN FAVOUR**
- Spoke in support of the proposal;
 - Stated that those who choose recovery deserve support and encouragement from the community;
 - Expressed appreciation and admiration for the staff and volunteers of Turning Point; and,
 - Urged Council to approve the application.

- 5.8. Mr. Don Peters, 600 Block West Queens Road: IN FAVOUR**
- Advised that the Community Housing Action Committee (CHAC) has reviewed the proposal and visited the site and are unanimous in their support;
 - Suggested that a recovery house is desperately needed on the North Shore; and,
 - Noted that residents will receive employment counselling and other services to help them become whole and productive citizens again.
- 5.9. Dr. Mark Lysyshyn, 100 Block Esplanade Avenue: IN FAVOUR**
- Spoke in support of the proposal as the Vancouver Coastal Health Medical Health Officer for the North Shore;
 - Commented on the need for programs to address substance abuse on the North Shore;
 - Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate; and,
 - Noted that recovery services not only do not pose risks to children, but improve the health of the community.
- 5.10. Mr. Ramon Melhado, 900 Block Berkley Road: IN FAVOUR**
- Spoke in support of the proposal and its location within his neighbourhood;
 - Commented that failing to support the proposal would be contributing to a bigger problem in the future because the children and grandchildren of those struggling with addiction will suffer the consequences; and,
 - Remarkd that supporting people when they need help is the essence of Canadian society.
- 5.11. Ms. Barb Emo, 900 Block Berkley Road: IN FAVOUR**
- Spoke in support of the proposal at the new site;
 - Acknowledged the need for the facility; and,
 - Commended Council for listening to feedback from neighbours and changing the site.
- 5.12. Ms. Liza Laine, 900 Block Berkley Road: OPPOSED**
- Spoke in opposition to the proposed location due to its proximity to family homes;
 - Expressed support for recovery houses in general;
 - Expressed concern about the risk of theft and violence when residents relapse; and,
 - Commented that she would not have bought in the neighbourhood near a recovery house and she is concerned about property values.
- 5.13. Mr. Greg Laine, 900 Block Berkley Road: OPPOSED**
- Spoke in opposition to the proposal;
 - Commented that more people live near the new site than the originally proposed site on Windridge;
 - Expressed concern about the risk of theft from vehicles if residents relapse;
 - Opined that a recovery house will not have a positive effect on the community; and,
 - Expressed concern about property values.

5.14. Ms. Jayce Allen, 2600 Block Standish Drive: IN FAVOUR

- Spoke in support of the proposal;
- Observed that people with addictions are already in the neighbourhood and recovery houses are needed in every community;
- Noted that not everyone with an addiction is criminally involved; and,
- Stated that having a well-run, well-staffed house in our neighbourhood can make the community safer.

5.15. Mr. Geoff Bodnarak, 1800 Block Lonsdale Avenue: IN FAVOUR

- Spoke in support of the proposal as an Outreach Worker with the Canadian Mental Health Association;
- Stated that the community needs a men's recovery house;
- Commented that many people who would have to leave their home community for treatment will not seek help as they would be leaving their support systems behind; and,
- Remarked that the site is a great location with recreational opportunities for residents.

5.16. Ms. Pilar Camacho, 900 Block Berkley Road: OPPOSED

- Spoke in opposition to the proposed location;
- Expressed support for recovery houses;
- Expressed concern for her safety and others using the woods in the area of the proposed site; and,
- Urged Council to consider a site further away from homes.

The Hearing recessed at 8:08 pm and reconvened at 8:13 pm.

In response to a question from Council about how the proposal fits within the OCP, staff advised that both the Zoning Bylaw and the OCP designate the site for residential use. Several policies in the OCP support the proposed use, including 7.4 Policy 1, which is to "Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop or facilitate the development of supportive housing for those with mental health and/or addiction issues."

In response to a question from Council, staff confirmed the site would remain a District-owned asset, leased to BC Housing for a sixty year term.

In response to a question from Council, staff confirmed the site is within the Maplewood neighbourhood, outside the Blueridge neighbourhood boundaries.

In response to a question from Council, staff advised that Turning Point is not legally permitted to run criminal record checks on clients.

In response to a question from Council, staff advised that the property on Lloyd Avenue used for the women's support recovery house remains designated park land.

Council asked if the community needs assessment had been released to the public. Staff advised the document is available in the Public Hearing binder and on the District website.

Mayor Walton asked if there were any other speakers.

5.17. Ms. Colleen Murphy, 2100 Block Heritage Park Lane: OPPOSED

- Spoke in opposition to the proposed location;
- Noted she is in favour of recovery homes on the North Shore and recognizes the need; and,
- Suggested building the home in an industrial area.

5.18. Ms. Maria Wentzel, 500 Block Browning Place: OPPOSED

- Spoke in opposition to the proposed location;
- Expressed concern about children walking to school past the home as well as the proximity to the Community Centre and daycare at Canlan Ice Sports;
- Noted she is not opposed to having a support recovery centre in the community; and,
- Suggested building the home further south in an industrial area.

5.19. Ms. Roseanna Lynch, 2100 Block Windridge Drive: OPPOSED

- Spoke in opposition to the proposal;
- Acknowledged that recovery houses are essential to the community;
- Stated that the site is too close to her home; and,
- Queried if members of Council would buy a house across from a recovery house.

5.20. Mr. Blake Crock, 500 Block Browning Place: OPPOSED

- Spoke in opposition to the proposal;
- Stated that he would not have purchased his home had there been a recovery house located in the neighbourhood;
- Suggested that a different location be selected for the home;
- Expressed concern about the District's notification process; and,
- Questioned why rezoning for extra residents is required.

5.21. Mr. Jesse Miller, 500 Block Browning Place COMMENTING

- Commended the new location;
- Advised that he will have no fear of Turning Point residents if the proposal is approved;
- Queried why criminal record checks would not be done for residents;
- Commented that there is a clear need in the community; and,
- Requested that the District and applicant provide some assurances for residents that North Shore residents will have priority placement.

5.22. Mr. John Morris, 500 Block Browning Place OPPOSED

- Spoke in opposition to the proposal;
- Remarked that he would not have chosen to buy in the neighbourhood where a recovery house was located;
- Expressed concern about security; and,
- Acknowledged that a recovery home is needed in the community.

Mayor Walton asked if there were any other speakers.

6. **QUESTIONS FROM COUNCIL**

Nil

7. **COUNCIL RESOLUTION**

MOVED by Councillor **BASSAM**

SECONDED by Councillor **MURI**

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.

CARRIED
(8:26 p.m.)

CERTIFIED CORRECT:

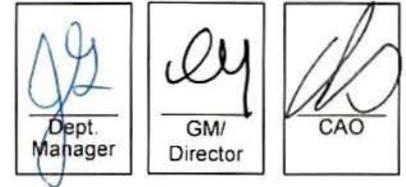


Confidential Council Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 5, 2015</u>
<input type="checkbox"/> Committee of the Whole	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 23, 2015
File: 08.3060.20/022.15

AUTHOR: Linda Brick, Deputy Municipal Clerk

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 SECOND and THIRD Readings.

THAT "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)" is ADOPTED.

BACKGROUND:

Bylaw 8124 received First Reading on July 20, 2015. A Public Hearing was held and closed on September 15, 2015.

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

ANALYSIS:

The July 10, 2015 joint report of the Social Planner and Development Planner contained an error on page 4 in the Partnership and Collaboration section which was addressed in the August 28, 2015 memo of the Social Planner and included in the Public Hearing package provided to Council. The corrected statement in the July 10, 2015 report should read that "Subject to rezoning approval on this project, BC Housing will provide \$1,070,000 in capital to build the house."

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 1331 (Bylaw 8124)
- Public Hearing Minutes – September 15, 2015
- Memo – dated August 28, 2015
- Staff Report – dated July 10, 2015

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	
<input checked="" 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	_____	
<input type="checkbox"/> Real Estate	_____	
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 July 20th, 2015

PUBLIC HEARING held September 15th, 2015

READ a second time

READ a third time

ADOPTED

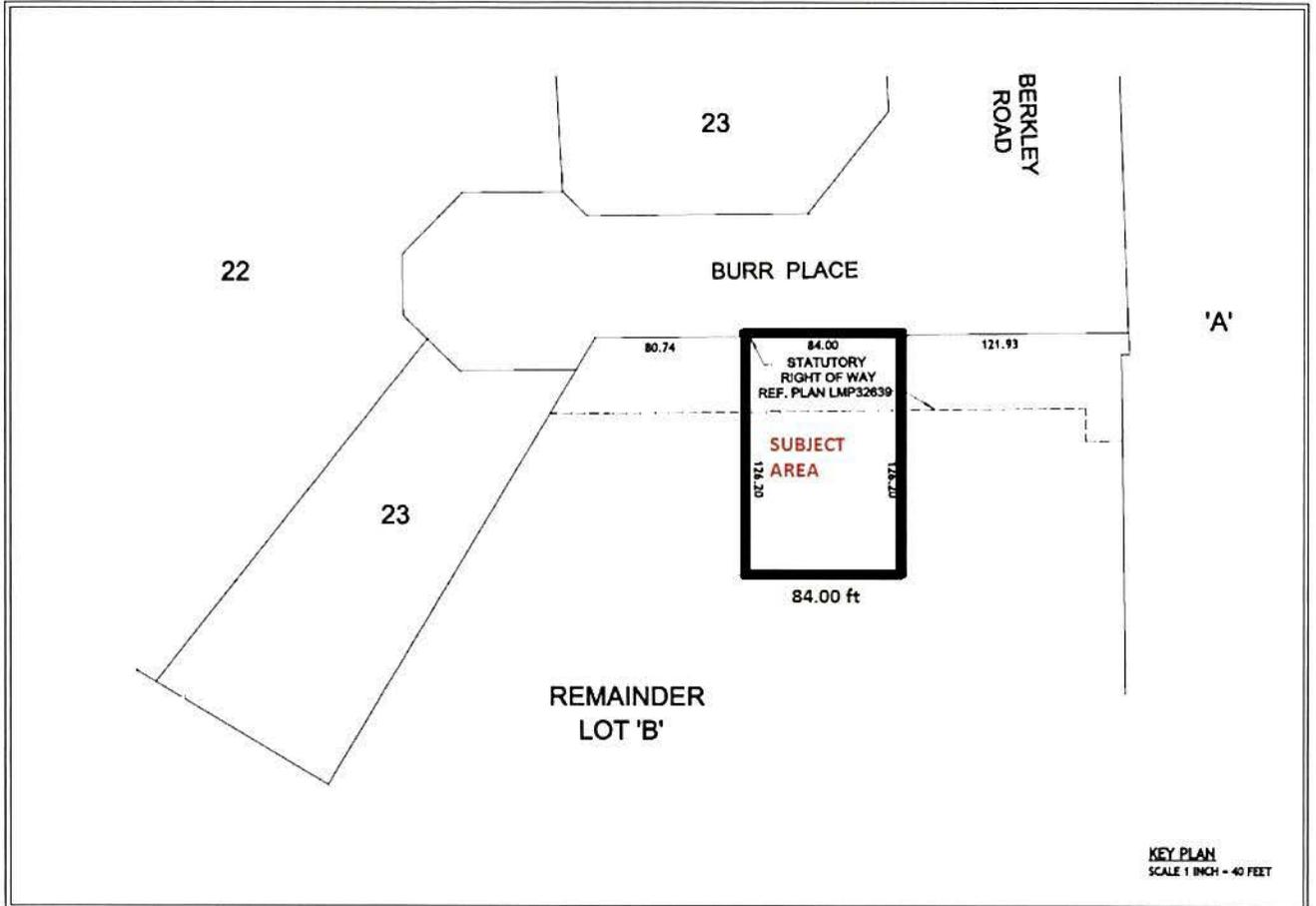
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8124



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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, September 15, 2015 commencing at 7:00 p.m.

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

Absent: Councillor M. Bond

Staff: Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Superintendent C. Kennedy, RCMP, North Vancouver Detachment
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. N. Letchford, Planner
Ms. A. Mauboules, Social Planner
Ms. C. Archer, Confidential Council 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.

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;
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- 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 bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which attendees at the Hearing are welcome to review;
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- 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 cannot receive further new information from the public; and,
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2. INTRODUCTION OF BYLAW BY CLERK

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- The site is located on the south side of the 2400 block of Burr Place, south of Mt. Seymour Parkway and west of Berkley Road;
- Kiwanis Care Centre is the sole neighbour on Burr Place and is located to the west of the site, vacant District land is located across the street and adjacent to the site, and Canlan Ice Centre is located to the east;
- The site is zoned Single Family Residential RS3 and is designated Residential Level 5: Low Density Apartment in the Official Community Plan (OCP); and,
- The site is located in Protection of Natural Environment and Wildfire Hazard Development Permit Areas, which would require Development Permits before a building permit could be issued.

They further noted that Turning Point Recovery Society is proposing a residential program to support men recovering from drug and alcohol addiction. Similar to the Women's Support Recovery House that recently opened on Lloyd Avenue, the men's house would be staffed 24 hours a day, seven days a week, offer a five month maximum stay and operate under a zero tolerance policy for drug and alcohol use. North Shore residents would have priority placement. Residents would benefit from a safe and structured, abstinence-based program that would provide them with the skills and tools they require to recover from addictions.

The largest provider of outpatient addiction services on the North Shore, Stepping Stones, estimates they refer an average of three to four men per week to residential support recovery and treatment programs elsewhere in the Vancouver area. Stepping Stones staff indicate there is a need for eleven adult residential support recovery beds on the North Shore. Project partners are the District of North Vancouver, North Shore Substance Abuse Working Group, Turning Point Recovery Society, BC Housing and Vancouver Coastal Health. Partners are exploring options to establish a nine-bed, 4,200 square foot support recovery home within the municipality.

Subject to rezoning approval, the District will provide the land for a nominal fee for a sixty year term lease, BC Housing will provide the capital to build the house and Vancouver Coastal Health will provide annual operational funding.

The house will meet all size and setback requirements of the existing RS3 Zoning and the proposal supports the OCP by:

- Facilitating the delivery of accessible community services and social programs to meet the current and future needs of all District residents;
- Supporting and advocating for coordinated programs and services to prevent and address crime, violence and substance abuse; and,
- Supporting the development of supportive housing for those with mental health and/or addiction issues.

The proposal will meet the required building and energy performance baselines as required by the Green Building Policy. A Construction Traffic Management Plan would be required to ensure the construction impacts on residents are minimized.

Community consultation began in January 2015 with staff informing residents door to door along Windridge Drive and Browning Place about the proposal and gathering early feedback. An information meeting and Open House was held in February 2015. A facilitated public information meeting in March 2015 was attended by approximately 350 people. Based on feedback from the meeting, the project was moved from a District-owned site on Windridge Drive to a District-owned site on Burr place to address concerns that were raised. When the project site was moved, District staff met with Kiwanis Care Centre staff, residents and family as the Kiwanis Care Centre would be the only neighbour adjacent to the proposed new location.

All of the feedback raised by the community has been taken into consideration and addressed by Turning Point Recovery Society as part of their rezoning application.

4. PRESENTATION BY THE APPLICANT

Nil

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Christine Miller, 1400 Block Emerson Way: IN FAVOUR

- Spoke in support of the proposal and the location within her neighbourhood;
- Advised that she visits the women's Turning Point recovery house on Lloyd Avenue as part of her work and is impressed with commitment of the residents to be responsible neighbours; and,
- Commented on the green and natural environment of the Burr Place site.

- 5.2. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR**
- Spoke in support of the proposal;
 - Commented that the testimonials at earlier Public Information Meetings show the need on the North Shore for a residential recovery house;
 - Remarked that having to move out of the community during recovery places stress on families;
 - Complimented Turning Point's reputation and proven history; and,
 - Commented that District staff have listened to public input and chosen a good location.
- 5.3. Dr. Christopher Hunter, 2600 Block Byron Road: IN FAVOUR**
- Spoke in support of the proposal as a psychiatrist who works in addictions;
 - Commented that a broad net of support is needed to help people deal with their drug and alcohol addictions;
 - Commented on the recovery process and the importance of community support and engagement; and,
 - Commented that Turning Point is particular about the clientele accepted into their programs.
- 5.4. Ms. Marie Bensley, 3800 Block Calder Avenue: IN FAVOUR**
- Spoke in support of the proposal;
 - Commended Turning Point's reputation as a well-run organization;
 - Discussed the daily structure and comprehensive programs to help residents develop life skills and take care of medical needs; and,
 - Noted that parking is not an issue as most residents will not have vehicles while in recovery, but proximity to bus routes is needed.
- 5.5. Mr. Dave Iverson, 500 Block Browning Place: OPPOSED**
- Spoke in opposition to the proposal;
 - Opined that the proposal does not conform with the goal of the OCP to create a vibrant mixed-use centre while maintaining the character of a neighbourhood and protecting natural areas; and,
 - Suggested the site be rezoned as a park.
- 5.6. Ms. Leigh Bolli, 500 Block Browning Place: IN FAVOUR**
- Spoke in support of the proposal and its location within her neighbourhood;
 - As an educator, she opined that facilities like Turning Point and Orchard on Bowen Island make a positive difference in communities; and,
 - Remarked that addiction is already in local neighbourhoods.
- 5.7. Mr. Jim Bensley, 3800 Block Calder Avenue: IN FAVOUR**
- Spoke in support of the proposal;
 - Stated that those who choose recovery deserve support and encouragement from the community;
 - Expressed appreciation and admiration for the staff and volunteers of Turning Point; and,
 - Urged Council to approve the application.

- 5.8. Mr. Don Peters, 600 Block West Queens Road: IN FAVOUR**
- Advised that the Community Housing Action Committee (CHAC) has reviewed the proposal and visited the site and are unanimous in their support;
 - Suggested that a recovery house is desperately needed on the North Shore; and,
 - Noted that residents will receive employment counselling and other services to help them become whole and productive citizens again.
- 5.9. Dr. Mark Lysyshyn, 100 Block Esplanade Avenue: IN FAVOUR**
- Spoke in support of the proposal as the Vancouver Coastal Health Medical Health Officer for the North Shore;
 - Commented on the need for programs to address substance abuse on the North Shore;
 - Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate; and,
 - Noted that recovery services not only do not pose risks to children, but improve the health of the community.
- 5.10. Mr. Ramon Melhado, 900 Block Berkley Road: IN FAVOUR**
- Spoke in support of the proposal and its location within his neighbourhood;
 - Commented that failing to support the proposal would be contributing to a bigger problem in the future because the children and grandchildren of those struggling with addiction will suffer the consequences; and,
 - Remarked that supporting people when they need help is the essence of Canadian society.
- 5.11. Ms. Barb Emo, 900 Block Berkley Road: IN FAVOUR**
- Spoke in support of the proposal at the new site;
 - Acknowledged the need for the facility; and,
 - Commended Council for listening to feedback from neighbours and changing the site.
- 5.12. Ms. Liza Laine, 900 Block Berkley Road: OPPOSED**
- Spoke in opposition to the proposed location due to its proximity to family homes;
 - Expressed support for recovery houses in general;
 - Expressed concern about the risk of theft and violence when residents relapse; and,
 - Commented that she would not have bought in the neighbourhood near a recovery house and she is concerned about property values.
- 5.13. Mr. Greg Laine, 900 Block Berkley Road: OPPOSED**
- Spoke in opposition to the proposal;
 - Commented that more people live near the new site than the originally proposed site on Windridge;
 - Expressed concern about the risk of theft from vehicles if residents relapse;
 - Opined that a recovery house will not have a positive effect on the community; and,
 - Expressed concern about property values.

5.14. Ms. Jayce Allen, 2600 Block Standish Drive: IN FAVOUR

- Spoke in support of the proposal;
- Observed that people with addictions are already in the neighbourhood and recovery houses are needed in every community;
- Noted that not everyone with an addiction is criminally involved; and,
- Stated that having a well-run, well-staffed house in our neighbourhood can make the community safer.

5.15. Mr. Geoff Bodnarak, 1800 Block Lonsdale Avenue: IN FAVOUR

- Spoke in support of the proposal as an Outreach Worker with the Canadian Mental Health Association;
- Stated that the community needs a men's recovery house;
- Commented that many people who would have to leave their home community for treatment will not seek help as they would be leaving their support systems behind; and,
- Remarked that the site is a great location with recreational opportunities for residents.

5.16. Ms. Pilar Camacho, 900 Block Berkley Road: OPPOSED

- Spoke in opposition to the proposed location;
- Expressed support for recovery houses;
- Expressed concern for her safety and others using the woods in the area of the proposed site; and,
- Urged Council to consider a site further away from homes.

The Hearing recessed at 8:08 pm and reconvened at 8:13 pm.

In response to a question from Council about how the proposal fits within the OCP, staff advised that both the Zoning Bylaw and the OCP designate the site for residential use. Several policies in the OCP support the proposed use, including 7.4 Policy 1, which is to "Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop or facilitate the development of supportive housing for those with mental health and/or addiction issues."

In response to a question from Council, staff confirmed the site would remain a District-owned asset, leased to BC Housing for a sixty year term.

In response to a question from Council, staff confirmed the site is within the Maplewood neighbourhood, outside the Blueridge neighbourhood boundaries.

In response to a question from Council, staff advised that Turning Point is not legally permitted to run criminal record checks on clients.

In response to a question from Council, staff advised that the property on Lloyd Avenue used for the women's support recovery house remains designated park land.

Council asked if the community needs assessment had been released to the public. Staff advised the document is available in the Public Hearing binder and on the District website.

Mayor Walton asked if there were any other speakers.

5.17. Ms. Colleen Murphy, 2100 Block Heritage Park Lane: OPPOSED

- Spoke in opposition to the proposed location;
- Noted she is in favour of recovery homes on the North Shore and recognizes the need; and,
- Suggested building the home in an industrial area.

5.18. Ms. Maria Wentzel, 500 Block Browning Place: OPPOSED

- Spoke in opposition to the proposed location;
- Expressed concern about children walking to school past the home as well as the proximity to the Community Centre and daycare at Canlan Ice Sports;
- Noted she is not opposed to having a support recovery centre in the community; and,
- Suggested building the home further south in an industrial area.

5.19. Ms. Roseanna Lynch, 2100 Block Windridge Drive: OPPOSED

- Spoke in opposition to the proposal;
- Acknowledged that recovery houses are essential to the community;
- Stated that the site is too close to her home; and,
- Queried if members of Council would buy a house across from a recovery house.

5.20. Mr. Blake Crock, 500 Block Browning Place: OPPOSED

- Spoke in opposition to the proposal;
- Stated that he would not have purchased his home had there been a recovery house located in the neighbourhood;
- Suggested that a different location be selected for the home;
- Expressed concern about the District's notification process; and,
- Questioned why rezoning for extra residents is required.

5.21. Mr. Jesse Miller, 500 Block Browning Place COMMENTING

- Commended the new location;
- Advised that he will have no fear of Turning Point residents if the proposal is approved;
- Queried why criminal record checks would not be done for residents;
- Commented that there is a clear need in the community; and,
- Requested that the District and applicant provide some assurances for residents that North Shore residents will have priority placement.

5.22. Mr. John Morris, 500 Block Browning Place OPPOSED

- Spoke in opposition to the proposal;
- Remarked that he would not have chosen to buy in the neighbourhood where a recovery house was located;
- Expressed concern about security; and,
- Acknowledged that a recovery home is needed in the community.

Mayor Walton asked if there were any other speakers.

6. **QUESTIONS FROM COUNCIL**

Nil

7. **COUNCIL RESOLUTION**

MOVED by Councillor **BASSAM**

SECONDED by Councillor **MURI**

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.

CARRIED
(8:26 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk



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.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 20 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

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:

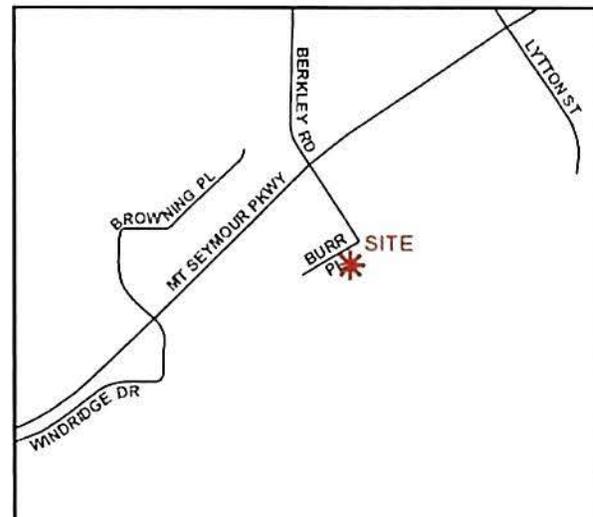
THAT "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)" is given FIRST reading and is referred to a Public Hearing.

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.



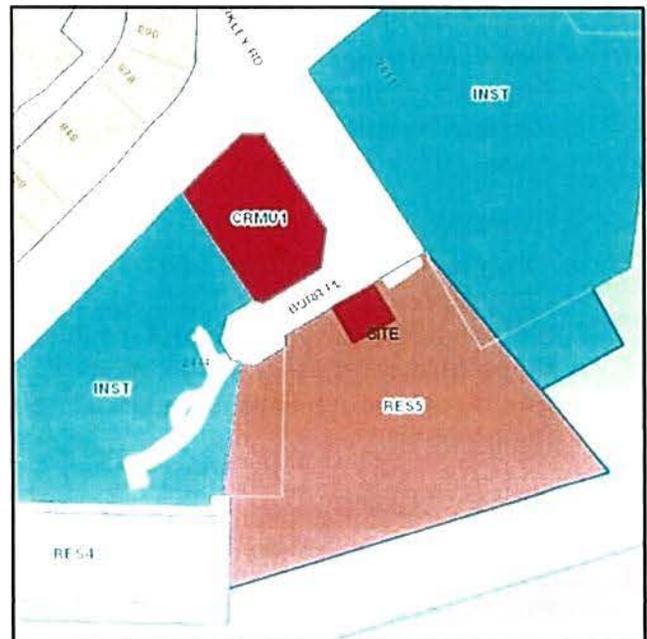
2670 Lloyd Avenue. Women's House

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.



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

July 10, 2015

Page 3

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,

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.



Proposed House on Burr Place

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.

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

July 10, 2015

Page 5

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

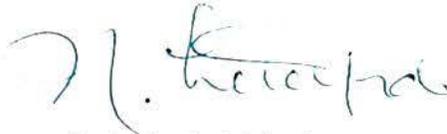
July 10, 2015

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"/> 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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____		

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

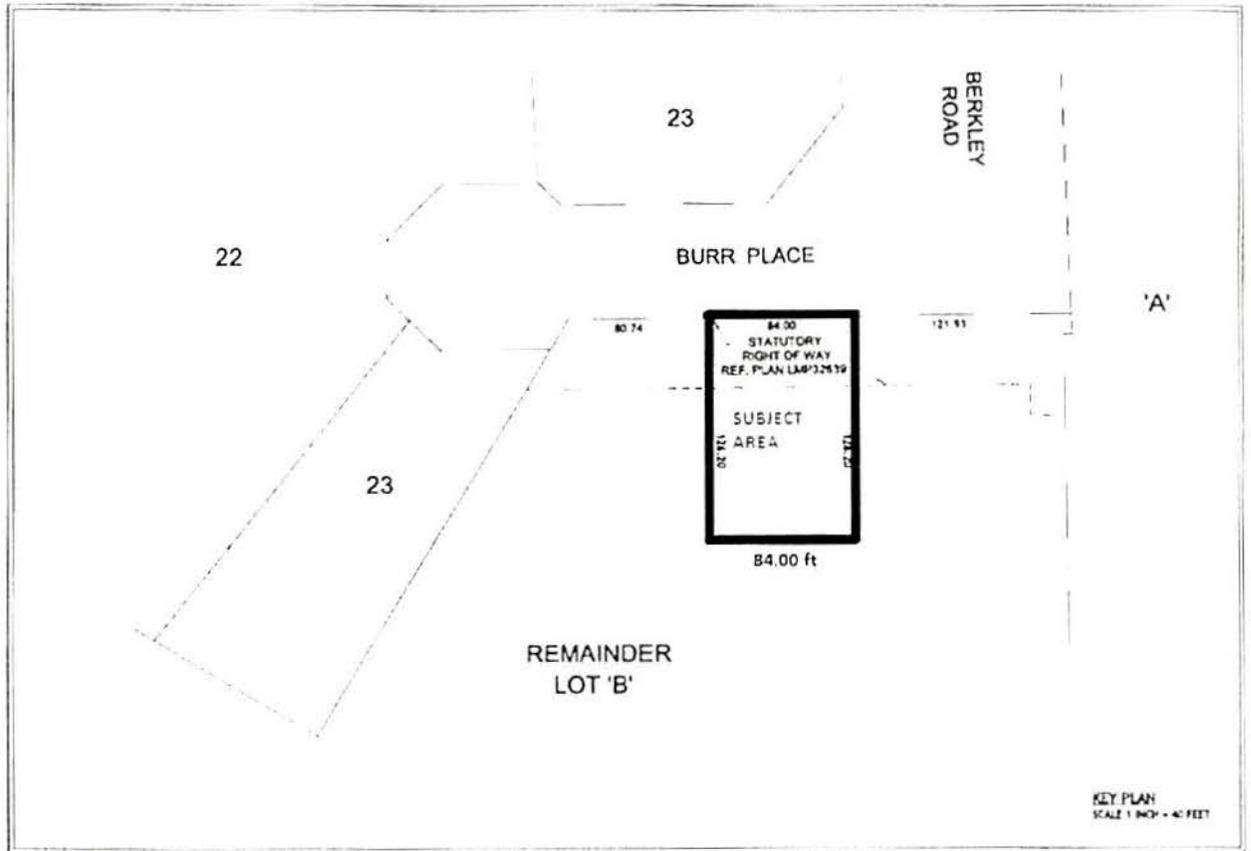
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8124



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 5, 2015</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 25, 2015
File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: **Bylaw 8128: Sign Bylaw Amendments to Regulate Real Estate Marketing and Construction Site Signage.**

RECOMMENDATION:

THAT "Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5) is ADOPTED as amended.

BACKGROUND:

Bylaw 8128 received First, Second and Third Readings on September 14, 2015.

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

ANALYSIS:

Following Third Reading of Bylaw 8128 it was noted that there were some typographical errors in sections 2.1(j) and 2.1(k) relating to the numbering sequences.

A redlined copy of the bylaw is attached which highlights the amendments to the numbering sequences in Bylaw 8128.

OPTIONS:

1. Adopt the bylaw;
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

SUBJECT: Bylaw 8128: Sign Bylaw Amendments to Regulate Real Estate Marketing and Construction Site Signage.

September 25, 2015

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Attachments:

- Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)
- Redlined copy of Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)
- Staff Report – September 1, 2015

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office _____
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications _____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance _____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services _____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS _____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor _____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS _____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate _____
		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 8128

A bylaw to amend Sign Bylaw 7532, 2005

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

1. Citation

This bylaw may be cited as "Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)".

2. Amendments

2.1 Sign Bylaw 7532, 2005 is amended as follows:

- a. Deleting the definition of "Banner Sign" in its entirety within Section 3.3 and inserting the following text in its place:

“**Banner Sign**” means a temporary fabric sign used to promote an idea or the sale of a product or service on which the sign is located.”

- b. Deleting the definition of "Construction Sign" within Section 3.3 in its entirety and inserting the following text in its place:

“**Construction Sign**” means a temporary sign used to identify the principal construction and traffic management contact for a development site. To a lesser extent, the sign may be used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning, development and financing of a project under construction.”

- c. Adding the following in alphabetical sequence, after the "Construction Sign" definition, within Section 3.3:

“**Construction Hoarding Sign**” means a graphic mural of images and text advertising or identifying an onsite development project, installed over a temporary construction safety fence surrounding a development site or building under construction or repair.”

- d. Adding the following in alphabetical sequence, after the "Portable Sign" definition, within Section 3.3:

“**Portable Real Estate Marketing Sign**” means a temporary sign used to provide advertising and wayfinding to nearby real estate for sale, lease or rent or to an associated real estate sales centre, which may be self-supporting, is easily moved and not permanently attached to the ground, and includes a sandwich board sign but does not include an open house sign related to property within a single-family residential zone.”

e. Inserting the following text into Table 1 (each point in alphabetical sequence) into the “Signs Requiring Permit” column:

- Construction Hoarding Sign
- Real Estate Sign
- Portable Real Estate Marketing Sign”

f. Deleting “Real estate sign” within Table 1 and inserting the following text in its place into the “Signs Not Requiring Permit” column:

- Real Estate Sign advertising an individual property within a single-family residential zone
- Real Estate Sign advertising an individual unit within a multi-family zone”

g. Inserting the following text into Table 1, within the fifth point of the “Signs Prohibited Under Bylaw” column, after ‘open house signs’:

“Portable Real Estate Marketing Signs”

h. Inserting the following text after Section 8.3.2:

“8.3.3 Notwithstanding Sections 8.2.4, 8.3.1 and 8.3.2, subject to any other provisions of Section 8.2, Construction Signs, Real Estate Signs, Construction Hoarding Signs and Portable Real Estate Marketing Signs may be located anywhere on a lot.”

i. Inserting the following text after Section 8.5.1.8

“8.5.1.9 Notwithstanding Section 8.5.1.8, a sign advertising real estate or a real estate sales centre is not permitted to be installed on a building other than a building used as a real estate sales centre, the sign is not permitted to be located higher than the top of any second storey, and the sign may remain only while the real estate sales centre is in operation.”

j. Deleting Sections 8.5.2.4 through 8.5.2.5 of Section 8.5.2 (Construction Sign) in their entirety and inserting the following text:

“8.5.2.4 for a property less than 2000m² in any other zone,

8.5.2.4.1 not more than 1 sign is allowed on a lot;

8.5.2.4.2 a sign shall not exceed a sign area of 7.43m²; and

8.5.2.4.3 a sign shall not exceed a height of 3.05m above grade;

- 8.5.2.5 for a property greater than 2000m² in any other zone,
 - 8.5.2.5.1 not more than 1 sign per street frontage is permitted;
 - 8.5.2.5.2 a sign shall not exceed a sign area of 7.43m²; and
 - 8.5.2.5.3 a sign shall not exceed a height of 3.05m above grade;
- 8.5.2.6 The area used to indicate the primary construction management contact person and/or company must be prominently displayed and comprise no less than 25% of the sign area.
- 8.5.2.7 a sign shall be removed within 2 weeks from the date the project construction is completed as evidenced by occupancy of the building.”

k. Deleting Sections 8.5.6.1 through 8.5.6.4 of Section 8.5.6 (Real Estate Sign) in their entirety and inserting the following text:

- “8.5.6.1 for a sign in a single-family residential zone or a sign used to advertise an individual multi-family unit,
 - 8.5.6.1.1 a sign permit is not required;
 - 8.5.6.1.2 not more than 2 signs per single-family lot or per multi-family unit are permitted;
 - 8.5.6.1.3 individual signs shall not exceed a sign area of 0.56m²;
 - 8.5.6.1.4 individual signs shall not exceed a height of 1.22m above grade; and
 - 8.5.6.1.5 a sign shall be removed within 7 days of the date that an unconditional sale or lease is achieved.
- 8.5.6.2 for a property less than 2000m² in any zone other than single-family residential,
 - 8.5.6.2.1 a sign permit is required;
 - 8.5.6.2.2 not more than 1 sign is permitted on a lot;
 - 8.5.6.2.3 a sign shall not exceed a sign area of 3m²;
 - 8.5.6.2.4 a sign face shall not exceed a height of 3.05m; and
 - 8.5.6.2.5 the total height of a sign shall not exceed a height 4.88m above grade.

- 8.5.6.3 for a property greater than 2000m² in any zone other than single-family residential,
- 8.5.6.3.1 a sign permit is required;
 - 8.5.6.3.2 not more than 1 sign per street frontage is permitted;
 - 8.5.6.3.3 a sign shall not exceed a sign area of 7.43m²;
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 - 8.5.6.3.6 when attached to a building, a sign shall not extend above the roofline or beyond the end of the façade on which it is located.
- 8.5.6.4 a sign issued in accordance with Section 8.5.6.2 and 8.5.6.3 shall be removed within 30 days following completion of initial construction unless units remain available for sale or lease, in which case the sign may remain onsite for up to an additional 90 days.”

I. Inserting the following text after Section 8.5.8:

- “8.5.9 Construction Hoarding Sign
- 8.5.9.1 a sign permit is required;
 - 8.5.9.2 a sign is not permitted within a single-family residential zone;
 - 8.5.9.3 a sign must not display repetitive sign copy, logos or images along the same street frontage;
 - 8.5.9.4 a sign must not exceed a height of 2.44m;
 - 8.5.9.5 total allowable sign copy, logos and images must not exceed 50% of the sign area;
 - 8.5.9.6 when a Construction Hoarding Sign is used in conjunction with a Real Estate Sign:
 - The portion of a Construction Hoarding Sign adjacent to any Real Estate Sign must not contain sign copy, logos or images within 2.44m of a Real Estate Sign; and

- The total allowable area used for sign copy, logos or images on a Construction Hoarding Sign shall be reduced by the total area of any Real Estate Sign(s).

8.5.10 Portable Real Estate Marketing Sign

- 8.5.10.1 No more than 4 signs per development project are permitted;
- 8.5.10.2 Sign location is limited to a distance no greater than 1000m from the development project;
- 8.5.10.3 A sign will only be permitted for a limited period of time between Development Permit issuance and 3 months after first occupancy of the development project;
- 8.5.10.4 A sign shall not exceed a sign area of 0.56m² on each side of the sign up to a maximum sign area of 1.12m²;
- 8.5.10.5 a sign shall not exceed a height of 0.9m; and
- 8.5.10.6 Location of a sign is limited to private property, but may be authorized to be located within the boulevard, providing a sign does not obstruct pedestrian or vehicular movements or is placed within any parking area, median, driveway, traffic island or parking lot manoeuvring aisle."

READ a first time September 14th, 2015

READ a second time September 14th, 2015

READ a third time September 14th, 2015

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8128

A bylaw to amend Sign Bylaw 7532, 2005

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

1. Citation

This bylaw may be cited as “Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)”.

2. Amendments

2.1 Sign Bylaw 7532, 2005 is amended as follows:

- a. Deleting the definition of “Banner Sign” in its entirety within Section 3.3 and inserting the following text in its place:

“**Banner Sign**” means a temporary fabric sign used to promote an idea or the sale of a product or service on which the sign is located.”

- b. Deleting the definition of “Construction Sign” within Section 3.3 in its entirety and inserting the following text in its place:

“**Construction Sign**” means a temporary sign used to identify the principal construction and traffic management contact for a development site. To a lesser extent, the sign may be used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning, development and financing of a project under construction.”

- c. Adding the following in alphabetical sequence, after the “Construction Sign” definition, within Section 3.3:

“**Construction Hoarding Sign**” means a graphic mural of images and text advertising or identifying an onsite development project, installed over a temporary construction safety fence surrounding a development site or building under construction or repair.”

- d. Adding the following in alphabetical sequence, after the “Portable Sign” definition, within Section 3.3:

“**Portable Real Estate Marketing Sign**” means a temporary sign used to provide advertising and wayfinding to nearby real estate for sale, lease or rent or to an associated real estate sales centre, which may be self-supporting, is easily moved and not permanently attached to the ground, and includes a sandwich board sign but does not include an open house sign related to property within a single-family residential zone.”

e. Inserting the following text into Table 1 (each point in alphabetical sequence) into the “Signs Requiring Permit” column:

- “• Construction Hoarding Sign
- Real Estate Sign
- Portable Real Estate Marketing Sign”

f. Deleting “Real estate sign” within Table 1 and inserting the following text in its place into the “Signs Not Requiring Permit” column:

- “• Real Estate Sign advertising an individual property within a single-family residential zone
- Real Estate Sign advertising an individual unit within a multi-family zone”

g. Inserting the following text into Table 1, within the fifth point of the “Signs Prohibited Under Bylaw” column, after ‘open house signs’:

“Portable Real Estate Marketing Signs”

h. Inserting the following text after Section 8.3.2:

“8.3.3 Notwithstanding Sections 8.2.4, 8.3.1 and 8.3.2, subject to any other provisions of Section 8.2, Construction Signs, Real Estate Signs, Construction Hoarding Signs and Portable Real Estate Marketing Signs may be located anywhere on a lot.”

i. Inserting the following text after Section 8.5.1.8

“8.5.1.9 Notwithstanding Section 8.5.1.8, a sign advertising real estate or a real estate sales centre is not permitted to be installed on a building other than a building used as a real estate sales centre, the sign is not permitted to be located higher than the top of any second storey, and the sign may remain only while the real estate sales centre is in operation.”

j. Deleting Sections 8.5.2.4 through 8.5.2.5 of Section 8.5.2 (Construction Sign) in their entirety and inserting the following text:

“8.5.2.4 for a property less than 2000m² in any other zone,
8.5.2.5.4.1 not more than 1 sign is allowed on a lot;
8.5.2.5.4.2 a sign shall not exceed a sign area of 7.43m²; and
8.5.2.5.4.3 a sign shall not exceed a height of 3.05m above grade;

- 8.5.2.5 for a property greater than 2000m² in any other zone,
 - 8.5.2.6.5.1 not more than 1 sign per street frontage is permitted;
 - 8.5.2.6.5.2 a sign shall not exceed a sign area of 7.43m²; and
 - 8.5.2.6.5.3 a sign shall not exceed a height of 3.05m above grade;
- 8.5.2.6 The area used to indicate the primary construction management contact person and/or company must be prominently displayed and comprise no less than 25% of the sign area.
- 8.5.2.7 a sign shall be removed within 2 weeks from the date the project construction is completed as evidenced by occupancy of the building.”

k. Deleting Sections 8.5.6.1 through 8.5.6.4 of Section 8.5.6 (Real Estate Sign) in their entirety and inserting the following text:

- “8.5.6.1 for a sign in a single-family residential zone or a sign used to advertise an individual multi-family unit,
 - 8.5.6.1.1 a sign permit is not required;
 - 8.5.6.1.2 not more than 2 signs per single-family lot or per multi-family unit are permitted;
 - 8.5.6.1.3 individual signs shall not exceed a sign area of 0.56m²;
 - 8.5.6.1.4 individual signs shall not exceed a height of 1.22m above grade; and
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I. Inserting the following text after Section 8.5.8:

“8.5.9 Construction Hoarding Sign

8.5.9.1 a sign permit is required;

8.5.9.2 a sign is not permitted within a single-family residential zone;

8.5.9.3 a sign must not display repetitive sign copy, logos or images along the same street frontage;

8.5.9.4 a sign must not exceed a height of 2.44m;

8.5.9.5 total allowable sign copy, logos and images must not exceed 50% of the sign area;

8.5.9.6 when a Construction Hoarding Sign is used in conjunction with a Real Estate Sign:

- The portion of a Construction Hoarding Sign adjacent to any Real Estate Sign must not contain sign copy, logos or images within 2.44m of a Real Estate Sign; and

- The total allowable area used for sign copy, logos or images on a Construction Hoarding Sign shall be reduced by the total area of any Real Estate Sign(s).

8.5.10 Portable Real Estate Marketing Sign

- 8.5.10.1 No more than 4 signs per development project are permitted;
- 8.5.10.2 Sign location is limited to a distance no greater than 1000m from the development project;
- 8.5.10.3 A sign will only be permitted for a limited period of time between Development Permit issuance and 3 months after first occupancy of the development project;
- 8.5.10.4 A sign shall not exceed a sign area of 0.56m² on each side of the sign up to a maximum sign area of 1.12m²;
- 8.5.10.5 a sign shall not exceed a height of 0.9m; and
- 8.5.10.6 Location of a sign is limited to private property, but may be authorized to be located within the boulevard, providing a sign does not obstruct pedestrian or vehicular movements or is placed within any parking area, median, driveway, traffic island or parking lot manoeuvring aisle."

READ a first time September 14th, 2015

READ a second time September 14th, 2015

READ a third time September 14th, 2015

ADOPTED

Mayor

Municipal Clerk

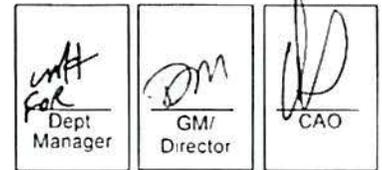
Certified a true copy

Municipal Clerk

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AGENDA INFORMATION

Regular Meeting Date: SEPT. 14, 2015
 Workshop (open to public) Date: _____



**The District of North Vancouver
REPORT TO COUNCIL**

September 1, 2015
File: 08.3227.14/000.000

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: SIGN BYLAW 7532 – SIGN BYLAW AMENDMENTS TO REGULATE REAL ESTATE MARKETING AND CONSTRUCTION SITE SIGNAGE

RECOMMENDATION:

THAT "Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

At the Committee of the Whole Meeting of June 22, 2015, Council directed staff to report back with proposed changes to the Sign Bylaw.

SUMMARY:

Proposed changes to the Sign Bylaw will provide improved regulations regarding banner signs, construction signs, real estate signs, portable real estate marketing signs and construction hoarding signs for development projects.

BACKGROUND:

Council considered Development Permit 33.14 and 34.14 on April 27, 2015 (regarding Seylynn Village). The Development Permits included variances to the Sign Bylaw to allow banners, construction signs, real estate signs and construction fencing signage not permitted by the Sign Bylaw. These Sign Bylaw variances were not approved by Council. Council instead instructed staff to report back with a discussion of real estate marketing signage.

Staff subsequently reviewed the District's Sign Bylaw and researched a sample of Lower Mainland municipalities with a primary focus on signage related to mid to large scale development projects and presented Council with possible changes to the Sign Bylaw at the Committee of the Whole meeting on June 22, 2015. The proposed changes to the Sign Bylaw were generally acceptable to Council; however, improved regulation of portable real estate marketing signs (i.e. 'sandwich boards') was identified for follow-up and regulation.

SUBJECT: SIGN BYLAW 7532 – SIGN BYLAW AMENDMENTS TO REGULATE REAL ESTATE MARKETING AND CONSTRUCTION SITE SIGNAGE

September 1, 2015

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Council also requested documentation regarding the number of complaints received related to real estate signage (e.g. banners, excessively sized real estate marketing signs, construction hoarding signage). The Bylaw Services Department has received 3 complaints about real estate signs related to development projects since January 1, 2015 (2 of those complaints were received from Council).

This report reviews proposed changes to the Sign Bylaw to provide improved regulation of banner signs, construction signs, real estate signs, portable real estate marketing signs and construction hoarding signs for development projects.

Banner Signs

Utilizing feedback from other municipalities and Council's direction regarding real estate marketing banners on the side of buildings, staff has proposed a revised "Banner sign" definition to provide a clearer definition. For comparison purposes, Attachment B provides the existing and proposed definition for a "Banner Sign".

In order to prevent banner signs from being used for real estate marketing purposes on buildings under construction, the Sign Bylaw regulations will be modified to allow a banner sign to be installed on a building utilized as a real estate sales centre yet prohibit banners on the sides of development projects under construction.

The Sign Bylaw would still allow banners to be used by businesses, on a temporary basis, to advertise a sale or event.

Construction Signs

The current Sign Bylaw definition for a 'Construction Sign' allows construction signs to be used as an advertising medium for real estate/development projects. As proposed, the definition would be amended to clarify the intended usage for a construction sign. For comparison purposes, Attachment B provides the existing and proposed definition for a 'Construction Sign'.

The current Sign Bylaw regulations allow for a maximum construction sign size of 10m² (108 sq.ft.) for mid to large scale development projects (i.e. non-single family developments). The text within the Sign Bylaw regulating construction signage is proposed to be amended with the following changes:

- For properties less than 2000m² (21,528 sq.ft.) (*Small to Mid-scale development projects*):
 - (i) only 1 construction sign per lot is allowed;
 - (ii) the construction sign cannot exceed an area of 7.43m² (80 sq. ft); and
 - (iii) the construction sign cannot exceed a height of 3.05m (10 ft.) from grade.
- For properties greater than 2000m² (21,528 sq.ft.) (*Large scale development projects*):
 - (i) only 1 construction sign per street frontage is allowed;

SUBJECT: SIGN BYLAW 7532 – SIGN BYLAW AMENDMENTS TO REGULATE REAL ESTATE MARKETING AND CONSTRUCTION SITE SIGNAGE

September 1, 2015

Page 3

- (ii) the construction sign cannot exceed an area of 7.43m² (80 sq. ft); and
 - (iii) the construction sign cannot exceed a height of 3.05m (10 ft) from grade.
- The area used to indicate the primary construction management contact must be prominently displayed and no less than 25% of the sign area.

The proposed changes to the construction sign definition and regulations will provide differentiation between Real Estate Signs and Construction Signs and require construction management contact information to be prominently displayed. The Sign Bylaw text regulating single-family residential construction signs will remain unchanged.

Real Estate Signs

The current 'Real Estate Sign' regulations within the Sign Bylaw do not appropriately regulate marketing and advertising packages for larger development projects. Accordingly, the following changes are proposed to the existing 'Real Estate Sign' regulations:

- *For properties less than 2000m² (21,528 sq.ft.) (Small to Mid-scale development projects):*
 - (i) A sign permit is required for any real estate sign;
 - (ii) Number of allowable real estate signs is decreased from 2 per lot to 1 per lot;
 - (iii) The size of a real estate sign is limited to 3m² (32 sq.ft.);
 - (iv) Sign face height is limited to 3.05m (10 ft.); and
 - (v) Total sign height is limited to 4.88m (16 ft.) from grade.
- *For properties greater than 2000m² (21,528 sq.ft.) (Large scale development projects):*
 - (i) A sign permit be required for any real estate sign;
 - (ii) Number of allowable real estate signs is modified from 2 per lot to 1 per street frontage;
 - (iii) The size of a real estate sign is limited to 7.43m² (80 sq.ft.);
 - (iv) Sign face height is limited to 3.05m (10 ft.); and
 - (v) Total sign height is limited to 4.88m (16 ft.) from grade.

The text changes outlined above would leave the single-family regulations unchanged and provide appropriate real estate sign regulations for larger development projects.

Portable Real Estate Marketing Signs (Sandwich Boards)

Many development projects utilize portable marketing signs (i.e. sandwich boards) as part of a project's marketing strategy. In order to better regulate signs advertising real estate or sales centres on a temporary basis, a new definition for a "Portable Real Estate Marketing Sign" will be inserted into the Sign Bylaw (See attachment B for new definition). In order to regulate "Portable Real Estate Marketing Signs", the following Sign Bylaw changes are proposed:

- A sign permit is required for Portable Real Estate Marketing Signs;
- No more than 4 signs per development site are permitted;

- Signs may not be located more than 1000 m (3,280 ft.) from the development project being advertised;
- Sign Permits to allow the signs would only be issued after Development Permit issuance and removal of the signs would be required no later than 3 months after first occupancy;
- Each sign shall not exceed a sign area of 0.56m² (6 sq.ft.) on each side of the sign up to a maximum sign area of 1.12m² (12 sq.ft.);
- a sign shall not exceed a height of 0.9m (3 ft.); and
- a sign shall not obstruct pedestrian and vehicular movements, or be placed within parking areas, driveways, traffic islands, or maneuvering aisles.

Construction Hoarding Signs

The British Columbia Building Code requires all construction sites to be fenced to ensure the general safety of the public. Accordingly, construction hoarding (i.e. fencing) is a requirement for all active construction on all development sites.

Signage is routinely installed on construction hoarding within the District and throughout the Lower Mainland. Normally, construction hoarding is clad with information related to the development project. The hoarding is often a preferred alternative to a blank plywood wall surrounding a development site or interlocking metal fencing allowing full view of a construction site. In addition to the safety aspect, construction hoarding signage can provide needed information to the public such as scheduled completion dates and developer contact information.

The Sign Bylaw currently does not contemplate or regulate signs on construction hoarding (i.e. construction fencing), yet does allow large freestanding construction signs. Construction hoarding signage is usually either vinyl graphics/text attached directly to the construction hoarding or an opaque graphic/text fabric overlay.

As construction hoarding signage is not specifically regulated within the Sign Bylaw, developers have been installing construction hoarding signage around construction projects without any District regulation.

In order to regulate construction hoarding signs, a new definition for a "Construction Hoarding Sign" will be inserted into the Sign Bylaw (See attachment B for new definition). Additionally, the following Sign Bylaw changes are proposed to regulate construction hoarding signs:

- A sign permit is required for any construction hoarding sign;
- Construction hoarding signs are not permitted in single-family zones;
- The height of signage on construction hoarding fencing may not exceed a height of 2.44m (8 ft.);
- Sign Copy (i.e. lettering, logos and images) may not comprise more than 50% of the total area of the sign;
- Repetitive images and sign copy on each street frontage are prohibited; and
- Construction hoarding signage is to be installed so sight lines and safety concerns are properly addressed.

SUBJECT: SIGN BYLAW 7532 – SIGN BYLAW AMENDMENTS TO REGULATE REAL ESTATE MARKETING AND CONSTRUCTION SITE SIGNAGE

September 1, 2015

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CONCLUSION:

Staff recommend changes to the Sign Bylaw to better regulate real estate marketing and construction site signage within the District.

The proposed changes to the Sign Bylaw would provide more clarity for staff, Council, residents, developers and contractors and allow a degree of control on the extent of construction hoarding and advertising permitted in relation to development projects.

OPTIONS:

The following options are available for Council's consideration:

1. THAT "Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5)" is given FIRST, SECOND and THIRD Readings; or
2. That Council receive this report for information and leave the Sign Bylaw in its current form.

Respectfully submitted,



for: Erik Wilhelm, Community Planner

Attachments:

Attachment A - Bylaw 8128

Attachment B - Definitions – Proposed Changes to Sign Bylaw

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: _____

The Corporation of the District of North Vancouver

Bylaw 8128

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"**Banner Sign**" means a temporary fabric sign used to promote an idea or the sale of a product or service on which the sign is located."

- b. Deleting the definition of "Construction Sign" within Section 3.3 in its entirety and inserting the following text in its place:

"**Construction Sign**" means a temporary sign used to identify the principal construction and traffic management contact for a development site. To a lesser extent, the sign may be used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning, development and financing of a project under construction."

- c. Adding the following in alphabetical sequence, after the "Construction Sign" definition, within Section 3.3:

"**Construction Hoarding Sign**" means a graphic mural of images and text advertising or identifying an onsite development project, installed over a temporary construction safety fence surrounding a development site or building under construction or repair."

- d. Adding the following in alphabetical sequence, after the "Portable Sign" definition, within Section 3.3:

"**Portable Real Estate Marketing Sign**" means a temporary sign used to provide advertising and wayfinding to nearby real estate for sale, lease or rent or to an associated real estate sales centre, which may be self-supporting, is easily moved and not permanently attached to the ground, and includes a sandwich board sign but does not include an open house sign related to property within a single-family residential zone."

e. Inserting the following text into Table 1 (each point in alphabetical sequence) into the "Signs Requiring Permit" column:

- Construction Hoarding Sign
- Real Estate Sign
- Portable Real Estate Marketing Sign"

f. Deleting "Real estate sign" within Table 1 and inserting the following text in its place into the "Signs Not Requiring Permit" column:

- Real Estate Sign advertising an individual property within a single-family residential zone
- Real Estate Sign advertising an individual unit within a multi-family zone"

g. Inserting the following text into Table 1, within the fifth point of the "Signs Prohibited Under Bylaw" column, after 'open house signs':

"Portable Real Estate Marketing Signs"

h. Inserting the following text after Section 8.3.2:

"8.3.3 Notwithstanding Sections 8.2.4, 8.3.1 and 8.3.2, subject to any other provisions of Section 8.2, Construction Signs, Real Estate Signs, Construction Hoarding Signs and Portable Real Estate Marketing Signs may be located anywhere on a lot."

i. Inserting the following text after Section 8.5.1.8

"8.5.1.9 Notwithstanding Section 8.5.1.8, a sign advertising real estate or a real estate sales centre is not permitted to be installed on a building other than a building used as a real estate sales centre, the sign is not permitted to be located higher than the top of any second storey, and the sign may remain only while the real estate sales centre is in operation."

j. Deleting Sections 8.5.2.4 through 8.5.2.5 of Section 8.5.2 (Construction Sign) in their entirety and inserting the following text:

- "8.5.2.4 for a property less than 2000m² in any other zone,
- 8.5.2.5.1 not more than 1 sign is allowed on a lot;
- 8.5.2.5.2 a sign shall not exceed a sign area of 7.43m²; and
- 8.5.2.5.3 a sign shall not exceed a height of 3.05m above grade;

- 8.5.2.5 for a property greater than 2000m² in any other zone,
 - 8.5.2.6.1 not more than 1 sign per street frontage is permitted;
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 - 8.5.2.6 The area used to indicate the primary construction management contact person and/or company must be prominently displayed and comprise no less than 25% of the sign area.
 - 8.5.2.7 a sign shall be removed within 2 weeks from the date the project construction is completed as evidenced by occupancy of the building."
- k. Deleting Sections 8.5.6.1 through 8.5.6.4 of Section 8.5.6 (Real Estate Sign) in their entirety and inserting the following text:
- "8.5.6.1 for a sign in a single-family residential zone or a sign used to advertise an individual multi-family unit,
 - 8.5.6.1.1 a sign permit is not required;
 - 8.5.6.1.2 not more than 2 signs per single-family lot or per multi-family unit are permitted;
 - 8.5.6.1.3 individual signs shall not exceed a sign area of 0.56m²;
 - 8.5.6.1.4 individual signs shall not exceed a height of 1.22m above grade; and
 - 8.5.6.1.5 a sign shall be removed within 7 days of the date that an unconditional sale or lease is achieved.
 - 8.5.6.2 for a property less than 2000m² in any zone other than single-family residential,
 - 8.5.6.2.1 a sign permit is required;
 - 8.5.6.2.2 not more than 1 sign is permitted on a lot;
 - 8.5.6.2.3 a sign shall not exceed a sign area of 3m²;
 - 8.5.6.2.4 a sign face shall not exceed a height of 3.05m; and
 - 8.5.6.2.5 the total height of a sign shall not exceed a height 4.88m above grade.

- 8.5.6.3 for a property greater than 2000m² in any zone other than single-family residential,
- 8.5.6.3.1 a sign permit is required;
- 8.5.6.3.2 Not more than 1 sign per street frontage is permitted;
- 8.5.6.3.3 a sign shall not exceed a sign area of 7.43m²;
- 8.5.6.3.4 a sign face shall not exceed a height of 3.05m;
- 8.5.6.3.5 the total height of a sign shall not exceed a height 4.88m above grade.
- 8.5.6.4.6 when attached to a building, a sign shall not extend above the roofline or beyond the end of the façade on which it is located.
- 8.5.6.4.7 a sign issued in accordance with Section 8.5.6.2 and 8.5.6.3 shall be removed within 30 days following completion of initial construction unless units remain available for sale or lease, in which case the sign may remain onsite for up to an additional 90 days."

I. Inserting the following text after Section 8.5.8:

- "8.5.9 Construction Hoarding Sign
- 8.5.9.1 a sign permit is required;
- 8.5.9.2 a sign is not permitted within a single-family residential zone;
- 8.5.9.3 a sign must not display repetitive sign copy, logos or images along the same street frontage;
- 8.5.9.4. a sign must not exceed a height of 2.44m;
- 8.5.9.5 total allowable sign copy, logos and images must not exceed 50% of the sign area;
- 8.5.9.6 when a Construction Hoarding Sign is used in conjunction with a Real Estate Sign:
- The portion of a Construction Hoarding Sign adjacent to any Real Estate Sign must not contain sign copy, logos or images within 2.44m of a Real Estate Sign; and

- The total allowable area used for sign copy, logos or images on a Construction Hoarding Sign shall be reduced by the total area of any Real Estate Sign(s).

8.5.10 Portable Real Estate Marketing Sign

- 8.5.10.1 No more than 4 signs per development project are permitted;
- 8.5.10.2 Sign location is limited to a distance no greater than 1000m from the development project;
- 8.5.10.3 A sign will only be permitted for a limited period of time between Development Permit issuance and 3 months after first occupancy of the development project;
- 8.5.10.4 A sign shall not exceed a sign area of 0.56m² on each side of the sign up to a maximum sign area of 1.12m²;
- 8.5.10.5 a sign shall not exceed a height of 0.9m; and
- 8.5.10.6 Location of a sign is limited to private property, but may be authorized to be located within the boulevard, providing a sign does not obstruct pedestrian or vehicular movements or is placed within any parking area, median, driveway, traffic island or parking lot manoeuvring aisle."

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Definitions – Proposed Changes within Sign Bylaw

Banner Sign

Existing Definition:

“Banner Sign” means a banner containing sign copy that is used a temporary sign.

Proposed Definition:

“Banner Sign” means a temporary fabric sign used to promote an idea or the sale of a product or service found on the lot on which the sign is located.

Construction Sign

Existing Definition:

“Construction Sign” means a temporary sign promoting a construction or real estate development project which may also be used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning, development and financing of a project under construction.

Proposed Definition:

“Construction Sign” means a temporary sign used to identify the principal construction and traffic management contact for a development site. To a lesser extent, the sign may be used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning, development and financing of a project under construction.

Portable Real Estate Marketing Sign

Proposed definition (to be inserted into the Sign Bylaw):

“Portable Real Estate Marketing Sign” means a temporary sign used to provide advertising and wayfinding to nearby real estate for sale, lease or rent and real estate sales centres which may be self-supporting, is easily moved and not permanently attached to the ground and includes a sandwich board sign but does not include an open house sign related to single-family real estate.

Construction Hoarding Sign

Proposed definition (to be inserted into the Sign Bylaw):

“Construction Hoarding Sign” means a graphic mural of images and text advertising or identifying an onsite development project, installed over a temporary construction safety fence surrounding a development site or building under construction or repair.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 5, 2015</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver
REPORT TO COUNCIL

September 24, 2015
File: 3060-20-15.15

AUTHOR: Tamsin Guppy, Community Planning

**SUBJECT: 10 PEMBERTON AVENUE – SEASPAN SHIP BUILDING
DEVELOPMENT PERMIT – HEAD OFFICE BUILDING**

RECOMMENDATION:

It is recommended that Development Permit 15.15 be issued.

SUMMARY:

Seaspan is proposing to construct a new head office to provide the necessary office facilities for their operations. The project is in the heart of the industrial waterfront and approximately a five minute walk from the nearest public street. The proposal is generally in keeping with Development Permit Guidelines for Energy and Water Conservation, and Form and Character (Design) of Industrial Development.

BACKGROUND:

In 2011, Seaspan was awarded the right to negotiate contracts to build 17 non-combat ships for Canada, including science vessels, ice breakers and support ships. These contracts are expected to span many years and create long term jobs in the ship building industry here in North Vancouver.

The award triggered Seaspan's modernization project (2012-2014) during which the shipyards were upgraded.

Seaspan is now turning its attention to upgrading its office space for their ship building team.



EXISTING POLICY:

There are two Development Permit Areas applicable to this project:

- Form and Character (Design) of Industrial Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reduction.

ANALYSIS:

1. The Site and Surrounding Area



The Seaspan site is located at the foot of Pemberton Avenue, just south of the railway tracks. The site is over 37 acres (approx. 15 hectares) in size (outlined in red above) and the head office building is proposed at the south western edge of the site on the southernmost tip of the Pemberton spit (see red box above).

The proposed head office site is next to the Pemberton Avenue alignment which is owned by Port Metro Vancouver and leased to Seaspan for their access and parking. The neighbouring business to the west is Fibreco, a wood chip and pellet supplier.

2. The Proposal



Seaspan is proposing a new central facility to house the office component of its ship building and marine service operations. The location on the site offers both overview of the shipyards, and easy access for staff moving back and forth between on-site facilities.

The proposed industrial office building is four storeys in height and includes offices, meeting rooms, change rooms, and a canteen for the Seaspan staff. The building is proposed to be approximately 84,000 square feet (7,800 m²) in floor area and once complete will replace the existing office building.

3. Natural Hazards – Flooding

SNC Lavalin Engineering Consultants, have established the flood construction level for the office building taking into consideration storm events and sea level rise. The design follows the flood construction requirements and places the office space out of risk by locating all the offices on the second floor and above. The first floor areas are proposed to be minimized with parking occupying most of the grade level. A reception area and change rooms are located on the first floor but these spaces are stepped up above the grade to reduce the risk from flooding.

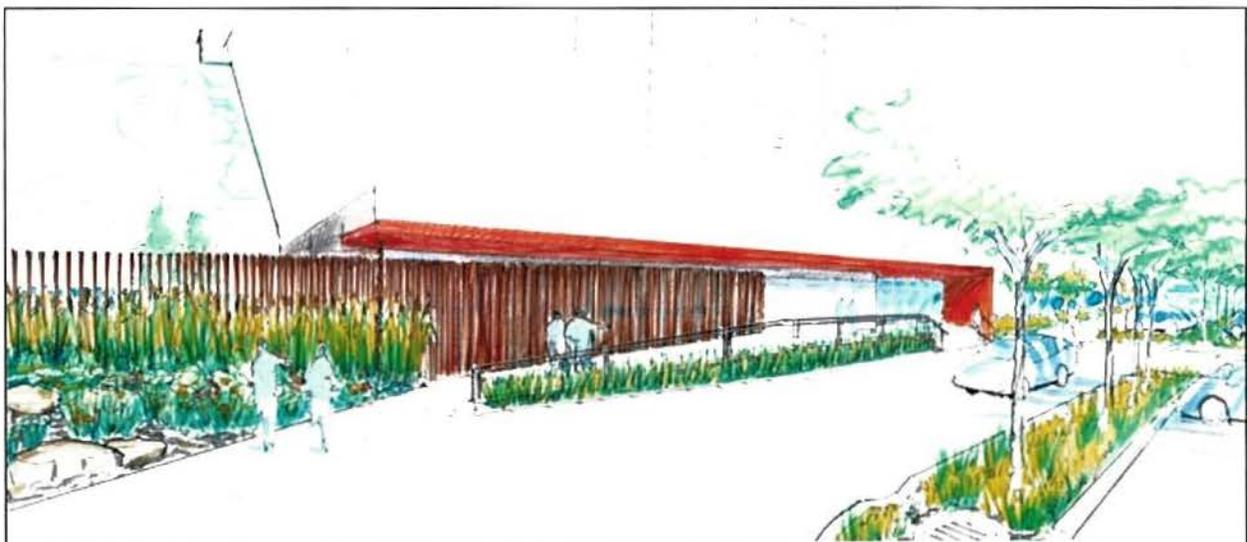
4. Design and Layout



Seaspan's proposed office building is part of their ship building business and operations, and is located in the heart of the industrial waterfront area, surrounded by barges, ships, piers and Fibreco's wood chip piles and conveyor belts. The design recognizes this context, but still works to provide a comfortable working environment for the employees and a design that references the nautical context of the area.

The overall design is in keeping with Schedule B of the Official Community Plan's Development Permit Guidelines for Form and Character of Industrial and Business Park Development. Of note, the proposal complies with:

- D1.2: An easily identifiable entrance;
- D 4.2 An integrated landscape plan;
- D 4.3 Outdoor seating opportunities for staff; and
- D 4.6 and 4.7 the use of landscaping to screen parking and refinish unused portions of the site.



Seaspan is using the red colour of the Seaspan logo to help draw attention to the entrance, in keeping with urban design guidelines for easy to find building entrances.

The parking plan for the overall Seaspan site is being updated to improve the gravel lot next to the office building site, and add more on-site parking including a new parking area on the east side of the site. Combined these lots are intended to provide for staff parking and address the short term demand for construction parking and staging.



The location of the future office building, allows for operations to continue during construction and for construction parking to be located on the existing gravel lot.

5. Advisory Design Panel

The proposed office building site is in the heart of the working waterfront and as such the design must contend with the industrial conditions of the area. As this is an office building, Seaspan has gone beyond the basic industrial requirements and provided a strong design for their head office, but chosen materials, building orientation and design features that address the conditions of the site. Seaspan presented their design to the Advisory Design Panel on July 9, 2015. The Panel was generally supportive of the proposal and recommended approval subject to exploring a number of ideas and minor issues.

In response to the Panel's recommendations, the Seaspan project designers explored the suggestions that were raised, and picked up on three of the ideas choosing to slightly refine the building roofline, finish the ceiling of the open air grade level parking in a metal soffit, and create additional seating opportunities along the waterfront out of tree stumps.

6. Energy and Water Conservation

In accordance with the Energy and Water Conservation Development Permit Area, the proposed building is intending to reduce energy and water use. The applicant has provided a green building report outlining the green building measures that will address the development permit requirements. Three key aspects of this report are:

- Orientation and style of windows – the building is optimizing heat gain from sunshine early in the day through extensive windows on the east and southern elevations, but has minimal windows on the west side to reduce excessive heat gain from afternoon sunshine.
- Heat Recapture – The building will be able to capture heat gain from sunshine and from the data centre and reuse that heat elsewhere in the building.
- Through careful fixture selection, Seaspan will be able to reduce its water consumption by 840,000 litres annually compared to a baseline building. Using the LEED water reduction calculation method, this equates to a 43% water savings.



7. Public Input

A facilitated public information meeting was held at the Chief Joe Mathias Centre on July 15, 2015 early in the evening, from 5:30 – 7:00pm, to accommodate both business and residential participants. In accordance with District policy, notices were sent to the five properties in the 75 metre notification area, and the Norgate Community Association. Comments at the public meeting were generally supportive, and most attendees were asking general questions about the timing and scope of the work.

In addition, two general questions with regards to Seaspan were raised:

- a) whether Seaspan was planning on constructing a pedestrian crossing over the railway tracks at Pemberton; and
- b) whether Seaspan would be improving pedestrian access to the southern end of the Pemberton Avenue spit.

At this time, Seaspan is not proposing to construct a pedestrian overpass over the railway at Pemberton Avenue, and due to Port Metro Vancouver’s security policies, Seaspan is not in support of formally increasing public access to the southern tip of the Pemberton spit, but improvements to the site with the recent modernization upgrades have improved pedestrian connectivity in this area.

8. Parking

With the expansion of the head office facility, the Zoning Bylaw triggers a need for 122 additional parking spaces. The additional parking spaces will be provided on the Seaspan site and on the adjacent Port Metro Vancouver lands as follows:

- Conversion of the gravel parking area at the south end of the spit to formal and organized paved parking;
- Covered parking under the proposed building;
- Adding parking at the site of the existing office building after it is demolished; and
- Adding a new on-site parking lot on the eastern spit that would allow parking for employees to be redistributed across the site.

Bicycle parking will be located in a covered area under the proposed building, and end of trip facilities will be provided including showers and change rooms.

To meet the District's Electric Vehicle Charging Infrastructure Policy requirements, Seaspan is proposing 2 "Level Two" electric charging towers that will provide "Level Two" facilities to 4 parking spaces, and 11 "Level One" spaces. Staff support this combination approach as this parking is intended to serve the employees and not the general public. Employees park for longer periods of time and can take advantage of the slower "Level One" facilities.

9. Construction Traffic Management Plan

The applicant has submitted a draft construction management plan and will be required to provide a finalized construction traffic management plan prior to issuance of a building permit.

In particular, the construction traffic management must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Provide a point of contact for all calls and concerns;
4. Provide a sequence and schedule of construction activities;
5. Identify methods of sharing construction schedule with other developments in the area;
6. Ascertain a location for truck marshalling and trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods; and
7. Include a communication plan to notify surrounding businesses.

Highlights of the draft plan for this site include:

- Using water access for deliveries of oversize building materials by barge;
- Accommodating construction parking on the Pemberton spit adjacent to the construction site;
- Expanding on-site parking for employees with the development of a new parking lot on the eastern side of the site; and

- Exploring the potential for leasing additional parking from neighbouring sites to cover any short term short falls in staff or construction worker parking.

Conclusion:

The Seaspan expansion and modernization project continues with this office renewal project which will assist with the extensive job creation project being undertaken by Seaspan.

The project is in keeping with Development Permit Guidelines for Form and Character of Industrial Buildings and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

Options:

1. Issue Development Permit 15.15 (staff recommendation)
2. Deny Development Permit 15.15.

Respectfully submitted,



Tamsin Guppy
Community Planning

Attachment: DP 15.15 with attached drawings.

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate
		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

DEVELOPMENT PERMIT 15.15

This Development Permit 15.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to Seaspan ULC (Inc. No. 482206) for the development of a new office building on the property located at 10 Pemberton Avenue, legally described as Lot D, Block 27, District Lot 266, And the Bed of Burrard Inlet Plan 17757 (PID:005-520-827) subject to the following terms and conditions:

- A. The following requirement is imposed under Subsection 920(2)(c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
 2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- B. The following requirements are imposed under Subsections 920(7.1) and 920(11) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP 15.15 - A - Q) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the report prepared by SNC Lavalin on June 24, 2015 outlining the flood protection measures for this project.
 - (ii) A qualified professional engineer shall confirm that the building permit drawings meet or exceed the recommendations of the SNC Lavalin report referenced.
 - (iii) Confirmation of amendment of the section 219 restrictive covenant for flood protection registered #CA2947989, or registration of a new section 219 restrictive covenant for flood protection, to reflect the requirements for this specific project.
 - (iv) The site shall be developed in accordance with the recommendations of the geotechnical report prepared by Geopacific Consultants Ltd, dated November 3, 2014.
 - (v) A qualified professional engineer shall confirm that the building permit drawings meet or exceed the recommendations of the geotechnical report referenced above, and the Building Department may require an independent peer review of the geotechnical design with the Building Permit submission.

- C. The following requirements are imposed under Subsections 920(8) & (9) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans DP 15.15-A –Q.
 2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - a) Parks:
 - (i) Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia for the approval of the Director of Engineering or their designate;
 - (ii) A written landscape estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
 - (iii) A completed “Permission to Enter” agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.
- D. The following requirements are imposed under Subsections 920 (10.1) and (10.2) of the Local Government Act:
1. A completed green building checklist, outlining the measures to incorporated in the building;
 2. An energy performance commitment form;
 3. A report from an energy performance advisor clearly establishing that the building design will enable you to achieve your energy performance targets and energy and water conservation measures as outlined in the report prepared by Dialog dated August 14, 2015 as well as meeting the current Building Code energy requirements; and
 4. Provision of 4 “level two” electric vehicle charging stations and 11 “level one” electric vehicle charging stations.
- E. The following requirements are imposed under Subsections 925(1) & (2) of the Local Government Act:
1. Prior to issuance of the Building Permit the following deposits are required:
 - (a) A security deposit equal to 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or 10% of the construction value accepted on the building permit application, The deposit will be held as security for landscaping, building and hazard mitigation and environmental works.
 - (b) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

Dated this day of , 20.

Municipal Clerk

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SEASPAN NEW HEAD OFFICE



VIEW FROM SOUTHWEST

SITE SUMMARY AND LAND USE

BYLAW ITEM

LEGAL DESCRIPTION

MUNICIPAL ADDRESS

APPLICABLE BYLAW & REFERENCES

PERMITTED USE:

BUILDING SETBACKS:

TOTAL SITE AREA:

SITE COVERAGE

BUILDING FOOTPRINT:

DNV-DPA

PARKING INFORMATION

REQUIRED PARKING

DESCRIPTION

LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757. NHG WATER V-9019110 716.016 SQFT - V-9009100 913.003 SQFT.

10 PEMBERTON AVENUE
NORTH VANCOUVER, BC V7P 2R1

BC BUILDING CODE 2012
DNV ZONING BYLAW 3210: EMPLOYMENT ZONE - INDUSTRIAL (EZ-1)

PERMITTED USE: PORT ORIENTED USE

WEST SETBACK (FRONT ENTRANCE):	ACTUAL	4 M	REQUIRED: FRONT	0M
SOUTH SETBACK:	10.05 M	4 M	SIDE	0M
NORTH SETBACK (FROM PL AT RAIL TRACKS):	490.15 M	4 M	SIDE	0M
EAST SETBACK (ALONG OCEAN SHORE):	0.7 M	4 M	REAR	0M

SETBACK FROM AN OCEAN NATURAL BOUNDARY LINE: REFER TO KEYSTONE ENVIRONMENTAL REPORT

151,344 SQ M

FLOOR AREA RATIO - NO MAXIMUM / NOT APPLICABLE

FOOTPRINT AT GRADE 567.3 M2
FOOTPRINT INCLUDING EXTENT OF L02 OVERHANG 2261.5 M2

STREAMSIDE PROTECTION
EXEMPT: DEVELOPMENT OUTSIDE STREAMSIDE PROTECTED AREA

CREEKSIDE HAZARD
EXEMPT: DEVELOPMENT OUTSIDE CREEK HAZARD AREA

ENERGY AND WATER CONSERVATION AND GHG REDUCTION
NOT EXEMPT

EXISTING PARKING STALLS - 292
NEW PARKING PROVIDED AT NHO - 234
PARKING TO BE BUILT ON EAST SPIT - 100
TOTAL PARKING PROVIDED - 626 STALLS

PARKING STALLS ON SEASPAN PROPERTY - 173
PARKING STALLS ON PORT METRO - 453
TOTAL PARKING PROVIDED - 626 STALLS

ACCESSIBLE STALLS REQUIRED (1/100): 7
ACCESSIBLE STALLS PROVIDED: 9 (5 AT 50 PEMBERTON + 4 NEW STALLS AT NHO)

PARKING SPOTS REQUIRED FOR NEW HEAD OFFICE: 173 (7774.4M2 @ 1/45 M2 = 172.75)
PARKING SPOTS REQUIRED FOR EXISTING HEAD OFFICE: 51 (2308.2 M2 @ 1/45 M2 = 51.29)
PREVIOUS SHIPYARDS MODERNIZATION DP APPROVED STALLS: 500
TOTAL PARKING STALLS REQUIRED FOR NEW HEAD OFFICE AND SHIPYARD: 622

BIKE STALLS REQUIRED: 24 (3 per 1000m2)
BIKE STALLS PROVIDED: 40 BIKE STALLS

EV CHARGING STALLS PROVIDED: REQUIRED - 13
PROVIDED - 15 (LEVEL TWO - 4 + LEVEL ONE - 11)

DNV PARKING DIMENSIONS

aisle width - DNV Bylaw 1005.6
2 WAY at 90 deg - 7m
1 WAY at 90 deg - 7m

PARKING STALL SIZE - DNV bylaw 1005.1

TYP - 2.7m x 5.7m x2.1m tall
SMALL - 2.6 X 4.9Mx2.1m tall
DISABLED 3.7 x 5.7mx2.1m tall
LOADING 3 x 9 x 4m tall

ADD 0.2m WHEN ADJACENT TO WALL/FENCE (1005.4)

DRIVE WAY - DNV Bylaw - 1005.9
TWO WAY - 6m
ONE WAY - 4.6m

BUILDING INFORMATION

BUILDING HEIGHT:

MAXIMUM ALLOWABLE HEIGHT: 25 M (28.4M GEO)
ACTUAL BUILDING HEIGHT: 23.625 (26.825 GEO)

AREA BY FLOOR

FLOOR	AREA (M2)	AREA (SQ FT)
L01	567.3	6,109.6
L02	2261.5	24,342.6
L03	2305.8	24,819.4
L04	2263.3	24,577.2
ROOF	356.5	3,837.3
TOTAL	7774.4	83,686.2

OCCUPANCY LOAD:

FLOOR	CALCULATED OCCUPANCY:	PERSONS
L01	11	PERSONS
L02	182	PERSONS
L03	190	PERSONS
L04	154	PERSONS
TOTAL OCC. COUNT:	537	PERSONS

WATER CLOSETS:

ACTUAL SEASPAN STAFF IN NEW HEAD OFFICE - 330 PERSONS
REQUIRED (BASED ON 50/50 SPLIT) - 8 MALE/ 8 FEMALE WITH MINIMUM 1 UNIVERSAL (SEASPAN'S GENDER RATIO IS 60/40 MALE/FEMALE)

WATER CLOSETS PROVIDED 20 MALE + 11 FEMALE + 1 UNIVERSAL
L01 2 MALE + 2 FEMALE + 1 UNIVERSAL
L02 6 MALE + 3 FEMALE
L03 6 MALE + 3 FEMALE
L04 6 MALE + 3 FEMALE

UNPROTECTED OPENINGS:

BUILDING FACE	TOTAL AREA	TOTAL UPQ	UPO% DIST FROM PL	ALLOWABLE
NORTH	407.8M2	160.8M2	39% OVER 9M	100%
SOUTH	404.1M2	207.4M2	51% OVER 9M	100%
WEST	2277.6M2	407.1M2	17.9% 2.3	18% (16@2.0M & 20%@2.5M)
EAST	2268.0M2	1198.3M2	51% .976M	REFER TO PMV LETTER REGARDING LIMITING DISTANCE ADJACENT TO WATER LOT.

BCBC RAMP REQUIREMENTS:

RAMPS - BCBC2012 3.8.3.3
NOT LESS THAN 1500mm wide.
1:16-1:20 max LANDING INTERVALS - 12m - HANDRAILS BOTH SIDES
1:12 - 1:16 max LANDING INTERVALS - 9m - HANDRAILS BOTH SIDES
IF MORE THAN 2200mm - INTERMEDIATE HANDRAIL REQUIRED.

DEVELOPMENT PERMIT DRAWING LIST

DRAWING LIST - ARCHITECTURAL DP

A0.00-DP	COVERSHEET
A0.01-DP	RENDERING 1, 2 & 3
A1.01-DP	SITE SURVEY
A2.01-DP	PLAN - GROUND FLOOR
A2.02-DP	PLAN - LEVEL 2 & 3
A2.03-DP	PLAN - LEVEL 4 & ROOF
A4.01-DP	EAST & WEST ELEVATIONS
A4.02-DP	NORTH & SOUTH ELEVATIONS
A5.01-DP	BUILDING SECTIONS
C-010	PROPOSED UTILITY SITE PLAN
C-100	WATER & GAS PLAN - C
C-101	SANITARY PLAN & PROFILE
C-102	STORM PLAN & PROFILE
C-103	STORM PLAN & PROFILE - C
C-200	GRADING PLAN
C.100	SITE SERVICING
C.200	GRADING PLAN
L.01	RENDERED LANDSCAPE PLAN
L.02	TREE PRESERVATION PLAN
L.03	LAYOUT & GRADING PLAN
L.04	PLANTING PLAN
L.05	CONCEPTUAL IRRIGATION
L.06	LANDSCAPE DETAIL

DEVELOPMENT PERMIT APPENDICES

SSPN.01 - SEASPAN FORMS AND SIGNATURES
SSPN.02 - LETTER FROM SEASPAN REGARDING OFFSITE PARKING COMMITMENT
PMV.01 - LETTER FROM PORT METRO VANCOUVER REGARDING LIMITING DISTANCE

A.01 - ARCHITECTURAL DESIGN BRIEF
A.02 - MATERIALS BOARD (TO BE INCLUDED AT DESIGN PANEL)

L.01 - LANDSCAPE COSTING
L.02 - ARBORIST REPORT

G.01 - TRAFFIC ASSESSMENT
G.02 - GEOTECHNICAL REPORT

ENV.01 - REMEDIATION ORDER RELEASE PLAN*
ENV.02 - HABITAT COMPENSATION PLAN*

NOTE: DRAWINGS IN ITALICS ARE NOT INCLUDED IN THE CURRENT SET.
* PLANS CIRCULATE TO MOE AND DFO AND WILL BE COPIED TO DNV

ADDITIONAL CONSULTANTS

(NOT LISTED IN TITLEBLOCK)

CODE CONSULTANT

GAGE-BABCOCK & ASSOCIATES LTD.
SUITE 228 - 1185 WEST BROADWAY,
VANCOUVER, BC, V6H 3X5
TEL: (604) 732-3751

ENVIRONMENTAL CONSULTANT

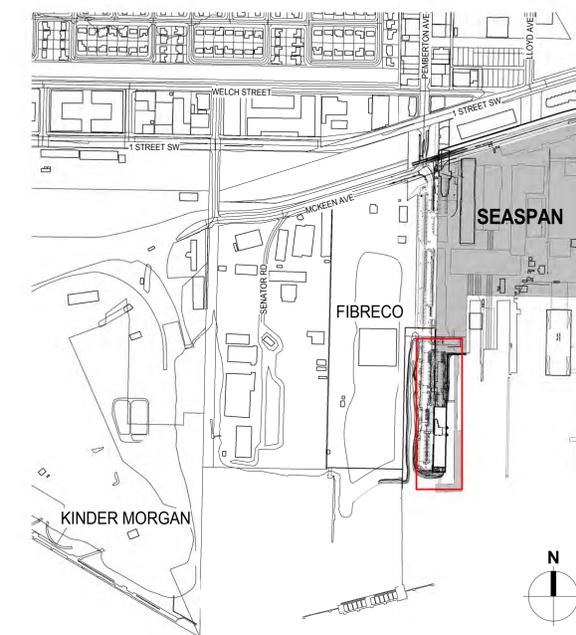
KEYSTONE ENVIRONMENTAL
SUITE 320 - 4400 DOMINION STREET
BURNABY, BC, V5G 4G3
TEL: (604) 430-0071

GEOTECHNICAL CONSULTANT

GEO PACIFIC CONSULTANTS
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VANCOUVER, BC, V6P 6G5
TEL: (604) 439-0922

COASTAL CONSULTANT

SNC Lavalin
1800 - 1075 West Georgia St
VANCOUVER, BC, Canada V6E 3C9
TEL: (604) V6E 3C9



1 CONTEXT PLAN
A0.00-DP SCALE: 1:5000

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MMI GROUP
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VANCOUVER, BC V6Z 2A9
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KEY PLAN

LEGAL DESCRIPTION:
LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757. NHG WATER V. 9019110 716.016 SQFT - V-9009100 913.003 SQ FT

SEAL

SEASPAN - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC

COVERSHEET

DRAWN: AG PLOT DATE: 9/21/2015 3:45:19 PM CHECKED: PA

A0.00-DP

PACKAGE: REVISION:

04279V0100

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KEYPLAN

LEGAL DESCRIPTION:
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OF BURRARD INLET PLAN 17757. NHG WATER V.
90191 10 716,016 SQFT - V-9009100 915,003 SQ FT

SEAL

SEASPACE - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC

RENDERING 1, 2 & 3

DRAWN: AG CHECKED: PA
PLOT DATE: 9/21/2015 3:45:26 PM

A0.01-DP

PACKAGE: REVISION:



VIEW FROM NORTH-EAST OF BUILDING, LOOKING SOUTH



VIEW FROM NORTH-WEST OF BUILDING LOOKING SOUTH TOWARDS FRONT ENTRANCE



VIEW FROM SOUTH-EAST OF BUILDING, LOOKING NORTH

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VSY BUILDING LEGEND

- 1a SUBASSEMBLY SHOP
24.75.168.775 X 13.150M
- 1b SUBSTATION
6.500 X 30.900 X 10.865M
- 2 PANEL SHOP
28.740 X 170.780 X 19.900M
- 3 FORMING SHOP
15.585 X 129.390 X 12.300 M
- 4 BLOCK ASSEMBLY SHOP
32.075 X 130.150 X 21.000M
- 5a PRE OUTFITTING SHOP
29.155 X 180.165 X 24.720M
- 5b BLAST / PAINT SHOP
35.00 X 54.435 X 19.865M
- 6a PRE-ERECTION
L SHAPE 29.620 X 182.6000 + 73.315 X 61.4000M
- 6b ERECTION AREA
43.500 X 182.600M
- 7 LOAD OUT PIER
32.000 X 53.630
- 8 MAINTENANCE SHOP
18.350 X 29.410 X 13.3250 M
- 9 WASTE WATER TREATMENT CANOPY
12.00 X 69.00 X 8.055M
- 10 SECURITY KIOSK
3.00 X 10.00 X 4.800M
- 11 MOBILE RAIN SHELTER
36.000 X 41.000 X 32.000M
- 12 PAINT SHED
28.595 X 77.740 X 24.665M
- 13 300 TON CRANE
76.000 X 70.000M
- 14 SERVICE BUILDING
9.315 X 15.843 X _M
- 15 STORES BUILDING
15.232 X 29.599 X _M
- 16 50 PEMBERTON
19.225 X 176.571 X _M
- 17 TRAINING BLDG
50.578 X 18.786 X _M

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KEYPLAN

LEGAL DESCRIPTION:
LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757. NHG WATER V.
00191 10 716.016 SQFT - V-90009100 915,003 SQ FT



SEASPAN - NEW HEAD OFFICE

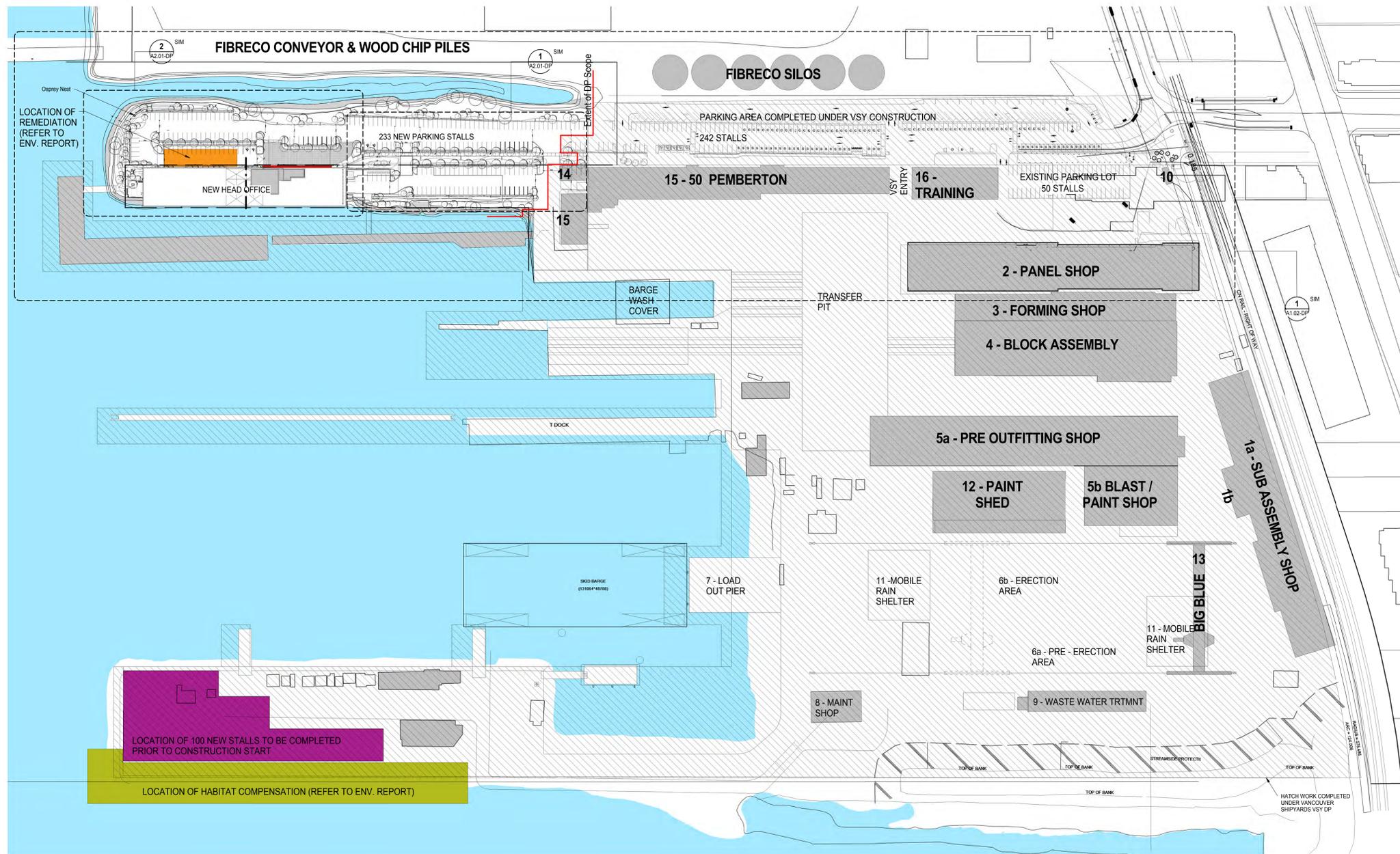
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OVERALL SITE PLAN

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PLOT DATE: 8/21/2015 3:46:01 PM

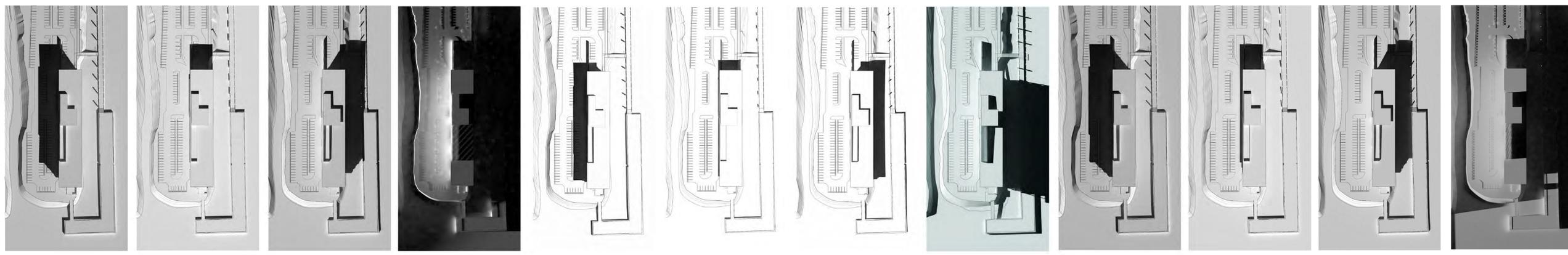
A1.00-DP

PACKAGE: REVISION:



1 OVERALL SEASPAN SITE PLAN
SCALE: 1:1000

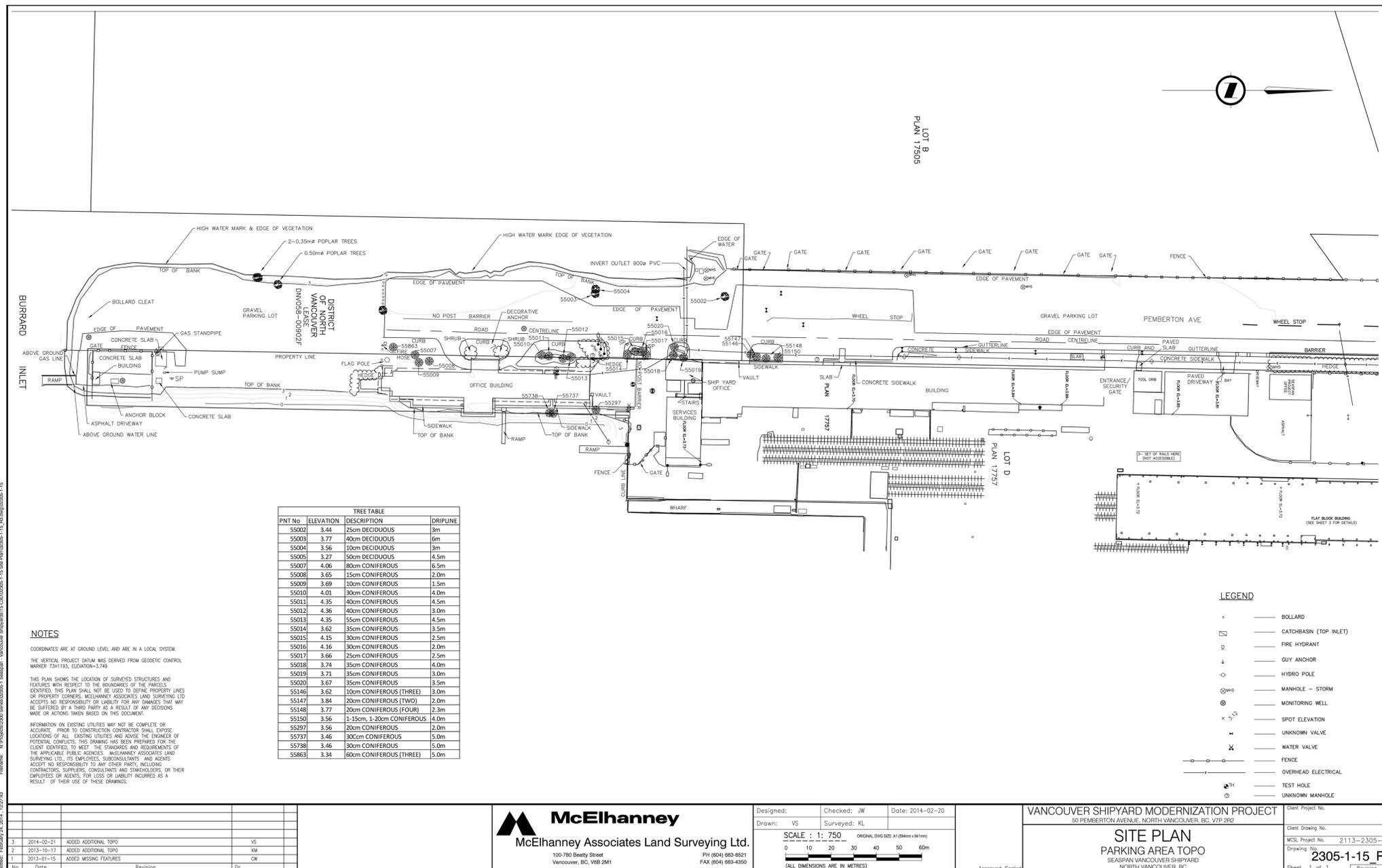
SUNSHADOW ANALYSIS



AUTUMNAL EQUINOX - SEPT 23 - 10 AM AUTUMNAL EQUINOX - SEPT 23 - 12 PM AUTUMNAL EQUINOX - SEPT 23 - 2 PM AUTUMNAL EQUINOX - SEPT 23 - 6 PM SUMMER SOLSTICE - JUNE 21 - 10 AM SUMMER SOLSTICE - JUNE 21 - 12 PM SUMMER SOLSTICE - JUNE 21 - 2 PM SUMMER SOLSTICE - JUNE 21 - 6 PM VERNAL EQUINOX - MARCH 21 - 10 AM VERNAL EQUINOX - MARCH 21 - 12 PM VERNAL EQUINOX - MARCH 21 - 2 PM VERNAL EQUINOX - MARCH 21 - 6 PM



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No.	Date	Revision	Dr.
3	2014-02-21	ADDED ADDITIONAL TOPO	VS
2	2013-10-17	ADDED ADDITIONAL TOPO	RM
1	2013-01-15	ADDED MISSING FEATURES	DW

McElhanney
McElhanney Associates Land Surveying Ltd.
100-780 Beatty Street
Vancouver, BC, V6B 2M1
PH (604) 683-8521
FAX (604) 683-4550

Designed: _____ Checked: *JW* Date: 2014-02-20
Drawn: VS Surveyed: KL
SCALE: 1:750 ORIGINAL DWG SIZE: A1 (841mm x 603mm)
0 10 20 30 40 50 60m
(ALL DIMENSIONS ARE IN METRES)

VANCOUVER SHIPYARD MODERNIZATION PROJECT
50 PEMBERTON AVENUE, NORTH VANCOUVER, BC, V7P 2R2
SITE PLAN
PARKING AREA TOPO
SEASPAN VANCOUVER SHIPYARD
NORTH VANCOUVER, BC

Client Project No. _____
Client Drawing No. _____
MSSJ Project No. 2113-2305-1
Drawing No. **2305-1-15 R3**
Sheet 1 of 1
Revision 3
Seal of professional engineer

REV	DATE	DESCRIPTION	BY
2	2015-08-11	DP RESUBMISSION	
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LEGAL DESCRIPTION:
LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757, N.H.G. WATER V. 9019110 716.016 SQ FT - V.90009100 915,003 SQ FT

SEAL

SEASPAN - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC

SITE SURVEY

DRAWN: AG CHECKED: PA
PLOT DATE: 8/21/2015 3:46:07 PM

A1.01-DP

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KEYPLAN

LEGAL DESCRIPTION:
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SEAL

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EXISTING SITE PHOTOS

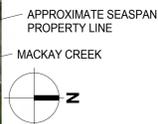
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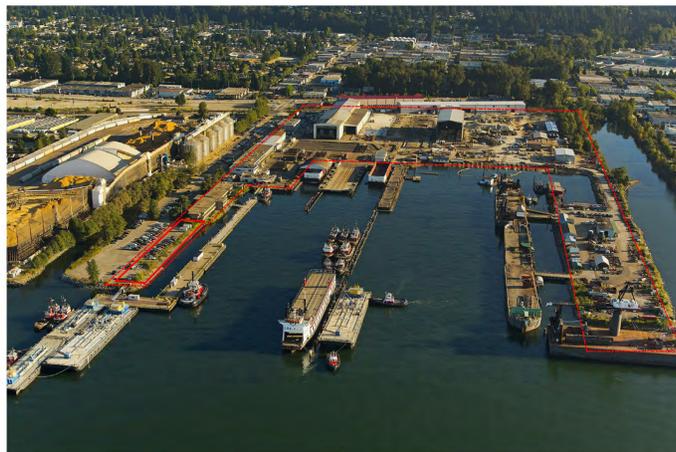
PACKAGE: REVISION:



- KINDER MORGAN
- FIBRECO - CONVEYOR
- FIBRECO - WOOD CHIP PILES
- PROPOSED LOCATION FOR SEASPAN - NEW HEAD OFFICE
- EXISTING SEASPAN HEAD OFFICE
- MICKEEN AVENUE
- FIBRECO SILOS
- EXISTING SERVICE BUILDING
- EXISTING 50 PEMBERTON - VSY BUILDING
- 1ST AVE
- PEMBERTON AVENUE
- RECENTLY COMPLETED SHIPYARD FACILITY
- TRAIN TRACKS



1 - CURRENT AERIAL VIEW OF SEASPAN PROPERTY FROM NORTH EAST (INCLUDING NEW SHIPYARD FACILITY)



2 - HISTORIC AERIAL VIEW OF SEASPAN PROPERTY FROM SOUTH (PRIOR TO CONSTRUCTION OF NEW SHIPYARD FACILITY)



3 - HISTORIC AERIAL VIEW OF SEASPAN PROPERTY FROM SOUTHEAST (PRIOR TO CONSTRUCTION OF NEW SHIPYARD FACILITY)



3 - LOOKING SOUTH - ENTERING SEASPAN PARKING LOT



4 - LOOKING SOUTH WEST - EXISTING BUILDINGS & PARKING LOT



5 - LOOKING SOUTH - EXISTING PARKING LOT & FIBRECO SILOS



6 - LOOKING SOUTHWEST - EXISTING VSY ENTRY



7 - LOOKING SOUTHWEST - EXISTING 50 PEMBERTON



8 - LOOKING SOUTH - EXISTING OUTFALL



9 - LOOKING SOUTHEAST - EXISTING HEAD OFFICE



10 - EXISTING HEAD OFFICE ENTRY



11 - LOOKING SOUTH - EXISTING CONDITION OF OUTFALL CREEK



12 - LOOKING NORTHEAST - VIEW OF DOCKS & BOAT STORAGE



13 - LOOKING SOUTHEAST - VIEW OF BARGES



14 - LOOKING SOUTH - VIEW OF OSPREY AND FIBRECO SHIPLOADER



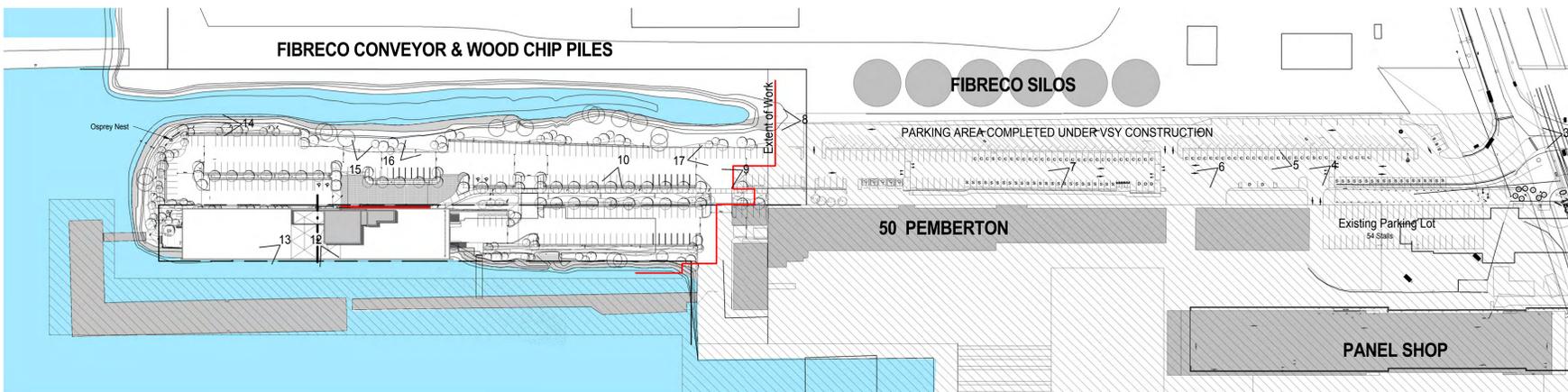
15 - LOOKING WEST - FIBRECO WOODCHIP PILES



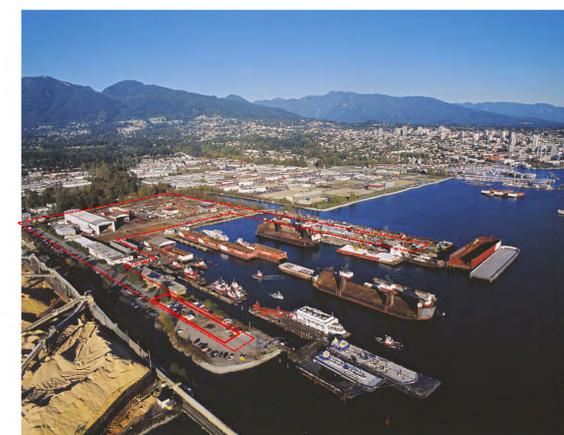
16 - LOOKING NORTHWEST - FIBRECO CONVEYOR



17 - LOOKING NORTHWEST - FIBRECO CONVEYOR & SILOS



1 KEYPLAN
 SCALE: 1:1000



4 - HISTORIC AERIAL VIEW OF SEASPAN PROPERTY FROM SOUTHWEST (PRIOR TO CONSTRUCTION OF NEW SHIPYARD FACILITY)

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0019110 716.016 SQ FT - V.90009100 915,003 SQ FT

SEAL

SEASpan - NEW HEAD OFFICE

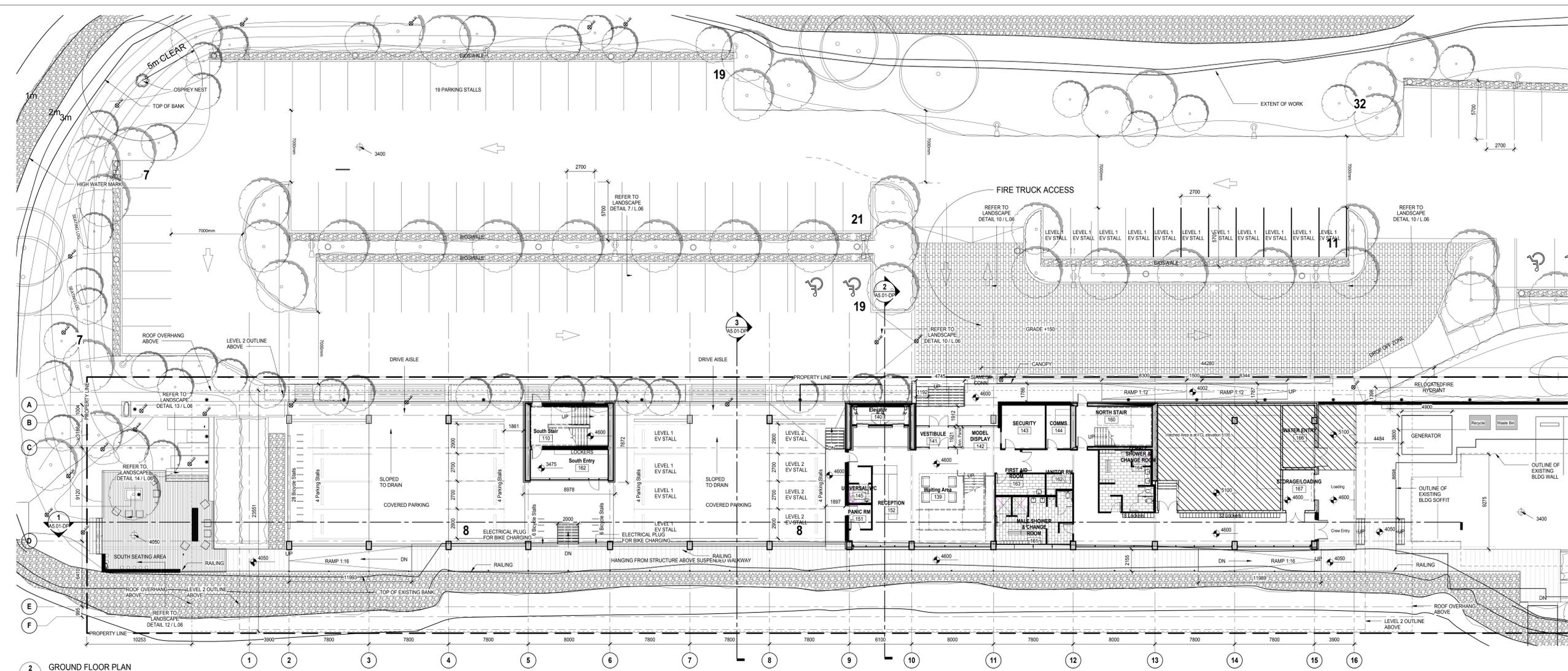
10 Pemberton Ave, North Vancouver, BC

PLAN - GROUND FLOOR

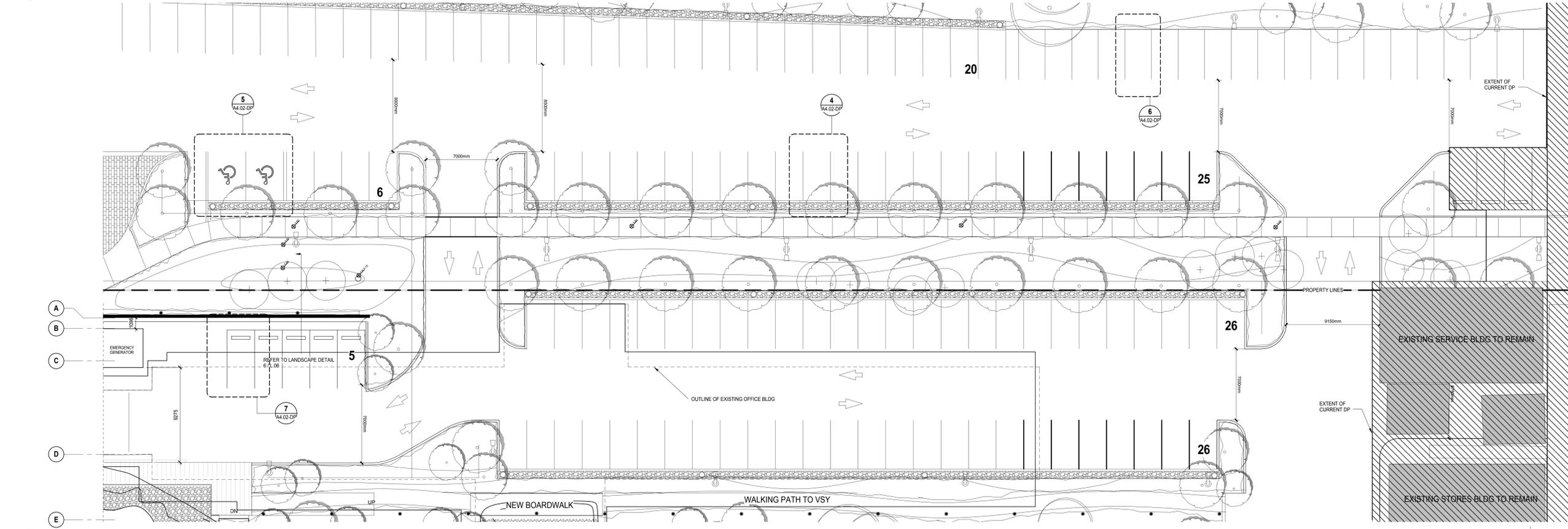
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A2.01-DP

PACKAGE: REVISION:



2 GROUND FLOOR PLAN SCALE: 1:150



1 GROUND FLOOR PLAN SCALE: 1:150

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KEYPLAN

LEGAL DESCRIPTION:
 LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757, NHG WATER V.
 90197 110 716.016 SQFT - V-9009700 915,003 SQ FT

SEAL

SEASpan - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC

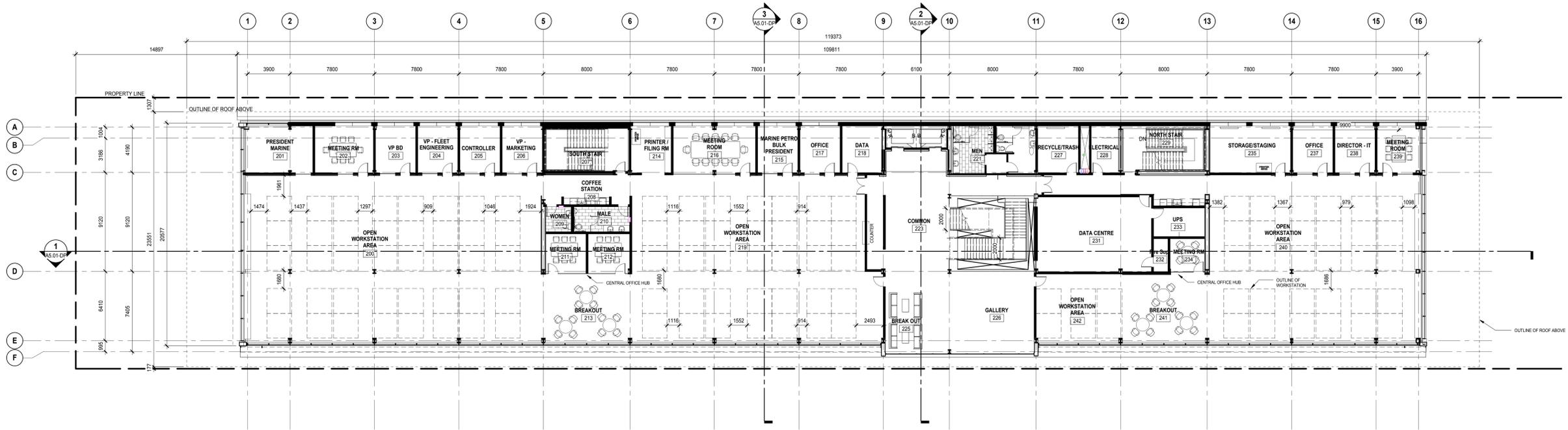
PLAN - LEVEL 2 & 3

DRAWN: AG CHECKED: PA
 PLOT DATE: 8/21/2015 3:47:15 PM

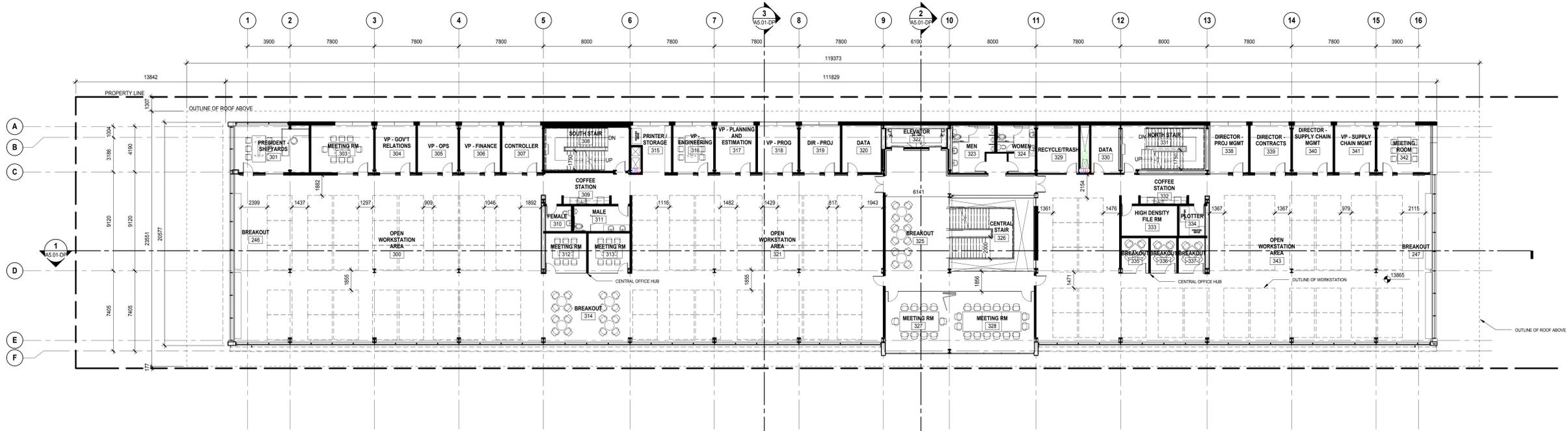
A2.02-DP

PACKAGE: REVISION:

04279V0100



1 LEVEL 2 - FLOOR PLAN
 SCALE: 1:150



2 LEVEL 3 - FLOOR PLAN
 SCALE: 1:150



ISSUED FOR

DP 15.15-H

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2	2015-08-11	DP RESUBMISSION	
1	2015-06-07	DEVELOPMENT PERMIT	
REV	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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KEYPLAN

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 90191 10 716.016 SQFT - V-90009100 915,003 SQ FT

SEAL

SEASpan - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC

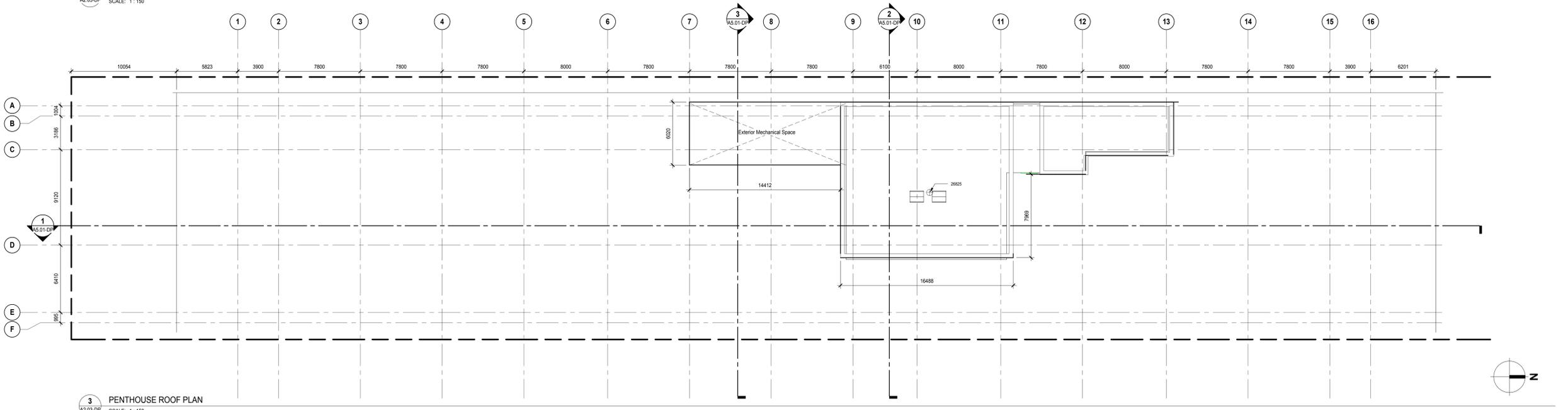
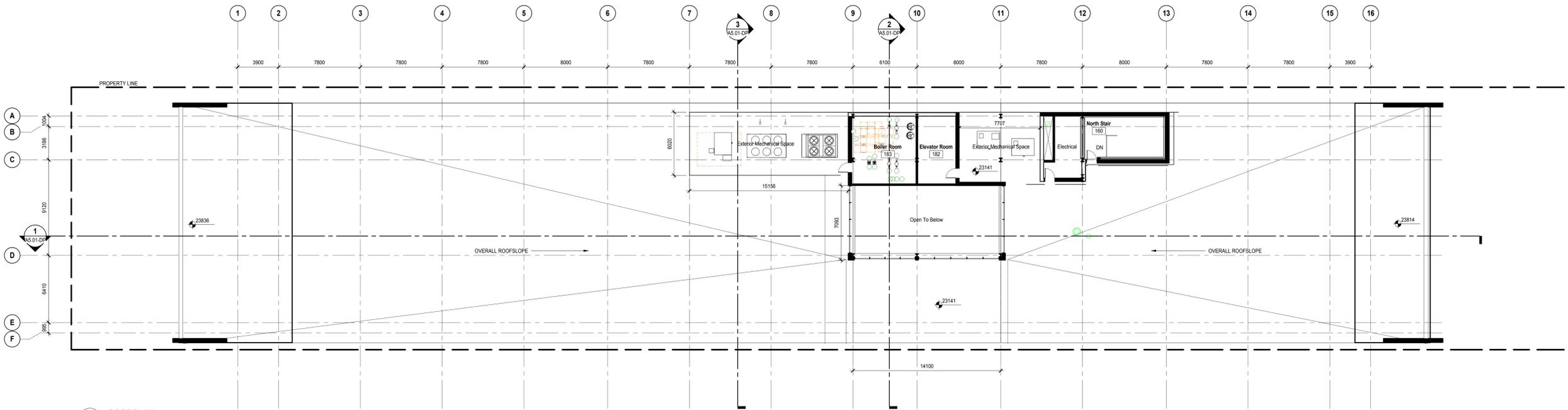
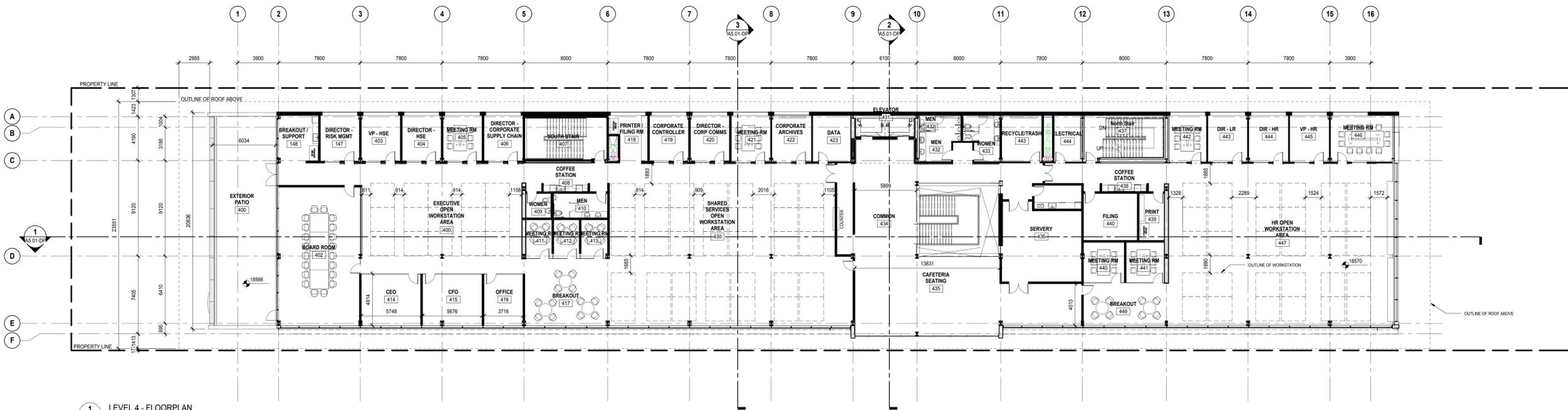
PLAN - LEVEL 4 & ROOF

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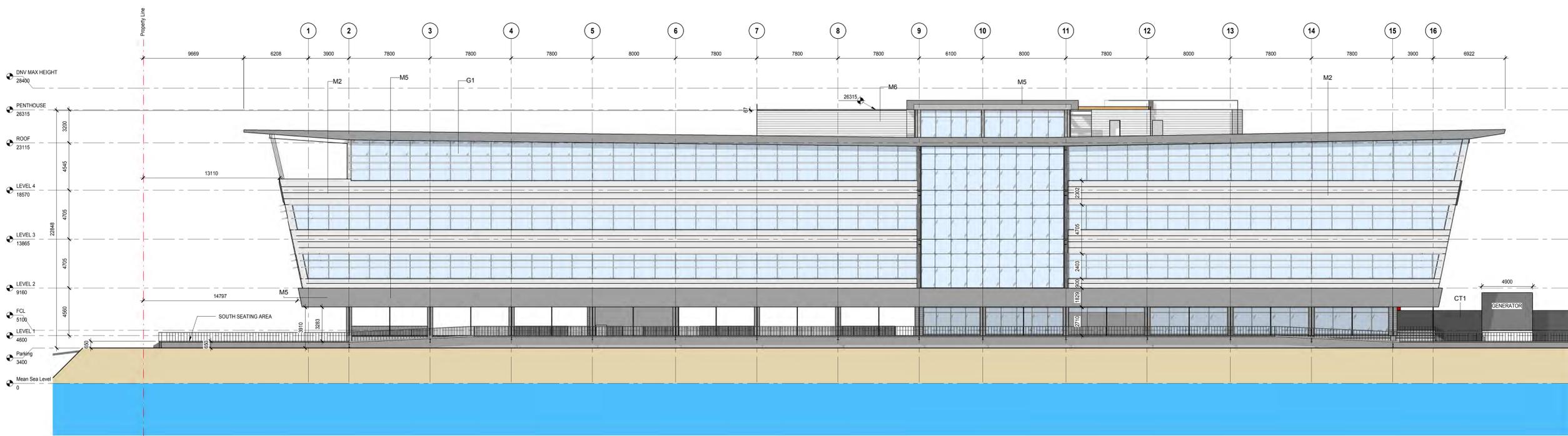
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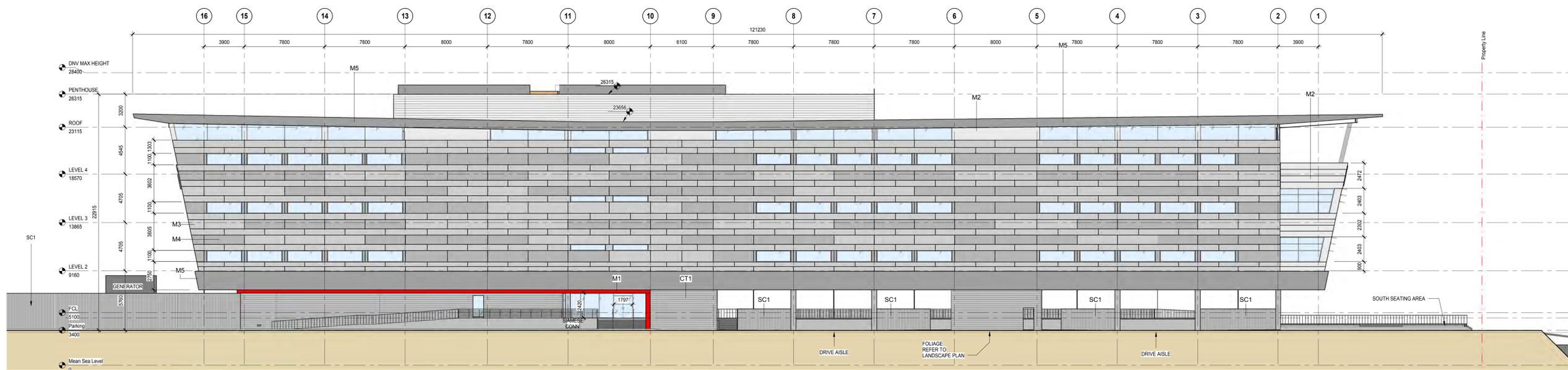
04279V0100



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1 EAST ELEVATION
SCALE: 1:150



2 WEST ELEVATION
SCALE: 1:150

MATERIAL LEGEND:

- M1 - METAL PANEL SEASPAN RED
- M2 - METAL PANEL NATURAL BRUSHED
- M3 - METAL PANEL NATURAL BRUSHED
- M4 - METAL PANEL NATURAL BRUSHED STAINLESS
- M5 - METAL SIDING CHARCOAL
- M6 - METAL LOUVERS / MECHANICAL SCREEN
- G1 - GLAZING
- CT1 - COMPOSITE CEMENT PANEL
- SC1 - METAL FIN SCREEN
- WD1 - EXPOSED WOOD FINISH

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KEYPLAN

LEGAL DESCRIPTION:
LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757, NHG WATER V. 0019110 716.016 SQFT - V.90009100 915,003 SQ FT

SEAL

SEASPAN - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC

EAST & WEST ELEVATIONS

DRAWN: AG PLOT DATE: 8/21/2015 3:48:00 PM CHECKED: PA

A4.01-DP

PACKAGE: REVISION:

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MATERIAL LEGEND:

- M1 - METAL PANEL SEASPAN RED
- M2 - METAL PANEL NATURAL BRUSHED
- M3 - METAL PANEL NATURAL BRUSHED STAINLESS
- M4 - METAL SIDING CHARCOAL
- M5 - METAL LOUVERS / MECHANICAL SCREEN
- M6 - METAL LOUVERS / MECHANICAL SCREEN
- G1 - GLAZING
- CT1 - COMPOSITE CEMENT PANEL
- WD1 - EXPOSED WOOD FINISH
- SC1 - METAL FIN SCREEN

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1	2015-06-07	DEVELOPMENT PERMIT	
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KEYPLAN

LEGAL DESCRIPTION:
LOT D BLOCK 27 DISTRICT LOT 266 AND OF THE BED OF BURRARD INLET PLAN 17757, NHG WATER V. 0019110 716.015 SQFT - V.90009100 915,003 SQ FT

SEAL

SEASPAN - NEW HEAD OFFICE

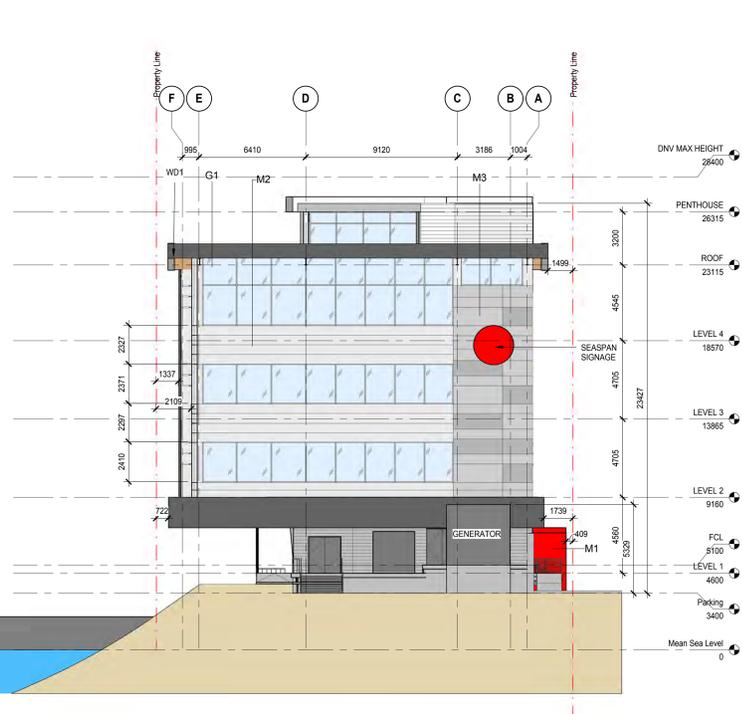
10 Pemberton Ave, North Vancouver, BC

NORTH & SOUTH ELEVATIONS

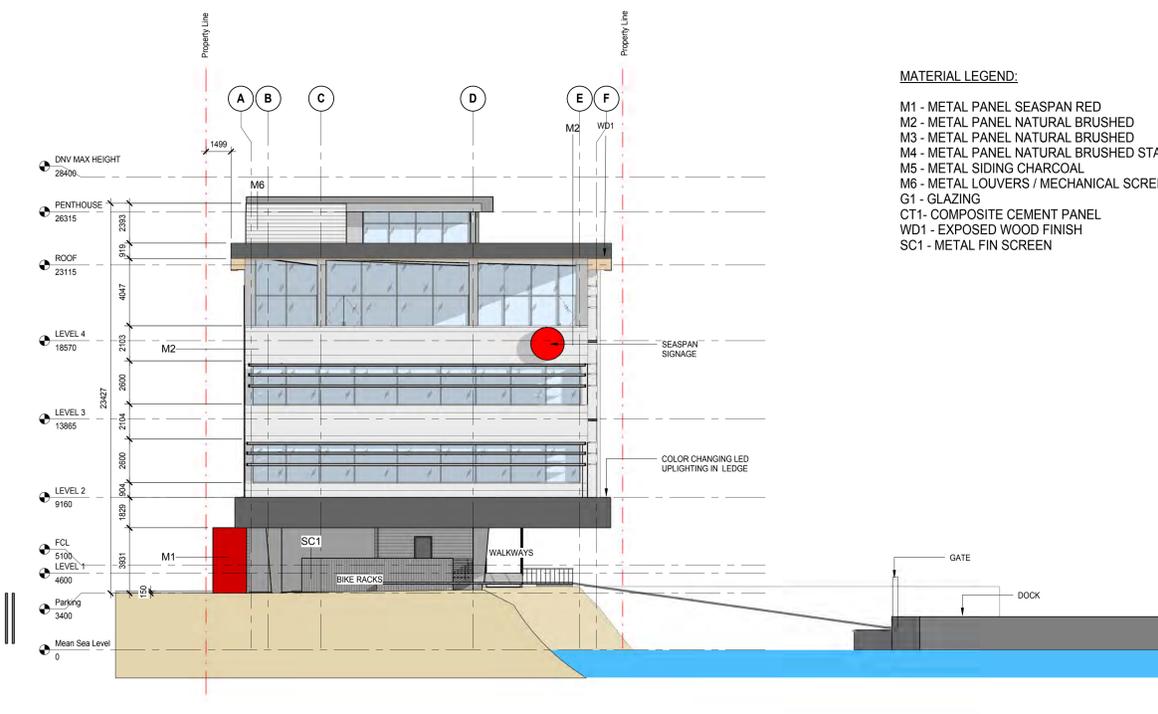
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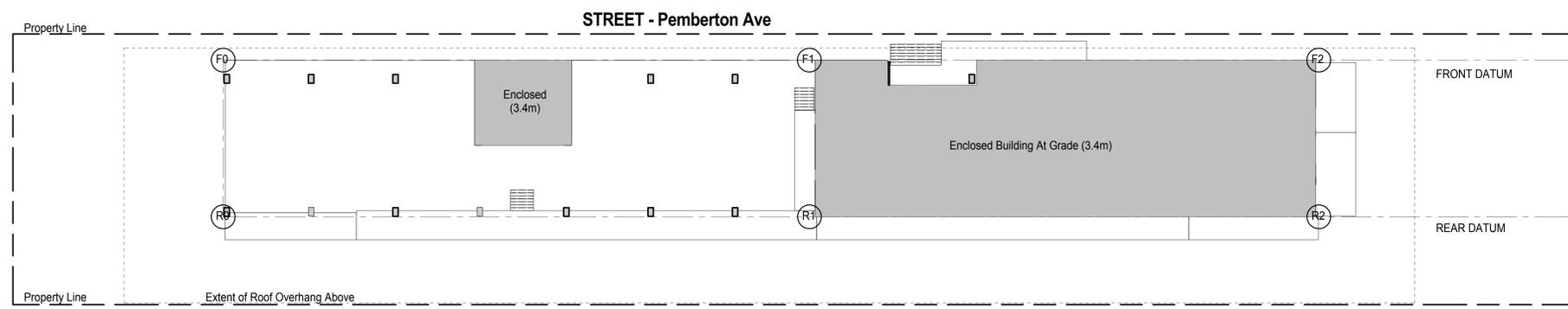
PACKAGE: REVISION:



1 NORTH ELEVATION
SCALE: 1:150



2 SOUTH ELEVATION
SCALE: 1:150



BUILDING HEIGHT CALCULATION
DNV BYLAW 6833

- F0= 3.360M
- F1= 3.172M
- F2= 3.327M

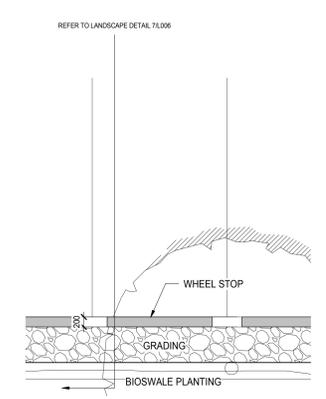
FRONT DATUM AVERAGE = 3.286M

REAR DATUM AVERAGE = 3.31

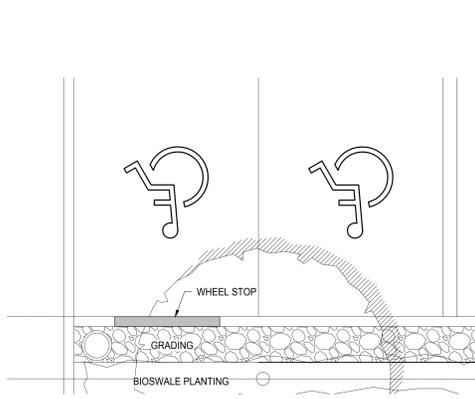
CALCULATED NATURAL SITE AVERAGE = 3.298M
AVERAGE FINISHED SITE AVERAGE = 3.400M

MAX BUILDING HEIGHT = 3.400M +25M = 28.400M

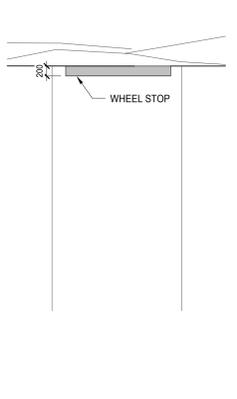
3 BUILDING HEIGHT CALCULATION
SCALE: 1:200



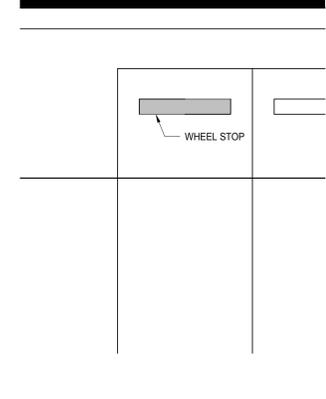
4 PARKING DETAIL - TYP. W/ BIOSWALE
SCALE: 1:50



5 PARKING DETAIL - HANDICAP
SCALE: 1:50

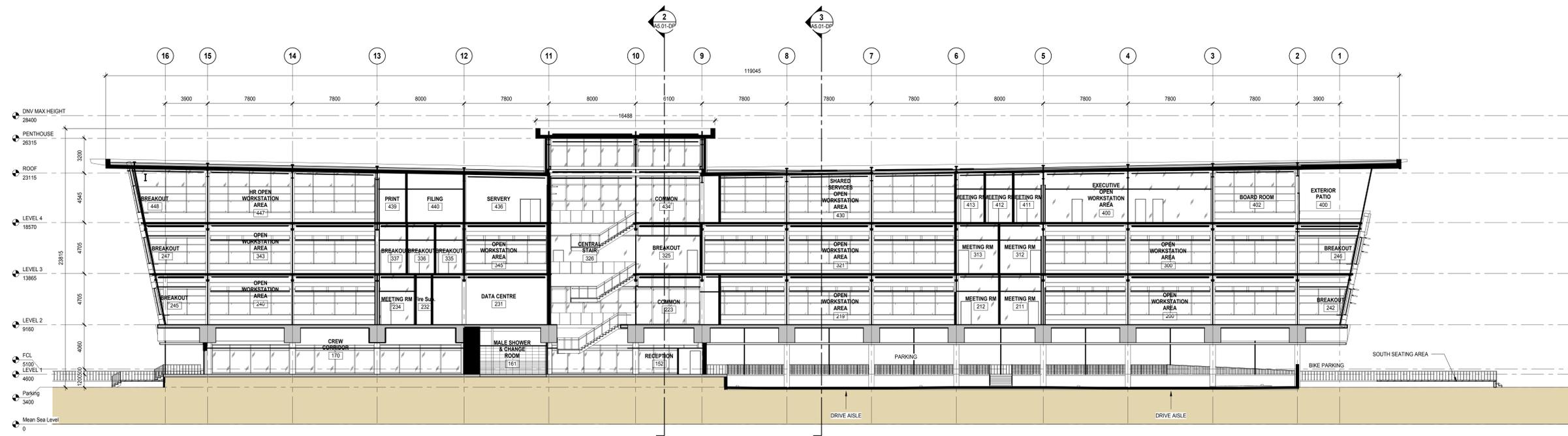


6 PARKING DETAIL - SMALL CAR
SCALE: 1:50



7 PARKING DETAIL - TYP.
SCALE: 1:50

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1 LONG SECTION THROUGH ATRIUM
SCALE: 1:150

2	2015-08-11	DP REVISION
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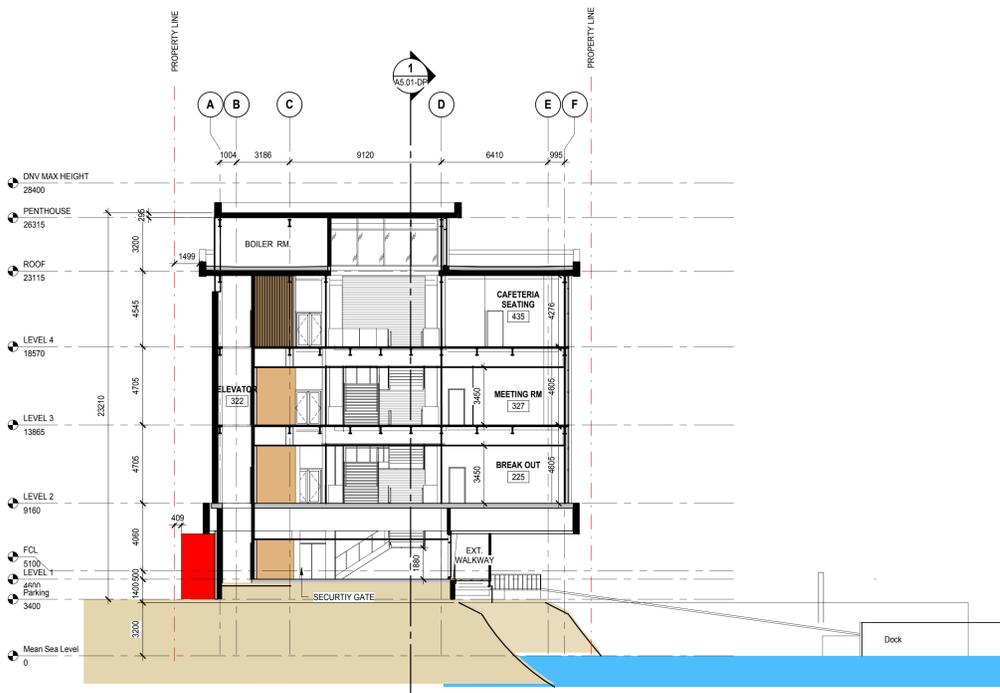
SEASPAN - NEW HEAD OFFICE

10 Pemberton Ave, North Vancouver, BC
BUILDING SECTIONS

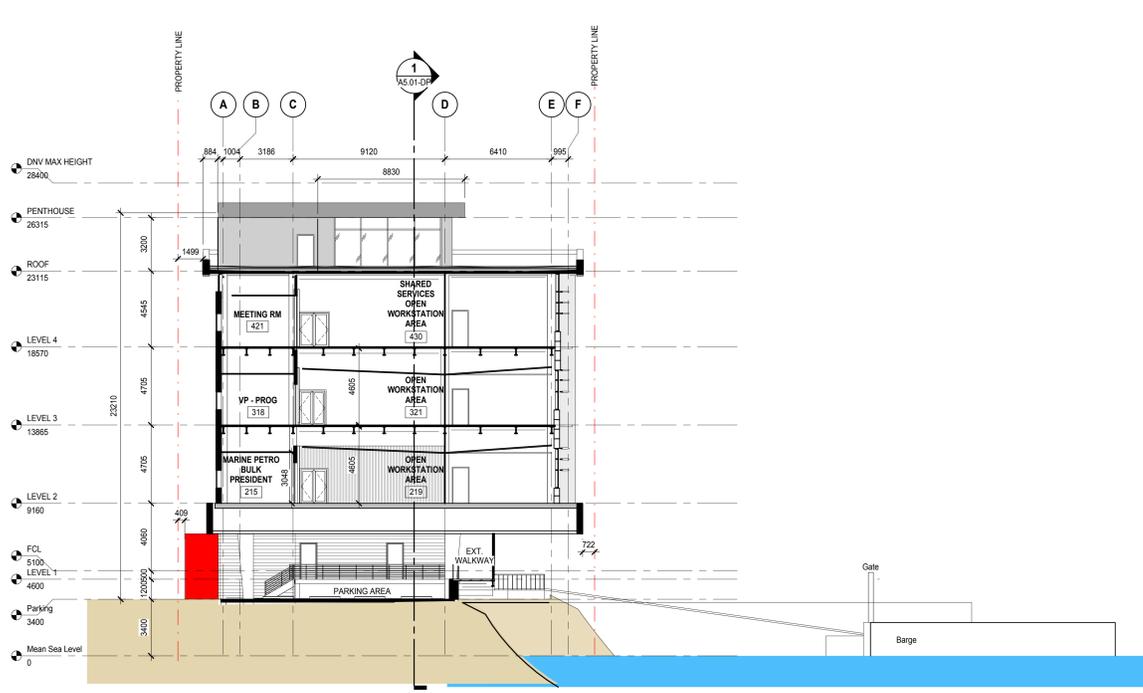
DRAWN: AG CHECKED: PA
PLOT DATE: 9/21/2015 3:48:38 PM

A5.01-DP

PACKAGE: REVISION:



2 SECTION THROUGH ATRIUM
SCALE: 1:150



3 SHORT SECTION THROUGH OFFICE
SCALE: 1:150

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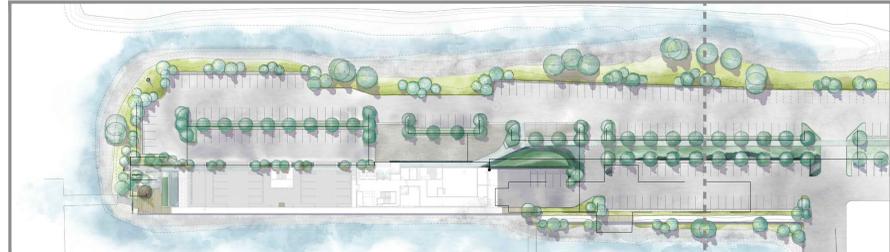
SOUTH SECTION 1:250

- | | |
|---|---|
| 1. Proposed Seaspan Office Building | 13. South Timber Deck Area and Access Point 1. to Barges |
| 2. Proposed Seaspan Storage Building | 14. Suspended Boardwalk under Building Overhang (Refer to Arch) |
| 3. Location of Existing Seaspan Office Building, to be Demolished | 15. Timber Boardwalk along Replanted Foreshore |
| 4. Paved Pedestrian Walkway | 16. New Planted Foreshore Area |
| 5. Feature Paved Arrival Court at Main Entry to Seaspan Office Building | 17. Asphalt paved car park |
| 6. Drop-off Parking Area | 18. Main Entry to Seaspan Office Building |
| 7. South Covered Parking Area | 19. Ramp Access <5% Slope |
| 8. Covered Bike Parking | 20. Feature Planting as Rainwater Bioswale |
| 9. Relocated Osprey Nest | 21. Accessible Parking Area |
| 10. Existing Planted Foreshore Areas (to be enhanced) | 22. Access Point 2. to Barges |
| 11. Bioswale Planting Beds in Parking Areas | 23. Loading Area |
| 12. Existing Memorial Relocated | 24. Burrard Inlet |

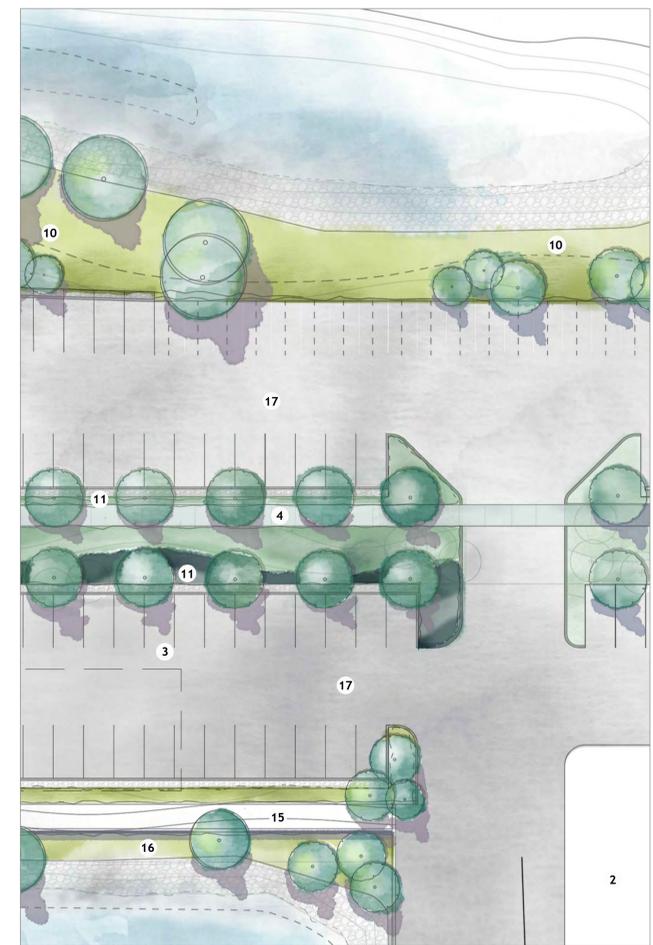
Tree Legend

-  Existing and Preserved
-  Existing and Removed
-  Proposed

KEY PLAN 1:1000



South Section North Section



NORTH SECTION 1:250

SEAL

**DISTRICT OF NORTH VANCOUVER
 SEASPAN HEAD OFFICE**

10 PEMBERTON, NORTH VANCOUVER, BC V7P 2R1

**RENDERED
 LANDSCAPE PLAN**

DRAWN: CHECKED:

L001



ISSUED FOR
 A 31 OCT/14 DESIGN DEVELOPMENT
 B 07 MAY/15 ISSUED FOR DEVELOPMENT PERMIT

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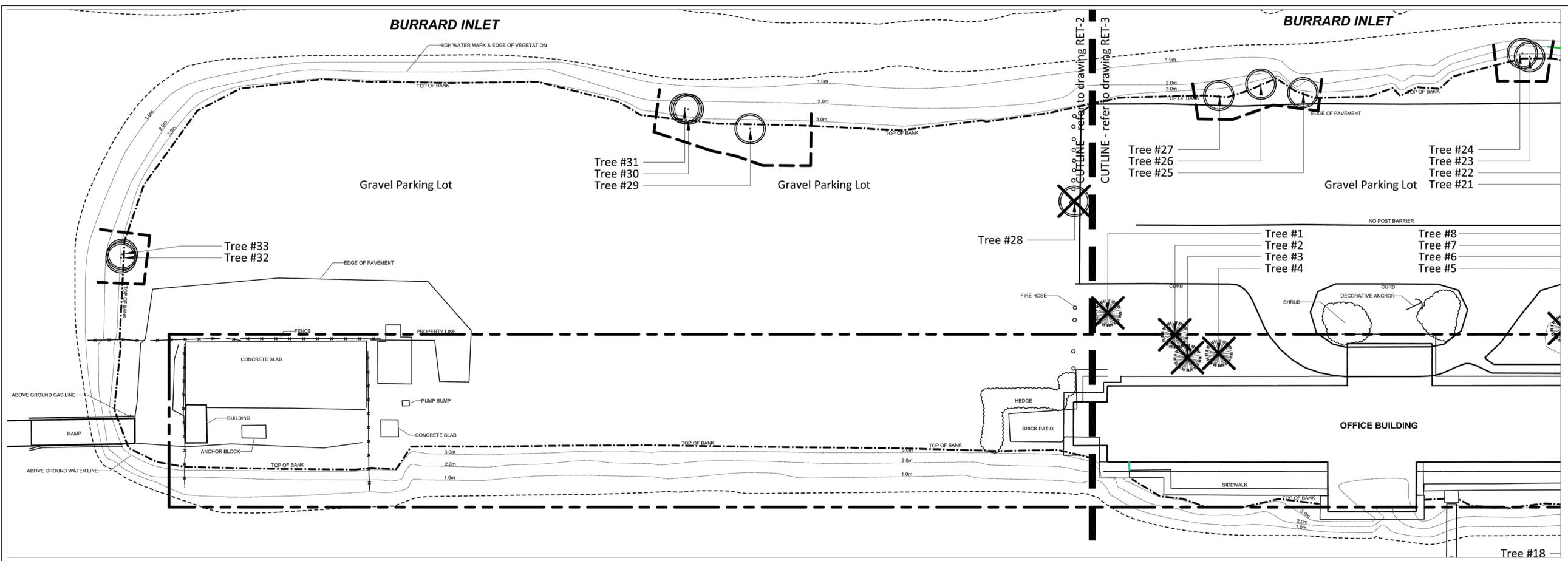
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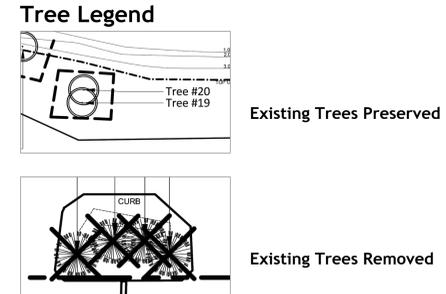
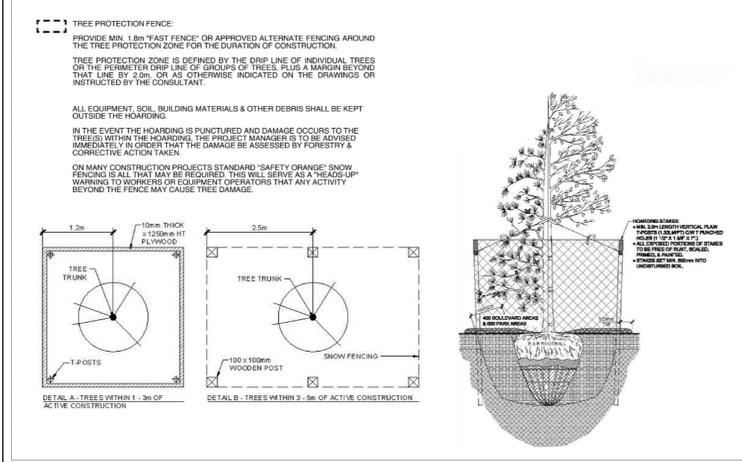
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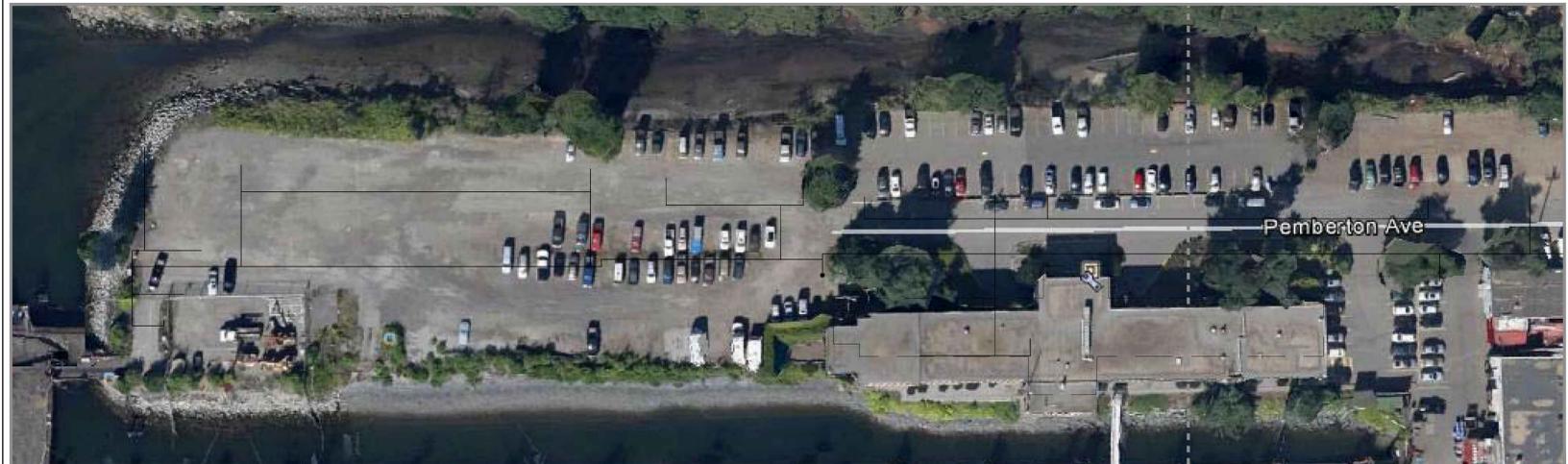


SOUTH SECTION 1:250

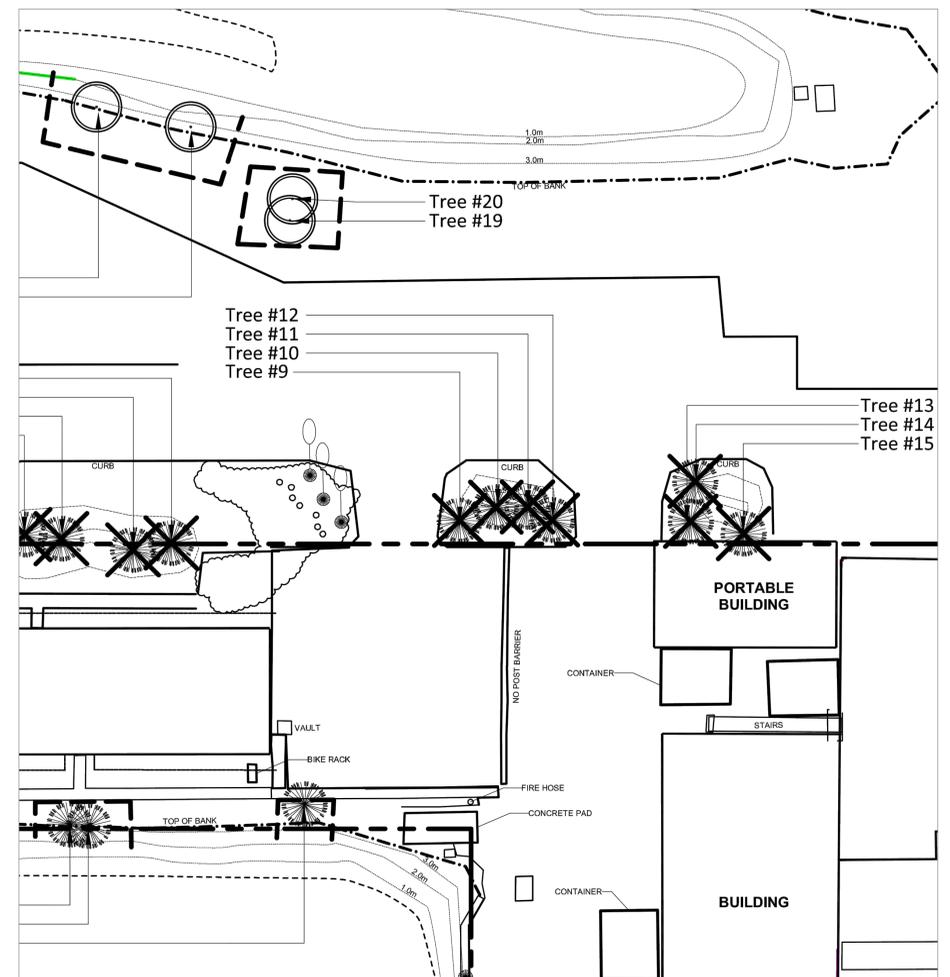


Note: Refer to Arborist Report for more detailed information pertaining to the removal and preservation of existing site trees

KEY PLAN 1:500



South Section North Section 125



NORTH SECTION 1:250

SEAL

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TREE PRESERVATION
 PLAN

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L002

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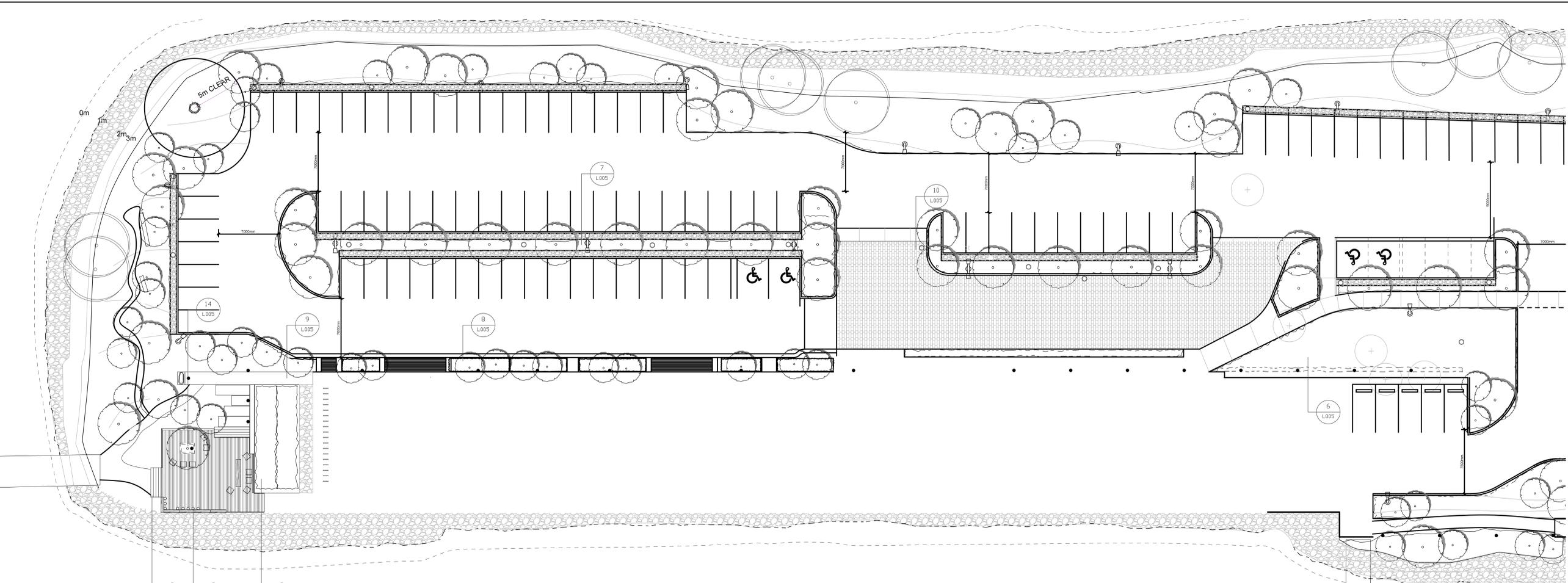
SEAL

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LAYOUT AND
GRADING PLAN

DRAWN: PLOT DATE: 4/15/15 CHECKED:

L003



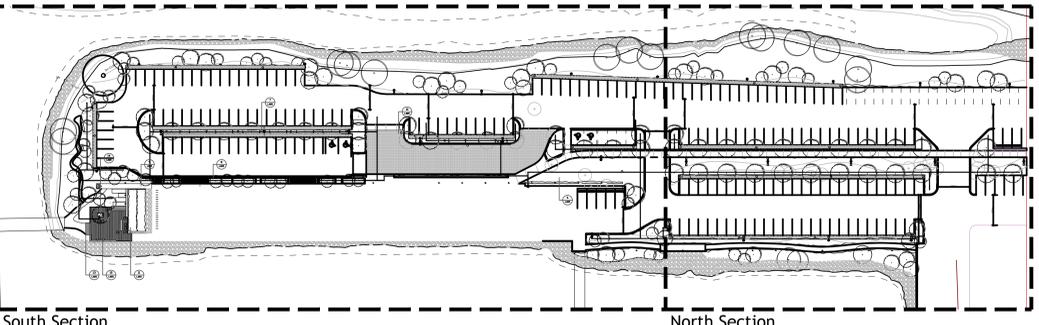
SOUTH SECTION 1:200

Legend

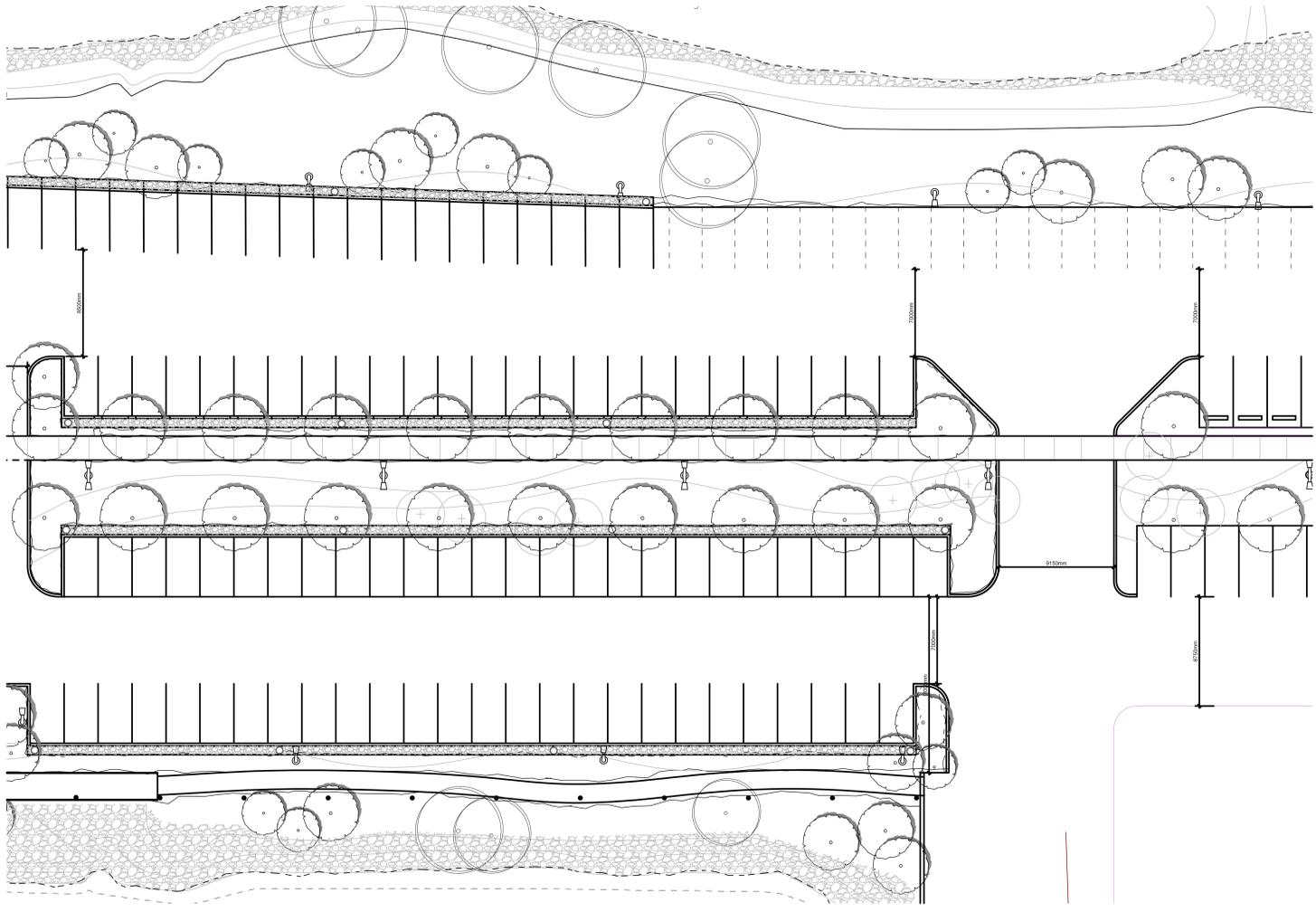
- Primary Site Lighting
- Feature Landscape Lighting

Note:
Refer to Electrical for final light standards, location and specifications.
Refer to civil for all exterior finish grades.

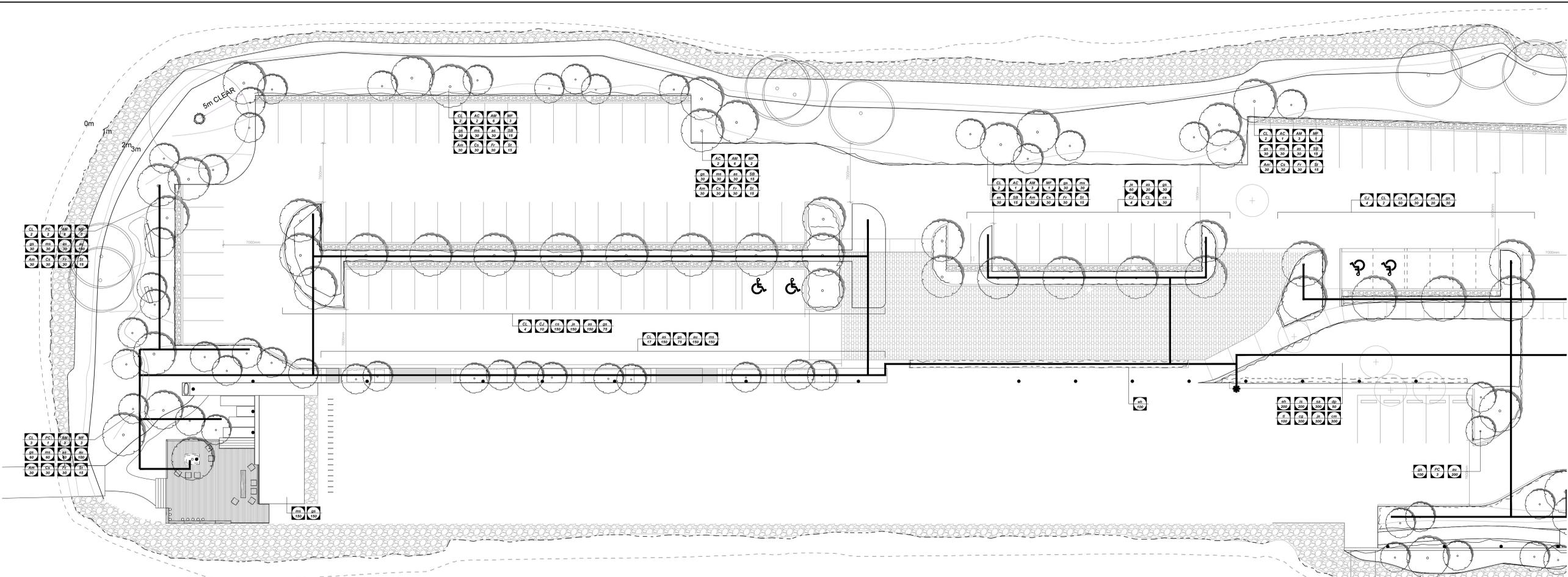
KEY PLAN 1:1000



South Section North Section



NORTH SECTION 1:200

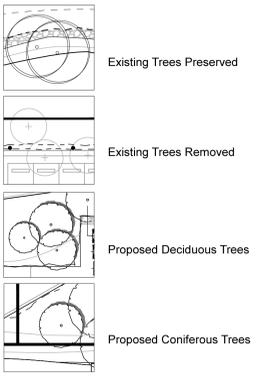


SOUTH SECTION 1:200

PLANT LIST

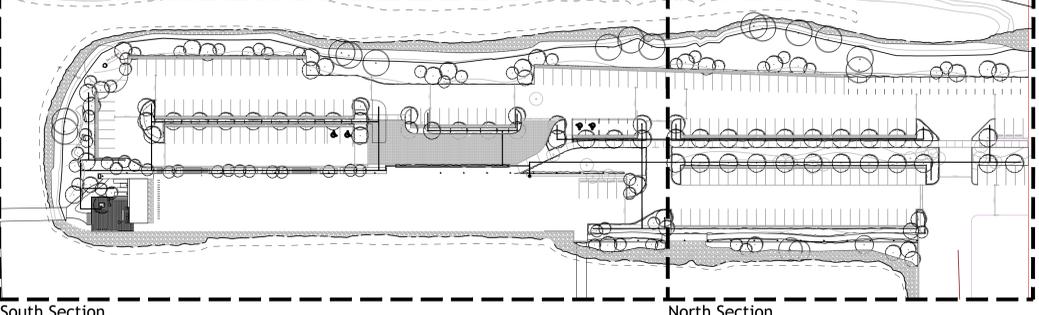
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
CJ	41	Acer rubrum 'bowhall'	Maple	10cm CAL. WB
CL	39	Cornus nuttallii x kousa 'starlight'	Dogwood	8cm CAL. WB
AM	36	Acer macrophyllum	Vine Maple	6cm CAL. Multi-stemmed
AC	9	Acer circinatum	Maple	8cm CAL. WB
MF	16	Malus fusca	Crabb Apple	6cm CAL. WB
CONIFEROUS TREES				
Pc	3	Pinus contorta 'contorta'	Shore Pine	10cm CAL. WB
SHRUBS				
Am	270	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY	#2 POT 450mm O.C.
Ca	270	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT 450mm O.C.
gs	660	GAILTHERIA SHALLOON	SALAL	#1 POT 600mm O.C.
Fr	270	MAHONIA AQUIFOLIUM		#2 POT 900mm O.C.
Sb	105	RIBES SANGUINUM		#2 POT 600mm O.C.
St	135	OPLOPANAX HORRIDUS		#2 POT 900mm O.C.
PERENNIALS AND GRASSES				
ms	600	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN GRASS	#1 POT 450mm O.C.
is	390	IRIS SIBERICA	SIBERIAN IRIS	#1 POT 300mm O.C.
je	390	JUNCUS EFFUSUS	SOFT RUSH	#1 POT 300mm O.C.
os	790	ASTER SUBSPICATUS	HARDSTEM BULRUSH	#1 POT 300mm O.C.
au	350	ARTOSTAPHYLOS UVA-URSI		
cs	390	CORNUS SERICEA 'farrow' ARCTIC FIRE		

Tree Legend

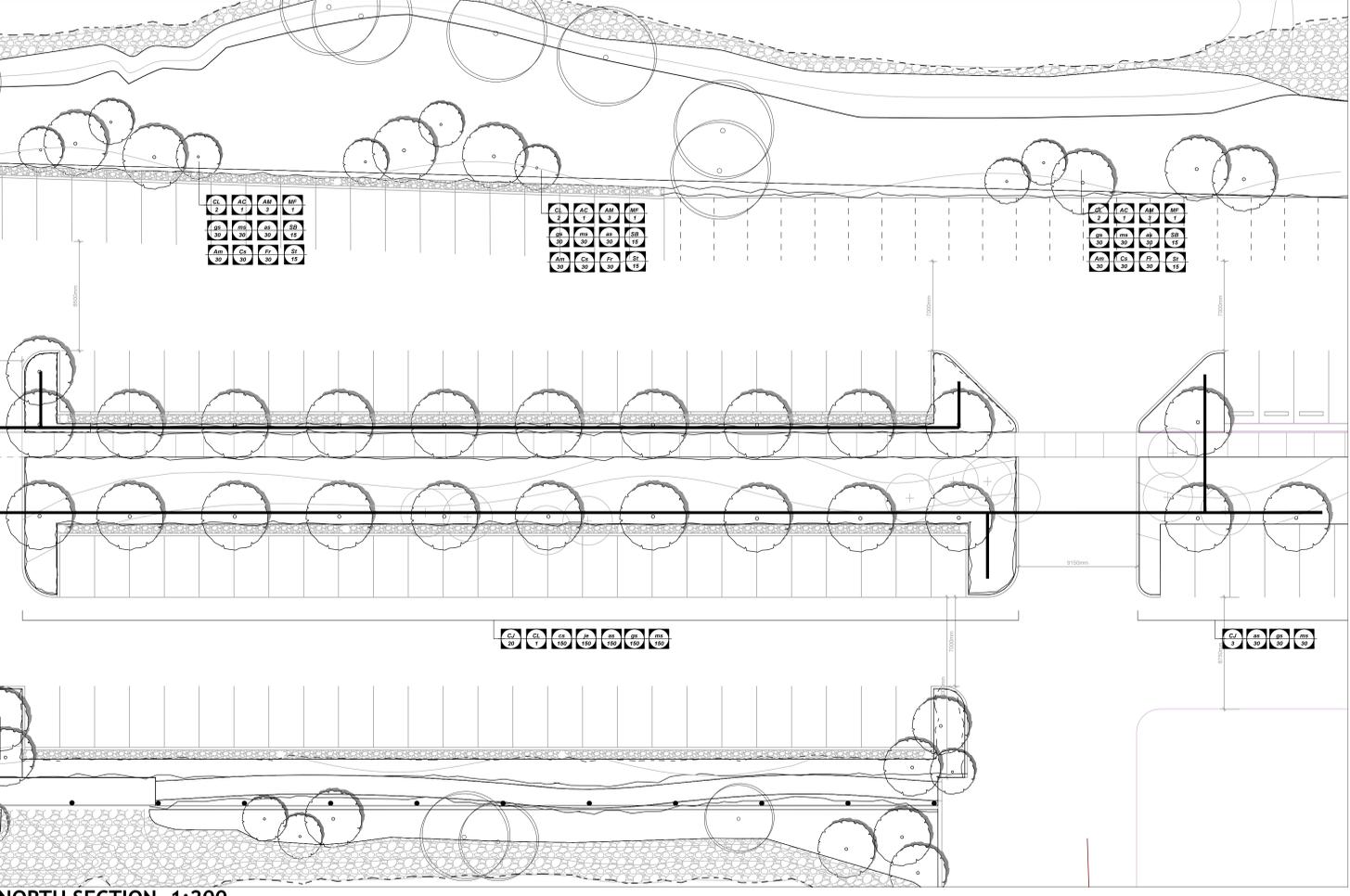


- NOTES:**
- 1) REFER TO ARBORIST REPORT FOR MORE DETAILED INFORMATION PERTAINING TO THE REMOVAL AND PRESERVATION OF EXISTING SITE TREES
 - 2) ALL LANDSCAPE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD.
 - 3) PLANT MATERIAL FIELD LAYOUT TO BE APPROVED BY THE CONSULTANT PRIOR TO INSTALLATION.

KEY PLAN 1:1000



South Section North Section



NORTH SECTION 1:200

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PLANTING PLAN

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L004

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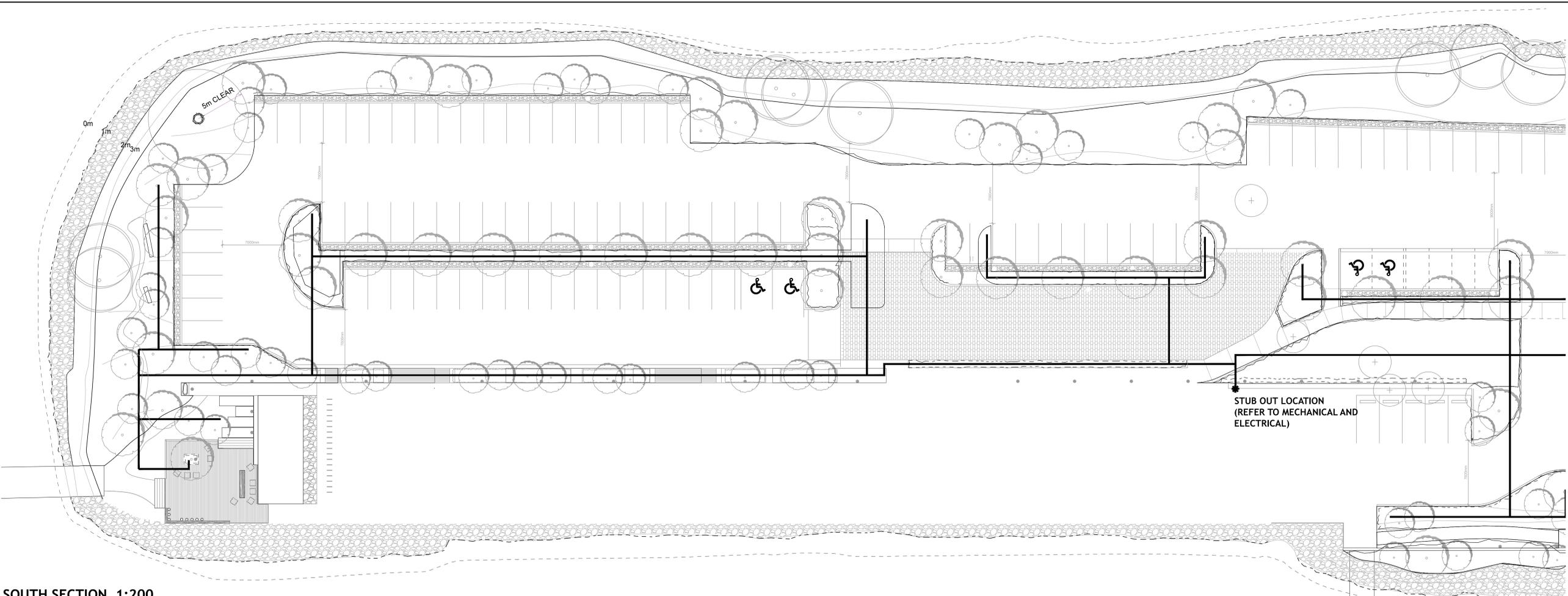
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**CONCEPTUAL
IRRIGATION PLAN**

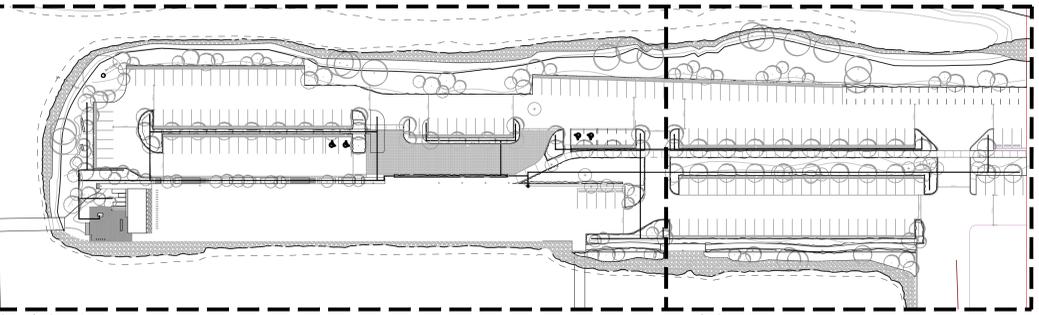
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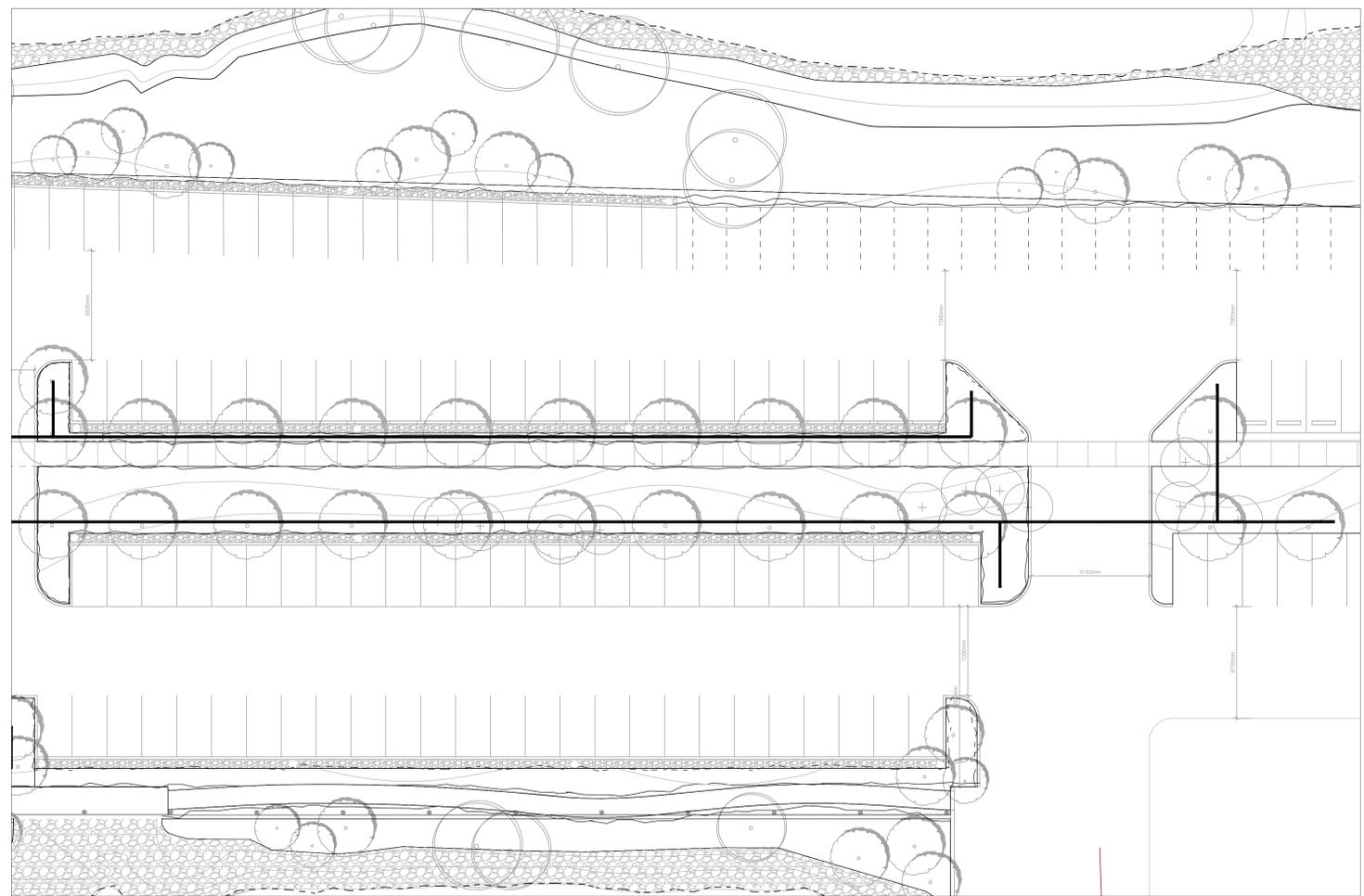


SOUTH SECTION 1:200

KEY PLAN 1:1000



South Section North Section



NORTH SECTION 1:200

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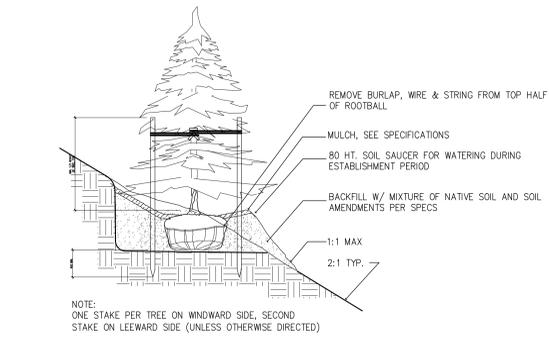
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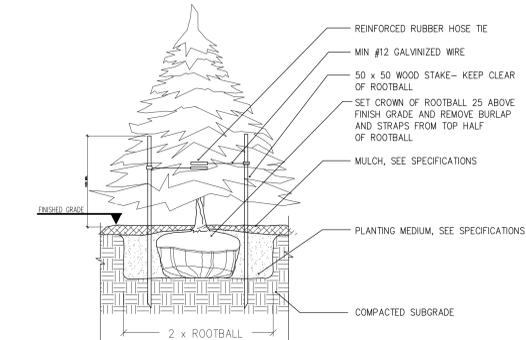
LANDSCAPE DETAILS

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PLOT DATE: 4/15/15

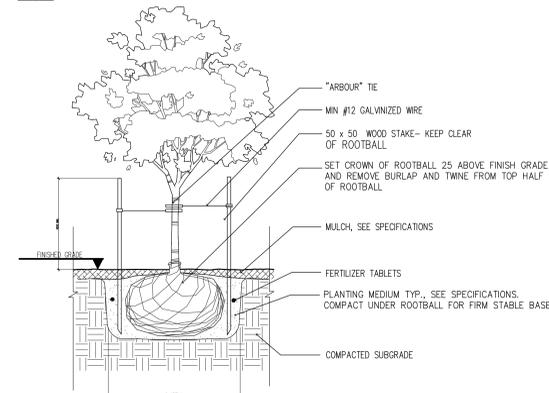
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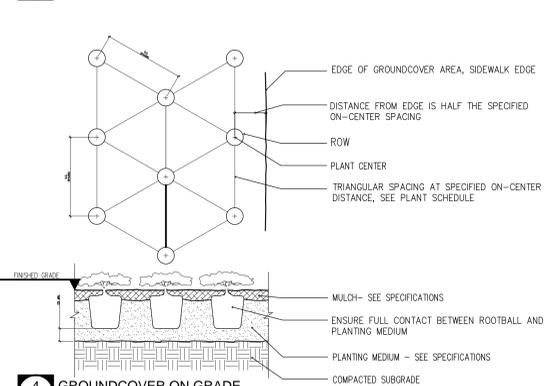
1 TREE ON SLOPE
1:50 SECTION



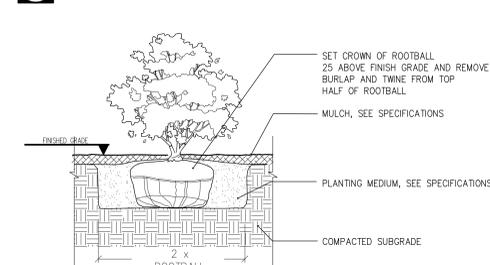
2 TREE ON GRADE
1:50 SECTION



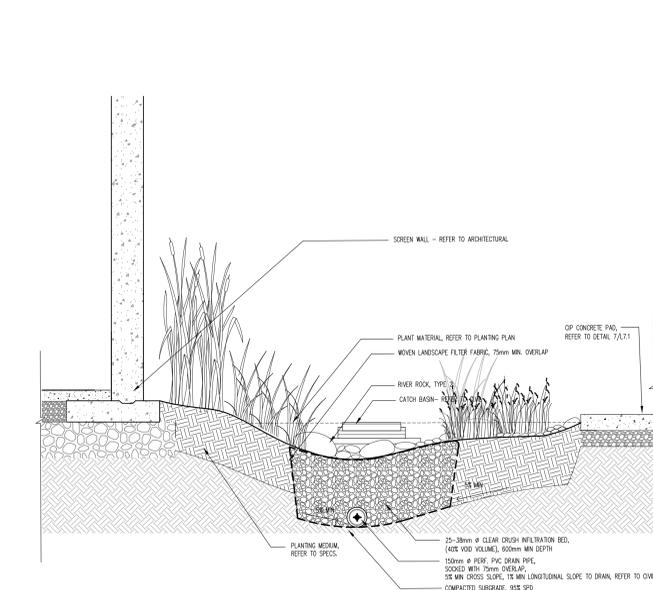
3 DECIDUOUS TREE ON GRADE
1:50 SECTION



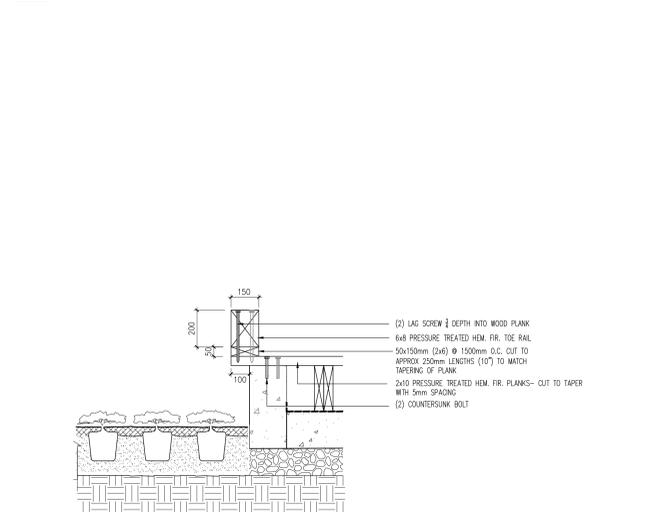
4 GROUND COVER ON GRADE
1:50 SECTION



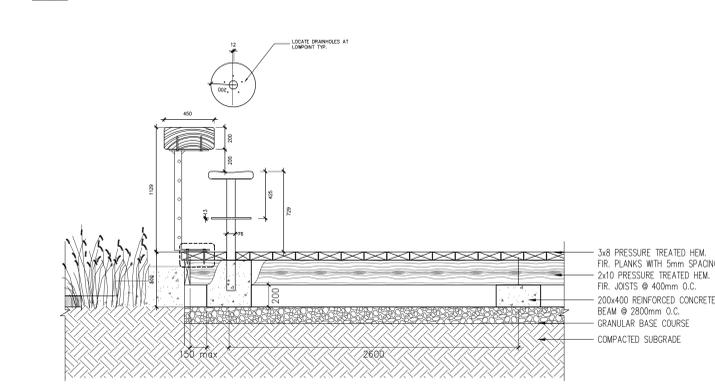
5 SHRUB PLANTING ON GRADE
1:50 SECTION



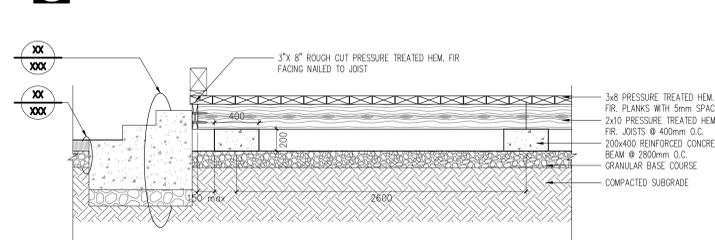
6 FEATURE RAIN GARDEN
1:25 SECTION



7 BIOSWALE PLANTING SPINE- IN PARKING AREA
1:25 SECTION



8 CIP CONCRETE PAVING (HEAVY VEHICULAR USE)
1:15 SECTION



9 CIP CONCRETE PAVING (PEDESTRIAN AND LIGHT VEHICULAR USE)
1:15 SECTION



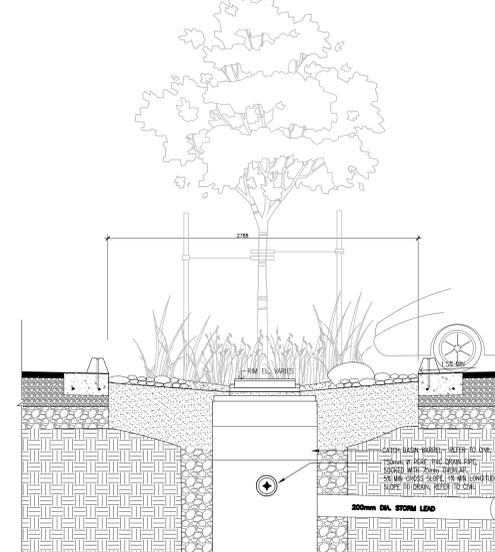
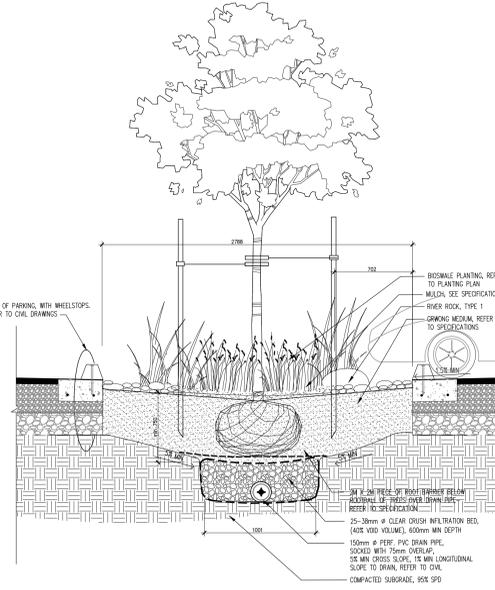
10 CONCRETE UNIT PAVERS ON GRADE
1:15 SECTION

11 CONCRETE UNIT PAVERS ON GRADE W/ CONC EDGE RESTRAINT
1:15 SECTION

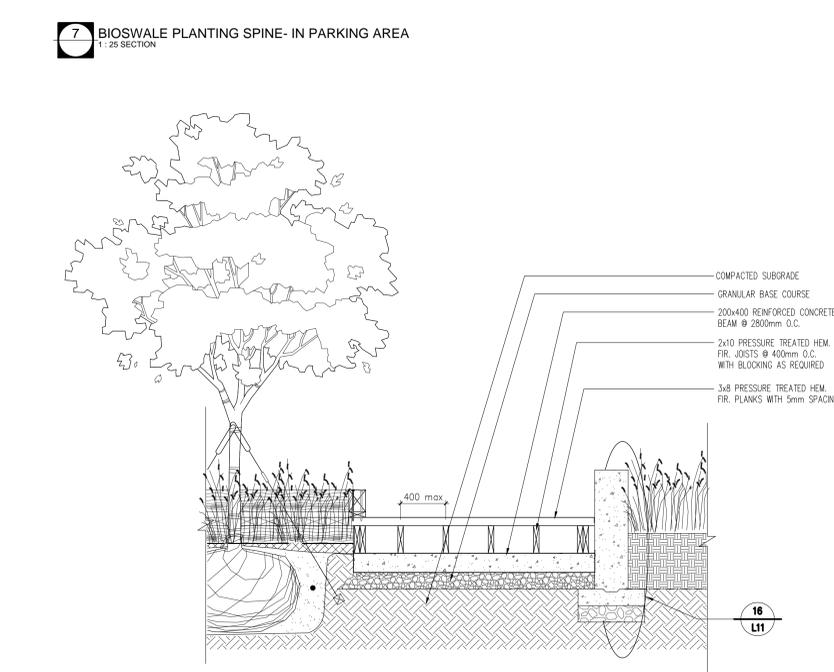
12 STOOL SEATING AND BARTOP ELEMENT AT EDGE OF TERRACE
1:25 SECTION

13 CIP CONCRETE STEPS AT EDGE OF TERRACE
1:25 SECTION

14 FEATURE-TREE OPENING AND SEATING WALL IN TERRACE
1:25 SECTION



16 DECIDUOUS TREE ON GRADE
1:50 SECTION



17 DECIDUOUS TREE ON GRADE
1:50 SECTION



18 DECIDUOUS TREE ON GRADE
1:50 SECTION

19 DECIDUOUS TREE ON GRADE
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45 DECIDUOUS TREE ON GRADE
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46 DECIDUOUS TREE ON GRADE
1:50 SECTION

47 DECIDUOUS TREE ON GRADE
1:50 SECTION

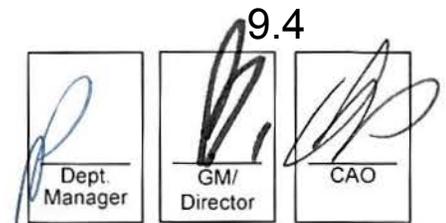
48 DECIDUOUS TREE ON GRADE
1:50 SECTION

49 DECIDUOUS TREE ON GRADE
1:50 SECTION

50 DECIDUOUS TREE ON GRADE
1:50 SECTION

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 5, 2015</u>
<input type="checkbox"/> Committee of the Whole	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 21, 2015
File: 3188-01/01.00

AUTHOR: Doug Allan, Community Planner

SUBJECT: PROPOSED GRAIN TERMINAL - LYNNTerm WEST GATE (G3 GLOBAL HOLDINGS)

RECOMMENDATIONS:

It is recommended that:

1. In addition to the Port Metro Vancouver application submission requirements and the additional studies which G3 Global Holdings has committed to conducting, the following information also be included in the permit application to Port Metro Vancouver and the corresponding Port Metro Vancouver referral to the District of North Vancouver:
 - an economic impact analysis of the project, including an assessment of direct and indirect spin-off impacts to existing businesses;
 - a review of the potential traffic impacts on all affected routes and intersections in the Lynn Creek neighbourhood, including the Main Street and Mountain Highway intersection;
 - due to the potential increase in truck traffic on Mountain Highway arising from the relocation of the Lynnterm West Gate break bulk operation to the East Gate lands, an analysis of the capacity of the rail underpass on Mountain Highway and a safety audit of the at-grade rail crossing on Mountain Highway at Barrow Street;
 - an identification of utility infrastructure requirements which have the potential to impact District utilities;
 - an identification of measures to reduce the visual impact of the large grain silos, the grain cleaning tower and the scale tower, as viewed from both the harbour and the lands to the north;
 - the feasibility of an on-site concrete batch plant and the barging of construction materials to reduce impacts on Cotton Road/Main Street;
 - the dredging requirements to accommodate the new ship berth and ship movements and the resulting impacts on the marine environment;

- an identification of any potential impacts on the Lynn Creek estuary and recommended measures to offset those impacts;
 - the identification of any contaminated site issues; and
 - air quality modelling of potential impacts upon the local air shed arising from marine vessel traffic.
2. All required studies, including, without limitation, noise, traffic and fire assessments to take into account the existing development in the Lynn Creek Town Centre and other adjacent neighbourhoods and recognize the future redevelopment to higher residential densities in the Lynn Creek Town Centre.
 3. G3 Global Holdings work with District and City Fire Departments to ensure that the scope of the require fire impact assessments address all pertinent issues.
 4. G3 Global Holdings be encouraged to work with District and City staff to identify possible community amenity projects to offset the potential impacts of this project; and
 5. Staff be authorized to forward this Council report to G3 Global Holdings for inclusion in the consultation summary report, and forwarded to Port Metro Vancouver.

REASON FOR REPORT:

The purpose of this report is to provide Council with initial information regarding a proposed grain terminal project on the Lynnterm West Gate lands in the City of North Vancouver and to provide preliminary comment on the project back to G3 Global Holdings (G3) and Port Metro Vancouver.

SUMMARY:

As outlined in the letter from the company, (Attachment A), G3 Global Holdings has announced a joint venture partnership with Western Stevedoring to examine the potential to develop a new grain export terminal on the Lynnterm West Gate land.

This project site is located in the City of North Vancouver on a property leased by Western Stevedoring from Port Metro Vancouver and implementation of the project will require a Port permit. As part of the Port's permit review process, the detailed application will be referred to the District for comment. In advance of submitting an application to Port Metro Vancouver, G3 has established a pre-application consultation process and the company is seeking comment on the project by October 7, 2015. The results of this consultation will be summarized and form part of the application to the Port.

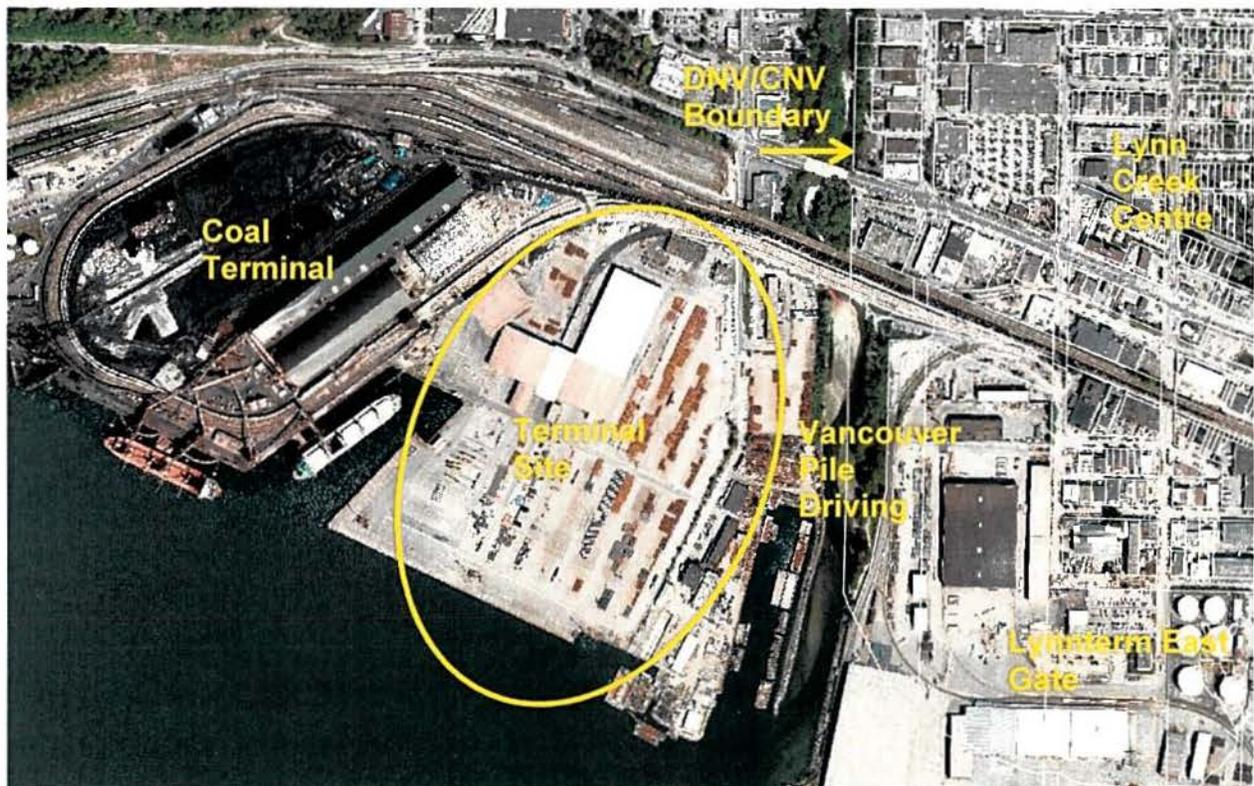
Staff have reviewed the project information presently available and recommend that the issues outlined in this report be incorporated by G3 in their application to Port Metro Vancouver to facilitate the District's future detailed review.

ANALYSIS:

1. The Site:

The G3 proposal is situated on the Lynnterm West Gate land west of Lynn Creek, as shown on the following aerial photograph. The site is presently occupied as a break bulk terminal operated by Western Stevedoring. If the project proceeds, this operation will be relocated to the Lynnterm East Gate land. Access to the site is provided at Brooksbank Avenue.

The land between Lynn Creek and the proposed terminal site are operated by Vancouver Pile Driving under a separate lease with Port Metro Vancouver and this business will remain.



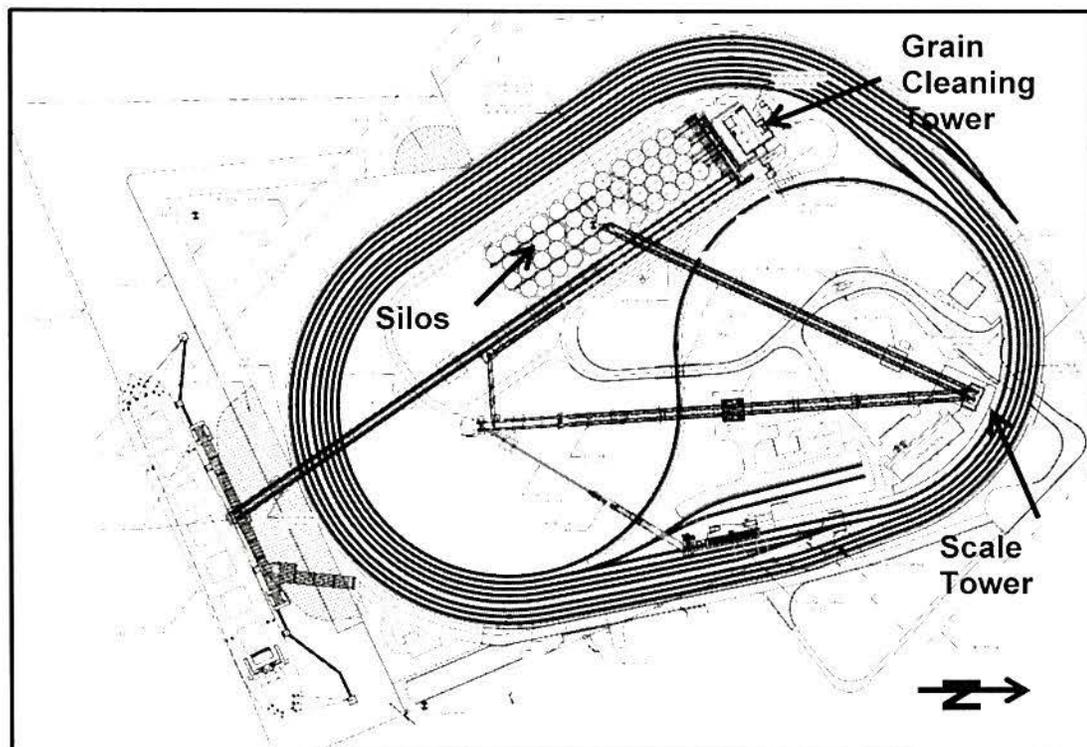
2. The Proposal:

As shown on the following site plan, the proposed terminal project consists of the following key components:

- a new loop track system around the perimeter of the site, designed to accommodate up to three, 135 car unit trains. This will reduce the need to break the trains, thereby reducing noise from the shunting of rail cars. Due to the sloping grade of the site and the need to maintain level trackage, the Port has advised that the southern part of the site will require the placement of about 7ft. of fill;

- up to 48 concrete grain product storage silos. These silos are proposed to be about 43m (140ft.) in height. By comparison, the new silos constructed at the Richardson Terminal site to the west are about 78m (255ft.) in height and the older Cargill Terminal silos west of the coal terminal are about 40m (130ft.) high;
- a grain cleaning facility and scale tower which, as illustrated on the following rendering, are taller than the proposed silos;
- grain conveyor and dust control systems;
- a reconstructed access beneath the tracks on Brooksbank Avenue and 2 on-site underpasses beneath the trackage to allow for site circulation and access the Vancouver Pile Driving leasehold land;
- a new ship berth and ship loading system, designed to accommodate large ships;
- new administrative and maintenance buildings; and
- an electrical substation building.

Detailed information on each of the project components will be included in the referral from Port Metro Vancouver.



PROPOSED SITE PLAN

The following images provide an aerial view of the project as viewed from the north and a rendering viewed from the harbour.



PORT PERMIT APPLICATION REQUIREMENTS

In support of the application to the Port, G3 will be required to provide a broad range of supporting studies, including:

- public, stakeholder and aboriginal consultation;
- air emission management plan;
- construction environmental management plan;
- environmental air assessment;
- environmental noise assessment;
- habitat assessment;
- lighting assessment;
- stormwater pollution prevention plan; and
- view and shade impact analyses.

In addition to these Port application requirements, G3 has indicated on its website that the following studies will also be provided:

- spill prevention/emergency response plan;
- fire risk assessment including dust explosion hazard analysis;
- traffic impact assessment;
- rail operations plan;
- geotechnical assessment;
- archaeological assessment;
- energy efficiency/GHG emissions;
- marine-related studies:
 - Marine traffic analysis;
 - Marine navigation aid requirements;
 - Proposed mitigation strategies.

PORT METRO VANCOUVER PERMITTING TIMELINE:

Based on information provided by Port Metro staff, the following are the key milestones in the Port permitting process, but the Port cautioned that the dates may be altered as the review proceeds. It is estimated that the total review period will be 6-9 months.

- Preliminary Comment period end – October 7;
- Submission of complete Project and Environmental Review Application to Port Metro Vancouver – October 30;
- Port Metro Vancouver referral of complete application to stakeholders and G3 launch of Phase 2 Public Consultation - November 18-20;
- Submission of stakeholder and public consultation comments by January 13, 2016;
- Port Metro Vancouver technical review completed - February 28;
- G3 submission of any required updated plans or studies - March 15;
- Port Metro Vancouver decision - April 30.

DISTRICT REQUIREMENTS:

In addition to the studies noted above, staff recommend that the following information be incorporated into the application to Port Metro Vancouver, to facilitate the District's detailed review of the project:

- an economic impact analysis of the project, including an assessment of spin-off impacts;
- a review of the potential traffic impacts on all affected routes and intersections in the Lynn Creek neighbourhood, including the Main Street and Mountain Highway intersection;
- due to the potential increase in truck traffic on Mountain Highway arising from the relocation of the Lynnterm West Gate break bulk operation to the East Gate lands, an analysis of the rail underpass on Mountain Highway and a safety audit of the at-grade rail crossing on Mountain Highway at Barrow Street;
- an identification of utility infrastructure requirements which have the potential to impact District utilities;
- an identification of measures to reduce the visual impact of the large grain silos, the grain cleaning tower and the scale tower, as viewed from both the harbour and the lands to the north;
- the feasibility of an on-site concrete batch plant and the barging of construction materials to reduce impacts on Cotton Road/Main Street;
- the dredging requirements to accommodate the new ship berth and ship movements and the resulting impacts on the marine environment;
- an identification of any potential impacts on the Lynn Creek estuary and recommended measures to offset those impacts;
- the identification of any contaminated site issues; and
- air quality modelling of potential impacts upon the local air shed arising from marine vessel traffic.

Given the location of the proposed terminal, required studies must take into account the on-going residential development in the Lynn Creek Town Centre and consider impacts upon the existing single family Keith-Lynn Neighbourhood north of E. Keith Road. This will be particularly important in terms of noise impacts arising from rail and terminal operations and the impact of truck traffic on the existing road network.

FIRE DEPARTMENT COMMENTS:

The District Fire Department has met with the City Fire Department to discuss issues of joint interest. While the company proposes to provide a fire risk assessment including dust combustion analysis, it is imperative that the scope of this analysis be reviewed with staff from both fire departments to ensure that it addresses the key issues. Aside from ensuring that all proposed structures and equipment are designed and constructed to satisfy Building and Fire Code regulations, issues of concern to both Fire Departments include:

- the need for a detailed emergency response plan;
- the incorporation of measures to ensure the early detection of incidents;
- Fire Department notification procedures;
- the provision of radio communications throughout the site which may include in-building amplification;
- assurances that there will be an adequate supply of water for fire-fighting purposes;
- detailed information on the products to be stored on-site; and
- the need for annual site inspection protocols.

COMMUNITY BENEFITS

Given the significant scale of the project, the District would like to work with G3 Global Holdings and the City of North Vancouver to identify possible amenity projects.

TIMING/APPROVAL PROCESS:

G3 is seeking pre-application input from the District and other stakeholders by October 7, 2015 before submitting a permit application to Port Metro Vancouver and Council's discussion and input is important at this early stage.

Respectfully submitted,



Doug Allan
Community Planner
Attachment

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate
		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:

Friday, September 4, 2015

Dear Mr. Stuart:

In June 2015, G3 Global Holdings (a limited partnership between Bunge Canada and SALIC Canada) announced it had formed a joint venture partnership with Western Stevedoring Company to examine the feasibility of building an export grain terminal – G3 Terminal Vancouver (G3) – at Lynnterm West Gate in the City of North Vancouver at Port Metro Vancouver (PMV). I am reaching out to you today on behalf of G3 Terminal Vancouver to confirm our commitment to engaging with you during the Preliminary Review Phase of PMV's project and environmental review process.

The proposed project

G3 Terminal Vancouver is designed to optimize grain receiving, storage, and shipping on Canada's west coast and would facilitate ongoing competitive access to world markets for Canadian farmers and marketers in the face of increasing supply of and demand for Canadian grain. The proposed export grain terminal would be a state-of-the-art facility in which best practices, including those associated with sustainability, are a foundation of design.

The project proposes installing and operating the following:

- a railcar receiving facility and loop track
- grain conveyor systems
- a grain storage facility of up to 48 primary concrete storage silos
- a grain cleaning facility
- dust aspiration systems
- administration and maintenance buildings
- access roads including three underpasses
- a berth structure and ship loader

This will require the demolition of existing facilities and site improvements, including utilities, and modification of the existing dock. Use of an existing industrial operations site would allow G3 to minimize impacts to the neighbourhood, region and foreshore while maximizing the full marine exporting potential of Vancouver's North Shore.

Opportunities for engagement

G3 Terminal Vancouver team members welcome your comments and questions regarding a number of technical studies that we are committed to completing as G3 examines the feasibility of building a new export grain facility, and in support of making an application to Port Metro Vancouver (PMV) to construct the facility.

As part of PMV's project and environmental review process, we are undertaking a 20 business day public comment period beginning September 9, 2015 and closing on October 7, 2015 and would welcome your participation in this process. The purpose of this pre-application consultation will be to share basic information about the project and its timelines, to outline the studies and analysis we are undertaking and propose to undertake, and to provide an opportunity for stakeholders to let us know if there is anything else we should consider in our application. Comments received during this phase of engagement will be considered in our application. Once our proposed project application is filed with PMV, there will be further opportunities for dialogue, including a subsequent comment period and an Open House. Our goal is to provide opportunities for all interested parties to ask questions, share comments, or voice concerns about the application materials.

I will follow up with you directly in the coming weeks, and look forward to keeping you informed as we proceed through the PMV review process (for information about the review process visit www.portmetrovanancouver.com/per). For more information about the project, please visit www.g3terminalvanancouver.ca or feel free to contact me directly.

Yours truly,



Karl Gerrand, CEO G3

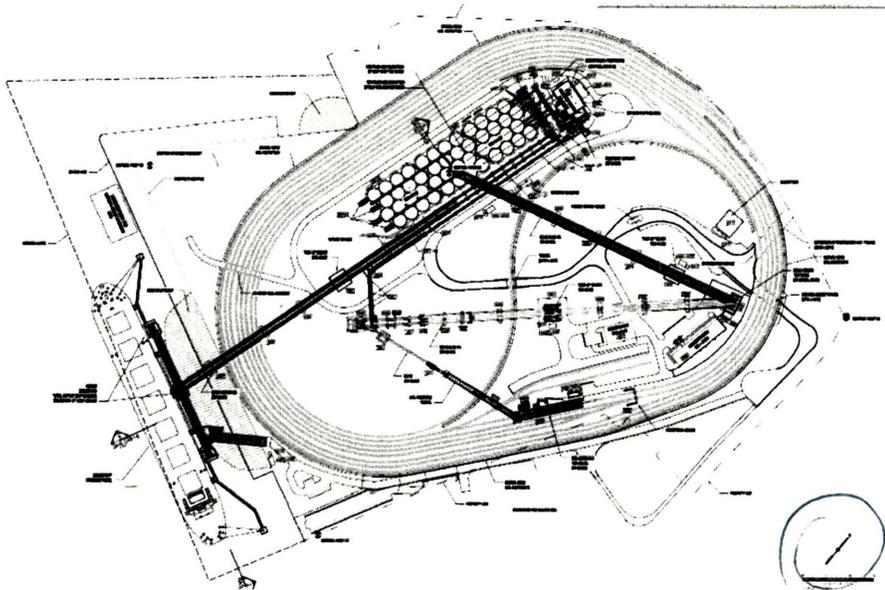
p 204 272 6606

Karl_Gerrand@g3.ca

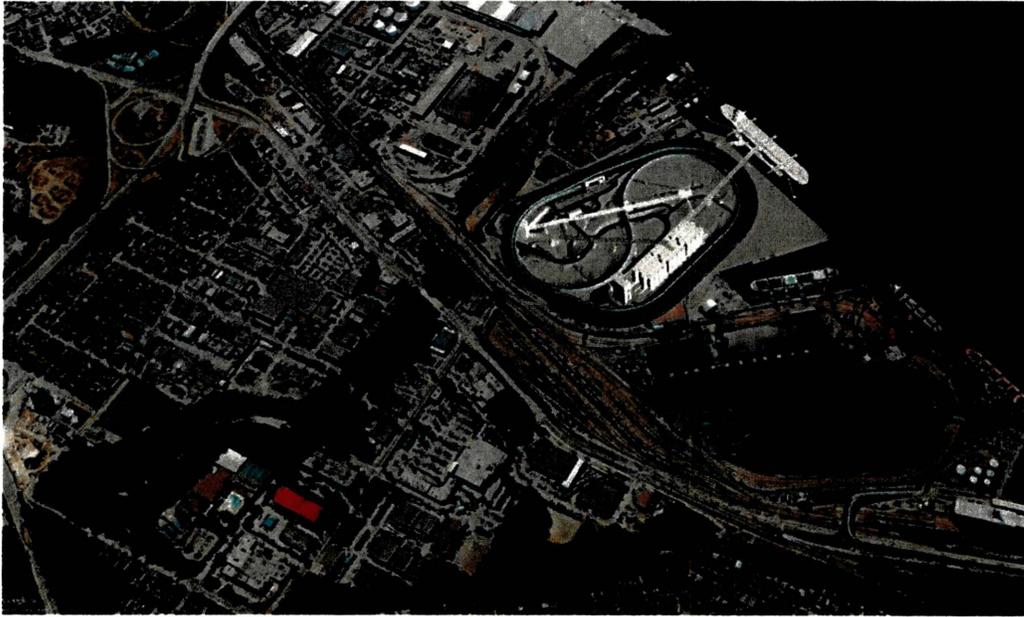
Cc: Brett Malkoske, Vice President, Business Development G3
Tim Blair, Senior Planner, Port Metro Vancouver



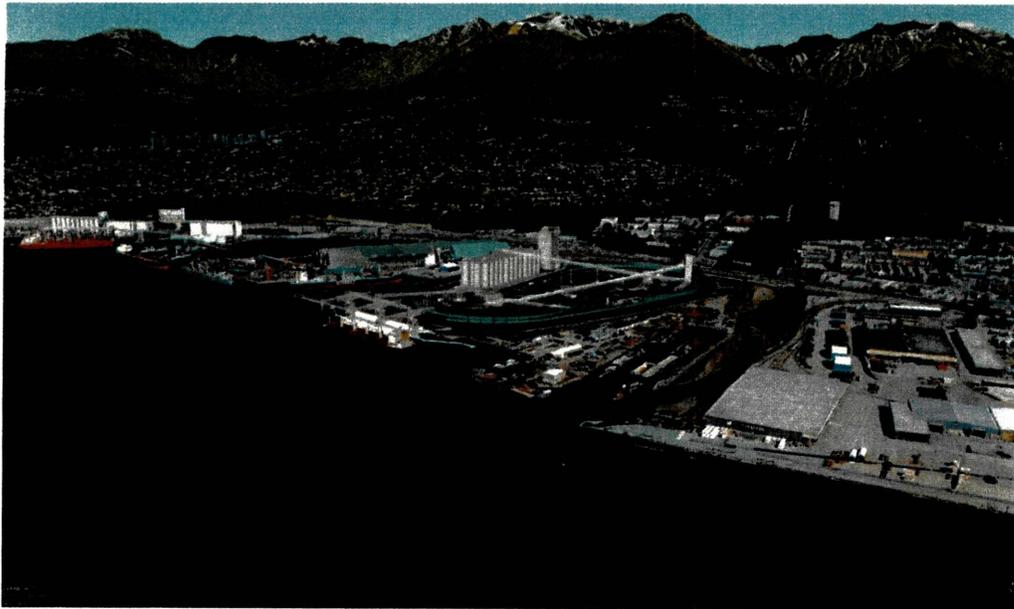
Location of proposed export grain terminal at LynnTerm West Gate in North Vancouver



Site schematic for proposed export grain terminal at LynnTerm West Gate in North Vancouver showing rail loop and silo placement



Proposed export grain terminal on LynnTerm West Gate site in North Vancouver



Proposed export grain terminal on LynnTerm West Gate site in North Vancouver