

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, November 6, 2017**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



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## REGULAR MEETING OF COUNCIL

7:00 p.m.  
Monday, November 6, 2017  
Council Chamber, Municipal Hall,  
355 West Queens Road, North Vancouver

### AGENDA

#### BROADCAST OF MEETING

- Online at [www.dnv.org](http://www.dnv.org)

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

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- Bylaw 8230 – OCP Amendment 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8231 – Rezoning 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8236 – Rezoning 905-959 Premier Street
- Bylaw 8240 – OCP Amendment 1502-1546 Oxford Street
- Bylaw 8241 – Rezoning 1502-1546 Oxford Street
- Bylaw 8225 – Rezoning 756-778 Forsman Avenue
- Bylaw 8244 – OCP Amendment 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8245 – Rezoning 1801-1865 Glenaire Drive & 2064-2082 Curling Road

#### 1. ADOPTION OF THE AGENDA

##### 1.1. November 6, 2017 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the November 6, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

#### 2. PUBLIC INPUT

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

#### 3. PROCLAMATIONS

#### 4. RECOGNITIONS

#### 5. DELEGATIONS

#### 6. ADOPTION OF MINUTES

**7. RELEASE OF CLOSED MEETING DECISIONS**

**8. COUNCIL WORKSHOP REPORT**

**9. REPORTS FROM COUNCIL OR STAFF**

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

*Recommendation:*

THAT items \_\_\_\_\_ are included in the Consent Agenda and be approved without debate.

**9.1. Final Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines** **p. 11-114**

File No. 13.6480.30/000.003

*Recommendation:*

THAT the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines as attached to the October 25, 2017 report of the Senior Planner entitled Final Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines is approved;

AND THAT staff be instructed to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines for Council consideration.

**9.2. Development Variance Permit 29.17 – 982 Belvedere Drive** **p. 115-127**

File No. 08.3060.20/029.17

*Recommendation:*

THAT Development Variance Permit 29.17, to allow for a two car garage addition to a single-family house at 982 Belvedere Drive, is ISSUED.

**9.3. New Construction Bylaw, Building Act and Energy Step Code Implementation** **p. 129-207**

File No. 09.3900.01/000.000

*Recommendation:*

THAT the October 25, 2017 report of the Manager – Development Services entitled New Construction Bylaw, Building Act and Energy Step Code Implementation be received for information;

AND THAT “Construction Bylaw 8271, 2017” is given FIRST, SECOND and THIRD Readings;

AND THAT “Radio Amplification Bylaw 8272, 2017” is given FIRST, SECOND and THIRD Readings;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8274, 2017 (Amendment 32)” is given FIRST, SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1365 (Bylaw 8273)” is given FIRST Reading;

AND THAT Bylaw 8273 be referred to a Public Hearing;

AND THAT District Policy 8.3320.7 Green Building Policy – Private Sector Developments be rescinded effective July 1, 2018;

AND THAT staff be authorized to pursue a local variation under the *Building Act* to enable the District to continue regulating stacked rock walls.

**9.4. Bylaws 8262, 8263, 8264 and 8277: p. 209-295  
1923 Purcell Way and Capilano University –  
Rezoning and Development Permit for Multi-family and Student Housing  
File No. 08.3060.20/035.000**

*Recommendation:*

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8262, 2017 (Amendment 30)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1361 (Bylaw 8263)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8264, 2017 (1923-1959 Purcell Way)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8277, 2017 (2055 Purcell Way)” is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8262;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8262 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8262 and Bylaw 8263 be referred to a Public Hearing.

- 9.5. Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning and Housing Agreement for a 25 Unit Townhouse Project – 1031, 1037, 1041 and 1045 Ridgewood Drive** p. 297-352  
File No. 08.3060.20/009.17

*Recommendation:*

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8257, 2017 (1031-1045 Ridgewood Drive)” is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8278;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8278 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8278 and Bylaw 8256 be referred to a Public Hearing.

- 9.6. Proposed Partial Highway Closure and Dedication Removal Bylaw 8248 - “3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017”** p. 353-359  
File No. 02.0930.20/506.000

*Recommendation:*

THAT “3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017” is given FIRST Reading;

AND THAT Staff is authorized to publish notification for two consecutive weeks as per the provisions in the *Community Charter*.

- 9.7. Bylaw 8247, 2017: 2000 Block Heritage Park Lane Highway Closure** p. 361-368  
File No. 02.0930.20/495.000

*Recommendation:*

THAT “2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017” is given SECOND and THIRD Readings.

**10. REPORTS**

**10.1. Mayor**

**10.2. Chief Administrative Officer**

**10.3. Councillors**

**10.4. Metro Vancouver Committee Appointees**

**10.4.1. Aboriginal Relations Committee – Councillor Hanson**

**10.4.2. Housing Committee – Councillor MacKay-Dunn**

**10.4.3. Regional Parks Committee – Councillor Muri**

**10.4.4. Utilities Committee – Councillor Hicks**

**10.4.5. Zero Waste Committee – Councillor Bassam**

**10.4.6. Mayors Council – TransLink – Mayor Walton**

**11. ANY OTHER BUSINESS**

**12. ADJOURNMENT**

*Recommendation:*

THAT the November 6, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

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## REPORTS

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| AGENDA INFORMATION                                  |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>November 6, 2017</u> |
| <input type="checkbox"/> Other:                     | Date: _____                   |

|   |  |  |
|---|--|--|
| <br>Dept.<br>Manager | <br>GM/<br>Director | <br>CAO |
|---|--|--|

## The District of North Vancouver REPORT TO COUNCIL

October 25, 2017  
File: 13.6480.30/00.003

**AUTHOR:** Karen Rendek, Senior Planner

**SUBJECT:** Final Draft Maplewood Village Centre and Innovation District  
Implementation Plan & Design Guidelines

### RECOMMENDATION:

THAT Council approve the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (Attachment 1); and,

THAT Council instruct staff to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines for Council consideration.

### REASON FOR REPORT:

The purpose of this report is to seek Council approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (The Plan) as implementation policy to support the Official Community Plan (OCP).

### SUMMARY:

The Plan aims to shape Maplewood over time into an innovative and vibrant place to live, work, play, learn, and create. The Plan provides land use policy to guide decision-making, identifies anticipated community amenities, describes proposed public realm improvements, and outlines strategies for implementation.

### BACKGROUND:

At a Workshop on July 6, 2015, Council endorsed proceeding with the Maplewood Village Centre implementation planning process. Council also endorsed the expanded scope recommended by staff to undertake a review of the employment lands in the Maplewood area and to complete a detailed environmental assessment of the study area. Council recognized the significant economic development potential of the employment lands in Maplewood and also emphasized the need to protect adjacent environmentally sensitive areas (ESAs) in the Maplewood area. A consultant, Modus Planning Design & Engagement Inc. (MODUS), was retained to lead the planning and engagement processes.

**SUBJECT: Final Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines**

October 25, 2017

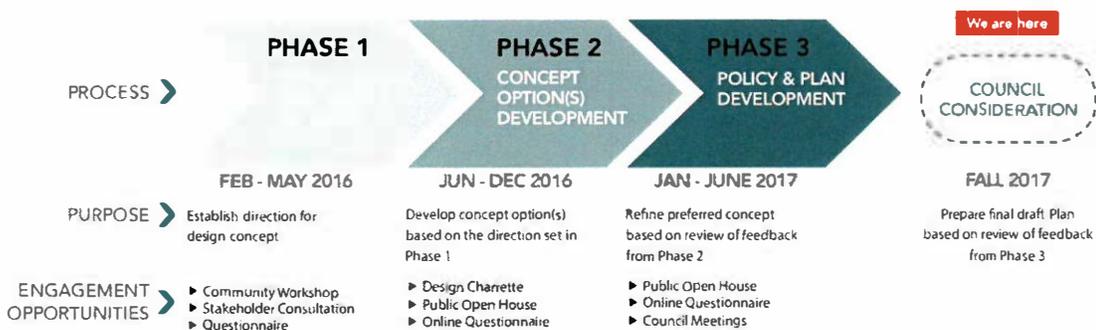
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The study area for this planning initiative includes lands within the Maplewood Village Centre, as defined in the OCP, the existing areas designated Light Industrial/Commercial along Dollarton Highway, and the largely undeveloped lands to the east of the Village, which includes Maplewood North and the District-owned lands in between. The OCP designates these areas as Light Industrial/Commercial and Parks, Open Space, and Natural Areas, respectively.



**Figure 1: Study Area for the Maplewood Planning Process**

At the July 6, 2015 Workshop staff outlined the three phase planning process for this initiative. The graphic below highlights the key steps in this process. For a complete chronology of the public and stakeholder engagement for this initiative refer to Attachment 2.



**EXISTING POLICY:**

The 2011 Official Community Plan, Bylaw 7900 (OCP) identifies Maplewood Village Centre as an area for growth and revitalization to be guided by an implementation plan. The OCP *Network of Centres* concept identifies Maplewood Village Centre as one of four key growth centres in the District. Schedule A of the OCP includes a broad vision and high level policy directions on land use, economics, housing opportunities, and mobility network concepts for this village centre. The OCP also includes key objectives and policies to encourage the

productive and efficient use of employment lands; promote infill development, redevelopment, and intensification of underutilized sites on employment lands (where appropriate); as well as to protect and improve the ecological health of our natural systems.

**ANALYSIS:**

Based on feedback generated through the public process in Phase 3 and feedback received from Council at the Council Workshop on October 23, 2017, staff has prepared the final plan for Council consideration of approval.

**Key Strategies in the Plan**

Highlights of the Maplewood Village Centre and Innovation District Plan & Design Guidelines (Attachment 1) include:

***Land Use, Building Height, and Village Heart***

Overall the Plan maintains a low and mid-rise built form, character, and scale. Highest density development within the Maplewood area is to be located within the compact village core. Possible locations for taller buildings (up to 12 storeys) are included in the land use plan along with policy statements to include provisions to negotiate density and height on a case-by-case basis in order to achieve the District's housing and community amenity objectives.

***Housing Diversity***

Maplewood Village Centre has a target of 1,500 net new residential units by 2030. Currently Maplewood has approximately 250 units of purpose-built market rental housing within the Village Centre. Concerns have been raised about the potential loss of housing stock in Maplewood, which is comparatively more affordable, and the potential loss of purpose-built market rental housing. In addition to the Plan encouraging a diverse mix of housing types including townhouses, rowhouses, co-ops, lock-off suites, and mixed-use buildings with apartments and live-work opportunities, policies to address the need for non-market housing have been included. Specifically, the Plan includes policies that:

- encourage the use of District-owned lands to generate innovative, non-market housing opportunities,
- require a portion of non-market rental or price controlled/restricted ownership units, or non-market units as part of new market housing development projects,
- consider density bonusing in order to achieve housing objectives.

Recognizing the importance of locating good jobs in close proximity to housing options, capacity for 900 residential units is being included in the Maplewood North Innovation District to provide employee-oriented housing as a supportive use for the dramatic expansion of jobs contemplated through this Plan.

***Non-Market Housing***

Achieving the estimated demand of 1,000 non-market housing units using the three policy directions noted above requires the efficient use of District-owned lands. Maplewood presents an opportunity to leverage considerable District land holdings for non-market housing, but also to negotiate density and height bonus in strategic locations. Using a combination of density-bonus, district-owned lands, and CACs, Maplewood could see up to 300 net new non-market

housing units built. Further to this target, the Innovation District's substantial employment generating capacity provides an opportunity to realize another 900 employee-oriented housing units, of which a substantial number should be non-market units of varying tenures. These units would be available for employees of the Innovation District and would be delivered concurrent with the industrial/commercial uses. These non-market, employee-oriented units in the Innovation District will bring the total number of non-market residential units in Maplewood to over 750.

***Innovative Industry Focussed on Local Employment***

The Plan anticipates expansion of light industrial and other supporting uses on vacant employment lands to capture a significant portion, approximately 4,500 net new jobs in the District by 2030.

Four different areas within the Plan boundaries have been identified for industrial uses. Each area has unique characteristics and options for land use. Two of the areas (west of Amherst and east of Amherst) will focus on options for industrial intensification. The other two areas include artisan industrial uses within the Village Centre and an Innovation District at Maplewood North.

The Plan includes policies to ensure best practices are followed on lands located in close proximity to sources of potential nuisance issues related to industrial uses. The Plan introduces three new land use designations to encourage employment-generating uses and opportunities.

**Light Industrial Artisan** encourages craftspeople and small-scale manufacturers to live and work in a gritty but vibrant, pedestrian-friendly environment. This area will include mixed use buildings with light industrial commercial uses at street level and on the second storey with residential uses above.

For Maplewood North two land use designations are proposed:

- **Light Industrial Commercial Mixed-Use – Innovation District** encourages a mix of light industrial, warehouse, office, service, utility, business park type uses at street level with commercial uses, such as retail, service, and offices, typically expected in the floors above light industrial uses. The focus is on encouraging a job-dense mix of flexible, high tech office, business park 'campus' that could provide both educational and recreational opportunities next to businesses.
- **Light Industrial Residential Mixed Use – Innovation District** is proposed for the northern (steeper) part of this area to allow residential uses above the ground floor to co-locate people with jobs and provide employee-oriented housing. This designation is proposed for the steeper areas only to discourage residential uses on the remaining employment generating industrial lands which are in scarce supply.

### **Industrial Land Use Challenges:**

In November 2016 and February 2017 Council held workshops to discuss industrial land use change. Through these discussions four key opportunities were discussed to encourage industrial land development and assist these businesses impacted by change. These included Temporary Use Permits (approved by Council in 2017), to enable flexibility to adapt to short term needs; tenant relocation assistance; supporting long term business development through the North Vancouver Economic Partnership; and, industrial growth and intensification in Maplewood.

The following identify some significant aspects of industrial land use challenges and opportunities within the District:

- From 2011 to 2016, the District saw a net reduction of 12 businesses and 6.82 acres of industrial land.
- Since January 1, 2017 including current applications, the District would see a further net reduction of 16 businesses. Of those 16 businesses, 7 are light industrial businesses that were tenants prior to applicants taking possession.
- Should Council support the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines, there will be a net increase of approximately 130\* businesses and 36 acres of light-industrial mixed use, and light-industrial artisan employment lands (which represents an overall increase in industrial lands, and employment opportunities).
- These opportunities will help the District realize the OCP 2030 targets of increasing built employment lands by thirty-three percent, and the total number of jobs to 36,000.

\* Estimated number of businesses based on ratio of 3.3 businesses per acre (Lynn Term East area example)

### ***Ecology and Conservation***

The Plan protects and enhances environmentally sensitive features including steep escarpment slopes, watercourses, and remnant and mature forested areas by restricting and buffering development from ESAs. Ecological and recreational connections will be created and protected between key natural areas with recreational trails and wildlife connections with opportunities for interpretative trails and educational signage. Stream flows and health of wetlands will be improved by enhancing flows to areas needing more water, and managing stormwater through infiltration and surface management.

### ***Parks and Recreation***

Maplewood is served by the existing Kenneth Gordon Maplewood School play fields, Seymour River Park, Maplewood Farm, Maplewood Conservation Area, the Canlan Ice Sports Arena, and Ron Andrews Community Recreation Centre. The Plan includes two new parks in Maplewood – a community park (north of Kenneth Gordon Maplewood School) and a neighbourhood park (east of Riverside Drive). The Plan also includes expanding park amenities and providing a park presence at the street for Maplewood farm.

### ***Transportation Network***

The Plan includes transportation strategies to improve opportunities for walking and safe routes to school, cycling, transit, traffic management, circulation, and parking. Specifically, to:

- Develop a multi-use path from the Seymour River to Ron Andrews Community Centre to provide pedestrians and cyclists an active east-west transportation route through the entire Maplewood Community.
- Traffic-calm Riverside Drive, the central vehicular spine through the Village, by providing separated bicycle lanes, sidewalks, and a treed boulevard within the central portion.
- Connect Berkley Road from Mount Seymour Parkway to Dollarton Highway, which includes two lanes, treed boulevard, sidewalks, and separated cycling facilities. An environmental swale is also included to ensure that an adequate buffer is maintained to the adjacent ESAs.
- Recognize and enhance Old Dollarton Road as the High Street through the centre of Maplewood Village.
- Differentiate the character of Old Dollarton Road as the High Street: mixed use commercial residential through the village heart to mixed use industrial residential for the Light Industrial Artisan employment area.
- Create a new 'shared street' from Old Dollarton Road to Front Street as a central gathering place for the neighbourhood with plaza spaces provided at each end.

Staff continues work with TransLink and Metro Vancouver to determine how/when the Frequent Transit Network (FTN) will be extended to Maplewood Village. While B-line service from Dunderave to Phibbs Exchange is slated for delivery in Q3 2019, at this time, B-line service to Maplewood has been identified as part of the Mayors' Council *10-Year-Vision 2017-2026* Investment Plan for the future of the transportation system. Interim discussions with senior TransLink staff indicate the extension of frequent transit to Maplewood is contingent on the timing, adoption, and implementation of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines and the density and land use mix (jobs, housing) achieved.

### ***Community Amenities***

The list of amenities identified for Maplewood based on the 2017 Maplewood Community Needs Assessment, existing policy, and community and stakeholder input includes:

- Land for, or provision of, non-market rental and/or special needs housing,
- Multi-purpose community hub facility of approximately 15,000 square feet in size (contributions include capital and facility operation) within Maplewood Village Centre,
- Two small scale public plazas at each end of the shared street,
- Public plaza in the Maplewood North Innovation District,
- Community park improvements north of Kenneth Gordon Maplewood School,
- Neighbourhood park improvements east of Riverside Drive,
- Provision of parkland at the entrance to Maplewood Farm,
- Multi-use pathway and public realm linkages from Seymour River to Ron Andrews,
- Daycare in Maplewood Village,

**SUBJECT: Final Draft Maplewood Village Centre and Innovation District  
Implementation Plan & Design Guidelines**

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- Daycare in the Maplewood North Innovation District,
- Public Art,
- Recreation facilities as accessory uses in the Innovation District,
- Village centre beautification.

The above parks would be created through use of several development tools including Community Amenity Contributions (CACs), Development Cost Charges (DCCs), and rezoning conditions.

***Utilities and Infrastructure***

A review of water, sanitary services, storm drain and flood management, fibre optic capabilities and the possible relocation of the existing overhead hydro transmission system on Old Dollarton Road have been completed by Development Engineering to support this Plan. Water, sanitary, and storm drain modelling confirm that growth anticipated in the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines can be accommodated. Policies for flood mitigation and resilience and the future fibre optic network have been included in the Plan. Further work is required to develop the long term coastal sea-level rise component of the Flood Risk Management Strategy and ongoing partnership with other agencies and stakeholders such as Port of Vancouver, CN Rail, and local industries will further these efforts.

***Phasing Strategy***

A significant portion of the overall Industrial/Commercial floor space in the Innovation District should occur in the first phase of development. Recognizing the importance of collocating employee-oriented housing with the employment generating uses in the Innovation District, a significant portion of the up to 900 housing units should be built concurrent with the Industrial/Commercial uses. Phase two of developing the Innovation District would include the remaining Industrial/Commercial uses and the remainder of the employee-oriented housing. Accessory or supportive uses to support the Maplewood vision could be built during the first phase.

**Timing/Approval Process:**

Phases 1 – 3 of the Maplewood Planning process are now complete. This report seeks final approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines.

**Concurrence:**

This Maplewood Planning and Engagement process has been supported by a technical staff team from Community Planning, Development Planning, Parks, Engineering, Transportation, Environment, Facilities, Corporate Communications, Emergency Services, Real Estate, Properties, Public Safety, and Financial Planning. The Solicitor has reviewed the draft Plan and comments have been integrated.

**Financial Impacts:**

Overall, the realization of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines is anticipated to bring economic benefits to the community including

through developer contributions of community amenities, an increase in the tax base, an increase in economic activity and jobs.

Some new amenities have been added to the District-wide list through this implementation planning process. Development revenue and cost estimates are being discussed with Council at a workshop in November, 2017. Improvements and amenities' costs will be contained within the development revenue potential from this Centre.

**Social Policy Implications:**

The Plan identifies opportunities to increase housing diversity, provide non-market housing, enhance active transportation (walking, cycling), and improve opportunities for community interaction through public realm and open space additions and a multipurpose community hub, and childcare facilities, all of which support District social policy objectives.

**Environmental Impact:**

The Plan identifies environmentally sensitive areas (ESAs) that will be protected and/or enhanced. Directing redevelopment to centres where transit and services are located is consistent with enabling alternatives to driving and reducing associated greenhouse gas (GHG) emissions.

**Conclusion:**

The Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines has been prepared following 18 months of planning and engagement. Key elements of the draft Plan were presented to the community for feedback in June, 2017 and overall received significantly high levels of support (Attachment 1). Council provided feedback on the draft Plan at the workshop on October 23, 2017 and staff is now forwarding the Plan to Council for consideration of approval. The Plan is a policy document (versus a bylaw) that implements the Official Community Plan, Bylaw 7900.

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**Options:**

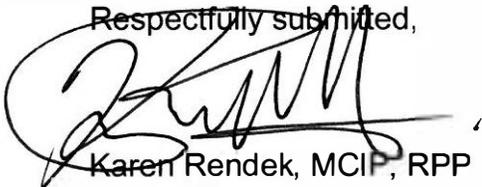
Council may:

- 1) Approve the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines; and,
- 2) Instruct staff to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines for Council adoption.

Alternatively,

- 3) Advise staff of specific revisions and/or alternative directions regarding the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines and request these be addressed prior to Council's consideration of approval of the Plan.

Respectfully submitted,



Karen Rendek, MCIP, RPP  
Senior Planner

**Attachment 1:** Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines

**Attachment 2:** Chronology of Public and Stakeholder Engagement Efforts

| 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"/> NVRC           | _____ |
| <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            | _____ | <input type="checkbox"/> Real Estate    | _____ |   |       |



# MAPLEWOOD VILLAGE CENTRE AND INNOVATION DISTRICT IMPLEMENTATION PLAN & DESIGN GUIDELINES

November 1, 2017



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Prepared by:



# PART 1: INTRODUCTION AND BACKGROUND

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## 1 INTRODUCTION

### 1.1 SUMMARY & PLAN CONTEXT

Identified as a Village Centre in the District of North Vancouver’s 2011 Official Community Plan (OCP), Maplewood is one of the four key centres identified for growth in the Network of Centres Concept (see Figure 1). Roughly 1,500 new residential units are planned for, along with capacity for an additional 9,290 square metres (100,000 square feet) of new commercial space by 2030.

There are existing employment lands within, and immediately adjacent to, Maplewood including both heavy and light industries. One of the cornerstones of this plan is to protect and enhance existing employment lands and dramatically expand job-creating land uses in the Maplewood area. This plan aims to capture approximately 4,500 net new jobs and over a million square feet of employment floor area in the District by 2030 through new land use policies and regulations to support wealth-generating investment, create new employment opportunities and increase tax revenue, benefiting the entire community. The resulting mix of land uses will include options for living, working, playing, creating, and learning.

Recognizing the importance of locating good jobs in close proximity to housing options, 900 residential units are contemplated in the Innovation District to provide employee-oriented housing as a supportive use for the dramatic expansion of jobs contemplated in this implementation plan.

From a mobility standpoint, there is currently no standard street grid in Maplewood and cycling and pedestrian routes within the neighbourhood are sporadic and not connected to key destinations. Improvements for traffic and goods movement, circulation, and connectivity for all modes of travel (including, walking, cycling, transit, and driving) are contained in the plan to accommodate the anticipated growth in Maplewood.

Maplewood has significant green spaces within, and surrounding it. This includes the Maplewood Conservation Area, Windridge Park, Hogan’s Pools Park, Maplewood Creek Park and Seymour River Heritage Park. These parks are largely natural areas and currently there is a limited amount of active recreational park space located directly within the community.

This plan aims to expand active recreational park space within the community and protect and enhance green spaces and environmentally sensitive features including steep escarpment slopes, watercourses, remnant forested areas, and riparian and mature forests, which support wildlife and resident and migratory bird species for future generations to experience and appreciate.

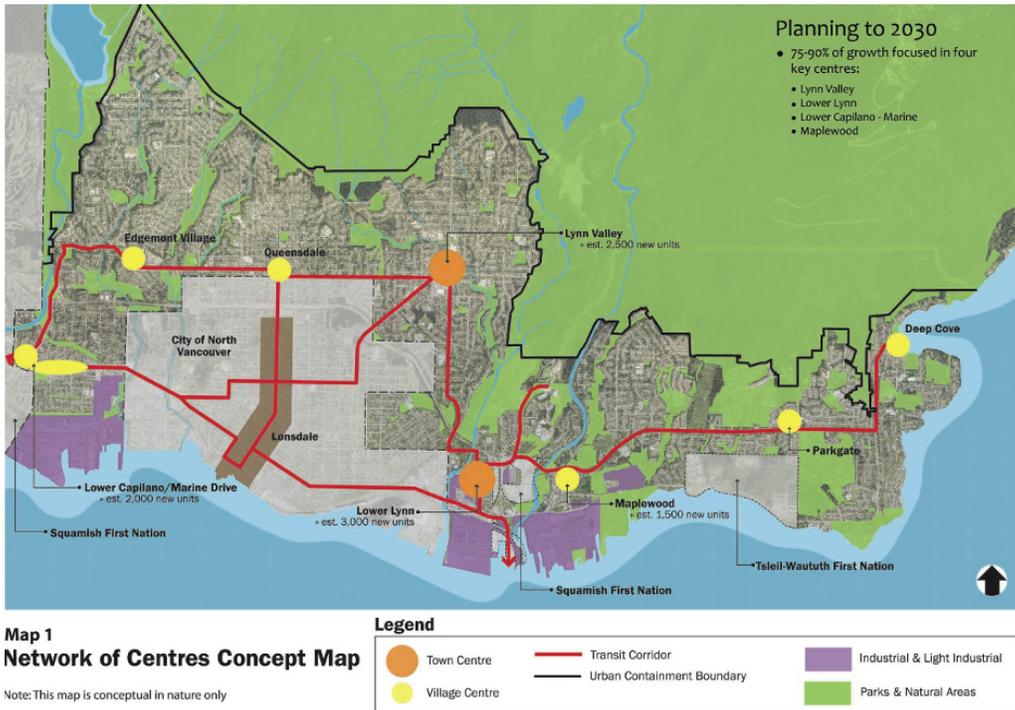


Figure 1: District of North Vancouver OCP - Network of Centres Concept Map

## 1.2 PURPOSE, APPLICATION, AND INTENT

The purpose of this document is to guide development and regulate the design of buildings and public realm improvements in Maplewood in support of the vision, goals, objectives, and principles outlined in the District's OCP.

The policies and guidelines contained in this document provide recommendations for future development, which should be used to design, review, and approve new developments (built form) and new public realm improvements (streetscape, public open spaces, parks, etc.).

This plan is intended to be used by the community, the District, land-owners, and developers to understand the likely forms and location of new development and public realm improvements that may occur to 2030. The policies and guidelines should be used to guide development in a comprehensive way that helps meet the vision for Maplewood. The District will use this plan when designing civic and public realm improvements.

This plan is neither prescriptive nor exhaustive, but rather illustrates anticipated key directions for Maplewood. It does not represent final decisions. Generally, decisions on specific development applications and civic improvements will be made by District Council, with public input, on a case-by-case basis. As part of the implementation of the OCP, this document should be used in conjunction with the 2011 OCP Bylaw 7900,

as amended, including the Development Permit Areas as described in Schedule B to the OCP.

### 1.3 OTHER RELEVANT DOCUMENTS

Other existing policies, studies, and regulations that should be reviewed in conjunction with this document:

- Development Servicing Bylaw 8145, as amended (DSB)
- Maplewood Village Centre Transportation Study Update, Urban Systems, 2017
- North Shore Area Transit Plan, TransLink, 2012
- Maplewood Lands Environmental and Hydrogeological Assessment Report, McElhanney Consulting Services Ltd., and Piteau Associates, 2016
- Maplewood Employment Lands Strategy, Rollo + Associates and Urban Systems, 2016
- Maplewood Village Seymour River Flood Protection, KWL, 2017
- Maplewood Village Flood Risk Management Strategy, Northwest Hydraulic Consultants, 2016
- Maplewood Chemical Hazard DPA Preliminary Study, McCutcheon and Associates Consulting, 2012
- Maplewood Village Centre Community Needs Assessment, RC Strategies + PERC, 2017

### 1.4 ORGANIZATION & SCOPE

This document is organized as follows:

**Part 1: Introduction and General Planning and Design Considerations** provides the purpose and background for the plan and describes the overall existing context and identity of the area.

**Part 2: Plan and Policies** presents the land use plan and policies for the future of Maplewood that apply to new development.

**Part 3: Design Guidelines** provides detailed urban design guidelines for the exterior of buildings and the public realm.

## 1.5 PLANNING AREA

The Maplewood planning area is approximately 80 hectares (198 acres) in size and is outlined in dashed red in Figure 2. It is bounded by the Seymour River to the west, Mount Seymour Parkway and the Windridge escarpment to the north, Blueridge and McCartney Creeks to the east, and the light industrial areas located on the south side of Dollarton Highway to the south. Each of the three areas identified below has its own character and serves a specific role in achieving the overall vision for Maplewood.

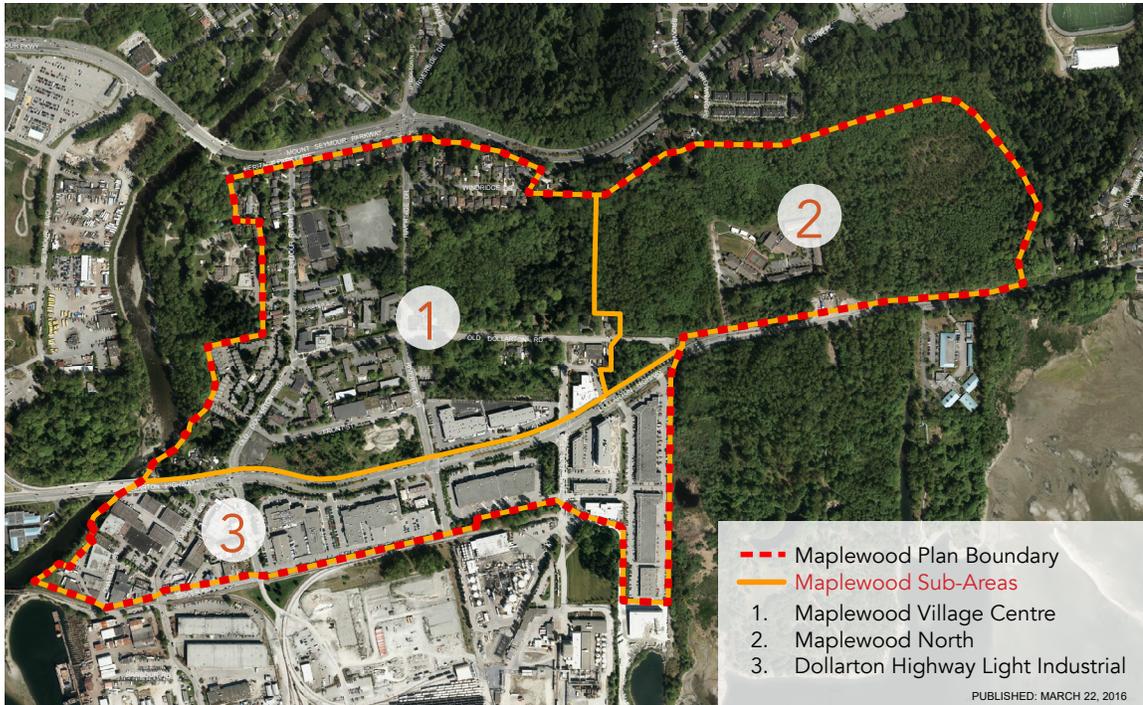


Figure 2: Planning Area

## 1.6 HISTORY OF THE AREA

Maplewood lies in the heart of the Salish Sea where First Nation peoples have lived for thousands of years. In particular, the Maplewood area has a long history of First Nation cultural, spiritual and physical connection with the land. Salmon populations in local creeks and rivers, shellfish from the intertidal wetlands, and other sustenance from the sea were the basis for many spiritual teachings that have been passed down generation to generation by First Nation elders in the area.

In 1917, San Francisco lumberman Robert Dollar, opened the Dollar Mill near the mouth of Indian Arm, which was the focus of the community at Dollarton until it closed in 1942. From the 1940's to the 1970's, an informal but cohesive community of squatters lived in a cluster of ramshackle cabins that lined the area's intertidal zone known as the Maplewood Mudflats. The community attracted an assortment of artists, displaced

loggers, and hippies, many of whom sought out nature and self-sufficiency. Among the most acclaimed residents were the English-born writer Malcolm Lowry, who completed his novel *Under the Volcano* while living here from 1940 to 1954; Dr. Paul Spong, who later led Greenpeace's "Save the Whales" campaign; and artist Tom Burrows.

In 1975 Maplewood Farm, originally run in the early 1900's as a dairy farm by Mr. Akiyo Kogo, was opened to the public as a 5-acre farm site. Today the farm is home to over 200 domestic animals and birds and strives to provide a unique experience, incorporating enjoyment, education, and a recollection of the area's rural heritage. Vancouver's first fixed connection to the North Shore was provided with the construction of the original Second Narrows Bridge in 1925. In 1960 a much larger six lane bridge was built – today's Ironworkers Memorial Second Narrows Crossing.

Today this area is emerging as a vibrant community that continues to inspire a respect for nature, creativity and innovation.

## 1.7 EXISTING CONDITIONS

Maplewood is currently defined by its eclectic mix of land uses and buildings of varying styles and ages set amidst significant natural green spaces. Maplewood has a unique urban structure that reflects its physical location, topography, and history. It is comprised of several distinct areas, each with its own unique characteristics. See Figure 3 for existing features.

1. **Maplewood Village Centre** is characterized by a mix of low rise apartments, purpose built rental townhouses, single family homes, and commercial and mixed-use developments all of varying ages. The area includes an elementary school, iHope family services, North Vancouver Arts Council, and Maplewood Farm. East of Riverside Drive are largely undeveloped lands, predominantly owned by the District.
2. **Maplewood North** is the site of a former gravel pit and is largely undeveloped. It is criss-crossed with informal trails and is where the former International College is located. In the westerly portion there is a former landfill site owned by the District.
3. **Dollarton Highway Light Industrial** is a mix of older light-industrial businesses to the west of Amherst Avenue, and more recent business parks east of Amherst Avenue.
4. There are significant green spaces including Maplewood Conservation Area, Windridge Park, Hogan's Pools Park, Maplewood Creek Park and Seymour River Heritage Park.
5. Currently limited active recreational park space is located directly in Maplewood.
6. Maplewood Farm attracts over 100,000 visitors annually and strives to provide a unique experience- with enjoyment, education, and a recollection of rural heritage.
7. Maplewood does not have significant views as Burrard Inlet is largely obscured by the industrialized waterfront and Maplewood Conservation Area. However, views do exist from the slopes of windridge escarpment and the Maplewood North area towards Burrard Inlet. There is potential for creating views across the Burrard Inlet from taller buildings depending on the height, siting, and orientation of buildings. Views north towards the mountains are also available in some areas.

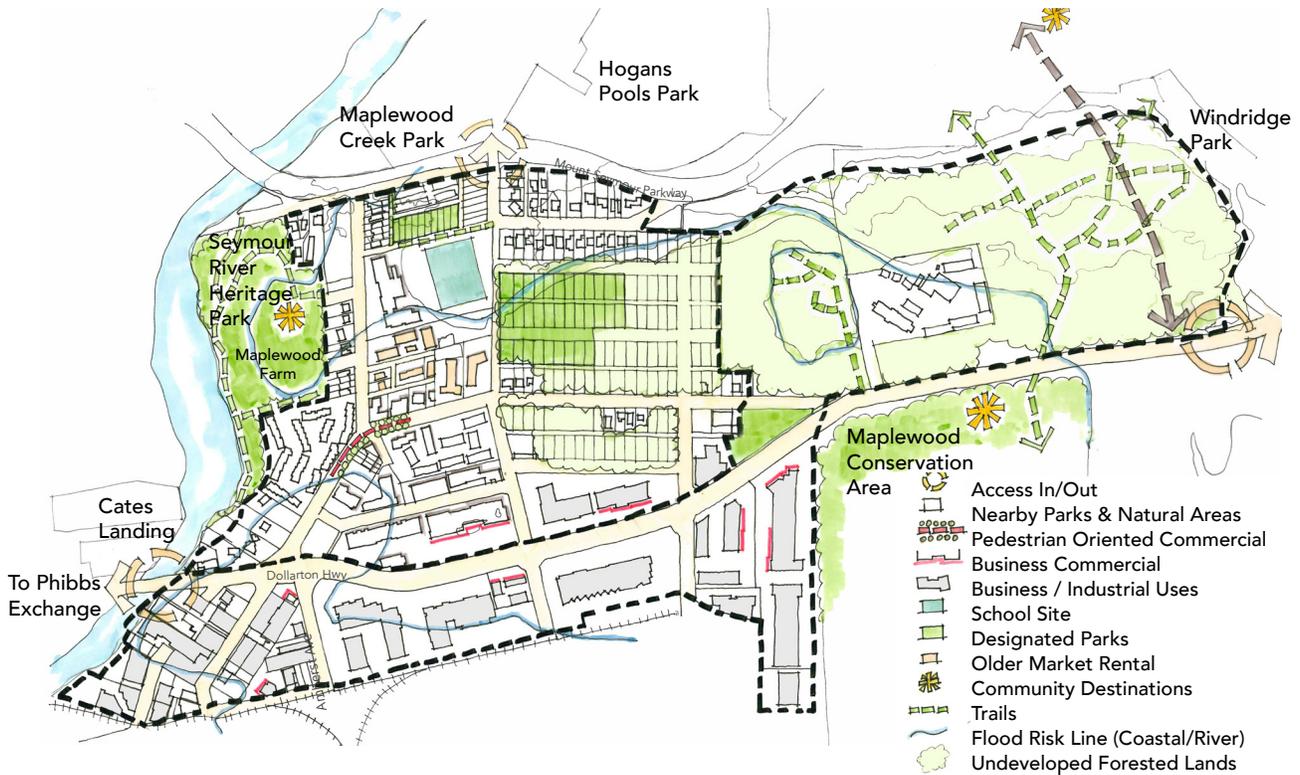


Figure 3: Site Analysis Diagram showing existing features of Maplewood Area

## 1.8 IMPLEMENTATION PLANNING AND ENGAGEMENT PROCESS

The implementation planning and public engagement process to create the Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines followed the adoption of the OCP. Planning included undertaking technical economic, social, environmental, and transportation studies, conducting collaborative, community and stakeholder consultation, establishing planning principles, and developing a detailed concept plan as the basis for the policies and design guidelines. The planning process and timeline is summarized in Figure 4.

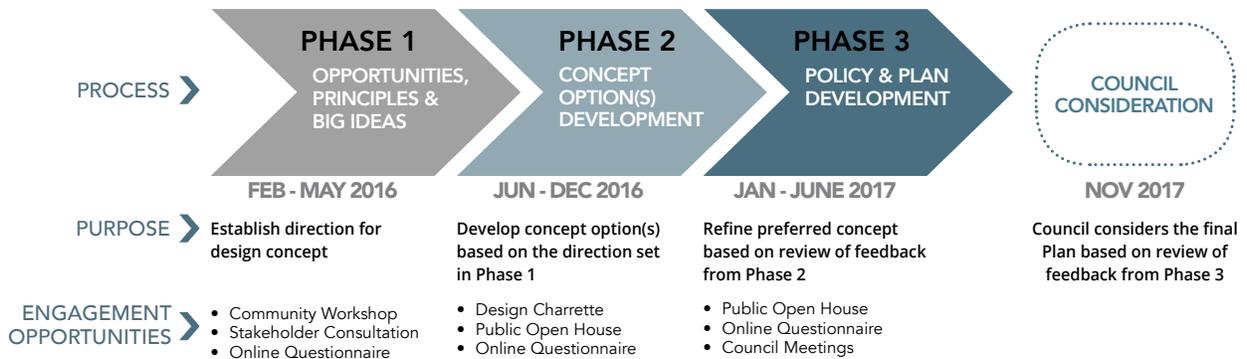


Figure 4: Maplewood Planning Process

**Phase 1: Opportunities, Principles, and Big Ideas** – invited the public and stakeholders to help identify guiding principles, opportunities, and constraints for the future of Maplewood. A two-week online survey followed to receive public feedback which was then used to provide direction on the Phase 2 concept design.

**Phase 2: Concept Design Development** – conceptual designs were developed based on direction from Phase 1. Concept options included land use, mobility, and open space network ideas, proposed transportation networks and linkages, diagrams, sketches, and photos to illustrate the ideas.

A two-day charrette, followed by an interactive public open house was held. A two-week online survey followed to receive public feedback on the Maplewood community design concept developed through the charrette event.

**Phase 3: Policy and Plan Development** – preparation of a draft plan was based on a review of feedback received on concept options and refinement of a preferred option, which was feasibility tested, i.e., detailed infrastructure, transportation modeling, community needs assessment etc. Key directions in the draft plan were presented at a public open house followed by a two-week online survey to receive public and stakeholder feedback. Refinements to the draft plan were prepared based on feedback received and presented to Council for consideration and then approval.

## 2.2 GUIDING URBAN DESIGN PRINCIPLES TO SUPPORT THE VISION

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# PART 2: VISION, PRINCIPLES AND POLICIES

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## 2 MAPLEWOOD - LAND USE PLAN AND IMPLEMENTATION POLICIES

### 2.1 VISION FOR MAPLEWOOD

The Official Community Plan vision for Maplewood Village, developed in consultation with the local community is that Maplewood will be:

*“a complete and balanced community with local jobs equalling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community’s outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centred on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail business with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wind through the community stretching from the Seymour River to Windridge and from Hogan’s Pool to Burrard Inlet” (Schedule A, District Official Community Plan, 2011).”*

**Compact Village Core:** the highest development densities and building heights, as specified

in this plan, should be located within the village core area and include residential and mixed use residential/commercial uses.

**Strong Commercial Centre and Clustered Community Services:**

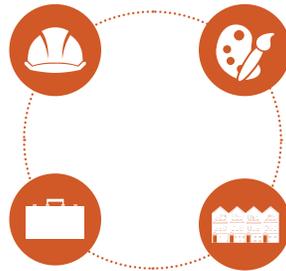
small plaza spaces and a community hub should



own unique purpose and character, should be fostered.

**Walkable Community:**

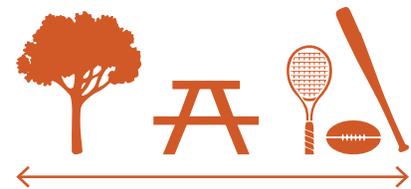
buildings presenting an attractive face to the street, with architectural details,



existing parks and trails with a series of interconnected community, and smaller active parks, natural park areas, and plazas within the community.

**A "Green & Innovative" Character:**

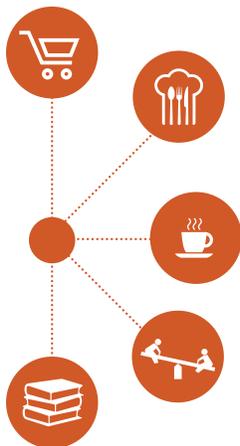
an authentic sense of place centred on integrating natural



be integrated within the village core to serve as the primary commercial and service areas for Maplewood Village Centre.

**Distinct Neighbourhood Districts:**

distinct, yet connected precincts within Maplewood, each with its



public art, wayfinding, and site-design elements that are inviting and friendly to people walking. The Village Centre should include a pedestrian-friendly High Street and shared street.

**Connected and Diverse Public Realm and Green space:**

unique places should be created to integrate



elements and places, green infrastructure, green building design, and the support of a sustainable lifestyle (including transit, walkable neighbourhoods, a complete community, and, live-work-recreation) should be fostered.

**Diverse Development and Housing Types:** development at various scales, types and forms should be



provided that offers a range of options and tenures. Options for business, car-free development, and housing for a workforce living directly within the community.

**Connect to the Water:**

public connections to the waterfront (river or inlet) should be provided



where opportunities exist, while respecting and acknowledging river and coastal floodplains in the design of new development.

**Clear Hierarchy of Streets, Improved Access & Multi-Modal Options:**

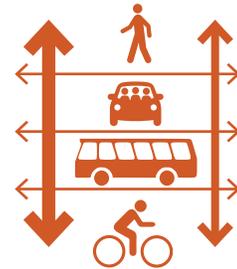
transportation connections



and access for all modes (walking, cycling, transit, and driving), to/from/within the community should be improved, including a strong connection from the Village Centre to Maplewood North following a “complete streets” model.

**Prioritize Environment:**

sensitive areas and wildlife corridors should be protected with opportunities for



education, programming, and pilot projects such as daylighting of creeks.

**Promote Innovative Employment Generation:**

new industry, innovative business opportunities, and

small scale local start-ups as well as required municipal and protective services should be supported.

2.3 AREA STRUCTURE & SCALE



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Maplewood is approximately 80 hectares (198 acres) in area. Maplewood Village Centre is compact, with relatively small blocks making access to shopping and community services convenient. Maplewood North is about an 8-minute walk to the Village Centre, for an average person, and currently only connected via Dollarton Highway.

The concept plan for Maplewood illustrates a compact, complete, connected and energy-efficient community that includes a mix of land uses to provide residents with the opportunity to live, work, play, learn and create within their community.

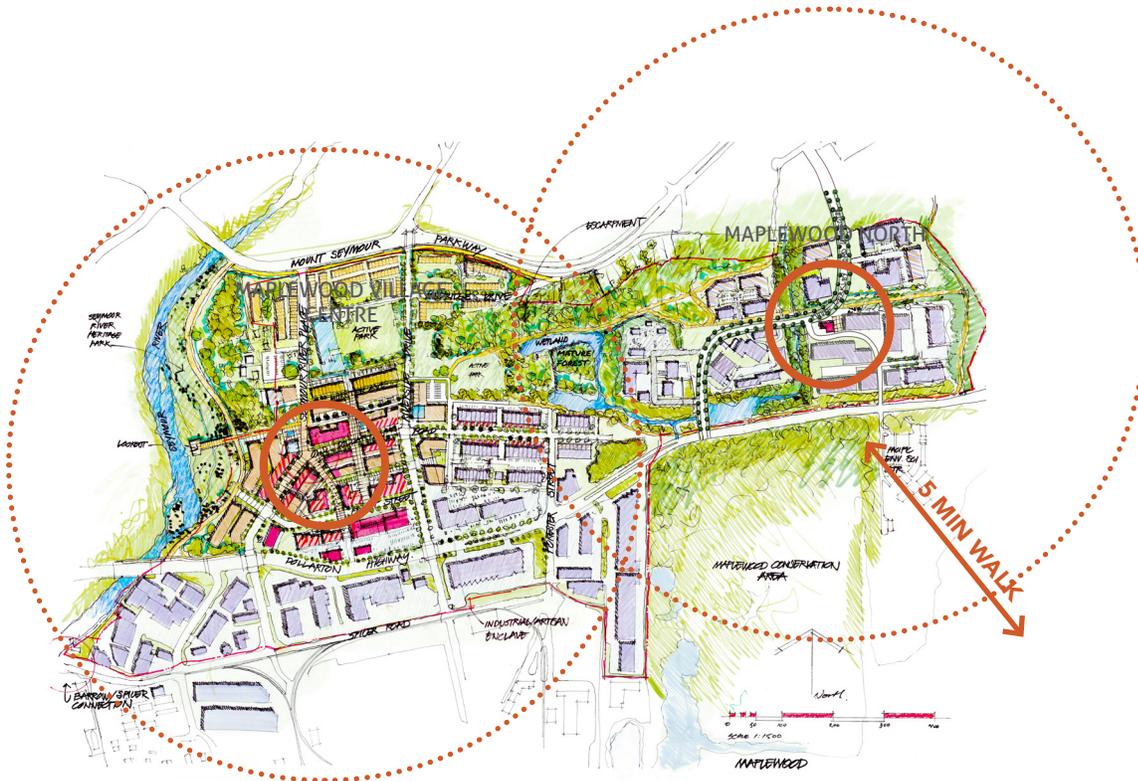


Figure 4: Area Structure & Scale

To achieve this vision for Maplewood the plan divides the area into three precincts: each with their own unique purpose, character and identity.

1. **Maplewood Village Centre** is the central commercial hub and includes a diversity of multi-family housing, mixed-use commercial/residential, live/work and small-scale artisan industrial housing, as well as institutional uses including a school and local community services.
2. **Maplewood North Innovation District** is a new district offering an innovative mix of employment, educational, recreational and limited residential and community

Figure 5: Illustrated Concept Plan for Maplewood



## Design Concept Highlights

1. Village Heart - mixed use commercial-residential, mid-rise apartment and live work
2. Multi-family townhouses and/or low rise apartments
3. Light Industrial - Commercial - Business - Intensification of uses
4. Industrial Live-Work Precinct - artisan manufacturing
5. Innovation District Light Industrial / Commercial Business - with employee dedicated housing
6. Natural Park & Conservation Areas (within the planning area boundary)
7. Innovation District - Light Industrial Commercial flexible employment area
8. Active Park Spaces



uses in a campus-style structure. This area will be connected to the Village Centre by major arterial routes and an active transportation network. Parks, open space and natural areas are integrated throughout to create a connected network.

3. **Dollarton Highway South** is a strong industrial and employment area with opportunities to intensify as existing and local business expand and provides opportunities for the expansion of business park uses.

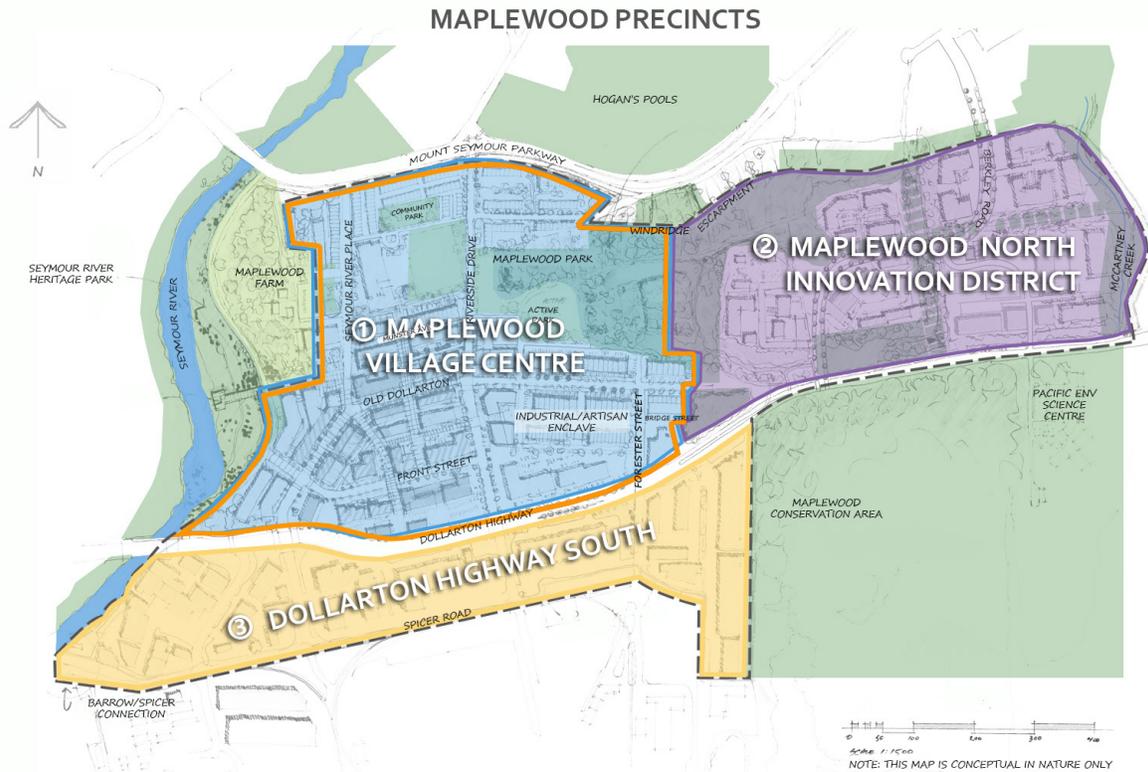


Figure 6: Maplewood Precincts

## 2.4 LAND USE DESIGNATIONS AND DENSITIES

Land use designations and associated densities are cited below:

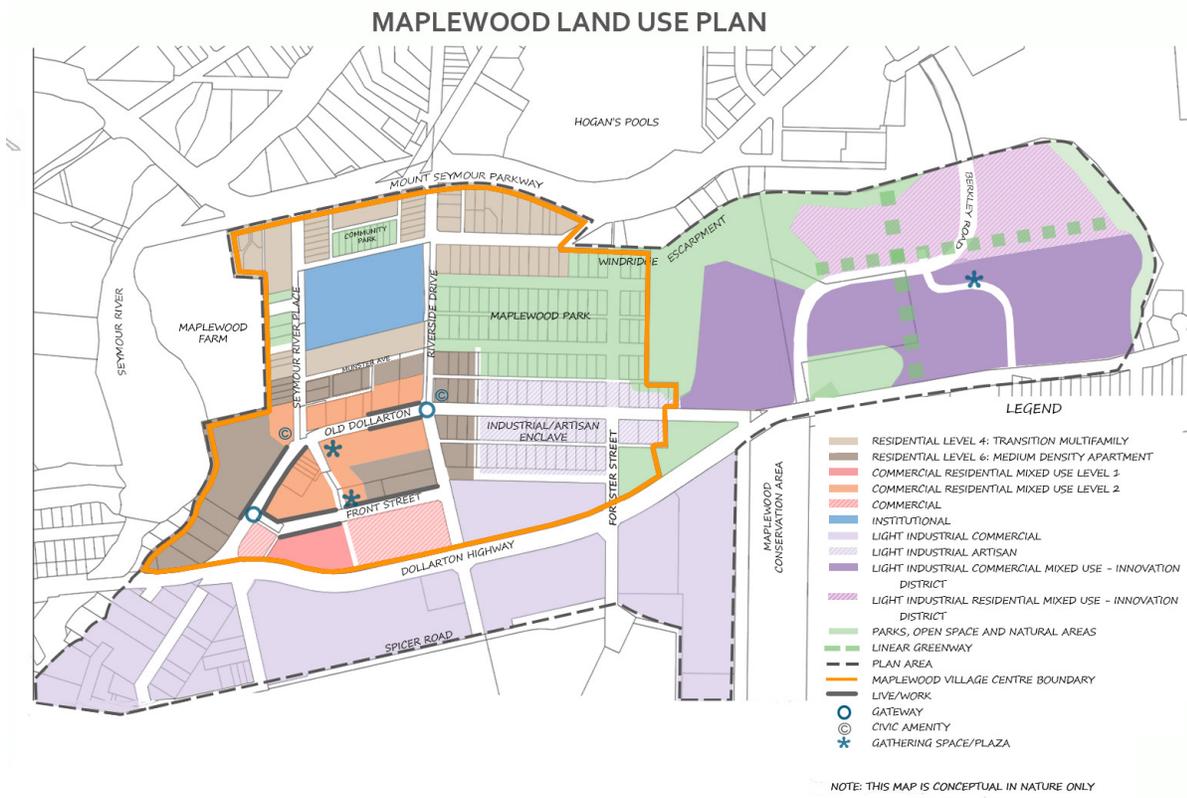


Figure 7: Maplewood Land Use Plan

## LAND USE POLICIES

**TABLE A: Land Use Designations**

| LU Category   | Description  |
|---|--|
|  <b>Residential Level 4:<br/>Transition Multifamily</b>                        | <p>Areas designated for transitional multifamily are intended predominantly for multifamily uses within or in close proximity to centres and corridors, or as a transition between higher density sites and adjacent detached and attached residential areas. This designation typically allows for a mix of townhouse and apartment developments up to approximately 1.20 FSR.</p>  |
|  <b>Residential Level 6:<br/>Medium Density<br/>Apartment</b>                  | <p>Areas designated for medium density apartment are intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation.</p>   |
|  <b>Commercial Residential<br/>Mixed-Use Level 1</b>                           | <p>Areas designated for commercial residential mixed-use level 1 are intended predominantly for general commercial purposes, such as retail, service and offices throughout the District. Residential uses above commercial uses at street level are generally encouraged. Development in this designation is permitted up to approximately 1.75 FSR.</p>  |
|  <b>Commercial Residential<br/>Mixed-Use Level 2</b>                           | <p>Areas designated for commercial residential mixed-use level 2 are intended predominantly for medium density general commercial purposes, such as retail, service and offices at limited sites within the District. Residential uses are typically expected to accompany commercial uses. Development in this designation is permitted up to approximately 2.50 FSR.</p>   |
|  <b>Commercial</b>   | <p>Areas designated for commercial are intended predominantly for a variety of commercial and service type uses, where residential uses are not generally permitted. Development in this designation is permitted up to approximately 1.0 FSR.</p>   |
|  <b>Institutional</b>  | <p>Areas designated for institutional are intended predominantly for a range of public assembly uses, such as schools, churches, recreation centres, and public buildings. Some commercial and accessory residential uses may be permitted.</p>  |
|  <b>Light Industrial<br/>Commercial</b>                                      | <p>Areas designated for light industrial commercial are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. Supportive uses including limited retail and limited residential uses may be permitted.</p>   |
|  <b>Light Industrial<br/>Commercial Mixed-Use<br/>- Innovation District</b>  | <p>Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted.</p> |
|  <b>Light Industrial<br/>Residential Mixed-Use -<br/>Innovation District</b> | <p>Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.</p>                 |
|  <b>Light Industrial Artisan</b>   | <p>Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supported uses including limited office, and limited retail uses may be permitted.</p>   |
|  <b>Parks, Open Space and<br/>Natural Areas</b>                              | <p>Areas designated for parks, open space and natural areas are intended for a range of public and private uses focused principally on the protection and preservation of ecologically important habitat areas, the regional drinking water supply, or the provision of diverse parks, outdoor recreational, or tourism opportunities.</p>   |

- Require land uses to be in accordance with the Maplewood Land Use Plan (Figure 7).
- Proposals for rezoning of lands should be evaluated relative to the uses identified on the Land Use Plan, the policies of this plan and other District plans and policies.
- Encourage redevelopment in the Village Centre that is consistent with the Land Use Plan and at densities that support local commercial and transit service.
- Support mixed-use, medium-density housing with retail or live work options at street level along Old Dollarton Road (west of Riverside Drive) and west of Seymour River Place.
- Support mixed-use, medium-density housing with industrial at street level and industrial or office on the second storey along Old Dollarton Road (east of Riverside Drive) where small business owners can live, work and create.
- Support light industrial commercial uses, including intensification of light industrial commercial uses on existing employment lands in Dollarton Highway South.
- Introduce an Innovation District in Maplewood North to encourage a flexible mix of light industrial commercial, institutional, recreational and residential uses within the same area to co-locate people and jobs and provide for the changing nature of employment.
- Promote opportunities for renewable energy technology industries and jobs in the Maplewood area recognizing the growth potential in the renewable energy sector.
- Focus most new local-serving commercial and services in the Village Centre, except a limited amount of small scale services that directly support daily worker needs within the Maplewood North Innovation District.
- Incorporate a new community hub with community services that promote physical and social activity and a diversity of space offerings in the Village Centre.
- Incorporate civic facilities to relocate municipal and protective services, such as a consolidated fire station and fire training centre in the Maplewood North Innovation District area to improve fire response.
- Continue to work with School District 44 to investigate the opportunity to retain the school use at its current location within the Village Centre.
- Provide a community park and neighbourhood park for active recreational opportunities within the Village Centre and improve green space connections within the overall area.
- Develop a cohesive Public Art Master Plan that identifies clear opportunities and priorities for the provision of public art.
- Support alternative forms and tenures of multi-family housing, such as fee simple rowhousing, co-housing and lock-off suites within the Village Centre.
- Support auto repair uses in the light industrial areas, where appropriate and ensure sufficient access, parking and on-site provision for spill and nuisance containment is provided.
- Strongly discourage self storage and auto retail uses as stand-alone uses in developments.

- Enhance and improve designated landscape features, natural and environmentally sensitive areas.

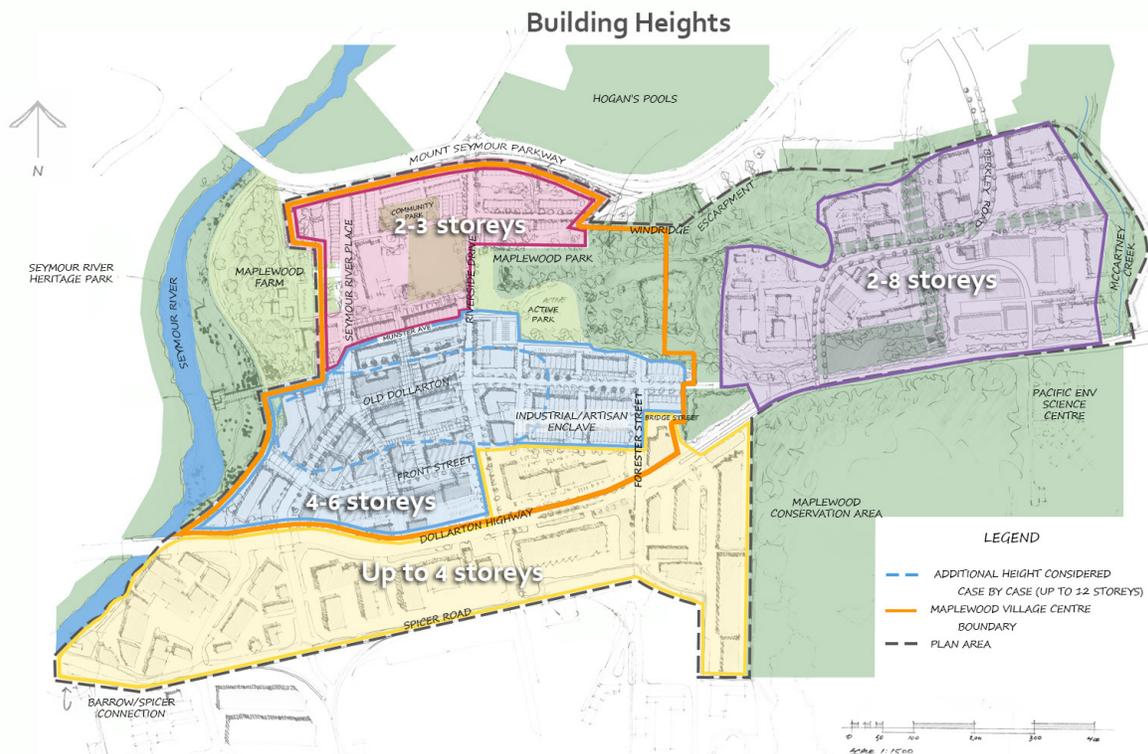


Figure 8: Mapplewood Building Heights

## 2.5 BUILDING HEIGHTS

The concept plan outlines the approximate type and location of potential future buildings and heights to allow enough employment and residential density to create a vibrant community that support local retail activities, allow for improved transit and service over time, and assist in providing a diversity of housing. While building footprints are expected to be refined through the development review process, key urban design principles related to spacing of taller buildings and elevation are important considerations. Heights should maintain a human-scale, low to mid-rise character in the area, minimize shadowing of streets and public spaces and acknowledge views from upslope.

- Heights should generally comply with the range of building heights shown in Figure 8.
- Heights for specific buildings shall be determined through the rezoning process and will consider the following:
  - Shadowing of public and/semi-public open spaces, such as plaza and parks
  - Impact on views from elsewhere in the District and overlook onto private spaces
  - Appropriate building scale for the area to reflect the quality and character identified for different precincts within the plan
  - Promote 'human-scaled' public space at the ground level (i.e. setback of upper storeys)

c. Taller buildings (up to a maximum 12 storeys) may be permitted in the Village Centre on a case by case basis, generally in accordance with the area identified in Figure 8, in order to achieve housing and community amenity objectives identified in this plan. Taller buildings should minimize overshadowing of key public open spaces and be separated from each other by a minimum of 30 m.

## 2.6 HOUSING MIX

Maplewood Village Centre has a target of 1,500 net new residential units and an additional 9,290 square metres (100,000 square feet) of new commercial space by 2030. The plan aims to provide a diversity of housing types to accommodate all ages, incomes, and family circumstances including townhouses, co-housing, fee simple row housing, lock-off suites, apartment units, live/work and other innovative forms of housing. In addition, a mix of tenures including fee-simple ownership, strata, rental, purpose-built rental, co-op and non-market housing is encouraged. Maplewood currently has approximately 250 lower end of market purpose-built rental housing units within the Village Centre. The plan includes policies to increase the number of non-market housing units through a mix of strategies outlined in Section 2.7.

The plan includes employee-oriented housing (approximately 900 residential units) in the Maplewood North Innovation District to co-locate jobs and residents. The employee-oriented housing is intended to support employment-generating uses. The plan anticipates these employment lands can capture approximately 4,500 net new jobs in the District by 2030 and over a million square feet of employment floor area.

### POLICIES

- Support a diversity of housing types including townhouses, row houses, co-housing, live/work, and apartments in mixed-use buildings in the Village Centre.
- Encourage residential lock-off units in multi-family developments to provide flexible housing options to fit changing household incomes and family sizes over time.
- Introduce innovative forms of live/work/studio housing in the area designated for Light Industrial Artisan east of Riverside Drive identified in the Land Use Plan.
- Provide opportunities for employee-oriented housing in townhouses, row houses and apartments in the area designated for Light Industrial Residential Mixed-Use - Innovation District in Maplewood North.
- Encourage new, purpose-built market rental buildings, where appropriate.
- Consider sale restrictions, housing agreements and other methods to ensure housing in the Innovation District supports local employees.

## 2.7 NON-MARKET HOUSING

Development in Maplewood should support the District's *Rental and Affordable Housing Strategy* by providing, where possible, non-market housing secured through a number of innovative approaches including the following policies.

Non-market housing is encouraged in Maplewood Village Centre as well as in the Innovation District. A portion of the roughly 900 residential units anticipated in the Innovation District should be comprised of a mix of non-market rental and below-market ownership.

### POLICIES

- Encourage the replacement of the approximately 250 existing purpose-built, market rental units in Maplewood as development occurs.
- Use District-owned lands to generate innovative, non-market housing opportunities, where appropriate.
- Require a portion of non-market rental or price controlled/restricted ownership units, or non-market units as part of new market housing development projects, or require provision of a cash-in-lieu contribution from development projects to the District's Affordable Housing Fund to be used to establish new non-market housing units, where possible.
- Encourage and incentivize purpose-built non-market rental buildings, where appropriate.
- Consider additional height and density in order to achieve housing objectives, up to a maximum of 12 storeys, as identified on Figure 8 within Maplewood Village Centre.
- Target up to 300 net new non-market housing units in the Maplewood Village Centre.
- Ensure below-market ownership units in the Innovation District are offered to employees in the Innovation District first.
- Ensure non-market employee-oriented rental housing in the Innovation District is offered to employees in the Innovation District first.
- Secure a minimum of 50 percent of the employee-oriented rental housing units as non-market.
- Secure non-market employee-oriented housing for the life of the buildings.

## 2.8 PHASING

A significant portion of the overall Industrial/Commercial floor space in the Innovation District should be coordinated with any supporting residential uses to provide housing options for employees needing to locate proximate to their work.

- Ensure a minimum of 50 percent of the Industrial/Commercial floor space and any accessory or supportive uses to support the vision occurs in the first phase of development.
- Ensure employee-oriented housing occurs concurrent with development of Industrial/Commercial floor space.
- Phase two of Innovation District development should include the remaining Industrial/Commercial uses and be coordinated with the remaining employee-oriented housing.

## 2.9 VILLAGE CENTRE

Maplewood has an evolving village heart between Old Dollarton Road and Dollarton Highway, west of Riverside Drive. This plan aims to further enhance the village heart as a vibrant, pedestrian-friendly area with a mix of residential, retail and community uses.

### POLICIES

- Create a mix of street level retail or live-work opportunities with residential uses above in mixed-use buildings along Old Dollarton Road, the emerging High Street.
- Create a rhythm of retail storefront widths of 5-10 m within the village heart
- Create plazas and gathering places with sun exposure, are safe, attractive, universally accessible, have a variety of seating opportunities, and include spontaneous play features.
- Create attractive, streetscapes that are universally accessible, safe and comfortable for pedestrians and cyclists and that include places to sit and meet.
- Ensure public spaces promote social connectedness and inclusivity for people of all ages and abilities.
- New public spaces should ensure seniors, as well as people with cognitive or mobility disabilities are comfortable and can easily navigate through the Village Centre.
- Design the new shared street, connecting Old Dollarton Road and Front Street, to be shared between pedestrians and slow-moving cyclists and vehicles.
- Include two plaza spaces at each end of the shared street and ensure the shared street includes infrastructure and multi-use features (e.g. power, water, staging, shelter, and refuge areas) to accommodate community events, street festivals and outdoor markets.
- Encourage retail uses fronting onto plazas and gathering spaces.
- Encourage pedestrian connections within large blocks to promote walkability within the Village Centre.

## 2.10 COMMUNITY AMENITIES

The Maplewood Village Centre Community Needs Assessment (2017) provides a summary of needed community amenity spaces in Maplewood to serve its growing population. Maplewood is currently home to the iHope Centre and North Vancouver Community Arts Council both located in an older building on the Maplewood Farm site. Currently, childcare opportunities are limited within the community and will require expansion to meet the needs of a growing population. Community meeting spaces and general programming spaces currently do not exist in the Village Centre.

### POLICIES

- Secure sufficient space to re-locate the iHope Centre and other community service providers into new multi purpose-built space with flexible community facilities (e.g. meeting rooms) in Maplewood Village Centre.
- Ensure the indoor amenities of the community hub facility include multi-use program rooms and meeting spaces, youth spaces, wellness/fitness facilities and seniors spaces in addition to the family programs and art programs offered by iHope and the North Vancouver Community Arts Council.
- Community amenity spaces should be flexible and should promote physical and social inclusivity, and meet the needs of a variety of user groups (e.g. seniors, youth, families, and the general community).
- New community amenities should serve the residents and employees of Maplewood Village Centre and the Maplewood North Innovation District, including child care, outdoor play spaces, trails and green spaces, plazas, and gathering spaces.
- Support the provision of a continuum of childcare services in Maplewood Village Centre and Maplewood North Innovation District to include infant/toddlers, 3-5 and before and after school care.
- Encourage outdoor play structures and opportunities for spontaneous play.
- Provide end of trip facilities for active transportation commuters.
- Incorporate opportunities to grow and buy fresh/locally produced fruits, vegetables and other goods through community gardens and farmers markets.
- Encourage public art installations, where appropriate.
- Incorporate interpretive signage along trail networks into public space planning.
- Improve trails and off-street cycling and pedestrian networks.

## 2.11 MOBILITY

Mobility policies aim to improve how people and goods move, circulate and connect to accommodate the anticipated growth in the Maplewood area. Streets should safely accommodate all users – people walking, cycling, taking transit or driving - for a range of uses (such as access to businesses or to accommodate deliveries).

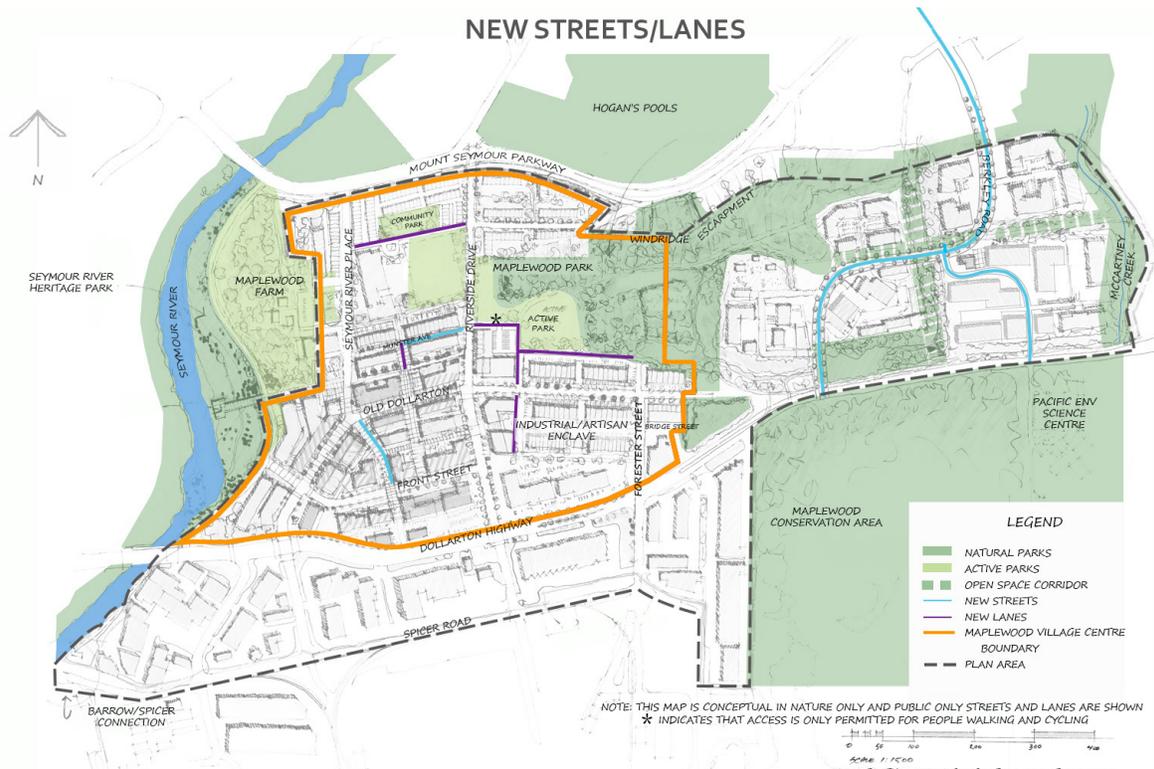


Figure 9: New Streets and Lanes

### POLICIES

#### Streets

- Extend Berkeley Road, to connect Mount Seymour Parkway with Dollarton Highway to provide an additional north-south connection for all modes and to provide access to the Maplewood North Innovation District.
- Design all streets to be universally accessible, where feasible.
- Connect Seymour River Place south to Front Street to create a unique shared street that can be shared between pedestrians and slow-moving cyclists and vehicles.
- Ensure portions of the shared street can be easily closed to vehicular traffic for local markets and festivals.

- Design Old Dollarton Road as the High Street through Maplewood Village Centre.
- Provide a north-south lane east of Riverside Drive to access the new active park space and areas designated for new residential development.
- Extend the lane north of Kenneth Gordon Maplewood School to improve circulation, as a one-way eastbound connection to improve local circulation, road safety, and to reduce emissions.
- Extend Munster Avenue to Riverside Drive to improve east-west connections.
- Incorporate lanes through the area designated 'Light Industrial Artisan' to provide loading, deliveries, and connections to parking areas.
- Ensure that new development provides for electric vehicle charging facilities per the District's *Electric Vehicle Charging Infrastructure* policy.
- Encourage transportation demand management measures such as transit, pedestrian, cycling, car-share to reduce motor vehicle trip and parking demand.

### Transit

- Continue to work with TransLink to extend the frequent transit network to include the Maplewood area as residential and employment growth occurs.
- Design Old Dollarton Road to accommodate transit stops for B-line service or better including possible future transit station design.
- Continue to work closely with TransLink and Coast Mountain Bus Company (CMBC) to provide high quality transit stops and transit stations along Old Dollarton Road, Riverside Drive, and Dollarton Highway to provide easy access to frequent transit in the village heart.
- Design convenient crossing infrastructure to allow transit users and pedestrians to safely cross the street to access transit.
- Ensure transit stops are designed to improve visibility of those waiting at stops, provide ample weather protection from sun, wind, and rain, and ensure that those using mobility aids and strollers can easily access transit loading platforms.
- Where feasible, integrate transit shelter design into the building design to be consistent with the street and street furniture character and complement the surrounding public realm design.
- Encourage employers to provide public transit vouchers instead of free parking as part of salary packages or incentives such as bonuses to reduce vehicle use outside of work hours.

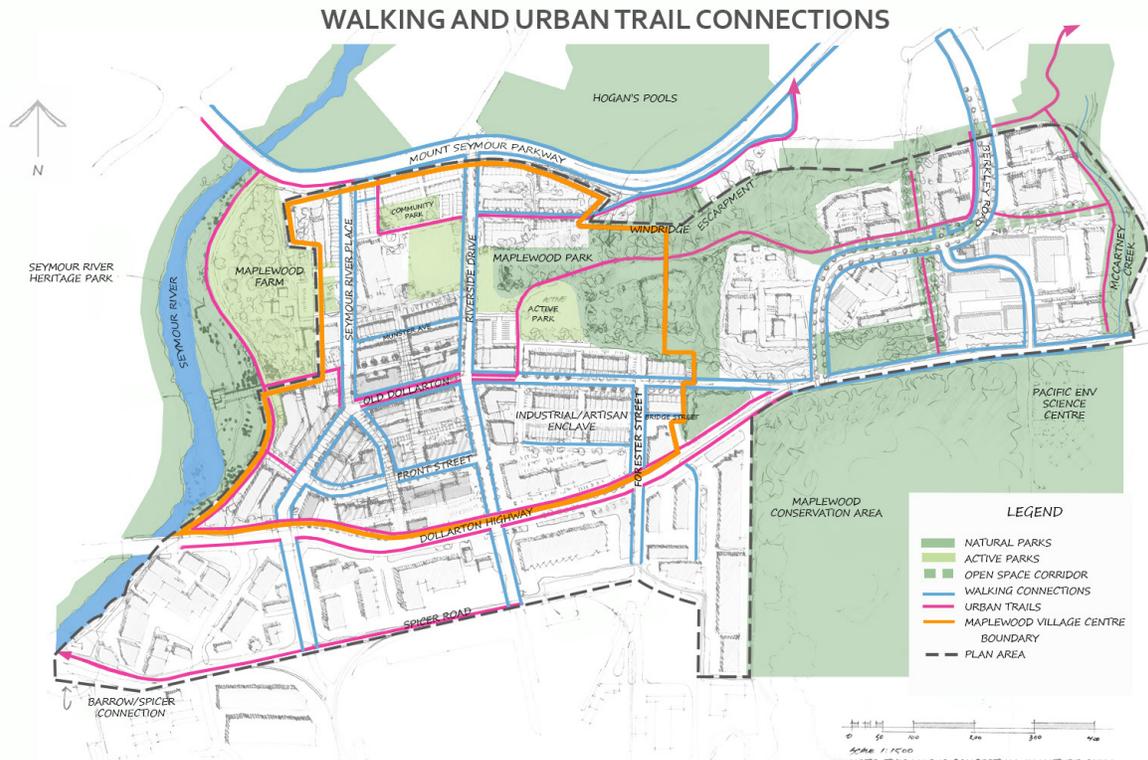


Figure 10: Walking and Urban Trail Connections

## Walking

- Promote walking through an integrated network that connects all key destinations within the Maplewood area.
- Improve the quality and connectivity of sidewalks, especially along Riverside Drive and Dollarton Highway to allow direct access to shops, school, businesses, and amenities within the village heart and Maplewood North Innovation District.
- Utilize lanes and mid-block connections, where feasible, to provide additional options for those walking.

## Urban Trails

- Create two types of trails within Maplewood to serve people walking and cycling: **paved urban trails** to accommodate people of all ages and abilities and **natural (unpaved) urban trails** to connect green spaces while protecting sensitive environmental areas.
- Extend the Spirit Trail alignment along Windridge Drive to complete the central section of the Spirit Trail to connect to Deep Cove.
- Create a continuous all ages and abilities urban trail from the west boundary of Maplewood from the look out over the Seymour River, through the forested natural parks to the trail network around Ron Andrews Community Recreation Centre and the Canlan Ice Sports Arena.

- Extend and improve the natural urban trail connection north-south within Seymour River Heritage Park, with a focus on the Seymour Greenway Trail.

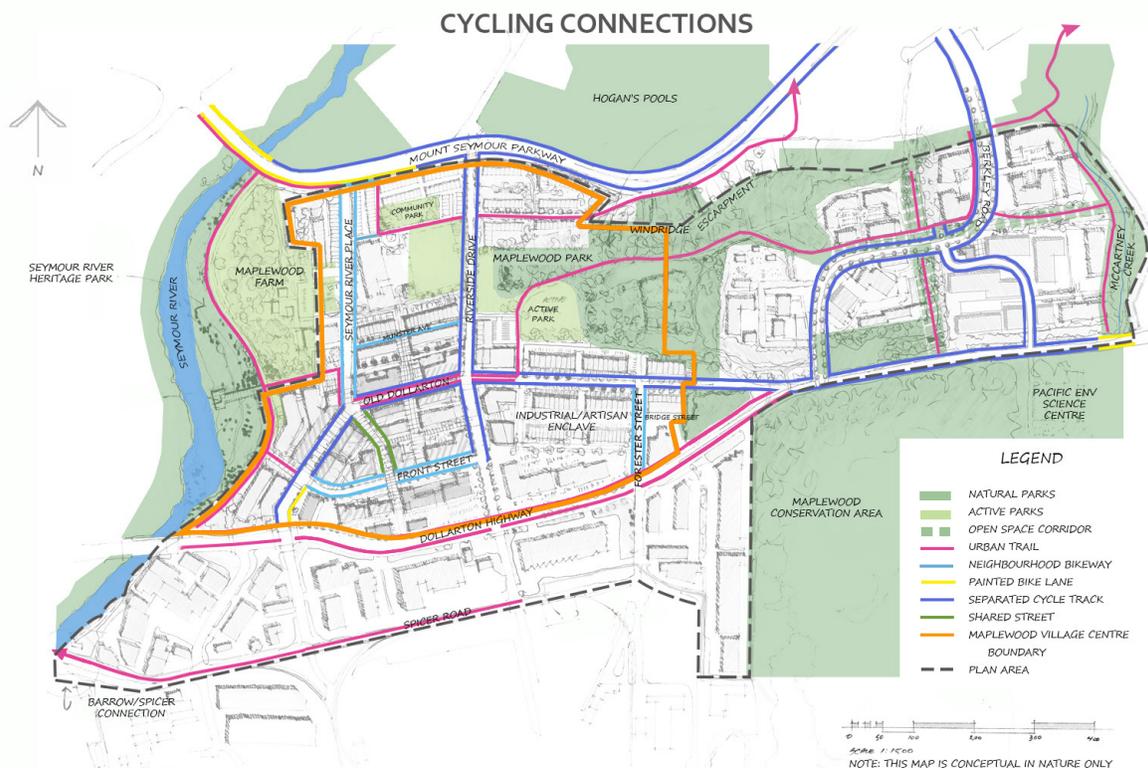


Figure 11: Cycling Connections

## Cycling

- Ensure a broad range of cycling needs are met for the safe travel of commuters and recreational users on urban trails and streets.
- Implement a range of cycling facility types, including neighbourhood bikeways and urban trails to provide a well-connected network throughout Maplewood Village Centre and Maplewood North Innovation District.
- Require a separation for cyclists from vehicle travel lanes where vehicle volumes are higher and/or speeds are higher, where feasible.
- Prioritize cycle tracks along Mount Seymour Parkway, Riverside Drive, Old Dollarton Road, Dollarton Highway and Berkley Road, where feasible.
- Make use of neighbourhood bikeways on lower volume streets such as Seymour River Place, Forester Street, and Front Street.
- Provide cyclists of all ages and abilities with slower east-west routes including the urban trail that connects from the lookout over the Seymour River to Canlan Ice Sports Arena or the Spirit Trail.

## 2.12 CONSERVATION AND ECOLOGY - ENVIRONMENTALLY SENSITIVE AREAS

Maplewood has significant amounts of green space within and surrounding it including Maplewood Conservation Area, Windridge Park, Hogan's Pools Park, Maplewood Creek Park and Seymour River Heritage Park. These parks are largely natural areas. Maplewood also has several environmentally sensitive features within it and these areas include steep escarpment slopes, watercourses, and groundwater-fed springs, remnant forested areas, and riparian and mature forests which provide foraging and nesting habitat to wildlife and resident and migratory bird species. The escarpment slopes provide habitat for wildlife, and are also a source of groundwater, feeding watercourses and wetlands.

The **Environmentally Sensitive Areas (ESAs)** include the most valuable ecological areas including wetlands, watercourses and associated riparian areas, escarpment and escarpment buffer areas and identifies areas to conserve as parks or undeveloped open spaces.

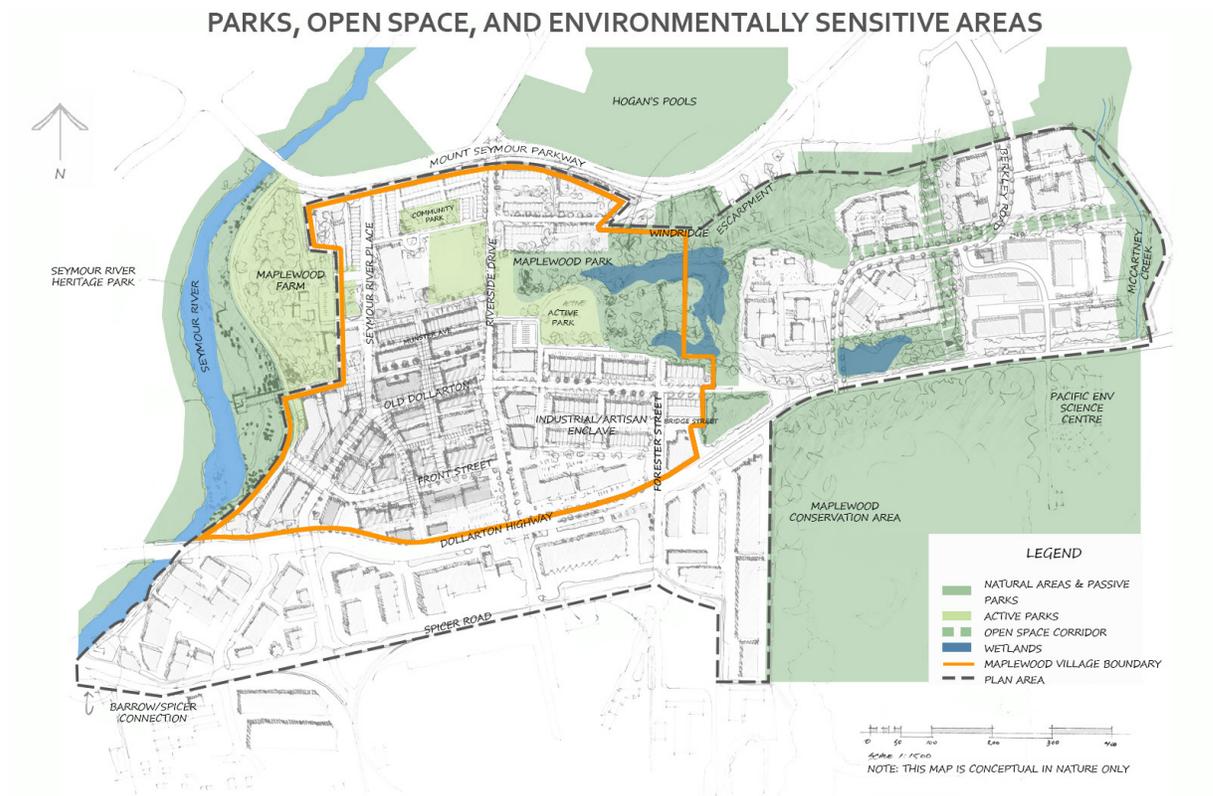


Figure 12: Parks, Open Space, and Environmentally Sensitive Areas

## POLICIES

- Protect ESAs by restricting and buffering development.
- Enhance stream flows and wetlands by focusing flows to areas needing more water and managing stormwater through infiltration and surface management.
- Create or protect ecological and recreational connections between key natural areas with recreational trails and wildlife connections.
- Identify opportunities to integrate natural landscape into new development.
- Avoid development in areas where impacts to terrestrial and aquatic resources would be high and/or difficult to replace as compensation for loss of habitat.
- Consider opportunities to enhance ecological function and to restore fish access by removing barriers and re-establishing connections to Burrard Inlet.
- Consider opportunities to enhance or augment stream flows to wetlands in the Maplewood Conservation Area.
- Maintain forested vegetation on steep slopes to provide stability and continuity of forested wildlife habitat and provide for appropriate buffers from development at the toe and top of slope.
- Consider how impacts of development can be minimized on-site and without impacting adjacent habitats.
- Consider ways to maintain or improve the water quality of surface runoff.
- Groundwater should not be discharged or pumped to the municipal storm or sanitary sewer system. A hydrogeological report may be required to demonstrate how the impact to the existing groundwater table is to be mitigated.
- Encourage energy conservation and use of alternative energy sources.
- Enable flexibility in achieving energy efficiency objectives through supporting consideration of on-site or neighbourhood renewable energy generation systems and connections.
- Work with industry partners, large energy consumers, and agencies to facilitate and advance opportunities for alternate, renewable, and sustainable energy sources.
- Promote rainwater collection infrastructure in the design of all new buildings.

## 2.13 PARKS AND RECREATION

Maplewood is served by the existing Kenneth Gordon Maplewood School play fields, Seymour River Park, Maplewood Farm, Maplewood Conservation Area, Canlan Ice Sports Arena and Ron Andrews Community Recreation Centre. Walking connections to these latter two facilities are somewhat restricted by a lack of formalized trails and the steep Windridge escarpment. This plan aims to expand the parks and recreation system to accommodate the expected population and employment growth in the area.

### POLICIES

- Support a variety of park amenities, including active sports fields, passive grass areas for informal use, seating, play spaces (natural and active play), public art, street trees, hard surfaced sport court, lit trails and community gardens.
- Create a community level park on District parkland north of Kenneth Gordon Maplewood School which incorporates the Spirit Trail and provides recreational amenities with natural features.
- Retain and enhance the urban forest along the northerly edge of the community park to create a treed buffer, where possible.
- Work co-operatively with School District 44, through joint user agreements and other means, to retain and upgrade the school field.
- Create a neighbourhood park on District-owned lands east of Riverside Drive providing active parkland opportunities for residents living in this area.
- Provide an additional sportsfield in the neighbourhood park if the current sportsfield located at Kenneth Gordon Maplewood School is decommissioned.
- Connect park spaces with a network of paved and natural urban trails.
- Explore opportunities in the natural parkland areas to incorporate interpretative trails and educational signage and nesting boxes, where appropriate.
- Expand park amenities and provide a park presence at the street for Maplewood farm to optimize vehicular, pedestrian and cycling connections to the farm and optimize parking at the farm.
- Enhance the farm entrance so that it celebrates the farm and includes both typical farm and ranch elements such as gates, public art, where appropriate, and improvements to landscaping.
- Consider a combination of heavy timbers and natural stone or other materials to reference both farm use and natural areas.

## 2.14 PROXIMITY TO HEAVY INDUSTRY

Industry contributes significantly to the prosperity and success of the District, by providing employment opportunities, goods, and services enjoyed by businesses and residents. Heavy industrial activity does create some risk to nearby areas. In the District, studies and assessments have determined chemical hazard associated to an accidental release of chlorine as a risk having potential off-site impacts to neighbouring or proximate areas. The District's intention is to manage risk associated with development in these areas through appropriate site planning and building design.

Risk contours have been established for the Maplewood area due to the proximity of hazardous substances potentially used in areas designated for heavy industrial activities. Each risk contour identifies allowable land uses and densities permitted, based on the distance from the risk source.

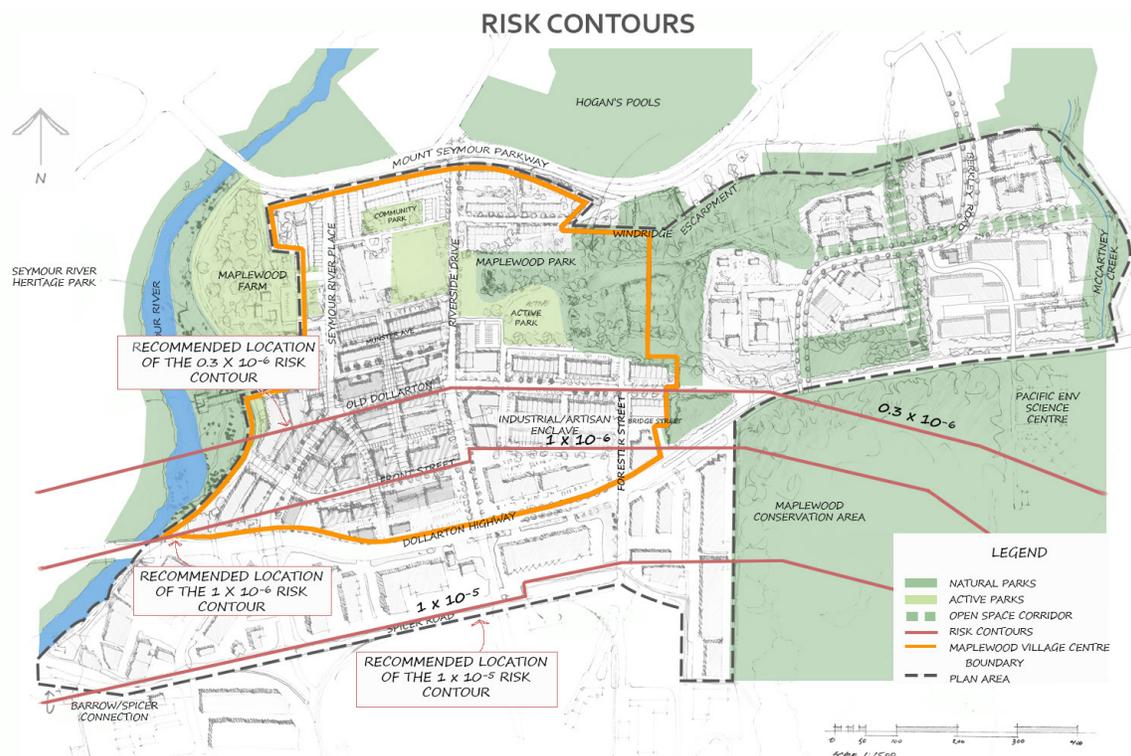


Figure 13: Risk Contours

### POLICIES

- Encourage safety in the location and construction of development.
- Land uses, densities, building design and construction should generally be consistent with the MIACC (Major Industrial Accidents Council of Canada) best practices recommendations for appropriate land uses and densities from the risk source, or any similar, successor or replacement agency that may exist from time to time.

## 2.15 FLOOD PROTECTION AND RESILIENCE

Maplewood is located within both the coastal and river floodplains and is prone to flood risk from both sea-level rise and the Seymour River. The District's flood risk management strategy along the Seymour River will help to protect the area from flood hazards including channel avulsion, erosion, bedload deposition, and large woody debris impacts. Properties subject to potential flood risk are identified in the OCP's Creek Hazard Development Permit Area. Flood Construction Levels (FCLs) have been established for each parcel to ensure floor levels are elevated above street level to mitigate potential flood issues.

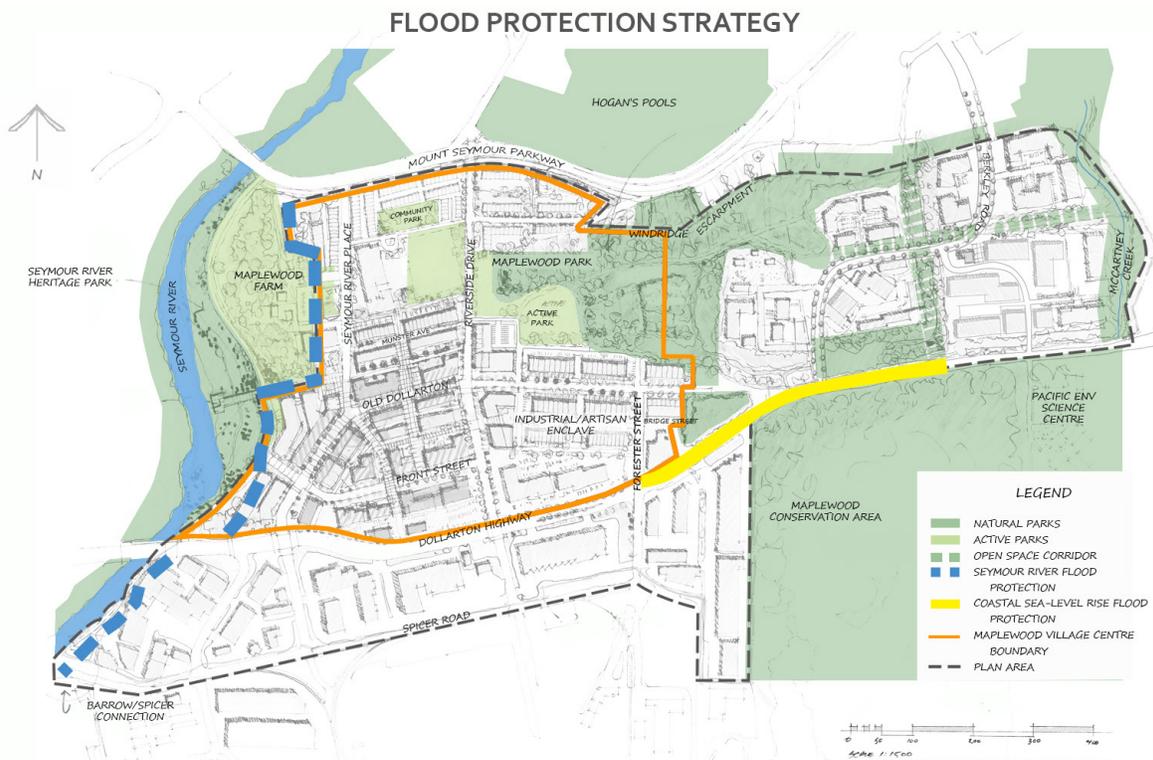


Figure 14: Flood Protection Strategy

## 2.16 GENERAL UNDERGROUND UTILITY POLICIES

Communication infrastructure for Maplewood is intended to provide a connected broadband fibre optics network for the entire community.

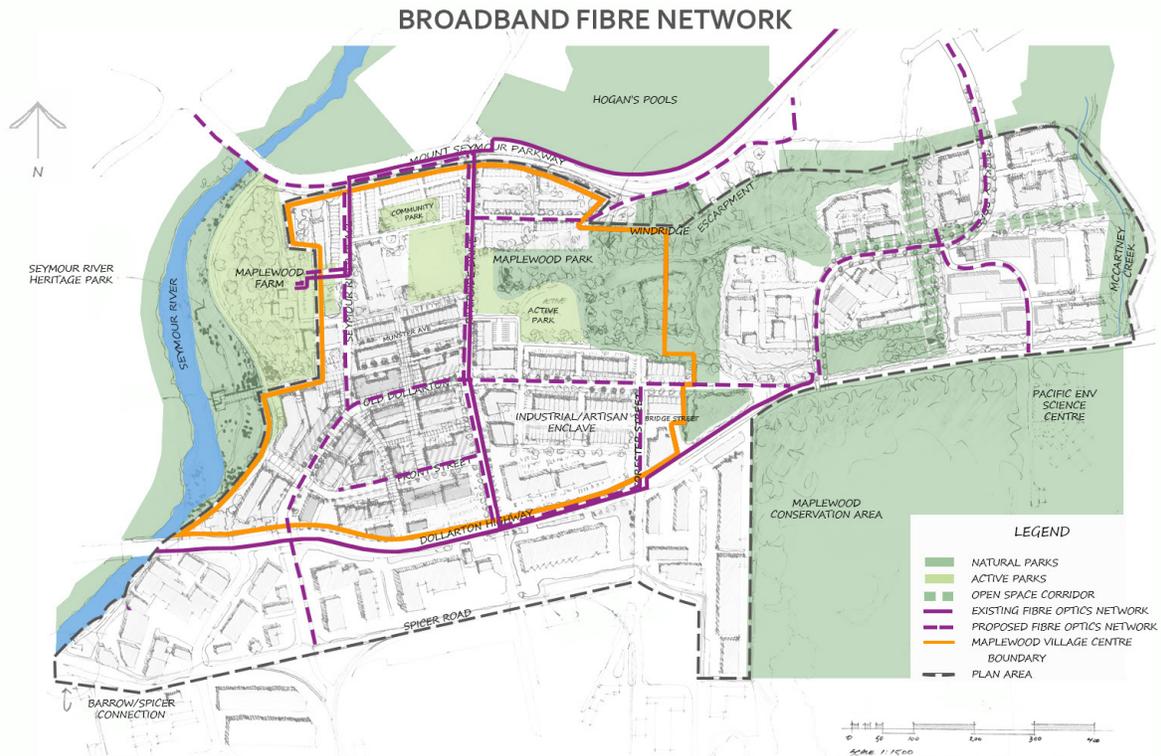


Figure 15: Broadband Fibre Network

### POLICIES

- Ensure new and renewed water, sewer, drainage, electrical, telecommunications, and broadband infrastructure is provided and paid for by developers in accordance with District bylaws, policies, plans and standards.
- Electrical telecommunications and broadband infrastructure should be undergrounded, where feasible.
- Ensure development projects provide for fibre-optic infrastructure in required off-site civic works and servicing upgrades, where possible.
- Ensure communication duct assets are installed for future fibre optics network builds, where appropriate.
- Allow third party broadband carriers to provide choice of service for residential and business customers in the Maplewood community.

## POLICIES

- Refer to Parts 3 and 4 of Schedule B to the Official Community Plan for applicable policies and guidelines.
- Require Seymour River flood protection in the form of land raising to be integrated with development for an additional 30 m wide area beyond the riparian setback to produce a continuous, wide platform of fill, where appropriate and possible.
- Ensure established FCLs for Maplewood are incorporated for all residential development to ensure that habitable space is adequately protected from possible flooding.
- Continue to develop the coastal sea-level component of the District's flood risk management strategy in partnership with other agencies and stakeholders such as Port of Vancouver, CN Rail and local industries.
- Incorporate identified sea-level rise mitigation works within the District's control to raise the eastern portion of Dollarton Highway to 4.7 m geodetic elevation.

# PART 3: MAPLEWOOD DESIGN GUIDELINES

The Maplewood Design Guidelines describe area-wide and precinct-specific design guidelines and strategies to enable the sensitive addition of new built form and public open space to the existing community. The guidelines apply across the entire Maplewood planning area, as well as within each of the unique precincts within Maplewood: the Village Centre, Maplewood North Innovation District, and Dollarton Highway South. As each precinct draws design inspiration from current and historic activities specific to the area, so do the built form and landscape design elements. The combination of area-wide and precinct-specific features and design elements will help maintain a level of consistency throughout Maplewood while allowing a unique character for each precinct to emerge.

The Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines are intended to augment the Form and Character guidelines in Schedule B of the Official Community Plan (2011), as amended.

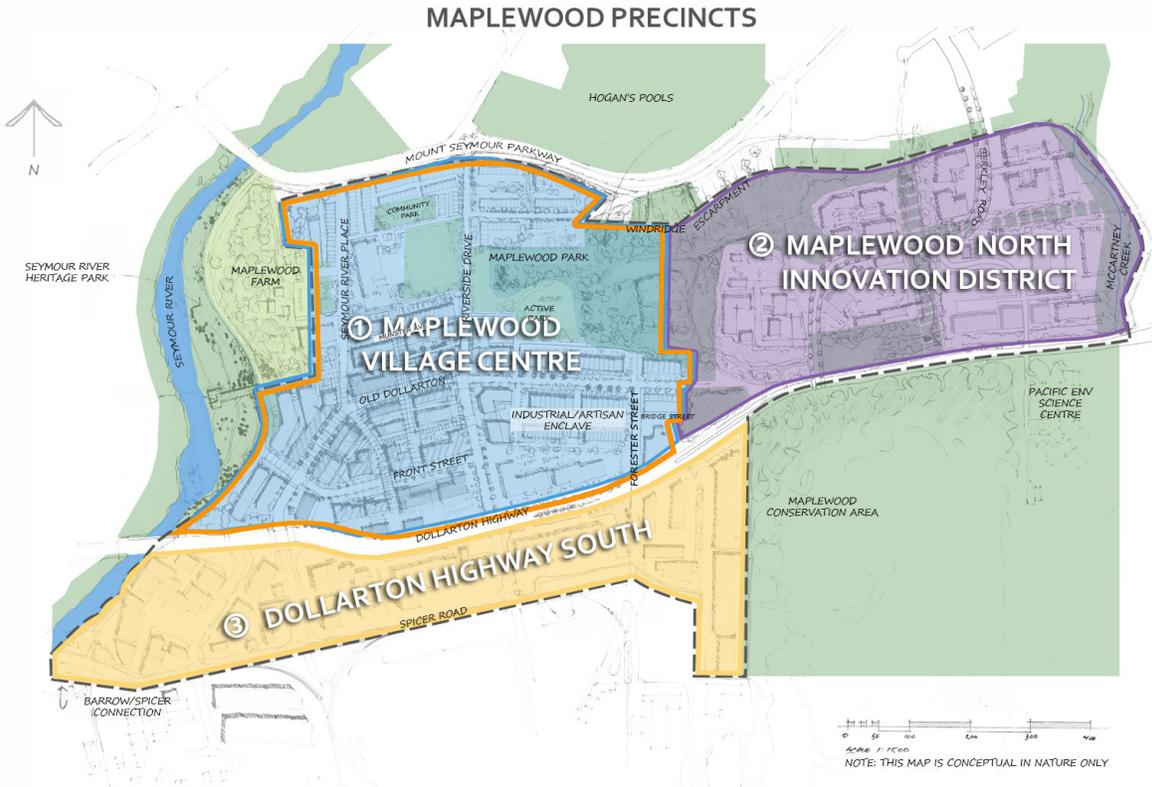


Figure 16: Maplewood Precincts

## 3 AREA-WIDE GUIDELINES

### 3.1 OVERALL INTENT

Maplewood’s charm lies in the diversity of uses and styles that co-exist within a green and natural setting close to the Burrard Inlet. The intent of these guidelines is to support its emerging “eclectic mixed-use industrial” character. The plan establishes a clear vision for the neighbourhood as a highly sustainable, livable, and unique place that fits within and draws from its context and natural areas.

The overall intent of these guidelines is to create a vibrant, safe and accessible environment, whether urban or more natural, that is well connected, promotes pedestrian activity and comfort, and vibrant street life. This is achieved through supporting active transportation, transit-oriented design, creating a vibrant Village Centre and well considered residential areas, as well as intensifying industrial commercial uses in Dollarton Highway South and establishing the Maplewood North Innovation District. These overall guidelines apply to all three precincts in the plan.

### 3.2 ORIENTATION & SITING CONSIDERATIONS

- a. Building design should reflect the natural topography and context, and, to the extent possible, retain existing individual trees and forested areas.
- b. Development should avoid ESAs (Figure 12).
- c. Ensure new buildings meet energy efficiency standards and performance targets as guided by the BC Energy Step Code and promote the transition to net zero energy ready buildings by 2032.
- d. Encourage building energy benchmarking and labeling.
- e. For parcels located within the **1 x 10-6 risk contour**, new buildings or structures and associated accessory buildings or structures with residential components should incorporate the following measures in their design:
  - i. HVAC systems that maintain a slight positive pressure inside the building to prevent chlorine from entering.
  - ii. Toxic gas detectors for chlorine on building HVAC systems to automatically shut down air intake on high chlorine levels.
  - iii. Adequate exit routes (stair wells, doors, etc.) for evacuation, including battery backup lighting and/or other failsafe means of directional signage and guidance.
  - iv. Sealable doors at each floor level and/or within floor levels to restrict airflow movement as necessary.
  - v. Emergency phones for contact with emergency responders and building residents.
  - vi. Building public address systems for contact and communication with building occupants.
  - vii. Emergency plans clearly defining for all building occupants what to do to protect themselves should they be asked to evacuate or to shelter inside.
  - viii. Designated “shelter in place” locations within buildings, where merited.

### 3.3 NATURAL AREAS, PARKS & OPEN SPACE GUIDELINES

Plan policies aim to improve pedestrian connections by connecting park spaces with a network of paved and natural urban trails and expand active recreational park opportunities in the community.

#### NATURAL AREAS AND PASSIVE PARKS

- a. Buffer development with natural vegetation and features adjacent to ESAs, where ever possible.
- b. Enhance stream flows and health of wetlands by focusing flows to areas needing more water.
- c. Manage stormwater through infiltration and surface management.
- d. Create or protect ecological and recreational connections between key natural areas with recreational trails and wildlife connections.
- e. Explore opportunities in natural parkland areas to incorporate interpretative trails and educational signage.



#### ACTIVE PARKS AND RECREATION

- a. Support a variety of park amenities, including active sports fields, passive grass areas for informal use, seating, play spaces (natural and active play), public art, street trees, hard surfaced sport court, lit trails, and community gardens.
- b. Incorporate the Spirit Trail and recreational amenities with natural features in the community level park on District parkland north of Kenneth Gordon Maplewood School.
- c. Retain and enhance the urban forest along the northerly edge of the community park to create a treed buffer, where possible.





*Bridges and boardwalks over creeks and lower lying areas make trails accessible and protect sensitive areas.*

- d. Create a neighbourhood park on District parklands east of Riverside Drive to provide active parkland for residents living in this area.
- e. Provide an additional sportsfield in the neighbourhood park if the current sportsfield located at Kenneth Gordon Maplewood School is decommissioned.

## TRAILS

Maplewood's trail connections should be enhanced and extended to create better access and linkages between the riverfront, Village Centre and the new Maplewood North Innovation District. Two types of cycling networks should be established:

1. On street (separated cycle tracks, and neighbourhood bikeways), and,
2. Off-street trail network for all ages and abilities

Extend the east-west urban trail along Windridge at the base of the escarpment connecting the riverfront with Canlan Ice Sports Arena across the Maplewood community.

Extend and improve the north-south natural urban trail connection within Seymour River Heritage Park, with a focus on the Seymour Greenway Trail.

Two types of trails should be implemented in Maplewood:

- a. Paved urban trails in the village centre that connect through the village core. Ensure pathways are well lit, a minimum 3.5 m wide (asphalt [or concrete]) surface, and multi-use. Ensure additional space is provided for seating and landscaping. Provide a minimum of 4 m wide (asphalt [or concrete]) surface for Spirit Trail sections.

- b. Natural (unpaved) urban trails outside of the village core through the ESAs. Ensure natural urban trails are, a minimum 3.5 m wide (gravel [compacted rock dust]), and multi-use. Encourage habitat protection fencing and boardwalks along pathways, as required, to protect ESAs. Provide a minimum of 4 m wide gravel (compacted rock dust) surface for Spirit Trail sections. Generally, the character and materials of urban trails should fit within the context of the area they are passing through (e.g. compacted rock dust, boardwalk, asphalt, and paving).



## 3.4 ACCESSIBILITY

### INTENT

To design for pedestrian environments and streets that are safe for all user groups.

- a. Avoid changes of grade or gaps in paved surfaces greater than 6mm, where possible.
- b. Provide tactile strips adjacent to crossings and between surfaces, such as at curbs.
- c. Avoid pavement slopes greater than 5% in direction of travel and 2% cross slope, where possible.
- d. Provide smooth walking surfaces to assist the visually impaired, where feasible.
- e. Prioritize the use of sawcut joints over tooled joints, where possible.
- f. Ensure that transit stops utilize the new Universally Accessible Bus Stop (UABS) Design Guidelines designed by TransLink.
- g. Provide bench pads that are 1.0 m longer than the proposed bench to accommodate strollers, wheelchairs, scooters and other mobility aids, where space permits.
- h. Include audible tones and pedestrian countdown signals at signalized crossings and consider fully accessible pedestrian signals including braille, vibrating plate and audible location identifier.

### 3.5 PUBLIC REALM & STREETScape GUIDELINES (GENERAL)

The street design guidelines are intended to support a high quality public realm and to complement existing street design elements in Maplewood. Included in the relevant precinct sections are guidelines for specific streets including the village High Street (Old Dollarton Road), shared street, Riverside Drive, Dollarton Highway, and Berkley Road. Where possible, developers should be required to underground any fronting overhead hydro and telecommunications wires at the time of development.

- a. Street lighting on new streets, paths, and public realm areas should have a unified character.
- b. Locations for street lighting, including pedestrian level lighting for Maplewood Village Centre, Maplewood North Innovation District and Dollarton Highway South are illustrated on Figure 17.
- c. Banner brackets are recommended for all street lights on Old Dollarton Road, Seymour River Place (shared street portion), Riverside Drive, and Berkley Road.

#### LIGHT DISTRIBUTION

- a. Light fixtures should direct appropriate light levels effectively to desired areas, and avoid glare and light spillage to other areas, particularly residential uses.
- b. Light levels should be consistent within areas of similar use, and should avoid creating bright and dark areas.
- c. Consider including small scale, low level lighting along pedestrian routes, such as under benches, lighting associated with public art, and up-lighting of trees to add character and ambiance to pedestrian areas.
- d. All light fixtures should be energy efficient and night sky compliant.

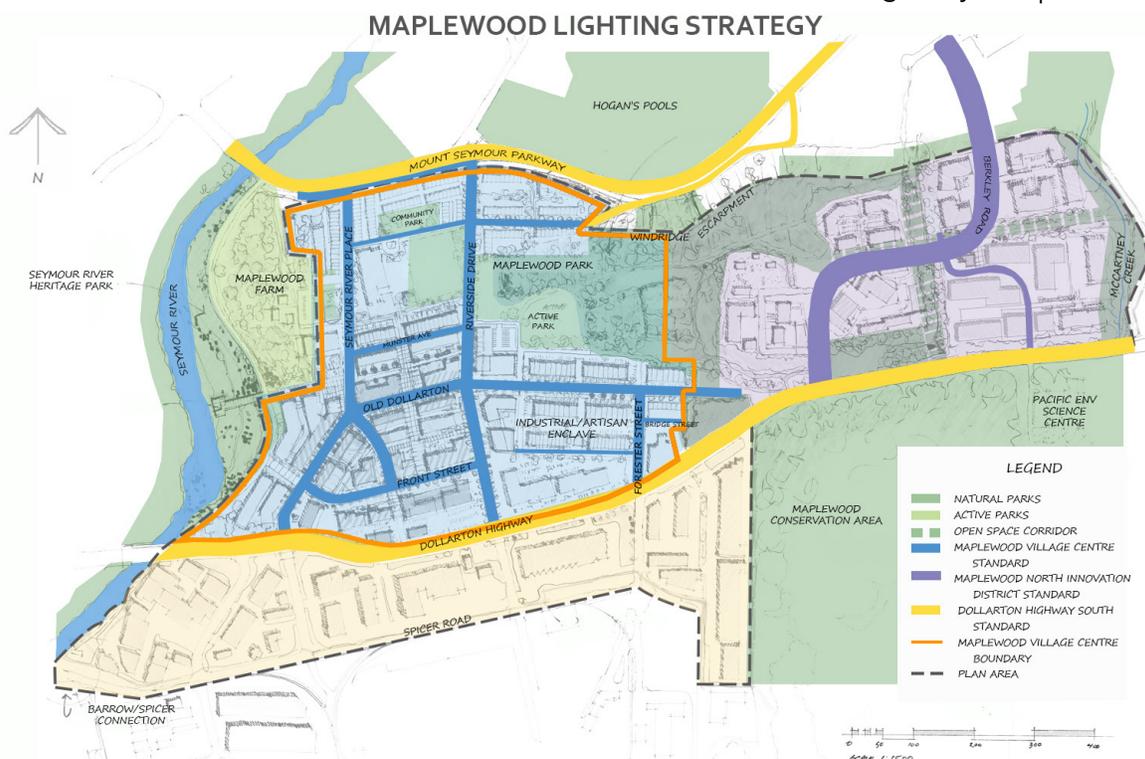


Figure 17: Maplewood Lighting Strategy

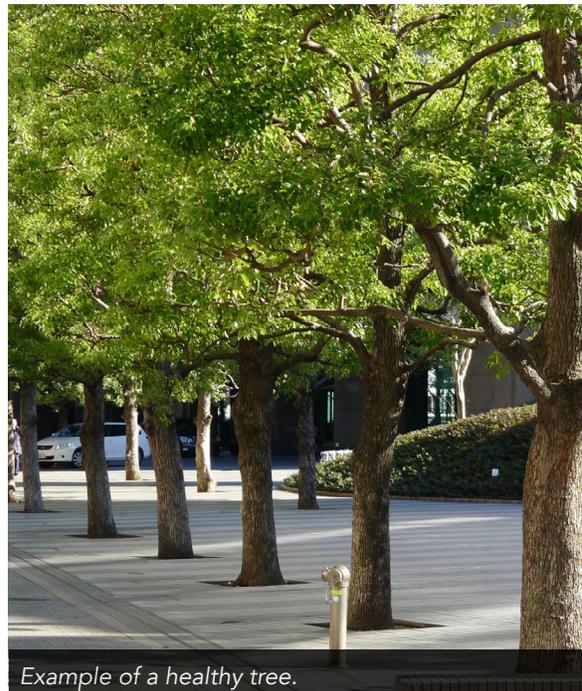
## 3.6 STREET TREES AND OTHER VEGETATION

### INTENT

Healthy and attractive trees and plants are an important element of the public realm in Maplewood. The District has developed guidelines for street tree planting to ensure that trees can mature in healthy condition. Natural and environmentally sensitive areas are of particular importance and special care should be given to sensitively integrate new development and avoid the proliferation of invasive plants.

### GENERAL GUIDELINES

- a. Street trees should be planted to optimize health and extend lifespan.
- b. Street trees should have a minimum caliper of 7cm when planted.
- c. All street trees should follow BCLNTA and BCSLA standards.
- d. Best practices for street tree plantings should be used, which may include continuous tree trenches in boulevards, minimum recommended soil volumes, and soil cells and/or structural soil.
- e. Landscape lighting should be included in areas of higher pedestrian use
- f. Permeable paving or landscaping should be provided at the base of trees.
- g. Natural forms or clusters of trees referencing forest tree groupings should be encouraged along Berkley Road and where appropriate, such as open spaces of the Innovation District, in and on edges of active parks.
- h. Conifers are recommended where space permits (2.5 m minimum depending on species) and where they do not impede sidewalks and other public spaces.
- i. Retention of larger conifers on private property should be encouraged, where possible, in the Innovation District.
- j. The following are recommended plant species for public spaces and streetscapes:





Red Maple



Japanese Zelkova



Black Gum



Serbian Spruce



Vine Maple

## PLANT LIST

### Street Trees

|   |                      |
|---|----------------------|
| <i>Acer rubrum</i> 'Armstrong'              | Red Maple            |
| <i>Acer rubrum</i> 'Morgan'                 | Red Maple            |
| <i>Acer platanoides</i> 'Easy Street'       | Norway Maple         |
| <i>Carpinus betulus</i> 'Frans Fontaine'    | Hornbeam             |
| <i>Fraxinus americana</i> 'Autumn Applause' | White Ash            |
| <i>Liquidambar styraciflua</i> 'Worplesdon' | Worplesdon Sweet Gum |
| <i>Zelkova serrata</i> 'Green Vase'         | Japanese Zelkova     |
| <i>Quercus palustris</i> 'Green Pillar'     | Green Pillar Pin Oak |

### Trees and Shrubs for informal groupings and clusters

|  |                                       |
|--|---------------------------------------|
| <i>Acer circinatum</i>                               | Vine Maple                            |
| <i>Acer griseum</i>                                  | Paperbark Maple                       |
| <i>Acer glabrum</i> var. <i>douglasii</i>            | Douglas Maple                         |
| <i>Amelanchier x grandiflora</i> 'Autumn Brilliance' | Apple Serviceberry                    |
| <i>Carpinus betulus</i> 'fastigiata'                 | Fastigate European Hornbeam           |
| <i>Cornus nuttallii</i>                              | Pacific Dogwood                       |
| <i>Cercidiphyllum japonicum</i>                      | Katsura Tree                          |
| <i>Ginkgo biloba</i>                                 | Ginko                                 |
| <i>Nyssa sylvatica</i>                               | Black Gum                             |
| <i>Picea omorika</i>                                 | Serbian Spruce                        |
| <i>Pinus nigra</i>                                   | Black Pine                            |
| <i>Thuja plicata</i>                                 | Western Red Cedar (for natural areas) |
| <i>Styrax japonica</i>                               | Japanese snowbell tree                |

### Shrubs and Groundcover

|  |                                      |
|--|--------------------------------------|
| <i>Adiantum pedatum</i>                                | Northern maidenhair fern             |
| <i>Amelanchier x 'grandiflora'</i> 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry |
| <i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'        | Bearberry                            |

|   |                         |
|---|-------------------------|
| <i>Arctostaphylos uva-ursi</i>              | Kinnikinnick, Bearberry |
| <i>Asarum caudatum</i>                      | Wild ginger             |
| <i>Blechnum spicant</i>                     | Deer Fern               |
| <i>Calluna vulgaris</i> var.                | Heather                 |
| <i>Cornus sericea</i>                       | Red Twig Dogwood        |
| <i>Echinacea purpurea</i> 'Kim's Knee High' | Dwarf purple coneflower |
| <i>Euphorbia myrsinites</i>                 | Donkey-Tail Spurge      |
| <i>Festuca glauca</i>                       | Blue fescue             |
| <i>Gaultheria shallon</i>                   | Salal                   |
| <i>Hamamelis virginiana</i>                 | Witchhazel              |
| <i>Lonicera pileata</i>                     | Privet Honeysuckle      |
| <i>Mahonia aquifolium</i>                   | Oregon Grape            |
| <i>Mahonia nervosa</i>                      | Cascade Oregon Grape    |
| <i>Polystichum munitum</i>                  | Sword Fern              |
| <i>Spirea douglasii</i>                     | Hardhack                |
| <i>Spirea japonica</i> 'Walbuma'            | Magic Carpet Spirea     |

### Recommended Plants for Raingardens

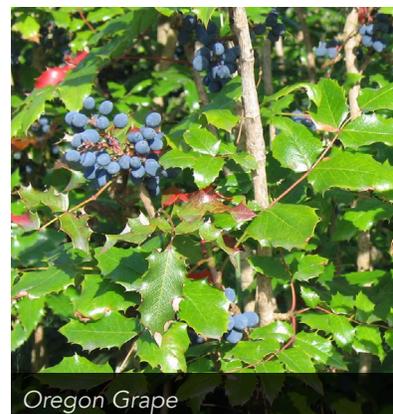
#### Areas of periodic or frequent standing or flowing water

#### Emergent Plants

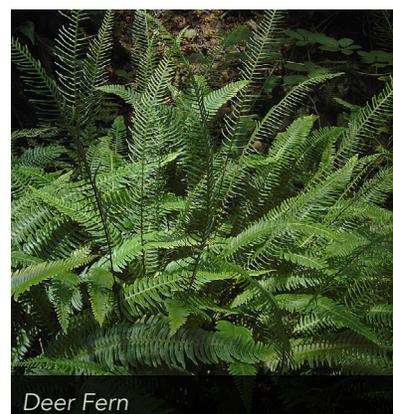
|                             |                      |
|-----------------------------|----------------------|
| <i>Carex aquatilis</i>      | Water Sedge          |
| <i>Carex obnupta</i>        | Slough Sedge         |
| <i>Carex rostrata</i>       | Beaked Sedge         |
| <i>Carex stipata</i>        | Sawbeak Sedge        |
| <i>Eleocharis palustris</i> | Creeping Spikerush   |
| <i>Iris tenax</i>           | Purple Iris          |
| <i>Juncus acuminatus</i>    | Taper tipped Rush    |
| <i>Juncus ensifolius</i>    | Dagger-leaf Rush     |
| <i>Juncus tenuis</i>        | Slender Rush         |
| <i>Scirpus microcarpus</i>  | Small-flower Bulrush |

#### Shrubs - Deciduous

|  |                        |
|--|------------------------|
| <i>Cornus sericea</i>                    | Red-Osier Dogwood      |
| <i>Cornus sericea</i> 'Kelseyi'          | Dwarf red-twig Dogwood |
| <i>Cornus sericea</i> 'Flaviramea'       | Yellow Dogwood         |
| <i>Cornus sanguinea</i> 'Midwinter Fire' | Blood-twig Dogwood     |
| <i>Physocarpus capitatus</i>             | Pacific ninebark       |
| <i>Rosa pisocarpa</i>                    | Clustered Wild Rose    |



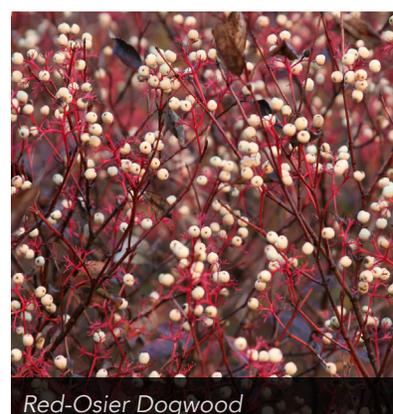
Oregon Grape



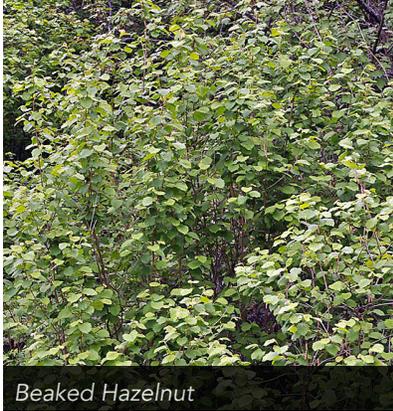
Deer Fern



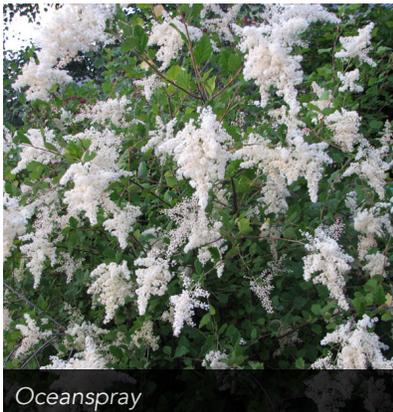
Purple Iris



Red-Osier Dogwood



Beaked Hazelnut



Oceanspray



Large Leaved Lupine

|  |                        |
|--|------------------------|
| <i>Spirea douglasii</i>  | Steeplebush            |
| <i>Salix purpurea</i> 'Nana'   | Dwarf Artic Willow     |
| <b>Shrubs - Evergreen</b>  |                        |
| <i>Myrica californica</i>  | Pacific Wax Myrtle     |
| <i>Vaccinium ovatum</i>  | Evergreen Huckleberry  |
| <b>Trees/Large Shrubs - Deciduous</b>  |                        |
| <i>Acer circinatum</i>   | Vine Maple             |
| <i>Amelanchier alnifolia</i>   | Western Serviceberry   |
| <i>Corylus cornuta</i>   | Beaked Hazelnut        |
| <i>Rhamnus purshiana</i>   | Cascara                |
| <b>Areas with dryer soils, infrequently subject to inundation or saturation (e.g. side slopes)</b> |                        |
| <b>Groundcovers</b>  |                        |
| <i>Gaultheria shallon</i>  | Salal                  |
| <i>Mahonia repens</i>  | Spreading Oregon Grape |
| <b>Shrubs – Deciduous</b>  |                        |
| <i>Holodiscus discolor</i>   | Oceanspray             |
| <i>Symphoricarpus albus</i>  | Snowberry              |
| <i>Symphoricarpus orbiculatus</i>  | Coralberry             |
| <i>Ribes sanguineum</i>  | Red-flowering Currant  |
| <i>Rubus parviflorus</i>   | Thimbleberry           |
| <b>Shrubs - Evergreen</b>  |                        |
| <i>Arbutus unedo</i> 'Compacta'  | Strawberry Tree        |
| <i>Mahonia nervosa</i>   | Cascade Oregon Grape   |
| <i>Mahonia aquifolium</i>  | Tall Oregon Grape      |
| <b>Trees/Large Shrubs - Deciduous</b>  |                        |
| <i>Malus fusca</i>   | Pacific Crabapple      |
| <b>Perennials/Grasses</b>  |                        |
| <i>Aquilegia Formosa</i>   | Red Columbine          |
| <i>Aster subspicatus</i>   | Douglas Aster          |
| <i>Helictotrichon sempervirens</i>   | Blue Oat Grass         |
| <i>Hemerocallis var.</i>   | Day Lily               |

|                            |                     |
|----------------------------|---------------------|
| <i>Lupinus officinalis</i> | Large Leaved Lupine |
|----------------------------|---------------------|

|  |                              |
|--|------------------------------|
| <i>Pennisetum alopecuroides</i><br>'Hamelin' | Hamelin Dwarf Fountain Grass |
|--|------------------------------|

**Ferns**

|                            |                   |
|----------------------------|-------------------|
| <i>Polystichum munitum</i> | Western Swordfern |
|----------------------------|-------------------|

|                         |           |
|-------------------------|-----------|
| <i>Blechnum spicant</i> | Deer Fern |
|-------------------------|-----------|

**Recommended Plant Species for Informal Groupings on Private Property and Parks**

**Trees (Large)**

|                          |                |
|--------------------------|----------------|
| <i>Acer macrophyllum</i> | Big Leaf Maple |
|--------------------------|----------------|

|                                      |                              |
|--------------------------------------|------------------------------|
| <i>Carpinus betulus</i> 'fastigiata' | Fastigiata European Hornbeam |
|--------------------------------------|------------------------------|

|                                 |              |
|---------------------------------|--------------|
| <i>Cercidiphyllum japonicum</i> | Katsura Tree |
|---------------------------------|--------------|

|                                      |                                |
|--------------------------------------|--------------------------------|
| <i>Cornus</i> 'Eddie's White Wonder' | Dogwood 'Eddie's White Wonder' |
|--------------------------------------|--------------------------------|

|                      |        |
|----------------------|--------|
| <i>Ginkgo biloba</i> | Gingko |
|----------------------|--------|

|                        |           |
|------------------------|-----------|
| <i>Nyssa sylvatica</i> | Black Gum |
|------------------------|-----------|

|   |             |
|---|-------------|
| <i>Pseudotsuga menziesii</i> /<br>Douglas Fir | Douglas Fir |
|---|-------------|

|  |                   |
|--|-------------------|
| <i>Thuja plicata</i> / Western Red Cedar | Western Red Cedar |
|--|-------------------|

**Trees (Medium)**

|                         |               |
|-------------------------|---------------|
| <i>Abies lasiocarpa</i> | Subalpine fir |
|-------------------------|---------------|

|                        |            |
|------------------------|------------|
| <i>Acer circinatum</i> | Vine Maple |
|------------------------|------------|

|                     |                 |
|---------------------|-----------------|
| <i>Acer griseum</i> | Paperbark Maple |
|---------------------|-----------------|

|   |               |
|---|---------------|
| <i>Acer glabrum</i> var. <i>douglasii</i> | Douglas Maple |
|---|---------------|

|   |                                 |
|---|---------------------------------|
| <i>Betula platyphylla</i> var. <i>japonica</i> 'Whitespire' | Whitespire Japanese white birch |
|---|---------------------------------|

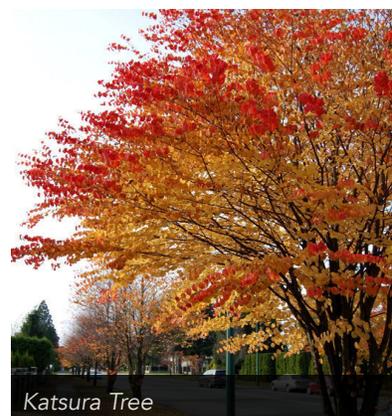
|   |                              |
|---|------------------------------|
| <i>Chamaecyparis nootkatensis</i> 'Green Arrow' | Weeping Alaskan Yellow Cedar |
|---|------------------------------|

|                            |           |
|----------------------------|-----------|
| <i>Davidia involucrate</i> | Dove Tree |
|----------------------------|-----------|

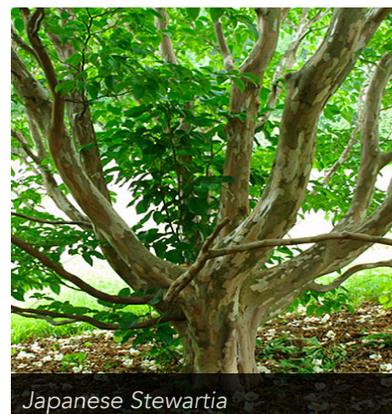
|                         |          |
|-------------------------|----------|
| <i>Parrotia persica</i> | Parrotia |
|-------------------------|----------|

|   |                              |
|---|------------------------------|
| <i>Picea omorika</i> 'Pendula<br>Bruns' | Bruns Weeping Serbian Spruce |
|---|------------------------------|

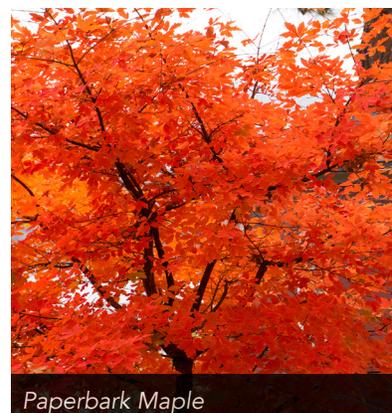
|                               |                      |
|-------------------------------|----------------------|
| <i>Picea glauca</i> 'Pendula' | Weeping White Spruce |
|-------------------------------|----------------------|



Katsura Tree



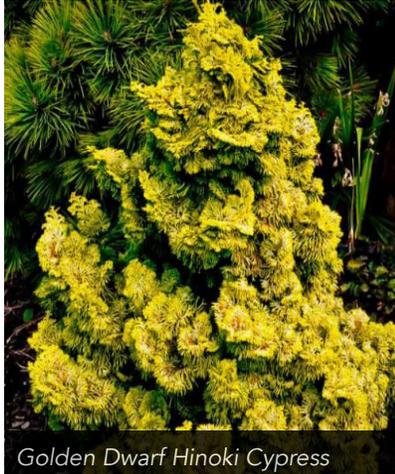
Japanese Stewartia



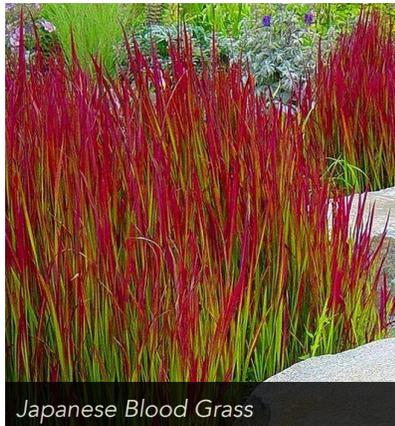
Paperbark Maple



Western Swordfern



Golden Dwarf Hinoki Cypress



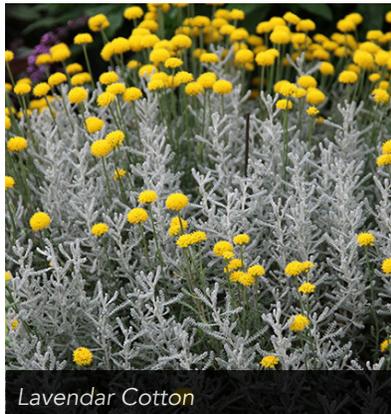
Japanese Blood Grass

|                                      |                         |
|--------------------------------------|-------------------------|
| <i>Pinus sylvestris</i> 'Fastigiata' | Scotch pine             |
| <i>Populus tremula</i> 'Erecta'      | Columnar European Aspen |
| <i>Stewartia pseudocamellia</i>      | Japanese Stewartia      |

### Shrubs and Groundcover

**Shrubs and groundcover from public spaces may also be included as well as the following:**

|  |                             |
|--|-----------------------------|
| <i>Imperata cylindrical</i> 'Rubra'      | Japanese blood grass        |
| <i>Chamaecyparis obtuse</i> 'Nana Lutea' | Golden Dwarf Hinoki Cypress |
| <i>Liriope muscari</i>                   | Lily turf                   |
| <i>Pennisetum alopecuroides</i>          | Fountain grass              |
| <i>Santolia chamaecyparissus</i>         | Lavender Cotton             |
| <i>Sedum</i> 'Autumn Joy'                | Autumn Joy Stonecrop        |



Lavendar Cotton

## 3.7 PUBLIC ART

Public art plays an important role in supporting the emerging character of Maplewood, and helps to articulate each precinct's unique identity. 'Eye catching' sculptures along with finer grain elements such as banners and mosaics are encouraged to creatively explore, interpret, and reinforce aspects of the region that people feel connected to and want to celebrate. Artists are encouraged to draw upon Maplewood's interesting history, its Coast Salish beginnings, industrial innovations, thriving bird sanctuary, bohemian artist community, environmental heroes, and celebrated urban farm. Public art marks gateways, enhances pedestrian streetscapes, and animates public plazas and gathering spaces. Public art reflects and gives expression to local stories while celebrating the character and identity of Maplewood.

- a. Encourage the design of interactive public art features to animate the two plazas and gathering spaces in the Village Centre, and at a central location in the Innovation District (See Figure 7).
- b. Consider large-scale gateway features at intersections entering Maplewood; Berkley Road, Riverside Drive at Mount Seymour Parkway, and Dollarton Highway at Old Dollarton Road.



Coast Salish Art



"Nest" by Douglas Senft



"Moving Up" by Karen Kazmer

- c. Integrate pedestrian-scale trail and trail-head markers at key locations on trails.
- d. Promote artist-designed banners to reinforce Maplewood's identity and locate along Dollarton Highway, Mount Seymour Parkway, Berkley Road Old Dollarton Road, and Riverside Drive.
- e. Incorporate public art into private and public spaces that are accessible to the public.
- f. Encourage multiple forms of public art, from standalone sculptures, to integrated functional components that can be incorporated into, architecture, streetscape and the public realm.
- g. Reflect First Nations history and culture, highlighting their stewardship of precious natural and environmental resources.
- h. Celebrate the richness and diversity of the area's unique ecological heritage: from the social and environmental history of the mudflats to the wetlands.
- i. Highlight the area's urban farming and industrial heritage, using materials and integrating design characteristics that reflect a strong sense of place.
- j. Focus on themes of stewardship, sustainability and innovative practices in respect of the natural environment.

## 3.8 ACCESS, SERVICING AND ON-STREET PARKING

Plan policies aim to ensure developments provide adequate access, servicing and on-street parking for vehicles and bicycles, while minimizing negative impacts on the safety and attractiveness of the public realm.

### VEHICLE ACCESS, SERVICING, AND ON-STREET PARKING

- a. On-street surface parking should be located to the rear of the building with parking access from the lane or adjacent street with the lowest functional classification.
  - i. If not feasible, locate on-street surface parking beside or in front the building, adjacent to the public sidewalk provided the area is properly screened from the public sidewalk and other active open space areas. Consider the use of landscaping as a screen provided it maintains clear visibility into the parking areas to promote personal safety and security.
- b. Where property faces streets with the same functional classification, the following should be considered:
  - i. Access should be from the long face of the block
  - ii. Minimal interruption of the public realm and streetscape treatment should be maintained
  - iii. Appropriate surface treatments should be incorporated to denote designated cycle tracks or urban trails
  - iv. Waiting or pick-up/drop-off areas should be located internal to the site and not be located in the public right-of-way
  - v. Not more than one interruption per block face and one curb cut per street should be considered
- c. Underground parking or covered on-street parking should be required for new residential and mixed-use buildings, where possible.
- d. Where underground parking is considered, ensure that groundwater is not discharged to the storm sewer or sanitary sewer.
- e. Structured underground or “tucked-under” parking should be preferred over on-street surface parking.
- f. Provide co-operative car and car sharing parking spaces on-site, and provide these parking spaces at grade and visible from the street, where possible.
- g. Any vehicular entrance and its associated components (gates, ramps, etc.), whether from the street or lane, should be architecturally integrated into the building to minimize its exposure.
- h. Shared parking and access is encouraged, where feasible.
- i. Large parking lots should be discouraged.

- j. Ensure that new development provides for electric vehicle charging facilities per the District's *Electric Vehicle Charging Infrastructure* policy.
- k. Explore opportunities for supporting infrastructure that meets the needs of renewably-powered vehicles.
- l. Consider reductions in parking requirements for developments that include sufficient TDM measures, and discourage excess parking for developments.

## BICYCLE PARKING, SERVICING AND ACCESS

- a. Long-term bicycle parking should be encouraged for multi-family residential and employment-generating uses, where possible.
  - i. A minimum of two long-term bicycle parking spaces per residential unit in multi-family residential and employment-generating developments should be encouraged.
  - ii. Long-term bicycle parking should be located in a secure bicycle storage facility that is only accessible to residents of the building.
  - iii. Secure bicycle storage facilities should consider including waterproof bicycle lockers, and secured bicycle rooms or compounds with bicycle racks within a building.
  - iv. Electrical outlets should be provided in all bicycle storage facilities, and bicycle parking spaces should be within 5 m from an outlet.
- b. Short-term bicycle parking should be encouraged throughout the Maplewood community, where feasible and where appropriate.
  - i. Bicycle racks located outdoors should follow the design standard identified in this plan (See pages 65 and 75.)
  - ii. Explore opportunities to provide weather protection for clusters of outdoor short-term bicycle parking (e.g. under canopies or shelters), where possible.
  - iii. Bicycle parking should be located close to building entrances to provide a clear visual connection from the building entrance to the bicycle parking.
- c. End-of-trip facilities (i.e. showers, lockers, change rooms, etc.) should be provided with employment-generating uses.

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## 4 VILLAGE CENTRE

### 4.1 OVERALL INTENT

The Maplewood Village Centre area is envisioned to be a vibrant, pedestrian-friendly, mixed-use village centre with compact forms of commercial and mixed-use commercial/residential buildings as well as live/work and community uses.



### 4.2 BUILT FORM GUIDELINES

#### TALL BUILDINGS

Encourage siting, massing, and design of tall buildings (over 6 storeys in height) that minimizes negative impacts on views, privacy, and solar access for individual units, reduces the perceived bulk and minimizes impacts on adjacent public streets and open spaces.

- a. Identity for the main entrance should be achieved by stepping back the base building (podium) at the primary entrance to allow the tall building to visually connect with the street. Locate primary entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza, or other open space.

- b. An interesting and varied roof form should be achieved (for example, by incorporating a top-level penthouse or amenity space to conceal appurtenances and mechanical equipment).



Tall buildings should step down to create a gradual transition to lower rise neighbourhoods.



*The architecture of buildings should show their use through form and relationship with the street. Live-work buildings should be sited right next to the sidewalk*



*The live-work nature of these buildings is expressed in the design of the façade.*



*Live-work buildings allow for two ground-oriented floors for office/artist studio spaces.*

## ARCHITECTURAL STYLE AND CHARACTER

### Mixed Use and Live/Work

- Buildings containing live-work uses should be identifiable by the design of frontages.
- Façades which appear purely residential should be avoided.
- Options could include differentiating the living zones from the working zones architecturally through façade design and colour.
- Consider the use of canopies and upper storey step backs to further emphasize this character. This could be a glazed façade portion for artist or live/work studios and corner shop style designs for more traditional design approaches.

### West of Riverside and east Artisan Industrial

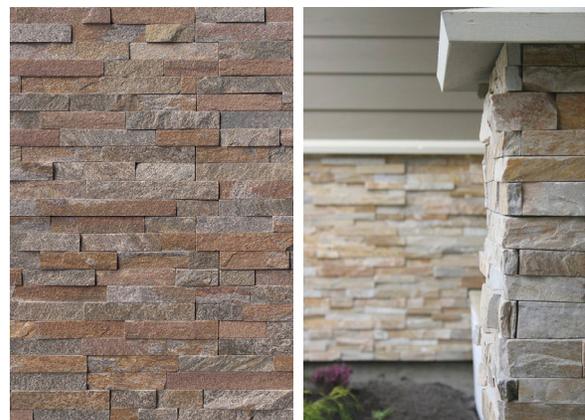
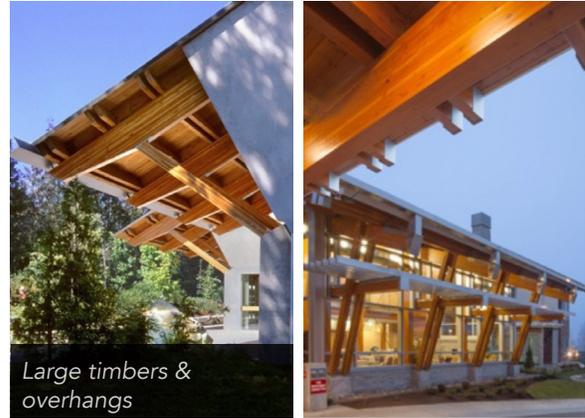
- Exterior materials and detailing should reflect the marine and industrial heritage of the site. Natural materials such as wood, architectural metal siding elements, glass, block, brick or concrete are appropriate for portions of mixed-use residential commercial and live/work buildings, for example.
- Materials and finishes should be detailed and applied to emphasize their simplicity and integrity.
- Building materials with low environmental impacts should be encouraged. This could include the use of recycled and recyclable materials, materials with recycled content, locally sourced products, and materials with low embodied energy.

## BUILDING MATERIALS

### Specific Building Materials

The form and character of Village Centre developments should support the “eclectic mixed-use industrial” theme and incorporate elements that reference Maplewood’s natural environment.

- a. Natural building materials with bright accent colours are strongly recommended.
- b. Building elevations emphasizing one or two natural building materials, in addition to glazing, are strongly encouraged.
- c. The use of large timbers and overhangs is encouraged.
- d. Well crafted, durable materials that support sustainability and Village Centre themes are expected throughout.
- e. Natural building materials including wood, stone, concrete and brick should dominate the expression on lower floors and along the street wall including retaining and garden walls.
- f. Materials on upper floors should be consistent with the quality, durability and craftsmanship on the lower levels.
- g. Functional screens, shading devices and other passive solar design elements that complement the architecture are highly recommended.
- h. Heavy timber and engineered wood elements especially along the base of the building and at entrances are strongly encouraged.
- i. Wood elements should be protected from weathering using best building practices and appropriate finishes that preserve the natural colour and texture.

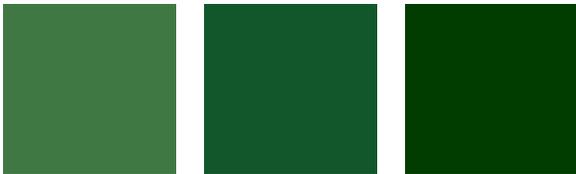




Maple tree - fall colours



Maplewood - forest colours



Green tones



Stone greys and autumn maple tones



- j. Colours should be chosen to complement the palette of natural stone and wood: tones of grey are considered most appropriate.
- k. Soffit materials should be consistent with the building's overall durability and quality (vinyl and perforated materials are discouraged).
- l. Wood soffits are preferred where feasible.
- m. Clear vision glass is preferred over tinted products.
- n. Material transitions should avoid a "wallpaper" look.
- o. The use of vinyl or aluminum siding or other materials made to imitate natural finishes is discouraged.

#### PREFERRED COLOUR PALETTE

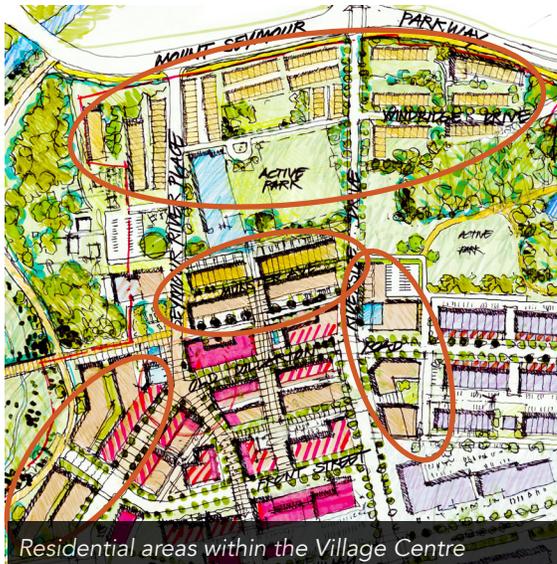
The use of colour is encouraged. The aim is to achieve a mix of colours and textures, while keeping the materials and colour scheme of each individual project within a cohesive palette.

- a. The primary colour palette within the Village references local forest colours and materials.
- b. Brighter, complementary accent colours should be used for smaller portions of building façades.
- c. "Maple brown" colour, matching the existing street lights is to be used consistently for street lights along Old Dollarton Road (High Street).

## 5 RESIDENTIAL AREAS

### 5.1 INTENT

Maplewood's residential areas, located to the north, west and east within the Village Centre are intended to provide a range of attractive housing types and tenures that support, and are well connected to, a vibrant walkable Village Centre.



Residential areas within the Village Centre



*This residential live-work development uses variation in materials and roof lines integrated with the building articulation and fenestration pattern to create differentiation of ownership and uses.*

### 5.2 BUILT FORM GUIDELINES

Many of the new residential dwellings in Maplewood will be infill and redevelopment sites, and the aim is to achieve an eclectic mix of colours and textures, while keeping the materials and colour scheme of each individual project within a cohesive palette.

#### BUILDING MATERIALS

In general, new buildings should incorporate natural building materials into façades to avoid a “thin veneer” look and feel. These can be incorporated with more contemporary treatments, including glass curtain walls (e.g. for live-work artist studio buildings).

#### Recommended:

- a. Large dimension timber
- b. Natural wood materials, including:  
Milled and un-milled timbers, window and door trim, canopy structures, signage
- c. Brick masonry, stone
- d. Glazed tiles, flat profile “slate” concrete tiles

- e. Concrete
- f. Wood and aluminum for windows
- g. Powder-coated steel for exterior staircases, balconies and railings
- h. Standing seam metal roofing
- i. Corrugated metal siding/roofing

**Acceptable:**

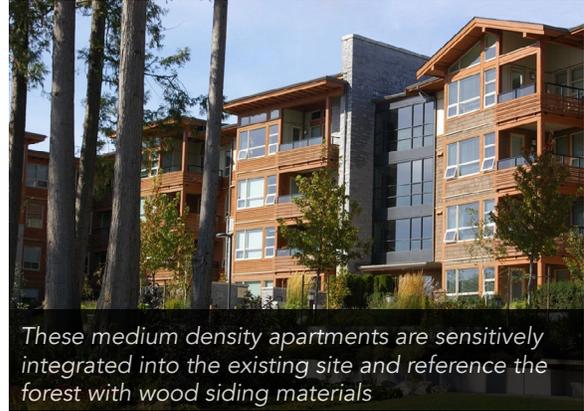
- a. Pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements
- b. Limited amounts of stucco in combination with other materials

**Discouraged:**

- a. Vinyl siding
- b. Large expanses of stucco
- c. Vinyl window frames

**COLOUR PALETTE**

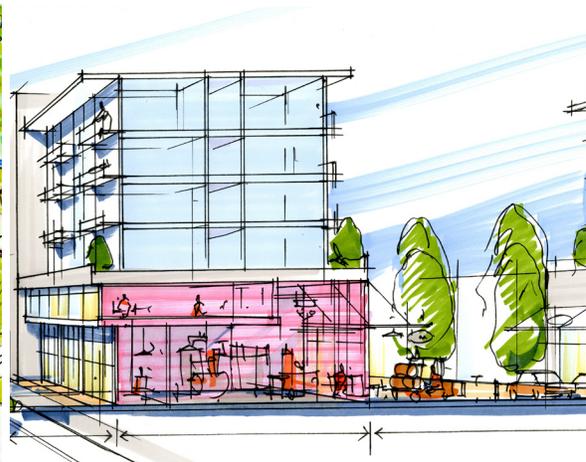
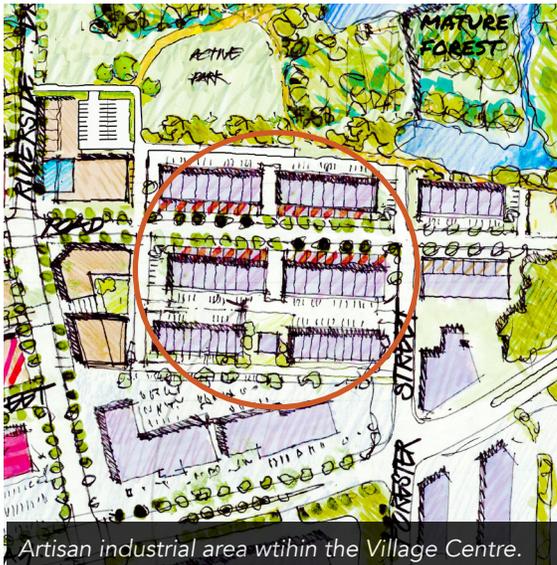
The use of colour is encouraged to achieve a mix of colours and textures, while still reflecting a cohesive palette.



## 6 LIGHT INDUSTRIAL ARTISAN GUIDELINES

### 6.1 INTENT

Artisan-Industrial/Live-Work use along Old Dollarton Road east of Riverside Drive will allow for small manufacturers and craftspeople to live and work in a vibrant, pedestrian-friendly environment. Residential buildings integrated with small manufacturing/office functions need particular design attention. The design of these buildings must balance dual purposes. Their office and light industrial spaces define the public realm and should contribute to its scale and vitality.



Artisan industrial with housing offers two ground oriented floors for office/small manufacturing uses with a maximum of 4 residential floors above.

### 6.2 BUILT FORM GUIDELINES

#### BUILDING HEIGHT AND MASSING

- First and second storeys are dedicated to small manufacturing and office use, and upper storeys dedicated to residential use.
- Upper residential storeys should be set back to optimize sunlight penetration, accommodate residential balconies, and reduce massing impacts.
- First storey working spaces should have taller ceilings than typical residential floors



Innovative forms of artisan industrial live-work housing.

## COMPATIBILITY OF USES

- a. Buildings should be designed to be compatible and use design features to mitigate negative impacts of employment uses on residential uses, including: noxious fumes, dust, lighting, vibration, sounds, and smells.
- b. Residential entrances should be separate from light industrial employment uses.



## RELATIONSHIP WITH STREET

- a. Mixed-use artisan industrial buildings should be built close to the property line, while including space for outdoor displays.
- b. Buildings should be designed to express the "industrial or manufacturing nature" of the first and second floor office/industrial uses.
- c. Individuality within a unified appearance is encouraged for buildings with multiple units and uses which could be expressed through colour, materials and articulation of architectural elements.



## CHARACTER AND MATERIALS

- a. Small scale light industrial use with residential uses above should be expressed in character, colour, and materials of buildings.

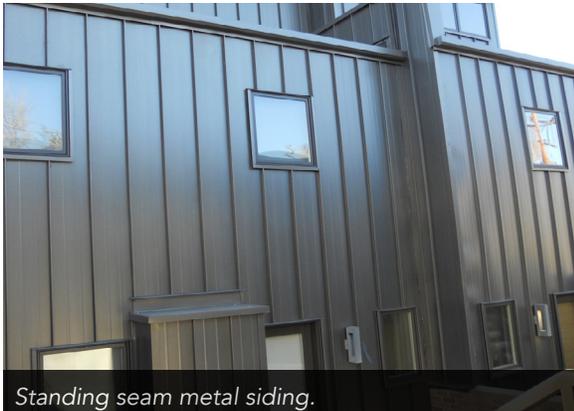




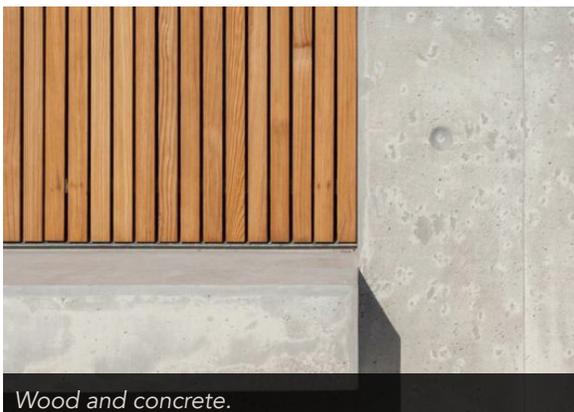
Primary Colour Palette



Accent Colours



Standing seam metal siding.



Wood and concrete.

- b. Emphasize the “industrial/ workshop” look and feel of this special use by encouraging the use of roll up doors and frames and higher ceilings in working areas.
- c. Materials such as corrugated metal siding/roofing, different types of flat metal siding, galvanized powder coated steel, fiber cement siding are suitable.
- d. Large expanses of stucco are not desirable.

#### PREFERRED COLOUR PALETTE

- a. The bold use of accent colours is encouraged. This can be expressed in cladding materials, window/door frames and accessory elements.
- b. Various tones of industrial greys and browns are encouraged to make up the primary colour palette.

## 6.3 PUBLIC REALM & STREETScape GUIDELINES

### HIGH STREET (Old Dollarton Road)

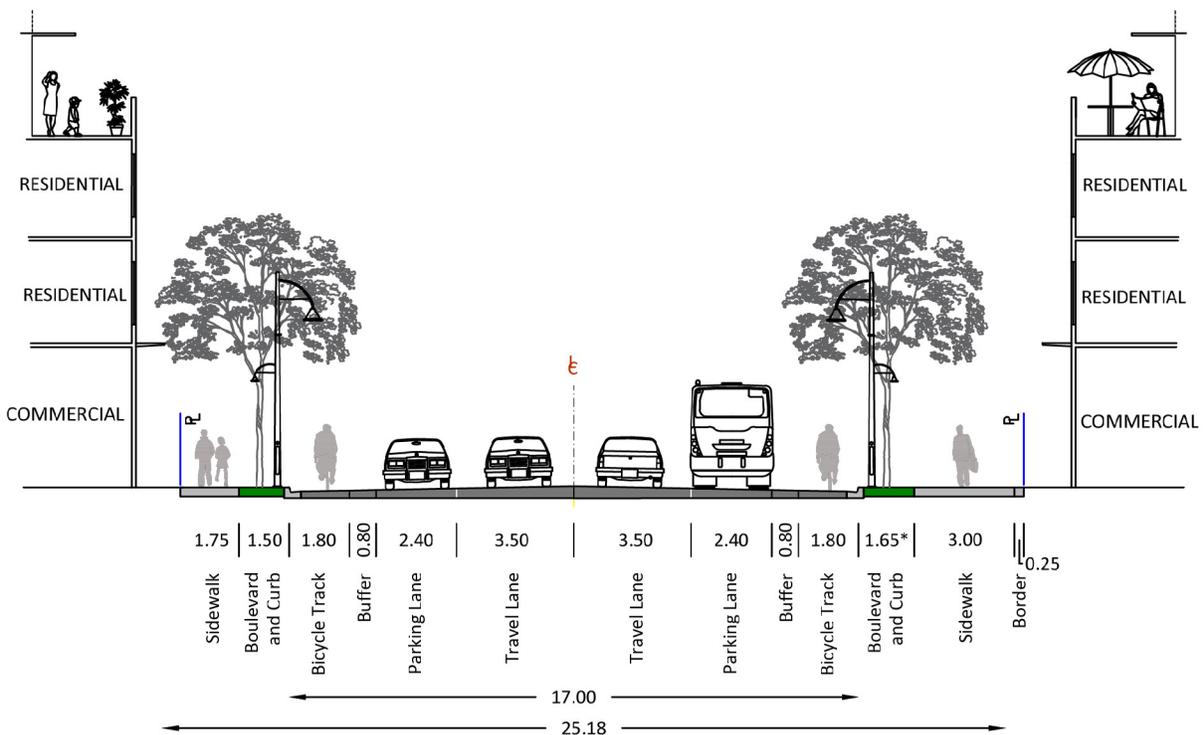
#### Intent

To create a high quality pedestrian-oriented street through the centre of the Village with places to shop, live, work and create. The character of Old Dollarton Road will change from a village heart character west of Riverside Drive to a grittier artisan industrial character east of Riverside Drive.

### HIGH STREET

#### (Old Dollarton Road – west of Riverside Drive)

This section of Old Dollarton Road should be an attractive pedestrian-oriented street with wide sidewalks, street trees, special street furniture and lights with banners. The High Street should accommodate on-street parking pockets where feasible, and is intended to be a possible future B-line route for transit.



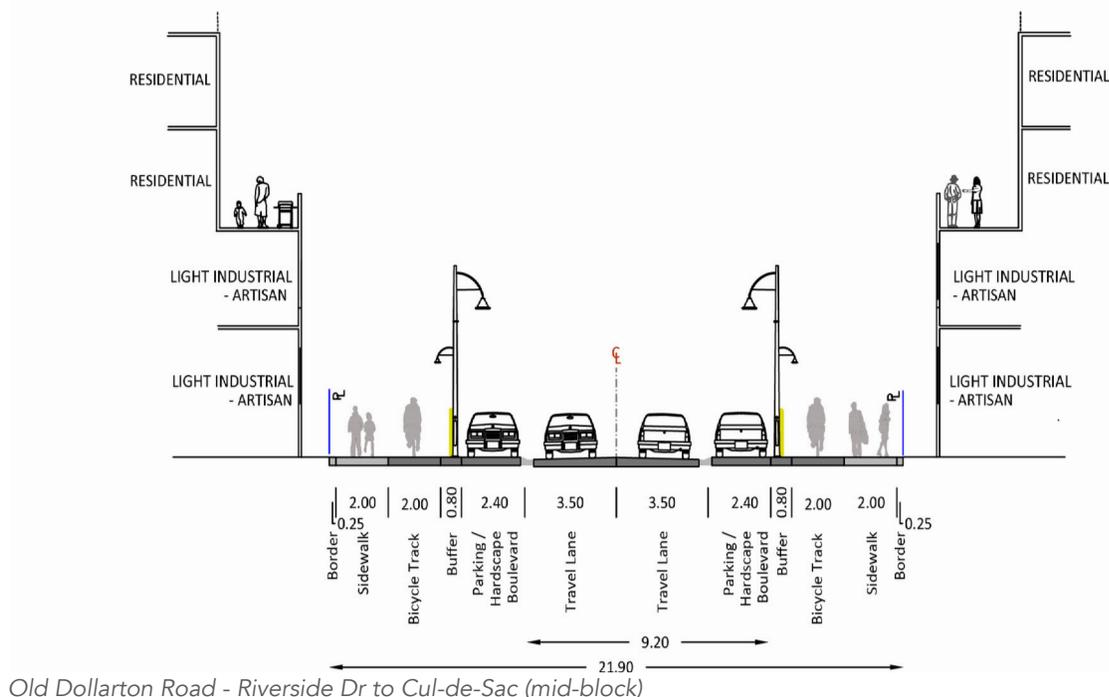
Old Dollarton Road - Seymour Pl to Riverside Dr (west segment mid-block)

## Riverside Drive to Cul-de-Sac

Old Dollarton Road transitions to an artisan industrial grittier character east of Riverside Drive. This street should be flush with unique paving materials to encourage a seamless integration of users moving across the street. Businesses should be encouraged to display their goods to create a shared sense of place along this street.

Separated cycle tracks will be denoted by a smooth surface to ensure an accessible and enjoyable riding experience. The street should be designed to allow for weekend markets. Alternative access for loading and delivery and parkades through the use of lanes ensures a pedestrian-oriented environment through the centre of the artisan industrial space.

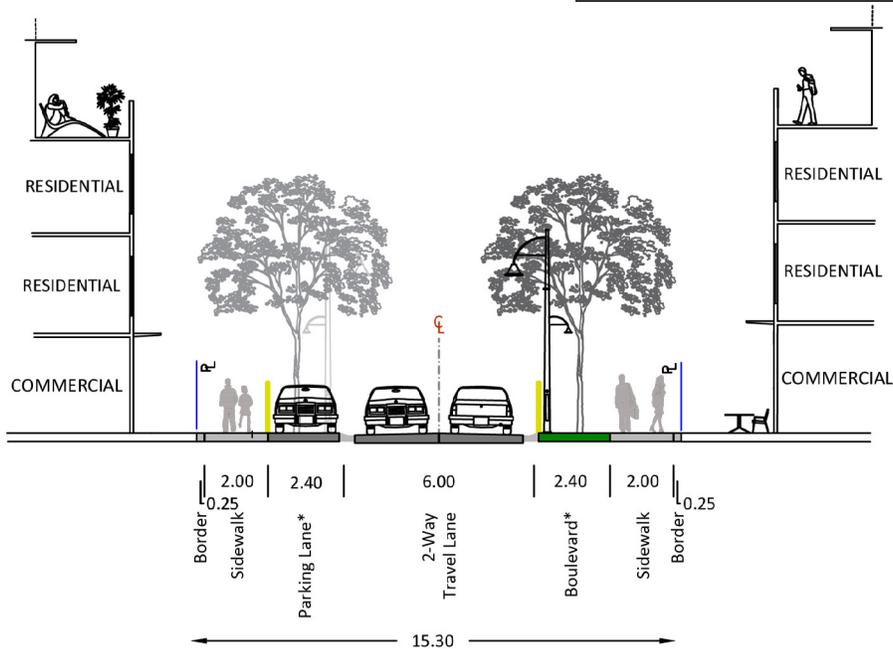
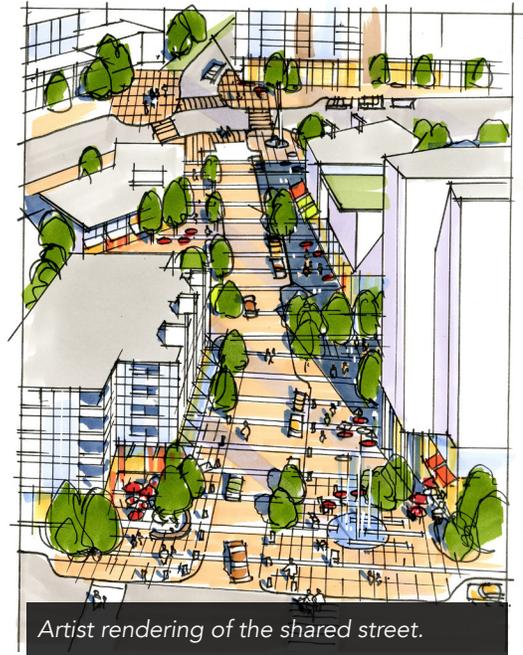
- Abbotsford Standard Series 'Charcoal' herringbone concrete pavers are recommended for travel lanes and on-street parking.
- Use a smooth surface to provide pleasant riding conditions for those who wish to cycle to the artisan industrial businesses, to adjacent amenities or for those travelling through.
- Street furniture selections should reflect the artisan industrial character, and highlight the uniqueness of this node from adjacent areas.
- Design the street to be easily closed off to vehicles from the mid-block lane to Forester Street to allow for weekend markets and festivals, while still providing access to the lane for parking, delivery access, and to the fire hall site.
- Street frontages should be designed to provide adequate weather protection from wind, sun, and rain, to encourage people to stop and visit local businesses.
- Provide separation between cycle tracks and vehicle parking.



## SHARED STREET (OLD DOLLARTON ROAD – FRONT STREET)

The shared street runs north/south and joins Old Dollarton Road to Front Street. It should be designed as a flexible shared space, providing gathering spaces, plazas, and local markets - a vibrant, pedestrian oriented-street lined by mixed use commercial and multi-family residences. Pedestrians share the space with cyclists and slow moving vehicles.

- a. Abbotsford Standard Series 'Charcoal' herringbone concrete pavers are recommended for travel lanes and on-street parking.
- b. Infrastructure including structural support, electricity, water supply, and removable bollards (to accommodate seasonal and/or community events including the ability to close off portions of the street to vehicles, should be integrated).
- c. Incorporate street trees in groupings alternating with on-street parking.
- d. Flush curbs/concrete bands that incorporate trench drains with decorative covers are recommended for enhanced pedestrian mobility.
- e. Consider incorporating public art in the plazas at the entrances to this street.
- f. Provide a variety of seating opportunities.



Seymour River Place - Front St to Old Dollarton Rd (mid-block)  
\* Parking lane and boulevard alternate sides.

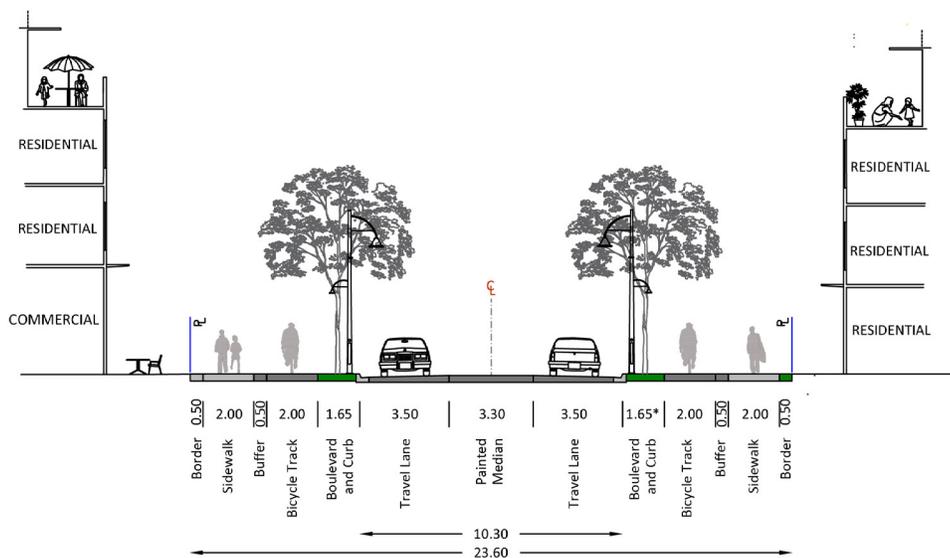
## RIVERSIDE DRIVE

Riverside Drive is the key north-south street in the Village Centre. It connects Mount Seymour Parkway and Dollarton Highway and provides direct access to key amenities within the village. Due to its proximity to the High Street, natural and active parkland, Kenneth Gordon play field and to local businesses, this street should be designed as the central spine through the Village Centre.

### Intent

To create a high quality street through the centre of the village that is comfortable for all users with ample sidewalk space, separated cycling connections, and treed boulevards, where possible.

- Create a multi-modal street that provides separated space for walking and cycling while still accommodating the efficient movement of goods and those who choose to drive and take transit.
- Design boulevards to provide an ample buffer between those who are cycling and those who walking or driving, where feasible.
- Provide safe and convenient pedestrian and cycling crossings for those crossing Riverside Drive to access the natural and active parks, the school as well as the urban and natural trails through Maplewood Park and on Windridge Drive.



Riverside Drive - Old Dollarton to Windridge

## PUBLIC PLAZAS

Two public plazas should be located at each end of the shared street in the village, at the intersections of Old Dollarton Road and Seymour River Place and Seymour River Place and Front Street (See Figure 7). These plazas should be positioned to benefit from sunlight during the day. Together they are intended to form gateways to the central gathering area within the Village Centre.

- a. A variety of seating opportunities should be provided in locations that receive direct sun during the day and in places that have rain protection.
- b. Plazas should provide universal access to people of all ages and abilities and offer spaces for informal play and rest.
- c. Seating should be designed to be integral to the design concept and use materials that complement the material palette of adjacent buildings.
- d. Coordinate site furnishings (e.g. garbage containers, bike racks, lighting, tables and seating) with streetscape furnishings.
- e. Paving should be compatible with the streetscape materials palette and patterned to both respond to surrounding building architecture (entrances, pilasters, etc.) and merge seamlessly into the overall paving pattern of adjacent sidewalks.
- f. Ensure a clear visual connection between the transit stop on Old Dollarton Road and the plaza.
- g. Public art should be incorporated as either free-standing elements to enhance the gateway function of these plazas, or integrated into benches, storm grates, etc.
- h. Facilities such as power and water should be considered to support future plaza programming opportunities.



## STREET FURNITURE

### Intent

Maplewood Village Centre furnishings are decorative and should continue the character already established with the Northwoods Village, a mixed-use development including benches, bollards, litter bins, and bike racks. In addition, special designs relating to Maplewood's character are encouraged throughout the Village Centre including public art and artist-designed elements. Street furniture including street lights along Old Dollarton Road should be finished with brown (PROTEC 1672-4 Maple Brown) to match new street lights (See Appendix for additional details). Street furniture in other parts of the village and local streets should be finished black (e.g. Philipps Lumec textured black BKTX).

### Street Lights

- a. The pole and luminaire should be continued along all streets as identified on the Maplewood Lighting Strategy in Figure 17.

### Street Lighting Types and Details

Maplewood Village Centre furnishings are decorative and should continue the character already established with the Northwoods Village development including benches, bollards, trash receptacles, and bike racks).

### Maplewood Village Centre Furnishings - Pole and Luminaire

PROTEC 1672-4 Maple Brown.

### Benches

- a. Refer to adjacent images for preferred benches and seating designs.
- b. Benches, litter bins and recycling containers should be part of the same product line to ensure visual consistency.
- c. Pads for benches not within the boulevard should be 1.0 m longer than the proposed bench of the same material as the sidewalk.



*Preferred benches, lighting and bollards for Village Centre.*



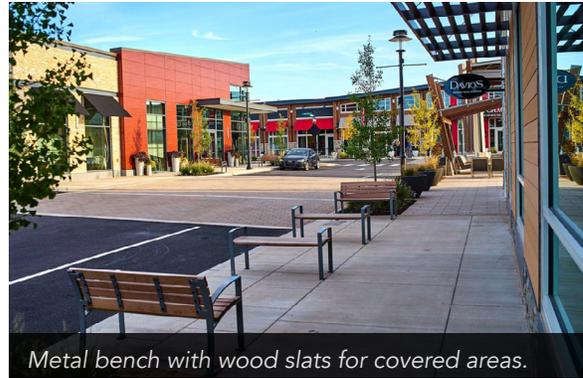
*Metal bench with glossy black finish.*



*Examples of bicycle racks.*

### Bicycle racks

- a. Bike racks should support the bicycle by the frame, not the wheels
- b. Bike racks should be selected to address the anticipated usage at locations throughout the Village Centre
- c. Explore the possibility of using bike racks as public art
- d. Individual rings or U-shaped racks offer the possibility to be placed in small or larger quantities as needed
- e. Consider covered bike racks for weather protection, and include outlets for e-bike charging where appropriate



*Examples custom designs for manhole cover and drainage channel cover.*

### Water fountains

- a. Use models that meet requirements for access by people in wheelchairs
- b. Seek opportunities for integrating public art into these elements
- c. Ensure that water fountains include drinking facilities for pets

### Utility covers

- a. Should reflect Maplewood's Character
- b. Consider local art competitions to develop custom designs for covers

# 7 MAPLEWOOD NORTH INNOVATION DISTRICT

## 7.1 INTENT

The Maplewood North Innovation District is one of three areas with a distinct character, purpose and identity. It will be a neighbourhood where high tech mixes with a beautiful natural setting while offering combinations of working and living that are new to this region. It will include educational institutions and local serving commercial uses. The goal of these guidelines is to support the creation of a physically-compact, visually diverse, transit-accessible and technically-wired neighbourhood with a campus-like character that respects the existing environment and promotes an active and healthy lifestyle.

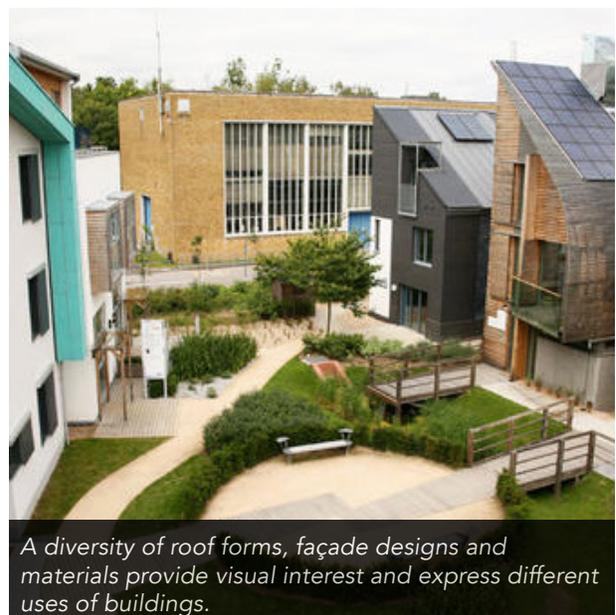


Maplewood North Innovation District area.

## 7.2 BUILT FORM GUIDELINES

### CHARACTER

The built form and public realm of the Innovation District should work together to achieve an integrated, mixed-use neighbourhood that displays excellence in design and a commitment to sustainable development. This new neighbourhood should have its own identity recognizable in built form, public realm and public art. It should feature buildings sited within a campus-like setting, with a generous amount of landscaping around buildings, and should reflect



A diversity of roof forms, façade designs and materials provide visual interest and express different uses of buildings.



*Buildings and open spaces are designed in an integrated way and with people's enjoyment in mind*



*The landscaping should be lush and reference forest themes.*



*Courtyards should be landscaped and façades offer views into yards.*



*Green roofs help manage runoff and offer public/private amenity space.*

Maplewood's cultural heritage and history while embracing new contemporary uses.

In general, developments should:

- a. Be contemporary in appearance and expressive of building functions.
- b. Buildings should express individuality with unique and distinct designs.
- c. Express innovation in form with massing and detailing.
- d. Provide daylighting by utilizing methods such as limiting building depths or providing atrium elements.
- e. Provide end-of-trip facilities to support active modes of transportation (including showers, change rooms, lockers).
- f. Provide retail and community uses at ground level where appropriate.

### HEIGHT AND MASSING

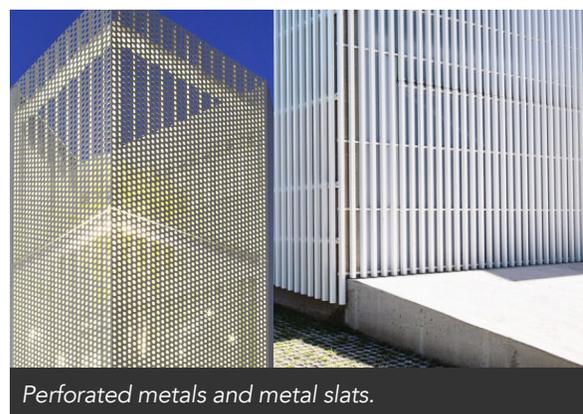
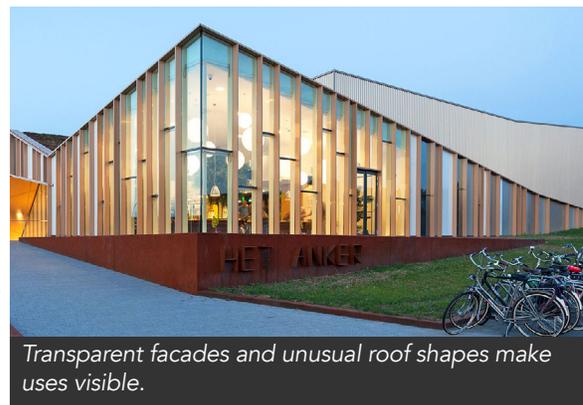
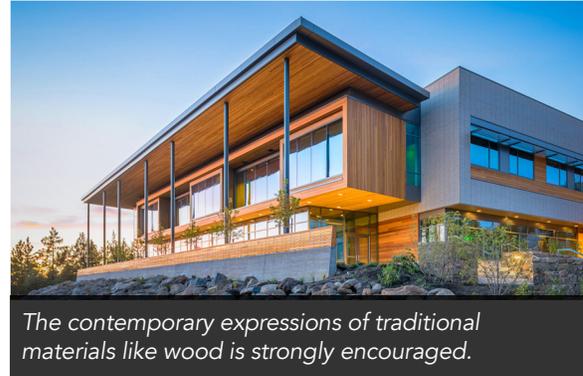
- a. Heights should range from 2-8 storeys and should be applied to achieve an appropriate response to the size, shape and orientation of the site.
- b. Achieve height and massing that creates variety between separate developments.
- c. Provide more prominent massing and architectural treatments on corner and other important sites.

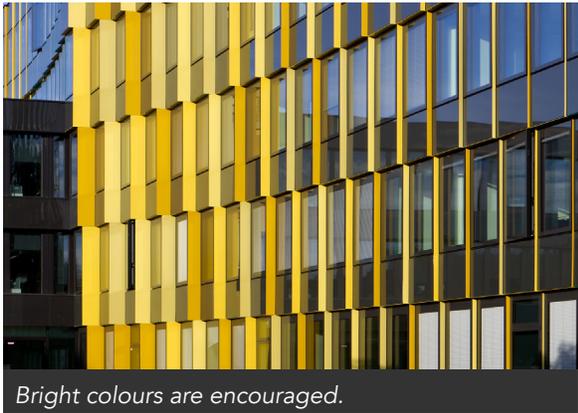
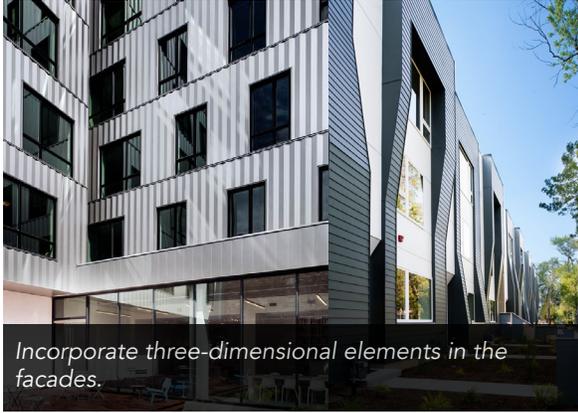
### RELATIONSHIP TO STREET

- a. Avoid continuous unarticulated façades of over 45 m in length.
- b. Provide active façades that promote passive surveillance.

## BUILDING MATERIALS

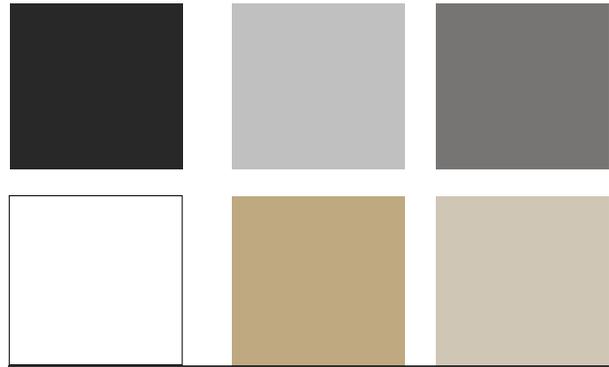
- a. Building elevations incorporating one natural building material, in addition to glazing, are strongly recommended.
- b. The use of innovative materials, and contemporary use of traditional materials is encouraged.
- c. Well crafted, durable materials that support sustainability and Innovation District themes are expected throughout.
- d. The nature of materials is derived from the rich historic and future innovative uses of the site.
- e. Exterior materials and detailing should reflect the innovative nature of the development and be contemporary in expression.
- f. Façade materials should be robust and durable and resist deterioration and fading.
- g. Chose materials that minimize the need for cleaning and recoating.
- h. Incorporate a range of materials, for example, ribbed or corrugated steel, cladding, panelised cladding (expressed joints), polycarbonate sheeting, glass, timber and louvre screening.
- i. Avoid rendered finishes and large expanses of flat pre-finished steel cladding.
- j. Sun-shading is an important component in the performance and comfort of buildings. Sun-shading should be integral to the design of the building.
- k. Weather protection and overhangs are expected at building entrances and along pedestrian walkways.



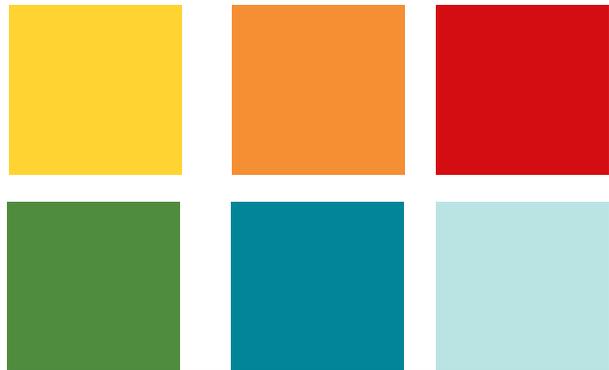


## PREFERRED COLOUR PALETTE

- a. The use of vivid accent colours is encouraged and can reference building uses and/or the forest environment theme.



*Primary Colour Palette*



*Accent Colours*

## 7.3 PUBLIC REALM & STREETScape GUIDELINES – MAPLEWOOD NORTH INNOVATION DISTRICT

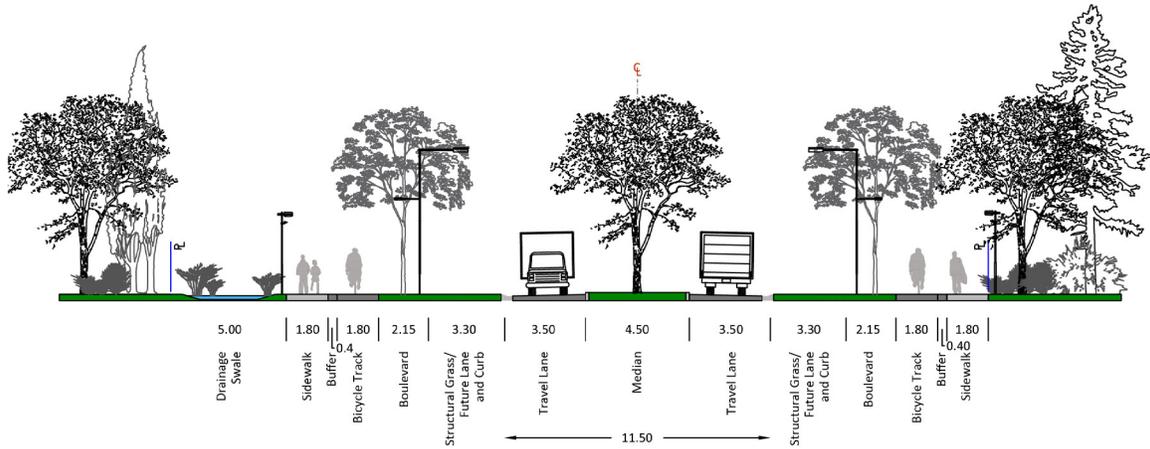
### BERKLEY ROAD EXTENSION

The Berkley Road extension will provide direct access from Mount Seymour Parkway to Dollarton Highway for all users.

#### INTENT

To create a high quality street through the Maplewood North Innovation District that is comfortable for all users with ample sidewalk space, separated cycling connections, treed boulevards wherever possible and considers buffers to environmentally sensitive areas, where appropriate.

- a. Design the Berkley Road extension as a key north-south connector for all modes of travel.
- b. Encourage movement of goods on Berkley Road to shift heavy vehicle traffic away from Riverside Drive while still providing a pleasant experience along Berkley Road for pedestrians and cyclists.
- c. Ensure Berkley Road maintains a grade that does not exceed 8%, and slopes for 30 m on all sides of intersections should not exceed 4%.
- d. Berkley Road should have no more than two intersections (including the existing Burr Place) between Dollarton Highway and Mount Seymour Parkway, with minimum intersection spacing of 200 m. Up to three intersections may be considered.
- e. Steeper segments for walking and cycling along this corridor should be minimized and should allow for resting platforms approximately every 100 m.
- f. Accommodate transit stops and transit-supportive features bus pull outs, shelters and benches as necessary.
- g. Provide boulevard separated cycle tracks for the full length of the corridor.
- h. Ensure the walking experience is enhanced by providing clear connections to properties, trails and other recreational amenities.
- i. Provide clear links from adjacent trails to walking and cycling facilities on Berkley Road to improve access to amenities such as Ron Andrews Recreation Centre and Canlan Ice Sports Arena.
- j. Provide a minimum 5 m wide bioswale along Berkley Road adjacent to wildlife corridors and environmentally sensitive areas.
- k. Incorporate boulevards and treed landscaped medians to create a more pleasant environment for those walking, cycling, driving and using transit.
- l. Access points onto Berkley Road should be consistent with the planned intersections to preserve its mobility function for those walking, cycling, driving and using transit and to mitigate potential conflicts.

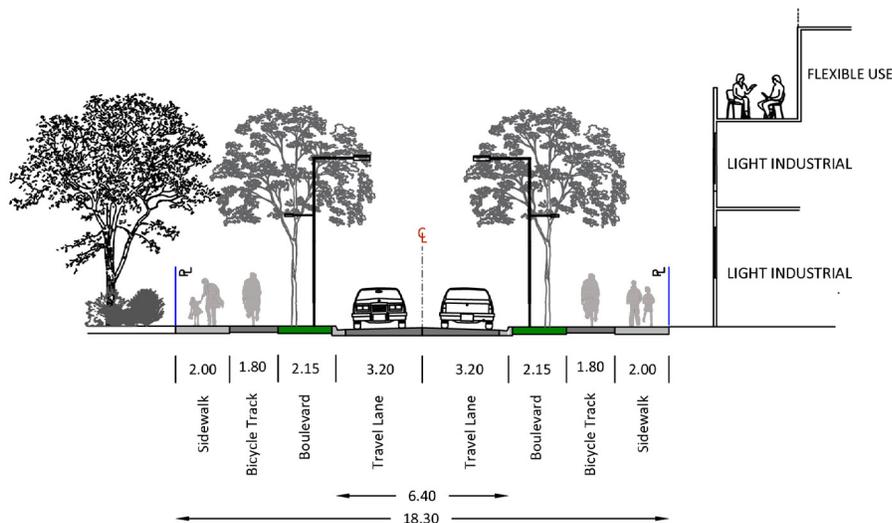


Berkley Road - Mount Seymour Pkwy to Dollarton Hwy (mid-block)

### ROAD 'A' – MAPLEWOOD NORTH INNOVATION DISTRICT

Road A should provide access and connectivity for those who choose to walk, cycle, or drive from their work or home to other key destinations.

- Connect existing urban trails with walking and cycling facilities located on the road network.
- Use clear signage and paint markings to denote where driveways intersect with walking and cycling facilities.
- Use landscaped boulevards to create a welcoming and pleasant walking, cycling and driving environment through the industrial and residential areas in Maplewood North.
- Ensure Road 'A' intersects with Berkley Road east of the open space corridor. Road 'A' intersects with Dollarton Highway at the Pacific Environmental Science Centre.



Road 'A' - Northlands (mid-block)

## RELATIONSHIP TO THE FOREST EDGE:

- a. Provide a visual and ecological extension of the forest into the private and public realms through appropriate retention of existing trees, replanting displaced trees and/or naturalized landscape design.
- b. Retain clusters of trees, where possible.
- c. Maintain adequate buffer zones and development setbacks to respect and protect the natural forest edge.



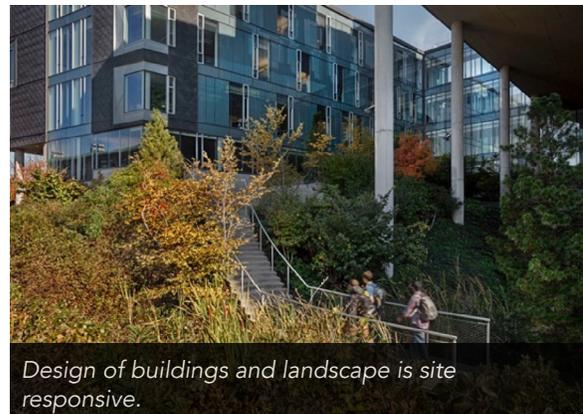
*On street parking spots can temporarily be taken over by pop up community activities.*

## EXISTING WETLANDS AND RUNOFF MANAGEMENT

- a. Preserve, enhance, and incorporate existing wetland areas into the design of the Innovation District.
- b. Development within the areas designated as environmentally sensitive (ESA) is not permitted.
- c. Ensure adequate buffer zones and development setbacks respect and protect ESA's as per the streamside DPA guidelines.
- d. Employ best practices and, specifically, low-impact development techniques for street and landscape design to integrate runoff management, including quality and quantity considerations, and where appropriate, xeri-scaping for planted medians and boulevards.



*landscape lighting should be integrated on main pedestrian routes.*



*Design of buildings and landscape is site responsive.*

## MAPLEWOOD NORTH PLAZAS AND OPEN SPACES

A central plaza or series of plazas should be incorporated in the Innovation District.

- a. Provide a variety of quality open space types: active and passive catering to all ages and abilities.



*Lush planted areas support livability.*



*Lush planted areas frame this pedestrian walkway.*



*This stormwater management area is an integral part of the landscape design and doubles as public amenity.*



*Green streets and sustainable materials are integrated across the site.*



*This stormwater management area is an integral part of the landscape design and doubles as a public amenity.*

- b. Ensure the location, distribution and organization of open space complements the built form arrangement.
- c. Encourage opportunities for social interaction and play and a variety of seating opportunities in the design of outdoor spaces.
- d. Provide barrier-free access to private and semi-private outdoor spaces.
- e. Provide covered outdoor areas to increase livability and opportunities for social interaction during rainy months, including ground floor patios and covered, at grade bike parking, where possible.
- f. Offer connections to existing open space and recreational community infrastructure. Provide habitat protection fencing and native planting along edges of parks and environmentally sensitive areas.
- g. Ensure materials are durable and easily maintained so the design remains attractive and flexible as the planting matures with time.
- h. Maximize biodiversity throughout the area.

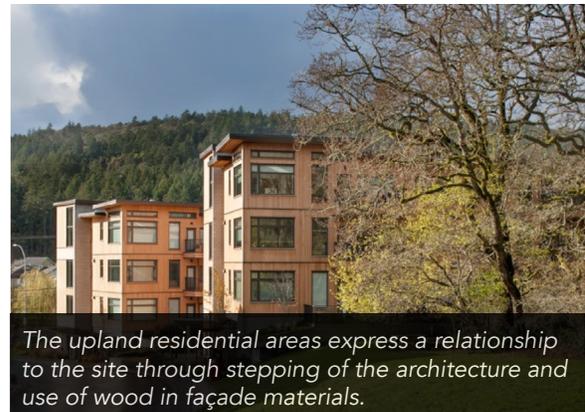
### LARGER PLAZAS WITHIN THE INNOVATION DISTRICT

- a. Plazas should be flexible, multi-purpose spaces designed with informal gatherings, programming of local events and celebrations in mind: Food trucks, markets, seasonal ice skating, musical performances (e.g. temporary stage), shows etc.
- b. Plazas should be surrounded by active building edges and provide opportunities for outdoor eating in good weather.

- c. Designs and orientation should take advantage of solar aspects and provide ample seating opportunities in both shaded and sunny areas, and weather protection along building façades.
- d. Consider the incorporation of both hard and soft landscape surfaces, such as wood, lawn, paving (preferably single unit pavers of concrete or natural stone).
- e. Large expanses of in situ concrete should be avoided. Concrete banding is acceptable.
- f. Use shade trees and other vegetation to soften to provide shade, texture and seasonal changes.
- g. Consider the inclusion of water fountains and surface water jets as additional attraction.
- h. Ensure that the plaza is universally accessible.
- i. Incorporate newest technologies to manage runoff, e.g. pervious paving, rain gardens and swales.



*Pop up kiosks and more permanent structures - here with solar panels and green roof - enliven the public sphere.*



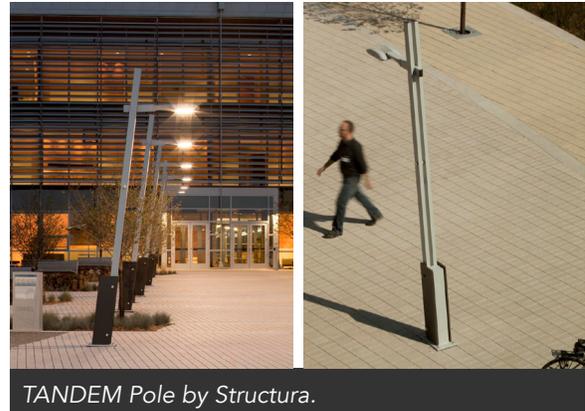
*The upland residential areas express a relationship to the site through stepping of the architecture and use of wood in façade materials.*

## SITE FURNISHINGS AND LIGHTING

Site furnishings and lighting in the Innovation District should support the innovative contemporary character of the area and express the “District in the forest” theme through use of materials such as wood.

### Poles and Luminaires

- a. TANDEM Pole by Structura, model Ortho or Tilt depending on situation - pole colour: Silver, Side Panel colour: Titanium (to match site furnishings).
- b. Luminaire: Lineal by Structura, colour: to match pole colour.



### Benches

- a. Bancal Bench from Landscape forms in a variety of configurations. Always with arm rests.
- b. Suggested Colour: Titanium.

### Bollard

- a. Annapolis from Landscape Forms.
- b. Colour to match benches (Titanium).



### Litter & Recycling Receptacle

- a. Plexus from Landscape Forms.
- b. Side Opening (20" X 40" X 30 Gal.)
- c. Colour to match bench frame (titanium). Liner colour: Black.

### Bike Rack

- a. Ring from Landscape Forms.
- b. Colour to match benches (Titanium).



# 8 DOLLARTON HIGHWAY SOUTH

## 8.1 INTENT

The area south of Dollarton Highway will continue to be focused on light industrial uses. The intent is to allow intensification of this area over time to create more employment opportunities. Multi-storey buildings with smaller units are encouraged as long as parking requirements can be met.



## 8.2 BUILT FORM GUIDELINES

### HEIGHTS AND MASSING

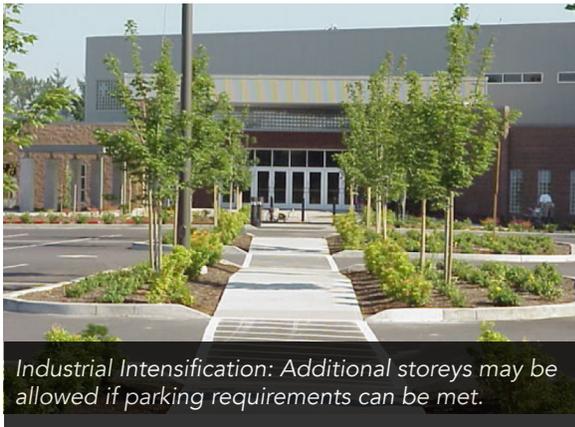
- a. Additional storeys should be visually differentiated while complementing the existing building.
- b. The use of materials should be consistent on all elevations.
- c. Steel, metal, glass, manufactured or natural stone, and concrete are preferred materials.
- d. Where materials on an office portion cannot be the same as on a plant portion, the materials should be compatible and designed in a unified manner.



Additional storeys can be visually differentiated.



Corner buildings should be designed with both frontages in mind.



## PARKING

Intensification will require innovative approaches to parking to ensure sufficient supply is achieved on site while not using large surface areas of land.

- a. Explore parking under buildings.
- b. Explore rooftop parking.
- c. Consider the potential for shared parking including sharing of parking where time of day usage applies.
- d. Consider a parkade.

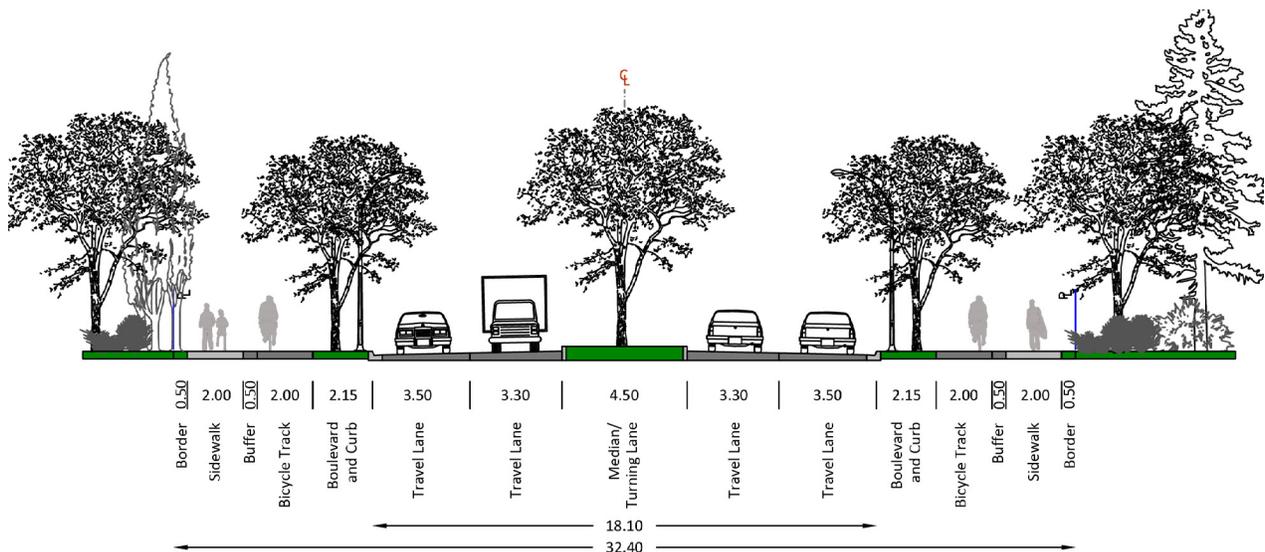
## DOLLARTON HIGHWAY

Dollarton Highway from the Seymour River to Forester Street acts as a gateway into Maplewood. Recognize this character by including a wide, treed and landscaped median and boulevard with walking and cycling facilities on either side to maintain this unique gateway characteristic.

### Intent

Continue the streetscape established for Dollarton Highway and improve walking and cycling connections from Forester Street to Ellis Street.

- a. Improve walking and cycling connections from the existing urban trail to separated facilities along Dollarton Highway from Forester Street to Ellis Street.
- b. Allocate adequate separations between walking and cycling facilities.
- c. Ensure the connections are appropriately signed for users transitioning from the existing urban trail to separated facilities in a manner that is safe and easy to understand.
- d. Provide a safe and convenient transition from the separated cycling facilities on Old Dollarton Road to Dollarton Highway.
- e. Collect data and monitor urban trail usage along Dollarton Highway for additional separation between people walking and cycling.



Dollarton Highway- Forester Street to Ellis Street (mid-block)

# APPENDIX

## LIGHTING STANDARDS AND SPECIFICATIONS

| <b>Maplewood Village Centre Street Lighting Specifications*</b> | <b>Specifications</b>  |
|---|--|
| Pole and luminaire colour                                       | Protec 1672-4 Maple Brown  |
| Pole type   | Straight round heavy duty 5 9/16"; steel, galvanized and powder coated       |
| Pole base cover   | Type A: Nova Maplewood NSR059/16-30'<br>Type B: Nova Maplewood NSR059/16-25' |
| Pole height   | Type A: 30'<br>Type B: 25'   |
| Concrete base   | Round sonotube / type B >343mm diameter                                      |
| Luminaire and mounting arm – upper                              | Lumca CPGLO418 with CFMD12815  |
| Luminaire and mounting arm – lower                              | Type A: Lumca CPL0418 with CF50<br>Type B: n/a                               |
| Banner arms   | Lumca BEN-5 x 2  |
| Lamp type and colour temperature                                | LED 4000K  |

| <b>Innovation District Street Lighting Specifications</b> | <b>Specifications</b>  |
|---|--|
| Pole and luminaire colour                                 | Silver (to match site furnishings)                             |
| Pole type   | Tandem by Structura model Ortho or Tilt depending on situation |
| Pole base panel and colour                                | Painted aluminum, colour: Titanium                             |
| Pole height   | To be determined based on street lighting design               |
| Luminaire and mounting arm                                | Lineal by Structura  |
| Lamp type and colour temperature                          | LED 4000K  |

|  |   |
|--|---|
| <b>Dollarton Highway South Lighting Specifications**</b> | All lighting standards for the Dollarton Highway South precinct should meet District Lighting Standards |
|--|---|

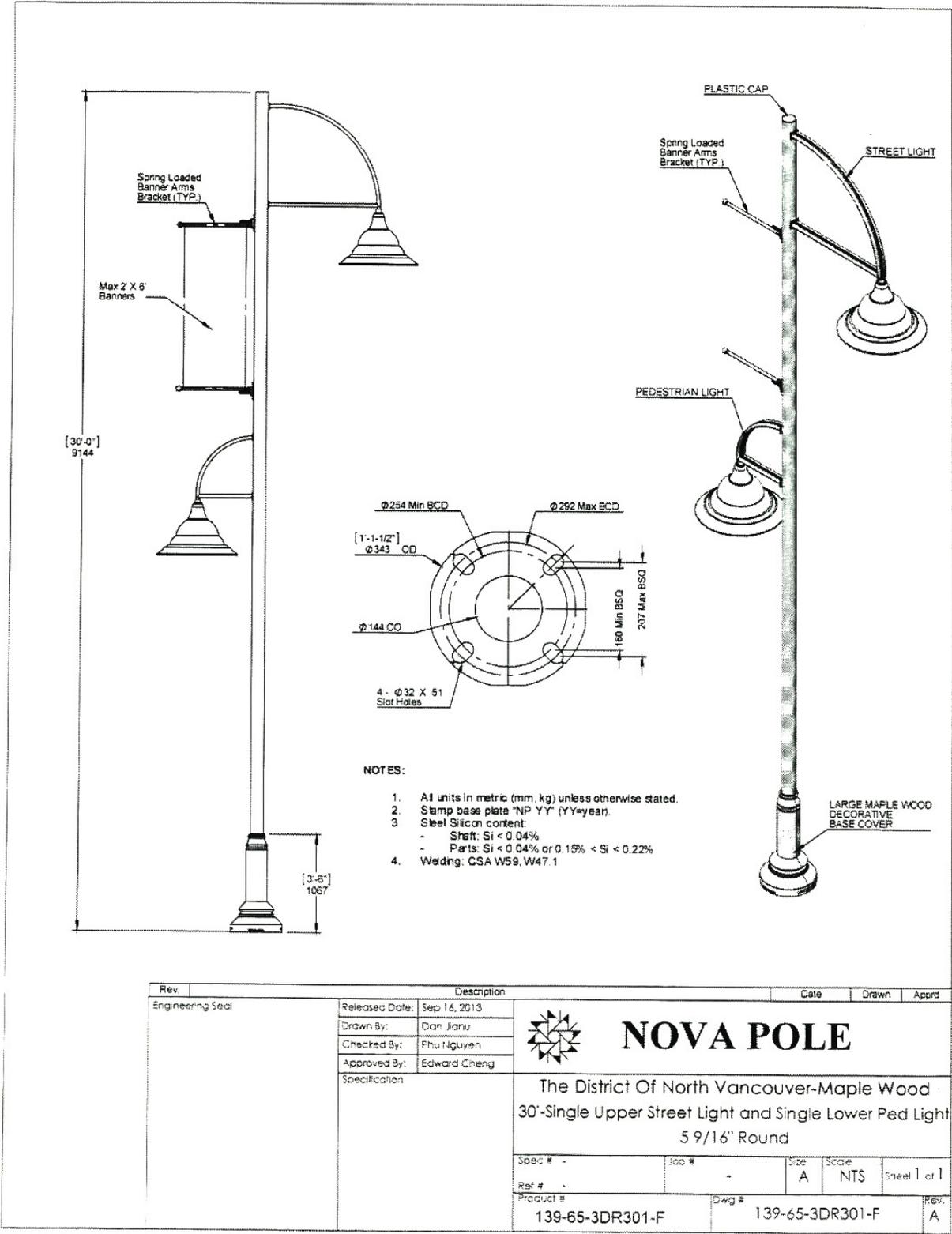
\*NOTE: Type A and Type B reference standards for specific streets.

Type A: Old Dollarton Road, Riverside Drive, Shared Street, Berkley Road

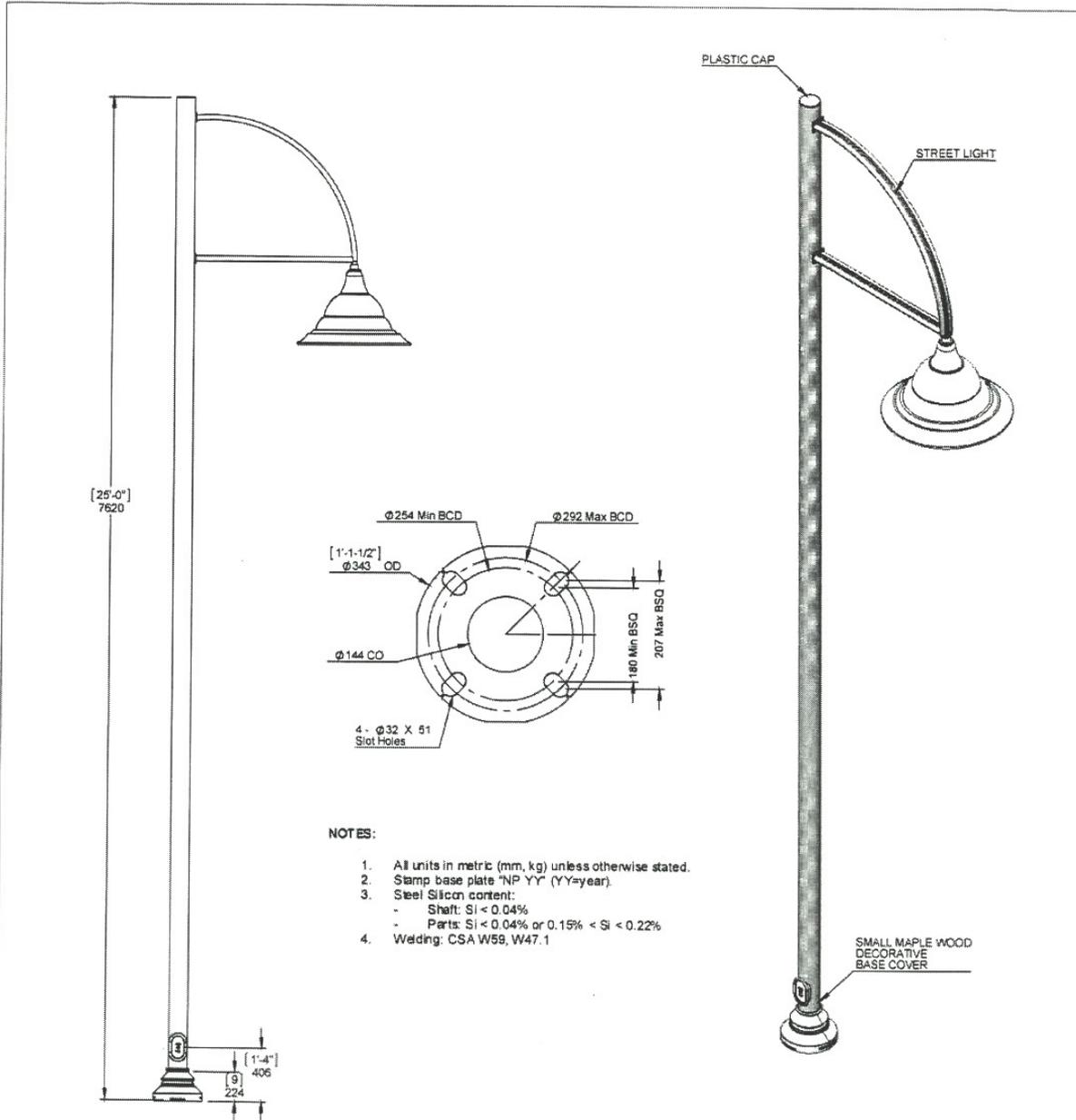
Type B: Seymour River Place, Front Street, Windridge Drive, Heritage Park Lane, Forester Street, Bridge Street

\*\*NOTE: Lighting for Dollarton Highway South includes Mount Seymour Parkway, Dollarton Highway, and Windridge Drive east of the Maplewood Village Centre Boundary

MAPLEWOOD VILLAGE CENTRE STANDARD: TYPE A



# MAPLEWOOD VILLAGE CENTRE STANDARD: TYPE B



- NOTES:**
1. All units in metric (mm, kg) unless otherwise stated.
  2. Stamp base plate "NP YY" (YY=year).
  3. Steel Silicon content:
    - Shaft: Si < 0.04%
    - Parts: Si < 0.04% or 0.15% < Si < 0.22%
  4. Welding: CSA W59, W47.1

| Rev  | Description                 | Date                      | Drawn                 | Appra  |           |              |
|--|-----------------------------|---------------------------|-----------------------|--------|-----------|--------------|
| Engineering Seal   | Released Date: Sep 16, 2013 |                           |                       |        |           |              |
|  | Drawn By: Dan Janu          |                           |                       |        |           |              |
|  | Checked By: Phu Nguyen      |                           |                       |        |           |              |
|  | Approved By: Edward Cheng   |                           |                       |        |           |              |
|  | Specification               |                           |                       |        |           |              |
|  <b>NOVA POLE</b><br>The District Of North Vancouver - Maple Wood<br>25'-Single Upper Street Light<br>5 9/16" Round |                             | Spec # -                  | Job # -               | Size A | Scale NTS | Sheet 1 of 1 |
|  |                             | Product # 139-65-3DR251-F | Dwg # 139-65-3DR251-F | Rev. A |           |              |

File Name 139-65-3DR251-F Saved: 9/17/2013

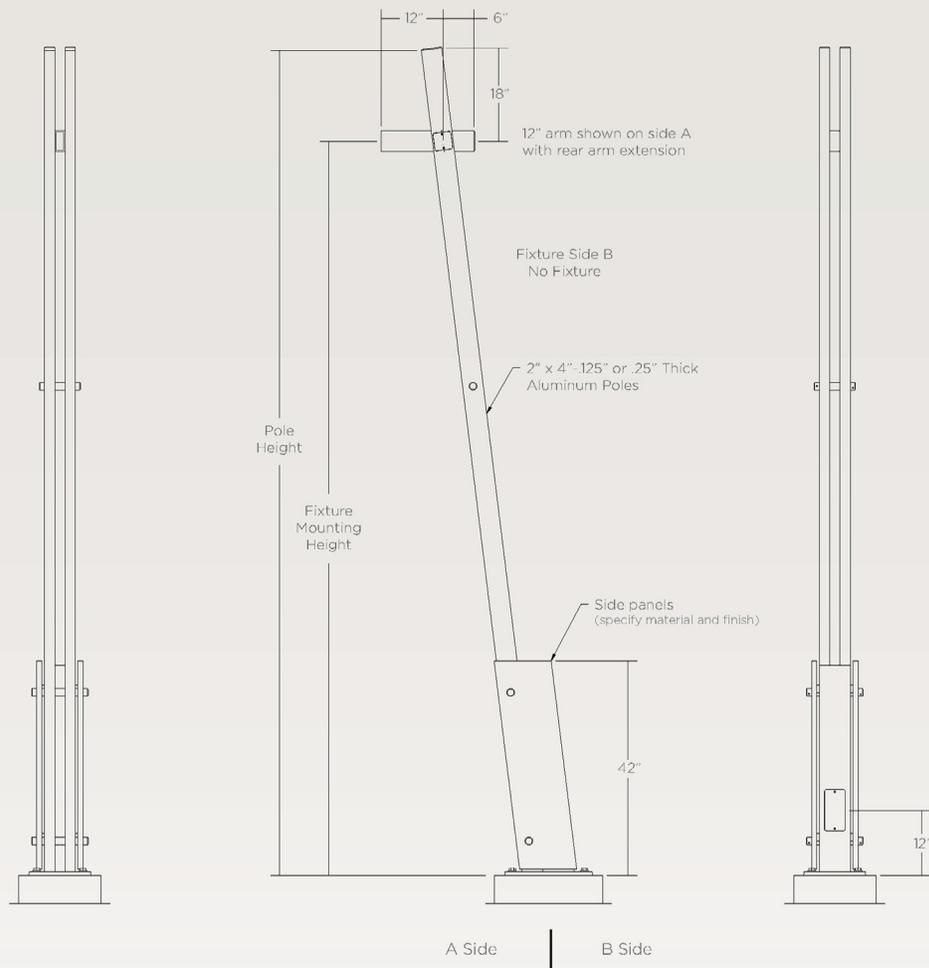
## MAPLEWOOD INNOVATION DISTRICT: POLE SPECIFICATIONS



Configure Tandem to uniquely respond to your project's needs. Mount street side luminaires high allowing for greater distance between poles and better light distribution. Mount low-wattage pedestrian scale luminaires at lower heights to bring a more human scale to public spaces.

MAPLEWOOD INNOVATION DISTRICT: POLE SPECIFICATIONS

ELEVATION DRAWINGS

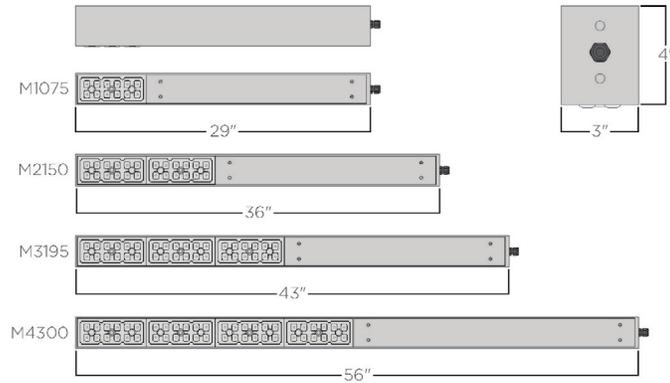


A Elevation

Side Elevation

B Elevation

# MAPLEWOOD INNOVATION DISTRICT: LUMINAIRE SPECIFICATIONS



| mA   | 3000K |         |     |          | 4000K |         |     |          | EPA                 | Weight   |
|------|-------|---------|-----|----------|-------|---------|-----|----------|---------------------|----------|
|      | Lumen | Wattage | CRI | Efficacy | Lumen | Wattage | CRI | Efficacy |                     |          |
| 750  | 3896  | 37.4    | >80 | 104.1    | 4220  | 37.4    | >80 | 112.8    | 0.81ft <sup>2</sup> | 12.3lbs. |
| 1500 | 7792  | 74.8    | >80 | 104.1    | 8439  | 74.8    | >80 | 112.8    | 1.00ft <sup>2</sup> | 14.2lbs. |
| 1950 | 10130 | 97.3    | >80 | 104.1    | 10971 | 97.3    | >80 | 112.8    | 1.19ft <sup>2</sup> | 16.2lbs. |
| 3000 | 15584 | 149.7   | >80 | 104.1    | 16877 | 149.7   | >80 | 112.8    | 1.55ft <sup>2</sup> | 20.7lbs. |

### ORDERING GUIDE: EXAMPLE: LIN-M2150-UNV-L30-3-C4-SP-WC-MS/L3-STD



|              |                             |            |   |              |   |
|--------------|-----------------------------|------------|---|--------------|---|
| <b>1</b>     | <b>Series</b>               | <b>4</b>   | <b>Color Temperature<sup>(3)</sup></b>        | <b>7</b>     | <b>Mounting</b>                               |
| <b>LIN</b>   | Lineal                      | <b>L30</b> | 3000K   | <b>SP</b>    | Structura Pole <sup>(5)</sup>                 |
|              |                             | <b>L40</b> | 4000K   | <b>ST</b>    | Square Steel Pole by Structura <sup>(6)</sup> |
| <b>2</b>     | <b>Output<sup>(1)</sup></b> | <b>5</b>   | <b>Distribution<sup>(4)</sup></b>             | <b>NA</b>    | Pole by Others                                |
| <b>M1075</b> | 750mA                       | <b>2</b>   | Type II                                       | <b>8</b>     | <b>Options</b>                                |
| <b>M2150</b> | 1500mA                      | <b>3</b>   | Type III                                      | <b>WC</b>    | Wireless Control <sup>(7)</sup>               |
| <b>M3195</b> | 1950mA                      | <b>6</b>   | <b>Metal Finish</b>                           | <b>MS/L*</b> | Motion Sensor/Photocell <sup>(8)</sup>        |
| <b>M4300</b> | 3000mA                      | <b>C*</b>  | See color options on finishes technical sheet | <b>SS</b>    | 20kA Surge Suppressor <sup>(9)</sup>          |
| <b>3</b>     | <b>Voltage</b>              | <b>CSM</b> | Custom Color                                  | <b>9</b>     | <b>Special</b>                                |
| <b>UNV</b>   | 120-277V                    |            |   | <b>STD</b>   | Standard                                      |
| <b>347</b>   | 347V <sup>(2)</sup>         |            |   | <b>MOD</b>   | Modified                                      |
| <b>480</b>   | 480V <sup>(2)</sup>         |            |   |              |   |

- Contact factory for alternative output options.
- Step down transformer required and only available with Structura supplied pole.
- Contact factory for other color temperature options.
- Contact factory for other distribution options.
- Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.
- Specify steel pole on page 158 as separate item.
- Synapse Wireless site gateway controller must be ordered separately. Please contact factory for design assistance.
- Specify coverage pattern (see page 157 for detail).
- 20kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the fixture.

Product specification sheets subject to change.

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# MAPLEWOOD INNOVATION DISTRICT: LUMINAIRE SPECIFICATIONS

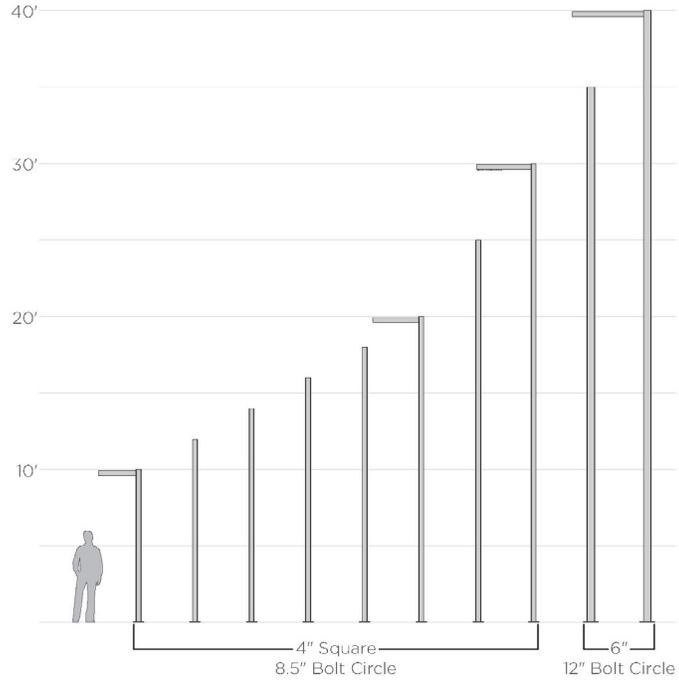
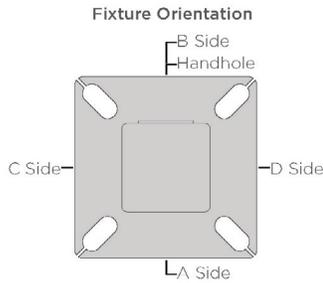
## ST Straight Square Steel Pole

FIXTURE TYPE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

### FEATURES:

- Heights available from 10 to 40'
- Galvanized then polyester powder coat painted (AAMA 2604 standard)
- Supplied with a two piece casted aluminum base cover
- Multiple mounting options



### ORDERING GUIDE: EXAMPLE: ST-20-BLK-A20-B12-STD

|    |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|
| ST |   |   |   |   |   |   |   |   |
| 1  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

|                |   |
|----------------|---|
| <b>1</b>       | <b>Series</b>   |
| ST             | Square Steel Pole   |
| <b>2</b>       | <b>Pole Height</b>  |
| 10<br>40<br>** | 10'<br>40'<br>Specify   |
| <b>3</b>       | <b>Pole Finish</b>  |
| ****<br>CSM    | See color options on finishes technical sheet<br>Custom Color |

|                            |  |
|----------------------------|--|
| <b>4</b>                   | <b>A Side</b><br><b>Fixture Mounting Height</b>                |
| Blank<br>A10<br>A12<br>A** | No fixture on this side<br>10' A Side<br>12' A Side<br>Specify |
| <b>5</b>                   | <b>B Side</b><br><b>Fixture Mounting Height</b>                |
| Blank<br>B**               | No fixture on this side<br>Specify                             |
| <b>6</b>                   | <b>C Side</b><br><b>Fixture Mounting Height</b>                |
| Blank<br>C**               | No fixture on this side<br>Specify                             |

|              |   |
|--------------|---|
| <b>7</b>     | <b>D Side</b><br><b>Fixture Mounting Height</b> |
| Blank<br>D** | No fixture on this side<br>Specify              |
| <b>8</b>     | <b>Options</b>                                  |
| BNR<br>DUP   | Banner <sup>(1)</sup><br>Duplex Receptacle      |
| <b>9</b>     | <b>Special</b>                                  |
| STD<br>MOD   | Standard<br>Modified                            |

1. Consult factory for allowable EPA for banners.



**Chronology of Public and Stakeholder Engagement Efforts**

|  |                                  |
|--|----------------------------------|
| <b>Phase 1: Opportunities, Principles and Big Ideas</b><br>This phase invited the public and stakeholders to help identify guiding principles, opportunities, and issues for the future of Maplewood that were used to provide direction on design in Phase 2.   | February – May 2016              |
| Awareness Raising Efforts: A post card was mailed to all residences and businesses within the study area to notify them of the launch of the process and upcoming engagement opportunities. Information and promotion of consultation events were posted on the District's web site (dnv.org/Maplewood), social media (Facebook and Twitter), email blasts, advertisements in the North Shore News and road signage.   |                                  |
| <b>Engagement Launch Community Workshop</b>  | April 20, 2016                   |
| The engagement process launch held at Kenneth Gordon Maplewood School. Approximately 150 people attended this event. Participants reviewed interactive display boards and were asked to share their ideas and prioritize their preferences on the following topics: how to enhance the character and identity of Maplewood, transportation, housing, shops and community services, urban design and public realm, sustainability, landscape and environment, parks and recreation, business, industry and civic uses and to seek ideas and opportunities from participants on how to make Maplewood great.   |                                  |
| <b>Online Survey</b>   | April 21, to May 6, 2016         |
|  | 93 responses                     |
| <b>Stakeholder Consultations</b>   | May and June 2016                |
| A series of stakeholder consultations followed the public launch. Engagement efforts included in-person, group and telephone interviews to gather feedback from various government agencies, First Nations, businesses, developers, social and community service providers, community association, Vancouver Coastal Health, BC Housing, adjacent industries, environmental groups, representatives from the Economic Partnership North Vancouver (EPNV), Parks and Natural Environment Committee (PNEAC), Transportation Consultation Committee (TCC), Advisory Committee on Disability Issues (ACDI), North Shore Mountain Biking Association (NSMBA) and HUB. |                                  |
| <b>Council Workshop</b>  | July 18, 2016                    |
| Update Council on the results of the public and stakeholder engagement process completed for Phase 1 and to provide preliminary findings on the employment and environmental studies (Maplewood Employment Lands Strategy prepared by Rollo & Associates and Urban Systems and Environmental and Hydrogeological Assessment Report prepared by McElhanney Consulting Services Ltd. and Piteau Associates).   |                                  |
| Engagement Summary Report Phase 1 prepared by Modus  | Posted on website August 4, 2016 |
| <b>Phase 2: Concept Design and Development</b><br>Conceptual designs were developed based on direction that was set in Phase 1. Concept options included land use, mobility and open space network ideas, proposed transportation networks and linkages, diagrams, sketches, and photos to illustrate ideas.   | June – December 2016             |
| <b>Information Report to Council</b>   | October 4, 2016                  |

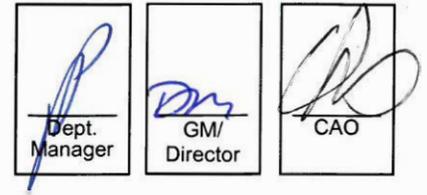
## ATTACHMENT 2

|   |                                  |   |
|---|----------------------------------|---|
| <p>Status Update on Maplewood Village Centre Implementation Planning and Community Engagement provided Council with an overview of the scope and key deliverables for the Maplewood charrette event and a status update on the environmental assessment works, flood risk management strategy works, employment lands review works and feedback from received to date from the Economic Partnership North Vancouver (EPNV).</p>   |                                  |   |
| <b>Maplewood Community Plan Charrette Event</b>   |                                  | October 18 &19, 2016                    |
| <p>The District hosted a design workshop at the Holiday Inn &amp; Suites North Shore. An open call for participation was made to anyone who expressed an interest in taking part in the charrette process including all those who attended the first Public Open House who signed-up to receive email updates. Individuals who responded to the call were grouped according to their self-identified interests or group representation. Diverse stakeholder representation was sought to provide expertise in areas such as transportation, natural areas and parks, housing and jobs. All residents who expressed an interest were invited to attend.</p> <ul style="list-style-type: none"> <li>• The charrette team included 60 participants who worked together to develop preliminary design ideas for the study area, including design and planning professionals, community stakeholders representing a variety of interests, external agencies and District resource staff.</li> <li>• Stakeholder representation included: <ul style="list-style-type: none"> <li>○ Tsleil-Waututh Nation</li> <li>○ Maplewood area residents</li> <li>○ Study area property owners (residential, rental, commercial, industrial)</li> <li>○ Local business representation</li> <li>○ Maplewood Community Association</li> <li>○ Transportation Consultation Committee (TCC) and HUB</li> <li>○ TransLink</li> <li>○ Metro Vancouver</li> <li>○ Urban designers/architects, planning professionals, landscape architects, market analysts, realtors</li> <li>○ Wild Bird Trust and Conservation of Maplewood Flats</li> <li>○ North Vancouver School District</li> <li>○ Family Services North Shore</li> <li>○ Economic Partnership North Vancouver (EPNV)</li> <li>○ BC Cycling Coalition</li> </ul> </li> </ul> |                                  |   |
| <b>Open House</b>   |                                  | October 19, 2016                        |
| <p>A public open house was held in the evening at the Holiday Inn &amp; Suites North Shore to present the charrette results and gather feedback from the public. Over 160 people attended this event.</p>   |                                  |   |
| <b>Online Survey</b>  | November 1, to November 16, 2016 | 130 responses                           |
| Engagement Summary Report Phase 2 prepared by Modus   |                                  | Posted on web site<br>November 30, 2016 |
| <b>Council Workshop</b>   |                                  | December 5, 2016                        |
| <p>Update Council on the results of the community stakeholder charrette and present a summary of community feedback received on the preliminary design ideas.</p>   |                                  |   |
| <b>Council Workshop</b>   |                                  | January 31, 2017                        |

## ATTACHMENT 2

|   |   |               |
|---|---|---------------|
| A follow-up meeting was held to respond to questions raised by Council at the December 5, 2016 Council Workshop, identify changes to the concept and describe the public engagement for Phase 3.  |   |               |
| <b>Phase 3: Concept Design and Development</b><br>Preparation of a draft plan based on a review of feedback on concept options and refinement of a preferred option was prepared for public and stakeholder review prior to proceeding to Council for consideration of approval. The finalized plan and accompanying policy is anticipated to be complete by fall 2017.   | January to June, 2017                                 |               |
| <b>Information Report to Council</b>  | May 29, 2017  |               |
| Update provided Council with the refinements made to the Maplewood design concept in response to Council feedback and review with the public and described the upcoming engagement efforts that would be undertaken as part of Phase 3 planning.  |   |               |
| Over 3,500 post cards were mailed to residences and businesses within the study area, as well as Riverside East, Seymour Heights, Blueridge, and McCartney Woods neighbourhoods to notify them of the upcoming engagement opportunities. Information and promotion of consultation events were posted on the District's web site (dnv.org/Maplewood), social media (Facebook and Twitter), email blasts, advertisements in the North Shore News and road signage.   |   |               |
| <b>Open House</b>   | June 21, 2017   |               |
| A public open house was held in the evening at Kenneth Gordon Elementary School. Approximately 220 people attended this event. Participants reviewed display board materials on the emerging vision for Maplewood, the refined charrette concept, draft land use plan, key features of the plan including the village heart, housing mix, business, industry and innovation, parks and green space, community services and amenities, draft mobility plans for pedestrians, cyclists, transit and vehicles and emerging Maplewood character elements. |   |               |
| <b>Online survey</b>  | June 26, to July 7, 2017                              | 434 responses |
| <b>Community Needs Online Survey</b>  | June 26, to July 7, 2017                              | 171 responses |
| <b>Stakeholder Presentations</b>  | August, September, October, 2017                      |               |
| Since Launch over 10,450 views of Maplewood Page  |   |               |
| <b>Council Workshop</b>   | October 23, 2017                                      |               |
| Inform Council on the results of the public engagement efforts as part of Phase 3 of the Maplewood Village Centre implementation planning process, outline key components of the draft Plan, and illustrate how the draft Plan has responded to the feedback generated through the public process for Council discussion and feedback.  |   |               |
| Engagement Summary Report Phase 3 prepared by Modus   | Posted on web site October 23, 2017 as part of Agenda |               |
| <b>Regular Meeting of Council</b>   | November 6, 2017                                      |               |
| Seek Council approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines as implementation policy to support the Official Community Plan (OCP).  |   |               |

| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Nov 6, 2017</u> |
| <input type="checkbox"/> Workshop (open to public)  | Date: _____              |



## The District of North Vancouver REPORT TO COUNCIL

October 18, 2017  
File: 08.3060.20/029.17

**AUTHOR:** Jennifer Malcolm, Planning Assistant

**SUBJECT:** Development Variance Permit 29.17 – 982 Belvedere Drive

### RECOMMENDATION:

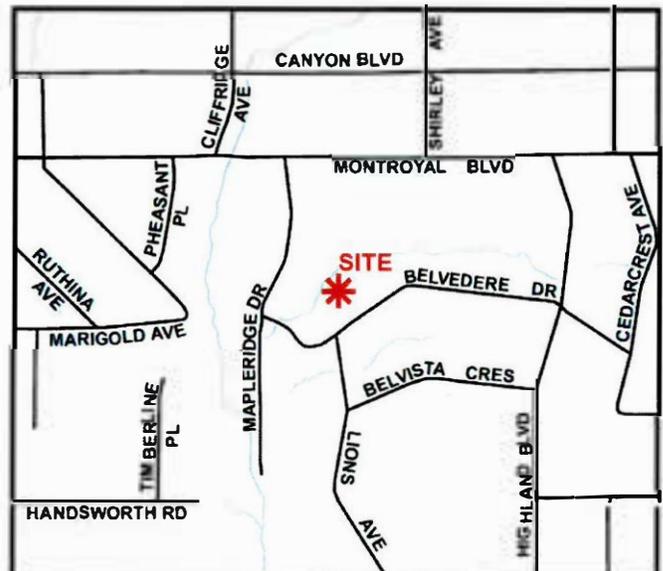
THAT Development Variance Permit 29.17 (Attachment A) be issued to allow for a two car garage addition to a single-family house at 982 Belvedere Drive.

### REASON FOR REPORT:

The applicant has applied for variances that require Council's approval.

### SUMMARY:

The applicant is requesting four variances to permit the construction of a front-entry two car garage and small addition to the house. An existing one-car front yard carport will be removed. The proposal requires variances for maximum building depth, parking structure setback, parking structure roof setback and maximum size of a front yard parking structure. The variances are supported by staff as they form a reasonable solution on this lot, which has both a creek and rear yard slope, while increasing the liveability of the existing two-storey home.



### BACKGROUND:

The subject property is located at 982 Belvedere Dr. The property is 1,199 m<sup>2</sup> (12,906 sq ft) in area, 19.8 m (65 ft) in width and 60.3 m (197.9 ft) in depth. The site and surrounding residential neighbourhood to the east is zoned Single-Family Canyon Heights Zone

(RSCH). The property has an existing 2 storey house (circa 1955 with a later upper floor addition). The lot is in Development Permit areas for Streamside Protection, Creek Hazard and Slope Hazard, due to the creek and slope which is located to the rear of the existing house. The proposal is exempted from these DPAs due to the siting of the garage at the front of the lot. The site is shown in the context map and air photo below.



**PROPOSAL:**

The applicant proposes to construct a front-entry two car garage and small addition at the front of the existing two-storey single-family house. This one-storey addition will include an expanded front foyer and kitchen area to increase the liveability of the house. New windows and skylights will be installed to provide natural light into this space. There is an existing front yard side-entry carport which will be removed.

Due to the property constraints resulting from the rear-yard slope and creek, the District Environment Department has recommended that the garage be sited on an already paved area at the front of the lot to reduce environmental impacts. Due to the proposed location of the garage, the development is exempted from the Streamside Protection, Creek Hazard and Slope Hazard DPAs.

The property is separated from the north and west neighbours by a downward slope and tree coverage. On the east property line an existing hedge in the front yard is proposed for removal to accommodate the new garage. The neighbour to the east has been consulted regarding this hedge removal, and consent has been provided.

Zoning Bylaw Compliance:

The table below outlines the Zoning Bylaw variances required as part of this application:

| <b>Regulation</b>  | <b>Required/<br/>Permitted</b>   | <b>Proposed</b>                     | <b>Variance</b>                      |
|--|--|-------------------------------------|--------------------------------------|
| Parking Structure Setback  | 4.57 m (15 ft)<br><i>Straight Entry</i><br>3.05 m (10 ft)<br><i>Side Entry</i> | 1.68 m (5.5 ft)<br>Straight Entry   | 2.89 m<br>(9.5 ft)                   |
| Maximum Building Depth   | 19.81 m (65 ft)  | 24.51 m (80.4 ft)                   | 4.70 m<br>(15.4 ft)                  |
| Parking Structure in Required Front Yard<br>(25% of Required Front Yard) | 37.74 m <sup>2</sup><br>(406.25 sq ft)   | 43.01 m <sup>2</sup><br>(463 sq ft) | 4.34 m <sup>2</sup><br>(56.75 sq ft) |
| Parking Structure Roof Setback<br>(Siting Exception Included)            | 3.35 m (11 ft)<br><i>Straight Entry</i><br>1.83 m (6 ft)<br><i>Side Entry</i>  | 1.68 m (5.5 ft)                     | 1.68 m (5.5 ft)                      |

Variances:

As a result of the slope and watercourse in the rear of the property, the existing house is sited 9.1m (30 ft) from the front property line. The location of the existing house has resulted in variances for front yard garage setback, front yard roof of the garage setback as well as maximum size of parking structure in the required front yard.

The proposed parking structure setback of 1.68 m (5.5 ft) requires a variance of 2.89 m (9.5 ft) while parking structure roof setback requires a variance of 1.68m (5.5 ft). A variance of 4.34 m<sup>2</sup> (56.75 sq ft) for the maximum size of a parking structure permitted in the required front yard will allow for a slightly larger garage to facilitate use of the garage for cars.

The addition of the garage has resulted in a building depth of 24.51 m (80.4 ft), requiring a 4.70 m (15.4 ft) variance. This building depth variance is mitigated because it is the lower floor only and the upper floor building depth of 56 ft is well within the allowable 65 ft building depth. DVP 29.17 requires that the garage and addition be screened by both a fence and replacement landscaping in order to minimize impacts on the neighbour to the east.

The following images show the existing house and proposed addition as seen from Belvedere Drive as well as elevations with addition outlined in red.

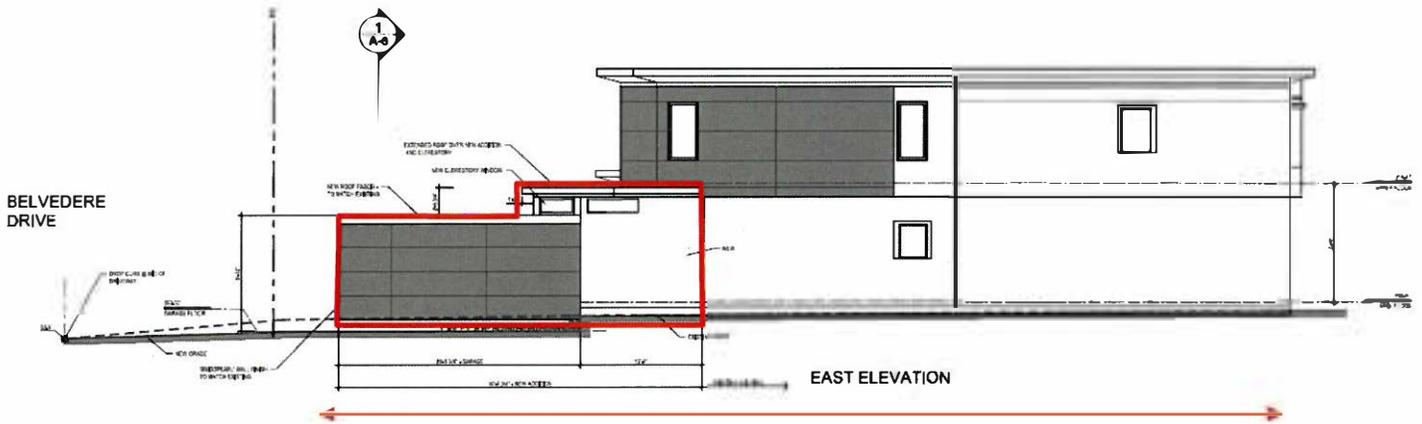
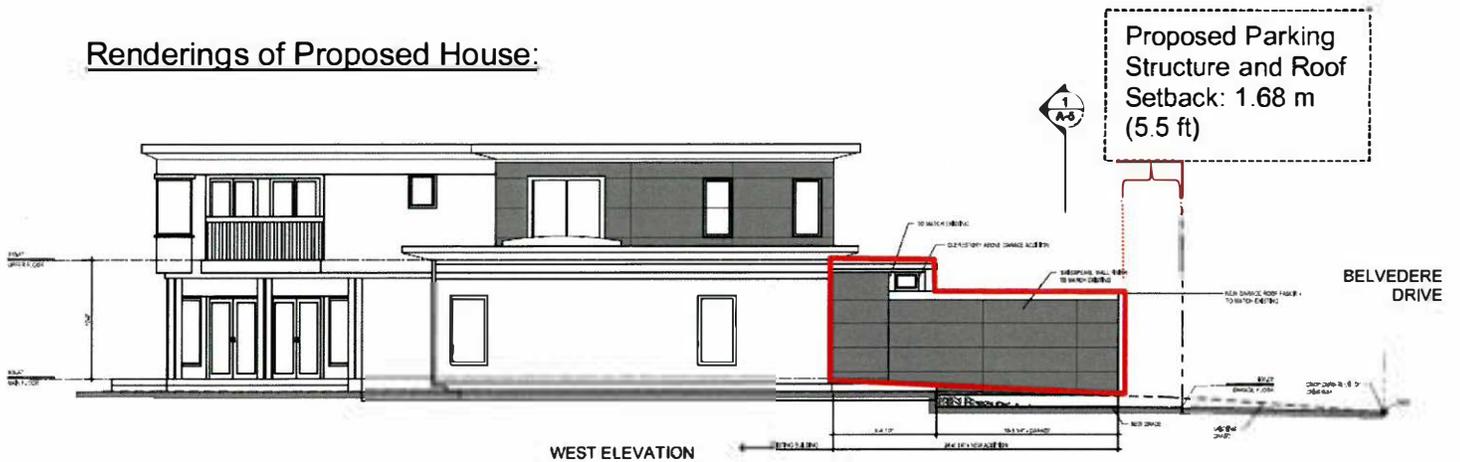
Existing House:



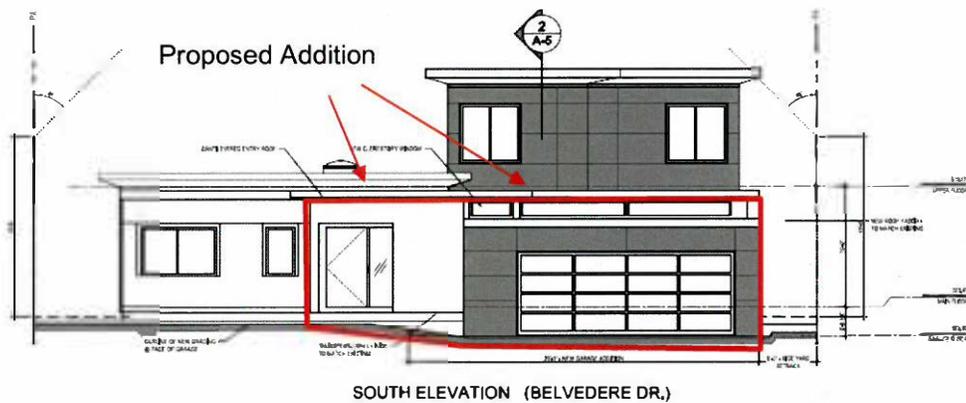
Existing House with Proposed Addition:



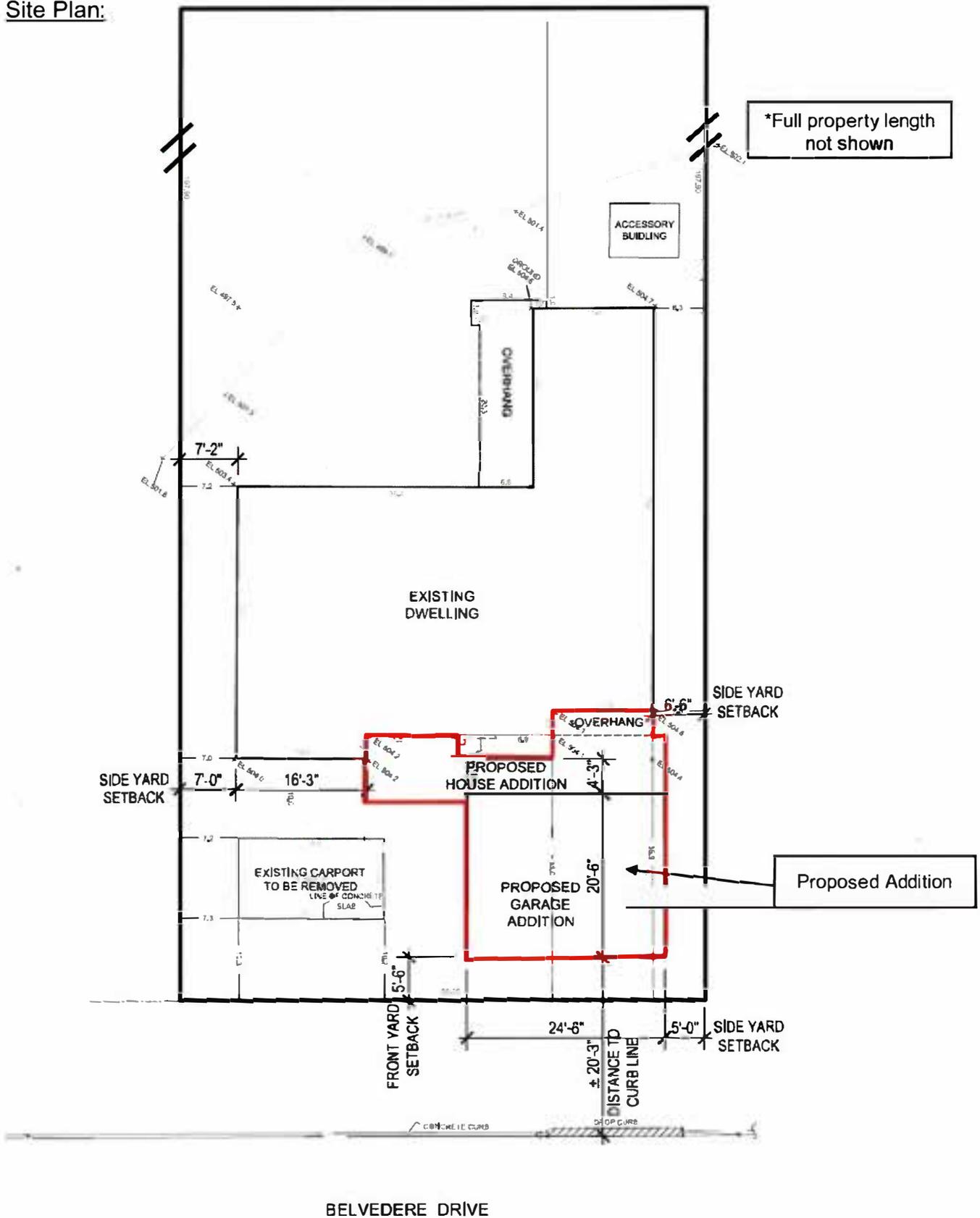
Renderings of Proposed House:



Proposed Building Depth: 24.51 m (80.4 ft)



Site Plan:



\*Full property length not shown

Proposed Addition

BELVEDERE DRIVE

**BOARD OF VARIANCE:**

The application was considered by the Board of Variance on May 19, 2016 in which the Board denied it, with members indicating that the amount and extent of variances should be reduced. The applicant has since revised the proposed addition by eliminating one variance and reducing the extent of the other 4 variances.

**PUBLIC INPUT:**

An information letter outlining the application was mailed to adjacent neighbours and the Upper Capilano and Edgemont Association. One response was received from the Community Association with concern that the garage setback may lead to parking across the boulevard. The applicant has responded to staff that they intend to use the garage for parking and staff note that the proposed garage will provide two generously sized off-street parking spaces as required by the zoning bylaw. Staff further note that District records and the proposed house plans do not indicate any secondary suite on the property.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent and response to the notification will be provided to Council prior to consideration of this application.

**CONCLUSION:**

Staff are supportive of the proposed variances because of the constraints resulting from the slope of the lot and watercourse. In addition, staff note that it is anticipated that there will be minimal impact to adjacent neighbours.

**OPTIONS:**

The following options are available for Council's consideration:

1. That Development Variance Permit 29.17 (Attachment A) be issued to allow for an addition to a single-family house at 982 Belvedere Rd; or
2. That Development Variance Permit 29.17 be denied.

Respectfully submitted,



Jennifer Malcolm  
Planning Assistant

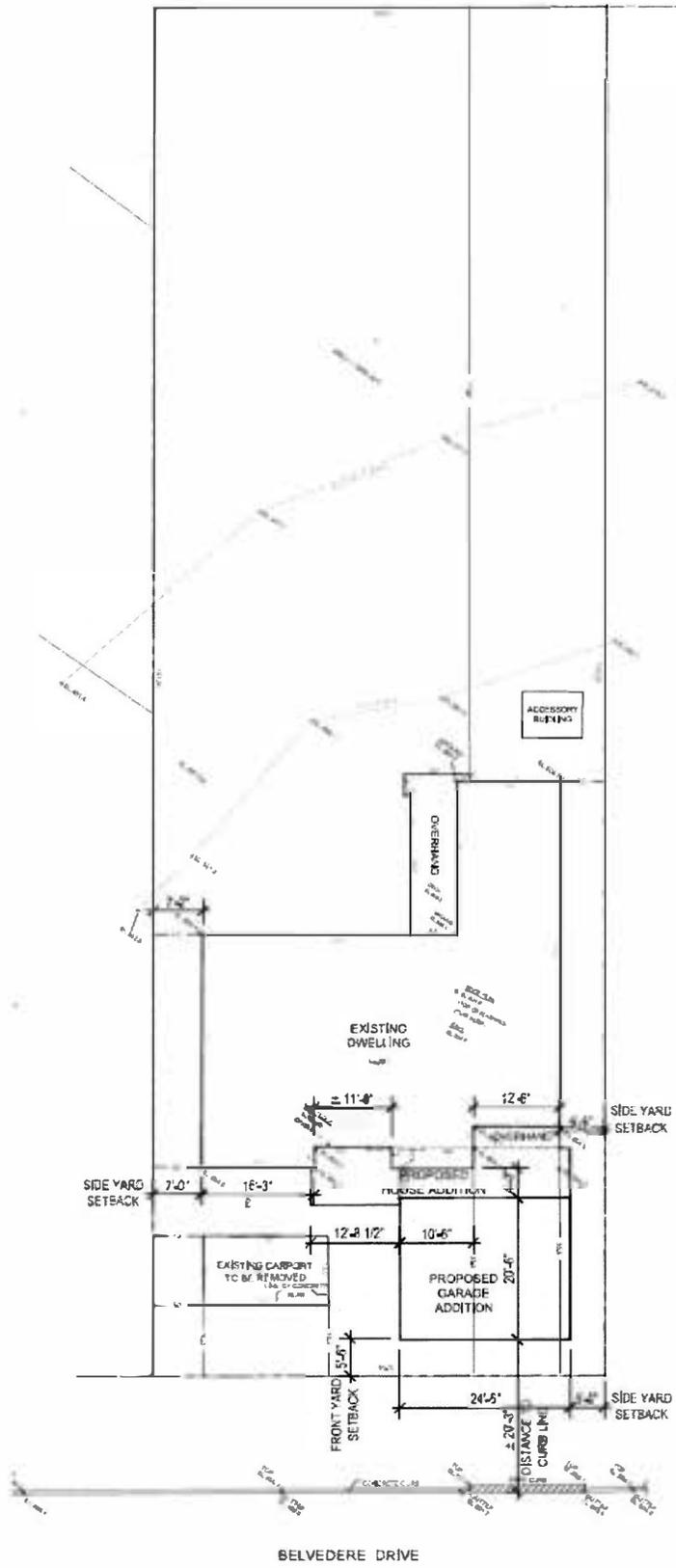
Attach

Attachment A – DVP 29.17

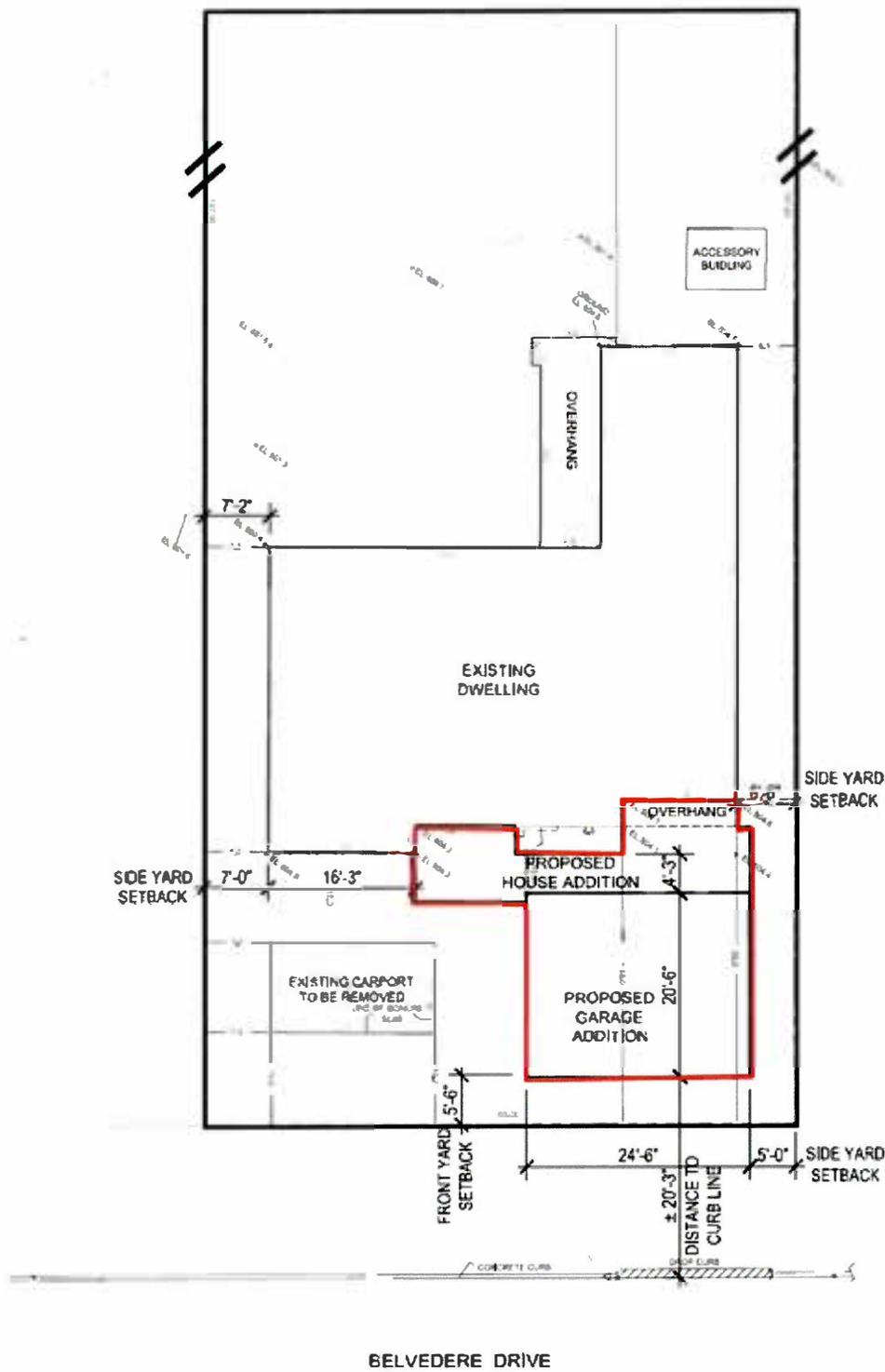
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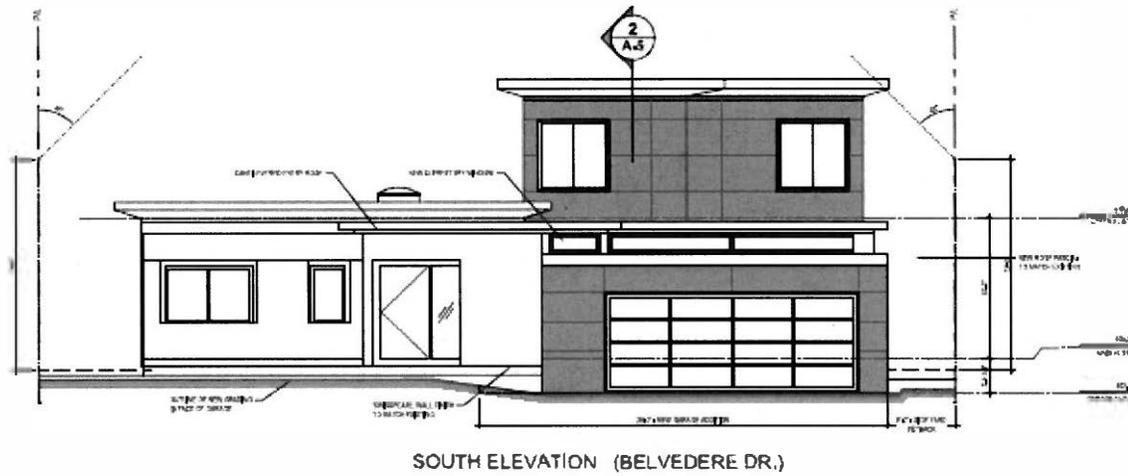
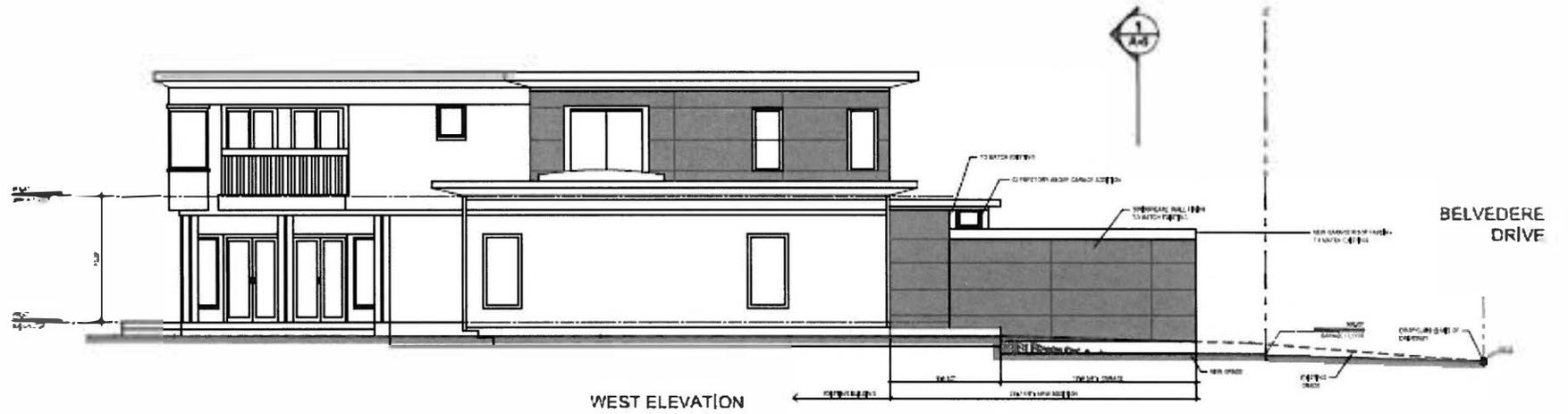
Site Plan:



Site Plan:



Elevations:





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| AGENDA INFORMATION                                  |                          |
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| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>NOV 6, 2017</u> |
| <input type="checkbox"/> Council Workshop           | Date: _____              |



## The District of North Vancouver REPORT TO COMMITTEE

October 25, 2017  
File: 09.3900.01/00

**AUTHOR:** Brett Dwyer, Manager Development Services

**SUBJECT:** **New Construction Bylaw, Building Act and Energy Step Code Implementation**

**RECOMMENDATION:**

THAT the report titled "New Construction Bylaw, Building Act and Energy Step Code Implementation" from the Manager, Development Services dated October 25, 2017 be received for information;

THAT "Construction Bylaw 8271, 2017" be given FIRST, SECOND and THIRD reading;

THAT "Radio Amplification Bylaw 8272, 2017" be given FIRST, SECOND and THIRD reading;

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8274, 2017 (Amendment 32)" be given FIRST, SECOND and THIRD reading;

THAT "District of North Vancouver Rezoning Bylaw 1365 (Bylaw 8273)" to delete section 4C03 Density Bonus for Energy Performance and associated references from District of North Vancouver Zoning Bylaw 3210, 1965 be given FIRST reading;

THAT Bylaw 8273 be referred to Public Hearing;

THAT District Policy 8.3320.7 Green Building Policy – Private Sector Developments be rescinded effective July 1, 2018; and

THAT Council authorize staff to pursue a local variation under the *Building Act* to enable the District to continue regulating stacked rock walls.

**REASON FOR REPORT:**

The new *Building Act* requires the District to revise its construction related bylaws and to incorporate provisions to implement the BC Energy Step Code. This report proposes a new consolidated Construction Bylaw, a new Radio Repeater Bylaw, rescinding of the Green Building Policy for Private Sector Developments as well as consequential amendments to the

Zoning Bylaw. Related amendments to the Fees and Charges bylaw have been incorporated into Finance's annual comprehensive review of the Fees and Charges.

**SUMMARY:**

Construction in the District is regulated by varied bylaws including the Building Regulation Bylaw (Bylaw 7353), Electrical Bylaw (Bylaw 7464) and Gas Bylaw (Bylaw 7465). These bylaws require updating to align with current best practices, new processes and the new Provincial *Building Act*. It is proposed to consolidate the abovementioned bylaws into one new Construction Bylaw. Through the *Building Act* the Province has also introduced the Energy Step Code as well as allowing Municipalities to regulate certain unrestricted matters. To that end staff are recommending a gradual approach to Step Code implementation and in consultation with the Fire Rescue Service a new bylaw to regulate radio repeaters for emergency communication.

**BACKGROUND:**

Staff presented the approach to the new Construction Bylaw and the Step Code at a workshop on July 23, 2017. Further refinements to the bylaw have been undertaken as well as preparation of the varied necessary consequential bylaw and policy amendments. Industry consultation has been undertaken and is summarized in the relevant section of this report.

The BC Building Code applies to all municipalities in BC (except for the City of Vancouver and lands under Provincial or Federal jurisdiction exempt by agreement) and has the same force and effect as if it were adopted as a District bylaw. Owners are fully responsible for carrying out the work or having the work carried out on their behalf in full compliance with the Code. It is however up to individual municipalities to determine how and if they regulate construction (i.e. plan review and approval, issuance of permits and undertaking of inspections). The District currently regulates construction through its Building, Electrical and Gas Bylaws.

The Province enacted the *Building Act* (the Act) in March 2015, and various section of the Act have come into force as enabling regulations have been adopted. The Act creates implications for the new Construction Bylaw as it places restrictions on a local government's ability to implement local building regulations, i.e. create regulations that go above and beyond what is prescribed in the BC Building Code.

**EXISTING POLICY:**

The current Building Regulation Bylaw was adopted by Council on December 1, 2003 and the Electrical and Gas Bylaws were both adopted by Council on May 17, 2004. District Policy 8.3320.7 Green Building Policy – Private Sector Developments was adopted by Council on November 15, 2010.

**ANALYSIS:**

In drafting the new Construction bylaw the process was driven by a number of guiding principles as follows:

- Reduce, where possible, municipal risk and exposure using the Municipal Insurance Association of British Columbia (MIA) Model Bylaw as a reference guide. The MIA Model Bylaw is a template bylaw developed and recommended by the Municipal Insurance Association.
- Shift from prescriptive to empowering regulation.
- Maintain a high level of occupant life safety and public safety.
- Consolidate construction related regulations where appropriate.
- Clarify matters or regulations that have been ambiguous or open to a range of interpretations.
- Reconcile inconsistent provisions.
- Delete repetitive, redundant or unnecessary provisions.
- Group like provisions together for ease of use.
- Encourage consistent standards for discretionary energy and fire regulations across the North Shore.

**Fundamentals of the Construction Bylaw**

The bylaw sets out provisions for review and approval of construction projects; it sets out the inspection process and the requirements for project completion; it established requirements for security deposits, owner and constructor responsibilities; delegates certain powers to staff; establishes where professional certification is required; and regulates, as appropriate, building-related life safety matters. The bylaw also establishes ticketing provisions for infractions and non-compliances.

The bylaw specifies its scope in providing limited and interim spot checking during construction. It is not possible or practical for a municipality to go beyond this limitation. It does not impart on the District any undue responsibility for ensuring compliance with the Building Code (this ultimately rests with the property owner), it does not provide any warranty of design or workmanship.

The bylaw adopts an approach of limited spot checking during construction for Simple Buildings where inspections will be carried out at predetermined stages of construction (i.e. footings, framing and final) and adopts an approach of Compliance Monitoring for Complex Buildings where the District will rely upon professional assurances for design, field review and compliance.

**Bylaw Changes and Improvements**

The following is a list of notable changes or improvements from the current Building Regulation Bylaw:

1. The revised bylaw will consolidate the Building, Electrical and Gas Bylaws so that these construction related regulations are contained in one bylaw.

2. Requirement for construction notice to be placed on construction sites with relevant information including contractor contact information and permitted construction hours to better inform the neighbours and nearby residents.
3. Requirement added for “Preconstruction Meeting” for single family new construction projects to go over ‘Good Neighbour’ requirements and possible site specific issues with the contractor to minimise impacts to adjoining property owners and the neighbourhood in general.
4. Authority to require a detailed shoring plan for deep excavations in addition to professional letters of assurance.
5. Revision and rationalization of the required inspections.
6. Requirement for a building envelope professional for new single-family construction.
7. Provisions to enable the District to move towards a risk-based approach to inspections, where low risk inspections for a high performing contractor can be waived (based on recorded performance measures) to free up inspectors’ time for more value-added tasks and duties.
8. Enable a single security deposit taken on a construction project to do multiple duties. (i.e. rather than take separate security deposits for building and landscape, tree replacement, soil and driveway removal)
9. Strengthened environmental controls with corresponding ticketing provisions.
10. Bylaw simplified by moving many of the detailed application requirements to a Master Requirement List.
11. New sound transmission provisions as a general provision to the Construction Bylaw.

### **The *Building Act***

The *Building Act* received royal assent on March 25, 2015, although many of its provisions have only come into effect with the creation of subsequent supporting or enabling regulations. The benefits provided by the Act, as stated by the Province, are to promote consistency of code application, competency of building officials and innovation in construction.

The main matters contained within the Act for local government consideration are the broad powers provided to the Minister, the restriction on local building requirements and the requirement for qualified building officials.

### **Broad Powers**

The Act gives the Minister very broad powers to create regulations that could potentially dictate how municipalities undertake review, inspections and enforcement related to construction projects. The Province, through the Building Safety Standards Branch, has stated that it does not intend to regulate how municipalities administer and enforce the code; however the Act clearly allows for this.

For example, the Act gives the Minister the power to make regulations that may:

- a) prescribe requirements in respect of building activities;
- b) prescribe requirements for the reduction of safety risks on sites where building activities occur;
- c) prescribe requirements in respect of one or more of the following:
  - i. the design of buildings or planning of building activities;
  - ii. the inspection of buildings or building activities;

- iii. the designs, plans, notices, reports or other records relating to an activity referred to in subparagraph (i) or (ii);
- iv. the preparation, retention or inspection of records;
- v. any other matter that the minister considers necessary or advisable.

It is not known at this time if any additional regulations will be pursued by the Province. Staff will monitor Provincial actions and update Council as appropriate.

#### Qualification of Building Officials

Under the Act building officials working for local governments will need to be qualified if they are making decisions about compliance with the BC Building Code. The Act establishes mandatory minimum qualifications for "Building Officials". The extent to which a Building Official will be able to work on a particular class of building or construction project will be dependent on their level of qualification. This relates to all stages of review and construction. For example, a building official that reviews and approves Part 9 buildings (primarily single family dwellings) is required to have a minimum building level 1 class qualification. Similarly a building official inspecting Part 9 buildings requires the same level qualifications. Likewise a building official reviewing, approving or monitoring construction on Part 3 buildings (larger complex buildings) is required to have and maintain building level 3 class qualifications. A transition period of 4 years was provided from the effective date of February 28, 2017, intended to give individuals time to undertake the required training, exams and experience. This provision will take effect on February 28, 2021. Current District staff are well positioned for this transition date and appropriate hiring practices and training opportunities have been put in place to ensure the District meets these future requirements.

#### Restriction on Local Building Requirements

The Act restricts local government from regulating any matter regulated by the BC Building Code to a standard higher than the code. Examples of local building requirements would include green building density bonus zoning in the District's Zoning bylaw and stacked rock wall prohibition in the Building Regulation bylaw. A 2-year grace period was provided from the effective date of December 15, 2015, so that after December 15, 2017, any provision regulating to a standard higher than the BC Building Code would have no effect. The exception to this relates to 'Unrestricted matters' and 'Time-limited unrestricted matters' which have been listed in the subsequent *Building Act* General Regulation as well as matters that have been deemed 'Out of Scope' by the Province. The rationale under which a matter may be designated as Unrestricted is if the matter relates to a specific physical location or local circumstance that local governments are best suited to regulate, or matters for which a local government aims to achieve are primarily non-BC Building Code objectives using an existing statutory authority, and the enacted technical building requirement is necessary to achieve the objective. Time-limited unrestricted are matters that could be the subject of a new or revised BC Building Code requirement or a local government variation request.

Where the District wishes to continue to regulate matters related to the BC Building Code, section 219 covenants may be used. However, these are only available where a project requires a discretionary approval such as OCP amendment, rezoning or temporary use permit.

In addition, the Province has established the BC Energy Step Code which allows local governments to establish, by bylaw, higher building energy performance standards. There are also provisions for a local government to apply to the Province where they feel a local building requirement is appropriate for a 'Local Variation'. Provincial consideration of local variations are subject to prescribed cost-recovery provisions.

Each of the above-noted exceptions are discussed in the following sections.

#### Unrestricted Matters

Unrestricted matters are prescribed matters that are not subject to the restrictions on local building requirements under the Act. This means that these matters can be regulated by a local government to a higher or enhanced standard beyond the BC Building Code. The unrestricted matters listed in the regulation are as follows:

1. Parking stalls for persons with disabilities;
2. Design of access for firefighting;
3. Water supply for firefighting;
4. Flood construction regulation;
5. Heritage protection;
6. Development Permit requirements for wildfire, form and character, and conservation of energy and water and reduction of greenhouse gas emissions;
7. District energy systems;
8. Sound transmission into buildings; and
9. Radio repeater systems for emergency communications.

Subsequently, any bylaw regulating these matters will remain valid after Dec 15, 2017. Given the list of unrestricted matters staff are proposing that regulations relating to sound transmission into buildings be included in the new construction bylaw. In addition a new bylaw is proposed to require radio repeaters for emergency communication in certain building types and compliance will be a requirement in the new Construction Bylaw.

#### Time-Limited Unrestricted Matters

Time-limited unrestricted matters are matters prescribed in the regulation that are not subject to the restrictions on local building requirements under the Act but only up until Dec 15, 2017. This means that these matters can be regulated by a local government to a higher or enhanced standard beyond the BC Building Code provided the requirement is created before, and not amended after, Dec 15, 2017. The time-limited unrestricted matters listed in the regulation are as follows:

1. Fire sprinklers;
2. Accessibility of buildings; and
3. Adaptable dwelling units.

Given this list of time-limited unrestricted matters staff will be maintaining the fire sprinkler provision and adding a provision for compliance with the District's Accessible Design Policy for Multi-Family Housing.

It is understood that the Province may subsequently review these time-limited matters with a view to creating specific regulations or code provisions that municipalities would have to transition to over time.

#### Out of Scope matters

In addition to unrestricted matters the Province has indicated that certain other matters are 'out of scope' and subsequently not subject to the *Building Act* provisions which limit the ability of a local government to regulate. These include electric vehicle charging infrastructure, testing of backflow prevention devices, cross-connections outside of property line and screening of rooftop mechanical equipment. In this regard the District can continue to regulate and/or manage these matters as appropriate.

#### Section 219 Covenants

Section 219 covenants are seen as an available vehicle to achieve what may otherwise be considered a local building regulation. Section 219 covenants are generally negotiated for a variety of matters through the rezoning process, currently including green building standards, accessible design, stormwater management, etc. Where a matter would otherwise not be allowed as a local building requirement, a section 219 covenant could be used. For example, on a sloping site being redeveloped staff may deem it appropriate to require a section 219 covenant prohibiting the use of stacked rock walls. Without such covenant staff could not limit the use of stacked rock walls at the building permit stage as this would be considered a local building requirement. Equally, a 219 covenant could be used to manage other matters respecting the use of land and buildings, the building on land, the subdivision of land, the separate sale of parcels of land, or the preservation, protection or restoration of land and specified amenities in relation to the land.

#### Local Variations

The Act permits a local government to request a 'local authority variation' as a way of addressing local needs. It is assessed on a cost-recovery basis and requires the Minister's approval. Staff presented stacked rock walls as a possible local variation request in the public workshop on July 23, 2017. The District currently defines and prohibits stacked rock walls which would otherwise be considered a local building requirement under the *Building Act* after Dec 15, 2017.

The District has a relatively long-standing practice of regulating stacked rock walls through bylaw and policy since 1994. The Building Regulation Bylaw currently provides a definition for a stacked rock wall and subsequently prohibits their construction on land zoned for residential use.

Staff are recommending that Council authorize staff to request, through the Province, a local variation to enable the District to continue regulating stacked rock retaining walls.

#### Energy Step Code

The BC Energy Step Code was created by a Ministerial Order under the *Building Act* on April 7, 2017. The Step Code is a series of incremental steps that prescribe progressive performance targets related to building energy efficiency from the current BC Building Code requirements to net zero ready buildings. The Energy Step Code only applies to new

buildings and entirely new additions. It is a tool that local governments can use to encourage or require the construction of more energy efficient buildings in a predictable way. The expectation from the Province is that by 2032 all new buildings will be 'net zero energy ready'. The Province defines a net zero ready building as a building built to high energy-efficiency standards such that it could (with additional measures) generate enough onsite energy to meet its own energy needs.

Under the Energy Step Code the Province has created 5 steps for Part 9 residential buildings (single family, duplex and smaller townhouse projects). The higher the step, the higher the energy performance of the building, with step 5 being 'net zero ready'.

**The BC Energy Step Code: Steps for Part 9 Buildings**



For certain Part 3 Buildings (multi-family residential, mercantile, business and personal service) the Step Code prescribes up to 4 steps; step 4 being the highest from an energy performance perspective.

The following table shows the 4 energy steps for Group C classification (residential) buildings. Each increasing step prescribes a decreasing maximum total energy use intensity and maximum thermal energy demand intensity that the building will need to meet. All buildings designed and built under the step code will require energy modelling upfront and airtightness testing during construction.

**Energy Performance Requirements for Residential Occupancies**  
 Forming Part of Sentences 10.2.3.3.(1) and (2)

| Step | Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m <sup>2</sup> ·year) | Building Envelope – Maximum Thermal Energy Demand Intensity (kWh/m <sup>2</sup> ·year) |
|------|---|--|
| 1    | Conform to Part 8 of the NECB   |  |
| 2    | 130   | 45   |
| 3    | 120   | 30   |
| 4    | 100   | 15   |

The following table shows the 3 energy steps for Group D and E classification (commercial and retail) buildings. Again, each increasing step prescribes a decreasing maximum total energy use intensity and maximum thermal energy demand intensity that the building will need to meet with required energy modelling and airtightness testing.

**Energy Performance Requirements for Business and Personal Services or Mercantile Occupancies**  
 Forming Part of Sentences 10.2.3.3.(1) and (2)

| Step | Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m <sup>2</sup> ·year) | Building Envelope – Maximum Thermal Energy Demand Intensity (kWh/m <sup>2</sup> ·year) |
|------|---|--|
| 1    | Conform to Part 8 of the NECB   |  |
| 2    | 170   | 30   |
| 3    | 120   | 20   |

The Province is encouraging municipalities that want to implement the step code to implement the lower steps only initially and gradually 'ladder up' to the higher steps.

| <b>BC Energy Step Code: Lower and Higher Steps</b> |                  |               |
|--|------------------|---------------|
| Building Type                                      | Lower Steps      | Higher Steps  |
| Part 3 Residential                                 | Steps 1 and 2    | Steps 3 and 4 |
| Part 9 Residential                                 | Steps 1, 2 and 3 | Steps 4 and 5 |

Staff's proposed approach to the Step Code was presented at the public workshop on July 23, 2017. The gradual approach was for commercial and residential development to meet Step 1 on Dec 15, 2017 with residential then laddering up to Step 2 or 3 (depending on building type and whether rezoning was required) on July 1, 2018.

As a result of industry consultation and further consideration by staff a more simplified approach to Step Code implementation in the District is proposed where implementation commences July 1, 2018. The simplified approach to the Step Code is as follows:-

- July 1, 2018 – Part 3 Commercial to meet Step 1
- July 1, 2018 – Part 3 Residential to meet Step 2\*
- July 1, 2018 – Part 9 Residential to meet step 3

\*Part 3 Residential projects will be required to meet Step 3 if rezoning is required.

This simplified approach provides for an easier operational transition to the Step Code for industry and staff and aligns with the Province's Step Code Implementation Guide. In

addition the approach will generally bring an aligned approach to the step code across the North Shore from July 1, 2018.

It is worth noting that the Province has undertaken significant industry consultation and readiness surveys so that industry is ready as local governments adopt and bring the Step Code online.

#### BC Energy Step Code Costing Study

The Province commissioned a costing study report to assess the incremental costs of implementing the Energy Step Code. The research showed that meeting the requirements of the lower steps of the Step Code involve only very modest cost premiums.

More specifically, for Part 3 buildings, the report indicates through modelling, that builders and designers can achieve Step 4 (the highest step for Part 3 buildings) for less than a 3% capital cost premium, and achieve Step 3 for less than 2.4%.

Furthermore, for Part 9 buildings the report found that builders can achieve the majority of steps (not just lower steps) for less than 2% capital cost premium above the cost of conventional construction.

The Province's costing study also advises that as industry gains experience with energy efficient construction practices and energy efficient products become more readily available that the cost premiums will decrease and that the most cost-effective time to invest in a building's energy efficiency is at the conceptual design stage.

#### Implications of the Energy Step Code for Existing Policies

As the *Building Act* will not allow municipalities to regulate building energy efficiency other than in accordance with the Step Code the District's current Green Building Policy will not be able to be enforced. Furthermore, the modest density bonus provisions in the zoning bylaw will no longer have any effect after Dec 15, 2017, and should be removed as a consequential amendment to the Zoning Bylaw.

Given that the Step Code will be the vehicle to manage building energy efficiency it may also be appropriate to reconsider the policies related to District Energy in the Official Community Plan.

#### **Impacted Bylaws and Policies**

The following table provides a list of bylaws and policies that are impacted by the *Building Act* and its limitations on local building requirements.

| <b>Bylaw or Policy</b>  | <b>Current Implementation</b>   | <b>Comment</b>  |
|---|---|---|
| Policy 8.3320.7 Green Building Policy – Private Sector Developments | Green Building rating system and energy performance requirement negotiated through rezoning and secured by s219 covenant. | Transition to Step Code will supersede Green Building Policy. This report recommends rescinding of this policy as building energy performance will be regulated by the Step Code.   |
| Density Bonus general provisions (zoning bylaw)                     | 'As a right' for zoned properties.  | Transition to Step Code will supersede requirement for these provisions. A corresponding zoning bylaw amendment is proposed to delete these provisions.   |
| Accessible Design Policy (Policy)                                   | Negotiated through rezoning and implemented with Development Covenant.  | As a 'time-limited unrestricted matter' it has been incorporated as a requirement into new Construction Bylaw.  |
| Sound Transmission into Buildings (Bylaw)                           | Generally created as a site specific zoning regulation through rezoning.  | As an 'unrestricted matter' it is included as a general provision in the new Construction bylaw.  |
| Fire Sprinklers (Bylaw)   | Current Building Regulation bylaw.  | As a 'time-limited unrestricted matter' the current provisions have been ported over to the new Construction bylaw.   |
| Radio repeaters   | Negotiated through rezoning.  | As an 'unrestricted matter' a new Radio Amplification bylaw is proposed to assist with emergency communication and compliance will be a requirement in the new Construction Bylaw.  |
| Stacked rock walls (bylaw)  | Currently prohibited in Building Regulation bylaw   | No longer permitted to be regulated under the <i>Building Act</i> and has not been included in the new Construction Bylaw. If appropriate s219 covenant could be negotiated through rezoning process or the District may wish to apply to the Province for a Local Variation. |

### **Environmental Considerations**

The proposed Construction Bylaw includes a number of important policy changes that will allow DNV staff to manage the impacts of construction in a proactive manner. Currently, the bylaws that address environmental protection are mainly reactive in their implementation. After damage or impact occurs staff take enforcement action. Building, Legal and Environment staff have collaborated on the proposed Construction Bylaw resulting in new regulations that will allow staff to reduce the likelihood of environmental impacts. Trained staff will now be able to identify construction activity with potential for fouling of our streams, storm sewers and roadways and require immediate implementation of better management practices. Failure to mitigate or reduce the potential for environmental damage will be subject to penalties under the new bylaw.

The proposed bylaw will also consider and integrate important procedural steps for projects that involve both Building as well as Development Permits. This is another important step to ensure that recommendations developed by qualified professionals (relating to site safety) during the Development Permit process are carried through to the Building Permit process.

The process for securing environmental restoration, planting and other enhancement work, as a condition of permits, will also be strengthened with the new bylaw.

### **Industry Consultation:**

Noting that the Province has undertaken significant industry consultation on the *Building Act* and the Energy Step Code additional consultation on the District's approach to implementation was undertaken. Correspondence was sent to a wide range of District clients including individual developers, builders, architects and designers working across both single family and complex development types outlining the District's approach to the new Construction Bylaw and the Step Code and seeking comment in return. The Urban Development Institute (UDI) and Greater Vancouver Homebuilders Association (GVHBA) were also advised of the District's proposed approach.

The feedback from industry was generally neutral with no objections to the new Construction Bylaw or the District's approach to Step Code implementation. The one matter that raised some level of interest was how the District would transition from its current Green Building Policy to the Step Code and how applications in process would be treated. As a result of this consultation staff are recommending a simplified approach to the Step Code where the District transitions to the Step Code on July 1, 2018 (rather than having an incremental approach starting on Dec 15, 2017).

With this approach rezoning projects currently in progress would follow the District's Green Building Policy until July 1, 2018, at which time the Step Code would apply. The expectation is that any project that submits for Building Permit after July 1, 2018, would comply with the applicable Step in the Step Code depending on building type and occupancy classification.

### **Concurrence:**

Staff have worked closely with Legal, Environment and Fire Department in the drafting of the Construction Bylaw. In addition staff have worked with the City of North Vancouver and

District of West Vancouver to target an approach to the Step Code that is generally consistent across the North Shore.

**Liability/Risk:**

Adoption of the new Construction Bylaw will reduce the District's liability exposure.

**Conclusion:**

The Building Regulation Bylaw requires updating and revision to align with current best practices, new processes and the new Provincial *Building Act*. It is proposed to consolidate related bylaws into a new Construction Bylaw.

Respectfully submitted,



Brett Dwyer, Chief Building Official  
Manager Development Services

**Attachments**

Attachment 1 – Construction Bylaw 8271, 2017

Attachment 2 – Radio Amplification Bylaw 8272, 2017

Attachment 3 - Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8274, 2017 (Amendment 32)

Attachment 4– District of North Vancouver Rezoning Bylaw 1365 (Bylaw 8273)

Attachment 5 - Policy 8.3320.7 Green Building Policy – Private Sector Developments

| REVIEWED WITH:                                      |       |   |       |  |       |
|---|-------|---|-------|--|-------|
| <input type="checkbox"/> Sustainable Community Dev. | _____ | <input type="checkbox"/> Clerk's Office | _____ | External Agencies:                       |       |
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| <input type="checkbox"/> Parks                      | _____ | <input type="checkbox"/> ITS            | _____ | <input type="checkbox"/> Recreation Com. | _____ |
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| <input type="checkbox"/> Facilities                 | _____ | <input type="checkbox"/> GIS            | _____ | <input type="checkbox"/> Other:          | _____ |
| <input type="checkbox"/> Human Resources            | _____ |   |       |  |       |



**DISTRICT OF NORTH VANCOUVER**

**CONSTRUCTION BYLAW 8271, 2017**

The Corporation of the District of North Vancouver

Bylaw 8271

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# The Corporation of the District of North Vancouver

## Bylaw 8271

A bylaw for the Administration and Enforcement of the *Building Code*

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WHEREAS the Province of British Columbia has enacted the British Columbia *Building Code* to govern standards in respect of the *construction*, alteration, repair and demolition of *buildings* and *structures* in municipalities and regional districts in the Province;

AND WHEREAS the Province by enactment has authorized the Council to regulate the *construction*, alteration, repair or demolition of *buildings* and *structures* by bylaw for the general public interest and the health, safety and protection of persons, property and the environment;

NOW THEREFORE the Council of the District of North Vancouver, in open meeting assembled, enacts as follows:

### PART 1 INTERPRETATION

#### Citation

1.1 This bylaw may be cited as “**CONSTRUCTION BYLAW 8271, 2017**”.

#### Definitions

1.2 In the absence of specific definition in section 1.4, the words used in this bylaw have the meaning, if any, given to them by definition in the *Community Charter*, S.B.C. 2003 c. 26, as amended or replaced.

1.3 In this bylaw the following words and terms have the meanings set out in Section 1.4.1.2 of the *Building Code* as of the date of the adoption of this bylaw: *assembly, building, building area, building height, business and personal services occupancy, care occupancy, constructor, coordinating registered professional, detention occupancy, excavation, field review, firewall, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, major occupancy, medium hazard industrial occupancy, mercantile occupancy, occupancy, private sewage disposal system, registered professional, residential occupancy and unsafe condition*.

1.4 In this bylaw:

*addition* means any *alteration* to a *building* which will increase the total aggregate floor area or the *building height*;

*alteration* means any change, repair or modification of the *construction* or arrangement of any *building* or *structure* or to an *occupancy* regulated by this bylaw;

*Approving Officer* means the person appointed by the *Council* as the Approving Officer under the *Land Title Act* and includes his or her deputy;

*architect* means a person who is a member in good standing of The Architectural Institute of British Columbia pursuant to the *Architects Act*, RSBC 1996, c. 17, as amended or replaced from time to time;

*assessed value* means the value of the property determined by the BC Assessment Authority pursuant to the *Assessment Act*, RSBC 1996, c. 20, as amended or replaced from time to time;

*Building Code* means the current edition of the *British Columbia Building Code* as adopted by the Minister responsible under provincial legislation, as amended or replaced from time to time;

*building official* means the *Chief Building Official* and the building inspectors, plan checkers, plumbing inspectors, mechanical inspectors and electrical inspectors designated or appointed by the *District*;

*building permit* means a *permit* issued under Parts 5, 8, 9 or 10 of this bylaw;

*building review* means an audit check by a *building official* of representative elements of a *building* or *structure* prior to or under *construction* for the purposes of the *health and safety aspect of the work*;

*bylaw enforcement officer* means the person(s) appointed by the *District* whose duties include enforcing and carrying out the provisions of this bylaw;

*Chief Building Official* means the Manager Development Services or a person designated in writing by the Manager Development Services to act in his/her place and is the "building inspector" under the *Community Charter*;

*Community Charter* means the *Community Charter*, SBC 2003, c. 26, as amended or replaced from time to time;

*complex building* means:

- (a) all *buildings* used for *major occupancies* classified as:
  - (i) *assembly occupancies*,
  - (ii) *care or detention occupancies*, or
  - (iii) *high hazard industrial occupancies*, or
- (b) all *buildings* exceeding 600 square meters in *building area* or exceeding three storeys in *building height* used for *major occupancies* classified as:

- (i) *residential occupancies,*
- (ii) *business and personal services occupancies,*
- (iii) *mercantile occupancies, or*
- (iv) *medium and low hazard industrial occupancies;*

*construct or construction* includes build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore;

*Council* means the elected council of the *District*;

*demolition permit* means a *permit* authorizing the demolition of a *building* subject to the terms and conditions specified in sections 4.39 of this bylaw;

*designer* means the *person* responsible for design and, unless the requirement is waived under an enforcement policy of the Council, if required under this bylaw or the *Building Code* must be an *architect* or *engineer*;

*development permit* means a permit for development in an area designated as a development permit area by the *District's* Official Community Plan Bylaw 7900;

*development permit area* means an area designated as a development permit area by the *District's* Official Community Plan Bylaw 7900;

*District* means the Corporation of the District of North Vancouver;

*Do Not Occupy Notice* means a notice posted by a *building official* pursuant to section 4.69;

*Electrical Code* means the B.C. Electrical Code as defined in the *Electrical Safety Regulation*;

*electrical permit* means a *permit* issued under Part 13 of this bylaw;

*Electrical Safety Regulation* means the *Electrical Safety Regulation* (BC Reg. 104/2004) under the *Safety Standards Act*, as amended or replaced from time to time;

*electrical work* has the meaning prescribed in the *Electrical Safety Regulation*;

*Energy Step Code* means the British Columbia Energy Step Code established by the *Building Code* and as amended or replaced from time to time;

*engineer* means a person who is a professional engineer and/or geoscientist and member in good standing of The Association of Professional Engineers and Geoscientists of the Province of British Columbia pursuant to the *Engineers and Geoscientists Act*, RSBC 1996, c. 116, as amended or replaced from time to time;

*Environmental Protection and Preservation Bylaw* means the *District's* Environmental Protection and Preservation Bylaw No. 6515;

*environmental protection officer* means the person designated or appointed to that position by the *District* and includes a person designated in writing by the environmental protection officer to act in his/her place;

*field safety representative* has the meaning prescribed in the *Safety Standards General Regulation* (BC Reg. 105/2004) under the *Safety Standards Act*, as amended or replaced from time to time;

*Gas Safety Regulation* means the *Gas Safety Regulation* (BC Reg. 103/2004) under the *Safety Standards Act*, as amended or replaced from time to time;

*gas work* means regulated work in respect of gas equipment or a gas system for which the *District* is entitled to issue a *permit* under this bylaw and under the *Gas Safety Regulation*;

*health and safety aspects of the work* means design and construction regulated by Parts 3, 4, 7, 8, 9 and 10, of the building code;

*heating system* includes forced air duct and hydronic piping distribution systems;

*Homeowner Protection Act* means the *Homeowner Protection Act*, SBC 1998, c. 31, as amended or replaced from time to time;

*licensed gas contractor* has the meaning prescribed in the *Gas Safety Regulation*;

*Local Government Act* means the *Local Government Act*, RSC 2015, c. 1, as amended or replaced from time to time;

*Master Requirements List* means the *District's* list of requirements for the information, forms, and plans to be included in an application for a *permit* provided by the Building Department of the *District* and/or available on the *District's* website;

*mechanical permit* means a *permit* issued under Part 12 of this bylaw and includes an installation permit under the *Gas Safety Regulation*;

*mechanical work* includes work on *plumbing* and *heating systems* and any other work for which a *mechanical permit* is required under this bylaw and includes *gas work*, but does not include any mechanical work that is not specifically regulated under the *Building Code*;

*Municipal Solicitor* means the person designated or appointed to that position by the *District* and any person named by the *Council* to act in place of the *Municipal Solicitor*;

*Natural Gas and Propane Code* means the B.C. Natural Gas and Propane Code as defined in the *Gas Safety Regulation*;

*occupancy permit* means an occupancy permit issued by the *District* under section 5.29 to 5.30 of this bylaw;

*owner* means the person who is the *owner* as defined in the *Building Code* or an agent of that person;

*permit* means a permit under this bylaw, including a *building permit*, *electrical permit*, *mechanical permit* or *occupancy permit*;

*plumbing* includes all or any part of a drainage system, venting system, sanitary sewage system or water system, and includes fire sprinklers;

*pool* means a *structure* or depression used or intended to be used for swimming, bathing, wading or diving which is designed to contain water and has a depth exceeding 0.5 m;

*professional design* means the plans and supporting documents bearing the date, seal or stamp, and signature of a *registered professional*;

*project* means any construction operation for which a *permit* is required under this bylaw;

*qualified person* has the meaning prescribed in section 20.112(1) of the *Occupation Health and Safety Regulation*, BC Reg 296/97, as amended or replaced from time to time;

*registered professional* means an *architect* or an *engineer*;

*retaining wall* means a wall, or a series of walls, constructed for the purpose of supporting or confining earth, water or other material and restraining it from moving, which:

- (a) exceeds 1.22 m (4 ft) in height above the lesser of natural or finished grade; or
- (b) in the case of a series of walls, if any of the walls extend above a line commencing 1.22 metres above the lesser of natural or finished grade at the base of any of the walls and projected at an angle of one linear unit vertically to one unit horizontally;

*Safety Standards Act* means the *Safety Standards Act*, SBC 2003, c. 39, as amended or replaced from time to time;

*security deposit* means the amount to be deposited with District in accordance with section 5.7;

*Servicing Agreement* has the meaning prescribed in the Development Servicing Bylaw;

*simple building* means a *building* of three storeys or less in *building height*, having a *building area* not exceeding 600 square meters and used for *major occupancies* classified as:

- (a) *residential occupancies*;
- (b) *business and personal services occupancies*;
- (c) *mercantile occupancies*; or
- (d) *medium and low hazard industrial occupancies*;

*Stop Work Order Notice* means the notice in a form prescribed by the *Chief Building Official* directing that work be immediately suspended pursuant to section 4.63 or 4.64;

*structure* means any construction or portion thereof of any kind, whether fixed to, supported by, or sunk into land or water;

*temporary building* includes a sales office, construction office or a *structure* in which tools are stored during construction of a *building* or other *structure*;

*Tree Protection Bylaw* means the District's Tree Protection Bylaw No. 7671;

*value of the work* means the amount calculated as follows:

- (a) for construction of a *building* containing a *residential occupancy* that is served by only one stove, or two stoves if permitted as an auxiliary and secondary *residential occupancy*, the greater of:
  - (i) the declared value of the work, or
  - (ii) the value calculated using Schedule A; or
- (b) for all other construction, the greater of:
  - (i) the declared value of the work, or
  - (ii) the value calculated using a method stipulated in the "Marshall Valuation Service" or "RS Means".

*Zoning Bylaw* means the *District's Zoning Bylaw* No. 3210.

### **Administrative Directions**

- 1.5 Words defining the authority of a *building official* are to be construed as internal administrative directions and not as creating a duty on a *building official*.

### **Abbreviations**

- 1.6 The abbreviations of words and phrases in this bylaw have the meanings assigned to them by the *Building Code*.

## **PART 2 PURPOSE OF BYLAW**

- 2.1 This bylaw is enacted for the purpose of regulating construction within the District of North Vancouver in the general public interest. The activities undertaken by or on behalf of the *District* under this bylaw are for the sole purpose of providing a limited and interim spot checking function for reasons of the health, safety and protection of persons, property and the environment. This bylaw and the acceptance or review of plans, drawings, specifications and supporting documents, *building reviews* or inspections made by or on behalf of the *District* do not:
- 2.1.1 constitute a representation, warranty, assurance or statement that any work undertaken pursuant to *permits* issued by the *District*:

- (a) is free from latent, or any, defects;
  - (b) complies with the *Building Code*, this bylaw or any other applicable standards or enactments; or
  - (c) meets any standards in respect of design, materials or workmanship;
- 2.1.2 in any way relieve the *owner* or his or her representatives from full and sole responsibility to perform the work in strict accordance with the *Building Code*, the *Gas Safety Regulation*, the *Electrical Safety Regulation*, this bylaw, other *District* bylaws and any other applicable enactments respecting safety;
- 2.1.3 protect *owners*, *owner/builders* or *constructors* from economic loss;
- and no person may rely on this bylaw or any of those acts as establishing compliance with the *Building Code*, this bylaw or any standard of construction.
- 2.2 This bylaw is to be interpreted in accordance with the purposes set out in section 2.1, notwithstanding any other provision in this bylaw.

### **PART 3            APPLICATION**

#### **Application**

- 3.1 Notwithstanding the issuance of a *permit* under this bylaw, an *owner* must comply with all applicable enactments, including the *Zoning Bylaw*, the *Environmental Protection and Preservation Bylaw*, the *Tree Protection Bylaw* and any applicable *development permit area* requirements.
- 3.2 This bylaw applies to:
- 3.2.1 the design, *construction* and *occupancy* of new *buildings* and *structures*;
  - 3.2.2 the alteration, reconstruction, demolition, removal, relocation and *occupancy* of existing *buildings* and *structures*; and
  - 3.2.3 existing *buildings* and *structures* in the circumstances set out in sections 3.4 to 3.7.
- 3.3 This bylaw does not apply to:
- 3.3.1 *buildings* and *structures* exempted by Part I of the *Building Code* except as expressly provided herein;
  - 3.3.2 a fence permitted to be *constructed* under the *Zoning Bylaw*, except as provided for in Part 8 - Pools;
  - 3.3.3 paving;
  - 3.3.4 a retaining *structure* that is not a *retaining wall*;

- 3.3.5 an accessory *building* with a floor area less than 10 square metres or a trellis, arbour or other such landscape feature on a parcel zoned for single family residential uses under the *Zoning Bylaw*;
- 3.3.6 non-structural repair and maintenance of lawfully-conforming *structures* on a parcel zoned for single-family residential use under the *Zoning Bylaw*;
- 3.3.7 the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, or the replacement of tubs, showers, toilets, lavatories or sinks if the work does not involve or require the rearrangement of valves, pipes or fixtures or hot water tanks.
- 3.3.8 electrical work to which the *Electrical Safety Regulation* does not apply;
- 3.3.9 *gas work* to which the *Gas Safety Regulation* does not apply.

### **Limited Application to Existing *Buildings***

- 3.4 If an application is made for a *building permit* to re-construct an existing *building* or a *structure* that is damaged or destroyed by fire, decay, storm, earthquake or otherwise to the extent of 150 percent or more of its *assessed value* of the improvements, as determined by the *building official*, then the entire *building* or *structure*, including those portions that are not damaged or destroyed, must comply with this bylaw and all other applicable District bylaws as if the entire *building* or *structure* were a new *building* or *structure*.
- 3.5 If an application is made for a *building permit* for an *addition* or *alteration* to an existing *building*, other than a single family residential *building*, the balance of the *building* must be upgraded to a level consistent with Schedule B.
- 3.6 If an *alteration* is made to an existing *building*:
  - 3.6.1 the *alteration* must comply with this bylaw and the *building code*; and
  - 3.6.2 the *building* must be upgraded to a level consistent with Schedule B.
- 3.7 If an *alteration* is limited to a suite intended for a Group A Division 2, D, E or F2 *occupancy* under the *Building Code* and if the *occupancy* load for that suite exceeds 60 persons, the suite area and its means of egress must be upgraded to a level consistent with Schedule B and:
  - 3.7.1 materials approved for one-hour fire resistive *construction* must be installed on the suite side of the suite separation, or
  - 3.7.2 the *building* must either have been *constructed* or upgraded to a level consistent with Schedule B within the last 20 years.

## PART 4

## ADMINISTRATION AND POWERS, ROLES AND RESPONSIBILITIES

### Local Safety Manager

- 4.1 The *Chief Building Official* is the local safety manager under the *Safety Standards Act* and associated regulations and has all of the powers of a local safety manager under said enactments.

### Powers

- 4.2 The *Chief Building Official* may:
- 4.2.1 administer this bylaw;
  - 4.2.2 establish the form and content of application forms and other documents, plans or forms to be submitted as part of an application for a *permit*;
  - 4.2.3 establish the form and content of the Master Requirements List;
  - 4.2.4 establish the terms and conditions of obtaining and continuing to hold a *permit* pursuant to section 15 of the *Community Charter*;
  - 4.2.5 issue and revoke *permits* under this bylaw;
  - 4.2.6 withhold a *building permit* that conflicts with bylaws in preparation in accordance with section 463 of the *Local Government Act*;
  - 4.2.7 require an applicant for a *building permit* to provide certification by a qualified professional that the plans submitted with the *permit* application, or specified aspects of those plans, comply with the *Building Code* and other applicable enactments respecting safety;
  - 4.2.8 require an applicant for a *building permit* to establish whether a method or type of *construction* or material used in *construction* of a *building* or *structure* complies with the requirements of this bylaw and the *Building Code*;
  - 4.2.9 direct that tests of materials, equipment, devices, *construction* methods, structural assemblies or foundations be carried out, or that sufficient evidence or proof be submitted by the *owner*, at the *owner's* expense, where such evidence or proof is necessary to determine whether the material, equipment, device, *construction* or foundation condition complies with this bylaw and the *Building Code*;
  - 4.2.10 require an applicant for a *building permit* in relation to a *building* that was *constructed* prior to 1990 to provide a hazardous materials report and confirmation prepared by a *qualified person* in accordance with section 20.112 of the *Occupation Health and Safety Regulation*, BC Reg 296/97, as amended or replaced from time to time;
  - 4.2.11 waive, in whole or in part, the requirements for a site plan, if the *building permit* is in relation to the repair or *alteration* of an existing *building* or *structure*;

- 4.2.12 waive the requirement for a *building review* under section 5.24 of this bylaw based on a risk-based analysis and evaluation of the performance history of the *constructor* carrying out the relevant work and the risk associated with the specific *building review* and provided that *building reviews* in respect of foundation and footing forms, framing or final *building review* may not be waived; and
- 4.2.13 designate and alter the numbering of *buildings*.
- 4.3 The *Chief Building Official* may order the correction of any work that is being or has been done in contravention of this bylaw or any other bylaw of the *District* and, without limiting the generality of the foregoing, the *Chief Building Official* may order:
  - 4.3.1 a *person* who contravenes any provision of this bylaw to comply with the provision and specify the time within which the work must be completed;
  - 4.3.2 an *owner* to have work inspected by a *building official* prior to covering;
  - 4.3.3 an *owner* to uncover any work that has been covered without *building review* contrary to this bylaw or an order issued by the *Chief Building Official*;
  - 4.3.4 a stop work order under sections 4.63 and 4.64;
  - 4.3.5 the removal of any *building, structure* or part of them *constructed* in contravention of a provision of this bylaw;
  - 4.3.6 the cessation of any *occupancy* in contravention of this bylaw;
  - 4.3.7 an *owner* to correct any unsafe conditions;
  - 4.3.8 an *owner* to correct any work that contravenes this bylaw, the *Building Code*, or any other *District* bylaws; and
  - 4.3.9 the removal of any unauthorized encroachment on *District* property.
- 4.4 Every person served with an order under section 4.3 must comply with the order within the time stated in the order.

### **Building Official**

- 4.5 *A building official:*
  - 4.5.1 may enter any land, *building, structure* or premises in accordance with the provisions of section 16 of the *Community Charter* to ascertain whether the terms of this bylaw are being observed;
  - 4.5.2 may waive the requirement for a *building review* under section 5.24 of this bylaw based on a risk-based analysis and evaluation of the performance history of the person carrying out the relevant work and provided that *building reviews* in respect of foundation and footing forms, framing or final *building review* may not be waived;

## Permit Required

- 4.6 A *permit* is required for any work regulated under this bylaw.
- 4.7 Without limiting section 4.6, a person must not do any of the following unless a *building official* has issued a valid and subsisting *permit* for the work or unless the work is specifically excluded from the ambit of this bylaw under a provision of this bylaw:
- 4.7.1 *construct*, repair or alter a *building* or *structure*, including a *temporary building* or *structure*;
  - 4.7.2 change the use, *occupancy*, or both, of a *building* or *structure* or part of a *building* or *structure*;
  - 4.7.3 install or modify a commercial cooking facility or ventilation system used in a process producing grease laden vapours;
  - 4.7.4 install or modify a fire alarm system or fire sprinkler system;
  - 4.7.5 move a *building* or *structure*;
  - 4.7.6 demolish a *building* or *structure*;
  - 4.7.7 occupy a new *building* or *structure*;
  - 4.7.8 install, *construct*, repair or alter a masonry fireplace or a wood burning appliance or chimney, unless the works are encompassed by another valid *building permit*;
  - 4.7.9 install, alter or repair plumbing or heating systems or performing other *mechanical work*; or
  - 4.7.10 perform *electrical work*.
- 4.8 Applications for a *permit* must be submitted in the form specified by the *Chief Building Official* and be submitted together with the Building Permit Fee specified in the Fees and Charges Bylaw 6481 in accordance with section 16.1 of this bylaw.
- 4.9 The Building Permit Fee will increase as prescribed in the Fees and Charges Bylaw 6481 if, contrary to this bylaw, *construction* is commenced before the *Chief Building Official* has issued a *permit*.
- 4.10 A person must not submit false or misleading information in relation to a *permit*, an application for a *permit* or *construction* undertaken under this bylaw.
- 4.11 A person must not erase, alter or modify plans and supporting documents after the same have been reviewed by a *building official* and a person must not erase, alter or modify plans and supporting documents which have been filed for reference with a *building official* after the *permit* has been issued.

## Requirements of Permit

- 4.12 Every *owner* must comply with the requirements and conditions of this bylaw and any *permit* issued under this bylaw.

## Lapse of Application

- 4.13 A *permit* application lapses 180 days from the date on which a complete application is received, unless the *permit* has not been issued because of delays caused solely by the *District*.

## Expiration of Permit

- 4.14 A *permit* expires and the rights of the *owner* under the *permit* terminate if:
- 4.14.1 the work authorized by the *permit* is not commenced within 180 days from the date of issuance of the *permit*; or
  - 4.14.2 work is discontinued for a period of 180 days or more; or
  - 4.14.3 the work is not completed within two years of the date of issuance of the *permit*.

## Permit Extension

- 4.15 A *building official* may extend the period of time set out under section 4.14 by up to six months if:
- 4.15.1 the work authorized by the *permit* has not been commenced or has been delayed or discontinued due to adverse weather, strikes, material or labour shortages, other similar hardship beyond the *owner's* control or if the size and complexity of the *construction warrants*;
  - 4.15.2 an application for the extension is made within 30 days of the date of *permit* expiration; and
  - 4.15.3 the *owner* has paid the permit extension fee prescribed in the Fees and Charges Bylaw 6481.

## Refusal to Issue Permit

- 4.16 A *building official* may refuse to issue a *permit* where, in his or her opinion, the proposed work contravenes the *Building Code*, this bylaw or the provisions of any other bylaw of the *District*.

## Permit Revocation

- 4.17 The *Chief Building Official* may revoke a *permit* if:
- 4.17.1 there is a violation of:

- (a) a condition under which the *permit* was issued;
  - (b) a requirement of the *Building Code, Electrical Code, Natural Gas and Propane Code*, or the *Safety Standards Act* and associated regulations;
  - (c) a requirement or prohibition under this bylaw or another bylaw of the *District*;
- 4.17.2 the *permit* was issued in error or based on false information;
- 4.17.3 the applicant has failed to obtain any permit required under another *District* bylaw;  
or
- 4.17.4 a circumstance arises that creates a risk that was not known or did not exist at the time the *permit* was issued.

### **Permit Cancellation**

- 4.18 An *owner*, or his or her *agent*, may cancel a *permit* application by delivering written notification of cancellation to the *Chief Building Official*.
- 4.19 If the *owner*, or his or her *agent*, submits changes to an application after a *permit* has been issued and the changes, in the opinion of the *Chief Building Official*, substantially alter the scope of the work, design or intent of the application in respect of which the *permit* was issued, the *Chief Building Official* may cancel the *permit*.

### **Permit Transfers**

- 4.20 A *permit* or an application for a *permit* may not be transferred or assigned until the *owner* has notified the *Chief Building Official* in writing, the *owner* has paid the permit transfer fee prescribed in the Fees and Charges Bylaw 6481 and the *Chief Building Official* has authorized the transfer or assignment in writing. The transfer or assignment of a *permit* is not an extension of a *permit*.
- 4.21 Any *security* being held by the District in respect of a *permit* that has been transferred must either be returned to the person or entity that paid the *security deposit* or assigned to the transferee by way of an assignment agreement in a form satisfactory to the *Chief Building Official*.

### **Permit Correction**

- 4.22 The review of plans and supporting documents and issuance of a *permit* do not prevent the *Chief Building Official* from subsequently requiring the correction of errors in the said plans and supporting documents or from prohibiting work from being carried on pursuant to the *permit* or from prohibiting occupancy of a *building* where the plans, the supporting documents, the work or the *occupancy* are in violation of this or another bylaw.

## Conformity to *Building Code*

- 4.23 The *Chief Building Official* may require the *owner* to establish whether a method or type of *construction* or material used in the *construction* of a *building* or *structure* complies with the requirements and provisions of this bylaw and the *Building Code*.

## Alternate Solutions

- 4.24 Alternate solutions will be considered by the *building official* in accordance with the provisions of the *Building Code*.

## Tests

- 4.25 The *Chief Building Official* may direct that tests of materials, equipment, devices, *construction* methods, structural assemblies or *foundations* be made and reports, documentation and evidence be provided, all at the expense of the *owner*, to determine whether the material, equipment, device, *construction* or *foundation* condition complies with this bylaw and the *Building Code*.

## OWNER'S AND CONSTRUCTOR'S RESPONSIBILITIES

### Owner's Responsibility

- 4.26 It is the full and sole responsibility of the *owner* (and where the *owner* is acting through a representative, the *owner's* representative) to carry out the work in respect of which the *permit* was issued in compliance with the *Building Code*, the *Electrical Code*, the *Natural Gas and Propane Code*, this bylaw and all other applicable enactments respecting safety.

### Owner's Undertakings

- 4.27 Despite the other provisions of this bylaw, the *Chief Building Official* may require as a condition of the issuance of a *permit* that the *owner* execute and submit to the *District* the *Owners' Responsibilities Form* in the form specified by the *Chief Building Official*.

- 4.28 Where the *Chief Building Official* determines that any work or excavation may directly, or indirectly, affect private property adjacent to the excavation site, the *owner* must provide:

4.28.1 an excavation and shoring plan, signed and sealed by a qualified professional; and/or

4.28.2 a report by a certified arborist,

specifying measures to be taken to protect adjoining land, structures, walks, walls, services and trees.

- 4.29 Every *owner* to whom a *permit* is issued must:

4.29.1 not interfere with or obstruct the entry of a *building official* or other authorized official of the *District* onto or into any land, *building*, *structure* or premises at any reasonable time in order to administer and enforce this bylaw;

- 4.29.2 ensure that the *permit*, the designs, plans and specifications on which the issuance of the *permit* was based, all municipal inspection certificates, and all professional *field review* records are available at the site of the work with respect to which the *permit* was issued for the purpose of inspection by the *building official*;
  - 4.29.3 ensure that the *permit* is posted conspicuously on the site of the work authorized by the *permit* during the entire execution of said work;
  - 4.29.4 ensure that all work for which a *permit* is required is carried out in compliance with the *permit* and any supporting documents and with the *Building Code*, the *Electrical Code*, the *Natural Gas and Propane Code*, this bylaw, any other applicable bylaw of the *District*, the *Homeowner Protection Act*, *Safety Standards Act* and associated regulations and any other applicable enactments respecting safety;
  - 4.29.5 not do any work that is at variance with the accepted designs, plans and specifications of a *building* or *structure* or of any other work for which a *permit* has been issued, unless that variance has been accepted in writing by a *building official*.
  - 4.29.6 for any *building permit* that involves soil disturbance, excavation, or concrete works, ensure that sediment and erosion are managed on the site such that no material will enter any road, any neighbouring property or the *District* sewer system;
  - 4.29.7 prior to commencing any *construction* under the *permit*, ensure that all catch basins capable of receiving surface run-off from the *construction* site are fitted with a catch basin specific design of sediment trap, which sediment traps must be maintained in accordance with the supplied manufacturer's specifications;
  - 4.29.8 obtain all permits required under other *District* bylaws in relation to the proposed work;
  - 4.29.9 pay the cost of repairs of any damage to public property or *District* works or services that occurs in the course of the work authorized by the *permit*; and
  - 4.29.10 where required by the *Chief Building Official*, post a sign on the property to which the *permit* relates for the full duration of *construction*:
    - (a) the civic address of the property in a location that is visible from all adjoining streets;
    - (b) the contact information for the *owner* or the *constructor*, including contact information that is monitored 24 hours per day for issues arising after hours or emergencies; and
    - (c) the contact information for the *District*.
- 4.30 The sign required under section 4.29.10 must conform to the template provided by the *Chief Building Official* and meet the following requirements:

- (a) maximum height from grade of 3.0 metres;
- (b) maximum area of 3.0 square metres for Part 3 buildings and a maximum area of 1.5 square metres for single or two family dwellings;
- (c) script that is at least 5.00 cm high and is in a colour that contrasts with the background of the sign; and
- (d) set out the hours permitted for *construction* under the Noise Regulation Bylaw 7188 and any exemptions to the *construction* hours which may have been granted.

## Notice

- 4.31 Every *owner* must give notice in writing to the *Chief Building Official* of any change in or termination of engagement of a *registered professional* during the course of the *construction* before the change or termination occurs.
- 4.32 If an *owner* terminates the engagement of a *registered professional*, the *owner* must suspend the work with respect to which the *registered professional* was engaged until the *owner* has engaged a new *registered professional* and has delivered to the *Chief Building Official* letters of assurance from the new *registered professional*.
- 4.33 It is the *owner's* responsibility to give notice in writing to the *Chief Building Official* immediately upon any change in ownership or change in the address of the *owner* which occurs prior to the issuance of an *occupancy permit*.
- 4.34 Every *owner* must give such other notice to the *Chief Building Official* as may be required by the *Chief Building Official* or by a provision of this bylaw.

## Uncovering Work

- 4.35 When required by the *Chief Building Official*, every *owner* must uncover and replace at the *owner's* own expense any work that has been covered without inspection contrary to this bylaw.

## Damage to Public Property

- 4.36 Every *owner* to whom a *permit* is issued must not cause damage to *District* property or municipal works during the work authorized by the *permit* and, in the event that such damage is caused, the *owner* is responsible for the cost to repair such damage.
- 4.37 If the *Chief Building Official* determines that *District* property or municipal works or services have been damaged, obstructed or fouled by debris, material or dirt in the course of work authorized by a *permit*, the *Chief Building Official* may deliver written notice to the *permit* holder to repair or clean up and if the required work is not completed within the time specified in the notice, the *District* may, but is not obligated to, carry out such work.

- 4.38 Every *owner* must pay to the *District*, within 30 days of receiving an invoice for same from the *District*, the cost of repairs undertaken by the *District* pursuant to section 4.37, failing which the *District* may, without notice, deduct the invoiced amount from the *owner's* *security deposit*.

## Demolition

- 4.39 Every *owner* applying for a *demolition permit* must:
- 4.39.1 provide a vacancy date;
  - 4.39.2 provide written authorization from all *owners* to demolish;
  - 4.39.3 deposit with the *District* a *demolition security deposit* in the amount specified in section 5.7.1 of this bylaw as security for the repair, replacement, and clean up of any water and sewer works, roadways, curbs, gutters, sidewalks, boulevards and other *District* property damaged in the course of the work authorized by the *demolition permit* and for the clean-up of the land subject to the *permit* and/or completion of the works required under sections 4.39.4 [capping fees] and 4.42 [demolition clean up];
  - 4.39.4 pay the capping and inspection chamber installation fees prescribed in the Waterworks Bylaw and the Sewer Bylaw; and
  - 4.39.5 all municipal services must be capped and terminated at the property line in a *District* standard inspection chamber and valve arrangement.
- 4.40 The *Chief Building Official* may require as a condition of issuing a *demolition permit* that the *owner* provide a report from a commercial pest control service that a *building* or *structure* which is proposed to be demolished is free of rodent infestations and/or noxious weeds or pests.
- 4.41 Every *owner* must ensure that prior to carrying out demolition, all erosion and sediment controls as required pursuant to the Development Servicing Bylaw 8145 and the Environmental Protection and Preservation Bylaw 6515, as amended or replaced, have been installed.
- 4.42 Every *owner* must ensure that immediately upon completion of demolition:
- 4.42.1 all debris and fill is cleared from the site;
  - 4.42.2 all gypsum board and other recyclable materials from the *building* is separated from other debris and disposed of in accordance with applicable provincial regulations;
  - 4.42.3 the site is back-filled and all holes filled;
  - 4.42.4 the site is made level based on the grades indicated on the topographical survey required pursuant to section 5.6;
  - 4.42.5 the site is made stable from water or rainfall induced erosion; and

4.42.6 the site left in a neat and tidy condition.

- 4.43 The *Chief Building Official* may waive and/or relax the time for compliance with any of the conditions set out in section 4.42 provided that a *building permit* to *construct* a new *building* has been issued for the same property.
- 4.44 If the *building official* determines that the terms and conditions upon which a *demolition permit* is issued are not being complied with, the *building official* may deliver written notice requiring compliance within 24 hours and if the *building official* determines that non-compliance continues after 24 hour notice period, then the *District* may, but is not obligated to, enter on to the property to which the demolition permit relates and do or cause to be done through its contractors all such things as may be required to fulfil said conditions, including without limitation, completion of the demolition and securing the site, and for such purpose may without notice or limitation deduct from the demolition *security deposit* all costs and expenses incurred and payments and expenditures made by the *District*.
- 4.45 The *District* will return to the payee the demolition *security deposit* less all amounts deducted therefrom in accordance with section 4.39.3, upon completion of the demolition work contemplated in the *demolition permit* and upon the *building official* being satisfied that all damage caused by the applicant has been repaired and all conditions upon which the *demolition permit* was issued have been complied with and satisfied.

### **Obligations of Constructor**

- 4.46 Every *constructor* must ensure that all requirements of the *Building Code*, this bylaw and other applicable enactments respecting *construction safety* are complied with.
- 4.47 Every *constructor* is responsible jointly and severally with the *owner* for all work undertaken to which this bylaw applies.

## **PROFESSIONAL DESIGN AND FIELD REVIEWS**

### **Requirement for Registered Professional for Construction of Complex *Building***

- 4.48 The *owner* must provide *professional design* and plan certification and *field reviews* for the *construction* of a *complex building*, supported by letters of assurance in the form specified in the current *Building Code*, each signed by such *registered professionals* as the *Chief Building Official* or *Building Code* may require.
- 4.49 If the site conditions, size or complexity of a development or an aspect of a development warrant, the *Chief Building Official* may require a qualified professional to determine the bearing capacity by providing design and plan certification and field reviews supported by letters of assurance in form specified in the current *Building Code*.

### **Other Projects where Registered Professional is Required**

- 4.50 The *owner* must provide *professional design* and *field reviews* supported by letters of assurance in the form of Schedules A (if applicable) and B referred to in section 2.6 of Part 2 of the *Building Code*, each signed by such *registered professionals* as the *Chief*

*Building Official* or *Building Code* may require, to prepare the *professional design* for and conduct *field reviews* of:

- 4.50.1 the construction or *alteration* of a *simple building* constructed on, or contiguous to, a *complex building*;
- 4.50.2 the *construction* or *alteration* of *foundations* and *excavations* in respect of *simple buildings* if required by the *Chief Building Official* in the circumstances set out in section 5.5;
- 4.50.3 the *construction* or *alteration* of structural, electrical, mechanical or fire suppression elements for *simple buildings* if required by the *Chief Building Official* in the circumstances set out in section 5.5;
- 4.50.4 the *construction* or *alteration* of any structural components of a *building* that fall within the scope of Part 4 of the *Building Code*;
- 4.50.5 the *construction* or *alteration* of a *retaining wall*;
- 4.50.6 the *construction* or *alteration* of a *building* that is designed with common egress systems for the occupants and requires the use of *firewalls* according to the *Building Code*;
- 4.50.7 the *construction* or *alteration* of the *building* envelope components of:
  - (a) all *buildings* under Part 3 of the *Building Code*,
  - (b) all residential *buildings* that contain more than two dwelling units, and
  - (c) all other *buildings* whose *building* envelopes do not comply with the prescriptive requirements of Part 9 of the *Building Code*;
- 4.50.8 *electrical work* in a complex building;
- 4.50.9 *mechanical work* in a complex building;
- 4.50.10 the installation of storm water pumps;
- 4.50.11 the installation of sanitary pumps where the pump serves an entire residence;
- 4.50.12 the installation of a fire sprinkler system, except for modifications to existing systems involving the relocation or addition of less than six sprinkler heads, in which case the requirement for *registered professional design* and *field review* may be waived by the *Chief Building Official*;
- 4.50.13 the *construction* or *alteration* of a *building* or *structure* on a parcel that the *Chief Building Official* believes is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche. For greater certainty, this requirement for *professional design* and a *field review* is in addition to a requirement under any other enactment for a report certified by a qualified professional that the parcel may be used safely for the use

intended;

- 4.50.14 any *project* where the *Chief Building Official* considers that the site conditions, size or complexity of or associated with the *project* warrant the provision of *professional design* and *field reviews*.
- 4.51 Sealed copies of the *professional design* and *letters of assurance* required by sections 4.48 and 4.50 must be submitted to the *building official* prior to issuance of a *building permit* for the work.
- 4.52 The requirement for *professional design* and *field review* may be waived by the *Chief Building Official* for work involving minor tenant improvements.
- 4.53 The *Chief Building Official* may require the *registered professional* carrying out the *professional design* and *field review* of a *building* envelope to provide evidence that he or she has experience and expertise in respect of the *professional design* and *field review* of *building* envelopes.
- 4.54 Where *professional design* is required pursuant to sections 4.48 or 4.50, the *owner* must give notice in writing to the *Chief Building Official* of any change in or termination of engagement of a *registered professional* during *construction* immediately when the change or termination occurs.
- 4.55 If an *owner* terminates the engagement of a *registered professional*, the *owner* must terminate the work until the *owner* has engaged a new *registered professional* and has delivered to the *Chief Building Official* letters of assurance.
- 4.56 Where an *owner* has provided a report by a *registered professional*, the *Chief Building Official* make direct that the report be peer reviewed by a qualified professional selected and retained by the *District*. The peer review will be completed at the *owner's* expense and the *owner* must pay the invoice for same within 30 days of the invoice date, If the invoice amount is not paid when due, the *Chief Building Official* may, at his/her discretion, issue a *Stop Work Order Notice*. The unpaid invoice amount may be deducted from the *security deposit*.
- 4.57 For all new single family *construction*, the *owner* must provide *professional design* and plan certification and *field reviews* for the building envelope, supported by letters of assurance in the form specified in the current *Building Code*.

#### **Assurance of Field review**

- 4.58 Not less than 48 hours prior to the coordinated preoccupancy site review for a *complex building* and not less than 48 hours prior to final inspection for a *simple building* or other *project* in circumstances where letters of assurance have been required in accordance with section 4.48 or 4.50, the *owner* must provide the *District* with letters of assurance in the form of Schedules C-A or C-B, as appropriate, referred to in section 2.6 of Part 2 of the *Building Code*.

## Professional Liability Insurance

- 4.59 A *registered professional* who provides letters of assurance as required by this bylaw must provide proof of professional liability insurance to the *Chief Building Official* in the form specified by the *Chief Building Official*.

## Professional Plan Certification

- 4.60 The letters of assurance provided pursuant to sections 4.48, 4.49, 4.50 or 4.57 are relied upon by the *District* and its *building officials* as certification that the *professional design* and plans to which the letters of assurance relate comply with the *Building Code*, the *Electrical Code*, the *Natural Gas and Propane Code* and other applicable enactments relating to safety.

## Field reviews

- 4.61 If a *registered professional* provides letters of assurance in accordance with sections 4.48, 4.49, 4.50 or 4.57, the *District* will rely solely on *field reviews* undertaken by the *registered professional* and the letters of assurance submitted pursuant to this bylaw as assurance that the work authorized by the *permit* substantially conforms to the *design*, plans and specifications and that the work substantially complies with the *Building Code*, the *Electrical Code*, *Natural Gas and Propane Code*, this bylaw, any other applicable bylaw of the *District*, provisions of the *Homeowner Protection Act*, *Safety Standards Act* and associated regulations, or any other applicable enactments respecting safety.
- 4.62 Despite section 4.61, a *building official* may attend the site from time to time during the course of the work to ascertain that the *field reviews* are taking place and to monitor the *field reviews* undertaken by the *registered professionals*.

## Stop Work Order

- 4.63 The *Chief Building Official* may direct the immediate suspension or correction of all or a portion of work to which this bylaw applies by attaching a *Stop Work Order Notice* on the premises on which the work is being done where the work is not being performed in accordance with the requirements of the *Building Code*, the *Electrical Code*, the *Natural Gas and Propane Code*, this bylaw, any other applicable bylaw of the *District*, provisions of the *Homeowner Protection Act*, *Safety Standards Act* and associated regulations, or any other applicable enactments respecting safety.
- 4.64 A *coordinating registered professional* may request, in writing, that the *Chief Building Official* order the immediate suspension or correction of all or a portion of work on a *building* or *structure* by attaching a *Stop Work Order Notice* on the premises on which the work is being done. The *Chief Building Official* will consider such a request and if not acted upon, will give reasons, in writing, to the *coordinating registered professional*.
- 4.65 If a *registered professional's* services are terminated, the *owner* must immediately stop any work that is subject to his or her *professional design* or *field review* and the *Chief Building Official* is deemed to have issued a *Stop Work Order Notice* under section 4.63.

- 4.66 The *owner* must immediately after posting a *Stop Work Order Notice* secure the *construction* and the lands and premises surrounding the *construction* in compliance with the safety requirements of every statute, regulation or order of the Province or of a provincial agency and of every applicable bylaw of the *District*.
- 4.67 No work other than the required remedial measures may be carried out on a parcel affected by the *Stop Work Order Notice* until the *Stop Work Order Notice* has been removed by the *Chief Building Official*.
- 4.68 The *Stop Work Order Notice* must remain posted on the premises until the required remedial measures have been completed and the *Chief Building Official* directs in writing that the notice may be removed.

### **Do Not Occupy Notice**

- 4.69 If a person occupies a *building* or *structure* or part of a *building* or *structure* in contravention of section 4.7.2 of this bylaw a *building official* may post a *Do Not Occupy Notice* on the affected part of the *building* or *structure*.
- 4.70 If a notice is posted under section 4.69, the *owner* of the parcel on which a *Do Not Occupy Notice* has been posted and every other person must cease occupancy of the *building* or *structure* immediately and must refrain from further *occupancy* until all applicable provisions of the *Building Code* and this bylaw have been substantially complied with and the *Do Not Occupy Notice* has been rescinded in writing by a *building official*.

### **No Interference with Notices**

- 4.71 A person must not reverse, alter, deface, cover, remove or in any way tamper with a *construction* site identification placard, *Stop Work Order Notice*, certificate, card or notice posted on or affixed to a *building* or *structure* pursuant to a provision of this bylaw unless authorized by the *Chief Building Official*.

## **PART 5 BUILDING PERMIT**

### **Requirements before Applying for Building Permit**

- 5.1 Prior to submitting an application for a *building permit*, the *owner* must satisfy the following requirements or conditions:
  - 5.1.1 issuance of a development permit in an area designated by the *District's* official community plan as a development permit area, where required;
  - 5.1.2 compliance of the proposed *building* or *structure* with all *District* bylaws, except to the extent a variance of a bylaw is authorized by a development permit, development variance permit or order of the Board of Variance;
  - 5.1.3 signing by the *Approving Officer* of a subdivision plan that, once registered, would create the parcel on which the *building* or *structure* is proposed to be *constructed*;
  - 5.1.4 documentation to provide evidence to the *Chief Building Official* that the *person*

applying for the proposed *building permit* is the *owner* of the parcel that is the subject of the proposed *building permit* application or is the *agent* of the *owner*;

- 5.1.5 if the parcel that is the subject of the proposed *building permit* application is not, or is not intended to be, connected to the *District's* sewage disposal system, approval of an alternate *private sewage disposal system*;
- 5.1.6 if the parcel that is the subject of the proposed *building permit* application is not connected to the *District's* waterworks system, approval of an alternate water supply system.

### **Applications for Complex *Buildings***

- 5.2 An application for a *building permit* with respect to a *complex building* must include all of the applicable information, documents and plans specified in the Master Requirements List and:
  - 5.2.1 be accompanied by the *Owner's Responsibilities Form* and, where applicable, the *Authority to Represent the Owner Form*, in the forms specified by the *Chief Building Official*, signed by the *owner* or a signing officer if the *owner* is a corporation;
  - 5.2.2 include a copy of a title search made within 30 days of the date of the application;
  - 5.2.3 include the name and address of the *designer* of the *building* or *structure*; and
  - 5.2.4 include a *Building Code* compliance summary, including applicable edition of the *Building Code*, Part 3 or Part 9 designation, major occupancy classification(s) of the *building*, *building* area and height, number of streets the *building* faces, accessible entrances, work areas, washrooms and facilities.
- 5.3 In addition to the requirements of section 5.2, the following may be required to be submitted with a *building permit* application for the *construction* of a *complex building* if, in the opinion of a *building official*, the complexity of the proposed *building* or *structure* or siting circumstances warrant:
  - 5.3.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the *District's* development servicing bylaw;
  - 5.3.2 section through the site showing grades, *buildings*, *structures*, parking areas and driveways;
  - 5.3.3 any other information required by the *building official* or the *Building Code* to establish compliance with this bylaw, the *Building Code* and other bylaws and enactments relating to the *building* or *structure*.

## Applications for Simple Buildings

- 5.4 An application for a *building permit* for a *simple building* must include all of the applicable information, documents and plans specified in the Master Requirements List and:
- 5.4.1 the *Owner's Responsibilities Form* and, where applicable, the *Authority to Represent the Owner Form*, in the form specified by the *Chief Building Official*, signed by the *owner* or a signing officer if the *owner* is a corporation;
  - 5.4.2 a title search made within 30 days of the date of the application;
  - 5.4.3 the name and address of the *designer* of the *building* or *structure*;
  - 5.4.4 a foundation and excavation design for (i) components of new *simple buildings* greater than 46 m<sup>2</sup> and (ii) *additions* to *simple buildings* greater than 46 m<sup>2</sup> to *simple buildings* prepared by a *registered professional* in accordance with section 4.2 of Part 4 of the *Building Code*. This section 5.4.4 does not apply to garages, carports and garden *structures* located on land zoned for single family use. The requirements of this section 5.4.4 may be waived by the *Chief Building Official* if documentation, prepared and sealed by a *registered professional*, is provided assuring that the *professional design* of the foundation substantially complies with section 9.4.4 of Part 9 the *Building Code* and the foundation excavation substantially complies with section 9.12 of Part 9 of the *Building Code*;
  - 5.4.5 include a geotechnical report if the *Chief Building Official* determines that the site conditions so warrant;
  - 5.4.6 include letters of assurance as may be required pursuant to section 4.50 ;
- 5.5 In addition to the requirements of section 5.4, the *Chief Building Official* may require the following to be submitted with a *building permit* application for the *construction* of a *simple building* if the *project* involves two or more *buildings* which in the aggregate total more than 1000 square meters or two or more *buildings* that will contain four or more dwelling units:
- 5.5.1 site servicing drawings, including sufficient detail of off-site services to indicate locations at the property line, prepared and sealed by a *registered professional*, in accordance with the Development Servicing Bylaw 8145;
  - 5.5.2 a section through the site showing grades, *buildings*, *structures*, parking areas and driveways;
  - 5.5.3 a roof plan and roof height calculations;
  - 5.5.4 letters of assurance as required by section 4.50;
  - 5.5.5 any other information required by the *building official* or the *Building Code* to establish substantial compliance with this bylaw, the *Building Code* and other bylaws and enactments relating to the *building* or *structure*.

## Survey

- 5.6 The *Chief Building Official* may order any *owner* to submit an up to date plan of survey prepared by a registered British Columbia land surveyor which contains sufficient information respecting the site and location of any *building*:
- 5.6.1 to establish, before *construction* begins, that all the provisions of this bylaw in relation to this information will be complied with;
- 5.6.2 to verify, on completion of the *construction*, that:
- (a) finished grade elevations and onsite drainage works have been completed in accordance with the *building permit* plans; and
  - (b) all provisions of this bylaw have been complied with;
- 5.6.3 in relation to an existing *building*, when and as required by the *Chief Building Official*, to substantiate its location, size, including appendages whether above, at or below ground level, relative to the site or its relationship to neighbouring grades; and
- 5.6.4 in relation to *construction* of a new *building* or addition to an existing *building*, prior to the placement of concrete for *foundations* and footings, including the elevations at proposed top of concrete on all *building* elevations and at all significant changes of elevation to substantiate its size, location and elevation,
- and every person served with an order under this section must comply with the order.

## Security Deposit

- 5.7 Except as provided in section 5.8, an applicant for a *building permit* must pay to the *District*, at the time of the application, *security deposits* in the following amounts in the form of cash or an irrevocable letter of credit in a form satisfactory to the *District*:
- 5.7.1 \$10,000 or 1.0 percent of the *value of the work*, whichever is greater, to a maximum of \$20,000 for each new single family residential dwelling or demolition authorized by the *permit*;
- 5.7.2 \$2,500 or 1.0 percent of the *value of the work*, whichever is greater, to a maximum of \$5,000 for each *permit* for additions, renovations, alterations in a single family dwelling;
- 5.7.3 1.0 percent of the *value of the work* up to a maximum of \$1,000 where the property to which the *permit* relates is not the subject of a form and character *development permit*;
- 5.7.4 where the property to which the *building permit* relates is the subject of a form and character *development permit*, the security taken for landscaping under the *development permit* will serve as the security for the *building permit* and may be used by the District in accordance with section 5.10; and

5.7.5 1.0 percent of the *value of the work* where the property to which the *permit* relates does not fall within subsections 5.7.1 through 5.7.4.

5.8 Notwithstanding section 5.7, where an applicant for a *building permit* has multiple *permits* in progress, the *Chief Building Official* may, but is not obligated to, permit such applicant to post and maintain rolling *security deposit* amounts as set out in the table below to serve as the *security deposit* required in section 5.7 for any applicant which is named on the letter of credit, provided however that the *Chief Building Official* may revoke the approval under this section 5.8 where the applicant has a history of repeated or on-going non-compliance with construction-related *District* bylaws:

| <b>Number of Permits</b> | <b>Security Deposit Amount</b> |
|--------------------------|--------------------------------|
| Up to 10                 | \$50,000.00                    |
| 11 to 20                 | \$80,000.00                    |

5.9 Notwithstanding section 5.7, the *Chief Building Official* may waive the requirement to provide a *security deposit* where satisfied that (a) the *value of the work* is less than \$100,000.00 and (b) the likelihood of damage being caused to *District* infrastructure is low.

5.10 The *security deposit* may be used by the *District* to:

5.10.1 cover the costs borne by the *District* to:

- (a) maintain, restore or replace any public works or public lands which are destroyed, damaged or otherwise impaired in carrying out the work referred to in any *permit* held by the applicant, in accordance with sections 4.37 and 4.38;
- (b) cover the costs borne by the District to make the site safe if the *permit* holder abandons or fails to complete the work as designated on the *permit*;
- (c) clear any debris, material, dirt, chattels, or equipment which have accumulated on any road, lane, sidewalk, boulevard or other District property as a result of work carried out in connection with any *building permit* held by the applicant;
- (d) backfill the site and make the site level based on the grades indicated on the topographical survey submitted as part of the application for a *permit*;
- (e) install erosion and sediment controls;
- (f) install sod, sow seeds, or plant trees and/or vegetation;
- (g) make the site safe if the *permit* holder abandons or fails to complete the work as designated on the *permit*;
- (h) correct any damage to the environment that results as a consequence of a contravention of any condition or requirement in a *development permit*;

- 5.10.2 pay for a peer review required pursuant to section 4.56 where the *owner* has failed to pay;
  - 5.10.3 cover the District's administrative costs including, but not limited to, costs incurred investigating expired *permits*, renewing existing *permits*, re-inspection fees, legal costs or Land Title Office registration costs for notices filed against title;
  - 5.10.4 serve as the *security deposit* for a provisional *occupancy permit* when such a *permit* requires a security deposit; and
  - 5.10.5 serve as a *security deposit* for the purpose of effecting compliance with any condition under which the *permit* was issued.
- 5.11 Where the *District* has drawn down the *security deposit* in accordance with section 5.10, the *building permit* applicant must within 10 days of notice from the *District* restore the *security deposit* to the amount originally posted.
- 5.12 The security taken pursuant to the Environmental Protection and Preservation Bylaw 6515 and the Tree Protection Bylaw 7671 constitutes security for the purpose of this bylaw and may be used in accordance with section 5.10 and the *security deposit* taken pursuant to section 5.7 of this bylaw may be used as security for the purpose of the Environmental Protection Bylaw 6515 and the Tree Protection Bylaw 7671.
- 5.13 The *security deposit*, or the amount remaining after any deductions made by the *District* in accordance with section 5.10, will be returned, with interest, to the person or entity that paid the *security deposit* after:
- 5.13.1 all required repairs, replacement, clean-up and other works under section 5.10.1 have been completed to the satisfaction of the *building official*;
  - 5.13.2 the *building official* is satisfied that no further damage to public works or public lands will occur;
  - 5.13.3 the *building reviews* required by this bylaw are complete and acceptable to the *building official*; and
  - 5.13.4 the conditions or provisions of a provisional *occupancy permit* are completed to the satisfaction of the *building official*.
- 5.14 Any amount in excess of the *security deposit* required by the *District* to complete corrective work to public lands, public works, or the site is recoverable by the *District* from the *permit* holder, the *constructor* or the *owner* of the property.
- 5.15 If a *security deposit* is not collected by the payee within 5 years of the date the *occupancy permit* was issued or the last inspection was conducted, the full amount may be retained by the District and deposited to general revenue.

### **Compliance with the Homeowner Protection Act**

- 5.16 If a *building permit* application is made in respect of a *building* that includes, or will include, a *residential occupancy*, the *building permit* must not be issued unless the *owner* provides

evidence under section 30(1) of the *Homeowner Protection* that the proposed *building*:

5.16.1 is covered by home warranty insurance; and

5.16.2 the *constructor* is a licensed residential builder.

5.17 Section 5.16 does not apply if the *owner* is not required to be licensed and to obtain home warranty insurance in accordance with sections 20(1) or 30(1) of the *Homeowner Protection Act*.

5.18 Every *building permit* is issued subject to the *owner* and *constructor* maintaining compliance with the *Homeowner Protection Act* and negotiations under it during the term of the *building permit*.

### **Partial Building Permit**

5.19 A *building official* may issue a *building permit* for a portion of a *building* or *structure* or for an *excavation* before the design, plans and specifications for the entire *building* or *structure* have been accepted if sufficient information has been submitted to the *District* to demonstrate to the *building official* that the portion authorized to be *constructed* substantially complies with this and other applicable bylaws and all *security deposits* and charges related to the entire *building* or *structure* and the *permit* fee applicable to that portion of the *building* or *structure* have been paid. Despite the issuance of a *permit*, the requirements of this bylaw apply to the remainder of the *building* or *structure* as if the *permit* for the portion of the *building* or *structure* had not been issued.

5.20 If a site has been *excavated* under a *building permit* for *excavation* only and a *building permit* is not subsequently issued for a *building* or *structure* to which the *excavation* relates, or if such a *permit* is issued but subsequently expires without the *construction* of the *building* or *structure* having commenced, the *owner* must fill in the *excavation* and restore the original gradients of the site within 60 days of being served notice by the *District* to do so.

### **Building Reviews**

5.21 If a *registered professional* provides letters of assurance in accordance with section 4.48, 4.49, 4.50 or 4.57, the *District* will rely solely on *field reviews* by the *registered professional* and the letters of assurance submitted pursuant to this bylaw as assurance that the *construction* substantially conforms to the design, plans and specifications and that the *construction* complies with the *Building Code*, this bylaw and other applicable enactments respecting safety.

5.22 Despite section 5.21, a *building official* may attend the site from time to time during the course of *construction* to ascertain that the *field reviews* are taking place and to monitor the *field reviews* undertaken by the *registered professionals*.

5.23 A *building official* may attend periodically at the site of the *construction* of *simple buildings* or *structures* to ascertain whether the *health and safety aspects of the work* are being carried out in substantial conformance with those portions of the *Building Code*, this bylaw and any other applicable enactments concerning safety.

- 5.24 For all work in respect of *simple buildings*, the *owner* must:
- 5.24.1 where required by the *Chief Building Official*, arrange a preconstruction meeting with at least 48 hours' notice to the *District* and said preconstruction meeting must be attended by the *building official*, the *constructor* and the *owner* or his or her representative;
  - 5.24.2 give at least 24 hours' notice to the *District* when requesting a *building review*; and
  - 5.24.3 obtain a *building review* and receive a *building official's* written acceptance of the following aspects of the work prior to concealing them:
    - (a) after demolition, but only where no *building permit* has been applied for in respect of the site, the grading of and removal of debris from the site;
    - (b) foundation and footing forms, before concrete is poured;
    - (c) foundation dampproofing;
    - (d) site and foundation drainage;
    - (e) prior to inspection under section 5.24.3(f), plumbing located below the finished slab level;
    - (f) after preparation of the subgrade, but prior to pouring the concrete floor slab including any hydronic heating pipes and below slab insulation;
    - (g) framing, firestopping, bracing, chimney and ductwork, including rough in of factory built chimneys and fireplaces and solid fuel burning appliances, rough wiring, rough plumbing, rough heating, rough gas piping, gas venting, gas appliance rough in, exterior doors and windows, but prior to the installation of insulation, interior finishes, sheathing paper or exterior finishes which would conceal such work;
    - (h) insulation and vapour barrier;
    - (i) the *health and safety aspects of the work* when the *building* or *structure* is substantially complete (prior to *occupancy*, where *occupancy* is required).
- 5.25 A *building official* will only carry out a *building review* under section 5.24 if the *owner* has requested the *building review* and only in the order prescribed in section 5.24.3(a) to (j).
- 5.26 Despite the requirement for the *building official's* acceptance of the work outlined in section 5.24.3, if a *registered professional* provides letters of assurance, the *District* will rely solely on *field reviews* by the *registered professional* and the letters of assurance submitted pursuant to this bylaw as assurance that the aspect of the *construction* referenced by those letters of assurance substantially conform to the design, plans and specifications and that the *construction* complies with the *Building Code*, this bylaw and other applicable enactments respecting safety.
- 5.27 A person must not conceal any aspect of the work referred to in section 5.24.3 of this

bylaw until a *building official* has provided notice of acceptance.

5.28 For work in respect of *complex buildings*, the *owner* must:

5.28.1 arrange a preconstruction meeting with at least 48 hours' notice to the *District* and said preconstruction meeting must be attended by the *building official*, the *owner* or his or her representative, the *coordinating registered* professional, the *constructor* as well as representatives of major trades;

5.28.2 arrange a pre-occupancy coordinated site review meeting with at least 48 hours' notice to the *District* for the *owner*, the *constructor* and the *registered professionals* to demonstrate to the *building official* and *District Fire Service* the compliance with the *health and safety aspects of the work*, the coordination and integration of the fire and life safety system, applicable *District* requirements and other enactments respecting safety; and

5.28.3 cause the *coordinating registered professional* to deliver to the *building official*, at least 48 hours prior to the pre-occupancy coordinated site review meeting, a confirmation of required documentation in the form specified by the *Chief Building Official*, with all such documentation contained in a hard covered three ring binder and in digital pdf format on a USB flash drive.

## Occupancy Permits

5.29 A person must not:

5.29.1 occupy or *permit occupancy* of a *building* or *structure* or part of a *building* or *structure* until a *building official* has issued a final inspection notice for it;

5.29.2 a new *building* or *structure* or a *building* where there has been a change in the occupancy classification under the *Building Code* until an *occupancy permit* has been issued by the *Chief Building Official*.

5.30 An *occupancy permit* will not be issued unless:

5.30.1 all letters of assurance have been submitted when required by this bylaw;

5.30.2 the confirmation of required documentation specified in section 5.28.3 has been submitted when required in accordance with the requirements of this bylaw;

5.30.3 all aspects of the work requiring *building review*, inspection and acceptance pursuant to this bylaw have been reviewed, inspected and accepted or the inspections and acceptance are not required pursuant to section 5.21;

5.30.4 the post *construction* reports by the applicable qualified professionals pursuant to the *development permit* have been submitted;

5.30.5 the *owner* has executed and delivered to the *District* every agreement, instrument or form required by the *District* in relation to the work or the site; and

5.30.6 all required off site works respecting safety have been completed.

- 5.31 A *building official* may issue a *provisional occupancy permit* for partial occupancy of all or a portion of a *building* under *construction* when that portion of the *building* or *structure* is self-contained and provided with essential services respecting health and safety. The holder of a *provisional occupancy permit* must pay the Provisional Occupancy Fee prescribed in the Fees and Charges Bylaw 6481.

### Temporary Building

- 5.32 Subject to the bylaws of the *District* and orders of *Council*, the *Chief Building Official* may issue a *building permit* for the erection or placement of a *temporary building* or *structure* for *occupancy* provided that the occupancy will not exceed one year and the *building* or *structure* will be removed immediately thereafter.
- 5.33 The application for a *building permit* for the erection or placement of a *temporary building* or *structure* must include:
- 5.33.1 the information, documents and plans specified in the Master Requirements List;
  - 5.33.2 security in the form of cash or a letter of credit for 10% of the value of the *temporary building*, which security:
    - (a) may be used by the *District* to remove the *building* after one year of the date of the final inspection required under this bylaw, or
    - (b) must be returned to the *owner* if the *owner* removes the *temporary building* within one year of the date of the final inspection of the *temporary building* required under this bylaw; and
  - 5.33.3 the non-refundable Temporary Building Fee prescribed in the Fees & Charges Bylaw 6481.

### Sanitary Facilities

- 5.34 After a *building permit* has been issued and during the time it remains valid under this bylaw, the *owner* must provide on the parcel of land in respect of which the *building permit* has been issued, sanitary facilities for the disposal of human waste from individual persons who enter on the parcel in relation to the work referred to in the *building permit*, which facilities must be accessible and unlocked when not occupied, and every sanitary facility that is not connected by plumbing that complies with the *British Columbia Plumbing Code* and this bylaw to a:
- 5.34.1 sanitary sewer; or
  - 5.34.2 septic disposal system approved under the *Public Health Act*, SBC 2008, c. 28, as amended or replaced from time to time,
- must, at all times the facility is required under this bylaw, be supplied with toilet paper, a locking door for privacy, and ventilation, and kept in a sanitary condition without leaking beyond the facility and without overflowing within the facility. Such facilities must be located so as not to create a nuisance to neighbouring parcels or highways.

## PART 6 ACOUSTIC REQUIREMENTS

- 6.1 The applicant for a *building permit for construction* of any *building* which will contain a *residential occupancy*, other than a single family dwelling, must provide as part of the application a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level:

| <u>Portion of Dwelling Unit</u>  | <u>Noise Level (Decibels)</u> |
|----------------------------------|-------------------------------|
| Bedrooms                         | 35                            |
| Living, dining, recreation rooms | 40                            |
| Kitchen, bathrooms, hallways     | 45                            |

## PART 7 ACCESSIBLE DESIGN REQUIREMENTS

- 7.1 The applicant for a *building permit for construction* of a multi-family *building* must demonstrate that the design and *construction* complies with the District's Accessible Design Policy for Multi-Family Housing, as amended or replaced, or such other design as may be accepted by the *Chief Building Official*.

## PART 8 POOLS

### Permit Required

- 8.1 Without limiting section 4.6, no person may *construct* or structurally repair a swimming *pool* without a valid and subsisting *building permit*.

### Swimming Pool Fencing

- 8.2 A *pool*, spa or hot tub not contained within a *building* must be completely enclosed by a fence *constructed* without footholds or grips that children may use to climb into the enclosed area, having a minimum height of 1.2 meters and no openings greater than 100 mm at their least dimension.

### Pool Gate

- 8.3 Access through a fence enclosing a *pool*, *spa* or *hot tub* must be only through a self-closing and self-latching gate designed and *constructed* or installed so as to cause the gate to return to a closed position when not in use and secured by a latch located on the *pool*, *spa* or *hot tub* side of the gate.

### Spa or Hot Tub Lid

- 8.4 In lieu of a fence, a spa or hot tub may be covered with a locking cover to prevent

unauthorized access to the water.

## **Maintenance**

- 8.5 The owner and the occupier of any property on or in which a *pool*, spa or hot tub is located must maintain all fences, gates or covers required under sections 8.2 to 8.4 in good order at all times and must immediately repair or replace any sagging fences, gates, loose parts, torn mesh, missing materials, worn latches, locks or broken or binding members.

## **PART 9 RETAINING WALLS**

### **Permit**

- 9.1 Without limiting section 4.6, no *person* may *construct*, or structurally repair, a *retaining wall* without a valid and subsisting *building permit* or *development permit*, if required.
- 9.2 A *registered professional* must undertake the design and conduct *field reviews* of the *construction* or structural repair of a *retaining wall*. Sealed copies of the design plan and letters of assurance prepared by the *registered professional* for all *retaining walls* must be submitted to a *building official* prior to issuance of a *permit* for the work.

### **Slopes Created by Excavation**

- 9.3 Except as certified by a qualified professional, a cut on a parcel that is steeper than one linear unit vertically to one linear unit horizontally and total height of 1.22 meters or more that is created by *excavation* is prohibited unless restrained by a *retaining wall*.

### **Slopes Created by Fill Material**

- 9.4 Except as certified by a qualified professional, fill material placed on a parcel, unless restrained by permitted *retaining walls*, must not have a surface slope exceeding a ratio of one linear unit vertically to two linear units horizontally.

## **PART 10 BUILDING MOVE**

### **Permit Required**

- 10.1 No *person* may relocate a *building* or *structure* into, out of or within the *District* without a valid and subsisting *building permit* for the relocation.
- 10.2 No *person* may relocate a *building* or *structure* into or within the *District* except:
- 10.2.1 where a *registered professional* has certified that the *building* or *structure* will substantially comply with the current version of the *Building Code*; and
- 10.2.2 a *building permit* has been issued for the *building* or structure.

**Addressing**

- 11.1 A person must not *construct* on a parcel unless the civic address is conspicuously posted on the front of the premises or on a sign post so it may be easily read from the public highway from which it takes its address.
- 11.2 Immediately upon issuance of a *building permit* or prior to and during the occupancy of a *building*, until such time as the *building* is removed from the site or has been demolished, the *owner* or occupant must display the address number assigned to the *building* by the *Chief Building Official*:
- 11.2.1 on or over the entrance to the *building*; or
- 11.2.2 elsewhere on the *building* within sight of the street where landscaping or *structures* obscure the view of the *building* entrance from the street.
- 11.3 Despite section 11.2, the *Chief Building Official* may re-number or alter the assigned numbers in respect of any *buildings* on any parcel, including those already in existence or numbered.
- 11.4 The address numbers must be on a contrasting background and of a size in conformance with Table 11.3.1 below:

**Table 11.3.1**

| <b>Building Setback from Street</b> | <b>Minimum Non-illuminated Character Size</b> | <b>Minimum Illuminated Character Size</b> |
|-------------------------------------|---|---|
| <b>0-15 m</b>                       | <b>100 mm</b>                                 | <b>80 mm</b>                              |
| <b>15-20 m</b>                      | <b>150 mm</b>                                 | <b>100 mm</b>                             |
| <b>Greater than 20 m</b>            | <b>200 mm</b>                                 | <b>150 mm</b>                             |

**Suite Numbering**

- 11.5 Except as otherwise authorized by the *Chief Building Official*, all buildings must use a consecutive increasing numbering system for storey and suite numbering without skipping any numbers in accordance with the following:
- 11.5.1 Floors number in increasing numerical sequence starting from either the first storey as established by the *Building Code* or the primary addressed street entrance and without skipping any numbers;
- 11.5.2 Numbering must not skip numbers between adjacent floor levels; and

- 11.5.3 Suites must be numbered in increasing numerical sequence, in a clockwise fashion starting from the first and closest suite located directly to the left when entering the floor space through either the primary addressed street entry or the passenger elevator serving the primary addressed street entry and ending to the right of the elevator.

## PART 12 MECHANICAL PERMIT

### Potable Water Cross Connection

- 12.1 The *Chief Building Official* may, in respect of a parcel where there is a cross connection to potable water, disconnect the water service to the parcel and discontinue the water service until the *Chief Building Official* confirms that the cross connection to the potable water has been removed.

### Mechanical Permits for Simple Building

- 12.2 An application for a *mechanical permit for plumbing for a simple building* must:
- 12.2.1 include the applicable information, documents and plans specified in the Master Requirements List; and
  - 12.2.2 contain any other information necessary to satisfy the *Chief Building Official* that the proposed installation, *alteration* or repair of plumbing complies with the *health and safety aspects of the work* and this and every other applicable *District* bylaw; and
  - 12.2.3 be submitted together with the applicable fees prescribed in the Fees and Charges Bylaw 6481 in accordance with section 16.1 of this bylaw.
- 12.3 An application for a *mechanical permit for a forced air heating distribution system for a simple building* must include heat loss calculations and appliance selection work sheet per the HVACIABC “Quality First” guidelines or equivalent.
- 12.4 An application for a *mechanical permit for a hydronic heating distribution system for a simple building* must include:
- 12.4.1 heat loss calculations and hydronic system design per the RHWABC guidelines or equivalent;
  - 12.4.2 letters of assurance as may be required pursuant to section 4.48 or 4.50.

### Mechanical Permits for Complex Building

- 12.5 An application for a *mechanical permit for plumbing for a complex building* must be signed by a licensed plumber and:
- 12.5.1 include the applicable information, documents and plans specified in the Master Requirements List; and

- 12.5.2 contain any other information necessary to satisfy the *Chief Building Official* that the proposed installation, *alteration* or repair of plumbing complies with the *health and safety aspects of the work* and this and every other applicable *District* bylaw.
- 12.5.3 when required by the *Chief Building Official*, include a minimum of two complete sets of:
- (a) plans showing the location and size of every *building* drain and every trap, sump and *plumbing* fixture and all water distribution piping; and
  - (b) sectional drawings showing the size and location of every *soil* or waste pipe, trap and vent pipe,
- and the drawings and documents must be sealed by the *registered professional* and include complete design and calculation criteria so that the *Chief Building Official* has the information available for examination;
- 12.5.4 include letters of assurance as required pursuant to section 4.48 or 4.50;
- 12.5.5 contain any other information necessary to satisfy the *Chief Building Official* that the proposed installation, *alteration* or repair of plumbing complies with the *health and safety aspects of the work* and this and every other applicable *District* bylaw; and
- 12.5.6 be submitted together with the applicable fees prescribed in the Fees and Charges Bylaw 6481 in accordance with section 16.1 of this bylaw.
- 12.6 An application for a *mechanical permit* for sprinklers or a fire suppression system must:
- 12.6.1 be signed by a licensed sprinkler fitter or, if permitted by a provincial enactment, the *owner*;
  - 12.6.2 include plans, sections and documentation as required by the relevant NFPA 13, 13r or 13d standard sealed by the *registered professional*; and
  - 12.6.3 include letters of assurance as may be required pursuant to section 4.48 or 4.50.

### **Storm and Sanitary Sewer Connections**

- 12.7 Every *owner* of a parcel must in all cases where it is proposed to conduct waste from *plumbing* fixtures, trade waste or surface or roof water to a public sewer:
- 12.7.1 confirm with the *Chief Building Official* that the public sewer is at a sufficient depth and of a capacity to receive the discharge;
  - 12.7.2 deliver to the *District's* Director of Engineering such information as the Director of Engineering may require to show that the proposed sewers will be laid at such depth and in such a position as to connect the property with the *building* or storm sewer extension; and
  - 12.7.3 arrange the plumbing to suit the location of the connection provided for the parcel

by the *Chief Building Official*.

## **Mechanical Inspections**

- 12.8 A *building official* may attend periodically at the site of *mechanical work* in respect of *simple buildings or structures* to ascertain whether the *health and safety aspects of the work* are being carried out in substantial conformance with those portions of the *Building Code*, this bylaw and any other applicable enactments concerning safety.
- 12.9 For all *mechanical work* in respect of *simple buildings* the *owner*, or his or her representative, must give at least 24 hours' notice to the *District* when requesting an inspection and must obtain an inspection and receive a *building official's* acceptance of the following aspects of the work prior to concealing them:
- 12.9.1 underground water, sanitary and storm services, foundation drainage piping and damp proofing; prior to such inspection the *owner* or his agent, must deliver to the *Chief Building Official* a letter sized site and foundation drainage plan;
- 12.9.2 heating distribution piping or duct work;
- 12.9.3 rough plumbing;
- 12.9.4 rough fire sprinkler and fire suppression piping;
- 12.9.5 tub and shower fixtures and piping;

### **after the *mechanical work* is complete and ready for occupancy, but before occupancy.**

- 12.10 A *building official* will only carry out an inspection under section 12.8 if the *owner* has requested the inspection and only in the order prescribed in section 12.9.1 to 12.9.5.
- 12.11 The requirements of section 12.9 do not apply to any aspect of the work that is the subject of a *registered professional's* letters of assurance provided in accordance with section 4.50.
- 12.12 If a *registered professional* provides letters of assurance in accordance with sections 4.48, 4.49, 4.50 or 4.57, the *District* will rely solely on *field reviews* undertaken by the *registered professional* and the letters of assurance submitted pursuant to this bylaw as assurance that the work authorized by the *permit* substantially conforms to the *design*, plans and specifications and that the work substantially complies with the *Building Code*, the *Electrical Code*, *Natural Gas and Propane Code*, this bylaw, any other applicable bylaw of the *District*, provisions of the *Homeowner Protection Act*, *Safety Standards Act* and associated regulations, or any other applicable enactments respecting safety.
- 12.13 Despite section 12.12, a *building official* may attend the site from time to time during the course of the work to ascertain that the *field reviews* are taking place and to monitor the *field reviews* undertaken by the *registered professionals*.

12.14 For *mechanical work* in respect of *complex buildings* the *owner* or his or her representative must:

12.14.1 arrange a preconstruction meeting prior to the start of *construction* with at least 48 hours' notice to the *District* and this preconstruction meeting must be attended by the *building official*, the *owner* or his or her representative, the *coordinating registered professional*, the *constructor* and representatives of major trades;

12.14.2 request an inspection prior to opening the premise isolation water valve;

12.14.3 request an inspection prior to removal of the sanitary premise isolation plug; and

12.14.4 request an inspection prior to removal of the storm water premise isolation plug.

### **Provisional Plumbing Final**

12.15 The *Chief Building Official* may issue an inspection notice for provisional *plumbing* final in support of provisional *occupancy* of part of a *building* pursuant to section 5.31.

### **Connection to Storm Drainage System**

12.16 Subject to the Sewer Bylaw 6656 and Development Servicing Bylaw 8145, during *construction* or *alteration* of a single or two family dwelling, the *owner* must connect all rainwater conductors in the onsite drainage system to a municipal storm drainage system provided such system is contiguous to the parcel on which the *construction* or *alteration* is taking place.

12.17 The onsite drainage system referred to in section 12.16 must be extended to the rear parcel line if the municipal connection is located at the front of the parcel or to the front parcel line if the municipal connection is located at the rear of the parcel wherever reasonably possible.

### **Plumbing Regulations**

12.18 An *owner* must:

12.19 not permit or cause to be permitted material transitions upstream of the main shut off valve within the perimeter of a *building* foundation;

12.20 ensure that sanitary and storm sewer connections in respect of a *building* are fitted with a *District* standard inspection chamber at or near the property line;

12.21 not permit or cause to be permitted corrugated, perforated and unperforated plastic piping to be used in conveying storm water in a storm drainage system; and

12.22 not permit or cause to be permitted the connection of any subsoil drainage system to a drywell or rock pit unless the subsoil conditions are suitable for use of a drywell or rock pit as determined by a soil report prepared by a qualified professional engineer and accepted by the *Chief Building Official* in advance.

## Storm Water Pumps

- 12.23 A *mechanical permit* for the installation of storm water pumps must include letters of assurance as required pursuant to section 4.50.10.
- 12.24 New storm water pump installations must include:
- 12.24.1 dual or duplex pumps; and
  - 12.24.2 a high level alarm audible within the premises.
- 12.25 As a condition of issuance of a *mechanical permit* for the installation of a storm water pump, the *Owner* must grant to the *District* a covenant under section 219 of the *Land Title Act*, RSBC 1996, c. 250, as amended or replaced from time to time, in a form satisfactory to the *municipal solicitor*.

## Sanitary System Pumps

- 12.26 A *mechanical permit* for the installation of sanitary pumps where the pump serves an entire residence must include letters of assurance as required pursuant to section 4.50.11.
- 12.27 New sanitary pump installations must include a high level alarm audible within the premises.

## Fire Sprinklers

- 12.28 "*Fire limits area*" in this Part means the areas shown on the plan attached as Schedule C.
- 12.29 Except as set out in section 12.30, sections 12.31 to 12.33 apply to:
- 12.29.1 a new *building* containing a mercantile, industrial, assembly, institutional, business, personal service or *residential occupancy*;
  - 12.29.2 an existing *building* containing a *residential occupancy* upon creation of an additional dwelling unit;
  - 12.29.3 an existing *building* containing a mercantile, industrial, assembly, institutional, business, personal services or *residential occupancy* if the total *building permit* value of all *additions* and structural *alterations* made within any consecutive 24 month period, as determined by the *Chief Building Official* pursuant to this bylaw, exceeds 25% of the assessed value of the existing *building* as determined by the most recent assessment by the British Columbia Assessment Authority; and
  - 12.29.4 an existing *building* containing a *residential occupancy and located within the fire limits area* if the total *building permit* value (excluding the value of the fire sprinkler system) of all *additions* and or structural *alterations* made within any consecutive 24 month period, as determined by the *Chief Building Official* pursuant to this bylaw, exceeds \$100,000.00.
- 12.30 Sections 12.31 to 12.33 do not apply to single family *residential* dwelling units located

outside the *fire limits area*, accessory *buildings* having a floor area of less than 30 square meters, *temporary buildings*, park shelters, detached gas station canopies or detached garages serving only one dwelling unit.

- 12.31 A *building* containing a mercantile, industrial, assembly, institutional, business, personal service or *residential occupancy* and any *building* in a *fire limits area* must be sprinklered in accordance with NFPA 13 1996 "Standard for Installation of Sprinkler Systems".
- 12.32 A *building* containing only a *residential occupancy* of up to four storeys in height must be sprinklered in accordance with NFPA 13 1996 "Standard for installation of Sprinkler Systems" or with NFPA 13R 1996 "Standard for installation of Sprinkler Systems in Residential Occupancies up to and including Four Storeys in Height", except as set out in section 12.33.
- 12.33 A *building* containing only one or two family *residential occupancies* must be sprinklered in accordance with NFPA 13 1996 "Standard for installation of Sprinkler Systems" or with NFPA 13R 1996 "Standard for installation of Sprinkler Systems in Residential Occupancies up to and including Four Storeys in Height", or NFPA 13D 1996 "Standard for installation of Sprinkler Systems in one and two Family Dwellings and Mobile Homes".
- 12.34 A *mechanical permit* for the installation of fire sprinkler systems must include letters of assurance as required pursuant to section 4.50.12.

### **Water Conservation**

- 12.35 Every water closet must be a low consumption type which:
  - 12.35.1 conforms with CSA B45.0-99, "General Requirements for Plumbing Fixtures"; and
  - 12.35.2 has an average water consumption not exceeding 6 litres per flush cycle.
- 12.36 Every urinal must be a low consumption type which:
  - 12.36.1 conforms with CSA B45.0-99, "General Requirements for Plumbing Fixtures"; and
  - 12.36.2 has an average water consumption not exceeding 3.8 litres per flush cycle.

### **Gas Work**

- 12.37 No *mechanical permit* is required under this Bylaw for *gas work* that may be done without a *permit* pursuant to the *Gas Safety Regulation*.
- 12.38 Only those persons who may perform *gas work* pursuant to the *Gas Safety Regulation* may apply for a *mechanical permit* for *gas work* under this bylaw.
- 12.39 An application for a *mechanical permit* must be submitted together with the applicable fees prescribed in the Fees and Charges Bylaw 6481 in accordance with section 16.1 of this bylaw.

- 12.40 The *District's* mechanical inspectors are safety officers under the *Safety Standards Act* for the purpose of administering the *Gas Safety Regulation* and have all of the powers of safety officers under said enactments.
- 12.41 Where *gas work is being* undertaken pursuant to a *mechanical permit* issued to a licensed gas contractor, the *District's* mechanical inspectors will provide random spot inspections only.

**PART 13                    ELECTRICAL PERMITS**

**Local Safety Manager and Local Safety Officers**

- 13.1 The *District's* electrical inspectors are safety officers under the *Safety Standards Act* for the purpose of administering the *Electrical Safety Regulation* and have all of the powers of safety officers under said enactments.

**Permits**

- 13.2 Only those persons who may perform *electrical work* pursuant to the *Electrical Safety Regulation* may apply for an *electrical permit* under this bylaw.
- 13.3 An application for an *electrical permit* must be submitted together with the applicable fees prescribed in the Fees and Charges Bylaw 6481 in accordance with section 16.1 of this bylaw.
- 13.4 No *electrical permit* is required under this Bylaw for *electrical work* that may be done without a permit pursuant to the *Electrical Safety Regulation*.

**PART 14                    ENERGY STEP CODE**

- 14.1 In relation to the conservation of energy and the reduction of greenhouse gas emissions, the District may reference and implement, in whole or in part, the *Energy Step Code*.
- 14.2 Effective July 1, 2018, any building classified as a Group D or Group E occupancy under the *Building Code* must be designed and constructed to meet the performance requirements specified in Step 1 of the *Energy Step Code*.
- 14.3 Effective July 1, 2018, any residential occupancy building regulated by Part 3 of the *Building Code* must be designed and constructed to meet the performance requirements specified in Step 2 of the *Energy Step Code*.
- 14.4 Effective July 1, 2018, any residential occupancy building regulated by Part 9 of the *Building Code*, must be designed and constructed to meet the performance requirements specified in Step 3 of the *Energy Step Code*.
- 14.5 Any residential occupancy building regulated by Part 3 or Part 9 of the *Building Code* which is located on property that has been re-zoned after December 15, 2017, must be designed and constructed to meet the performance requirements specified in Step 3 of the *Energy Step Code*.

## PART 15

## RADIO AMPLIFIER BYLAW

- 15.1 All applications for a *building permit* to which the Radio Amplifier Bylaw 8272 applies must comply with the requirements of that bylaw and required information must be submitted with the *building permit* application.

## PART 16

## FEES AND CHARGES

### Permit Fees

- 16.1 In addition to any applicable fees and charges required under other bylaws, the *owner* must pay all applicable fees related to an application for any *permit* under this bylaw as prescribed in the Fees and Charges Bylaw 6481 and such fees must be paid as follows:
- 16.1.1 50% of the total applicable fees must be paid at the time of the *building permit* application; and
- 16.1.2 the full balance of the total applicable fees must be paid prior to issuance of the *permit*.

### Inspection Fees

- 16.2 In addition to the permit fees required under section 16.1, the *owner* must also pay the *building review*, inspection, re-examination fees and other fees as prescribed in the Fees and Charges Bylaw 6481.

### Fee Reduction where Letters of Assurance are Being Relied Upon

- 16.3 Where letters of assurance are being relied upon by the *District* pursuant to sections 4.48 or 4.50, the applicable *permit* fee will be reduced by 2.5%, up to a maximum reduction of \$500.00.

### Refunds

- 16.4 No fee or part of a fee paid to the *District* may be refunded if *construction* of the *building* has started.
- 16.5 Except as otherwise provided in this bylaw, all fees and charges required by this bylaw are non-refundable.
- 16.6 If a valid and subsisting *permit* is cancelled at the request of the applicant, the *Chief Building Official* may issue a refund as follows:
- 16.6.1 for a *building permit*, a refund equal to that part of the fees paid at issuance of the *permit* in accordance with section 16.1.2 less an administration fee of 15% of that amount;
- 16.6.2 for an *electrical permit* or *mechanical permit*, a refund equal to the application fees for such *permit* less an administration fee of 15%,

provided that:

- 16.6.3 the *owner* has submitted a written request for a refund;
  - 16.6.4 the *Chief Building Official* has certified that *construction* of the work authorized by the *permit* has not been started;
  - 16.6.5 the *permit* has never been extended; and
  - 16.6.6 the *permit* has not expired.
- 16.7 If a valid and subsisting *electrical permit* or *mechanical permit* is cancelled at the request of the applicant, the *Chief Building Official* may refund the application fees for such *permit* less an administration fee of 15%.

## PART 17      OFFENCES

### Obstruction

- 17.1 A person must not interfere with, delay, obstruct or impede a *building official* or *bylaw enforcement officer* or designate or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

### Violations

- 17.2 Every person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this bylaw shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

### Penalty

- 17.3 Every *person* who commits an offence contrary to the provisions of this bylaw is liable on summary conviction to a penalty of not more than \$10,000.00 in addition to the costs of the prosecution.

### Deemed Offence

- 17.4 An *owner* is deemed to have knowledge of and be liable under this bylaw in respect of any *construction* on the parcel the *owner* owns and any change in the use, *occupancy* or both of a *building* or *structure* or part of a *building* or *structure* on that parcel.
- 17.5 Nothing in section 17.4 affects:
- 17.5.1 the *District's* right to require and the *owner's* obligation to obtain a *permit*; and
  - 17.5.2 the obligation of the *owner* to comply with this bylaw.

## Designation of Bylaw

- 17.6 This Bylaw is designated under section 264 of the Community Charter as a bylaw that may be enforced by means of a ticket in the form prescribed.

## Designation of Bylaw Enforcement Officer

- 17.7 *Building officials, bylaw enforcement officers, environmental protection officers* and members of the Royal Canadian Mounted Police are designated to enforce this bylaw by means of a ticket under section 264 of the Community Charter.

## Ticketing

- 17.8 Pursuant to Section 264(1)(c) of the Community Charter, the words or expressions set forth below in Column 1 of the table below designate the offence committed under the bylaw section numbers appearing in Column 2 opposite the respective words or expressions.
- 17.9 Pursuant to Section 265(1)(a) of the Community Charter, the fine amount set forth below in Column 3 of the table below is the fine amount that corresponds to the words or expressions and section number set out in Columns 1 and 2 opposite the fine amount:

| COLUMN 1   | COLUMN 2 | COLUMN 3 |
|--|----------|----------|
| DESIGNATED EXPRESSION  | SECTION  | FINE     |
|  |          | \$       |
| Failure to comply with order by Chief Building Official                                | 4.4      | 300      |
| Construct building without permit  | 4.7.1    | 400      |
| Change use without permit  | 4.7.2    | 200      |
| Change occupancy without permit  | 4.7.2    | 200      |
| Install commercial cooking facility without permit                                     | 4.7.3    | 300      |
| Install or modify fire alarm or sprinkler without permit                               | 4.7.4    | 200      |
| Move building without permit   | 4.7.5    | 300      |
| Demolish building without permit   | 4.7.6    | 500      |
| Occupy new building without permit   | 4.7.7    | 400      |
| Install, construct, repair or alter fireplace or wood-burning appliance without permit | 4.7.8    | 200      |
| Perform mechanical work without permit   | 4.7.9    | 300      |
| Perform electrical work without permit   | 4.7.10   | 300      |
| Failure to comply with conditions of permit  | 4.10     | 200      |
| Carry out work contrary to regulations   | 4.26     | 300      |
| Obstruct entry of inspector  | 4.29.1   | 200      |
| Failure to have plans available at site  | 4.29.2   | 150      |
| Failure to post permit on site   | 4.29.3   | 150      |
| Failure to ensure work complies with permit or regulations                             | 4.29.4   | 300      |
| Do work at variance with accepted plans  | 4.29.5   | 300      |

| <b>COLUMN 1</b>   | <b>COLUMN 2</b> | <b>COLUMN 3</b> |
|---|-----------------|-----------------|
| <b>DESIGNATED EXPRESSION</b>  | <b>SECTION</b>  | <b>FINE</b>     |
| Failure to manage sediment or erosion   | 4.29.6          | 300             |
| Failure to ensure catch basin fitted with sediment trap   | 4.29.7          | 200             |
| Failure to pay costs for damage to District property  | 4.29.9          | 300             |
| Failure to post signage with required information   | 4.29.10         | 200             |
| Failure to post signage that meets requirements   | 4.30            | 150             |
| Failure to notify re. change in registered professional   | 4.31            | 200             |
| Failure to suspend work when registered professional terminated   | 4.32            | 300             |
| Failure to notify re. change of ownership or address  | 4.33            | 150             |
| Failure to uncover work completed without inspection  | 4.35            | 200             |
| Cause damage to District property or works  | 4.36            | 400             |
| Failure to provide pest control report  | 4.40            | 150             |
| Failure to install required erosion and sediment controls during demolition                               | 4.41            | 300             |
| Failure to clear debris from demolition site  | 4.42.1          | 200             |
| Failure to separate gypsum from other debris  | 4.42.2          | 200             |
| Failure to back-fill demolition site  | 4.42.3          | 200             |
| Failure to make demolition site level   | 4.42.4          | 200             |
| Failure to make demolition site stable from erosion   | 4.42.5          | 200             |
| Failure to leave demolition site in tidy condition  | 4.42.6          | 200             |
| Failure by constructor to comply with Building Code   | 4.46            | 300             |
| Failure to secure site after Stop Work Order Notice posted  | 4.66            | 200             |
| Carry out unauthorized work after Stop Work Order Notice posted   | 4.67            | 400             |
| Failure to leave Stop Work Order Notice posted  | 4.68            | 200             |
| Failure to cease occupancy when Do Not Occupy Notice posted   | 4.70            | 300             |
| Failure to fill in excavation   | 5.20            | 200             |
| Failure to obtain building review   | 5.24.3          | 200             |
| Failure to obtain building review prior to concealing work  | 5.27            | 300             |
| Occupying building with changed classification where no occupancy permit                                  | 5.29            | 300             |
| Occupy temporary building for more than 1 year  | 5.32            | 200             |
| Failure to remove temporary building  | 5.32            | 200             |
| Failure to provide sanitary facilities or required amenities  | 5.34            | 200             |
| Failure to keep sanitary facility in sanitary condition   | 5.34            | 150             |
| Construct or repair pool without permit   | 8.1             | 300             |
| Failure to enclose pool, spa or hot tub   | 8.2             | 200             |
| Failure to install self-latching gate to pool   | 8.3             | 200             |
| Failure to have locking cover on spa or hot tub   | 8.4             | 200             |
| Failure to maintain required fence, gate or cover for pool, spa or hot tub                                | 8.5             | 200             |
| Construct or repair retaining wall without permit   | 9.1             | 200             |
| Failure to obtain or submit to District registered professional design or field review for retaining wall | 9.2             | 200             |

| <b>COLUMN 1</b>  | <b>COLUMN 2</b> | <b>COLUMN 3</b> |
|--|-----------------|-----------------|
| <b>DESIGNATED EXPRESSION</b>   | <b>SECTION</b>  | <b>FINE</b>     |
| Excavation steeper than permitted  | 9.3             | 300             |
| Deposit of fill material steeper than permitted  | 9.4             | 300             |
| Relocate building without building permit  | 10.1            | 250             |
| Failure to display address number per requirements   | 11.1            | 150             |
| Address numbers smaller than required  | 11.4            | 150             |
| Failure to number floors as required   | 11.5.1          | 150             |
| Failure to comply with suite numbering requirements by skipping numbers between adjacent floors  | 11.5.2          | 150             |
| Failure to number suites in increasing numerical sequence and clockwise fashion  | 11.5.3          | 150             |
| Failure to arrange plumbing to suit location of connection to public sewer   | 12.7.3          | 200             |
| Failure to obtain mechanical inspection  | 12.9            | 200             |
| Failure to request mechanical inspection   | 12.14           | 200             |
| Failure to connect drainage to municipal storm drainage system   | 12.16           | 400             |
| Permit material transitions upstream of main shut off valve within perimeter of building foundation  | 12.19           | 200             |
| Failure to ensure sanitary and storm sewer connections fitted with District standard inspection chamber at or near property line   | 12.20           | 300             |
| Permit corrugated, perforated and unperforated plastic pipe to convey storm water  | 12.21           | 300             |
| Permit connection of subsoil drainage system to drywell or rock pit without professional report accepted by Chief Building Official  | 12.22           | 300             |
| Failure to include dual or duplex pumps in new storm water pump installation   | 12.24.1         | 300             |
| Failure to include high level alarm audible within the premises for new storm water pump installation  | 12.24.2         | 200             |
| Failure to grant section 219 covenant for storm water pump   | 12.25           | 200             |
| Failure to include high level alarm audible within the premises for new sanitary pump installation   | 12.27           | 200             |
| Failure to sprinkler mercantile, industrial, assembly, institutional, business, personal service or residential occupancy building or building in Fire Limits Area as required | 12.31           | 300             |
| Failure to sprinkler residential building up to four stories in height as required   | 12.32           | 300             |
| Failure to sprinkler one- or two-family residential occupancy as required  | 12.33           | 300             |
| Person who is not authorized performing gas work   | 12.38           | 300             |
| Person who is not authorized performing electrical work  | 13.2            | 300             |
| Interfere or obstruct enforcement of bylaw   | 17.1            | 300             |

## PART 18 MISCELLANEOUS

### Severability

- 18.1 If a section, subsection, paragraph, subparagraph or phrase of this bylaw is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw.

### References

- 18.2 Any reference to Bylaw 7353, 2003 in any other District Bylaw is hereby deleted and replaced with a reference to this Bylaw 8271, 2017.

### Repeal

- 18.3 The District of North Vancouver Building Regulation Bylaw No. 7353, 2005 is repealed and all references in other District bylaws to District of North Vancouver Building Regulation Bylaw No. 7353 are hereby amended to refer to District of North Vancouver Construction Bylaw 8271, 2017.

- 18.4 The following bylaws are repealed:

18.4.1 The Electrical Bylaw No. 7464, 2004; and

18.4.2 The Gas Bylaw No. 7465, 2004.

### Amendment of Other Bylaws

- 18.5 The *District's* Environmental Protection Bylaw 6515 is amended by inserting the following at the end of section 32:

The security taken pursuant to this section may also be used by the District in accordance with section 5.7 of the Construction Bylaw 8271, 2017 and the security deposit taken pursuant to section 5.7 of the Construction Bylaw 8271, 2017 may be used by the District for this section 32.

- 18.6 The *District's* Tree Protection Bylaw 7671, 2012 is amended by inserting the following at the end of section 19:

The security taken pursuant to this section may also be used by the District in accordance with section 5.7 of the Construction Bylaw 8271, 2017 and the security deposit taken pursuant to section 5.7 of the Construction Bylaw 8271, 2017 may be used by the District for this section 19.

### Appendices

- 18.7 Schedules A to C are attached to and form part of this bylaw.

**Citation**

18.8 This bylaw may be cited for all purposes as the "**Construction Bylaw 8271, 2017**".

**In Force**

18.9 This bylaw comes into force December 15, 2017.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**SCHEDULE A to BYLAW 8271 -VALUE OF WORK**

**Residential**

| <b>Construction</b>                         | <b>\$/Sq.M</b> | <b>\$/Sq.Ft.</b> |
|---|----------------|------------------|
| Crawlspace                                  | 430.60         | 40.00            |
| Unfinished Basement                         | 753.50         | 70.00            |
| Main Floor                                  | 1,668.40       | 155.00           |
| Upper Floor                                 | 1,507.00       | 140.00           |
| Additional Floors                           | 1,507.00       | 140.00           |
| Basement or space finishing                 | 645.80         | 60.00            |
| Basement with secondary suite               | 753.50         | 70.00            |
| Additions                                   | 120%           | 120%             |
| Garages                                     | 699.70         | 65.00            |
| Carports                                    | 430.60         | 40.00            |
| Verandas/Covered decks                      | 538.20         | 50.00            |
| Sundeck                                     | 430.60         | 40.00            |
| Carport infill to create garage             | 322.90         | 30.00            |
| Garage/carport infill to create living area | 484.40         | 45.00            |
| Sundeck enclosure to create living area     | 807.30         | 75.00            |
| Detached Garages                            | 861.10         | 80.00            |

**Demolition**

|  |             |
|--|-------------|
| Minor - less than or equal to 100 m <sup>2</sup> | \$5000.00   |
| Major - greater than 100 m <sup>2</sup>          | \$10,000.00 |

## SCHEDULE B to BYLAW 8271 - Application to Existing Buildings

The level of upgrading required for an existing *building* that is non-compliant with the current *Building Code* is illustrated in the table below. The upgrading is based on the aggregate project value of all *building permits* issued over the previous 24-month period immediately preceding the date of application of a proposed *building permit*, including the value of the proposed project, divided by the assessed value of the building, expressed as a percentage.

For the purpose of applying the table below, when voluntary upgrades for fire alarm systems, sprinkler systems, exits, accessibility, seismic work and building envelopes are performed along with other alterations, additions and changes of major occupancy in existing buildings, the applicant may deduct the value of this work from the aggregate value of the project costs.

When considering what is an acceptable level to upgrade existing structures the *Chief Building Official* will be guided by the following table.

| Ratio of Project Costs to Assessed Value % | Item to be Upgraded                   | Location of Upgrading |              |                 | Notes for Upgrading Work              |
|--|---------------------------------------|-----------------------|--------------|-----------------|---------------------------------------|
|  |                                       | Project Area          | Public Areas | Entire Building |                                       |
| Up to 25%                                  | Exits (*)                             | X                     |              |                 | Number, capacity and fire separations |
| Over 25% and up to 50%                     | Including item above                  |                       |              |                 |                                       |
|  | Alarms/detectors                      | X                     | X            |                 |                                       |
|  | Emergency Lights                      | X                     | X            |                 |                                       |
|  | Exits                                 |                       |              | X               |                                       |
|  | Exits Lights & Signs                  |                       | X            | X               |                                       |
|  | Flame Spread Rating                   |                       |              | X               |                                       |
| Over 50% and up to 100%                    | Including all items above             |                       |              |                 |                                       |
|  | Access to exits and means of egress   | X                     | X            | X               |                                       |
|  | Alarms/detectors                      |                       |              | X               |                                       |
|  | Emergency Lights                      |                       |              | X               |                                       |
|  | Fire Fighting Access and Water Supply |                       |              | X               |                                       |
|  | Floor assemblies & supports           | X                     |              |                 |                                       |
|  | Spatial Separation                    | X                     |              |                 |                                       |
| Over 100% and up to                        | Including all items above             |                       |              |                 |                                       |

|           |                             |   |   |   |                                     |
|-----------|-----------------------------|---|---|---|-------------------------------------|
| 200%      | Access to Exits             |   |   | X | Structural survey (defined below)   |
|           | Building structure          |   |   | X |                                     |
|           | Flame Spread Rating         |   |   | X |                                     |
|           | Occupancy Separation        |   |   | X |                                     |
|           | Standpipes and Sprinklers   |   |   | X |                                     |
|           | Provisions for Section 3.7  | X |   |   |                                     |
|           | Washrooms                   | X |   |   |                                     |
| Over 200% | Including all items above   |   |   |   | Structural analysis (defined below) |
|           | Building Structure          |   |   | X |                                     |
|           | Emergency Power & Lights    |   |   | X |                                     |
|           | Floor assemblies & supports |   |   | X |                                     |
|           | High Rise requirements      |   |   | X |                                     |
|           | Lightning Levels            |   |   | X |                                     |
|           | Provisions for Section 3.7  |   |   | X |                                     |
|           | Spatial Separation          |   |   | X |                                     |
|           | STC requirements            |   |   | X |                                     |
|           | Ventilation                 |   |   | X |                                     |
| Washrooms |                             |   | X |   |                                     |

(\*) to public street

## Schedule B Definitions:

### Structural Survey

- 1) When alterations to an existing building do not include an addition and when the total cost of the intended work exceeds 100% but does not exceed 200% of the actual value of the building as determined by the British Columbia Assessment Authority, a structural survey of the existing building may be provided by a registered structural engineer instead of a structural analysis.
- 2) The Structural Survey required by section 1) must:
  - (a) describe the condition of all structural members and connections;
  - (b) document evidence of deterioration from physical damage, fire, weather or neglect;
  - (c) document evidence of foundation settlement or failure;
  - (d) include an evaluation of the building's expected stability with respect to minimum

design loads, forces and effects;

- (e) include an evaluation of the building in conformance with the NRC publication "Guidelines for Seismic Evaluation of Existing Buildings" dated December 1992;
  - (f) document the condition of all flashings, rain gutters, down pipes, chimneys, ornamentation, parapets and appurtenances; and
  - (g) indicate the weather protection ability of the roof and exterior cladding, and the extent of impermeability of the below ground structure, where present.
- 3) Sealed drawings which detail the structural upgrading work required as a result of the survey carried out under section 2) must be provided to the *Chief Building Official* by the *owner*.
  - 4) All structural work referred to in section 3) must be completed prior to final inspection and occupancy.

### **Structural Analysis**

- 1) A Structural Analysis of an existing *building* must be provided to the *Chief Building Official* by a registered structural *engineer* when:
  - (a) the total cost of the intended work exceeds 200% of the value of the *building* as determined by the British Columbia Assessment Authority; or
  - (b) the work includes an *addition* or *alteration* as determined by sections 3.5, 3.6 or 3.7 of this bylaw.
- 2) The Structural Analysis required by section 1) must:
  - (a) take into account the proposed *alterations* and the *building occupancy*;
  - (b) indicate the structural sufficiency of the *building* to safely resist all vertical and lateral loads, including wind and earthquake forces, and any construction loads that may be expected; and
  - (c) show the remedial works necessary to bring the *structure* up to the minimum standards required by Part 4 of the *Building Code*.
- 3) Sealed drawings which detail the structural upgrading work required as a result of the analysis carried out under section 2) must be provided to the *Chief Building Official* by the *owner*.
- 4) All structural work referred to in section 3) must be completed prior to final inspection and occupancy.

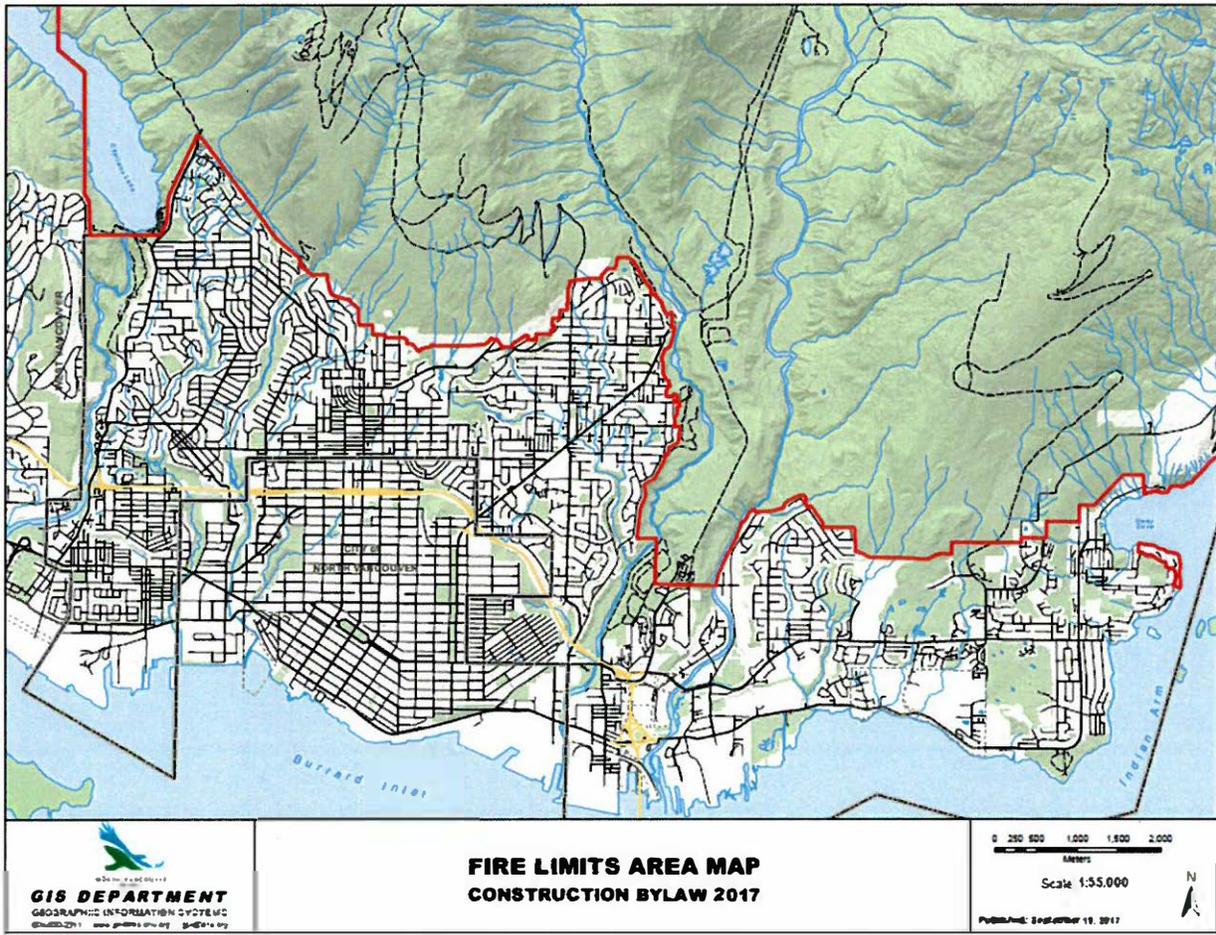
### **Voluntary Upgrade**

Where voluntary upgrades for fire alarm systems, sprinkler systems, exits, seismic work and building envelope are performed, it is not the intent of this bylaw to require the *owner* to further upgrade the *building* as detailed in section 3.5 to 3.7 of this bylaw.

## SCHEDULE C to BYLAW 8271 -FIRE LIMITS AREAS

The designated **Fire Limits Areas** are:

- 4700 and greater Blocks Prospect Rd
- 4900 greater Blocks Skyline
- 4300 and greater Blocks St Georges Ave
- 1500 and greater Blocks Lillooet Rd
- 4400 and greater Blocks Marion Rd
- 4500 and greater Blocks Lynn Valley Rd
- 2200 and greater Blocks Indian River Cres
- 2800 and greater Blocks Panorama Dr
- Eastridge Rd – even addresses only
- Any construction above the 1050ft elevation
- The areas designated as Woodlands, Sunshine and Cascades
- The area designated as Indian Arm, and
- All areas so designated on the attached plan



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

**Bylaw 8274**

A bylaw to amend the Bylaw Notice Enforcement Bylaw 7458, 2004

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

**Citation**

1. This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8274, 2017 (Amendment 32)".

**Amendments**

2. Schedule A to Bylaw 7458 is amended by deleting all offences from the Building Regulation Bylaw No. 7353 (2003) section and substituting the following in the appropriate alphabetical location in the table:

| Bylaw Section   | Description  | A1<br>Penalty Amount<br>(\$) | A2<br>Discounted Penalty<br>(within 14 days)<br>(\$) | A3<br>Late Payment<br>(after 28 days)<br>(\$) | A4<br>Compliance Agreement Available | A5<br>Compliance Agreement Discount<br>(\$) |
|---|--|------------------------------|--|---|--------------------------------------|---|
| <b>The following fines apply to the contraventions below:</b> |  |                              |  |   |                                      |   |
| <b>Construction Bylaw 8271, 2017</b>                          |  |                              |  |   |                                      |   |
| 4.4   | Failure to comply with order by Chief Building Official                                | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.7.1   | Construct building without permit  | 400                          | 300  | 600   | NO                                   | N/A   |
| 4.7.2   | Change use without permit  | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.7.2   | Change occupancy without permit  | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.7.3   | Install commercial cooking facility without permit                                     | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.7.4   | Install or modify fire alarm or sprinkler without permit                               | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.7.5   | Move building without permit   | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.7.6   | Demolish building without permit   | 500                          | 375  | 750   | NO                                   | N/A   |
| 4.7.7   | Occupy new building without permit   | 400                          | 300  | 600   | NO                                   | N/A   |
| 4.7.8   | Install, construct, repair or alter fireplace or wood-burning appliance without permit | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.7.9   | Carry out mechanical work without permit   | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.7.10  | Carry out electrical work without permit   | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.10  | Failure to comply with conditions of permit  | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.26  | Carry out work contrary to regulations   | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.29.1  | Failure to allow inspector to enter  | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.29.2  | Failure to have plans available at site  | 150                          | 115  | 225   | NO                                   | N/A   |
| 4.29.3  | Failure to post permit on site   | 150                          | 115  | 225   | NO                                   | N/A   |
| 4.29.4  | Failure to ensure work complies with permit or regulations                             | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.29.5  | Do work at variance with accepted plans  | 300                          | 225  | 450   |                                      |   |
| 4.29.6  | Failure to manage sediment or erosion  | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.29.7  | Failure to ensure catch basin fitted with sediment trap                                | 200                          | 150  | 300   | NO                                   | N/A   |
| 4.29.9  | Failure to pay costs for damage to District property                                   | 300                          | 225  | 450   | NO                                   | N/A   |
| 4.29.10   | Failure to post signage with required information                                      | 200                          | 150  | 300   | NO                                   | N/A   |

| Bylaw Section | Description   | A1                     | A2  | A3                                   | A4                             | A5                                    |
|---------------|---|------------------------|---|--------------------------------------|--------------------------------|---------------------------------------|
|               |   | Penalty Amount<br>(\$) | Discounted Penalty (within 14 days)<br>(\$) | Late Payment (after 28 days)<br>(\$) | Compliance Agreement Available | Compliance Agreement Discount<br>(\$) |
|               | <b>The following fines apply to the contraventions below:</b>   |                        |   |                                      |                                |                                       |
| 4.30          | Failure to post signage that meets requirements   | 150                    | 115   | 225                                  | NO                             | N/A                                   |
| 4.31          | Failure to notify re. change in registered professional   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.32          | Failure to suspend work when registered professional terminated   | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 4.33          | Failure to notify re. change of ownership or address  | 150                    | 115   | 225                                  | NO                             | N/A                                   |
| 4.35          | Failure to uncover work completed without inspection  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.36          | Cause damage to District property or works  | 400                    | 300   | 600                                  | NO                             | N/A                                   |
| 4.40          | Failure to provide pest control report  | 150                    | 115   | 225                                  | NO                             | N/A                                   |
| 4.41          | Failure to install required erosion and sediment controls during demolition                               | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 4.42.1        | Failure to clear debris from demolition site  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.42.2        | Failure to separate gypsum from other debris  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.42.3        | Failure to back-fill demolition site  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.42.4        | Failure to make demolition site level   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.42.5        | Failure to make demolition site stable from erosion   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.42.6        | Failure to leave demolition site in tidy condition  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.46          | Failure by constructor to comply with Building Code   | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 4.66          | Failure to secure site after Stop Work Order Notice posted  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.67          | Carry out unauthorized work after Stop Work Order Notice posted   | 400                    | 300   | 600                                  | NO                             | N/A                                   |
| 4.68          | Failure to leave Stop Work Order Notice posted  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 4.70          | Failure to cease occupancy when Do Not Occupy Notice posted   | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 5.20          | Failure to fill in excavation   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 5.24.3        | Failure to obtain building review   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 5.27          | Failure to obtain building review prior to concealing work  | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 5.29          | Occupying building with changed classification where no occupancy permit                                  | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 5.32          | Occupy temporary building for more than 1 year  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 5.32          | Failure to remove temporary building  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 5.34          | Failure to provide sanitary facilities or required amenities  | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 5.34          | Failure to keep sanitary facility in sanitary condition   | 150                    | 115   | 225                                  | NO                             | N/A                                   |
| 8.1           | Construct or repair pool without permit   | 300                    | 225   | 450                                  | NO                             | N/A                                   |
| 8.2           | Failure to enclose pool, spa or hot tub   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 8.3           | Failure to install self-latching gate to pool   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 8.4           | Failure to have locking cover on spa or hot tub   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 8.5           | Failure to maintain required fence, gate or cover for pool, spa or hot tub                                | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 9.1           | Construct or repair retaining wall without permit   | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 9.2           | Failure to obtain or submit to District registered professional design or field review for retaining wall | 200                    | 150   | 300                                  | NO                             | N/A                                   |
| 9.3           | Excavation steeper than permitted   | 300                    | 225   | 450                                  | NO                             | N/A                                   |

| Bylaw Section | Description<br><br>The following fines apply to the contraventions below:  | A1                         | A2  | A3                                       | A4                             | A5  |
|---------------|--|----------------------------|---|--|--------------------------------|---|
|               |  | Penalty Amount<br><br>(\$) | Discounted Penalty (within 14 days)<br><br>(\$) | Late Payment (after 28 days)<br><br>(\$) | Compliance Agreement Available | Compliance Agreement Discount<br><br>(\$) |
| 9.4           | Deposit of fill material steeper than permitted  | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 10.1          | Relocate building without building permit  | 250                        | 190   | 375                                      | NO                             | N/A                                       |
| 11.1          | Failure to display address number per requirements   | 150                        | 115   | 225                                      | NO                             | N/A                                       |
| 11.4          | Address numbers smaller than required  | 150                        | 115   | 225                                      | NO                             | N/A                                       |
| 11.5.1        | Failure to number floors as required   | 150                        | 115   | 225                                      |                                |   |
| 11.5.2        | Failure to comply with suite numbering requirements by skipping numbers between adjacent floors  | 150                        | 115   | 225                                      | NO                             | N/A                                       |
| 11.5.3        | Failure to number suites in increasing numerical sequence and clockwise fashion  | 150                        | 115   | 225                                      | NO                             | N/A                                       |
| 12.7.3        | Failure to arrange plumbing to suit location of connection to public sewer   | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.9          | Failure to obtain mechanical inspection  | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.14         | Failure to request mechanical inspection   | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.16         | Failure to connect drainage to municipal storm drainage system   | 400                        | 300   | 600                                      | NO                             | N/A                                       |
| 12.19         | Permit material transitions upstream of main shut off valve within perimeter of building foundation  | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.20         | Failure to ensure sanitary and storm sewer connections fitted with District standard inspection chamber at or near property line   | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.21         | Permit corrugated, perforated and unperforated plastic pipe to convey storm water  | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.22         | Permit connection of subsoil drainage system to drywell or rock pit without professional report accepted by Chief Building Official  | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.24.1       | Failure to include dual or duplex pumps in new storm water pump installation   | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.24.2       | Failure to include high level alarm audible within the premises for new storm water pump installation  | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.25         | Failure to grant section 219 covenant for storm water pump   | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.27         | Failure to include high level alarm audible within the premises for new sanitary pump installation   | 200                        | 150   | 300                                      | NO                             | N/A                                       |
| 12.31         | Failure to sprinkler mercantile, industrial, assembly, institutional, business, personal service or residential occupancy building or building in Fire Limits Area as required | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.32         | Failure to sprinkler residential building up to four stories in height as required   | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.33         | Failure to sprinkler one- or two-family residential occupancy as required  | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 12.38         | Person who is not authorized performing gas work   | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 13.2          | Person who is not authorized performing electrical work  | 300                        | 225   | 450                                      | NO                             | N/A                                       |
| 17.1          | Interfere or obstruct enforcement of bylaw   | 300                        | 225   | 450                                      | NO                             | N/A                                       |

3. Schedule A to Bylaw 7458 is amended by adding, in alphabetical order, the following new section for offences against the Radio Amplifier Bylaw 8272:

| <b>Bylaw Section</b>  | <b>Description</b>  | <b>A1<br/>Penalty Amount<br/>(\$)</b> | <b>A2<br/>Discounted Penalty<br/>(within 14 days)<br/>(\$)</b> | <b>A3<br/>Late Payment<br/>(after 28 days)<br/>(\$)</b> | <b>A4<br/>Compliance Agreement Available</b> | <b>A5<br/>Compliance Agreement Discount<br/>(\$)</b> |
|---|---|---------------------------------------|--|---|--|--|
| <b>The following fines apply to the contraventions below:</b> |   |                                       |  |   |  |  |
| <b>Radio Amplification Bylaw 8272, 2017</b>                   |   |                                       |  |   |  |  |
| 2.1   | Erect, construct, change use or add to building without adequate radio coverage | 300                                   | 225  | 450   | NO   | N/A  |
| 2.6   | Failure to install amplification system that meets guidelines                   | 300                                   | 225  | 450   | NO   | N/A  |
| 5.1   | Failure to permit entry of inspector  | 300                                   | 225  | 450   | NO   | N/A  |

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

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

**Bylaw 8273**

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

**1. Citation**

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1365 (Bylaw 8273)".

**2. Amendments**

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

- (a) deleting subsection (d) of section 4B88-5; and
- (b) deleting section 4C03 in its entirety;
- (c) deleting subsection (iii) of section 502.2.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

The Corporation of the District of North Vancouver

**CORPORATE POLICY MANUAL**

|              |   |      |
|--------------|---|------|
| Section:     | Land Administration                                 | 8    |
| Sub-Section: | General   | 3320 |
| Title:       | GREEN BUILDING POLICY – PRIVATE SECTOR DEVELOPMENTS | 7    |

**PREAMBLE**

The District of North Vancouver has committed to bold leadership in sustainability as evident in the District’s Vision Statement:

*‘By 2020, we will be recognized among the most sustainable communities in the world as demonstrated through our environmental stewardship, strong network of communities, a vibrant economy and community-driven growth and change’*

The construction and operation of buildings take a toll on the natural environment throughout their entire lifecycle, including eventual demolition and disposition. Buildings also represent a significant contribution to community greenhouse gas emissions. In 2007, buildings in the District were estimated to contribute approximately 50% of the total community greenhouse gas emissions.

In 2010, the District established community greenhouse gas emission reduction targets of 8% by 2020, 13% by 2030 and 21% by 2050, over 2007 levels, to be achieved through land use and transportation, planning programs, waste reduction strategies, community engagement and, the development of higher performing, energy efficient buildings.

The District has taken action to address greenhouse gas emissions arising from commercial, industrial, multi-family and institutional buildings by adopting a Green Building Strategy including a requirement that all new multi-family, commercial, industrial and institutional buildings outperform the Model National Energy Code for Buildings by at least 33%.

Single family buildings form the largest part of the District’s housing stock and have a significant impact on energy consumption and greenhouse gas emissions. Therefore, the Green Building Strategy will also encourage the construction of new single family buildings meeting higher energy efficiency standards and other green building measures.

**REASON FOR POLICY**

This policy is primarily intended to encourage a shift towards higher performing buildings which reduce energy consumption and greenhouse gas emissions. However, the District also wishes to promote the use of broader green building strategies to:

- encourage the development of buildings which reduce their overall impact on the environment through appropriate design, construction and on-going, efficient operation;
- reduce building construction and operating costs;
- create and maintain healthy and effective work places, homes, recreation spaces and educational buildings; and
- reduce the amount of construction and demolition waste sent to landfills.

## APPLICATION

This Policy applies to all new commercial, industrial, multi-family, institutional and single family buildings;

1. Compliance with this Policy is **mandatory** for all applications involving Official Community Plan amendments and/or rezoning or subdivision for single family purposes.
2. Compliance with this Policy is **voluntary** for applications where only a development permit or building permit for new construction, are required.
3. Private sector projects on lands acquired from the District of North Vancouver by sale or lease shall, as a condition of the land transfer agreement, comply with Council Policy 2-3710-2 "Green Building Policy – Municipal Buildings" except where the scale of the project may warrant an exemption as determined by the Director of Corporate Services.

## POLICIES

1. All applicants for new building, building addition or building renovation projects covered under this Policy shall complete either the Green Building Performance Commitment for Large Projects or for Single Family Homes and submit the signed commitment with their application.
2. The building performance baseline is either:
  - LEED – NC or CS (2009) 'Gold' + a minimum of 6-8 points depending upon whether the project is New Construction or Core and Shell, or
  - A minimum energy performance of EnerGuide 80.
3. Applicants are encouraged to incorporate an Integrated Design Process during the initial design phase to identify opportunities to maximize energy efficiency without compromising other elements of the building.
4. Green building incentives will be considered commensurate with the level of performance to which applicants commit.
5. As it is not only the design and construction of buildings which determine performance, but its ongoing use, all building projects covered under this Policy shall be operated and maintained to ensure that they continue to perform as designed and commissioned.
6. This Policy will be reviewed and amended as required to ensure it remains current with respect to the B.C. Building Code, building practices and applicable rating system metrics.

**EXEMPTIONS:**

This policy does not apply to:

- renovation of designated heritage buildings, although, architects and designers are encouraged to incorporate appropriate green building measures provided that the heritage aspects of buildings are maintained.

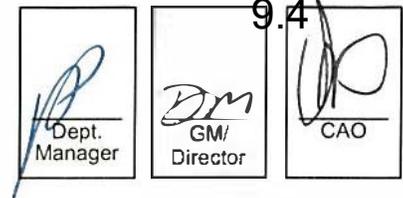
**AUTHORITY TO ACT**

Delegated to Staff

|                    |                   |              |                 |
|--------------------|-------------------|--------------|-----------------|
| Approval Date:     | November 15, 2010 | Approved by: | Regular Council |
| 1. Amendment Date: | November 14, 2016 | Approved by: | Council         |
| 2. Amendment Date: |                   | Approved by: |                 |
| 3. Amendment Date: |                   | Approved by: |                 |

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| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Nov 6, 2017</u> |
| <input type="checkbox"/> Other:                     | Date: _____              |



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

October 26, 2017  
File: 08.3060.20/035

**AUTHOR:** Tamsin Guppy, Development Planner

**SUBJECT: BYLAWS 8262, 8263, 8264 AND 8277:  
1923 PURCELL WAY AND CAPILANO UNIVERSITY - REZONING AND  
DEVELOPMENT PERMIT FOR MULTI-FAMILY AND STUDENT HOUSING**

**RECOMMENDATION**

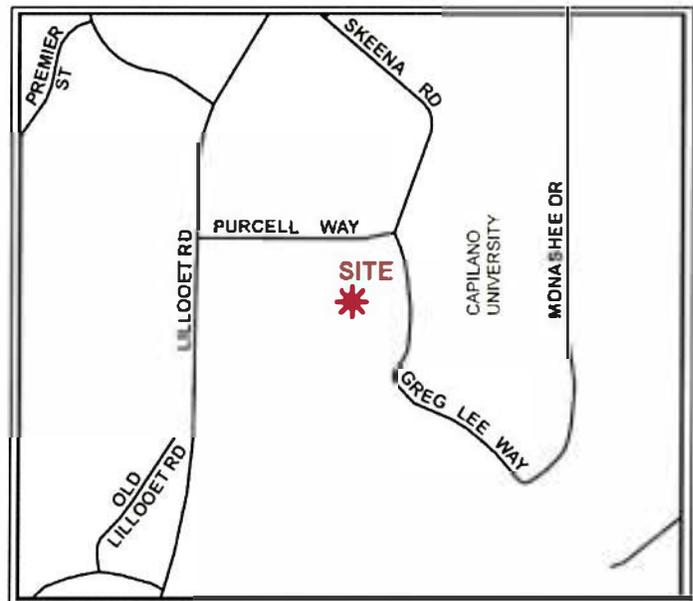
THAT the Bylaw 8262, which amends the District of North Vancouver Official Community Plan by changing the land use designation for a portion of 1923 Purcell Way from "Residential Level 5" to "Institutional", be given FIRST reading;

AND THAT the Bylaw 8263, which rezones the subject site from Low Rise Residential Zone 1 (RL1) to Comprehensive Zone 109 (CD109) to enable the development of a residential project and rezones a portion of the site to Public Assembly to facilitate the construction of a student housing project be given FIRST reading;

AND THAT Bylaw 8264, which authorizes a Housing Agreement to prevent future strata rental restrictions, be given FIRST Reading;

AND THAT Bylaw 8277, which authorizes a Housing Agreement to provide for student housing be given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8262;



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AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8262 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8262 and Bylaw 8263 be referred to a Public Hearing.

## **REASON FOR REPORT**

To obtain Council's authorization to proceed to Public Hearing with amendments to the site's OCP designation and zoning to accommodate redevelopment of a multi-family housing project and student housing project.

## **SUMMARY**

The applicant proposes to redevelop 1923 Purcell Way for a multi-family housing project consisting of 124 apartments and 60 townhouse units. In addition, the applicant, Woodbridge Northwest Homes, has partnered with Capilano University to build a 60 unit student housing building on the adjacent university lands facing Greg Lee Way. To facilitate building the student housing in this location, a small portion of land will be transferred to the University, and re-designated and rezoned accordingly.

Implementation of the project requires an OCP amendment (Bylaw 8262), a rezoning (Bylaw 8263), and two Housing Agreements (Bylaws 8264 and 8277).

The overall proposal for multi-family and student housing is in keeping with the intent of the Official Community Plan.

## **BACKGROUND**

1923 Purcell Way houses an existing 90 unit strata. This strata has voted to sell to Woodbridge Northwest Homes and the dissolution of the strata is now the responsibility of the Court appointed liquidator who has authorized this application and is responsible for the dissolution of the strata.

This step was taken by the residents after a series of building reports demonstrated that their complex required extensive repairs that proved to be financial unsustainable. A letter outlining the strata's position and the votes that took place is included as Attachment G.

**SUBJECT PROPERTY**



1923 Purcell Way is located at the eastern end of Purcell Way immediately adjacent to Capilano University. The proposal also includes approximately 20,000 square feet of campus land which is located in the strip between 1923 Purcell Way and Greg Lee Way.

West of the site is a sister housing complex that shares amenity space with 1923 Purcell Way including a pool and clubhouse.

At the end of Purcell Way is the bus stop for the 239 route which provides regular 7 day service to the neighbourhood and the 880 which is the bus for high school students heading to Windsor Secondary School. Approximately 300 metres from the site is the Capilano University Transit Exchange at which the 255, 130 and 28 provide regular service.

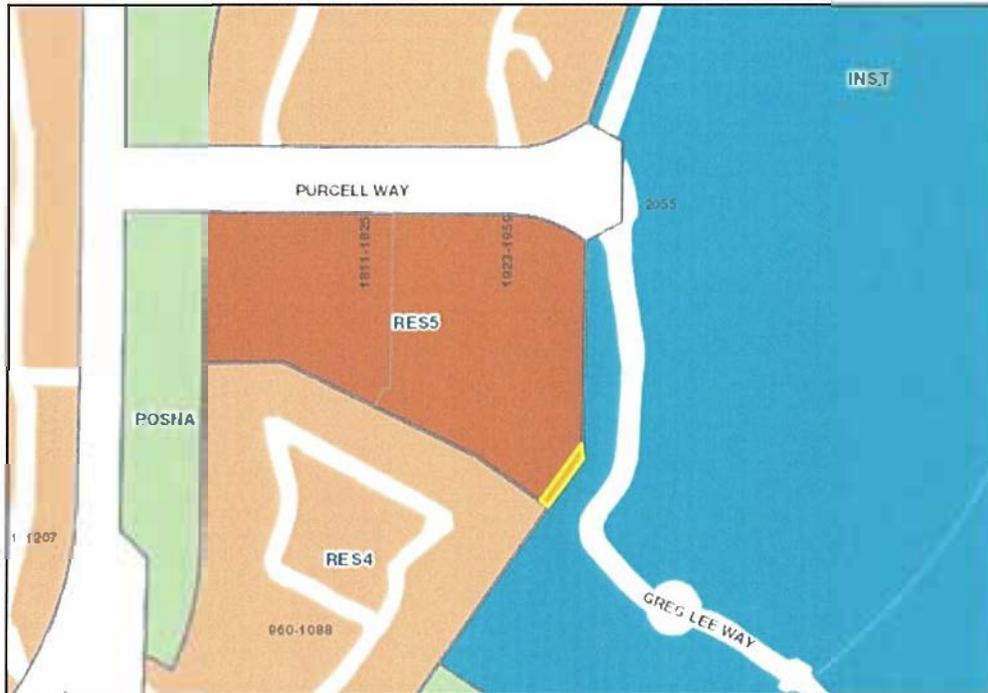
In addition, Capilano University already has extensive car share use and is a "home zone" for Evo cars.



The site is in the Lynnmour Elementary School catchment area.

## EXISTING POLICY

### Official Community Plan



*An OCP amendment is required for the 113m<sup>2</sup> (1,217 sq. ft.) parcel shown in yellow which will be dedicated to the University and become campus land.*

The Official Community Plan (OCP) designates 1923 Purcell Way as Residential Level 5 – Low Density Apartment which permits the proposed multi-family housing. The adjacent Capilano University lands are designated Institutional. The yellow spot on the above map highlights the 113 m<sup>2</sup> (1,217 sq. ft.) of land that will be rezoned to Public Assembly and subdivided off and transferred to Capilano University. This small sliver will add to the campus land that is to be used for the student housing building.

The proposed multi-family housing project consisting of a 6 storey apartment building and 3 and 4 storey townhouse units and with an overall density of 1.75 FSR is consistent with the Residential Level 5 designation, and the 6 storey student housing building is also consistent with the Institutional designation.

The project addresses the Rental and Affordable Housing Strategy by diversifying the mix of unit styles and sizes, and providing a student rental housing project.

## ANALYSIS

### 1. Zoning

1923 Purcell Way is currently zoned Low Rise Residential Zone 1 (RL1) which is a multi-family housing zone that permits the existing low rise, 90 unit strata complex. The proposal

is to rezone the majority of this site to a new Comprehensive Development Zone that would permit 124 apartments and 60 townhouse units with an overall density of 1.75. The applicant is also proposing that approximately 15% of the townhouse units (8 units) will include "lock-off" units which are small flexible spaces that can either be used by the family or can be rented out as separate micro suites very much suited to students. (Townhouses with lock-off units are proposed to have a higher parking rate, see Section 8 below.)

As noted above, 113 m<sup>2</sup> (1,217 sq. ft.) of the site will be transferred to Capilano University to assist in the development of a student housing project on the adjacent campus lands. This small portion of land will be rezoned to Public Assembly, to match the zoning of the campus. Public Assembly zoning permits the University, and permits student housing as an accessory use to the University.

Rezoning Bylaw 8263, also includes two Siting Area Plan amendments. These Siting Area Plans were created for both sites back in the early 70s as a way of further regulating the siting and design of construction on these sites. Siting Area Map R/14C1 which regulates the residential complexes along Purcell Way will be updated to remove 1923 Purcell Way, which is now regulated by the Development Permit for form and character, and is proposed to be further regulated through the proposed CD 109 zone and the associated development covenant. Siting Area PA/5 for Capilano University is proposed to be updated to include the proposed student housing building footprint.



*Purcell Way – the site has been laid out with densities stepping down to neighbouring residential development and building setbacks to maximize preservation of healthy mature trees.*



*Greg Lee Way – the student housing building is located on campus on the west side of Greg Lee Way.*

2. Site Plan and Project Description

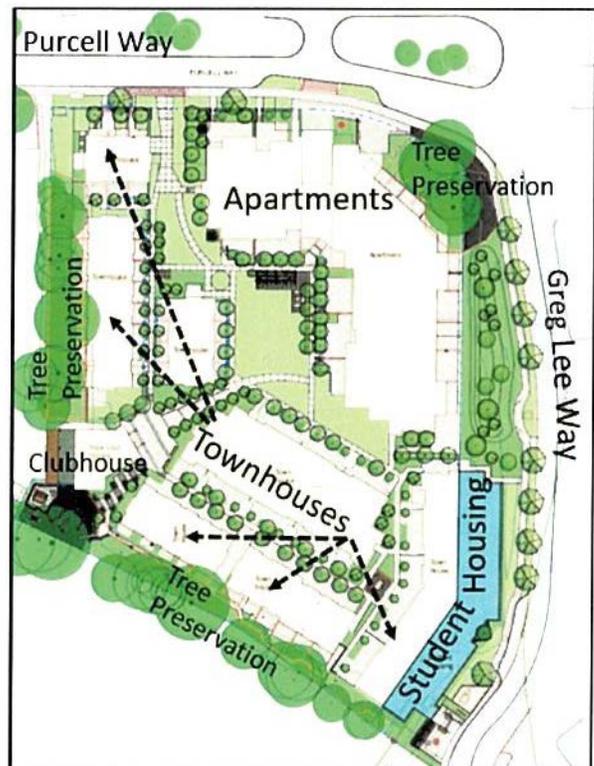
As shown on the site plan on the right, there are three main stands of trees which the development has been designed around. The proposed site plan carefully sets the buildings far enough back to allow the stands to be preserved.

To ensure a gentle transition to the neighbours, the density is massed towards Capilano University with the proposed apartment at the north-east corner of the site, and then heights and density step down to a townhouse form.

By including a 6 storey apartment building, more of the site is opened up to allow for more landscaping and a shared playground next to the clubhouse.

The applicant, in conjunction with Capilano University, also explored the best location for the student housing project and determined that there was room to build the student housing building on the campus lands that are on the west side of Greg Lee Way immediately next to 1923 Purcell Way. This allows the construction to be focused in one location. Locating the student housing on Greg Lee Way

*Tree retention and neighbourly design were the two key principles driving the site layout.*



also benefits the campus by providing a welcoming building that faces this main road into campus.

*By placing some of the site's density in the apartment building more of the site is available for lower density townhouses and open space.*



3. Unit Mix:

As the table below shows this project includes a broad spectrum of unit styles and sizes, and addresses two key demographics: students and families.

| Unit Type  | Number and Percentage of Total Units | Typical Unit Size |
|--|--------------------------------------|-------------------|
| <b>Studio apartments</b>                         | 19 units / 10%                       | 450 sq. ft.       |
| <b>1 bedroom apartment</b>                       | 58 units / 32%                       | 725 sq. ft.       |
| <b>2 bedroom apartments</b>                      | 29 units / 16%                       | 912 sq. ft.       |
| <b>3 bedroom apartments</b>                      | 18 units / 10%                       | 1021 sq. ft.      |
| <b>Total apartments</b>                          | 124 units / 68%                      | 740 sq. ft.       |
| <b>2 bedroom townhouses</b>                      | 10 units / 5%                        | 930 sq. ft.       |
| <b>3 bedroom townhouses</b>                      | 42 units / 23%                       | 1,550 sq. ft.     |
| <b>3 bedroom townhouses with "lock off unit"</b> | 8 units / 4%                         | 1,800 sq. ft.     |
| <b>Total townhouses</b>                          | 60 units / 32%                       | 1,400 sq. ft.     |
| <b>Total number of units</b>                     | 184 units / 100%                     | 955 sq. ft.       |
| <b>Student housing units</b>                     | 60 units                             | 200 sq. ft.       |

*The student housing is proposed to include 60 units. Each unit is designed to include a bed, desk, micro kitchen and bathroom (image shows an example from another university). The units will be supported with communal facilities including a laundry, bike room, and study spaces.*



4. Package for Existing Residents

Although the Tenant Assistant Policy does not apply to this property as a strata complex, the applicant has offered the following provisions to assist all owners and those people who are renting from the owners with the transition: 18 months to find new housing, during which time they are offering 6 months of free rent, and 6 months of discounted rent. Knowing that many residents are interested in staying in the area, Woodbridge Northwest are offering owners and renters the first opportunity to buy new units, and a dollar for dollar credit against the purchase price for any rent paid to Woodbridge Northwest.

5. Development Permits

The area of Capilano University where the development is proposed is in the following Development Permit Areas:

- Protection of The Natural Environment;
- Wildfire Hazard; and
- Energy and Water Conservation and GHG Emission Reduction.

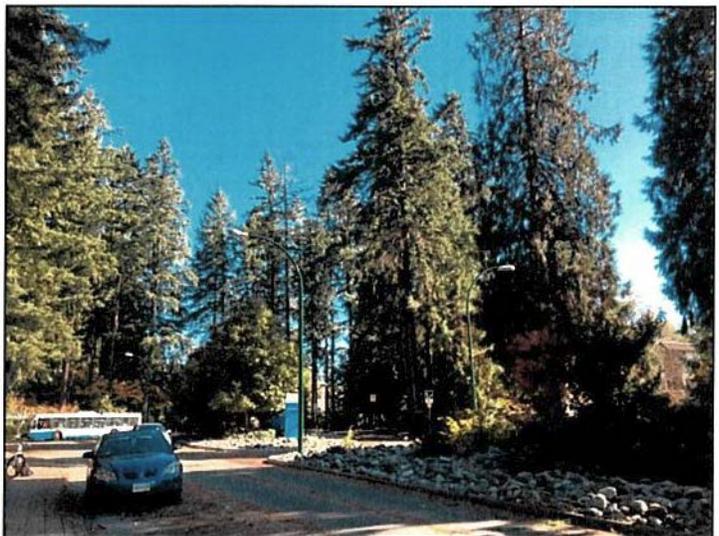
1923 Purcell Way is in the following Development Permit Areas:

- Form and Character; and
- Energy and Water Conservation and GHG Emission Reduction.

The designs are being reviewed against all the necessary Development Permit Guidelines and associated qualified professional reports and a full review of the design will be provided at the Development Permit stage. The following discussion presents the highlights:

a) Campus Lands - Protection of The Natural Environment

Given the campus's emphasis on the natural setting combined with the selection of mature evergreen trees found in the neighbourhood a qualified professional has been advising on how to best support the local ecosystems and in particular the songbird population which is abundant in the area. The resulting proposal includes: tree retention, invasive species removal, rehabilitation of damaged areas, and appropriate new planting as part of the site's landscape scheme.



b) Campus Lands - Wildfire Hazard

Capilano University is inside the Wildfire Hazard Development Permit area due to its proximity to the forest interface. Given the treed character of the area a qualified professional was involved to review the site and provide recommendations on how to further reduce the wildfire risk, without removing the healthy and much loved evergreens. The main recommendations include: limitations on flammable building materials, removal of a hedge along Greg Lee Way, removal of invasive species, and replanting with appropriate species.

c) Campus Lands and 1923 Purcell - Energy and Water Conservation and GHG Emission Reduction

In accordance with the current Green Building Strategy the proposal will be following an approved green building rating system and aiming to achieve a gold standard in addition to following any requirements brought forward by the Province.

d) 1923 Purcell Way - Form and Character of Multifamily Development



*The design team have worked with the District's Design Guidelines to create a neighbourly and liveable project.*

The proposal is in keeping with the Official Community Design Guidelines for Multi-Family Housing and has been well received by the community, staff and the Advisory Design Panel. Further design discussion and compliance with Development Guidelines will be provided in the Development Permit report.

6. Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on October 12, 2017 and the Panel recommended approval of the project subject to resolution of the Panel comments at the Development Permit stage.

#### 7. Accessibility

The proposal fulfils the requirements of the Accessible Design Policy for Multi-family Housing with 100% of the units in the student housing building and the apartment meeting the basic level of accessibility and 5% meeting the enhanced level. In addition, though townhouse units are not always able to meet this policy given that most townhomes are multi-storey, two one level townhouse units have been designed to meet the enhanced level of accessibility.

#### 8. Vehicle Parking

All parking for 1923 Purcell Way is proposed in a two level underground garage. Access to the garage areas is proposed through a driveway ramp from Purcell Way which is approximately in the same location as the existing driveway serving the existing 90 unit development.

Given the District's policy direction to encourage alternate modes of transportation, especially in areas well served by transit, the applicant's team has been studying car ownership and parking in the area. The applicant's transportation consultant has looked at both parking rates on adjacent projects and the use of resident only parking on Purcell Way to determine reasonable parking rates for the different types of units in this project and proposes the following:

| <b>Unit Type</b>                 | <b>Total Number of spaces</b> | <b>Parking rate</b> |
|----------------------------------|-------------------------------|---------------------|
| Apartments                       | 149 spaces                    | 1.2 spaces/ unit    |
| Townhouses                       | 91 spaces                     | 1.75 spaces/ unit   |
| Townhouses with "lock-off" units | 18 spaces                     | 2.25 spaces/ unit   |
| Visitor Spaces                   | 18                            | 0.1 spaces / unit   |
| Total                            | 276 parking spaces            | 1.5 spaces/ unit    |

Given the perceived shortage of parking in the area, and the heavy reliance from neighbouring complexes on on-street parking, and given that this project is outside a town centre but close to excellent transit and car share service, staff have reviewed the proposed parking rates and concur with the applicant's proposal.

Parking for the student housing will be provided on campus for those students who need a car and given the proximity of parking within steps of the proposed building this is a reasonable approach and helps reduce the cost of the student housing. The student housing building will include a bike room on the main floor and all students at Capilano University have "U-Pass" a discounted transit pass program so car ownership and car use is not anticipated to be high.

9. Electric Vehicle

The project is exceeding District policy by providing two quick charging stations in addition to 52 level one plugs and 100% of the spaces will have electrical conduit.

10. Travel Demand Management

In addition to providing adequate parking the developer is proposing a travel demand management package for the residents of the multi-family housing project to reduce vehicle trips and reliance on the automobile for all trips. Elements of the strategy include:

- Marketing the project to faculty at Capilano University and local residents;
- Providing a bus pass to new residents;
- Providing bicycle facilities (see below);
- Unbundling parking space sales from unit sales;
- Proximity to ample car share potential; and
- A one year post occupancy survey on car ownership, trip generation and parking demand.

11. Bicycle Parking and Storage

The applicant is proposing a variety of bicycle storage options, as well as a bike maintenance area and bike wash station.

| <b>Unit Type</b> | <b>Total Number of spaces</b>                        | <b>Parking rate</b>     |
|------------------|--|-------------------------|
| Apartments       | 248  | 2 spaces/ unit          |
| Townhouses       | 120  | 2 spaces/ unit          |
| Visitor Spaces   | 20 Indoor visitor bike room<br>20 Outdoor bike racks | 0.2 spaces / unit       |
| <b>Total</b>     | <b>408 bike parking spaces</b>                       | <b>2.2 spaces/ unit</b> |
| Student Housing  | 60 indoor bike room                                  | 1 space/ unit (bed)     |

12. Off-site Improvements

Off-site improvements will include improvements to road frontages on Purcell Way and Greg Lee Way that will help with vehicle and pedestrian movement and safety. In addition, the applicant is also making improvements beyond their frontage to transit, and to local pedestrian and bicycle routes as noted below.

a) Bus Stop Improvements

The applicant team have been working with Translink, Coast Mountain Bus Company, Capilano University and District staff to improve the bus stop for the 239 to address the existing safety issue with the alignment of the bus stop, and to provide a more comfortable shelter. This work is still under review but a draft concept is shown below.

*This application's off site works will include improvements to the local bus stop to re-align the curb allowing buses to pull closer in to the sidewalk, and improve passenger safety as well as improvements to the shelter and seating.*



b) Bike and Pedestrian Trail Improvements



The existing paved pedestrian and cycling trail on Lillooet Road branches off towards campus but ends at the campus boundary as shown on the right. The applicant will construct the missing leg of this trail.

13. Development Cost Charges

The development cost charge rates applicable to this development will be as set out in the Development Cost Charge Bylaw in effect on the date of the issuance of the building permit for this development.

14. Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. A CAC of \$1,698,940 is included in the proposed Comprehensive Development Zone 109 (CD 109). It is anticipated that the CACs from this development will be directed toward improvements to public parks, plazas, trails and greenways; public art and other beautification projects; affordable or special needs housing, provision or enhancement of public facilities with allocation and timing of expenditure to be determined by the municipality in its sole discretion. It is anticipated that public art valued at up to \$250,000 will be included to provide a feature element at the entrance to Capilano University.

### 15. Landscaping

The proposal is heavily influenced by the desire to preserve key stands of trees and create key outdoor amenity areas including a children's play area next the clubhouse.

Should the rezoning proposal proceed, a more detailed overview of the proposed landscaping will be included in the development permit report.

### 16. Concurrence

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

### 17. Construction Traffic Management Plan

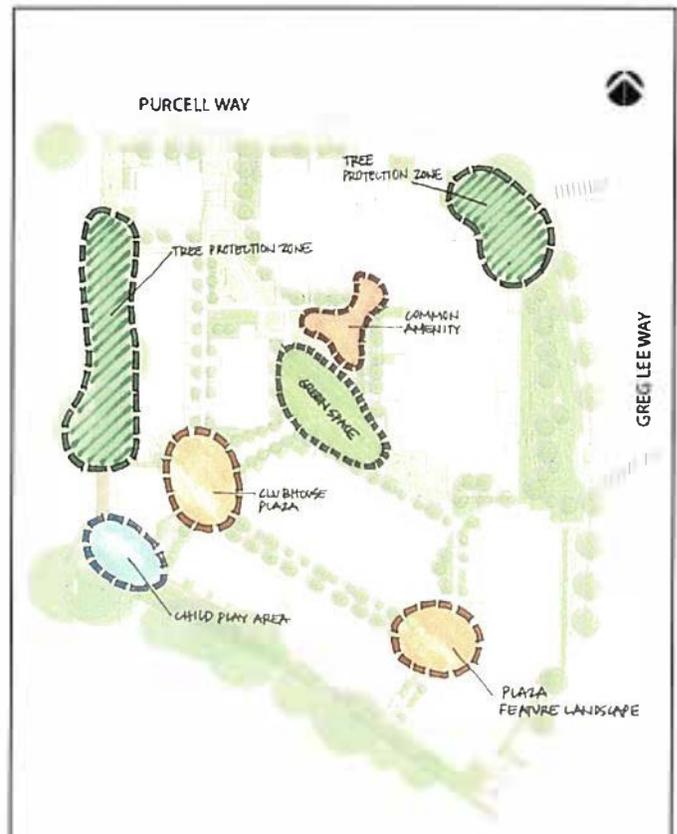
The applicant in partnership with Capilano University will be able to use campus lands for staging and parking of construction vehicles, thereby reducing the impacts on Purcell Way.

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit. The Plan must outline how the applicant will minimize construction impacts on pedestrian, transit and vehicle movement along Purcell Way. The plan is required to be approved by the District prior to issuance of a building permit.

As this site is not in a town centre the closest development proposal is at the foot of the hill approximately 700m from this site.

In particular, the Construction Traffic Management Plan 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. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;



**SUBJECT: Bylaws 8262, 8263, 8264 and 8277**

1923 Purcell Way and Capilano University

October 26, 2017

Page 15

6. Identify methods of sharing construction schedule with other strata developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding residents and the University.

### 18. Public Input

The applicant held a facilitated Public Information Meeting on September 12, 2017 which was well attended by approximately 80 people. In accordance with District policy ads ran in the local paper on September 6, and September 8, 2017 and notices were distributed to 325 homes.

Generally, the project was well received, of those making comments the key themes included:

- Concern that the project provide on-site parking;
- Discussion of traffic flow on Purcell Way;
- A desire from Capilano University students that the housing complex be larger and able to accommodate more students;
- Support for retaining the key stands of trees both on the site and on adjacent public land;
- Comments and explanation from the residents of the existing 1923 Purcell Way Strata explaining why they have opted to sell;
- Concern that this might be a precedent for redeveloping other properties in the area;
- Concern that an apartment building will change the feel of the area;
- Concern that having renters will change the demographics of the neighbourhood;
- Questions about the construction timeline
- Questions about the proposed amenity building/ club house and the neighbours' pool.

A copy of the facilitator's report is included.

### 19. Implementation

Implementation of this project will require an OCP amendment bylaw (Bylaw 8262), a rezoning bylaw (Bylaw 8263), and two Housing Agreements (Bylaws 8264 and 8277), as well as issuance of a development permit and registration of legal agreements.

A legal framework will be required to support the project and it is anticipated that a development covenant will be used to secure items such as the details of off-site servicing. Additional legal documents required for the project will include:

- subdivision plan showing land being dedicated to Capilano University;

- development covenant to reference the general form and layout of project as well as requirements for off-site servicing;
- green building covenant;
- storm water management covenant;
- covenant to secure accessible design features;
- covenant to specify that any “unsold” parking spaces be transferred to strata corporation;
- parking covenant or agreement for student housing;
- registration of housing agreement regarding prohibition of rental restrictions for strata units; and
- registration of housing agreement regarding the construction and provision of student housing.

**CONCLUSION:**

This project assists in implementation of the District’s Official Community Plan objectives for a mix of housing and to support the University. The Official Community Plan amending bylaw and the Rezoning proposal is now ready for Council's consideration.

**Options:**

The following options are available for Council's consideration:

1. Introduce Bylaws 8262, 8263, 8264 and 8277 and refer Bylaw 8262 and 8263 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.

  
Tamsin Guppy  
Development Planner

**Attachments:**

- A. Architectural and Landscape Plans
- B. Bylaw 8262 – OCP Amendment
- C. Bylaw 8263 – Rezoning
- D. Bylaw 8264 – Housing Agreement – Preventing rental restrictions
- E. Bylaw 8277 – Housing Agreement for Student Housing
- F. The Public Information Meeting Facilitator's report.
- G. Letter from the Strata at 1923 Purcell (the subject site)

| <b>REVIEWED WITH:</b>                               |       |  |
|---|-------|--|
| <input type="checkbox"/> Sustainable Community Dev. | _____ |  |
| <input type="checkbox"/> Development Services       | _____ |  |
| <input type="checkbox"/> Utilities                  | _____ |  |
| <input type="checkbox"/> Engineering Operations     | _____ |  |
| <input type="checkbox"/> Parks                      | _____ |  |
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| <input type="checkbox"/> Facilities                 | _____ |  |
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| <input type="checkbox"/> Communications             | _____ |  |
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| <input type="checkbox"/> ITS                        | _____ |  |
| <input type="checkbox"/> Solicitor                  | _____ |  |
| <input type="checkbox"/> GIS                        | _____ |  |
| <input type="checkbox"/> Real Estate                | _____ |  |
| <b>External Agencies:</b>                           |       |  |
| <input type="checkbox"/> Library Board              | _____ |  |
| <input type="checkbox"/> NS Health                  | _____ |  |
| <input type="checkbox"/> RCMP                       | _____ |  |
| <input type="checkbox"/> NVRC                       | _____ |  |
| <input type="checkbox"/> Museum & Arch.             | _____ |  |
| <input type="checkbox"/> Other:                     | _____ |  |



Purcell Way Perspective View



Resnick Hampel Architects

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| ISSUE               | DATE        |
|---------------------|-------------|
| 1. CLIENT AGREEMENT | 10 APR 2017 |
| 2. CP APPLICATION   | 14 APR 2017 |

CONSULTOR  
**DEVELOPMENT PERMIT APPLICATION**  
 (SEE SHEET 0001)

ISSUE NO. DATE

This drawing is to be used in connection with the application for a Development Permit. It is the responsibility of the applicant to ensure that the information provided in this drawing is accurate and complete. The consultant is not responsible for any errors or omissions in this drawing. The consultant is not responsible for any changes to the drawing after the date of issue. The consultant is not responsible for any construction or other work that may be undertaken in connection with this drawing. The consultant is not responsible for any other work that may be undertaken in connection with this drawing.

ARCHITECTURAL SEAL

DATE: 14 APR 2017  
 PROJECT: 1610-04  
 SHEET: 3D MA

**ATTACHMENT A**



P.F.A. No. 12345  
 R.F.A. No. 12345



Mews - view looking south



**Rositch Hemphill Architects**  
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PROJECT  
**Purcell Way**  
 1923-1959 Purcell Way, District of North Vancouver B.C.

DRAWING TITLE:  
**3D MASSING**



DATABASE: 1610-04.DWG  
 PROJECT NO: 1610  
 DATE: 18 OCT 2017  
 SCALE:

9



Courtyard Mews



Student Housing



Student Housing - View Looking South



Clubhouse View 1



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PROJECT  
**Purcell Way**  
 1923-1959 Purcell Way, District of North Vancouver B.C.

DRAWING TITLE:  
**3D MASSING**



DATABASE: 16100-40WG  
 PROJECT NO: 1610  
 DATE: 20OCT2017  
 SCALE:

**11**



Clubhouse View 2



Student Housing



Apartment 1 Main Entry View



Townhouse 1



New Clubhouse



Residential Architects

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1 604 669 1891

www.rhaarchitects.ca

DATE: 15 OCT 2017  
SCALE: 1:100

PROVIDED FOR  
DEVELOPMENT PERMIT  
APPLICATION  
14 AA, 6 2017

NO. 1518-01-BMG  
This project is the preparation of drawings in the process of  
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WOODBRIDGE

Residential Development  
1923-1999 PURCELL WAY  
DISTRICT OF NORTH VAN., B.C.

3D MASSING

DATE: 15 OCT 2017  
SCALE: 1:100  
PLANS: LB  
1610





Aerial View Northwest



Aerial View Southeast



Aerial View Southwest

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|        |              |
|--------|--------------|
| DATE   | 14 JULY 2017 |
| BY     | 10 APR 2017  |
| REVIEW |              |
| DATE   |              |

FOR  
**DEVELOPMENT PERMIT APPLICATION**  
 14 JULY 2017

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**Residential Development**  
 1923-1969 PUNCELL WAY  
 DISTRICT OF NORTH VAN., B.C.  
**SOMASSING**

DATABASE: 1610.DWG  
 SCALE:  
 PLOT DATE: 19 OCT 2017  
 DRAWN: LB  
 CHECKED: BR  
 PROJECT NO: 1610







Richard H. Architects

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| ISSUE            | DATE        |
|------------------|-------------|
| 1. CLIENT REVIEW | 10 APR 2017 |
| 2. DP APPROVAL   | 14 MAY 2017 |

DESIGNED FOR  
**DEVELOPMENT PERMIT APPLICATION**  
SHEET 1001

| NO. | REVISION  | DATE |
|-----|---|------|
| 1   | Final design as per City Council approval in the project of 2017-01-10. The design and the construction of the building will be in accordance with the City of Vancouver's Building Code. The design is subject to the City of Vancouver's Building Code and the City of Vancouver's Building Department's approval. The design is subject to the City of Vancouver's Building Code and the City of Vancouver's Building Department's approval. |      |

DATE: 19 OCT 2017



PROJECT  
**Residential Development**  
1925 - 1940 PURCELL WAY  
DISTRICT OF NORTH VAN., B.C.

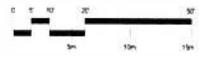
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PROJECT NO. **1610**



DATE: 19 OCT 2017



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DATE: 1. 12.17 BY: EYEN 2. 01.18 BY: APPLICA/10W DATE: 10.04.2017 1.0000 1.0000



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ISSUED FOR  
**DEVELOPMENT PERMIT  
APPLICATION**  
14 JULY 2017

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ARCHITECTURAL SEAL



Residential Development  
1923-1959 PURCELL WAY  
DISTRICT OF NORTH VAN., B.C.  
Drawing No. 1610-AD-01  
**SHADOW DIAGRAM**

DATABASE: 1610-AD-01.dwg  
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DATE: 29 OCT 2017  
DRAWN: L.B.  
CHECKED: OR

PROJECT NO. 1610

DATE: 10/29/17  
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Rosyth Hemphill Architect

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DATE: 30 APR 2017  
 CLIENT: RHEW 2.01  
 DRAWN: 1.418.1701.7

ISSUED FOR:  
**RESIDENTIAL PERMIT APPLICATION**  
 14 MAY 2017

**OPERATIONAL PLAN**

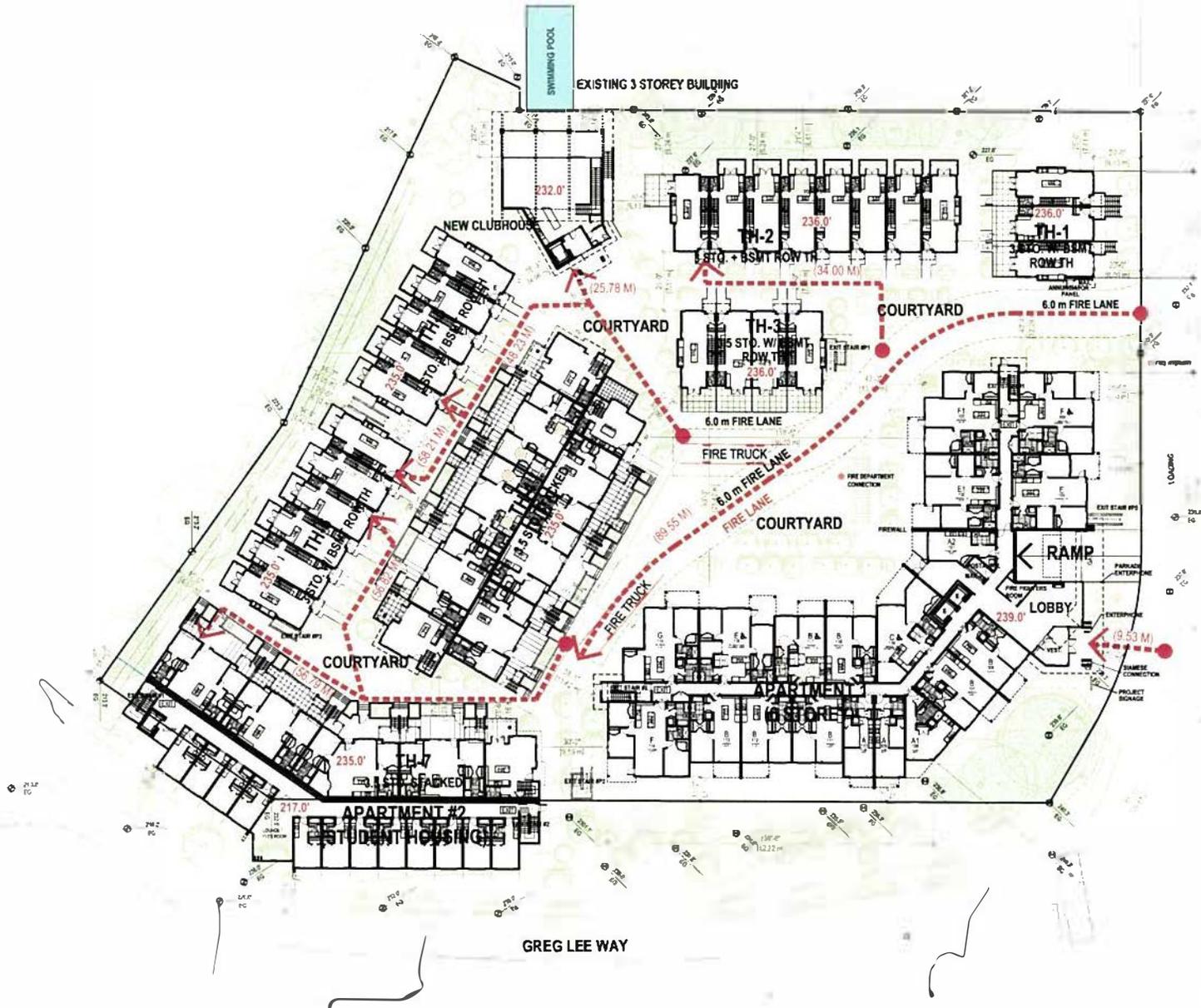


Project:  
**Residential Development**  
 1925-1929 PURCELL WAY  
 DISTRICT OF NORTH VAN., B.C.

**SITE PLAN**

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 SCALE: 1" = 20'-0"  
 DATE: 19 OCT 2017  
 DRAWN: RH  
 CHECKED: BSL/LB

**1610**  
**A1.0**



1 SITE PLAN  
SCALE: 1"=20'-0"



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DATE: 14 JULY 2017  
BY: J. HEMMELL  
CHECKED: J. HEMMELL

DEVELOPMENT PERMIT  
APPLICATION  
14 JULY 2017

NOTED: This is a preliminary site plan and is subject to change without notice. It is not to be used for construction purposes. All dimensions are in meters unless otherwise specified. All dimensions are to the centerline of the building footprint unless otherwise specified. All dimensions are to the centerline of the building footprint unless otherwise specified. All dimensions are to the centerline of the building footprint unless otherwise specified.



PROJECT  
Residential Development  
1923, 1925 PURCELL WAY  
DISTRICT OF NORTHVAN., B.C.

SITE PLAN  
FIRE FIGHTING  
TRAVEL DISTANCE

DATE: 14 JULY 2017  
SCALE: 1"=20'-0"  
PROJECT: 19 OCT 2017  
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CHECKED: JH

1610





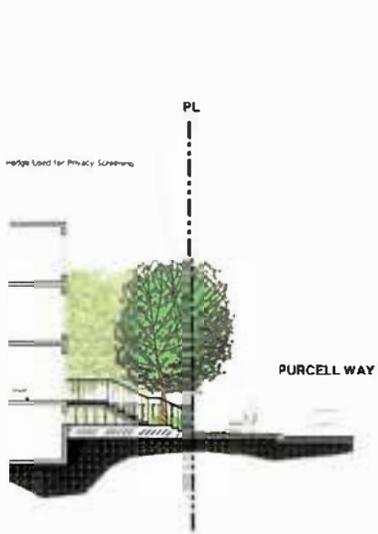
dk  
 DESIGN KITCHEN  
 1100 BURNHAMTHORPE AVE. W. #100  
 VANCOUVER, BC V6E 1V6  
 TEL: 604.273.8888  
 WWW.DESIGNKITCHEN.COM

**1923 - 1958 PURCELL WAY DISTRICT OF NORTH VANCOUVER**

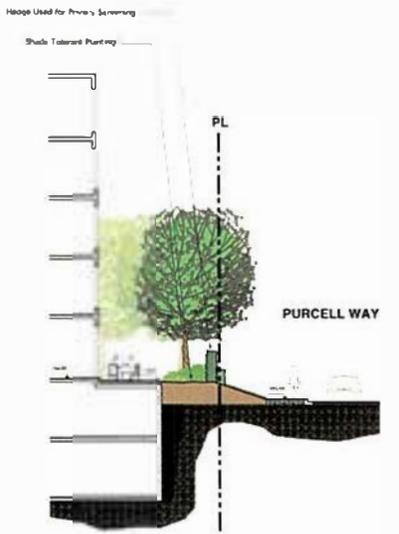
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 Scale: 1/8" = 1'-0"  
 Drawing No: **Landscape Concept**

Project No: 17028  
 Sheet No:

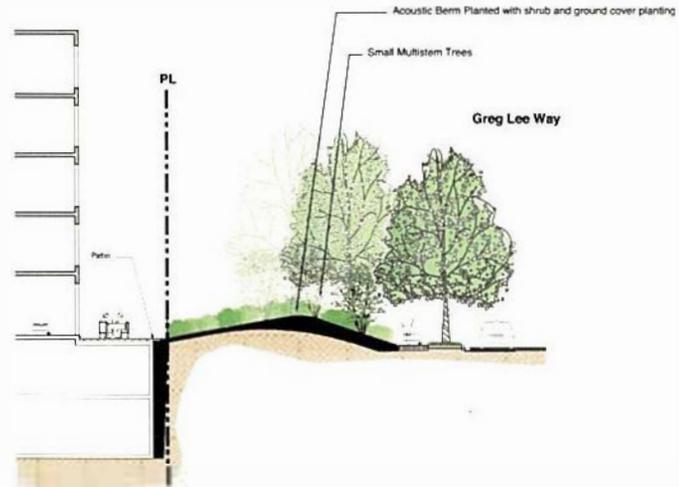
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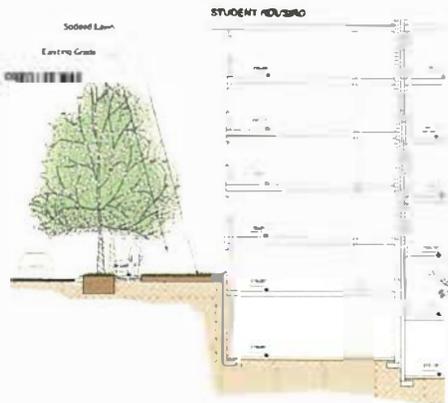
Section Through Hedge Used for Privacy Screening on Purcell Way  
Scale: 1/8" = 1'-0"



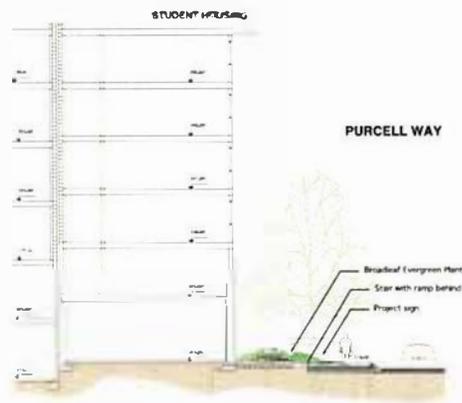
Section Through Shade Tolerant Planting on Purcell Way  
Scale: 1/8" = 1'-0"



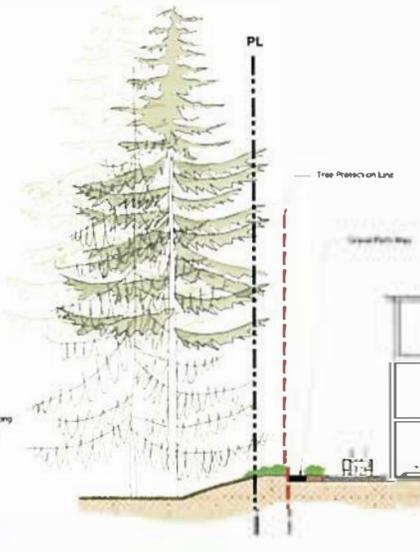
Section Through the Acoustic Berm of the Eastern Property Line  
Scale: 1/8" = 1'-0"



Section Through the Student Housing of the Eastern Property Line  
Scale: 1/8" = 1'-0"



Section Through Student Housing Lobby  
Scale: 1/8" = 1'-0"



Section Through Mature Tree and the Protected Tree Area on Eastern Property Line  
Scale: 1/8" = 1'-0"

|    |                |                           |
|----|----------------|---------------------------|
| 05 | Sep. 4, 2017   | Revised for ADP           |
| 02 | July 18, 2017  | DP                        |
| 01 | April 27, 2017 | Issued with Aerial Report |
| 00 | 03/16          | 1st                       |

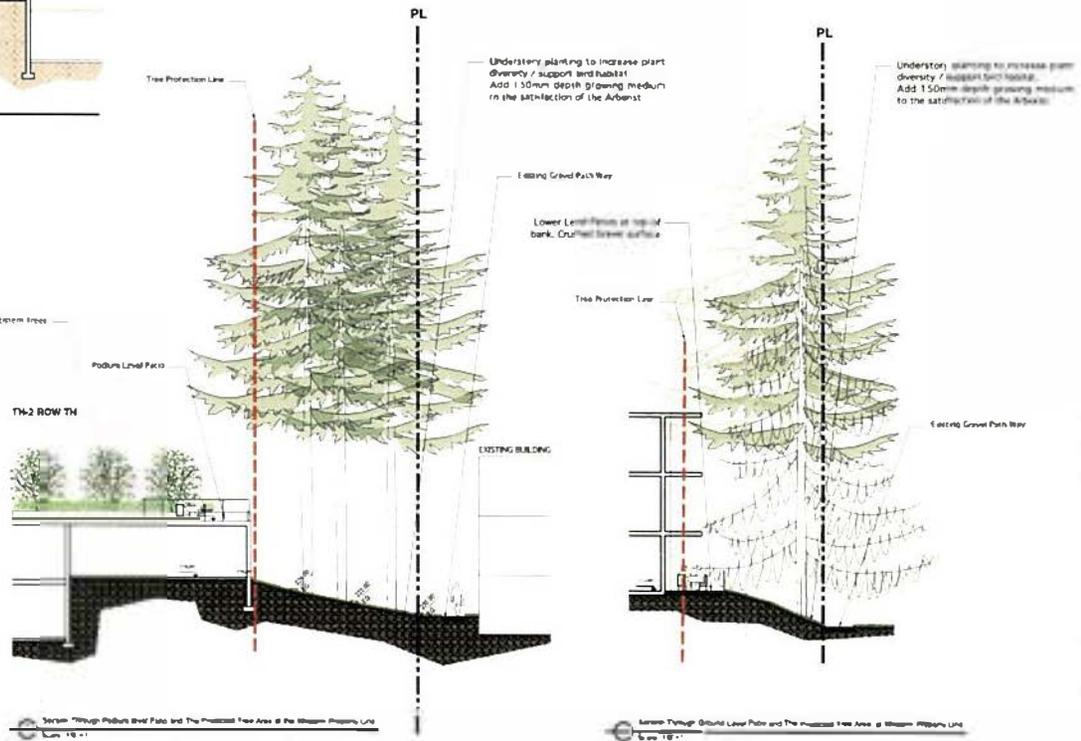
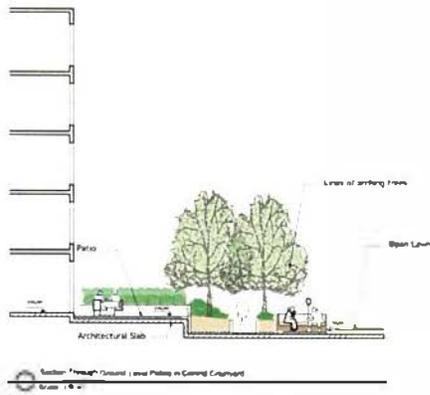
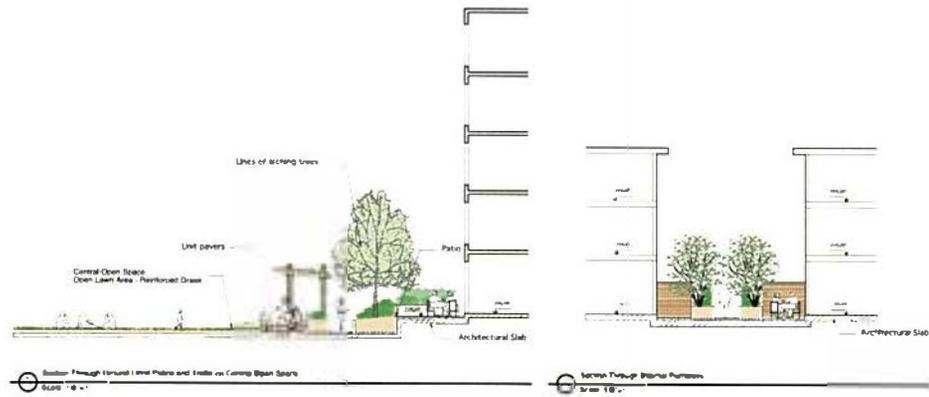
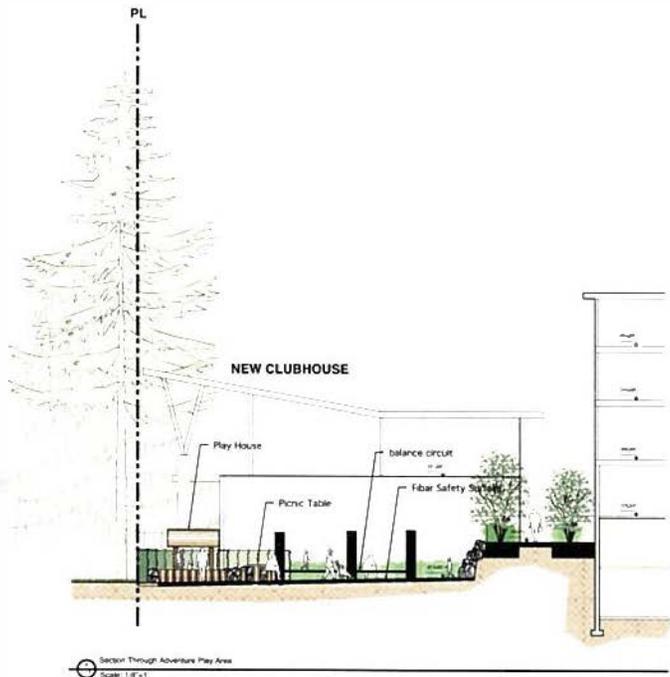
**dk** Design Kuma Ltd  
 1708 - 1837 West 5th Avenue  
 Vancouver, BC V6J 1N0  
 T: 604 684 4011  
 F: 604 684 1417  
 www.dk.bc.ca

Project:  
**1923 - 1959 PURCELL WAY,  
 DISTRICT OF NORTH  
 VANCOUVER**

|             |                |
|-------------|----------------|
| Drawn by:   | RS             |
| Checked by: | SV             |
| Date:       | April 27, 2017 |
| Scale:      | 1/8" = 1'-0"   |

**Sections**

|              |       |
|--------------|-------|
| Project No.: | 17028 |
| Sheet No.:   |       |



|    |              |                           |
|----|--------------|---------------------------|
| 05 | Sep 14, 2017 | Revised for ADP           |
| 07 | Apr 14, 2017 | DP                        |
| 01 | Dec 14, 2017 | Issued with Aerial Report |
| 00 | 0000         | Rev                       |

Revisions:

**dk** Purcell K. Inc Ltd  
108-1187 West 5th Avenue  
Vancouver BC V6J 1N5  
1.604.684.8111  
1.604.684.0577  
www.dk.ca

Project

**1923 - 1959 PURCELL WAY,  
DISTRICT OF NORTH  
VANCOUVER**

---

Drawn By: R55

Checked by: TM

Date: April 07, 2017

Scale: 1/8" = 1'

Drawing Title:

**Sections**

Project No:  
**17028**

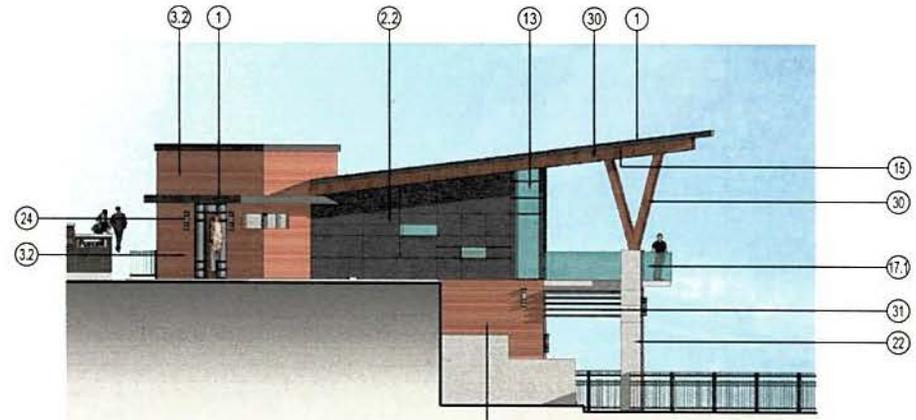
Sheet No:

**L-7**



| NO.  | DESCRIPTION   | FINISH      | REMARKS   |
|------|---|-------------|---|
| 9    | WINDOW & DOOR WOOD TRIM - TOP   | -PAINTED    | BM HG-18 BOOTHBAY GRAY  |
| 10   | FIBER BOARD CEMENT PANEL GLAZED COLUMNS (COLOUR 1)  | -STAINED    | BM HG-18 KENDALL CHARCOAL   |
| 10.1 | FIBER BOARD CEMENT PANEL GLAZED COLUMNS (COLOUR 2)  | -STAINED    | BM 2186-72 LACEY PEARL  |
| 11   | TIMBER BOARD CEMENT GLAZED COLUMNS (SELECT GRADES)  | -REFINISHED | NATURAL CEDAR LOOK  |
| 12   | EXTERIOR GLAZED THERM-BROKEN VINYL WINDOW & DOOR FRAME  | -REFINISHED | STOCK WHITE   |
| 13   | EXTERIOR GLAZED THERM-BROKEN VINYL WINDOW & DOOR FRAME (1.1) BURNED AND GLAZED W/ WOOD LOOK DOORS | -REFINISHED | STOCK BLACK FRAME   |
| 14   | LONGBOARD (4" V GROOVE SOFFIT) OR WOOD (STAINED)  | -REFINISHED | DAWN KNOTTY PINE OR SPARKS COTTON PREMIUM COLLECTION - KITT CEDAR                           |
| 15   | REAL SOFFIT BY WOODTONE (ENTRY FEATURE CORNERS)   | -REFINISHED | TEXAS HONEY BROWN   |
| 16   | VINYL BRACKED SOFFIT  | -REFINISHED | MITTEN FROST  |
| 17   | ALUM. GUARDRAIL W/ PICKETS  | -REFINISHED | STOCK BLACK   |
| 17.1 | ALUM. GUARDRAIL W/ TEMPERED GLASS INSERT  | -REFINISHED | STOCK BLACK   |
| 18   | ALUMINUM GUTTERS  | -REFINISHED | COLOUR TO MATCH FASCIA  |
| 19   | ALUMINUM RAIN WATER LEADERS   | -REFINISHED | COLOUR TO MATCH ADJACENT WALL CLADDING  |
| 20   | WOOD TRIM BELL BAND   | -PAINTED    | BM 2186-72 LACEY PEARL  |
| 21   | FIBER BOARD CEMENT PANEL OVER DROPPED BEAMS @ BALCONY   | -PAINTED    | BM HG-18 KENDALL CHARCOAL   |
| 22   | EXPOSED ARCHITECTURAL CONCRETE  | -REFINISHED | SEMI-TRAFFIC COATING ON HORIZONTAL SURFACES 40 PSI ELASTOMERIC COATING ON VERTICAL SURFACES |
| 23   | LANDSCAPE WALLS   | -REFINISHED | AS PER LANDSCAPE DRAWINGS   |
| 24   | LIGHT FIXTURES  | -REFINISHED | STOCK BLACK   |
| 25   | METAL GLAZ PATIO SLIDING DOORS  | -PAINTED    | BM COGNE TANGA  |
| 26   | TOWNHOUSE PATIO DOOR & TRANSOM LITE   | -REFINISHED | WOOD LOOK   |
| 27   | TOWNHOUSE FRONT ENTRY DOOR W/ VERTICAL SINGLE LITE & TRANSOM LITE                                 | -REFINISHED | WOOD LOOK   |
| 28   | METAL GLAZ EXT DOORS  | -PAINTED    | BM COGNE MELLOW ORQUEST   |
| 29   | OVERHEAD PARKADE DOOR W/ FLESH GLASS INSERTS  | -REFINISHED | BM HG-18 KENDALL CHARCOAL   |
| 30   | HEAVY TIMBER COLUMNS & BEAMS W/ FLUSH BOLTS   | -REFINISHED | SPARKS COTTON PREMIUM COLLECTION - KITT CEDAR   |
| 31   | ALUMINUM HORIZONTAL VENTS   | -REFINISHED | STOCK BLACK   |

NOTE: CORNER TRIMS TO MATCH ADJACENT EXTERIOR COL. OR



| MATERIAL LEGEND (STUDENT HOUSING) |            |
|-----------------------------------|------------|
| 1.1                               | CONCRETE   |
| 1.2                               | BRICK      |
| 1.3                               | CLAY TILE  |
| 1.4                               | WOOD       |
| 1.5                               | GLASS      |
| 1.6                               | ALUMINUM   |
| 1.7                               | STEEL      |
| 1.8                               | ASPHALT    |
| 1.9                               | ROOFING    |
| 1.10                              | PAINT      |
| 1.11                              | LANDSCAPE  |
| 1.12                              | MECHANICAL |
| 1.13                              | ELECTRICAL |
| 1.14                              | PLUMBING   |
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| 1.97                              | ELECTRICAL |
| 1.98                              | PLUMBING   |
| 1.99                              | MECHANICAL |
| 2.00                              | ELECTRICAL |

| FLASHING & VENT CAPS |           |
|----------------------|-----------|
| 1                    | FLASHING  |
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| 99                   | FLASHING  |
| 100                  | VENT CAPS |



120 Power Street, Unit 10  
 Vancouver, BC Canada  
 V6A 1G1  
 1 604.669.6007  
 1 604.669.1891  
 www.rharchitects.ca

DATE: 1 APR 2017  
 1. DATE OF REVIEW: 1 APR 2017  
 2. DATE OF ISSUE: 1 APR 2017

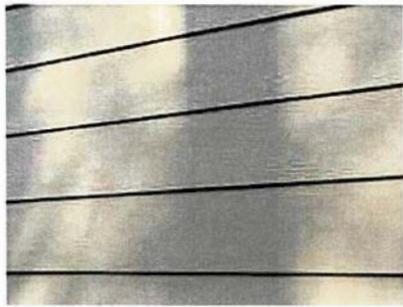
DESIGNED FOR  
**DEVELOPMENT PERMIT APPLICATION**  
 14 JULY 2017

CLIENT: WOODBRIDGE  
 PROJECT: Residential Development  
 1923-1999 PURCELL WAY  
 DISTRICT OF NORTH VAN, B.C.  
 DRAWING TITLE: MATERIALS/ COLOUR BOARD (STUDENT HOUSING)  
 DATE: 14 AUG 2016  
 SCALE: 2:16" = 1'-0"  
 PROJECT NO: 190012017  
 DRAWN BY: LB  
 CHECKED BY: LB  
 PROJECT NO: 1610



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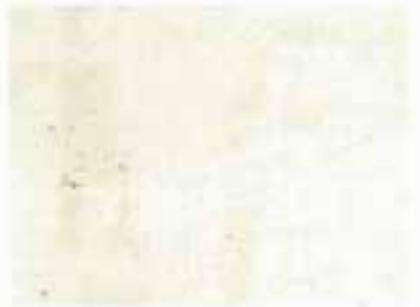




1 FIBER BOARD SIDING - HORIZONTAL LAP SIDING



31 FIBER BOARD SIDING - HORIZONTAL LAP SIDING



22 EXPOSED AGGREGATE CONCRETE



17 ALUMINUM QUARTER RAIL



5 REALY-TREX CEDAR VENEER STRIPS



6 BRICK VENEER (STAMPED BRICK)

16 VINYL CLADDING



15 FIBER BOARD SIDING - HORIZONTAL LAP SIDING



4 CONCRETE VENEER (HORIZONTAL LAP SIDING)



41 CONCRETE VENEER (HORIZONTAL LAP SIDING)



12 VINYL FRAME WINDOW DOUBLE GLAZING

| MATERIAL LEGEND (APARTMENT, STACKED ROW TOWNHOUSE & CLUBHOUSE) |  |
|--|--|
| 1  | CONCRETE VENEER (HORIZONTAL LAP SIDING)    |
| 2  | CONCRETE VENEER (HORIZONTAL LAP SIDING)    |
| 3  | CONCRETE VENEER (HORIZONTAL LAP SIDING)    |
| 4  | CONCRETE VENEER (HORIZONTAL LAP SIDING)    |
| 5  | REALY-TREX CEDAR VENEER STRIPS             |
| 6  | BRICK VENEER (STAMPED BRICK)               |
| 7  | BRICK VENEER (STAMPED BRICK)               |
| 8  | BRICK VENEER (STAMPED BRICK)               |
| 9  | BRICK VENEER (STAMPED BRICK)               |
| 10   | BRICK VENEER (STAMPED BRICK)               |
| 11   | BRICK VENEER (STAMPED BRICK)               |
| 12   | VINYL FRAME WINDOW DOUBLE GLAZING          |
| 13   | VINYL CLADDING                             |
| 14   | VINYL CLADDING                             |
| 15   | FIBER BOARD SIDING - HORIZONTAL LAP SIDING |
| 16   | VINYL CLADDING                             |
| 17   | ALUMINUM QUARTER RAIL                      |
| 18   | ALUMINUM QUARTER RAIL                      |
| 19   | ALUMINUM QUARTER RAIL                      |
| 20   | ALUMINUM QUARTER RAIL                      |
| 21   | ALUMINUM QUARTER RAIL                      |
| 22   | EXPOSED AGGREGATE CONCRETE                 |
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| 30   | EXPOSED AGGREGATE CONCRETE                 |
| 31   | FIBER BOARD SIDING - HORIZONTAL LAP SIDING |
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| 41   | CONCRETE VENEER (HORIZONTAL LAP SIDING)    |
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| 50   | CONCRETE VENEER (HORIZONTAL LAP SIDING)    |



1 12 13 BM HC 156 YENDALL CHARCOAL  
22 33 8



11 21 8 BM 2108-70 LACEY PEARL



2 9 BM HC 65 TORCH THERAPY



3 6 8 BM HC 45 STAMP



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

**Bylaw 8262**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900,  
2011

---

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

**1. Citation**

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8262, 2017 (Amendment 30)”.

**2. Amendments**

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Residential Level 5: Low Density Apartment” (RES5) to “Institutional”.

**READ a first time** by a majority of all Council members.

**PUBLIC HEARING** held

**READ a second time** by a majority of all Council members.

**READ a third time** by a majority of all Council members.

**ADOPTED** by a majority of all Council members.

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 8263

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

---

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

**1. Citation**

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1361 (Bylaw 8263)".

**2. Amendments**

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

(a) Part 2A, Definitions is amended by adding CD 109 to the list of zones that Part 2A applies to.

(b) Part 2A, Definitions is amended by adding the following definition:

*"multi-family flex unit"* means an owner-occupied dwelling unit that has a gross floor area of not less than 74 m<sup>2</sup> (796.5 sq. ft.) and contains a defined area (the "lock-off room") for potential separate accommodation, where the "lock-off room" is not a separate strata lot.

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

"Comprehensive Development Zone109            CD 109"

(d) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

**"4B109 Comprehensive Development Zone 109    CD 109**

**The CD 109 zone is applied to:**

1923, 1935, 1947 and 1959 Purcell Way

As illustrated on Schedule A.

#### **4B109-1 Intent**

The purpose of the CD 109 Zone is to permit a multi-family residential development which includes apartments and townhouses.

#### **4B109-2 Permitted Uses:**

The following *principal* uses shall be permitted in the CD 109 Zone:

a) Uses Permitted Without Conditions:

*Not Applicable*

b) Conditional Uses:

i) *Residential use*

#### **4B109-3 Conditions of Use**

- a) Residential: *Multi-family flex units* are only permitted when the following conditions are met:
- (a) Where the total multi-family flex unit has a gross floor area of not less than 74 m<sup>2</sup> (796.5 sq. ft.)
  - (b) Where the defined "lock off area" is not less than 24 m<sup>2</sup> (258.3 sq. ft.) and not more than 37 m<sup>2</sup> (398 sq. ft.);
  - (c) Where the defined "lock off area is not a separate strata lot;
  - (d) Where the defined "lock off area includes living space which contains a compact kitchen, at least one closet, and a bathroom with a toilet, sink, and bathtub or shower; and
  - (e) Where the defined "lock off area has a separate lockable entrance door providing independent and direct access to the exterior of the dwelling unit or public corridor.
- b) **Residential:** *Residential use* is only permitted when the following conditions are met:
- (a) Each dwelling unit has access to private or semi-private outdoor space; and
  - (b) Each dwelling unit has access to bicycle storage.

#### **4B109-4 Accessory Use**

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* dwelling units.

#### **4B109-5 Density**

- a) The maximum permitted density is 90 residential units and 1.0 floor space ratio.
- b) For the purpose of calculating *gross floor area* the following are exempted:
  - i. Underground parking completely below finished grade;
  - ii. Underground storage completely below finished grade;
  - iii. Shared bicycle facilities including parking, storage, maintenance and washing areas located in the parkade;
  - iv. The shared amenity building of up to 450 m<sup>2</sup> (4,844 sq. ft.);
  - v. Additional amenity space in the apartment building of up to 50 m<sup>2</sup> (538 square feet);

#### **4B109-6 Amenities**

- a) Despite Subsection 4B109-5, permitted density in the CD 109 Zone is increased to a maximum of 17,563 m<sup>2</sup> (189,051 sq. ft.) *gross floor area* and 184 units if the owner:
  - i. Contributes \$1,698,940 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): improvements to public parks, plazas, trails and greenways; public art and other beautification projects; affordable or special needs housing, provision or enhancement of public facilities and child care; and
  - ii. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

#### **4B109-7 Setbacks**

- a) Minimum required setbacks to building face:

| <b>Setback measured to the Property Line</b> | <b>Minimum Required Setback to Building Face</b>                                   |
|--|--|
| North Property Line, next to Purcell Way     | 4.9 m (16.1 ft.)   |
| West Property Line                           | 6.41 m (21 ft.)<br>Except that the shared amenity building may have a 0 m setback. |

|  |                 |
|--|-----------------|
| From East Property Line next to Greg Lee Way and Capilano University |                 |
| i) Townhouse Building 7, in accordance with Schedule B               | i) 0 m          |
| ii) Apartment Building   | ii) 2m (6.5 ft) |
| From South Property Line   | 6.1m (20 ft.)   |

- b) Minimum required setbacks to balconies and other extensions may not encroach more than 1.8 m (6.0 ft) into any setback area and cannot extend beyond a property line.

#### **4B109-8 Height**

- a) The maximum permitted height for any building in the CD 109 Zone, shall be regulated as follows, where building numbers are listed on Schedule B:

| <b>Building</b>    | <b>Maximum Permitted Height</b> | <b>Maximum Permitted number of stories</b> |
|--------------------|---------------------------------|--|
| Apartment Building | 26.5 m (87 ft)                  | 6 stories                                  |
| Amenity Building   | 10.7m (35 ft)                   | 2 stories                                  |
| Townhouse 1        | 12.2m (40 ft)                   | 4 stories                                  |
| Townhouse 2        | 13.7 m (45 ft)                  | 4 stories                                  |
| Townhouse 3        | 13.1 m (43 ft)                  | 3 stories                                  |
| Townhouse 4        | 15.24 (50 feet)                 | 4 stories                                  |
| Townhouse 5        | 13.7 m (45 ft)                  | 4 stories                                  |
| Townhouse 6        | 12.8 (42 ft)                    | 4 stories                                  |
| Townhouse 7        | 14.0 m (46 ft)                  | 4 stories                                  |

- b) In addition to Part 4 General Regulations, Section 407 Height Exceptions, the following height exceptions shall apply in the CD 109 zone: Elevator penthouses, emergency exit stairs, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building's design and do not extend more than 3.0 metres (10 feet) above the highest point of any roof surface.

#### **4B109-9 Coverage**

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 55%.

**4B109-10 Landscaping and Storm Water Management**

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
  - i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
  - ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground or within a building.

**4B109-11 Parking, Loading and Servicing Regulations**

- a) Parking and loading are required as follows

| <b>Use</b>  | <b>Parking Requirement</b> |
|---|----------------------------|
| <i>Residential</i> dwelling unit in a mid rise, low rise, or high rise building | 1.2 space/ unit            |
| <i>Residential</i> townhouse dwelling unit                                      | 1.75 space/ unit           |
| <i>Residential</i> townhouse dwelling unit with a “lock off unit”               | 2.25 space/ unit           |
| <i>Residential</i> Visitor Parking  | 0.1 space / unit           |

- b) Bicycle storage for residents shall be provided on the basis of two spaces per unit.
- c) Except as specifically provided in 4B109-11 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.”

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Low Rise Residential Zone 1 (RL1) to Comprehensive Development Zone 109 (CD 109).

2.3 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Low Rise Residential Zone 1 (RL1) to Public Assembly (PA).

2.4 The Siting Area Map section is amended by:  
(a) Deleting Plan Section R/14C1 and replacing it with the revised Plan Section R/14 C1 attached in Schedule C; and,  
(b) Deleting Plan Section PA/5 and replacing it with the revised Plan Section PA/5 attached in Schedule D.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 1361 (Bylaw 8263)" as at Third Reading

---

Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

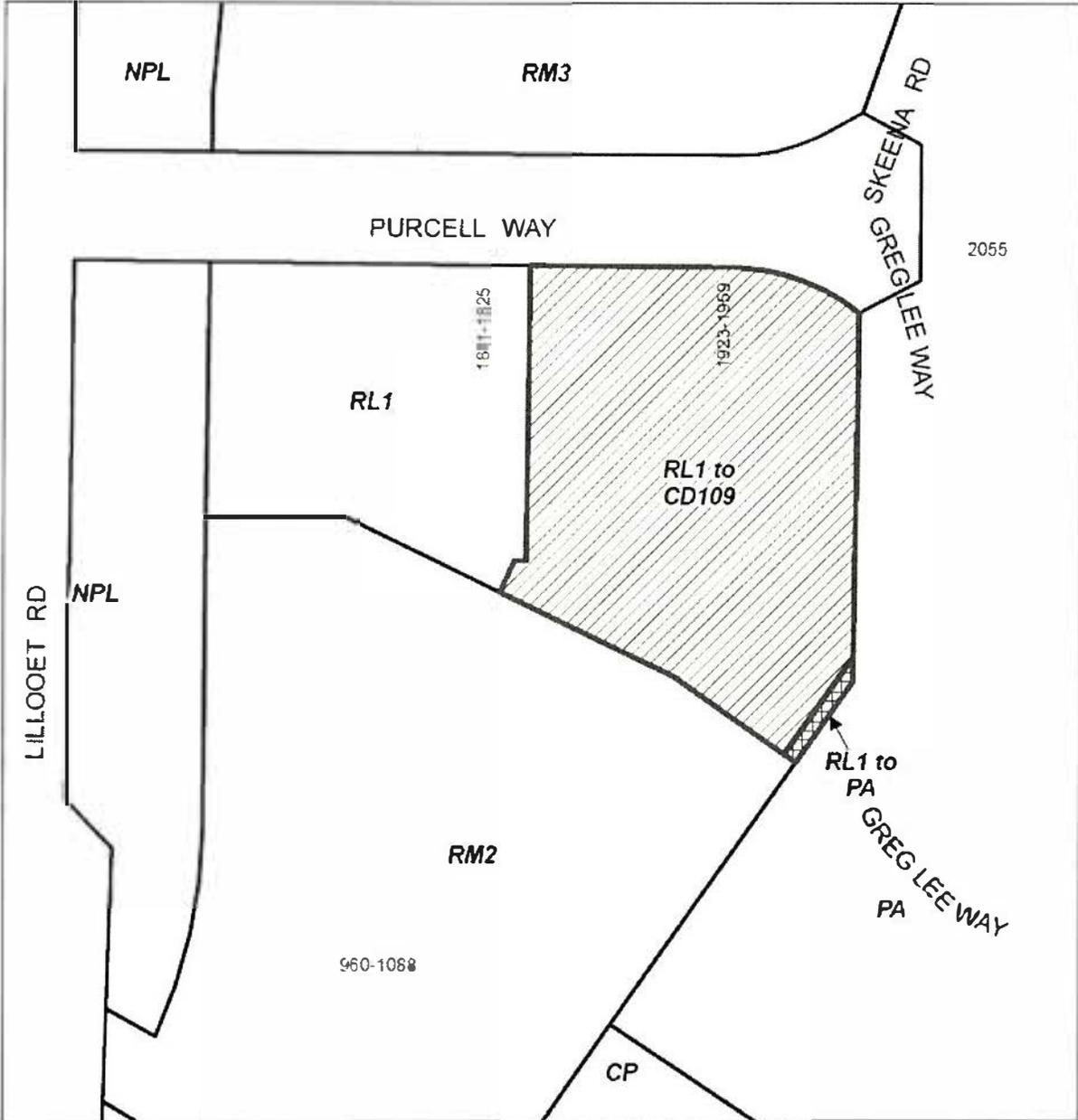
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Municipal Clerk

Schedule A to Bylaw 8263

**BYLAW 8263**

The District of North Vancouver Rezoning Bylaw 1361 (Bylaw 8263)



LOW-RISE RESIDENTIAL ZONE 1 (RL1) TO COMPREHENSIVE DEVELOPMENT ZONE 109 (CD109)

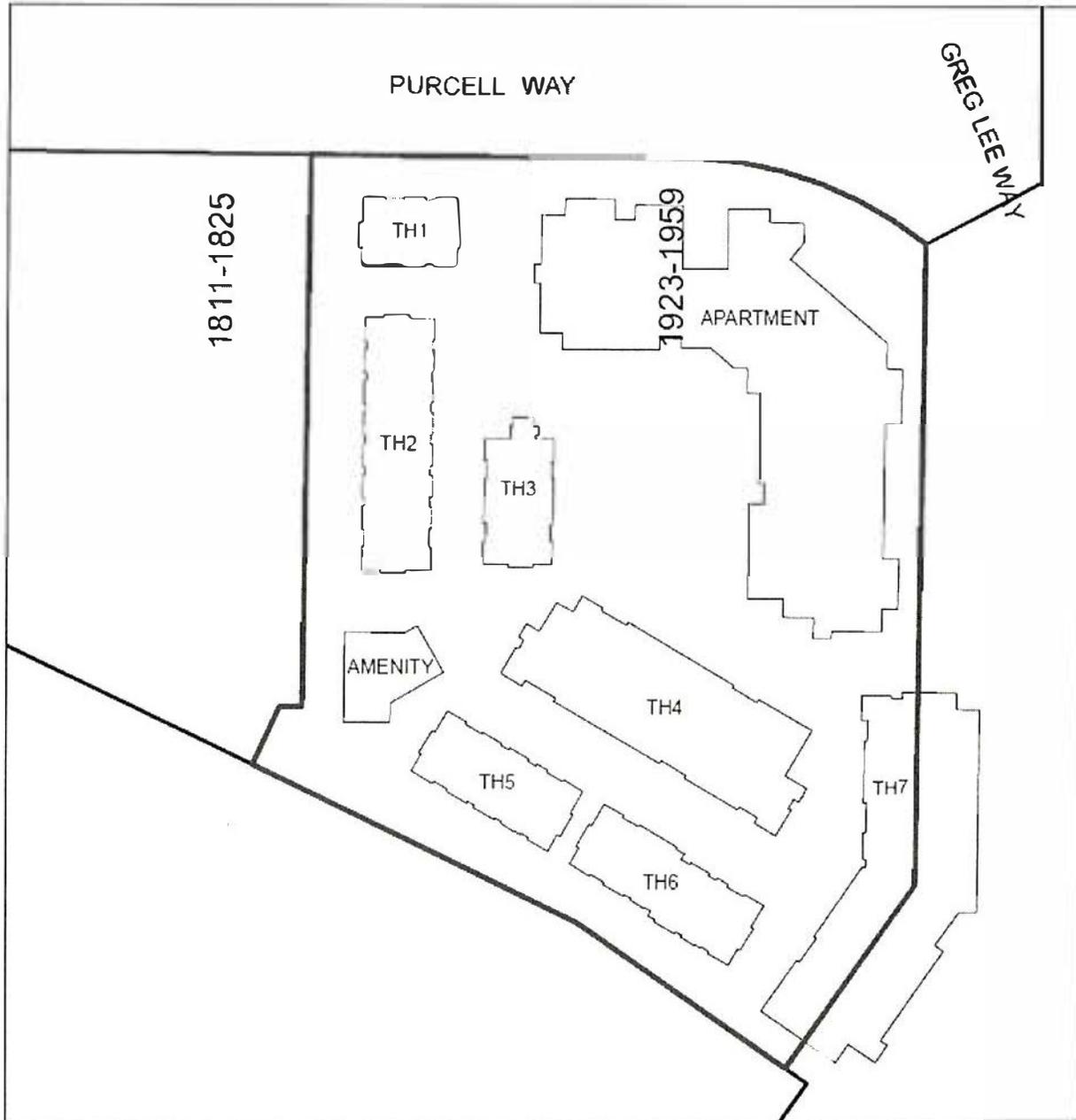


LOW-RISE RESIDENTIAL ZONE 1 (RL1) TO PUBLIC ASSEMBLY ZONE (PA)



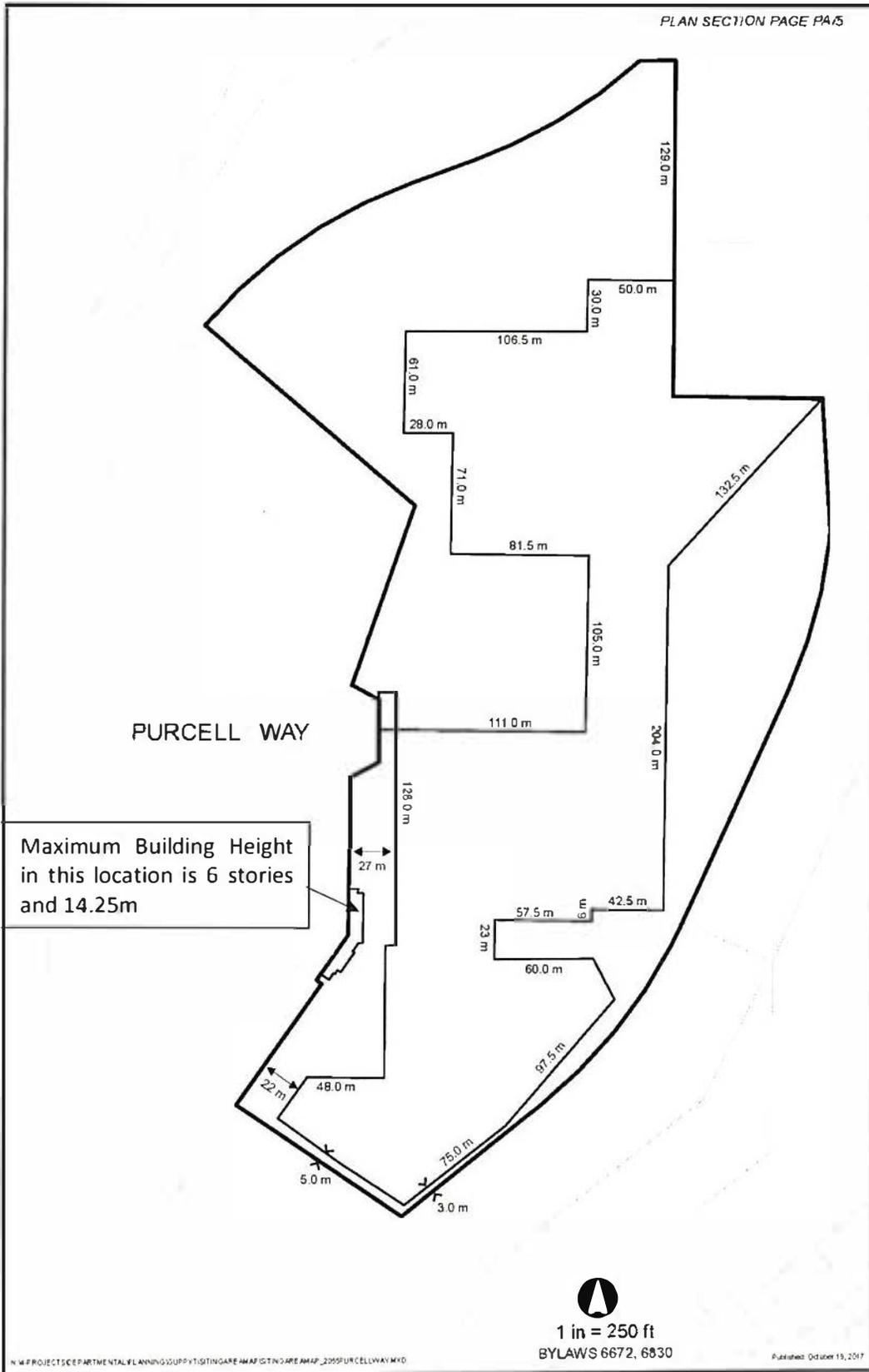
Schedule B to Bylaw 8263

Building Numbering as referenced in Comprehensive Development Zone 109  
(CD109) Sections 4B109-7 Setbacks and 4B109-8 Height





# Schedule D to Bylaw 8263



The Corporation of the District of North Vancouver

Bylaw 8264

A bylaw to enter into a Housing Agreement  
(1923-1959 Purcell Way)

---

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

**1. Citation**

This bylaw may be cited as "Housing Agreement Bylaw 8264, 2017 (1923-1959 Purcell Way)".

**2. Authorization to Enter into Agreement**

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Woodbridge Homes Ltd., or its assignee, substantially in the form attached to this Bylaw as Schedule "B" with respect to the following lands: the parcel located at 1923 Purcell Way in the District of North Vancouver shown diagonally hatched on the sketch plan attached hereto as Schedule "A".

**3. Execution of Documents**

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

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

\_\_\_\_\_

**BYLAW 8264**



SUBJECT SITE



## Schedule B to Bylaw 8264

### SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

a company incorporated under the laws of the Province of British Columbia having an office at

{the "Developer"}

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, a municipality incorporated under the *Local Government Act*, RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

{the "District"}

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

## 1. DEFINITIONS

### 1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. \_\_\_\_\_ issued by the District;
- (b) "Lands" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) "Owner" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "Proposed Development" means the proposed development containing not more than \_\_\_\_\_ units to be constructed on the Lands in accordance with the Development Permit;
- (e) "Short Term Rentals" means any rental of a Unit for any period less than 30 days;
- (f) "Strata Corporation" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (g) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (h) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

## 2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8264 and remain in effect until terminated by the District as set out in this Agreement.

## 3. RENTAL ACCOMODATION

### 3.01 Rental Disclosure Statement

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and

- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

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

3.08 Release of Covenant [optional clause]

The District agrees that if the District of North Vancouver Rezoning Bylaw \_\_\_\_ (Bylaw \_\_\_\_), is not adopted by the District's Council before [date], the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. **DEFAULT AND REMEDIES**

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific

performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

**5. LIABILITY**

**5.01 Indemnity**

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

**5.02 Release**

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

**5.03 Survival**

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

**6. GENERAL PROVISIONS**

**6.01 District's Power Unaffected**

Nothing in this Agreement:

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

#### 6.02 Agreement for Benefit of District Only

The Owner and District agree that:

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

#### 6.03 Agreement Runs With the Lands

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

#### 6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

#### 6.05 Priority of This Agreement

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

#### 6.06 Agreement to Have Effect as Deed

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

#### 6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may

designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

**7. INTERPRETATION**

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.

- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8264.

7.07 Governing Law

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

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

**GRANT OF PRIORITY**

WHEREAS \_\_\_\_\_ (the "Chargeholder") is the holder of the following charge which is registered in the Land Title Office:

(a) \_\_\_\_\_ (the "Charge");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "Lands") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

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

**Bylaw 8277**

A bylaw to enter into a Housing Agreement  
(2055 Purcell Way)

---

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

**1. Citation**

This bylaw may be cited as "Housing Agreement Bylaw 8277, 2017 (2055 Purcell Way)".

**2. Authorization to Enter into Agreement**

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Capilano University substantially in the form attached to this Bylaw as Schedule "B" with respect to the following lands: the portion of PID 003-731-383 Block E District Lots 612, 614 and 620 Plans 18448 and \_\_\_\_\_ shown cross-hatched on the sketch plan attached hereto as Schedule "A".

**3. Execution of Documents**

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

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

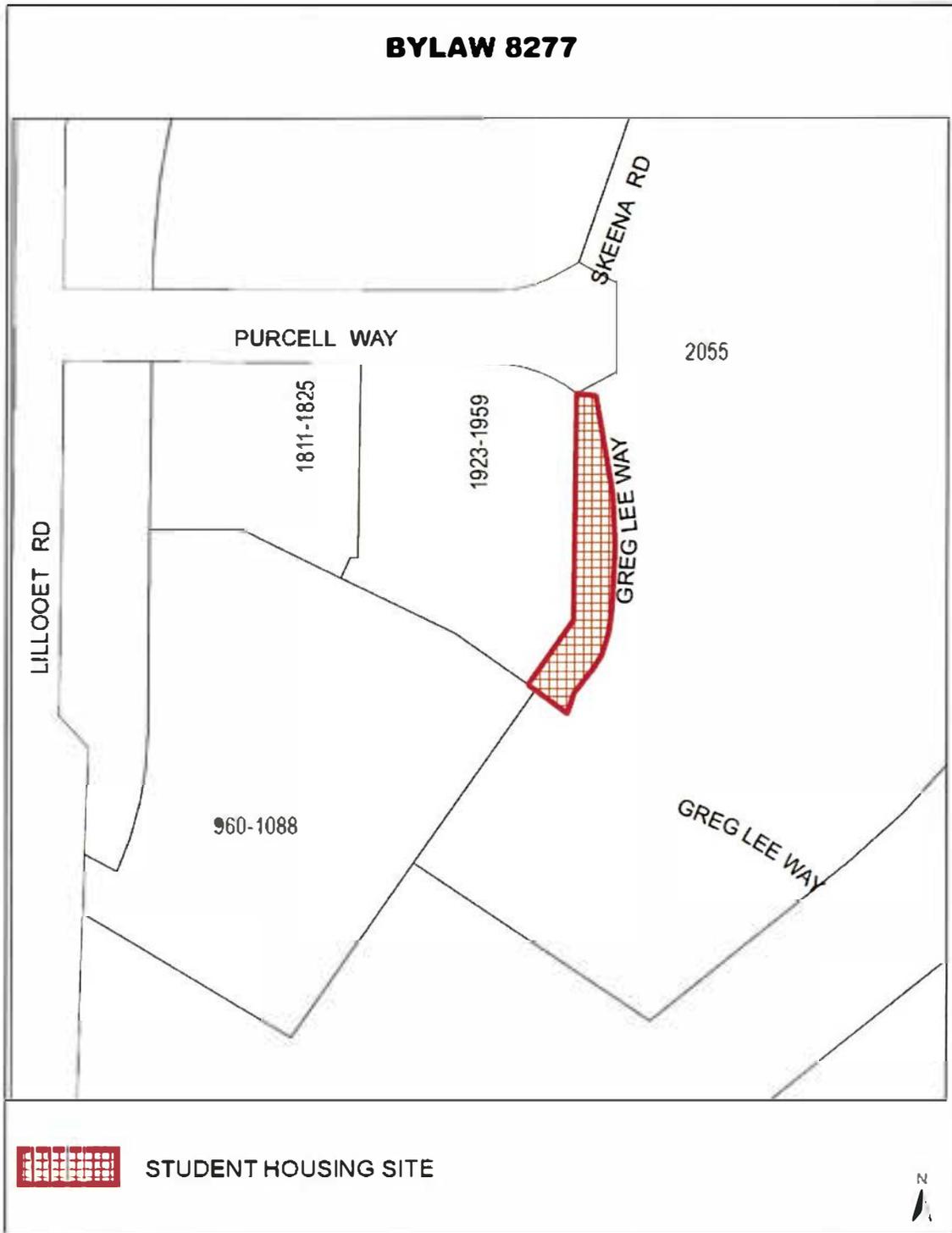
Certified a true copy

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Municipal Clerk

Schedule A to Bylaw 8277

Sketch Plan



**Schedule B to Bylaw 8277**

**SECTION 219 HOUSING AGREEMENT COVENANT**

THIS AGREEMENT dated for reference the \_\_\_ day of \_\_\_\_\_, 201\_\_

BETWEEN:

**CAPILANO UNIVERSITY** 2055 Purcell Way, North  
Vancouver, B.C. V7J 3H5

("Capilano University")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH  
VANCOUVER**, 355 West Queens Road, North Vancouver, BC  
V7N 4N5

(the "District")

WHEREAS:

1. Capilano University is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "**Land**");
2. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivisions of land;
3. Section 483 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the Land; and
4. Capilano University and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Land on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the District to the Owner and other good and valuable consideration, the receipt and sufficiency of which the

Owner hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** – In this Agreement and the recitals hereto:
  - (a) “Building” means the building on the Land contemplated in the Development Covenant;
  - (b) “Development Covenant” means the section 219 covenant registered under number \_\_\_\_\_ at the LTO against the Owner’s title to the portion of the Land outlined in heavy black on the reference plan of covenant prepared by \_\_\_\_\_, BCLS, deposited in the LTO under number \_\_\_\_\_;
  - (c) “Land” has the meaning given to it in Recital A hereto;
  - (d) “LTO” means the Lower Mainland Land Title Office and any successor of that office;
  - (e) “Owner” means Capilano University any person or persons registered in the LTO as owner of the Land; and
  - (f) “University Rental Housing” has the meaning given to it in the Development Covenant.
2. **University Housing** – The Building shall not be used or occupied for any purpose whatsoever save and except for the purposes of University Rental Housing.
3. **No Strata Subdivision** – The Building shall not be subdivided under the *Strata Property Act* (British Columbia).
4. **Statutory Declaration** – Within three days after receiving notice from the District, the Owner must deliver to the District a statutory declaration, substantially in the form attached as Schedule “A”, sworn by the Owner under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the statutory declaration.
5. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Land in accordance with this Agreement.

6. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:
- (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;
  - (b) the District is required to file a notice of housing agreement in the LTO against title to the Land; and
  - (c) once such a notice is filed, this Agreement, as a housing agreement under section 483 of the *Local Government Act*, binds all persons who acquire an interest in the Land in perpetuity.
7. **Interpretation** – In this Agreement:
- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
  - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
  - (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
  - (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
  - (e) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;
  - (f) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re enacted or replaced;
  - (g) time is of the essence;
  - (h) all provisions are to be interpreted as always speaking;
  - (i) reference to a “party” is a reference to a party to this Agreement and their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
  - (j) reference to the District is a reference also to its elected and appointed officials, officers, employees and agents;
  - (k) reference to a “day”, “month”, “quarter”, or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

- (l) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
  - (m) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be preformed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the “sole discretion” of a party or person may be preformed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.
8. **Notice** – All notices and other communications required or permitted to be given under this Agreement must be in writing and must be sent by registered mail or delivered as follows:

- (a) if to the Owner, as follows:

Attention:  
Fax: (604)

- (b) if to the District, as follows:

The Corporation of the District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

Attention: General Manager, Planning, Properties and Permits  
Facsimile: (604)

Any notice or other communication that is delivered is considered to have been given on the next business day after it is dispatched for delivery. Any notice or other communication that is sent by registered mail is considered to have been given five days after the day on which it is mailed at a Canada Post office. If there is an existing or threatened strike or labour disruption that has caused, or may cause, an interruption in the mail, any notice or other communication must be delivered until ordinary mail services is restored or assured. If a party changes its address it must immediately give notice of its new address to the other party as provided in this Section.

9. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.

10. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.
11. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.
12. **No Effect on Laws or Powers** – This Agreement and the Owner’s contributions, obligations and agreements set out in this Agreement do not:
  - (a) affect or limit the discretion, rights or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Land;
  - (b) impose on the District or the approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
  - (c) affect or limit any enactment relating to the use, development or subdivision of the Land; or
  - (d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Land.
13. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).
14. **Covenant Runs With the Land** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a contractual obligation, and also a covenant granted by the Owner to the District in accordance with Section 219 of the *Land Title Act*, and this Agreement burdens the Land to the extent provided in this Agreement, and runs with it and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which the Land is or they are consolidated (including by the removal of interior parcel boundaries) by any means.
15. **Agreement for Benefit of District Only** – The Owner and the District agree that:
  - (a) this Agreement is entered into only for the benefit of the District;
  - (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, the Land or the building or any portion thereof, including any Suite; and

- (c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
16. **Limitation on Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
17. **Further Acts** - The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
18. **Joint Obligations of Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.
19. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force and unaffected by that holding or by the severance of that part.
20. **No Joint Ventureship** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.
21. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.
22. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.



BOB HEASLIP

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DEVELOPMENT PLANNING STRATEGIES

**1923 - 1959 PURCELL WAY PUBLIC INFORMATION MEETING**

**MEETING SUMMARY REPORT**

**Meeting Date:** September 12, 2017

**Time:** 7:00 pm – 8:50 pm

**Location:** Lower Food Court, Capilano University, North Vancouver

**Attendance:** Approximately 61 community members

**Meeting Purpose:** As requested by District of North Vancouver Planning prior to the Preliminary Rezoning Application submission:

- To present proposed development details
- To provide an opportunity to ask questions, receive comments and suggestions about the proposed development

**Notification:** By newspaper advertisements in the North Shore News September 6th and 8th, 2017, Site Signage, and direct delivery to 325 homes within 100 metres of the site, and 90 homes on site, all as per District of North Vancouver requirements (refer to Attachments)

**Project Team:**

- Kevin Johnston, CFO, Woodbridge Northwest Communities (WNC)
- Andrew Martin, VP Finance, WNC
- Reid Thompson, VP Development, WNC
- Kasey Clark, Development Coordinator WNC
- Bryce Rositch, Rositch Hemphill Architects
- Stephen Vincent, DKL Landscape Architects
- James Lao, Bunt & Associates Traffic Engineers

**District of North Vancouver:**

- Tamsin Guppy, Community Planner

**Capilano University:**

- Paul Dangerfield, President, Capilano University
- Marc Clifford, Director, Contract Services & Capital Planning

**Strata Council, 1923 - 59 Purcell Way:**

- Penny Chester, President

**Facilitator:**

- Bob Heaslip, Development Planning Strategies

**Overview:**

Participants were welcomed by the applicant team at the front table, requested to sign in, were handed a comment sheet, and then directed to refreshments and the display boards, which were located along the front of the seating area. The Architect, project team consultants and developer representatives were available to discuss the plans and answer questions.

The presentation portion of the meeting began at 7:10 pm with introductions of the project team by Bob Heaslip, as well as the Capilano University representatives, and the President of the 1923-59 Purcell Way Strata Council.

The President of Capilano University welcomed everyone to Capilano University and thanked them for their interest in this project. He outlined the University's aims with regard to program, future growth and meeting student housing needs. He also commented on the discussions and agreement in principle with WNC, and support for their proposal for the addition and management of 60 student housing units as part of the development proposal.

The WNC CFO provided background on his company, indicating that it is a local family owned development company that has built a number of residential projects in the Metro Vancouver area, including Burnaby and Surrey, and Langley. The company has also built projects in Washington State. Over 1500 units have been completed over the last 5 years. He further described the process WNC has undertaken to collaborate with District of North Vancouver Planning, Capilano University, the neighbouring community and the current site owners to create a project that is well accepted by the community. He also outlined the progress and changes made since the last Open House meeting in November of 2016, based on the input received from the site Strata, immediate neighbours, District staff and Capilano University.

The Strata President provided a brief history of the existing strata, the present status of the buildings, the complex issues being faced by the current owners, and why they had chosen to proceed with WNC as a partner to redevelop the site.

BH then outlined how the meeting would proceed, with a presentation by the NWC consultant team providing project information. Questions of clarification were provided for during the presentation. This meeting session was intended to present the revised formal rezoning development concept to community members prior to proceeding to a Council Public Hearing. It is also intended to provide an opportunity to ask clarifying questions and comment on the proposal.

He requested that participants be respectful of each other's questions, comments and opinions. BH reminded participants to complete the Comment Sheets and either leave them at the table by the entry, or email them to either Tamsin Guppy at the District or to WNC.

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The project Architect gave an overview of the site location and characteristics, the project statistics, design and intent of the proposed redevelopment of the site. In addition, he summarized the revisions made to the proposal based on comments received since November of 2016.

The Landscape Architect reviewed the existing tree locations on the site, and in particular talked about significant trees to be saved and protected during construction, and the landscape plan that would incorporate those trees as well as remove invasive planting, while introducing comprehensive replanting of compatible trees, shrubs and flowers.

The traffic consultant summarized the preliminary traffic and parking analysis undertaken to date, including preliminary traffic counts in the neighbourhood, trip modelling, and forecast traffic and parking demand of the proposed development. He indicated that as the preliminary data was collected during the summer months, additional detailed analysis would occur during September with the University session underway, and neighbourhood traffic back to normal with the return to work and school by neighbours.

During and after the presentation, the following questions and comments were provided.

**Dialogue:**

Following the Project Team presentation, the following questions and comments were provided.

(Q = Question, A = Answer, C = Comment)

- Q Existing Parking in a neighbouring strata complex is insufficient, which leads to a concern with the adequacy of the proposed parking for this project proposal for 1.5 stalls per unit. How was this figure determined?
- A A Preliminary Traffic & Parking Survey was conducted during the summer months by Bunt & Associates, to provide base data, which determined that 1.1 stall per unit is sufficient given location, direct access to transit. Their counts identified a number of vacant stalls in comparable developments.
- Q Concern with exiting the proposed project, as the neighbouring strata exiting is difficult at peak periods for existing neighbouring stratas. Is one exit enough in the proposed project?
- A The traffic consultant believes that one central access and egress to underground parking is sufficient, with a separate emergency vehicle access/egress into the central courtyard and manoeuvring area serving ambulance, early response vehicles and fire trucks.
- C It is felt that the statistics for existing parking resulting in 1.1 stalls per unit are inaccurate.
- A The measuring of existing traffic and parking earlier in the summer indicated a more detailed Traffic Impact Study is needed, which will be conducted in September to

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*1923 - 1959 Purcell Way, North Vancouver - Public Information Meeting Summary Notes  
October 19, 2017*

more accurately measure Capilano University traffic, as well as day to day normal traffic with the majority of people back to work, and kids in school. This additional study will be reviewed by the District Traffic staff and discussed with them to confirm and finalize the site design.

The Community Planner described the District evaluation process and Traffic Demand Management assessment and measures that District Engineering staff apply to such projects in existing areas.

- Q Capilano University student expressed appreciation for provision of student housing as part of the project, but what is the rationale for the provision of only 60 units?
- A The 60 unit number was the maximum achievable unit count due to site and economic constraints.
- Q Concerns with the proposed road improvements, street widening and landscape changes. How are the proposed changes going to impact the existing neighbours?
- A The proposal includes a small widening of the road to allow for additional room for a car and a cyclist. There will be removal of some unsafe trees along Purcell Way.
- Q 1.5 stalls per unit may not be adequate. Concerns are related to the intersection, bus loop area and impact on vehicle manoeuvring and blockages during peak times.
- A The proposed development will only add one car per minute during peak hours. The improvements to the Purcell/Greg Lee Way intersection will help improve the flow of traffic. The primary driver of the traffic on Purcell Way at peak hours relates to the influx and outflow of student, faculty and staff at Capilano University.
- Q There are concerns with the impact of a 6 storey building size and its impact on the neighbourhood.
- A The Community Planner indicated that the proposed project is consistent with the OCP, but should not be viewed as a precedent for all future developments in the area, the proposal's intended to resolve the state of repair and financial impact issues faced by the existing strata and has taken several years to get to this stage. As a result it is unlikely to set the tone for future development in the neighbourhood.
- Q What is the proposed new zoning for this project?
- A It will be CD (Comprehensive District) specifying the number of units and 1.75 FSR, tailored to the site.

**1923 - 1959 Purcell Way, North Vancouver - Public Information Meeting Summary Notes  
October 19, 2017**

- Q Will there be parking available on Cap U campus for student parking or neighbour parking?
- A Parking for all students in the Student Housing will be provided by Cap U.
- C There is an existing arrangement for overnight parking by neighbours if the cars are gone by 7:30 am daily.
- Q If important trees to be retained are damaged during construction what is the process for replacement?
- A The Landscape Architect stated that tree damage is unlikely given the root protection zones and described the District Tree Protection Policy, a joint review by the District Arbourist and proponent Arbourist, including the sizing of designated trees, protection of the trees and their roots, and replacement tree sizes of 4 to 5 meters in height, or larger if available from the supplier. In addition SV reviewed the landscape plan including planting and tree types.
- Q Is the proposed Clubhouse for student use as well as residents?
- A No, the Clubhouse is only for use by residents of the strata and the of the adjacent strata that shares the pool and clubhouse. .
- Q Will the existing adjacent pool be redeveloped?
- A No, while the pool is shared by two stratas, it is located on the neighbouring property and is not part of the new development works.
- C The Strata President stated that from the residents of the 1923 - 59 Strata residents' perspective, the redevelopment team has worked well with us and emphasized the benefits of the difficult decisions we've made relative to the new development. These decisions have not been taken lightly, but existing owners have and are facing significant hardship and do not wish to adversely affect their neighbours with a substandard replacement project.
- Q How is parking determined, and how will the proposed parking provided affect street parking?
- A The Community Planner reiterated and described the District evaluation process and confirmed the District's commitment to consider and optimally deal with parking.
- C Another proposed entrance to the University would ease traffic concerns.
- Q Will there be rental restrictions on the proposed development units?

**1923 - 1959 Purcell Way, North Vancouver - Public Information Meeting Summary Notes  
October 19, 2017**

- A No a Covenant Housing Agreement with WNC and the District will allow for owners to rent their units, and prevent the future Strata from restricting the right to rent. This approach will enhance housing supply in the area.
- Q What is the construction schedule for the project?
- A It is anticipated by WNC that District approvals will take 12-18 months, and that construction will take 24-28 months. We are hoping that completion of the buildings will start in 2020/2021. Site construction offices and trade parking is anticipated to be staged and located on Greg Lee Way.
- C Councillor Hicks commented on the Lower Mainland's need to encourage alternate modes of transit other than cars, and ensuring that rental housing is being replenished.
- A The Strata President responded that there are approximately 20 existing renters in the complex, and that many of them were authorized by the Strata Council on account of hardship exemptions as a result of the problems with the property. The majority of renters were aware of the redevelopment timeline when they rented the units and will be provided with a minimum of 12 months notice to find new accommodations.
- Q Concern was raised regarding privacy along the west property line. Will trees and landscaping be adequate with the new planting plan?
- A The Landscape Architect stated that due to the number and size of existing trees (and roots) to be retained in that area, grade cannot be changed. The understory of those retained trees will improve their health and look with the removal of invasive species and replanting with appropriate planting. Any fencing will involve neighbour and District input to that design.

### **Summary of Community Input**

Based on the questions and comments made at the meeting, the 5 Comment Sheets dropped at the table following the meeting, and 7 additional comments subsequently submitted to the District, the following key issues and concerns were highlighted:

- Proposed density and resulting traffic impact, flow and volume in the area
- Parking adequacy at the proposed 1.5 stalls per unit, including visitor parking, based on the number and type of proposed residential units
- Adequacy of site access and site egress
- Adequacy of local resident only street parking, including adding more street parking along both sides of Lillooet Rd.
- Suggestion of an addition of a pedestrian controlled crossing light at Purcell and Greg Lee Way
- Suggestion of a bike lane on Purcell Way
- Capilano University existing access and egress, traffic impact on neighbours

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**1923 - 1959 Purcell Way, North Vancouver - Public Information Meeting Summary Notes  
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- The need to make available additional parking in the University lots overnight for Purcell Way residents to alleviate parking pressures
- Retention of existing trees, replacement of existing removed trees by mature trees
- The look/adequacy of proposed new landscaping and fencing, particularly along the west property line with respect to privacy and screening
- Impact of the proposed 6 storey residential building on the neighbourhood, and the precedent for future development in the neighbourhood
- The relocation of the proposed Adventure Playground would lessen noise impact on residents
  
- Support of student housing, and any additional increase to student rental units that could serve the University
- Support for the addition of more affordable market/rental and student housing in the District

**Meeting Conclusion**

Bob thanked everyone attending, and for their patience during the meeting. He will be preparing a meeting summary report for submission to the District of North Vancouver as part of the zoning process.

He also indicated that the project team will stay in contact through the District Rezoning process, and encouraged the Community to keep in touch through Reid Thompson if there were any further questions for WNW, and Tamsin Guppy if there were any further questions for the District Planning Dept. the Rezoning Public Hearing. RT indicated there is also a project website to keep informed - [development@capilanou.com](mailto:development@capilanou.com)

The project team thanked everyone for their time and comments, and the meeting adjourned at 8:50 pm.

**Note:**

- 61 people filled out their contact information on the Sign In Sheets
- 5 people filled in Comment Sheets and left them at the sign in table, and 7 additional emails and letters were submitted to the District within the 2 week submission period.

**Attachments:**

- News ads
- Notification Flyer
- Delivery Map
- Site sign photo

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- Sign in Sheets (completed)
- Comment Sheets;
- Emails, Comment Sheets & Letters (Subsequently received)

*Prepared by Bob Heaslip,  
Draft Sept. 27th, 2017 Revised Final October 19th, 2017*

***These notes are intended and assumed to be a fair, accurate reflection and record of the dialogue that occurred, unless the writer is informed otherwise in writing.***

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## PUBLIC INFORMATION MEETING

Woodbridge NW (Lynnour) Homes Ltd. is hosting a Public Information Meeting to present the redevelopment of the existing residential strata complex at 1923, 1935, 1947 and 1959 Purcell Way.

You are invited to a meeting to discuss the project.

**Date: Tuesday, September 12, 2017**

**Time: 7:00 – 8:30 PM**

**Meeting Location: Capilano University, 2055 Purcell Way, North Vancouver, BC**

**Room: BR169 (Lower Food Court, Birch Building)**

The applicant proposes to rezone the site into a six storey apartment building and three to four storey townhomes. A purpose built student housing building is proposed to be built on adjacent campus land. The proposal includes 184 residential units and 60 student beds, with underground parking and an amenity building.



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or more information, please contact Reid Thompson, VP Development of Woodbridge NW (Lynnour) Homes Ltd. at 604-901-7686 ext. 112, or the District Planning Department at 604-990-2387, or bring your questions and comments to the meeting.

**\*This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.**



**WAKEY WAKEY** North Vancouver 15 year old twins Hunter (above photo) and Jordan Smith made a big splash at the 2017 Canadian Wake Nationals held in Newmarket, Ont., Aug. 19-21. Hunter won the junior men's (18U) behind the boat competition, while Jordan claimed gold in the junior men's straight-line cable contest with Hunter finishing third. The boys live and train in Deep Cove. PHOTOS SUPPLIED



## Capilano Blues host soccer home openers Sunday

Soccer season at Capilano University kicks off this week with the Blues women and men visiting Quest University on Wednesday before playing their home openers Sunday against Langara.

On the men's side, the Blues will be looking to keep the good times rolling after winning two straight PacWest titles. The only way they could improve upon their gold standard would be to carry their championship prowess to the national level. In 2015 the Blues won

silver at the CCAA national championships and last season they claimed bronze.

On the women's side, the Blues will be looking to build off of last season's success. Capilano claimed bronze in the PacWest league last season, earning their first women's soccer medal in nearly a decade.

The action gets underway Sunday at Capilano with the women taking on Langara starting at noon followed by the men at 2:30 p.m. For full schedules and results visit [pacwestbcca.com](http://pacwestbcca.com).

# INQUIRING REPORTER

## Was it a good idea to scrap tolls on two bridges?

Bridges are all good until the daily commute starts to take its toll on people's pocket books and sanity. The B.C. NDP made moves last week to ease the burden by removing tolls on the Port Mann and Golden Ears bridges. For twice daily commuters, this could mean savings of more than \$1,000 per year. While many are thrilled at bridge-users not having to dole out money for daily tolls, others might gruff at the idea of the taxpayer now being even more on the line for paying off the bridges. Where do you stand? Weigh in at [nsnews.com](http://nsnews.com)

— Ben Bergson



**Colleen Chang  
Vancouver**

"I'm fine with not having any tolls on it. I think a lot will be more accessible going across the bridge now that there's no tolls."



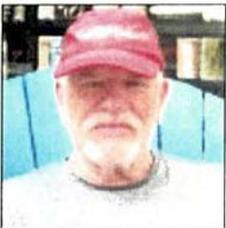
**Brad Trenaman  
North Vancouver**

"I think it's a good idea. They always said they were going to get rid of the tolls, so they're doing what they said they were going to do."



**Joseph Robahug  
North Vancouver**

"What about the budget? If we're paying for that, that's not good anymore. We have been taxed a lot."



**Mark Shirreff  
North Vancouver**

"I think it's a good idea. Either toll all of them or toll none of them. We benefit from free Lions Gate and free Second Narrows all the time."



**Susanne Hawkins  
North Vancouver**

"It doesn't really affect me because I don't really use those bridges very much."

## MAILBOX

### Build schools, not hydroelectric dam

Dear Editor:

Re: NDP Will Be Challenged to Meet Expectations, Aug. 23 View from the Ledge opinion column.

In response to Keith Baldrey's recent piece, I'd like to comment on the Site C power dam situation.

Yes, the dam will saddle BC Hydro with billions in debt, a debt that we as taxpayers must take responsibility for.

And this debt might be more palatable if we needed the electricity. But we don't.

And by the time we might need it, the world

and hopefully our province, will have turned their sites to solar, wind and geothermal energy – energy that is cheaper and more environmentally friendly.

This project should be stopped, the dam repaired and the workforce deployed to building schools, hospitals and housing, or maintaining and repairing the infrastructure (roads, bridges, power lines, sewer and water pipes, forests) that was left to fall apart under the previous government.

Linda Forsythe  
Burnaby

### Will premier make good on promises?

Dear Editor:

Re: Energy Projects to Strain NDP/Green Pact, Aug. 9 View From the Ledge.

Premier John Horgan is finding out that saying and doing are different and difficult paths – sort of like having someone convicted of murder and sentenced to hang. Horgan and his cohort were yelling "Hang 'em!" Now they've been told to pull the lever for the trap door. Do I see hesitation as a move that hopefully someone else will be the one to give a yank?

Tom Kirk  
Ossoyoos

### Town hall sitting on bistro plans

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of course, and adult club members will sip there. The club has suggested alternate locations, "some 20 metres to the east of the proposed area ... and where the food and beverage is located for the Harmony Arts Festival at the 15th Street end." No town hall response.

Objections to that 20 metre move? A mature

tree – which Breiner says isn't healthy anyway – would have to go, and the bistro would impede the water view for those coming down 13th Street.

A suspicious mind wonders: Are developers of the nearby giant Grosvenor development OK with the modest club, in the foreground of views from its fantastically expensive condos? Early on, club leaders

asked Grosvenor. No opposition, Bretner claims.

Whatever they say. Not too heavy with the mustard on that hot dog on Sunday.

\*\*\*

For dog's sake: A gent in the West Van Marine Drive liquor store was overheard saying his dog had been "rolled" by a car. Veterinarian's bill, \$13,000. [rlautens@gmail.com](mailto:rlautens@gmail.com)

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You are invited to a meeting to discuss the project.

**Date: Tuesday, September 12, 2017**

**Time: 7:00 – 8:30 PM**

**Meeting Location: Capilano University, 2055 Purcell Way, North Vancouver, BC**

**Room: BR169 (Lower Food Court, Birch Building)**

The applicant proposes to rezone the site into a six storey apartment building and three to four storey townhomes. A purpose built student housing building is proposed to be built on adjacent campus land. The proposal includes 184 residential units and 60 student beds, with underground parking and an amenity building.




Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or more information, please contact Reid Thompson, VP Development of Woodbridge NW (Lynnmour) Homes Ltd. at 604-901-7686 ext. 112, or the District Planning Department at 604-990-2387, or bring your questions and comments to the meeting.

**\*This is not a Public Hearing. DNV Council will receive a report from staff issues raised at the meeting and will formally consider the proposal at a later date.**

## **Meeting Agenda**

Doors Open: 7:00 PM

Open House Discussion: 7:00 PM – 8:30 PM

Presentation: 7:30 PM – 7:45 PM

## **Notice of a Public Information Meeting in Your Neighbourhood**

Woodbridge NW (Lynnmour) Homes Ltd. is hosting a Public Information Meeting to present the development proposal for the redevelopment of 1923, 1935, 1947 and 1959 Purcell Way.

### **If you have any comments or questions please contact:**

Reid Thompson (604) 901 7686 ext.112  
VP Development,  
[Reid@woodbridgenw.com](mailto:Reid@woodbridgenw.com)  
Woodbridge NW  
(Lynnmour) Homes Ltd.

Tamsin Guppy (604) 990 2391  
District of North Vancouver Planning Department  
[tguppy@dnv.org](mailto:tguppy@dnv.org)

### **To find out more about us, please visit:**

<http://www.woodbridgenw.com/>

Meeting Time:  
**7:00 PM on September 12, 2017**  
**Room: BR169**  
**(Lower Food Court, Birch Building)**

Location:  
**Capilano University**  
**2055 Purcell Way, North Vancouver,**  
**Birch Building, Lower Cafeteria**

This information package is being distributed to owners and occupants within 100 meters of the proposed development site in accordance with District of North Vancouver policy.

## The Proposal

Woodbridge NW (Lynn timer) Homes Ltd. is proposing to construct a six storey apartment building and three to four storey townhomes at 1923, 1935, 1947 and 1959 Purcell Way at the corner of Purcell Way and Greg Lee Way. In addition, the proposal includes a purpose-built student housing building along Greg Lee Way on adjacent campus lands owned by Capilano University. The student housing will be designed and construction in partnership with the University.

The proposal includes 184 residential units and 60 student beds. The residential units will include:

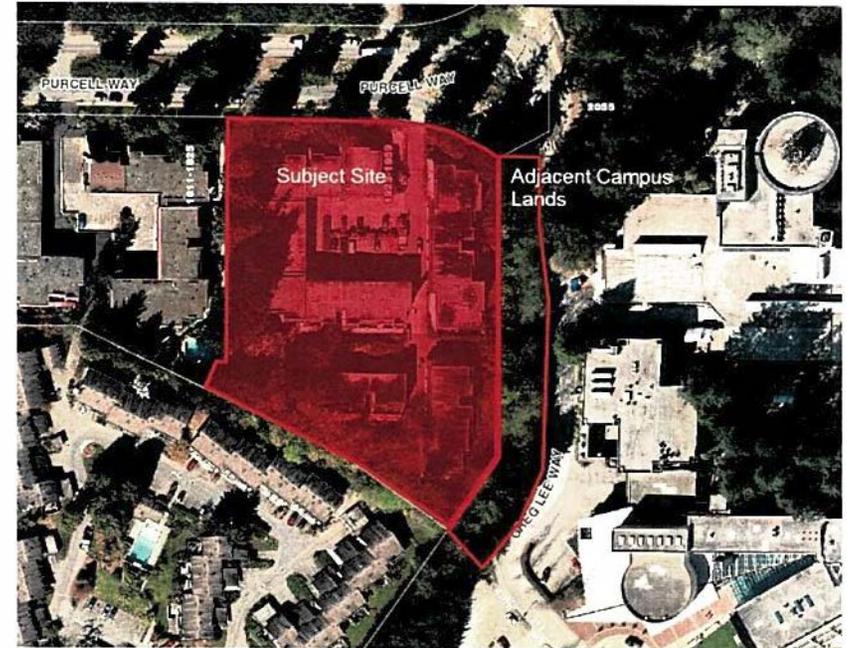
- 19 studio apartments
- 57 one-bedroom apartments
- 30 two-bedroom apartments
- 18 three-bedroom apartments
- 10 two-bedroom townhomes
- 50 three- and four-bedroom townhomes

A selection of three- and four-bedroom townhomes will contain studio lock-off suites.

The residential units will be accessed from a driveway off of Purcell Way and parking will be located in the underground parkade. 258 Private stalls, 18 visitor stalls and 368 bicycle parking spots are being provided to residents. Parking for the student housing units on campus will be provided on Capilano University property.

The proposal also includes a series of outdoor courtyard amenity areas and an active outdoor children's play area. In addition, the proposal includes a new clubhouse and fitness centre which will be shared with the adjacent strata community at 1811-1825 Lynn timer South.

## Location Map of the Site

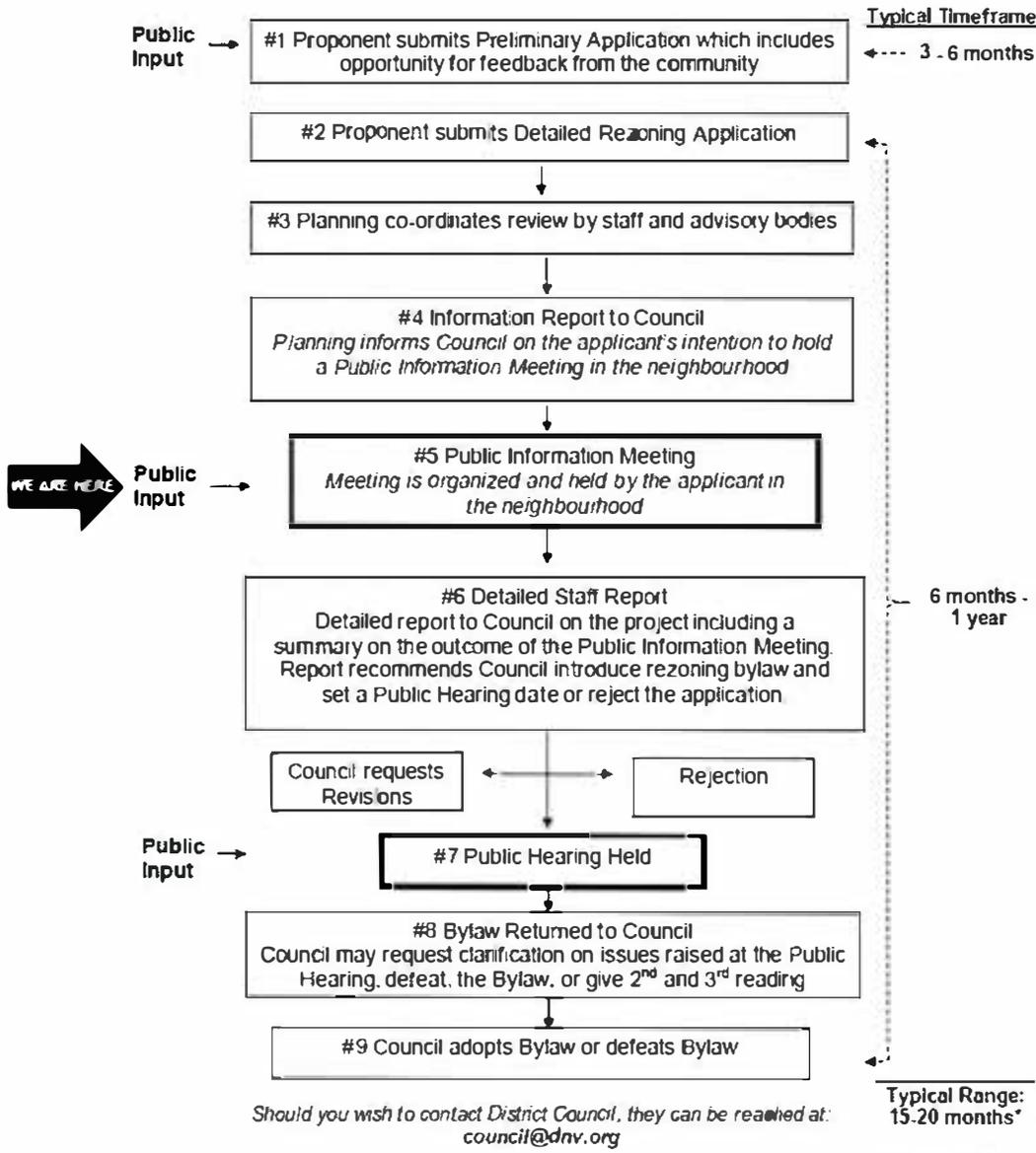


## Rendering of the Project



# Process for Applications

## PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



\*Time requirements can vary due to the specifics of individual projects



**Developer's  
Public Information Meeting**

**Proposal:  
6-Storey Apartment Building,  
3 to 4 Storey Townhomes,  
and Student Housing**



**7 PM, Tuesday, September 12  
Capilano University  
Birch Building, Lower Cafeteria  
Room BR169**

**Woodbridge NW (Lynn timer) Homes Ltd.  
604-901-7686**

*This meeting has been required by the District of North  
Vancouver as part of the regulatory process.*



JUL 14 2016

Planning Department  
 District of North Vancouver  
 November 7, 2016

RE: Lynmour South – 1923, 1935, 1947 and 1959 Purcell Way

Dear District of North Vancouver Council,

The purpose of this letter is to express Strata Council VR149 support for the pre-application submittal of Woodbridge Northwest (Lynmour) to redevelop our property. The support for this redevelopment has not been an easy decision on the part of our ownership. It does not represent a financial windfall. The payout will range from \$295,000 to \$388,000 per unit. For owners who have recently purchased into the complex and/or invested in renovations, this may result in a loss. For all 90 owners, this was an unforeseen and unplanned circumstance, with implications beyond financial.

The reality of ownership at Lynmour South is substantial, regular levies to maintain this complex. This does not represent affordability, nor is it financially responsible given the uncertainties of future needs of our aging complex. After numerous meetings and discussions with the owners, the consensus is that redevelopment is the preferred option to an expensive restoration of this complex.

Lynmour South is a 40-year old complex that has identified serious, immediate and expensive infrastructure and maintenance issues. In summary,

- Our Depreciation Report, completed in 2013 (using 2012 pricing and regulatory environment) identified approximately \$3.5 million in repairs, which we had planned to implement in stages.
- A structural engineering failure of the 1947 Purcell Way building during shingle roof replacement led to the Building Envelope Condition Assessment Report (BECA) on the complex completed in 2014. That report outlines a \$4.5 million project requiring immediate attention.
- The estimates contained in both of these reports have not been updated to 2016 construction pricing and standards (for example, recent amendments to legislation respecting asbestos containment).
- The estimates also require extensive project-level refinement which is believed will increase the pricing by 25% (for instance, the \$1 million parking garage improvements does not include the cost of resurfacing, electrical work is also likely to be required, other building issues will no doubt be revealed in construction, etc.)
- These studies did not address a much needed water system upgrade estimated at \$750,000 in 2013.
- Ongoing regular maintenance reveals roofing issues (another \$1 million project) and drainage problems, as well as other costly maintenance issues common to buildings of this age and design.

In order to properly rehabilitate the complex, the estimated levy to fund the critical structural engineering project outlined in the BECA is between \$43,000 and \$56,000 per unit. Additional levies for the other required projects push the per unit levy well above \$100,000. Such

information has been included in our strata minutes, lowering the market value of the individual units.

The market value for these units is optimistically estimated at between \$220,000 to \$410,000, using a comparison to similar issue-free condos – which these are not. These investments will only bring the units to market standard and would not result in increased selling prices.

Owners voted at our Annual General Meeting (AGM) held on July 13, 2015 to proceed to marketing of our complex for sale, with 76 in favour of the 85 owners present/proxy. Our strata led a bid process in the fall of 2015. During that open bid period, the DNV provided interested developers with a memo (dated November 24, 2015) outlining property zoning issues. Multiple bids were received, with negotiations undertaken with the top two bidders. Strata Council recommended proceeding to a Letter of Intent with Woodbridge Northwest.

A Special General Meeting (SGM) was held March 20, 2016 whereby 76 of the 86 owners present/proxy approved the legal expense of the preparation of the Purchase and Sale Agreement. An informal vote was held July 20, 2016 to gauge interest in pursuing the sale. Of the 73 owners present/proxy, 68 indicated their desire to proceed with the sale process. Coinciding with the timeline of our bid process, the provincial government introduced legislation that addresses the situation of older complexes that vote to unwind their strata. The requirement for a unanimous vote has been reduced to 80% of the ownership. The coming into force of that legislation delayed our ability to proceed with the negotiations. Finally, on October 25, 2016, both parties signed the Purchase and Sale Agreement.

Throughout this long process, the Strata Council organized numerous information sessions for owners to discuss infrastructure needs, the results of the bid process and the Woodbridge offer. These meetings were all well attended. We also provided regular updates to owners.

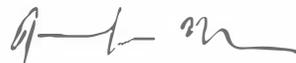
In anticipation of their redevelopment pre-application, Woodbridge Northwest (Lynmour) organized a private information session for VR 149 owners and tenants on November 1, 2016. The turnout and participation was enthusiastic. Owners expressed support of the proposed redevelopment design, in particular the inclusion of student housing, the emphasis on affordable housing options and the appeal of the site layout.

In conclusion, we offer our support of the Woodbridge Northwest (Lynmour) redevelopment pre-application. We hope that you will take into consideration the context of this redevelopment described in this letter. Please do not hesitate to contact us at [stratavr149@gmail.com](mailto:stratavr149@gmail.com) to set up a time to discuss further.

Sincerely,



Penny Chester, President  
On Behalf of VR149 Lynmour South Strata Council



Jennifer Mancor, Vice-President

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| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Nov 6, 2017</u> |
| <input type="checkbox"/> Other:                     | Date: _____              |



## The District of North Vancouver REPORT TO COUNCIL

October 25, 2017

File: 08.3060.20/009.17

**AUTHOR:** Emel Nordin, Development Planning

**SUBJECT:** **Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning, and Housing Agreement for a 25 unit townhouse project - 1031, 1037, 1041 and 1045 Ridgewood Dr.**

### RECOMMENDATION

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)" to amend the Official Community Plan (OCP) land-use designation from RES Level 2: Detached Residential (0.55 FSR) to RES Level 4: Transition Multifamily (1.2 FSR) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)" to rezone the subject site from Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 111 (CD111) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8257, 2017 (1031-1045 Ridgewood Drive)" be given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8278;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8278 in conjunction with its Financial Plan and applicable Waste Management Plans;



AND THAT Bylaw 8278 and Bylaw 8256 be referred to a Public Hearing.

## REASON FOR REPORT

The proposed project requires Council's consideration of:

- Bylaw 8278 to amend the Official Community Plan (OCP) for the subject properties;
- Bylaw 8256 to rezone the subject properties;
- Bylaw 8257 to authorize a housing agreement to ensure all future owners are eligible to rent their units.

## SUMMARY

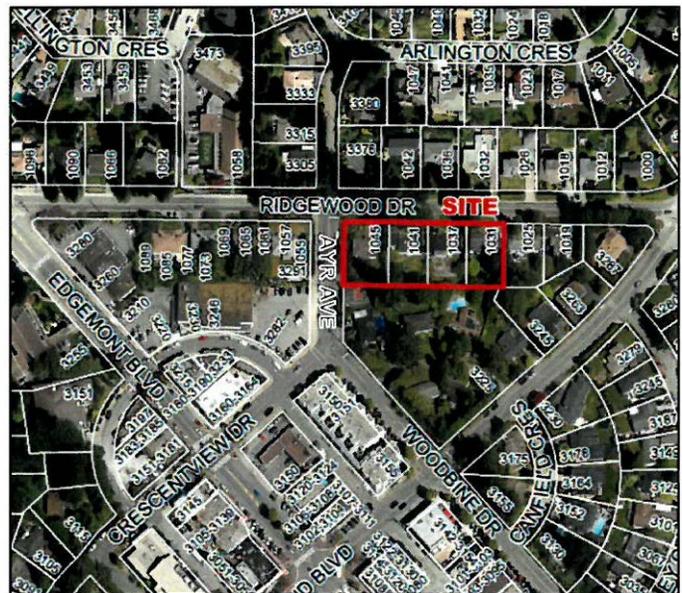
The applicant proposes to redevelop the four residential lots located at 1031, 1037, 1041 and 1045 Ridgewood Dr. to create a 25 unit three-storey townhouse development.

Implementation of the project requires an OCP amendment (Bylaw 8278), a rezoning (Bylaw 8256), and a Housing Agreement (Bylaw 8257). The OCP amendment would change the designation of the site from RES Level 2: Detached Residential (0.55 FSR) to RES Level 4: Transition Multifamily (1.2 FSR) and designate the site a Development Permit Area for Form and Character of multi-family development, and Energy and Water Conservation and GHG Emission Reduction.

The OCP amendment and rezoning is consistent with the Edgemont Village Centre: Plan and Design Guidelines. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

## SUBJECT PROPERTY

The development site is located at the southeast corner of Ridgewood Dr. and Ayr Ave. There are existing single family lots to the north, east and southeast of the site. The recently completed Edgemont Seniors Living project (seniors' independent living and care facility) is located south of the site and the Grosvenor project (mixed-use development) is under construction to the west of the site, across Ayr Ave. The five residential properties to the east and southeast, along Ridgewood Dr. and Highland Blvd., are identified in the Edgemont Village Centre: Plan and Design Guidelines for multiplex development (triplex and four-plex).

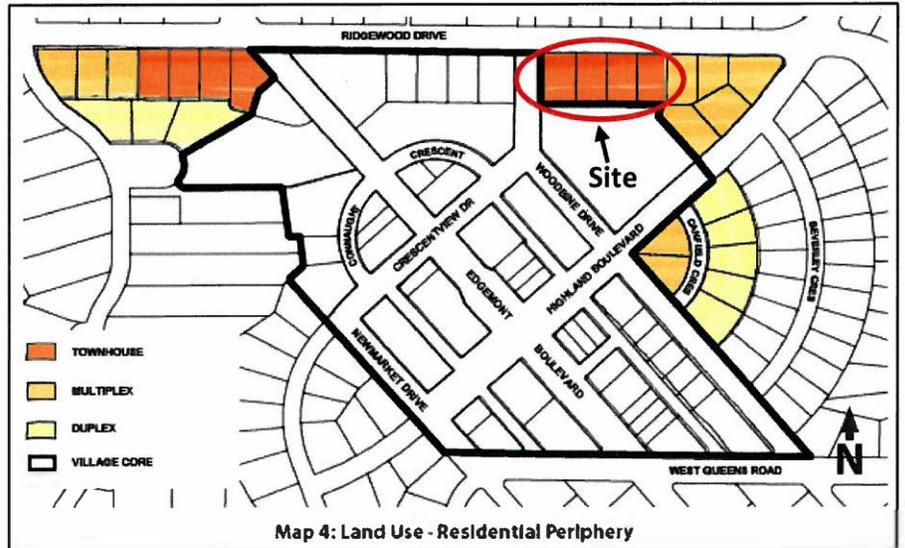


**EXISTING POLICY**

1. Official Community Plan

The Official Community Plan (OCP) designates the subject properties as RES Level 2: Detached Residential (RES2) which allows for a density of up to approximately 0.55 FSR.

The Edgemont Village Centre: Plan and Design Guidelines identifies these four lots as a future townhouse site, with a density of up to 1.20 FSR. The Edgemont Village: Plan and Design Guidelines envisions OCP amendments for the townhouse, multiplex, and duplex sites in the residential periphery of the village (as indicated by the adjacent map). The OCP amendment would change the designation of the lots to Residential Level 4: Transition Multifamily (RES4), with a density of up to 1.20 FSR, consistent with the Edgemont Village Centre: Plan and Design Guidelines.



The units are all three bedroom floor plans, which will be attractive to both families and downsizers, responding to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life.”

The proposal also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families and encouraging a range of multifamily housing sizes (Policy 7.1.4).

The proposed height of three storeys and the proposed FSR are consistent with the Edgemont Village Centre: Plan and Design Guidelines.

2. Zoning

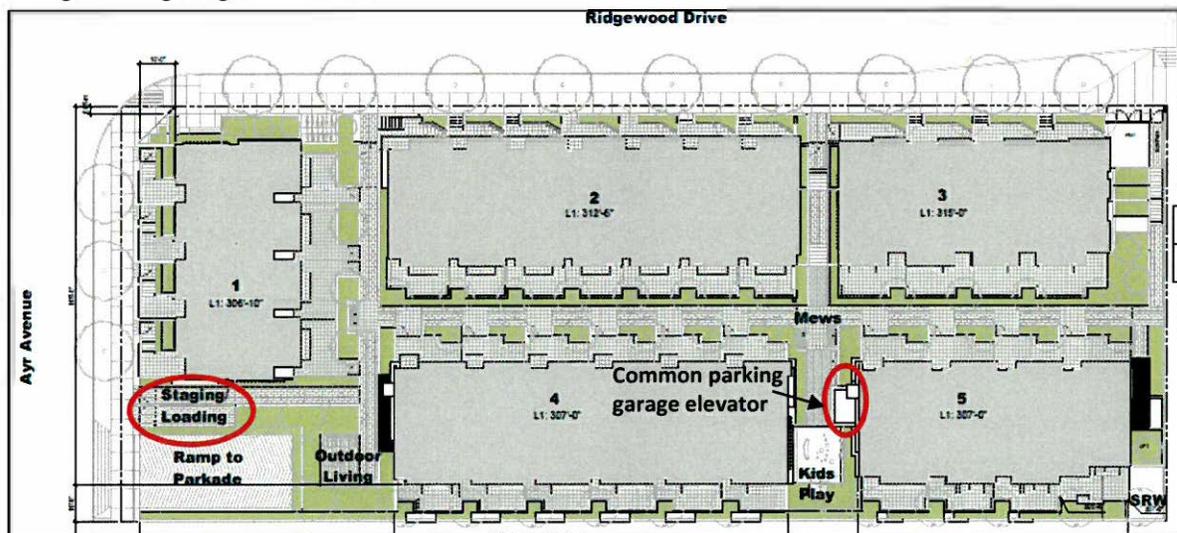
The subject properties are currently zoned Single Family Residential Edgemont Zone (RSE). Rezoning is required to accommodate the project and Bylaw 8256 proposes to create a new Comprehensive Development Zone 111 (CD111) tailored specifically to this project. The proposed CD111 zone prescribes permitted uses and zoning provisions such as a density, height, setbacks, parking requirements, and requires a community contribution of \$180,374.38 to achieve maximum density.

**ANALYSIS:**

Site Plan and Project Description

The project consists of an OCP Amendment and a Rezoning to allow for a 25 unit townhouse development in five three storey buildings. The proposal includes a 0.65 m (2.13 ft) road dedication along Ridgewood Dr. which will enable the construction of a dedicated eastbound bike lane on the south side of Ridgewood Dr., and a 1.6 m (5.24 ft) road dedication along Ayr Ave. which will enable a dedicated northbound bike lane and a new sidewalk on the east side of Ayr Ave.

The townhomes are arranged in five buildings, framing a central courtyard, over one level of underground parking. The units are all three bedroom layouts and range in size from 160.3 m<sup>2</sup> (1,725 sq. ft.) to 223.2 m<sup>2</sup> (2,402 sq. ft.). All units have basements or mudrooms at the parkade level. A passenger drop-off and loading/moving vehicle space is provided on Ayr Ave., immediately north of the underground garage entrance.



Site Plan

The subject site slopes from north to south and east to west, with a fairly significant 18 ft. change in grade across the property. The proposed building design and layout responds to the topography of the site.

The ground floor elevations for the two buildings fronting Ridgewood Dr. were established to ensure that the residential front doors of these townhomes are clearly visible from the street and to maximize the number of accessible units from Ridgewood Dr., in accordance with the Edgemont Village Centre Plan. As a result, the ground floor



View from northwest along Ridgewood Dr.

elevations of these buildings are 5-8 ft. higher than the other buildings on the site. The ground floor elevations of the southern units have been established as close to natural grade as possible to provide accessible entry from the central courtyard, and in consideration of the adjacent south property.

The five buildings range in height from 33.82 ft to 37.62 ft which is generally consistent with the built form of adjacent developments to the south and west. The buildings have been designed with architectural treatments, such as orienting the buildings towards Ayr Ave. and Ridgewood Dr., breaking up the building massing on Ridgewood Dr., and using flat roofs and articulated elevations with recessed upper storeys. These strategies reduce apparent building height, and are consistent with direction in the Edgemont Village Centre: Plan and Design Guidelines.

### Development Permits

If the OCP amendment is approved, the subject lots will be included in the following Development Permit Areas:

- Form and Character
- Energy and Water Conservation and GHG Emission Reduction

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

### Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on May 11, 2017 and the Panel recommended approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by enhancing the building elevation on the northwest corner with a new brick elevation, articulation of the façade, and an additional vertical window. The landscaping at the corner has been enhanced through use of stepped planter boxes at the northwest corner, and a greater variety of trees and plantings have been incorporated throughout the property and along the Ridgewood Dr. frontage. In addition, the visual impact of the parkade ramp entrance has been reduced through use of a lighter-coloured gate and landscape screening on three sides. Further, all on-site common area furniture has been redesigned with armrests and backrests to enhance comfort and quality of gathering spaces.



**View from northwest corner**

### Accessibility

The proposal exceeds the requirements of the Accessible Design Policy for Multifamily Housing as 84% (21) of the townhouse units meet the 'Basic Accessible Design' criteria and 16% (4) of the townhouse units meet the 'Enhanced Accessible Design' criteria. The project includes the following key accessible design features:

- seven units with personal elevators from the parking garage to all levels of the units
- six of the seven units with personal elevators will be provided two adjacent parking stalls within a private garage large enough to accommodate a universal size parking stall if required
- the four enhanced accessible units will have rough in provided for optional power operated entry doors
- the four enhanced accessible units will have kitchens and bathrooms designed to meet the enhanced accessible design elements
- an accessible path of travel from Ridgewood Dr. to the central courtyard and common parking garage elevator
- all units will be provided with ground level accessible patios where possible despite significant grade changes on the property
- all unit entry doors will have a clear opening width of 850 mm (34 in.)
- one bathroom in each unit with a minimum clear space of 1219 mm (48 in.) x 762 mm (30 in.), enhanced door and plumbing handles, and reinforcement to accommodate future installation of grab bars

### Vehicle Parking

All parking is proposed in a one level underground garage. Access to the garage areas is proposed through a driveway ramp from Ayr Ave. at the southwest corner of the site. A total of 52 parking stalls are proposed which provides 2.1 parking stalls per unit, inclusive of six visitor stalls. This parking rate is higher than the District's 'Parking Principles for OCP Town and Village Centres'. This rate responds to the community's desire for increased parking of at least two stalls per unit due to the limited availability of on-street parking along Ridgewood Dr. and Ayr Ave.

Each townhouse unit will have a private garage that includes one Level 2 (240V) electrical vehicle charging conduit. All remaining visitor stalls will be wired for Level 2 (240V) charging.

### Bicycle Parking and Storage

The proposal includes 25 Class 1 secure bicycle parking spaces (one per unit) in the underground parking garage and five Class 2 (short term) bicycle spaces at grade. Electrical outlets will be provided within the Class 1 bicycle storage room. Additional bicycle storage is available in individual unit garages and basements.

The bicycle parking proposed meets the requirement in the District's Zoning Bylaw, and this parking, in addition to the other facilities to support cycling, should help to support alternate transportation options for residents and visitors to the site.

#### Off-site Improvements

The application includes road dedications on Ridgewood Dr. and Ayr Ave. to allow for the construction of an east bound dedicated bike lane on Ridgewood Dr. and a north bound dedicated bike lane on Ayr Ave., upgrades to the sidewalks, street trees, curb, gutter and lighting along the south side of Ridgewood Dr. and the east side of Ayr Ave.

Existing overhead hydro lines along Ridgewood Dr., Ayr Ave. and Woodbine Dr. will be removed and replaced with underground service connections, with overhead connections maintained for the existing single family properties to the east of the subject site. A new wheelchair accessible pedestrian crossing will be installed across Ayr Ave., at the intersection of Ayr Ave. and Ridgewood Dr., to improve pedestrian safety and accessibility. In addition, a small seating area will be provided at the northwest corner of the property, with a right of way established to allow for public access.

The development cost charge rates applicable to this development will be as set out in the Development Cost Charge Bylaw in effect on the date of the issuance of the building permit for this development.

#### Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. A preliminary application for this development was submitted on June 27, 2016, at which time the target rate for CAC contributions for projects outside of a town centre was \$5 per square foot of increased residential floor area. In accordance with the CAC policy, the CAC rate for this development has been calculated at the rate applicable at the time of submission of the preliminary application. A CAC of \$180,374.38 is included in the proposed CD111 Zone. It is anticipated that the CACs from this development will be directed toward off-site public art, plazas, facilities, parks, trails, environmental or other public realm improvements, and/or the affordable housing fund.

#### Green Building Measures

Compliance with the District's Green Building Strategy or higher level as mandated by provincial legislation is required. The applicant is utilizing a recognized green building program and the proposal incorporates a range of features to meet an energy performance rating of Energuide 80 and a building performance equivalent to a 'Gold' standard. Sustainability features will be incorporated into the development to address energy conservation, water conservation and greenhouse gas emission reductions.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing a variety of plantings throughout the site to delineate public, private and common spaces. Street trees are proposed along Ridgewood Dr., Ayr Ave. and the south property line, and additional onsite trees and landscaping are provided.

The project features communal spaces including an on-site children’s play area and outdoor seating area which are accessed from the central courtyard. In addition, a small public seating area is provided at the northwest corner of the property with a bench, shade trees and Class 2 bicycle parking, and public access will be secured through a right of way.



**Landscape Plan**

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Concurrence:

The project has been reviewed by staff from the Environment, Building, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, and Fire Department Departments and the Arts Office.

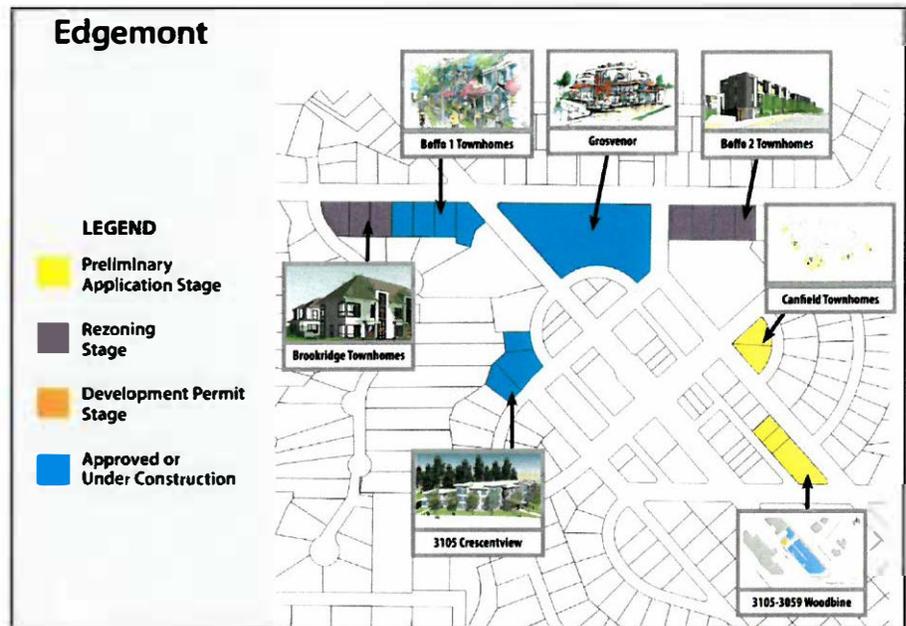
Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image below.

In order to reduce development’s impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit and the Development Covenant.

In particular, the Construction Traffic Management Plan 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. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;



5. Provide a sequence and schedule of construction activities;
6. Identify methods of sharing construction schedule with other developments in the area;
7. Ascertain a location for truck marshalling;
8. Address silt/dust control and cleaning up from adjacent streets;
9. Provide a plan for litter clean-up and street sweeping adjacent to site; and,
10. Include a communication plan to notify surrounding businesses and residents.

The following are some key features of the plan for this proposal:

*Construction timing and coordination:*

- Construction (from site clearing to occupancy) of the subject project is expected to begin in spring 2018 and last approximately 17 months.
- The draft Construction Traffic Management Plan provided for this project includes a provision for careful communication with the management team for the Grosvenor development to the west and a commitment to coordinate construction activities with the Grosvenor development to mitigate impacts on the neighbourhood.
- The off-site utility and road upgrades associated with the Grosvenor development are anticipated to be complete in summer 2018.
- Required off-site utility and road upgrades for the subject project are anticipated to take place during summer 2019 in order to limit road closures during the school year.

*Pedestrian access and road circulation:*

- Construction is to be coordinated to limit impacts on pedestrian and vehicle movement along Ridgewood Dr. and Ayr Ave.

- Unimpeded pedestrian access is to be maintained along Ridgewood Dr. throughout construction.
- The only road closures will be during the roadworks and the installation of utility service connections. The plan and timing of any road closures must be approved by the District prior to issuance of an excavation permit or a building permit.

*Routing of Trucks*

- Construction vehicle traffic will be routed to avoid the Village core.

*Security*

- A \$50,000 construction traffic management security deposit is required. This deposit will be used to cover any enforcement ticketing and creates a financial incentive for the developer to ensure efficient traffic flows, enforcement of parking, and construction vehicle routing in the area.

The plan is required to be approved by the District prior to issuance of a building permit.

Public Input

*Public Information Meeting:*

The applicant held a facilitated Public Information Meeting on May 4, 2017. Notices were distributed to 1,070 addresses within approximately a 100 metre radius of the site and to the Edgemont and Upper Capilano Community Association. A sign was placed on the property to notify passerbys of the meeting, and advertisements were placed in the North Shore News on April 26th and April 28<sup>th</sup>, 2017. The meeting was attended by approximately 39 residents.

A key concern raised by the neighbourhood was pedestrian mobility during construction of the development and improvements to pedestrian and cycling connections along Ridgewood Dr. The preliminary Construction Traffic Management Plan submitted with the application outlines that pedestrian access along Ridgewood Dr. will remain open and unimpeded throughout development of the property. Further, the applicant has been in communication with the Highlands Elementary Parent Advisory Council regarding safe passage of students to school during construction.

As part of the project, a new accessible pedestrian crosswalk will be installed across Ayr Ave. and road upgrades will provide improved pedestrian and cycling connections along the south side of Ridgewood Dr. and along the east side of Ayr Ave.

Following extensive review by District staff, it was determined that the proposed eastbound bicycle lane along the south side of Ridgewood Dr. cannot be extended to Highland Blvd. at this time without resulting in significant impacts to the frontages of existing single family properties located on Ridgewood Dr. to the east of the subject site. Until such a time as these properties redevelop, the

bicycle lane will taper off at the east property line of the subject site. Signage will be installed on Ridgewood Dr. to redirect eastbound cyclists south on Ayr Ave. to access Highland Blvd.

In response to public input, District staff also explored the opportunity for the installation of a new sidewalk on the north side of Ridgewood Dr. Due to the existing grade and tree coverage in this location, staff have determined that there would be extensive impacts to the existing single family properties to the north of Ridgewood Dr. if a sidewalk were to be installed, including regrading, installation of retaining walls and tree removal. Until such a time as these properties redevelop, staff do not recommend installation of a sidewalk on the north side of Ridgewood Dr.

An increase in traffic due to the new development was cited as a concern. It is anticipated that there will be a net increase of 10 vehicle trips in the morning peak hours and 13 vehicle trips in the afternoon peak hours. This is equivalent to approximately one additional vehicle every six minutes in the morning and one additional vehicle every four to five minutes in the afternoon. This level of increase in trips from the development is not expected to have a material effect on the operation of adjacent intersections. When considered in combination with the anticipated net trip increase as a result of surrounding developments in Edgemont Village, and applying background growth to 2030, adjacent intersections are anticipated to operate within an acceptable capacity threshold.

Concerns were also expressed regarding the proposed density of this project. The proposed density of 1.2 FSR and the height of 3 storeys is consistent with the density and height envisioned for this site within the Edgemont Village Centre: Plan and Design Guidelines. The building height is generally consistent with adjacent development sites and the proposed building design and site layout responds to the steep topography of the property. In addition, units have been designed with individual expression through incorporation of a mix of materials and colours, recessed upper storeys, and defined entrances to break up the building massing. The townhouses have been designed with flat roofs without roof decks to further limit the visual impact and preserve the privacy of adjacent properties. Trees and landscaping around the edges and throughout the property will provide additional screening and enhance the visual appearance of the site.

A copy of the facilitator's report of the Public Information Meeting is attached to this report (Attachment E).

### Implementation

Implementation of this project will require an OCP amendment bylaw, a rezoning, and a Housing Agreement, as well as issuance of a development permit and registration of legal agreements. Bylaw 8278 (Attachment B) amends the OCP designation of the subject site from RES2 to RES4.

Bylaw 8256 (Attachment C) rezones the subject site from Single Family Residential Edgemont Zone (RSE) to a new Comprehensive Development Zone 111 (CD111) which:

- establishes the permitted residential uses;
- allows home occupations as an accessory use;

**SUBJECT: Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning, and Housing Agreement for a 25 unit townhouse project - 1031, 1037, 1041 and 1045 Ridgewood Dr.**

October 25, 2017

Page 12

- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations;
- establishes parking regulations specific to this project; and,
- establishes a community contribution of \$180,374.38 to achieve maximum density.

Bylaw 8257, (Attachment D) authorizes the District to enter into a Housing Agreement to ensure that there will be no future strata restrictions on renting the units, with the exception of short-term rentals of less than 30 days.

A legal framework will be required to support the project and it is anticipated that a development covenant will be used to secure items such as the details of off-site servicing requirements.

Additional legal documents required for the project will include:

- a consolidation plan that shows the required road dedications
- statutory right of way to secure public access to the northwest corner seating area/plaza
- development covenant to reference the general form and layout of project as well as requirements for off-site servicing and on-site public features
- covenant to secure accessible design features
- covenant to specify that any “unsold” parking spaces be transferred to strata corporation
- registration of housing agreement regarding prohibition of rental restrictions for strata units
- statutory right of way for hydro service connections
- statutory right of way for sanitary sewer connections
- green building covenant
- stormwater management covenant
- an engineering servicing agreement (including construction management plan)

**CONCLUSION:**

This project assists in implementation of the District’s Official Community Plan objectives and the Edgemont Village Centre: Plan and Design Guidelines. The rezoning proposal is now ready for Council’s consideration.

**Options:**

The following options are available for Council’s consideration:

1. Introduce Bylaws 8278, 8256, and 8257 and refer Bylaw 8278 and 8256 to a Public Hearing (staff recommendation); or,
2. Defeat the bylaws at First Reading.



Emel Nordin  
Development Planning

**SUBJECT: Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning, and Housing Agreement for a 25 unit townhouse project - 1031, 1037, 1041 and 1045 Ridgewood Dr.**

October 25, 2017

Page 13

**Attachments:**

- A. Architectural and Landscape Plans
- B. Bylaw 8278 – OCP Amendment
- C. Bylaw 8256 – Rezoning
- D. Bylaw 8257 – Housing Agreement
- E. Public Information Meeting Facilitator’s Report

| <b>REVIEWED WITH:</b>                               |       |   |       |   |       |
|---|-------|---|-------|---|-------|
| <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"/> NVRC           | _____ |
| <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            | _____ | <input type="checkbox"/> Real Estate    | _____ |   |       |



RENDERINGS - NW from Ridgewood Dr and Courtyard



RENDERINGS - SW CORNER

BOFFO TKA+D

**BOFFO**  
EST. 1963

**BOFFO PROPERTIES**  
1301 W. 10th Street  
Vancouver, BC V5L 2C7  
T: 604 685 2084  
F: 604 687 2100  
www.boffoproperties.com



**View of Block 1-3 from NW**



**View of Staging + Parkade Entry**



**View of Block 1 from SW**



**View of Block 1 from NW - Close Up**

|                |        |  |        |    |  |
|----------------|--------|--|--------|----|--|
| 1              | 171020 | Revise and Amend for Detailed Application      |        |    |  |
| 2              | 102017 | ISSUED FOR COUNCIL REVIEW PLANNING APPLICATION |        |    |  |
| 3              | 100213 | SUBMITTED FOR SPECIAL PLANNING APPLICATION     |        |    |  |
| REV            | DATE   | DESCRIPTION                                    |        |    |  |
| SCALE          | DATE   | 171019   | DRAMAN | KA |  |
| PROJECT NUMBER |        |  |        |    |  |

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

1031 - 1045 Ridgewood Drive

3D Views

**A012**



**View of Block 3 & 5 from NE**



**View of Block 1 from NE**



**View of Block 3 from NW**



**View of Block 2 from NW**

**TKA+D**

**BOFFO**  
EST. 1983

**BOFFO PROPERTIES**  
1301 Maratime Street  
Vancouver, BC V5L 2C1  
T: 604 648 0584  
F: 604 687 8700  
www.boffoproperties.com

| 4               | 171020 | Revised for Detailed Application          |
|-----------------|--------|---|
| 2               | 170217 | ISSUED FOR DETAILED PLANNING APPLICATION  |
| 1               | 160623 | SUBMITTED FOR PRELIM PLANNING APPLICATION |
| REV             | DATE   | DESCRIPTION                               |
| SCALE:          | DATE:  | 171019                                    |
| PROJECT NUMBER: | DATE:  | 15029                                     |
| FILE:           | DATE:  | 15029                                     |

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC  
2001 W. 50th Ave. Vancouver, BC V6P 4R1

1031 - 1045 Ridgewood Drive

3D Views

**A013**



**View of Courtyard facing West**



**View of Block 2 from SW.**

**TKA+D**

**BOHO**  
EST. 1903

**BOHO PROPERTIES**  
1201 Marvellous Street  
Vancouver, BC V5L 2G1  
T: 604 646 0334  
F: 604 687 0100  
www.bohovancouver.com



**View of Block 5 from SE**

|                |   |   |        |      |
|----------------|---|---|--------|------|
| 4              | 17/2020   | Revised for Council Approval                  |        |      |
| 3              | 17/2019   | Revised for BC A/E/C Planning Application     |        |      |
| 1              | 16/2018   | Submitted for Pre-Design Planning Application |        |      |
| REV            | DATE  | DESCRIPTION                                   |        |      |
| SCALE          | DATE  | 17/9/18                                       | GRABBY | KW   |
| PROJECT NUMBER |   |   |        | 1009 |
| FILE           | C:\Users\grabby\Documents\Projects\1009\1009_01_Plan\1009_01_Plan.dwg | PLOT  |        |      |
| DATE           | 17/9/18   |   |        |      |

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

1031 - 1045 Ridgewood Drive

3D Views

**A014**

**BOFFO**  
EST. 1963

**BOFFO PROPERTIES**  
1301 Walnut Ave. Ste 200  
Waltham, MA 02451  
T: 604.648.0094  
F: 604.607.8100  
www.boffoproperties.com



Grosvenor Conaught

Ayr Avenue

Ridgewood Drive

Existing Single Family

Edgemont Seniors Living

1 Site  
1/16" = 1'-0"

1 1/16" Scale for Detail Portion  
2 1/32" Scale for Detail Planning Application  
1 1/8" Scale SUBMITTED FOR PRELIM PLANNING APPLICATION

| REV. | DATE    | DESCRIPTION          | BY | CHKD. |
|------|---------|----------------------|----|-------|
| 1    | 1/15/19 | SCALE: 1/16" = 1'-0" | DR | KS    |

PROJECT NUMBER: 1029

TAYLOR KURTZ ARCHITECTURE + DESIGN, INC.  
1031 - 1045 Ridgewood Drive

Site Plan

**A100**

**BOFFO**  
(EST. 1963)

**BOFFO PROPERTIES**  
 1301 Vanhook Street  
 Vancouver BC V5K 2G1  
 T: 604 648 8884  
 F: 604-687-2100  
 www.boffoproperties.com



**2 South**  
 3/32" = 1'-0"

**KEYNOTE LEGEND**

| TAO   | DESCRIPTION                    |
|-------|--------------------------------|
| BNC   | BENCH                          |
| BR1   | BRICK - WHITE                  |
| BR2   | BRICK - BR/CHARCOAL            |
| BRPC1 | CAST IN PLACE CONCRETE - CLR   |
| CS1C  | WOOD SIDING - CLASH            |
| CS1S  | WOOD SIDING - DARK STAIN       |
| PC2   | FIBRE CEMENT - BLACK           |
| FC3   | FIBRE CEMENT - GREY            |
| FL2   | FLASHING - BLACK (ON SHROUDED) |
| GRDFB | GUARDRAIL - FLAT BAR           |
| GRDFC | GUARDRAIL - TEMPERED GLAZING   |
| GT    | GATE - FLAT BAR                |
| MC    | METAL CLADDING (CHARCOAL)      |
| MM    | MINI WINDOWS (BLACK)           |



**1 North (Ridgewood)**  
 3/32" = 1'-0"

4 171200 Reissued by Deleted Application  
 2 171210 ISSUED FOR TABLE PLAN APPLICATION  
 1 188720 SUBMITTED FOR PRELIMINARY APPLICATION

REV DATE DESCRIPTION  
 SCALE 3/32" = 1'-0" DATE 171019 DRAWN KS  
 PROJECT NUMBER  
 T.C. PROJECT ARCHITECT  
 T.K. PROJECT ARCHITECT

**TAYLOR KURTZ**  
 ARCHITECTURE + DESIGN INC  
 1031 - 1045 Ridgewood Drive  
 Vancouver, BC V5K 2G1

Elevations - North & South

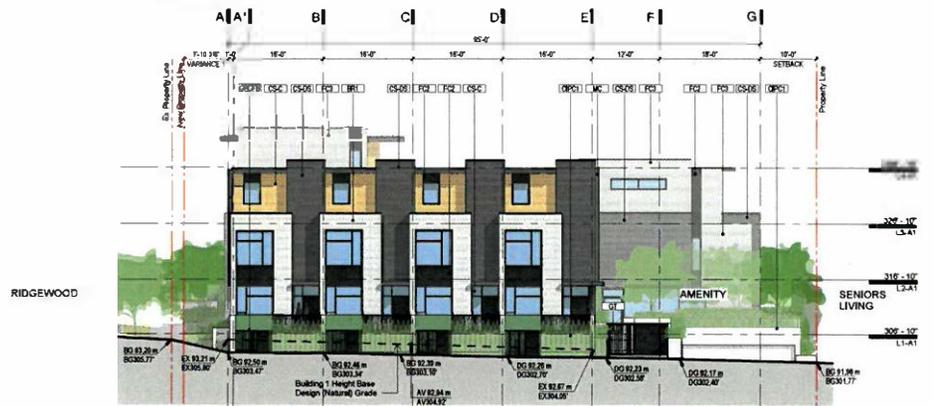
**A300**



3 East  
3/32" = 1'-0"



2 Courtyard - East (Section @ GL 2)  
3/32" = 1'-0"



1 West (Ayr)  
3/32" = 1'-0"

TKA+D

**BOFFO**  
EST. 1963

**BOFFO PROPERTIES**  
1051 Miraflores Street  
Vancouver BC V6L 2B7  
T: 604 646 0284  
F: 604 687 9151  
www.boffoproPERTIES.com

**KEYNOTE LEGEND**

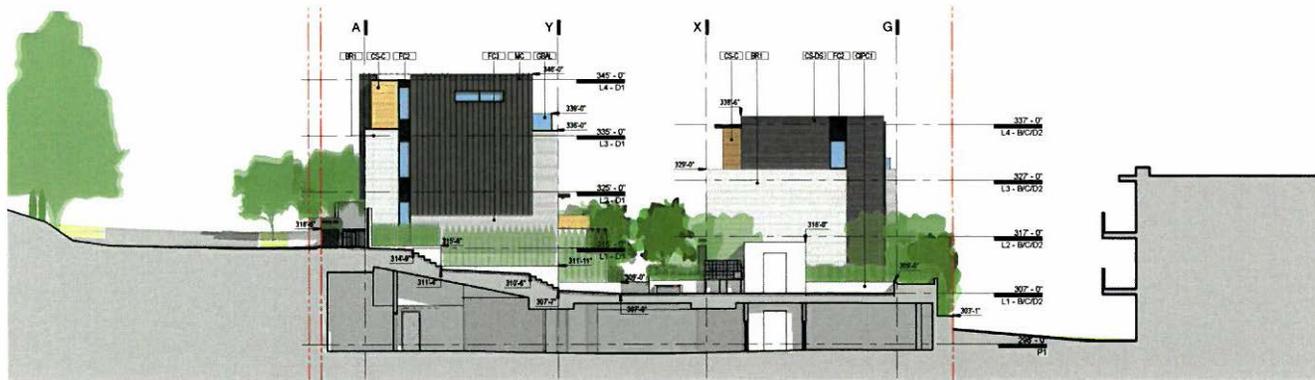
| KEYNOTE | DESCRIPTION                      |
|---------|----------------------------------|
| BRK     | BRICK - WHITE                    |
| CPCL    | CAST-IN-PLACE CONCRETE - CLR     |
| WB-C    | WOOD BONDING - CLEAR             |
| CS-OS   | WOOD SPOUND - DARK STAIN         |
| FC2     | FIBRE CEMENT - BLACK             |
| FC3     | FIBRE CEMENT - GREY              |
| GRFB    | GUARD RAIL - FLAT BAR            |
| GRGD    | GUARD RAIL - T DISPERSED GLAZING |
| GT      | GATE - FLAT BAR                  |
| MC      | METAL CLAMP/BIND/HARROWAL        |
| VT      | VINYL WINDOW (BLACK)             |

| REV | DATE     | DESCRIPTION                                | BY | CHK |
|-----|----------|--|----|-----|
| 1   | 17/10/19 | REVISED FOR DETAIL ED PLANNING APPLICATION |    |     |
| 2   | 18/01/21 | SUBMITTED FOR PRELIM PLANNING APPLICATION  |    |     |

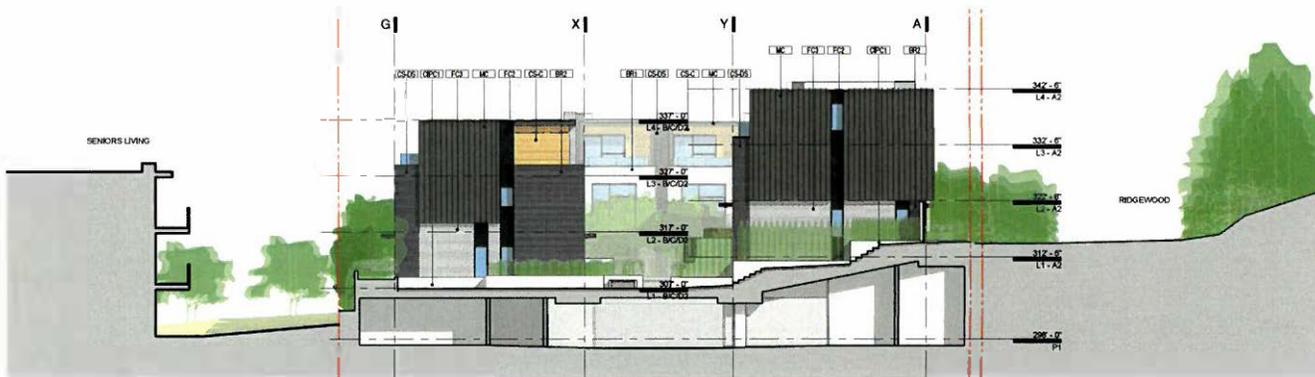
SCALE: 3/32" = 1'-0" DATE: 17/10/19 DRAWN: IKZ  
PLOT DATE: 19/07/2020

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC  
1031 - 1045 Ridgewood Drive  
Elevations - East & West  
**A301**





② Inside West Elevation (Block 3&5)  
3/32" = 1'-0"



① Inside East Elevation (Block 2&4)  
3/32" = 1'-0"

**TKA+D**

**BOFFO**  
EST. 1983

**BOFFO PROPERTIES**  
1301 Westlake Street  
Vancouver, BC V6K 2G1  
T: 604 648 0594  
F: 604 697 0100  
www.boffoproperities.com

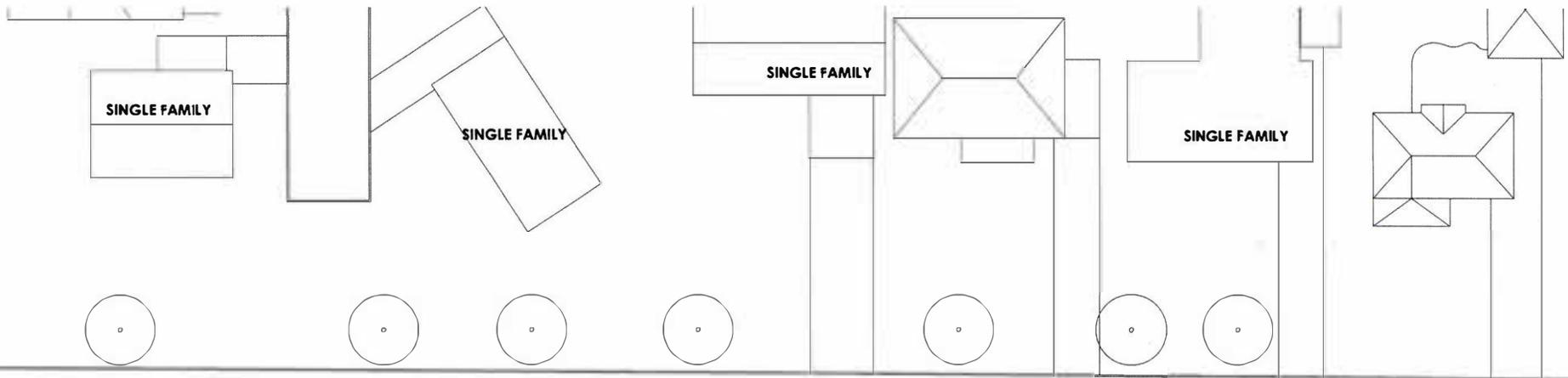
|       |               |  |
|-------|---------------|--|
| 1     | 17/02         | Revised for Detail Application           |
| 2     | 12/11         | Revised for 85% (2) Planning App, CA 104 |
| 3     | 18/03         | Submitted for Pre-Planning App, CA 104   |
| REV   | DATE          | DESCRIPTION                              |
| SCALE | 3/32" = 1'-0" | DATE 11/01/19 DRAWN: CD                  |

**TAYLOR KURTZ**  
ARCHITECTURE • DESIGN INC

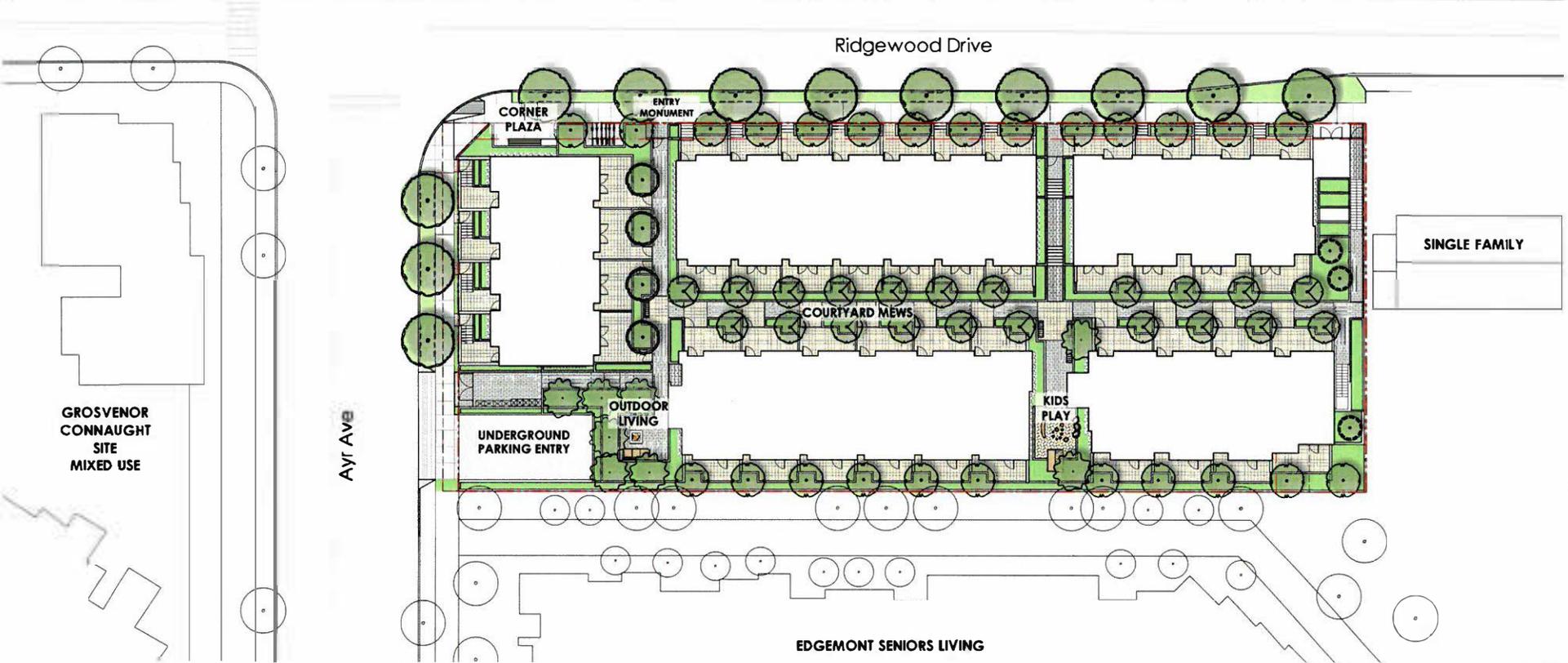
1031 - 1045 Ridgewood Drive

Elevations - Internal Walk

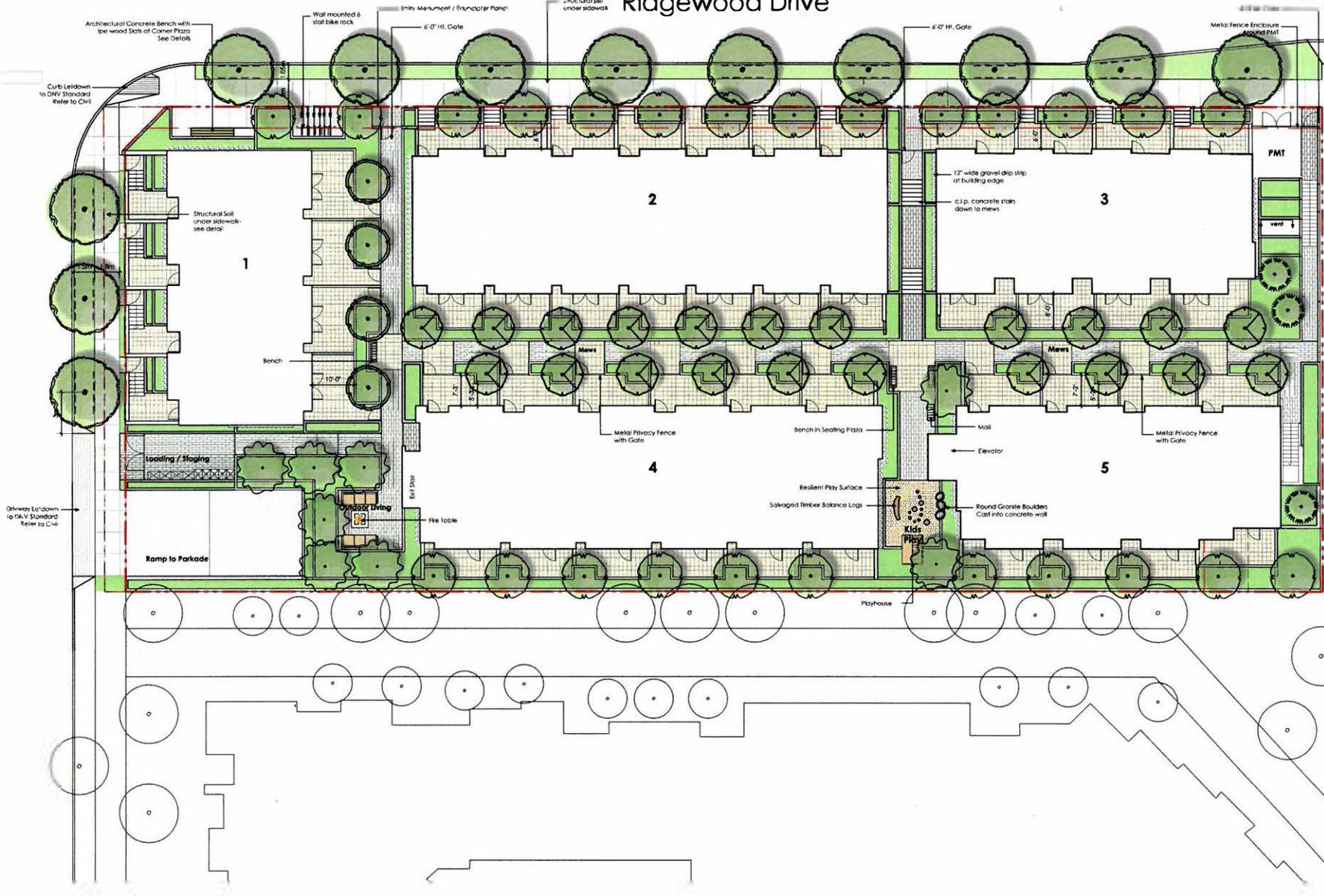
**A303**



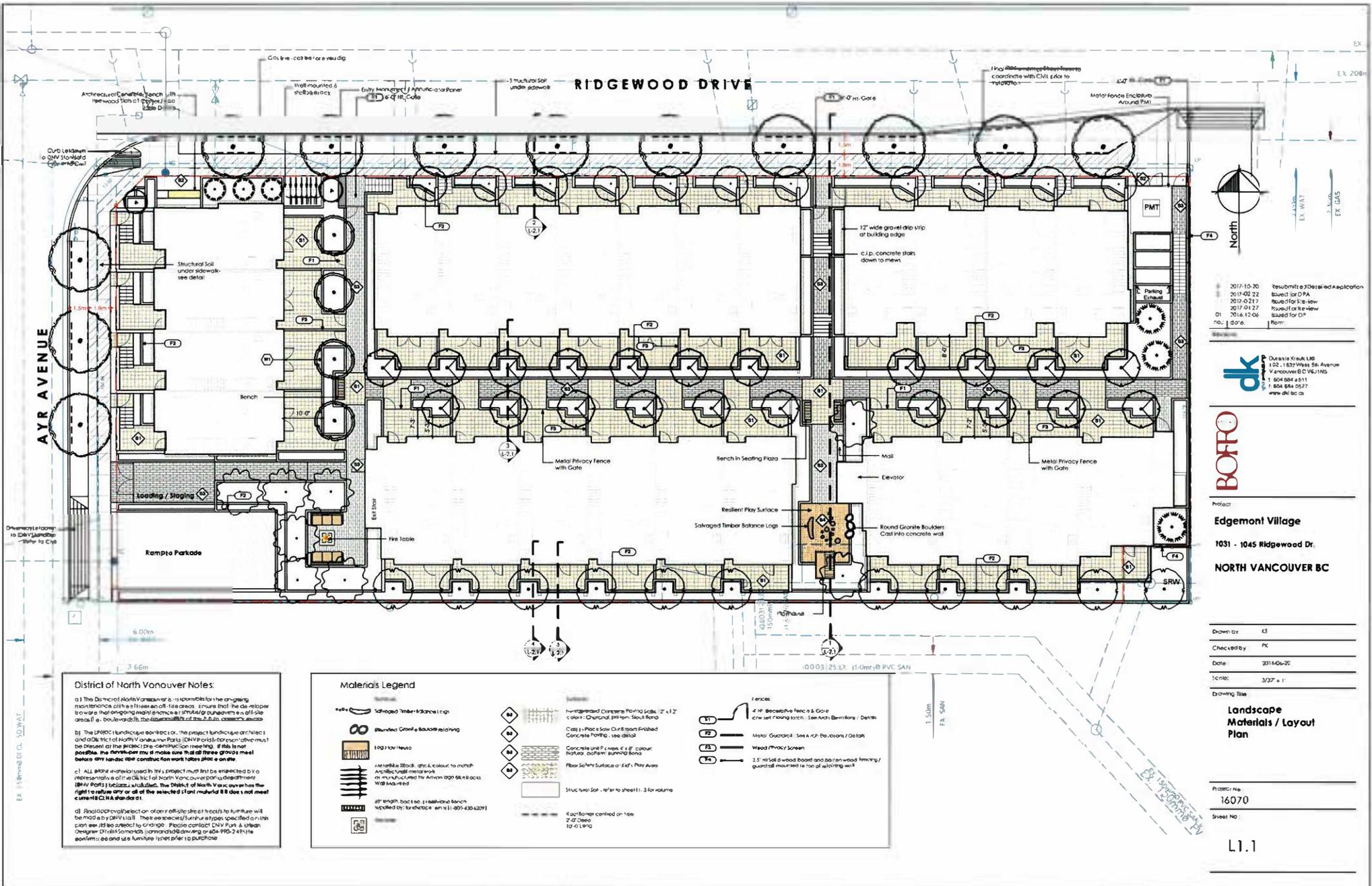
Site Plan



# Ridgewood Drive



Landscape Plan



2017-10-20 Resubmitted Detailed Application  
 2017-02-22 Based on DPA  
 2017-02-17 Re-submitted for 5th review  
 2017-01-27 Re-submitted for the viewer  
 2016-12-06 Issued for DP  
 No. 1 done. Form:

**dk**  
 Dorian Kroll Ltd  
 102 - 1157 West St. Avenue  
 Vancouver BC V6E 1H9  
 T 604 684 4511  
 F 604 684 0527  
 www.dkbc.ca

**BOFFO**

**Edgemont Village**  
 1031 - 1045 Ridgewood Dr.  
 NORTH VANCOUVER BC

Drawn by: ES  
 Checked by: PK  
 Date: 2014-04-20  
 Scale: 1/32" = 1'  
 Drawing Title:

**Landscape Materials / Layout Plan**

Project No:  
**16070**

Sheet No:  
**L1.1**

**District of North Vancouver Notes:**

a) The District of North Vancouver is responsible for the ongoing maintenance of all trees on public lands. Ensure that the developer to aware that ongoing maintenance is the responsibility of the site owner (e.g. boulevard trees, the responsibility of the B.C. Co. owner).

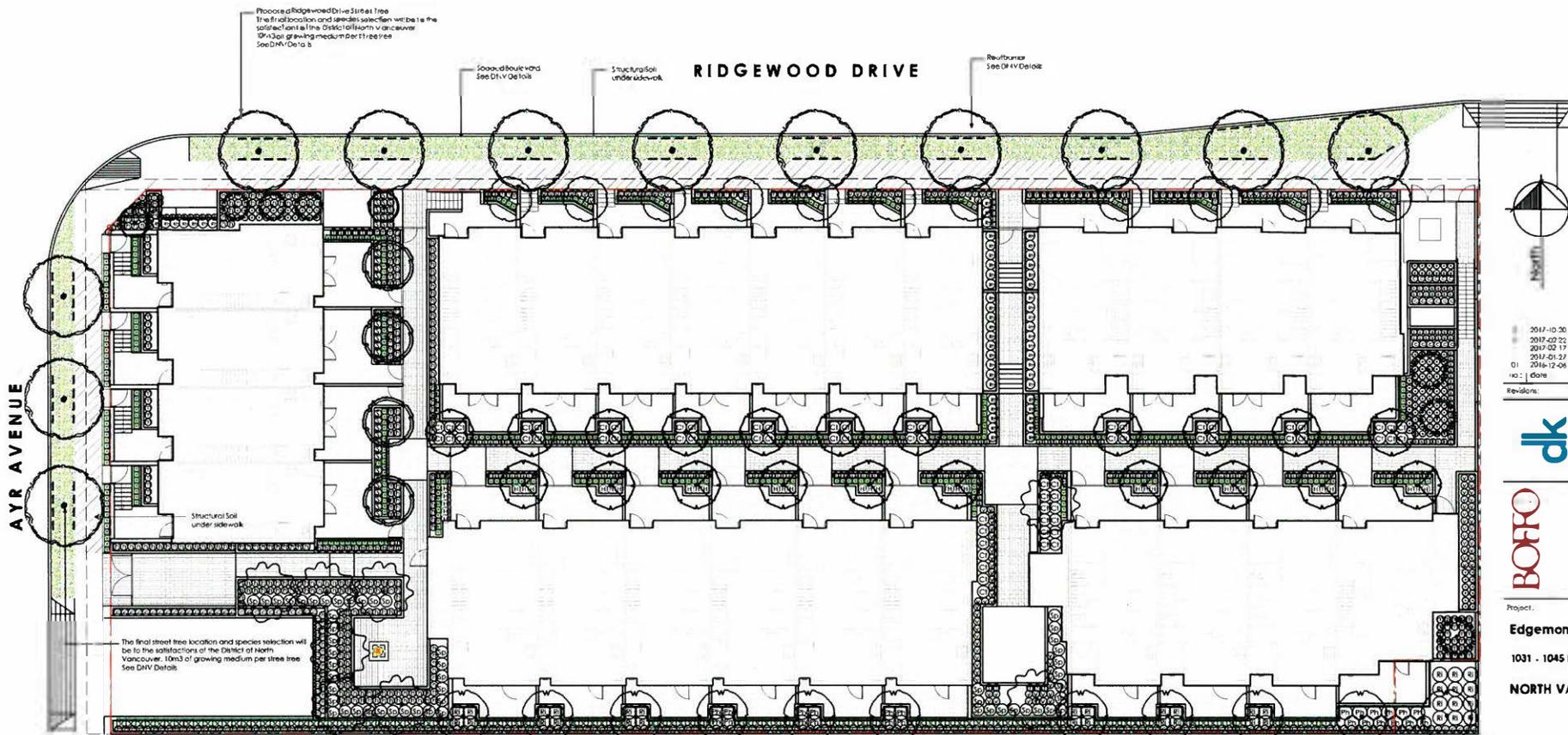
b) The LPRDC Landscape Architect, the project landscape architect and District of North Vancouver Parks (DNVP) department officer must be present at the project pre-construction meeting. If this is not possible, the developer must make sure that all three groups meet before any landscape construction work takes place on-site.

c) All plants and/or trees in this project must be inspected by a representative of the District of North Vancouver Parks department (DNVP) before installation. The District of North Vancouver has the right to refuse any or all of the proposed plant material if it does not meet current CLMA standards.

d) Roadside vegetation on any off-site site of trees to be removed will be made by DNVP staff. These are specified in the types specified on this plan see DP for subject to change. Please contact DNVP Parks & Urban Designer (714) 656-6666, (604) 273-2496 or 24hr toll-free 1-800-248-6666 for more information.

**Materials Legend**

|  |   |  |   |  |  |
|--|---|--|---|--|--|
|  | Salvaged Timber Balance Log   |  | Hydrated Concrete Paving Stone, 2' x 12' color: Charcoal, pattern: Stock Bond |  | 4' H. Recycled Fence & Gate<br>Use set meeting bench. See Arch Drawings / Details              |
|  | Round Granite Boulders  |  | Clay Paving Stone, 6" x 6" x 2" color: Natural, pattern: Random               |  | Metal Guardrail. See Arch Drawings / Details   |
|  | Log Saw Holes   |  | Concrete and Paving Stone, 6" x 6" x 2" color: Natural, pattern: Random       |  | Wood Privacy Screen  |
|  | Alternative Block, 6" x 6" x 2", color: to match Alternative Block material or manufactured by Arcon 686-6866 |  | Fiber Safety Surface or 1/2" Play Area  |  | 2.5' H. Solid Wood Board and Barrier wood fencing / guardrail mounted to top of retaining wall |
|  | 48" length bench, 1" raised bench specified by: to check: am 11-809-430-62091                                 |  | Structural Soil - refer to sheet 11-3 for volume                              |  |  |
|  | 10' length bench, 1" raised bench specified by: to check: am 11-809-430-62091                                 |  |   |  |  |



2017-10-20 Resubmitted District Application  
 2017-02-22 Issued for DP A  
 2017-02-17 Issued for Review  
 2017-01-27 Issued for Review  
 01 2016-12-06 Issued for DP  
 no. | date | item

Revisions:

**dk** Design Krew Ltd  
 102 - 1837 West 56th Avenue  
 Vancouver, BC V6L 2V5  
 Tel: 604 684 4611  
 Fax: 604 684 4057  
 www.dk.bc.ca

**BOFFO**

Project:  
**Edgemont Village**  
 1031 - 1045 Ridgewood Dr.  
**NORTH VANCOUVER BC**

Drawn by: **PK**  
 Checked by: **PK**  
 Date: **2016-12-06**  
 Scale: **1/32" = 1'**

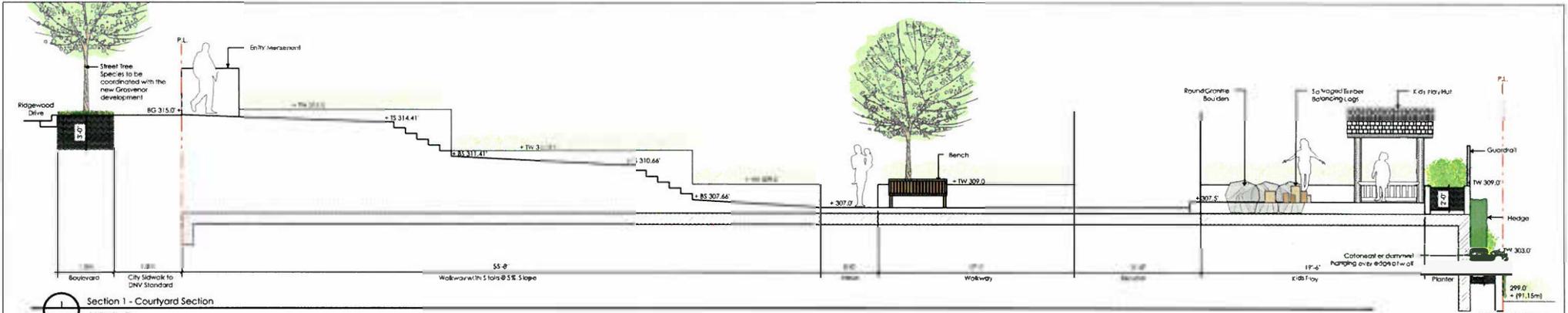
Drawing title:  
**Landscape Planting Plan**

Project No.:  
**16070**

Sheet No.:  
**L1.3**

**Plant List**

| Sym                                     | Qty | Botanical Name  | Common Name              | Size / Spacing / Comments | Sym           | Qty  | Botanical Name                 | Common Name           | Size / Spacing / Comments | General Planting Notes:   |  |
|---|-----|---|--------------------------|---------------------------|---------------|------|--------------------------------|-----------------------|---------------------------|---|--|
| <b>Trees</b>                            |     |   |                          |                           |               |      |                                |                       |                           |   |  |
|   | 11  | Styrax japonicus 'Snow cone'                                  | Snow cone Stewartia      | 6cm cal                   |               |      |                                |                       |                           | <p>1. All work placement or exceed the requirements outlined in the Current Edition of the B.C. Landscape Standard.</p> <p>2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes 10 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for 4.5 class containers, these shall be as defined in the BCNTA (ANS) Standard.</p> <p>3. Sod is to be sand based turf and mesh free. No substitutes.</p> <p>4. All soft landscape area are to be irrigated using a high efficiency drip system, complete with rain sensor. All work to IABC standards.</p> <p>5. All plants to be equipped with rose bibs.</p> <p>6. See District of Vancouver Notes on sheet L1.1</p> |  |
|   | 8   | Magnolia x 'Butterflies'                                      | Butterflies Magnolia     | 5cm cal                   | <b>Shrubs</b> |      |                                |                       |                           |   |  |
|   | 3   | Chaemecypariss nootkanensis                                   | Weeping Alaska Cedar     | 3m Ht                     | h             | 27.5 | Azalea 'Fringilla White'       | Dwarf Azalea          | #2 pot                    |   |  |
|   | 3   | Chaemecypariss 'Green Arrow'                                  | Green Arrow Alaska Cedar | 4m Ht Specimen            | Cl            | 67   | Choisyetema                    | Mexican Mock Orange   | #2 pot                    |   |  |
|   | 2   | Comus 'Starglitz'   | Starglitz Dogwood        | 6cm cal                   | m             | 132  | Mahonia repens                 | Creeping Oregon Grape | #2 pot                    |   |  |
|   | 4   | Stewartia pseudacmea  | Japanese Stewartia       | 5cm cal                   | Ph            | 24   | Phyladelphus lewisii           | Mock Orange           | #3 pot                    |   |  |
|   | 11  | Acer rubrum 'Amstrang'  | Amstrang Red Maple       | 6cm cal                   | Rh            | 33   | Rhododendron 'Lique'           | Unique Rhododendron   | #3 pot                    |   |  |
|   | 2   | Acer palmatum 'Ozakasaki'                                     | Ozakasaki Japanese Maple | 2.5m Ht Specimen          | S             | 36   | Ribes sanguinum                | Red Flowering Currant | #3 pot                    |   |  |
|   | 12  | Street Tree - to be determined by District of North Vancouver |                          |                           | Sp            | 42   | Sarcococca h. humilis          | Sweet Box             | #2 pot                    |   |  |
|   |     |   |                          |                           |               | 53   | Saxifraga nana                 | Arctic Willow         | #3 pot                    |   |  |
|   |     |   |                          |                           |               | 499  | Taxus m. 'Hill'                | Yew Hedge             | 4 Ht 8.8.8                |   |  |
|   |     |   |                          |                           |               | 108  | Thuja occidentalis 'Smaragd'   | Green Hedge           | 4 Ht 8.8.8                |   |  |
|   |     |   |                          |                           |               | 133  | Vaccinium ovatum 'Thunderbird' | Evergreen huckleberry | #2 pot                    |   |  |
| <b>Perennials / Groundcover / Vines</b> |     |   |                          |                           |               |      |                                |                       |                           |   |  |
|   |     |   |                          |                           | c             | 249  | Calceolaria dammerii           | Calceolaria           | #1 pot                    |   |  |
|   |     |   |                          |                           | H             | 35   | Hosta Blue Moon                | Blue Moon Hosta       | #2 pot                    |   |  |
|   |     |   |                          |                           | L             | 389  | Lupinus vari                   | Lupinus               | #1 pot                    |   |  |
|   |     |   |                          |                           | ●             | 116  | Polystichum murinum            | Woolly Sword Fern     | #2 pot                    |   |  |



Section 1 - Courtyard Section  
1/4" = 1'-0"

| no. | date       | item                             |
|-----|------------|----------------------------------|
| 03  | 2017-10-30 | Re-submitting Design Application |
| 02  | 2019-05-22 | Issued for DPA                   |
| 01  | 2016-12-06 | Issued for D.P.                  |
| no. | date       | item                             |

**Revisors**

**dk** Duran Kneib Ltd  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6L 1M6  
 T 604 684 4411  
 F 604 684 0577  
 www.dk.bc.ca

**BOFFO**

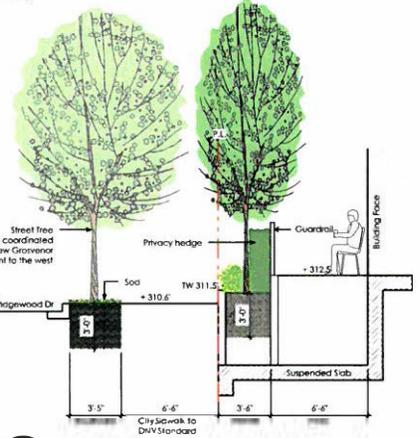
Project:  
**Edgemont Village**  
 1031 - 1045 Ridgewood Dr.  
**NORTH VANCOUVER BC**

|             |            |
|-------------|------------|
| Drawn by:   | DNV        |
| Checked by: | PK         |
| Date:       | 2019-05-22 |
| Scale:      | 3/32" = 1' |

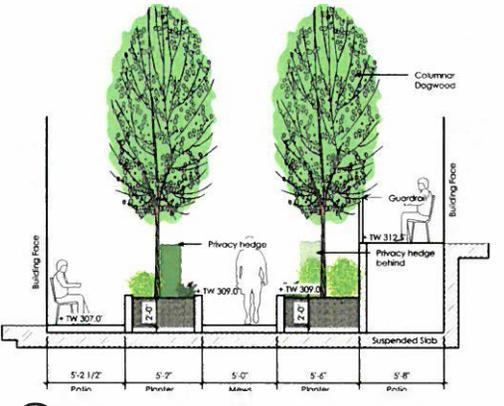
**Landscape Sections / Offsite Details**

Project No:  
**16070**  
 Sheet No:

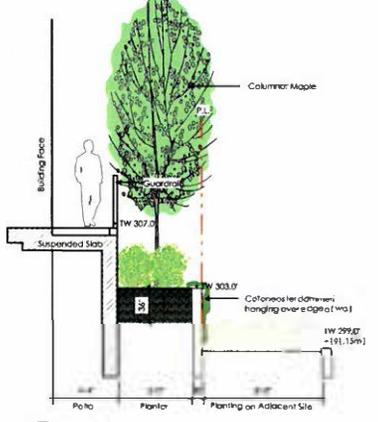
**L2.1**



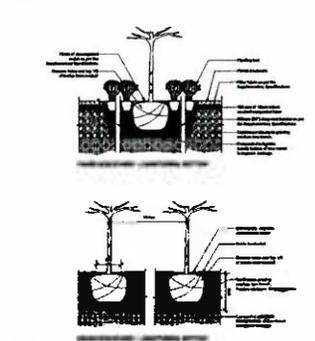
Section 2 - Ridgewood Drive  
1/4" = 1'-0"



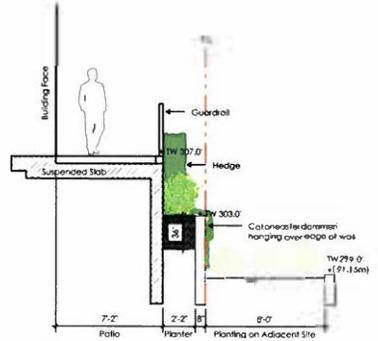
Section 3 - Mews  
1/4" = 1'-0"



Section 4 - South Edge  
1/4" = 1'-0"



DNV - Offsite Details  
N.T.S.



Section 5 - South Edge  
1/4" = 1'-0"

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

**Bylaw 8278**

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

---

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

**1. Citation**

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)”.

**2. Amendments**

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily;
- b) Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Development Permit Area; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area.

**READ** a first time by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED** by a majority of all Council members.

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

Schedule A to Bylaw 8278



- Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily
- Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Permit Area; and
- Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area



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

**Bylaw 8256**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

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

**1. Citation**

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)".

**2. Amendments**

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

- (a) Part 3, Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 111      CD 111"

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

**"4B111 Comprehensive Development Zone 111      CD 111**

**The CD 111 zone is applied to:**

1031, 1037, 1041 and 1045 Ridgewood Drive  
Legally described as:

- (i) Lot 4 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-861);
- (ii) Lot 3 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-836);
- (iii) Lot 2 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-801);
- (iv) Lot 1 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-798).

**4B 111 – 1 Intent:**

The purpose of the CD 111 Zone is to establish specific land use and development regulations for a 25 unit townhouse project.

**4B 111 – 2 Permitted Uses:**

The following *principal uses* shall be permitted in the Comprehensive Development 111 Zone:

a) **Uses Permitted Without Conditions:**

Not Applicable.

b) **Conditional Uses:**

- (i) Residential building, multiple family townhouse.

**4B 111 – 3 Conditions of Use:**

- a) Balcony enclosures are not permitted.

**4B 111 – 4 Accessory Use:**

- a) *Accessory uses* are permitted and are limited to:
  - (i) *Home occupations* in accordance with the regulations in Section 405 of this Bylaw.

**4B 111 – 5 Density:**

- a) The maximum permitted density in the CD111 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.
- b) For the purposes of calculating *gross floor area*, the following floor areas are excluded:
  - (i) basement living space;
  - (ii) underground parking garages, including: drive aisles; electrical/mechanical rooms, garbage and recycling collection areas, and bicycle storage areas; and
  - (iii) common parking garage access elevator shaft and stairwells.

**4B 111 – 6 Amenities:**

- a) Despite Subsection 4B111 – 5, density in the CD 111 Zone is increased to a maximum of 3,717.15 m<sup>2</sup> (40,011 sq. ft.) *gross floor area* and a maximum number of 25 residential units, inclusive of any density bonus for energy performance, if the owner completes the following:

- (i) Contributes \$180,374.38 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
  - a. Improvements to public parks, plazas, trails and greenways;
  - b. Municipal facilities and facility improvements;
  - c. Public art and other beautification projects; and,
  - d. Affordable or special needs housing.
  
- (ii) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,
  
- (iii) Provides at least four units with enhanced accessible design features, as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.', and at least seven units with private elevators.

**4B 111 – 7 Height:**

- a) The maximum permitted height for any building in the CD 111 Zone shall be as established by development permit and regulated as follows, where building numbers are listed on Schedule B:

| <b>Building</b> | <b>Maximum Permitted Height</b> | <b>Maximum Permitted number of storeys</b> |
|-----------------|---------------------------------|--|
| Building 1      | 10.5 m (34.4 ft)                | 3 storeys                                  |
| Building 2      | 11.6 m (38 ft)                  | 3 storeys                                  |
| Building 3      | 10.4 m (34 ft)                  | 3 storeys                                  |
| Building 4      | 10.7 m (35 ft)                  | 3 storeys                                  |
| Building 5      | 10.4 m (34 ft)                  | 3 storeys                                  |

**4B 111 – 8 Setbacks:**

- a) Buildings must be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations, excluding encroachment of unit entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

| <b>Setback</b>             | <b>Minimum Required Setback</b> |
|----------------------------|---------------------------------|
| North (From Ridgewood Dr.) | 2.19 m (7.2 ft.)                |
| West (From Ayr Ave.)       | 3.04 m (10.0 ft.)               |
| South (interior lot line)  | 3.04 m (10.0 ft.)               |
| East (interior lot line)   | 3.04 m (10.0 ft.)               |

**4B 111 – 9 Coverage:**

- a) Building coverage shall not exceed 55% not including underground parking or patios.
- b) Site Coverage shall not exceed 60%.

**4B 111 – 10 Acoustic Requirements:**

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

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

**4B 111 – 11 Landscaping and Storm Water Management:**

- a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

**4B 111 – 12 Parking, Loading and Servicing Regulations:**

- a) A minimum of 52 parking spaces are required for the use of residents;
  - b) A minimum of 6 parking spaces are required for designated visitor parking;
  - c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,
  - d) Resident bicycle storage must be provided on the basis of one space per unit;
  - e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces.”
- (c) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential Edgemont Zone (RSE) to Comprehensive Development Zone 111 (CD 111).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 1360 (Bylaw 8256)" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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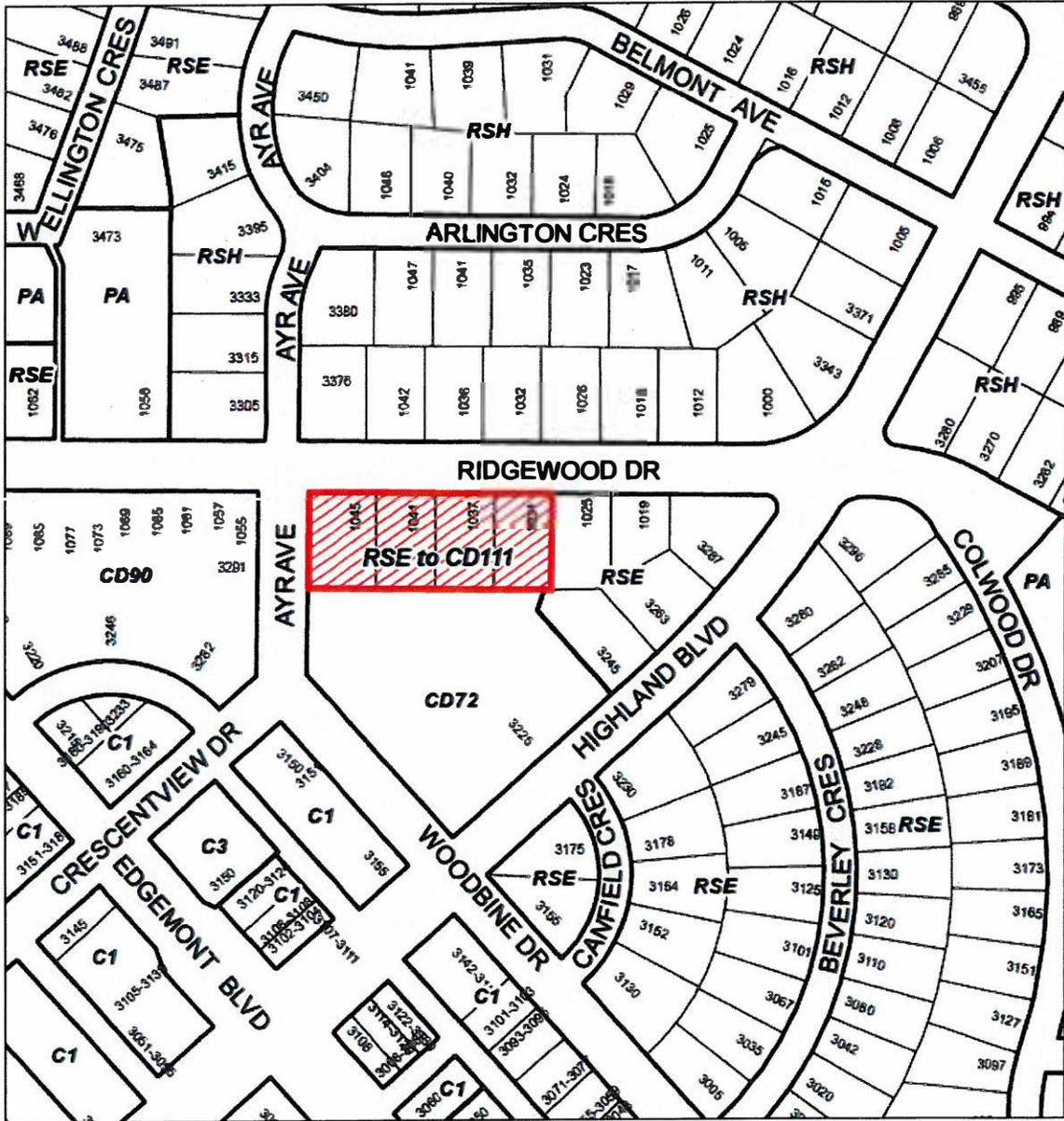
Municipal Clerk

Certified a true copy

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Municipal Clerk

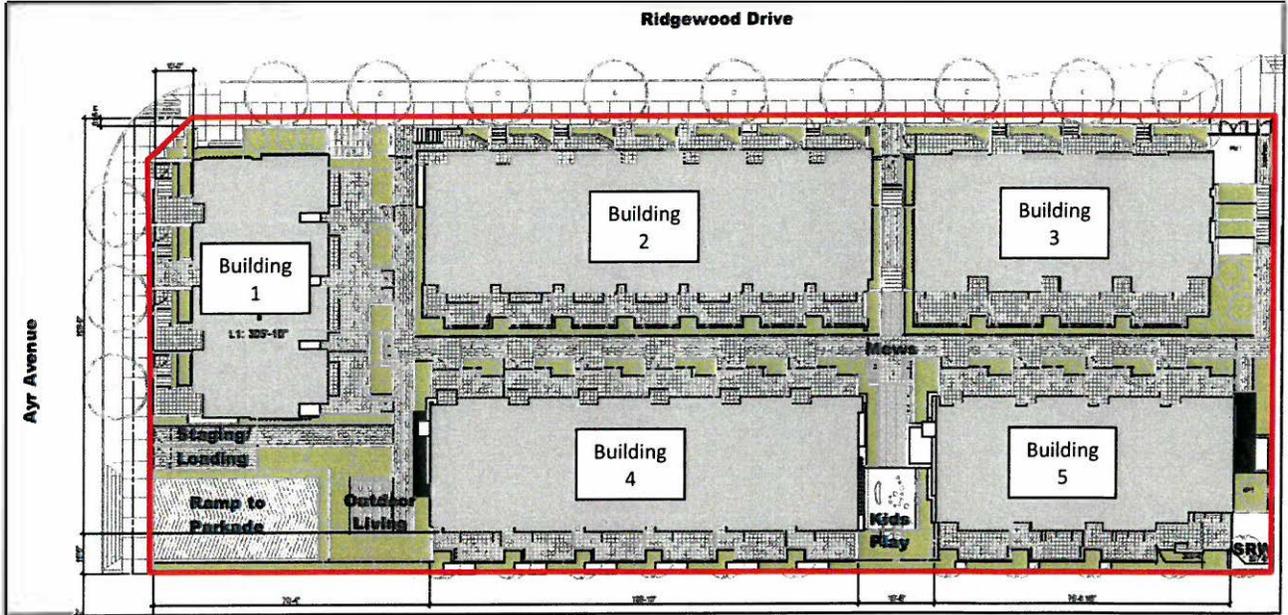
Schedule A to Bylaw 8256



**SINGLE-FAMILY RESIDENTIAL EDMONTON ZONE (RSE) TO  
COMPREHENSIVE DEVELOPMENT ZONE 111 (CD111)**



Schedule B to Bylaw 8256



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

**Bylaw 8257**

A bylaw to enter into a Housing Agreement  
(1031-1045 Ridgewood Drive)

---

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

**1. Citation**

This bylaw may be cited as "Housing Agreement Bylaw 8257, 2017 (1031-1045 Ridgewood Drive)".

**2. Authorization to Enter into Agreement**

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Boffo Properties (Ridgewood) LP substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) Lot 4 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-861);
- b) Lot 3 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-836);
- c) Lot 2 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-801); and,
- d) Lot 1 Block 31 District Lots 598 to 601 Plan 6659 (PID 010-845-798).

**3. Execution of Documents**

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

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule A to Bylaw 8257

### SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

**Boffo Properties (Ridgewood) LP**  
1391 Venables Street  
Vancouver, BC V5L 2G1

(the “Developer”)

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, a municipality incorporated under the *Local Government Act*, RSBC 2015, c.1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the “District”)

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

## 1. **DEFINITIONS**

### 1.01 Definitions

In this agreement:

- (a) *"Development Permit"* means development permit No. \_\_\_\_\_ issued by the District;
- (b) *"Lands"* means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) *"Owner"* means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) *"Proposed Development"* means the proposed development containing not more than 40 townhouse units to be constructed on the Lands in accordance with the Development Permit;
- (e) *"Short Term Rentals"* means any rental of a Unit for any period less than 30 days;
- (f) *"Strata Corporation"* means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (g) *"Unit"* means a residential dwelling strata unit in the Proposed Development; and
- (h) *"Unit Owner"* means the registered owner of a Dwelling Unit in the Proposed Development.

## 2. **TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8257 and remain in effect until terminated by the District as set out in this Agreement.

## 3. **RENTAL ACCOMODATION**

### 3.01 **Rental Disclosure Statement**

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and

- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

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

3.08 Release of Covenant

The District agrees that if the District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256), is not adopted by the District's Council before February 1<sup>st</sup>, 2018, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific

performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

**5. LIABILITY**

**5.01 Indemnity**

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

**5.02 Release**

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

**5.03 Survival**

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

**6. GENERAL PROVISIONS**

**6.01 District's Power Unaffected**

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

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

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

**Boffo Properties (Ridgewood) LP**  
1391 Venables Street  
Vancouver, BC V5L 2G1

Attention: Jamie Wallace

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption

during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

**7. INTERPRETATION**

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (g) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (h) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8257.

7.07 Governing Law

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

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

**GRANT OF PRIORITY**

WHEREAS \_\_\_\_\_ (the "Chargeholder") is the holder of the following charge which is registered in the Land Title Office:

(a) \_\_\_\_\_ (the "Charge");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "Lands") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

## **Boffo Properties: 1031-1045 Ridgewood Drive Development Application**

### **Public Information Meeting Summary Report**

**Event Date:** May 4, 2017  
**Time:** 6:00pm – 8:00pm  
**Location:** Highlands United Church  
**Attendance:** 39 members of the public signed in.  
**Comment Forms:** 11 comment sheets; 2 emails

**Meeting Purpose:**

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

**Notification:**

In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations were delivered to 1,070 addresses, exceeding District requirements.

Site Sign

A sign was erected on the site to notify neighbours of the meeting. A copy of the sign is included in Appendix A: Notification.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, April 26, 2017 and Friday, April 28. A copy of the ad is included in Appendix A: Notification.

**Attendance:**

39 members of the public signed in for the meeting. Approximately 60 people were in attendance.

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

District of North Vancouver:

- Natasha Letchford, Community Planner, District of North Vancouver

Project Team:

- Jamie Wallace, Boffo Properties
- Mackenzie Biggar, Boffo Properties
- Chris Karu, Boffo Properties
- Lance Berelowitz, Urban Forum Associates

- Craig Taylor, Taylor Kurtz Architecture + Design
- Kimberly Simpson, Durante Kreuk Ltd.
- Bethany Dobson, Bunt & Associates

**Facilitator:**

- Steven Petersson, Petersson Planning Consulting

**Overview:**

The meeting was structured to engage the public through several methods:

- An Open House for the first half-hour
- A presentation by the proponent
- A facilitated dialogue
- An invitation to submit prepared statements, comment sheets, and emails.

The meeting began with an Open House. Meeting participants could browse the display boards and engage with the project team and the municipal Planner directly. The facilitator listened for questions and comments and noted them on a flip chart for all to see. The participants were invited to submit written comments to the facilitator or to the municipal planner.

The Open House was followed by a presentation by the proponent and a facilitated dialogue. The participants asked many questions and provided detailed feedback to the proponent during the facilitated dialogue.

The key themes of the evening were parking and traffic, bike lanes and sidewalks, and the pace of development and densification throughout the District.

**Public Dialogue:**

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

- C1 I have concerns about changes in road access. I live on the corner of Edgemont and Ridgewood. I park on the boulevard, as street access has changed. Then I started getting parking tickets from the District. I can no longer back out of my driveway. At one point, someone dumped crushed gravel on the boulevard, which I parked on. Boffo is doing a good job though, and I like the design.
- A1 (Facilitator) Construction work has not begun on this project yet. Is your driveway trouble due to Boffo's project? Is this issue within the scope of Boffo's project to fix?
- C1 No, but I wanted to take advantage of this public dialogue to raise this issue with District staff publicly.
- A1 (Letchford) District staff are familiar with your problem and have spoken to you about it. The District requires driveway access off the lowest order of road. The District aims to reduce curb cuts in that location and we will work with residents to ensure appropriate access to their property as construction and development occurs.

- Q2 Please clarify the setbacks, and size of the bike lane and road. Will this project add to congestion, and how will safety be addressed?
- A2 The bike lane has been designed to extend 10 feet from the curb, and the curb will be set 10 feet back from the building. The District calls for the bike lane to be included, and the space required will be taken out of our property, as a land dedication.
- Q3 What about a bike lane going in the other direction? It would be unacceptable not to have a bike lane going the other direction.
- A3 (Letchford) We follow AAA Design Guidelines for safe bike lane design, and are working towards building a complete network.
- Q4 Are you taking the sidewalk out for the bike lane?
- A4 No, we will be replacing it further in on the property through a land dedication.
- Q5 What will happen with the bike lane further down, in front of the other two properties not part of this project? Will it continue?
- A5 (Letchford) We're looking into the safest options. We can't take property from private property owners to build the bike lanes. It will depend on what happens with those properties in the future.
- Q6 Will each parking stall have an electric vehicle-charging outlet?
- A6 Yes. We're unsure of what level of charging will be provided at this point because detailed electrical design has not started.
- Q7 My concern is that with higher density throughout the neighbourhood, what will happen with traffic? The influx of traffic concerns me. Everyone already cuts through Edgemont Village when there is congestion elsewhere.
- A7 We anticipate 10-15 cars in peak hours. We account for our project with monitoring and counts that consider growth rates to 2030. We don't anticipate problems, and we are just one piece of the puzzle.
- Q8 We allow all this development so we can move towards becoming a transit hub. Is there anyway you could provide one, instead of two, parking stalls per unit to discourage car dependency?
- A8 The OCP designates village centers where growth will be concentrated for walkability. We are following DNV parking requirements, but we may consider reducing the number of parking stalls.
- Q9 We live on Ayr Street, and I think we need street parking. People like to use street parking when dropping off friends, or carrying groceries. Will there street parking on Ayr?
- A9 We are proposing a drop-off spot on Ayr.
- Q10 Are you burying the hydro lines?
- A10 Yes, we will be undergrounding the hydro lines. Any hydro lines on our frontage will be underground. At the back of the property, it will depend on neighbours. We are currently in discussion with BC Hydro.

- Q11 What will your community amenity contribution (CAC) be?  
A11 Our CAC will be determined according to DNV guidelines. The District has a list, which was created with community consultation, that identifies projects on which CAC money may be spent.
- C12 I'm a neighbour, and to me this seems really dense and high, like a monster.  
A12 The units range from 16-20 feet in width, and we've given each unit individual expression so it's not a big, blank façade. Building height is not maximized. According to the Zoning Bylaw, a single family home could have a similar height. To address privacy concerns, all of the main rooms (e.g. master bedroom, kitchen) will face inward, not to the surrounding homes.
- C12 A single family home wouldn't be built right to the street though. This is too much, too soon.
- C13 I agree [with the above statement]. Amica was meant to be three stories, but with everything on the roofs, it seems like four.  
A13 Nothing will be on the roofs. We even removed the roof decks in response to neighbor concerns. From street level, it will appear as two storeys due to the stepped back massing.
- C14 I encourage my kids to walk to the village, and this project won't change that. The Edgemont Refresh was a public process based on vigorous consultation. All of these new buildings meet its standards. I don't see why we are resisting and rehashing these conversations with each new project, especially when we need an affordable and diverse housing supply. I am in huge support of this project. Grosvenor has an extra layer of community parking underground, which was a response to community input. I think that was a waste.
- Q15 Speaking of affordability, what will these units cost?  
A15 It's too soon to say.
- C16 Our OCP and Refresh have a twenty-year scope. It seems like we're dashing to fill what it allows in the first four years. I want the process to slow down.
- C17 The site containment of this project is zero. This will impact Amica residents, and old growth trees will be cut down. There's no rainwater catchment, and no setback. This won't be affordable. I've had enough of construction. Who will cut the trees down? Who will live in these units? They won't be quality. There are many other options we could be pursuing. The CAC should be higher. We've had enough.
- C18 I grew up here, and I'm lucky to live here now. I think a variety of housing options makes it more affordable and accessible for others who want to do the same.
- C19 We have to think of the future. Coming together, and living more closely is a different way of living. The future generations won't care about cars, they'll want walkable neighbourhoods. They'll have different desires and values. We should support this kind of development.

C20 We're not against development, we're against all of it happening in the first one to five years. It should slow down.

A20 (Letchford) We're currently reviewing progress since the latest OCP, and we're actually below the number of new units that we could have built across the District by this point. It may seem like a lot all at once because many of these new units are concentrated in Edgemont.

Q21 Are there any plans to bring Car2Go or Evo to Edgemont?

A21 (Letchford) Not yet, but please let the District know if that's something you'd like to see.

C22 There are three pillars of sustainability, which must be balanced. We need housing to achieve the social pillar.

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

Comments and emails were received for a two-week response period after the meeting. Eleven comment sheets were submitted after the meeting, and two emails were submitted during the response period.

Several comment sheets stated their full support for the project, highlighting Edgemont's need for a "refresh" and diverse housing options. Other comment sheets expressed concern over the density and height of the proposed building, particularly in relation to the adjacent homes. Concerns were raised about an influx of traffic and the number of parking stalls, as well as dumpster servicing. Two comment sheets suggested that the modern design did not fit well with the neighbourhood, whereas others liked the design. There was one comment requesting that the District consider introducing a car sharing service. Other comments requested the provision of sidewalks and protected bike lanes for school children, pedestrians and cyclists. An email gave several suggestions for how to accommodate this development, such as how to ensure that the units actually contribute to affordable, diverse housing options for local residents, accommodating electric vehicles, and mitigating traffic congestion.

### **Conclusion**

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity to ask clarifying questions and comment on the proposal. 1,070 invitations were mailed to the community. Approximately 60 participants were observed at the meeting, and 39 people signed in. A sign advertising the meeting was posted on the site, and two newspaper ads notified the community of the meeting.

The public could participate in this process in four ways:

- An Open House for the first half-hour
- A presentation by the proponent
- A facilitated dialogue
- An invitation to submit prepared statements, comment sheets, and emails.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. Participants asked the development team and District planner a variety of specific questions, mostly related to parking and traffic, bike lanes and sidewalks, and the pace of development and densification throughout the District. There was fulsome discussion and the community was given ample opportunity to express their views of the proposal.

| AGENDA INFORMATION                                  |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>November 6, 2017</u> |
| <input type="checkbox"/> Other:                     | Date: _____                   |



## The District of North Vancouver REPORT TO COUNCIL

October 24, 2017  
File: 02.0930.20/506

**AUTHOR:** Lenia Calico, Property Services Agent

**SUBJECT:** **Proposed Partial Highway Closure and Dedication Removal Bylaw 8248 - "3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017"**

**RECOMMENDATION:**

THAT "3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017" be given FIRST READING; and,

THAT Staff is authorized to publish notification for two consecutive weeks as per the provisions in the Community Charter.

**REASON FOR REPORT:**

To obtain the First Reading of the "3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017" to authorize the closure and the raising of title to 5,013 square feet (465.7 square metres) of municipal road (the "Road Parcel") which will authorize the subsequent transfer of the Road Parcel to 1091821 B.C. Ltd., herein referred to as "Refined Properties," for the purpose of consolidation with the adjacent properties for a residential development.

**SUMMARY:**

DNV Staff has negotiated a conditional Agreement of Purchase and Sale with Refined Properties for the disposition of two District owned vacant lots and the Road Parcel for the collective market value of \$4,700,000 summarized as follows:

|               | Area (sq. ft.) | Price /Sq. Ft.  | Value              |
|---------------|----------------|-----------------|--------------------|
| Road Parcel   | 5,013          | \$242.84        | \$1,217,376        |
| Lot 16        | 7,131          | \$242.84        | \$1,731,720        |
| Lot 17        | 7,210          | \$242.84        | \$1,750,904        |
| <b>Total:</b> | <b>19,354</b>  | <b>\$242.84</b> | <b>\$4,700,000</b> |

The purpose of the acquisition is to consolidate the closed laneway with Refined Properties' adjacent lands for a multi-family housing project.

The Agreement is conditional on the adoption of a bylaw to close to traffic and remove the dedication of this road allowance as set out in proposed Bylaw 8248 and adoption of rezoning bylaws.

A partial road closure is required in order to raise title and subsequently sell the properties to Refined Properties at market value. The subject road is located to the west of Gaspe Place and north of Mt. Seymour Parkway in the Northlands neighbourhood (see **Attachment 1**).

A third party appraisal was completed by the appraisal firm Cunningham & Rivard in February, 2017. The Road Parcel was appraised as if the road were consolidated with the adjacent Refined Properties and District lots based on the RES4 OCP designation with a proposed 1.2 Floor Space Ratio (FSR) and using a direct comparison approach.

Since the appraisal was conducted there has been little change in the marketplace for similar product mainly due to the lack of remaining RES4 land supply in the area.

Prior to completing the disposition to Refined Properties contemplated in the agreement, the District must close to traffic and remove the dedication of the portion of road as set out in the proposed Bylaw 8248 (**see Attachment 1**) and to obtain a rezoning bylaw.

**EXISTING POLICY:**

Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land. A proposed road closure survey plan has been submitted by the applicant (**see Schedule A of Attachment 2**).

Corporate Policy 2-0950-1: Disposal of Municipal Land  
Corporate Policy 5-1840-8: Land Opportunity Reserve Fund

**ANALYSIS:**

**Timing/Approval Process:**

In accordance with Section 40 and Section 94 of the *Community Charter* Council must provide a two week public notification period regarding its intention to close a portion of road allowance for the purpose of disposition. Council must then provide an opportunity for persons who consider they are affected by the proposed bylaw to make representations at a subsequent Council meeting.

**Concurrence:**

The proposed road closure has been reviewed and approved by the Planning, Finance and Transportation departments.

**Financial Impacts:**

The DNV will receive the purchase price from Refined Properties for the market value of \$4,700,000 upon completion of the sale, road closure and subsequent transfer of title. The proceeds of the disposition of this Road Parcel will be placed into the Land Opportunity Fund as per the Land Opportunity Reserve Fund Policy 5-1840-8.

**Public Input:**

As per the provisions within the Community Charter, the public will have an opportunity for persons who consider they are affected by the road closure bylaw to make representations to Council.

**Conclusion:**

Staff recommends that Council give proposed Bylaw 8248 first reading and direct staff to publish notice of the road closure and disposition in accordance with the *Community Charter*.

**Options:**

1. Council to give proposed Bylaw 8248 first reading and direct staff to publish notice of road closure in accordance of the *Community Charter*.
2. Council does not give proposed Bylaw 8248 first reading.

Respectfully submitted,

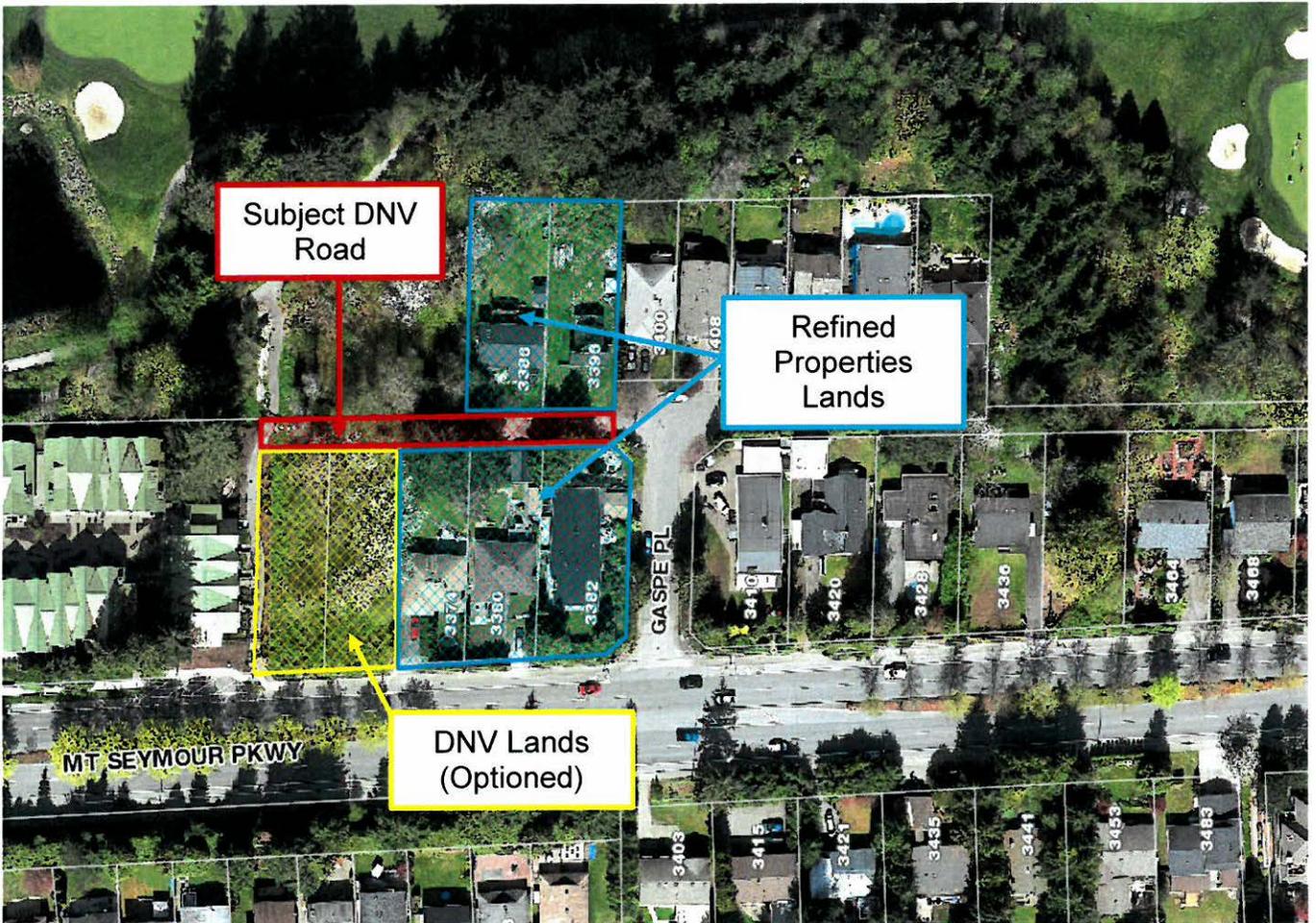


Lenia Calico  
Property Services Agent

| REVIEWED WITH:                                      |  |  |
|---|--|--|
| <input type="checkbox"/> Sustainable Community Dev. | _____  |  |
| <input type="checkbox"/> Development Services       | _____  |  |
| <input type="checkbox"/> Utilities                  | _____  |  |
| <input type="checkbox"/> Engineering Operations     | _____  |  |
| <input type="checkbox"/> Parks                      | _____  |  |
| <input type="checkbox"/> Environment                | _____  |  |
| <input type="checkbox"/> Facilities                 | _____  |  |
| <input type="checkbox"/> Human Resources            | _____  |  |
| <input type="checkbox"/> Clerk's Office             | _____  |  |
| <input type="checkbox"/> Communications             | _____  |  |
| <input checked="" 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"/> NVRC                       | _____  |  |
| <input type="checkbox"/> Museum & Arch.             | _____  |  |
| <input type="checkbox"/> Other:                     | _____  |  |

**ATTACHMENT 1**

**Partial Road to be Closed**



## **ATTACHMENT 2**

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

#### **Bylaw 8248**

A bylaw to close and remove highway dedication.

---

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

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

#### **1. Citation**

This bylaw may be cited as “3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017.”

#### **2. Bylaw to close and remove highway dedication**

2.1 The portion of highway dedicated by Plan 2866 shown in the attached plan hereto as Schedule “A” is closed to all types of traffic and the dedication as highway is removed.

2.2 The Mayor and Clerk are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

**READ** a first time

**NOTICE** given under Section 94 of the *Community Charter* on

**OPPORTUNITY** for representations to Council provided in accordance with Section 40 of the *Community Charter* on

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

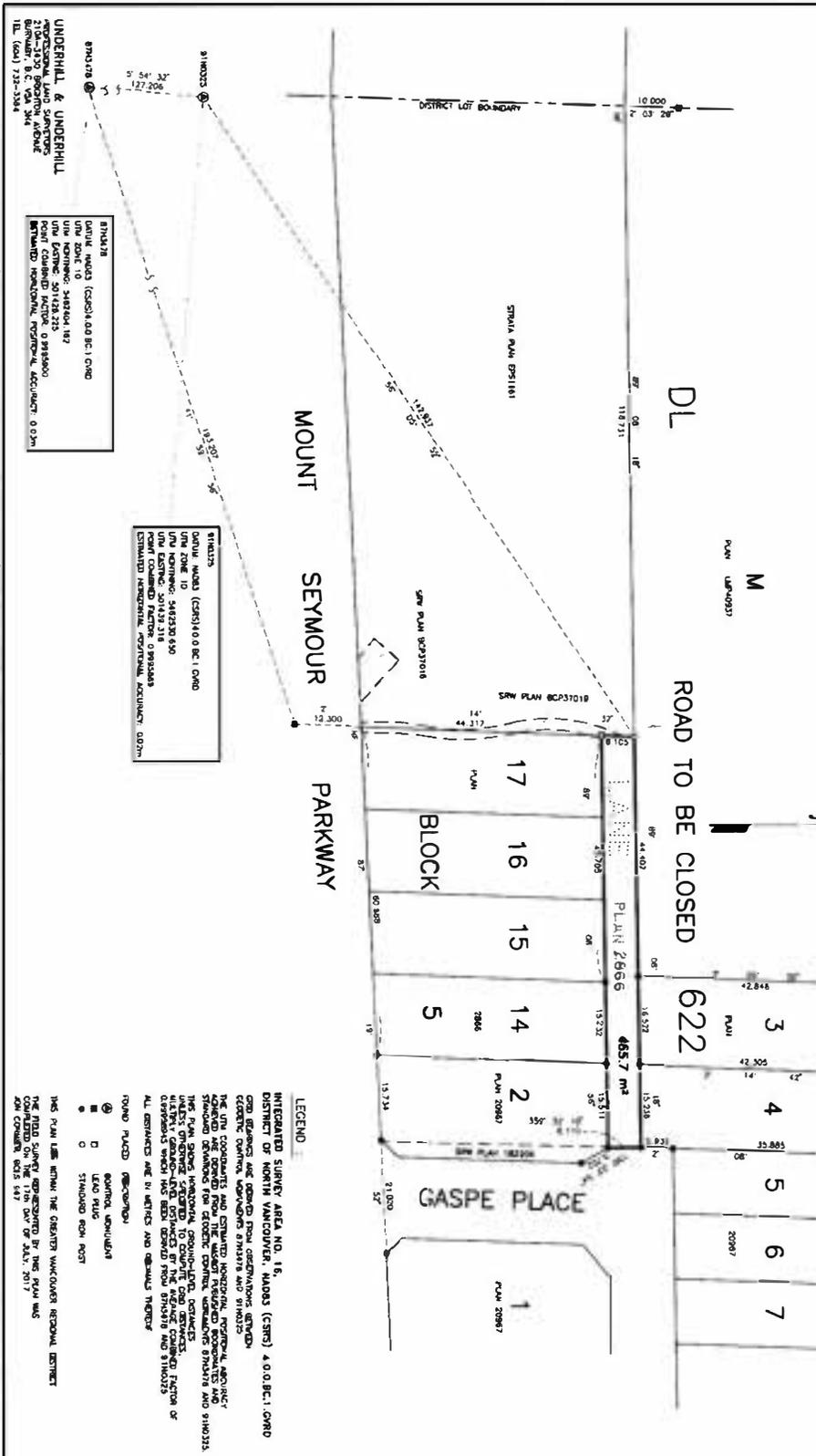
\_\_\_\_\_  
Municipal Clerk

# Schedule A to Bylaw 8248 Road Closure Plan

REFERENCE PLAN TO ACCOMPANY BYLAW NO. 8248  
DISTRICT OF NORTH VANCOUVER TO CLOSE PART OF ROAD  
DEDICATED ON PLAN 2866, LYING IN BLOCK 5 OF BLOCKS 1 TO 4,  
DISTRICT LOT 622, GROUP 1, NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND  
SECTION 40 OF THE COMMUNITY CHARTER  
BCSS 92G.036

THE PROPOSED PART SITE OF THIS PLAN IS  
SHOWN IN RED ON THE REFERENCE PLAN  
AS SHOWN IN A SCALE 1:500



**UNDERHILL & UNDERHILL**  
PROFESSIONAL LAND SURVEYORS  
108-2135 BURNING BUSH DRIVE  
VANCOUVER, BC V6E 4K4  
TEL: (604) 723-3344

**STRAILS**  
DATE: 2018.04.18  
PLAN: 20982-20987  
POINT COMBINED FACTOR: 0.999999  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02m

**STRAILS**  
DATE: 2018.04.18  
PLAN: 20982-20987  
POINT COMBINED FACTOR: 0.999999  
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02m

**LEGEND**  
INTEGRATED SURVEY AREA NO. 16,  
DISTRICT OF NORTH VANCOUVER, MAJORS (CSTR) 4.0.0.B.C.1.0.MD  
CROSS BOUNDARIES ARE DERIVED FROM OBSERVATIONS USING  
ELECTRIC TOTAL STATION, TOTAL STATION AND SHW2025  
THE LINE COORDINATES AND DISTANCES, HORIZONTAL, VERTICAL, LENGTH,  
AREA, PERIMETER, BEARING, AZIMUTH, AND ANGLE, ARE  
STANDARD DERIVED FOR ELECTRIC TOTAL STATION, TOTAL STATION AND SHW2025.  
THIS PLAN SHOWS HORIZONTAL, VERTICAL, AREA, PERIMETER,  
LENGTH, BEARING, AZIMUTH, AND ANGLE, DERIVED FROM  
OBSERVATIONS WHICH HAVE BEEN DERIVED FROM STATION AND SHW2025  
ALL DIMENSIONS ARE IN METERS AND DECIMAL METERS

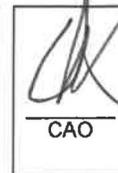
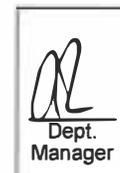
**FOUND PLACED** (DESCRIPTION)  
 ○ CONTROL POINT  
 ■ LEAD PILE  
 □ STANDARD FORM POST

THIS PLAN LIES WITHIN THE DISTRICT OF NORTH VANCOUVER DISTRICT  
THE FIELD SURVEY REGULATED BY THE PLAN WAS  
CONDUCTED ON 18 APRIL 2017  
JOB NUMBER: 925 141

FILE NO: V(831)-887-01-4-8324C F.8.1781 DC 82-77 P.8.1883 PG.113.117 INTAKS 3C DRAWN BY: KY ECP/2017/01 H-3214A

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| AGENDA INFORMATION                                  |                        |
|---|------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: November 6, 2017 |
| <input type="checkbox"/> Other:                     | Date: _____            |



## The District of North Vancouver REPORT TO COUNCIL

October 25, 2017  
File: 02.0930.20/495

**AUTHOR:** Lenia Calico, Property Services Agent

**SUBJECT:** Bylaw 8247, 2017: 2000 Block Heritage Park Lane Highway Closure

### RECOMMENDATION:

THAT "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017" is given SECOND and THIRD Readings.

### REASON FOR REPORT:

The "2000 Block of Heritage Park Lane Highway Closure Bylaw 8247, 2017" (**Attachment 1**) will authorise the closure and raising of title to 3,076 square feet (285.8 square metres) of District road allowance (the "Road Parcel") located between Heritage Park Lane and Seymour River Place in the Maplewood Village Centre neighbourhood.

The road closure will authorize the subsequent transfer of the Road Parcel to Anthem Maplewoods West Developments Limited Partnership ("Anthem") for the purpose of consolidating the closed road with their adjacent lots (**Attachment 2**) for a proposed multi-family housing project.

### SUMMARY:

- Bylaw 8247 received First Reading at the Regular Council Meeting on July 24<sup>th</sup>, 2017.
- The road closure is subject to separate public process for rezoning.
- Notice was sent to third party utilities on August 1<sup>st</sup>, 2017.
  - Telus, BC Hydro, Shaw and Fortis
- Public notification was published in the North Shore News on October 27<sup>th</sup> and November 1<sup>st</sup>, 2017 (**Attachment 3**).
- An opportunity will be provided to persons who consider they are affected by the bylaw to make representations to Council on November 6<sup>th</sup>, 2017 regular Council Meeting as per section 40 of the *Community Charter*.
- As the subject road allowance is within 800 metres of an arterial highway, Ministry of Transportation and Infrastructure approval is required under Section 41 (3) of the *Community Charter* before adoption of the bylaw.

**EXISTING POLICY:**

Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land.

**BACKGROUND:**

DNV Staff has negotiated a conditional Agreement of Purchase and Sale with Anthem for the disposition of the Road Parcel for the appraised market value of \$738,000.

A third party appraisal was completed by the appraisal firm Burgess Cawley Sullivan & Associates Ltd. in September 2016. The Road Parcel was appraised as if the road were consolidated with the adjacent lots optioned by Anthem based on the highest and best use at a proposed 1.2 Floor Space Ratio (FSR) and using a direct comparison approach.

Prior to completing the disposition to Anthem contemplated in the Agreement of Purchase and Sale, the District must close to traffic and remove the dedication of the portions of road as set out in the proposed Bylaw 8247 and to obtain a rezoning bylaw.

**Financial Impacts:**

The DNV will receive the purchase price from Anthem for the appraised market value of \$738,000 upon closure and subsequent transfer of title. The proceeds of the disposition of this laneway will be placed into the Land Opportunity Fund as per the Land Opportunity Reserve Fund Policy 5-1840-8.

**Concurrence:**

The proposed road closure has been reviewed and approved by the Planning, Finance and Transportation departments. As the Road Parcel is within 800 metres of an arterial highway, Ministry of Transportation and Infrastructure approval is required.

**Public Input:**

In accordance with Section 40 and Section 94 of the *Community Charter* council must provide notice of its intention to close a portion of road allowance. Council must then provide an opportunity for persons who consider they are affected by the bylaw to make representations at a subsequent Council meeting.

Utility companies have been provided notice and the opportunity to provide submissions regarding the proposed road closure.

Notice has been published in the North Shore News on Friday, October 27<sup>th</sup> and Wednesday, November 1<sup>st</sup>, 2017.

The adoption of the road closure bylaw is subject to the adoption of a rezoning amendment bylaw for the adjacent Anthem properties to a multi-family development.

**Options:**

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

Respectfully submitted,



Lenia Calico  
Property Services Agent

**Attachments:**

1. 2000 Block of Heritage Park Lane Highway Closure Bylaw 8247, 2017
2. Site Map – Assembly Lands & Partial Road to be Closed
3. Notice published in the North Shore News

| <b>REVIEWED WITH:</b>                               |  |   |
|---|--|---|
| <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 checked="" type="checkbox"/> Finance <u>2</u> | <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"/> NVRC           |
| <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            | <input type="checkbox"/> Real Estate                 |   |

**ATTACHMENT 1**

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

**Bylaw 8247**

A bylaw to close and remove highway dedication.

---

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

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

**1. Citation**

This bylaw may be cited as "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017."

**2. Bylaw to close and remove highway dedication**

2.1 The portion of highway dedicated by Plans 16486, 2871 and 3843 shown in the attached plan hereto as Schedule "A" is closed to all types of traffic and the dedication as highway is removed.

2.2 The Mayor and Clerk are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

**READ** a first time July 24<sup>th</sup>, 2017

**NOTICE** given under Section 94 of the *Community Charter* on

**OPPORTUNITY** for representations to Council provided in accordance with Section 40 of the *Community Charter* on

**READ** a second time

**READ** a third time

Certified a true copy of "Bylaw 8247" as at Third Reading

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

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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



**ATTACHMENT 2**

**Partial Lane to be Closed**



**ATTACHMENT 3**

**North Shore News Publication**



# Notice of Road Closure and Property Disposition

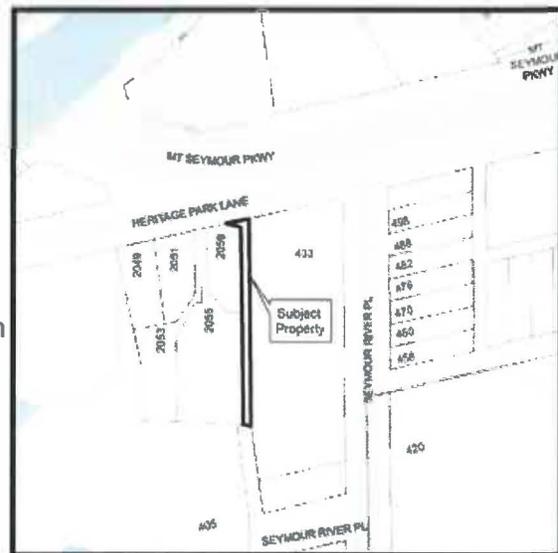
## Heritage Park Lane - Bylaw No. 8247, 2017

The District of North Vancouver gives notice of its intention to close to traffic the 285.8 square metre portion of lane allowance along the 2000 block of Heritage Park Lane shown outlined in bold on the attached sketch and labelled as "Subject Property", and remove the dedication of these portions as highway.

The bylaw closing the portions of Heritage Park Lane and removing its dedication as highway will be considered by Council at its regular meeting at the District Hall, 355 West Queens Road, North Vancouver, on Monday, November 6, 2017 at 7:00 pm. Persons who consider they are affected by the bylaw will be provided an opportunity to make representations to Council at the meeting or by delivering a written submission to the Municipal Clerk's Office by 12:00 noon on that date.

The District of North Vancouver further gives notice of its intention to transfer to Anthem Maplewoods West Developments Limited Partnership (Anthem) the fee simple interest in the Subject Property, for the purpose of consolidation with the immediately adjacent lands belonging to Anthem. This disposition is subject to adoption of bylaws to rezone the proposed consolidated parcel. The consideration to be received by the District of North Vancouver for this disposition is \$738,000.

If you have any questions please contact Lenia Calico, Property Services Agent, Real Estate and Properties, at 604-990-2277 or email [calicol@dnv.org](mailto:calicol@dnv.org)



NVanDistrict

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



@NVanDistrict