

AGENDA

REGULAR MEETING OF COUNCIL

Monday, February 19, 2018
7:00 p.m.
Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC

Council Members:

Mayor Richard Walton
Councillor Roger Bassam
Councillor Mathew Bond
Councillor Jim Hanson
Councillor Robin Hicks
Councillor Doug MacKay-Dunn
Councillor Lisa Muri



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, February 19, 2018
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Online at 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 8244 – OCP Amendment 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8245 – Rezoning 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8215 – Rezoning 1401-1479 Hunter Street & 481-497 Mountain Highway
- Bylaw 8233 – Phased Development Agreement 1401-1479 Hunter Street & 481-497 Mountain Highway
- Bylaw 8262 – OCP Amendment 1923 Purcell Way
- Bylaw 8263 – Rezoning 1923, 1935, 1947 and 1959 Purcell Way
- Bylaw 8239 – Rezoning 3030 Sunnyhurst Road
- Bylaw 8249 – Rezoning 2932 Chesterfield Avenue
- Bylaw 8279 – OCP Amendment Maplewood Village Centre
- Bylaw 8158 – Rezoning Industrial Buildings & Structures
- Bylaw 8282 – Rezoning Amendment for Enforcement Purposes

1. ADOPTION OF THE AGENDA

1.1. February 19, 2018 Regular Meeting Agenda

Recommendation:

THAT the agenda for the February 19, 2018 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

3.1. Heart Month – February 2018 **p. 9**

4. RECOGNITIONS

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. January 29, 2018 Regular Council Meeting **p. 13-18**

Recommendation:

THAT the minutes of the January 29, 2018 Regular Council meeting are adopted.

6.2. February 5, 2018 Regular Council Meeting **p. 19-24**

Recommendation:

THAT the minutes of the February 5, 2018 Regular Council meeting are adopted.

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. OCP Implementation Monitoring Committee Quarterly Update **p. 27-31**
File No. 13.6480.30/001.002

Recommendation:

THAT the February 8, 2018 report of the Manager – Community Planning entitled OCP Implementation Monitoring Committee Quarterly Update be received for information;

AND THAT staff be directed to seek consulting resources to assist in answering Committee questions as described in the February 8, 2018 report of the Manager – Community Planning entitled OCP Implementation Monitoring Committee Quarterly Update.

- 9.2. Development Permit 43.17 – 1171 Handsworth Road** **p. 33-48**
File No. 08.3060.20/043.17

Recommendation:

THAT Development Permit 43.17, to allow for the construction of a coach house, is ISSUED.

- 9.3. Development Permit 16.17 – 1131 Frederick Road (Argyle Secondary School)** **p. 49-77**
File No. 08.3060.20/016.17

Recommendation:

THAT Development Permit 16.17, to allow for the construction of the new Argyle Secondary School, is ISSUED.

- 9.4. Development Permit 19.17 – 1209 McKeen Avenue** **p. 79-102**
File No. 08.3060.20/019.17

Recommendation:

THAT Development Permit 19.17, to permit 56 agricultural silos and associated equipment at the Fiberco Terminal, is ISSUED.

- 9.5. Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1255** **p. 103-117**
File No. 01.0470.30

Recommendation:

THAT the Council of the District of North Vancouver approves adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* by providing consent on behalf of the electors.

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 February 19, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

PROCLAMATIONS

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PROCLAMATION

“Heart Month” (February, 2018)

- WHEREAS:** Heart disease or stroke takes a Canadian life every 7 minutes; and
- WHEREAS:** Heart & Stroke’s mission is to prevent disease, save lives and promote recovery. As a volunteer-based health charity, they strive to tangibly improve the health of every Canadian family; and
- WHEREAS:** February is Heart Month in Canada, during which Heart & Stroke Canvassing Campaign takes place, to support on-going heart disease and stroke life-saving research, health promotion and advocacy; and
- WHEREAS:** We applaud and commend the thousands of volunteers, staff and researchers of Heart & Stroke for their dedication and commitment and with them continued success;
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **February 2018** as “**Heart Month**” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
this 19th day of February 2018

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MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, January 29, 2018 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Mr. S. Ono, Manager – Engineering Services
Ms. S. Dale, Confidential Council Clerk
Ms. N. Foth, Planner
Ms. C. Rucci, Social Planner

1. ADOPTION OF THE AGENDA

1.1. January 29, 2018 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the January 29, 2018 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Spoke to item 9.3 regarding Bylaw 8303: Park Dedication Removal (Kirkstone Park):
- Recommended that the proposed bylaw be defeated and deferred to a referendum; and,
- Spoke to the possible unintended outcomes of the District's proposed Local's First policy.

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

- Spoke to item 9.3 regarding Bylaw 8303: Park Dedication Removal (Kirkstone Park):

- Questioned if an alternative approval process is needed; and,
- Opined that there is not an urgency as the development application for Emery Place has not yet been brought forward to Council.

2.3. Mr. John Harvey, 1900 Block Cedarvillage Crescent:

- Spoke regarding the development surrounding Lynn Valley Mall;
- Expressed concerns with potholes on East 27th Street generated from construction and opined that the development companies should be responsible for maintaining roads and attending to the potholes;
- Spoke to item 9.3 regarding Bylaw 8303: Park Dedication Removal (Kirkstone Park):
- Spoke regarding the North Vancouver Policing Committee; and,
- Commented that the District is a large enough municipality where one Mayor and eight Councillors may be beneficial.

2.4. Dr. Dalia Gottlieb-Tanaka, 1800 Block Garden Avenue:

- Spoke to item 9.4 regarding the Dementia-friendly North Shore Action Plan; and,
- Commented on the importance of educating the community and raising awareness to better assist people with dementia and enhance their quality of life.

3. PROCLAMATIONS

3.1. Toastmasters Month – February 2018

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Hollyburn Family Services Society

Re: Hollyburn Program Update on Seniors, Youth and Family Homelessness

Ms. Leya Eguchi and Ms. Christine Fagan, Hollyburn Family Services Society, provided an overview of programs and services Hollyburn Family Services Society provides and challenges they face. Ms. Eguchi thanked the District for their continued support in addressing homelessness in North Vancouver.

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the delegation of the Hollyburn Family Services Society is received.

CARRIED

6. ADOPTION OF MINUTES

6.1. January 16, 2018 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the January 16, 2018 Public Hearing are received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. January 22, 2018 Closed Special Meeting of Council

File No. 01.0360.20/076.000

7.1.1. Advisory Oversight Committee Recommendations and Appointments

Advisory Design Panel

THAT Carolyn Kennedy be appointed to the Advisory Design Panel for two years with a term ending December 31, 2019.

North Vancouver Recreation and Culture Commission

THAT David Porter be reappointed and Colleen Gray-Hewett, Brian Lynch and Bernice Timmer be appointed to the North Vancouver Recreation and Culture Commission for three years with terms ending December 31, 2020.

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

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

9.2. Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas

File No. 13.6480.30/003.003

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" is given SECOND and THIRD Readings.

CARRIED

9.4. Dementia-Friendly North Shore Action Plan

File No. 10.5000.01/002.000

Ms. Cristina Rucci and Ms. Rebecca Morris, Alzheimer Society of BC, provided an overview of the Dementia-Friendly North Shore Action Plan initiatives, and how the program can benefit the community through stigma reduction, education and community planning. Ms. Morris provided a toolkit on how communities can become a more dementia-friendly community.

MOVED by Councillor BASSAM
SECONDED by Councillor HICKS

THAT the “Dementia-Friendly North Shore Action Plan” as attached to the January 17, 2018 report of the Community Planner entitled Dementia-Friendly North Shore Action Plan is endorsed;

AND THAT staff be directed to explore implementation of the Dementia-Friendly Action Plan in partnership with the City of North Vancouver and District of West Vancouver with a focus on the scope of work funded by the 2018 Union of BC Municipalities Age Friendly Community grant.

CARRIED

9.1. Bylaw 8294: Financial Plan Approval Bylaw
File No. 05.1780/2018

MOVED by Councillor HICKS
SECONDED by Councillor BASSAM

THAT “2018 – 2022 Financial Plan Approval Bylaw 8294, 2018” is given FIRST, SECOND and THIRD Readings.

CARRIED

9.3. Bylaw 8303: Park Dedication Removal (Kirkstone Park)
File No. 01.0115.30/002.000

MOVED by Councillor BASSAM
SECONDED by Councillor HICKS

THAT “Park Dedication Removal Bylaw 8303, 2018” is given FIRST, SECOND and THIRD Readings.

THAT approval of the electors be obtained by means of an alternative approval process.

THAT the elector response form be approved in the form set out in Attachment 2 to the report of the Municipal Clerk dated January 23, 2018.

THAT the deadline for submission of elector response forms shall be 4:00 pm on Monday, March 12, 2018.

THAT a fair determination of the number of electors in the District of North Vancouver is 59,617.

CARRIED

Opposed: Councillor MACKAY-DUNN

10. REPORTS

10.1. Mayor

10.1.1. Mayor's Special Contingency Fund

10.2. Chief Administrative Officer

Nil

10.3. Councillors

10.3.1. Councillor Bond, as a Council representative, reported on his attendance at the first meeting of the Major Infrastructure Projects Advisory Committee.

10.4. Metro Vancouver Committee Appointees

10.4.1. Aboriginal Relations Committee – Councillor Hanson

Nil

10.4.2. Housing Committee – Councillor MacKay-Dunn

Nil

10.4.3. Regional Parks Committee – Councillor Muri

Nil

10.4.4. Utilities Committee – Councillor Hicks

Nil

10.4.5. Zero Waste Committee – Councillor Bassam

Nil

10.4.6. Mayors Council – TransLink – Mayor Walton

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the January 29, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:14 p.m.)

Mayor

Municipal Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, February 5, 2018 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (7:08 p.m.)
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Manager – Development Planning
Mr. S. Bridger, Section Manager – Engineering Planning & Design
Ms. A. Reiher, Confidential Council Clerk
Ms. Kamilah Charters-Gabaneck, Communications & Research Assistant

1. ADOPTION OF THE AGENDA

1.1. February 5, 2018 Regular Meeting Agenda

**MOVED by Councillor MURI
SECONDED by Councillor BOND**

THAT the agenda for the February 5, 2018 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.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Recommended that the wording of the Official Community Plan (OCP) Housing Continuum be amended to reflect affordable housing metrics.

Councillor MACKAY-DUNN arrived at this point in the proceedings.

2.2. Ms. Christine Reid, 3200 Block Robinson Road:

- Spoke as the Executive Director to the North Shore Mountain Bike Association (NSMBA);

- Spoke in favor of the 2018 – 2022 Financial Plan and financial support to the NSMBA; and,
- Commented on civic engagement in relation to the municipal elections.

2.3. Ms. Caitlyn Price, 1100 Block Premier Street:

- Expressed concern regarding the proposed turf field at Inter River Park and the removal of trees.

2.4. Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Spoke as the Chair of the Blueridge Community Association; and,
- Expressed concern regarding reno-evictions within the community.

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

- Recommended that Council consult the Lynn Valley Community Association regarding the Kirkstone Park dedication removal;
- Expressed concern regarding road conditions and bus stop locations on East 27th Street; and,
- Suggested that Council for the District of North Vancouver could be increased to nine Councillors.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Mr. Murray Mollard, North Shore Community Resources Re: NSCR Update and Municipal Election Voter Engagement

Mr. Murray Mollard, North Shore Community Resources (NSCR), provided an update regarding the NSCR programs, activities and workshops. He also commented on the upcoming municipal elections and provided suggestions and strategies for voter engagement.

**MOVED by Councillor MURI
SECONDED by Councillor WALTON**

THAT the delegation of North Shore Community Resources is received.

CARRIED

6. ADOPTION OF MINUTES

6.1. January 15, 2018 Regular Council Meeting

**MOVED by Councillor BASSAM
SECONDED by Councillor MURI**

THAT the minutes of the January 15, 2018 Regular Council meeting are adopted.

CARRIED

6.2. January 22, 2018 Regular Council Meeting

**MOVED by Councillor BASSAM
SECONDED by Councillor MURI**

THAT the minutes of the January 22, 2018 Regular Council meeting are adopted.

CARRIED

6.3. January 23, 2018 Public Hearing

**MOVED by Councillor BASSAM
SECONDED by Councillor MURI**

THAT the minutes of the January 23, 2018 Public Hearing are received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

**MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor MURI**

THAT items 9.1, 9.2 and 9.4 are included in the Consent Agenda and be approved without debate.

CARRIED

**9.1. Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas
File No. 13.6480.30/003.003**

**MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor MURI**

THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)" is ADOPTED.

THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)" is ADOPTED.

THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" is ADOPTED.

CARRIED

9.2. Bylaw 8294: 2018 - 2022 Financial Plan Approval Bylaw
File No. 05.1780/2018

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT "2018 -2022 Financial Plan Approval Bylaw 8294, 2018" is ADOPTED.

CARRIED

9.3. Bylaw 8281: Development Cost Charges (DCC) Bylaw Amendment
File No. 11.5240.02/004.000

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern regarding the bylaw amendment to the park standard requirements.

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given SECOND Reading as amended.

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given THIRD Reading;

AND THAT staff is directed to forward the bylaw to the Inspector of Municipalities for approval.

CARRIED

9.4. Bylaw 8108: Council Procedure Bylaw
File No. 09.3900.20/000.000

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT "Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)" is ADOPTED.

CARRIED

Councillor MURI declared a potential conflict of interest in the following matter stating that her husband works for Seaspan. She left the meeting at 8:06 p.m.

9.5. Bylaw 8158: Zoning Bylaw Text Amendment

File No. 08.3060.20/044.15

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)" is laid on the table.

CARRIED

Absent for Vote: Councillor MURI

Councillor MURI returned to the meeting at 8:14 p.m.

9.6. Bylaw 8279: Questions Regarding Official Community Plan Amending Bylaw 8279 Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines

File No. 13.6480.30/00.003

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is ADOPTED.

CARRIED

Opposed: Councillor HANSON

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BOND

THAT the February 5, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:48 p.m.)



Mayor

Municipal Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb 19, 2018</u>
<input type="checkbox"/> Other:	Date: _____

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

February 8, 2018
File: 13.6480.30/001.002.000

AUTHOR: Tom Lancaster, Manager of Community Planning

SUBJECT: **OCP Implementation Monitoring Committee Quarterly Update**

RECOMMENDATION:

1. THAT the February 8, 2018 report from the Manager of Community Planning entitled OCP Implementation Monitoring Committee Quarterly Update be received for information; AND
2. THAT staff be directed to seek consulting resources to assist in answering Committee questions, as described in the Committee's Quarterly Report.

REASON FOR REPORT:

The Council approved Terms of Reference for the OCP Implementation Monitoring Committee (OCP IMC) include an expectation that the Committee will report to Council quarterly, or as needed. This report introduces the Committee's first quarterly report (Attachment 1).

SUMMARY:

The Committee's first quarterly report includes a request for assistance in answering questions related to the Committee's mandate.

BACKGROUND:

The Committee was formed through Council resolution and has been meeting monthly since October, 2017. Scheduling of the meetings and development of the agenda are handled by the Chair and Vice-Chair, which the Committee has elected. Through these discussions, the Committee has developed a list of priorities for implementation monitoring and ranked those issues. The Committee is currently analysing the first of the priorities; housing.

EXISTING POLICY:

Section 12 of the OCP lays out the process of Plan implementation, and includes expectations for plan monitoring, reviewing targets and indicators, and community engagement.

ANALYSIS:

Financial Impacts:

Resources to hire a consultant to assist in answering the Committee's questions will be allocated out of the 2018 budget. In some cases the information can be provided directly by District staff.

Public Input:

The Committee's mandate is to review OCP implementation monitoring and indicators/targets, as well as to provide commentary, as needed and requested, on OCP implementation.

Conclusion:

The OCP Implementation Monitoring Committee has developed the attached report on the progress of their work to date, which includes a request for assistance in answering their questions.

Options:

THAT the February 8, 2018 report from the Manager of Community Planning entitled OCP Implementation Monitoring Committee Quarterly Update be received for information; AND

THAT staff be directed to seek consulting resources to assist in answering Committee questions, as described in the Committee's Quarterly Report.

Respectfully submitted,



Tom Lancaster
Manager of Community Planning

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

Official Community Plan Implementation Monitoring Committee Progress Report to DNV Council

February 2018

The OCP IMC has been meeting monthly since Oct 2017. At our December 2017 meeting, we shared our reflections and new knowledge after reading the OCP independently and having presentations from staff. Everyone had read it.

OCP Topics Prioritization

We discussed how to group the topics we wish to monitor and how we were going to prioritize them. On further review and discussion, the Committee ranked the priority issues as follows:

1. Housing
2. Community Structure / Integrated Planning
3. Transportation / Lighting and Safety
4. Environmental Sustainability / Parks and Outdoor Recreation
5. Mental Health and Resilience / Social Connectedness and Communications / Amenities
6. Jobs / Social and Income Equity / Childcare
7. Infrastructure Management
8. Age Demographics / Inter-government Coordination / Collaboration (cross cuts all)

1. Housing

Beginning in January 2018, as we are keen to get on with understanding the issues, we are planning to meet every 2 to 3 weeks. At our January 2018 meeting we began by learning from staff about the housing continuum. The topics included:

- OCP Housing Policy Context
- Rental and Affordable Housing Strategy (RAHS)
- History of District Housing
- District Context – Housing Demand
- 2030 Housing Continuum

The Committee is extremely concerned with the issues surrounding housing in the DNV, and is concerned that the DNV does not appear to be meeting the goals of the OCP. Though early in our analysis and discussions, our current concerns include:

- Section 7.1 of the OCP emphasizes the need for housing diversity. The Committee believes there is a lack of opportunity to develop mid-level density (i.e. coach/townhouses/duplex/triplex/rowhouses) in proximity to the town and village centres. However, there is concern that even if these options existed, they would be priced out of reach for the average family.

- Section 7.2 of the OCP emphasizes the need for rental housing. With the costs of even one bedroom apartments in the new town and village centre developments rising rapidly, the need for rental housing is ever increasing. The Committee is also very concerned about rental housing that is taken out of the market during redevelopment, and the lack of rental opportunities for these displaced citizens to move into. The Committee has requested information from staff on the number of old rental units that have been redeveloped, and the number of rental units replaced through that process of redevelopment.
- Section 7.3 of the OCP emphasizes the need for affordable housing. As pointed out above, with the costs of one bedroom units in the new town and village centre developments spiraling upwards, it is becoming clear that the new centres are not on their own providing affordable housing purchase options in the district. A hard look needs to be taken at the town centres to determine whether they are truly providing affordable options, or whether they have become predominantly investment opportunities.
- Section 7.4 of the OCP addresses non-market housing. With the dearth of sufficient rental housing and affordable market housing, there may need to be an emphasis on expanding this area of need.
- Committee members have also raised concerns with reconstruction of the existing housing stock and, in particular, the construction of “monster” homes that substantially change the character of some neighborhoods.
- Committee members discussed options for removing speculation from the market. Options such as coop, or land banking.

After further discussion, we concluded that we need to seek more information and request from the DNV Council permission to gain data on housing analysis. This may involve retaining outside resources.

Some of our questions include:

- Is the anticipated demand for housing in the OCP on target? Is it on target for town centres? For single-family neighbourhoods?
- Is there anything in the District’s regulatory framework that makes it not feasible for developing duplexes/triplexes, rowhouses, etc.? Or is it the market that prices these housing types out of reach?
- What economics are required to build ground-oriented multifamily housing in multiple scenarios (rowhouse, townhouse, bare land strata, fee simple coach house, etc.)?
- What are the current developments in process? What types of housing are they? Are they in town centres or elsewhere?
- What are the issues affecting affordability in the DNV?
- What incentives could be offered to developers who build certain types of housing? What could those incentives be?
- In the new town and village centre developments, is there evidence of speculation or foreign ownership, which is driving up the prices of these units?

Communications

We are also working on ways to communicate and interact with the DNV community during our term. The District has stated that community engagement is a high priority in 2018 and we would appreciate knowing what the DNV Council plans are with regard to this.

Scheduling

Our next meetings are Feb 7 and Feb 22 with two meetings planned in each of March and April.

Scheduling is coordinated through the Chair and Vice-Chair using the online scheduling tool, Doodle.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb 19, 2018</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

February 1, 2018

File: 08.3060.20/043.17

AUTHOR: Jennifer Malcolm, Planning Assistant

SUBJECT: DEVELOPMENT PERMIT 43.17 - 1171 Handsworth Rd

RECOMMENDATION:

THAT Council issue Development Permit 43.17 (Attachment A) to allow for the construction of a coach house at 1171 Handsworth Rd.

REASON FOR REPORT:

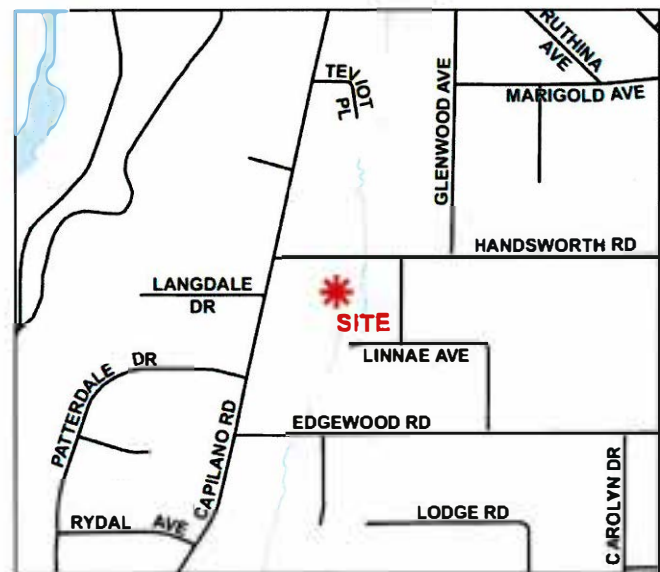
The proposed coach house requires a Development Permit with variances that requires Council's approval.

SUMMARY:

The applicant has applied for a Streamside Development Permit with variances to construct a one-storey coach house in the rear yard of a large single-family lot. The proposal requires the following variances:

- Maximum height of a parking and accessory building;
- Total size of a parking structure and accessory building; and
- Location of secondary suite.

The proposal generally complies with the coach house design guidelines and the coach house has been located outside the streamside protection area on the lot. The one-storey coach house replaces an existing one-storey carport and is located farther away from the rear property line than the existing carport. Two neighbours have expressed concern regarding the coach house and



staff have responded to the neighbours to answer any questions and provide further details. Council will be provided any response received to municipal notification prior to considering this DP.

BACKGROUND:

The property is located at 1171 Handsworth Rd and is 1187 m² (12,776.77 sq ft) in area, 18.3 m (60 ft) in width and 63.3 m (207.7 ft) in depth. The site and surrounding residential neighbourhood is zoned RS3: Single-Family Residential 7200 Single-Family Zone. The property is located in a Development Permit Area for Streamside Protection and currently has an occupied, two-storey single family house located on it with a detached carport in the rear yard. Below is a context map and an aerial photo of the site.



PROPOSAL:

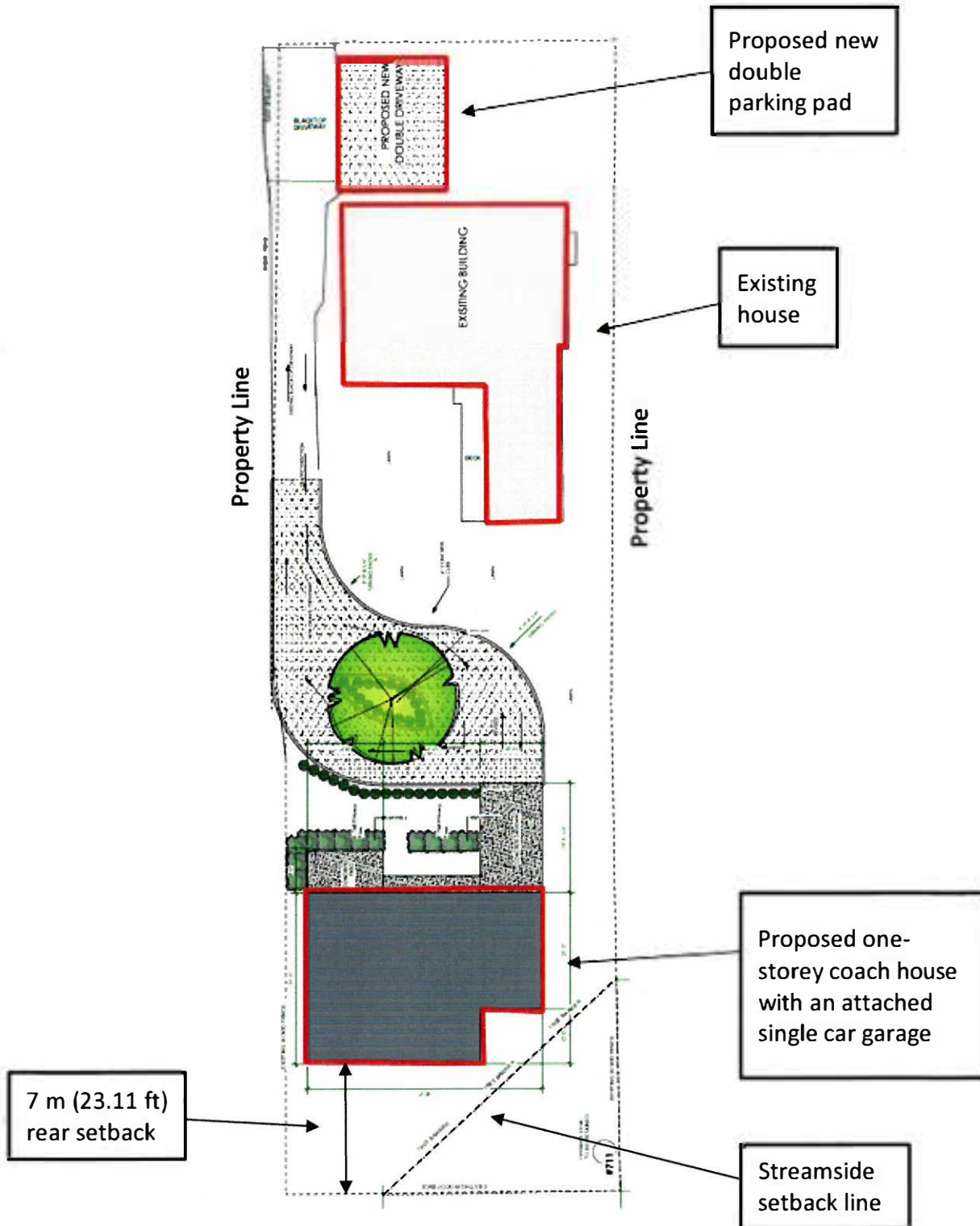
The proposed one-storey coach house is 111 m² (1197 sq ft) in size. A detached carport is currently located in the rear yard with a 2.3 m (7.5 ft) setback and the proposed coach house will have a new 7 m (23.1 ft) setback. The coach house would be farther from the rear property line (and neighbour) than the existing carport that will be removed.

Attached to the coach house is a one car garage to provide parking for the coach house suite, and a parking pad will be created in the front yard for the principal residence. All parking is a direct (non-tandem) access and the current driveway off of Handsworth Rd will be used for both the house and the coach house.

To minimize impact to adjacent neighbours, the coach house has a sloped roof with the lowest point facing the south property line and window placement has been carefully designed on the south, east

and west elevations. The coach house outdoor space has been oriented towards the main house with privacy screening between the house and the coach house.

The site plan showing the location of the proposed coach house is shown below:



Images and elevation drawings of the existing and proposed are shown below:



Existing Street View of Property



Proposed Street View of Property

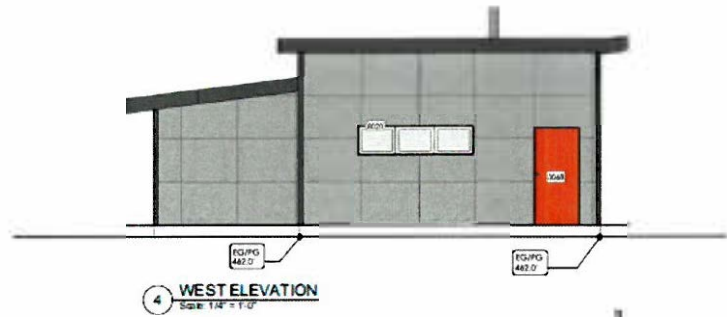
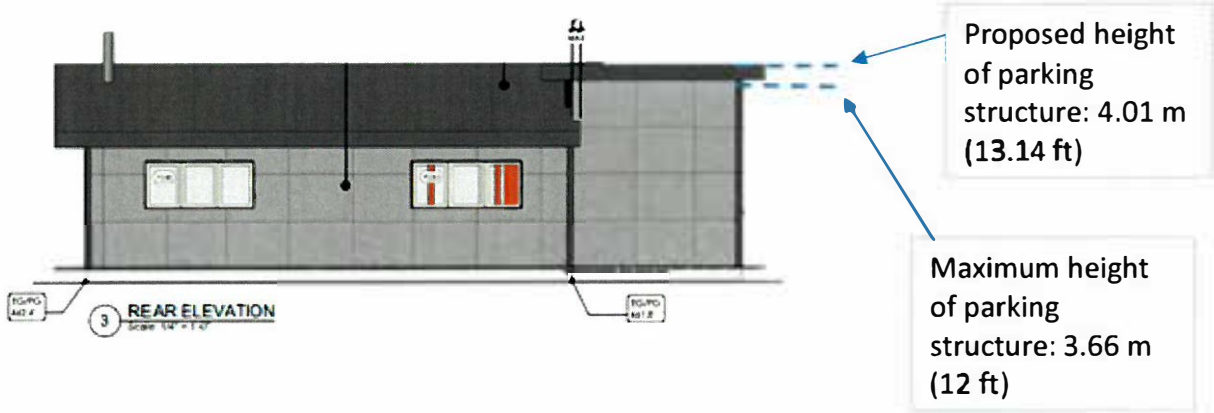


Existing Rear Yard View of Property



Proposed Rear Yard View of Coach House
(North Elevation)

Elevations:



Zoning Bylaw Compliance:

The construction requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Maximum Height of Parking Structure	3.66 m (12 ft)	4.01 m 13.14 ft	0.35 m (1.14 ft)
Maximum Height of Accessory Building	3.66 m (12 ft)	5.48 m (17.97 ft)	1.82 m (5.97 ft)
Total Parking Structure and Accessory Building	74.32 m ² (800 ft ²)	111.2 m ² (1197 ft ²)	36.88 m ² (397 ft ²)
Location of Secondary Suite	In main dwelling	Rear yard	Allow location of secondary suite to be in rear yard

VARIANCES:

Location of Secondary Suite

The proposed coach house requires a variance to the Zoning Bylaw to allow for a secondary suite to be located outside of the main dwelling of the lot. There is currently a secondary suite located within the main dwelling which will be decommissioned prior to the issuance of the coach house occupancy permit. Decommissioning of the main dwelling secondary suite is a condition of Development Permit 43.17 and will be secured by covenant prior to issuance of building permit.

Total Parking Structure and Accessory Building Size

The Zoning Bylaw limits “parking structures and other accessory buildings in combinations” on the lot to a total area of 74.3 m² (800 sq ft). The area of the proposed coach house and attached garage have a combined total area of 111.2 m² (1,197 sq ft), requiring a variance of 36.9 m² (397 sq ft). The area of the coach house and garage are included in the total permitted floor space on the property under the RS3 Zone.

Maximum Height of Parking and Accessory Structure

The proposed parking structure height of 4.01 m (13.14 ft) requires a variance of 0.35 m (1.14 ft). This height variance is mitigated by tree coverage and fencing along the east, west and south property lines.

The accessory building (coach house) height is 5.48 m (17.97 ft) which requires a variance of 1.82 m (5.97 ft). Accessory building height is measured from the crawlspace floor slab (4 ft below the ground) so a portion of the building height is below grade and not visible to surrounding neighbours. The height above grade is 4m (13.14 ft) which complies with the coach house design guideline of 4.57m (15 ft) for a one storey coach house.

DEVELOPMENT PERMIT:

The site is in a Development Permit Area for Streamside Protection. The proposal and an Arborist Report from a qualified professional have been reviewed by the District's Environment Department.

Streamside Protection:

The coach house has been located outside the streamside protection area however there will be a temporary construction fence within the streamside setback. The Environment department supports the fencing as long as the location and restoration are guided by a Development Permit for Streamside Protection.

The applicant has submitted an Arborist Report by Diamond Head Consulting Ltd that provides a tree retention and replanting plan for the streamside protected area. No trees are being removed in the protection area and a restoration plan includes specified re-planting to the satisfaction of the Environmental Protection Officer. The fence location and mitigation proposed is required as a condition of the Development Permit.

Coach House Design Guidelines:

The proposal addresses the design guidelines for coach house development variance permit applications as follows:

- The subject lot is 1187 m² (12,776.8 sq ft) in area, which exceeds the recommended minimum lot area of 929 m² (10,000 sq ft) to accommodate a coach house;
- The combined floor space of the single-family dwelling and the coach house do not exceed the maximum permitted floor space for the property;
- The proposed one-storey coach house meets the size and setback requirements of the coach house design guidelines and meets the height guideline for the portion above grade;
- The required minimum three parking stalls are provided on-site in a non-tandem format;
- The submitted site plan illustrates a distance of approximately 19.2 m (67 ft) from the existing house and the proposed coach house in the rear of the property, which is in keeping with the minimum building separation of 6.07 m (20 ft) outlined in the coach house design guidelines;
- A private outdoor area is provided with landscape screening for privacy; and
- To ensure there are no further suites on the property a Section 219 Covenant to prohibit a secondary suite within the main dwelling is required as a condition of DP 43.17.

Public Input:

An information letter was sent out to adjacent neighbours of the property in accordance with the District of North Vancouver's Development Procedures Bylaw. Two responses were received from neighbours expressing concerns regarding the coach house height, size, setbacks and the decommissioning of the current secondary suite in the main dwelling. DP 43.17 requires registration of a "no secondary suite in the main house" covenant and the existing suite must be decommissioned prior to coach house occupancy permit. Staff informed neighbours of the no suite covenant and answered questions regarding how the proposal complies with the *Coach House How to Guide*. In addition the increased accessory structure setback and building height locations were clarified for the neighbours. Statutory notification advising that Council will be considering these

variances will be sent to the adjacent property owners. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

Staff are supportive of the Development Permit with variances as the coach house is located at the rear of a deep lot, generally complies with the couch house design guidelines, and is anticipated to have minimal impact on the surrounding neighbours.

OPTIONS:

The following options are available for Council’s consideration:

1. Issue Development Permit 43.17 (Attachment A) to allow for the construction of a coach house at 1171 Handsworth Rd (staff recommendation); or
2. Deny Development Permit 43.17.

Respectfully submitted,



Jennifer Malcolm
Planning Assistant

Attach: Development Permit 43.17

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**DEVELOPMENT PERMIT 43.17**

This Development Permit 43.17 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner(s) to allow for a coach house in the rear yard of 1171 Handsworth Rd, legally described as Lot 1 Block 5 District Lot 596 Plan 14712, (PID: 007-204-141) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
1. The maximum height of parking structure is increased from 3.66 m (12 ft) to 4.01 m (13.14 ft);
 2. The maximum height of accessory building is increased from 3.66 m (12 ft) to 5.48 m (17.97 ft) inclusive of a 1.2 m (4 ft) crawl space below finished grade;
 3. The total size of parking structures and other accessory buildings in combinations is increased from 74.3m² (800 sq ft) to 111.2 m² (1197 sq ft);
 4. The location of a secondary suite is permitted to be outside of the single-family residential building subject to registration of a Section 219 Covenant on the property in favour of the District in priority of all financial charges to ensure the coach house building contains the only secondary suite on the property; and
 5. These variances shall apply only to the building construction as illustrated on the attached drawings (DP 43.17 A - C).
- B. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
- C. The following requirements are imposed under Subsection 491 (1) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP 43.17 A - C) and in accordance with the following specifications:
 - i. The site shall be developed in accordance with the recommendations of the report prepared by Diamond Head Consulting Ltd. dated May 8, 2017 (amended January 10, 2018);

- ii. A qualified professional shall confirm that the Building permit drawings meet the recommendations of the arborist report referenced above, or meets an equivalent or higher degree of protection;
- iii. Mitigation and replanting measures are carried out in accordance with Section C. 1 (i) of this permit;
- iv. Tree and streamside protection fencing that is recommended in the arborist report referenced above, must be installed as detailed in attachment DP 43.17 D and remain installed throughout the construction process; and
- v. At the completion of the development and before first occupancy, the attached 'Letter for Arborist Presence During Development' (DP 43.17 E) will be required to be signed by all parties to ensure supervision and post construction sign off by project arborist.

D. The following requirements are imposed under Subsection 502 of the Local Government Act:

1. Prior to issuance of the Building Permit the following deposits are required:

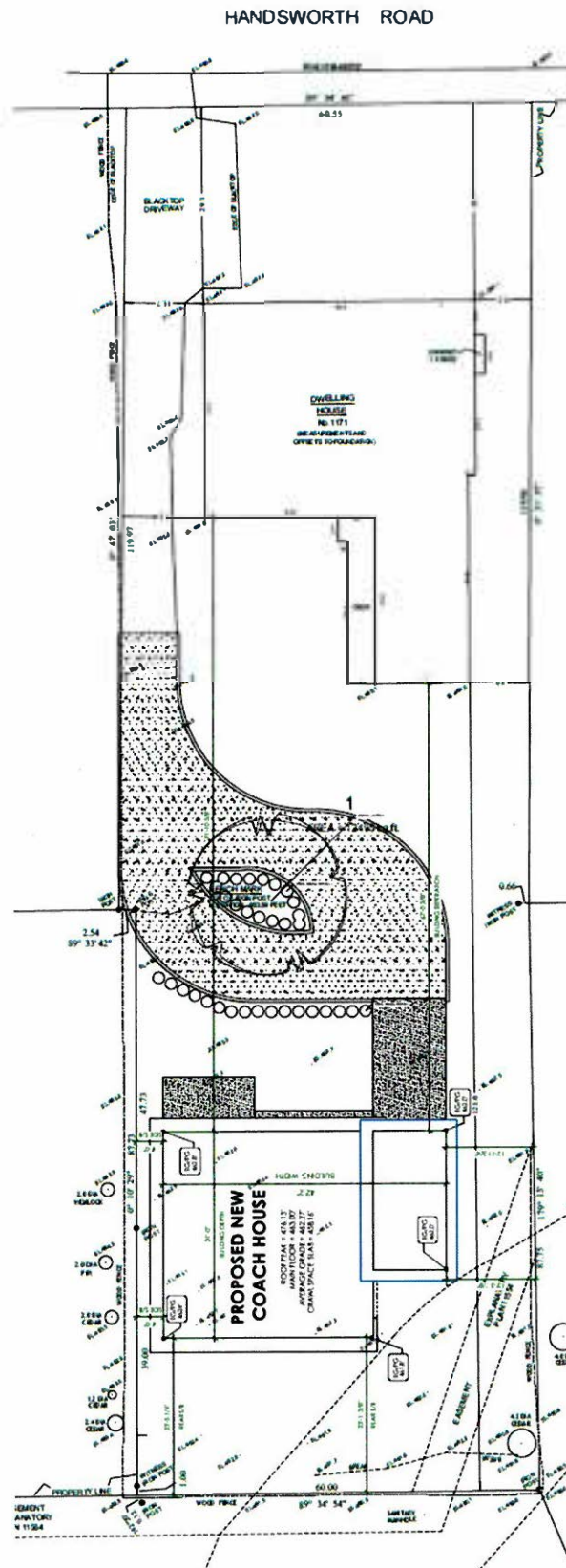
- i. A security deposit equal to the greater of \$10,000 or 1% of construction costs to ensure streamside area trees are protected and their pre-existing condition is maintained at the end of development. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping works.

Mayor

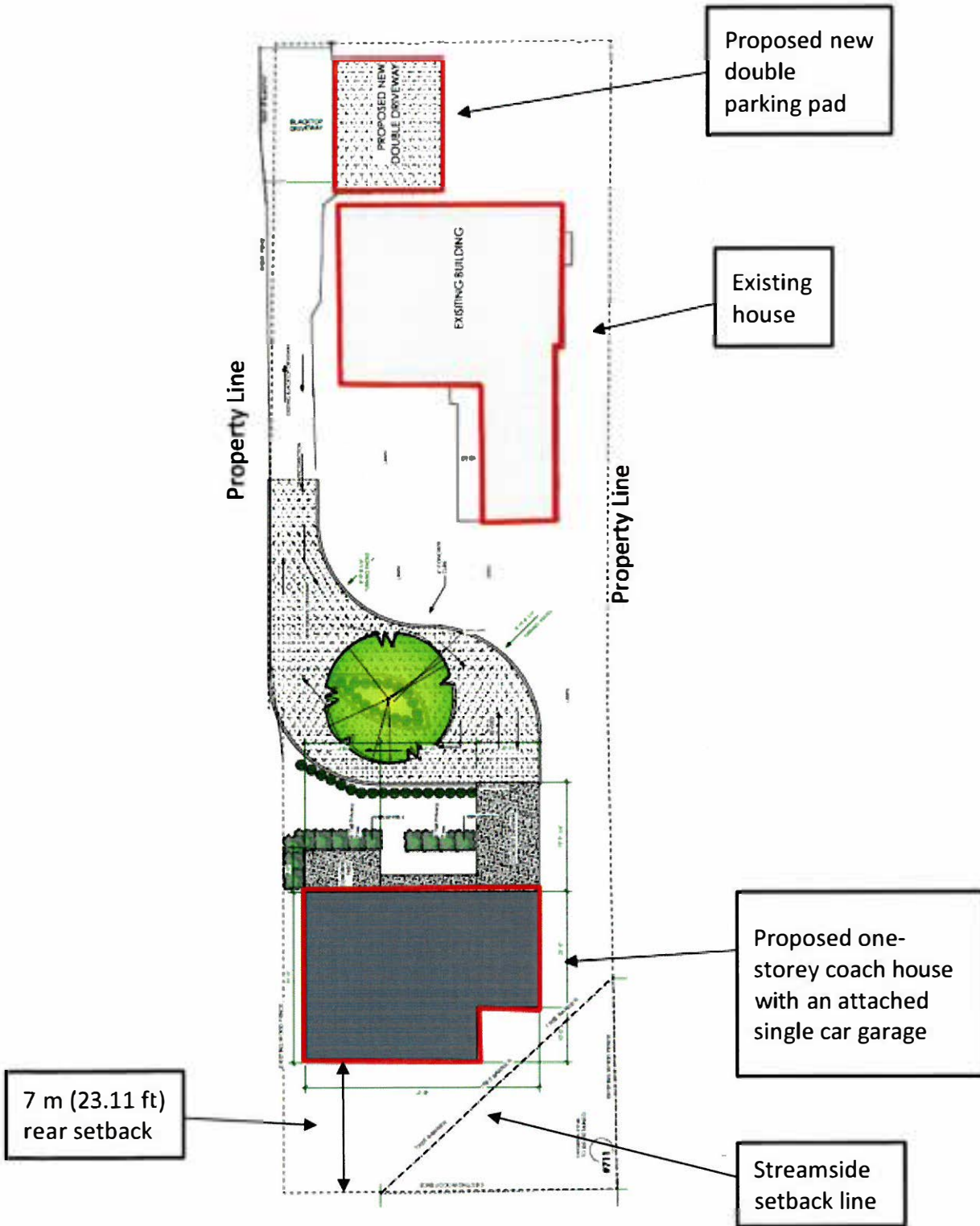
Municipal Clerk

Dated this day of , 2018.

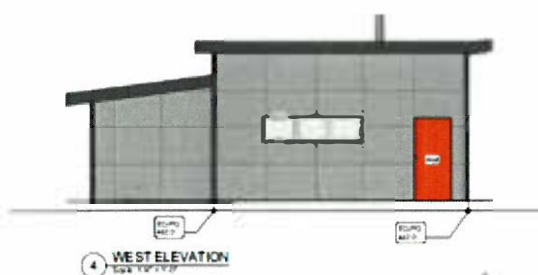
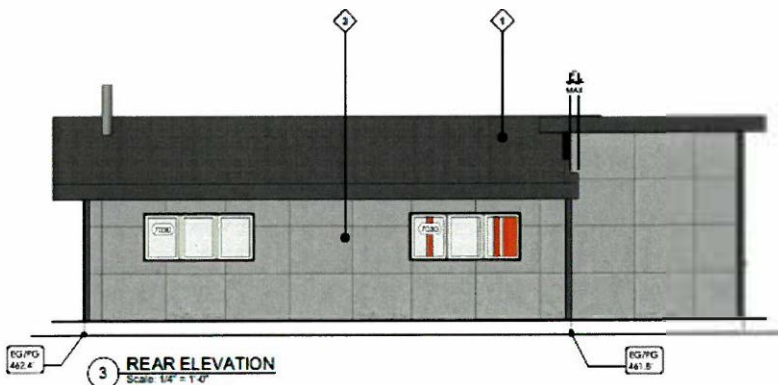
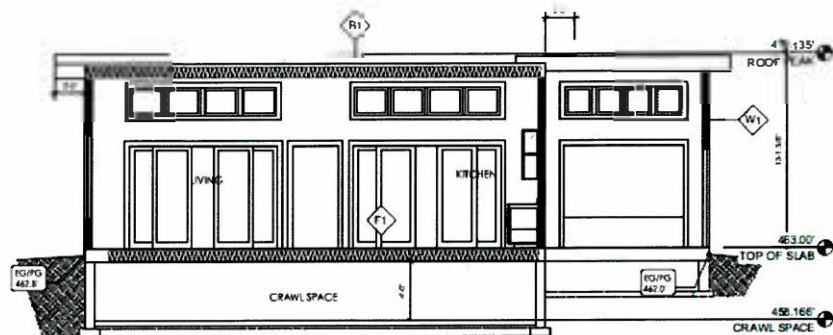
Site Plan:



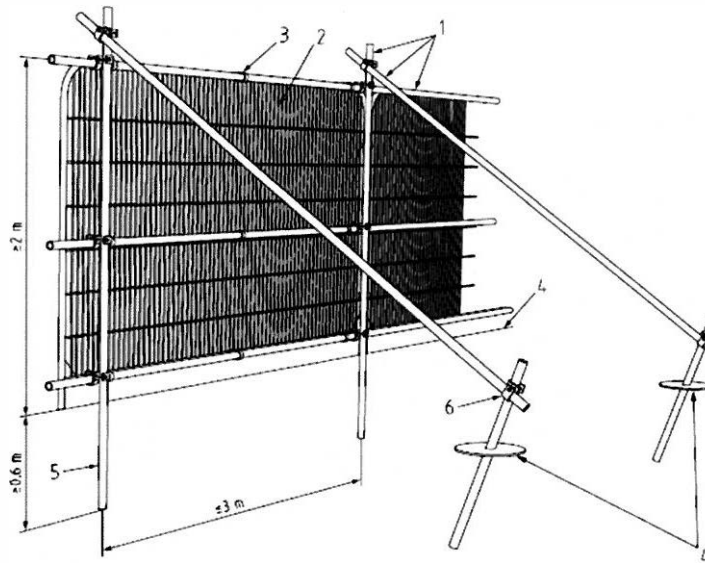
Site Plan:



Elevations:

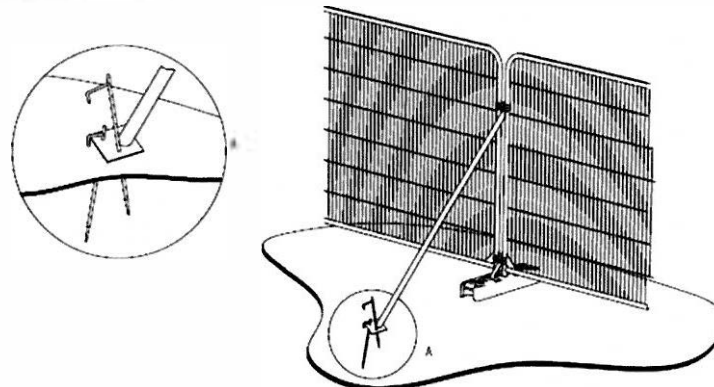


Metal Tree Fencing:

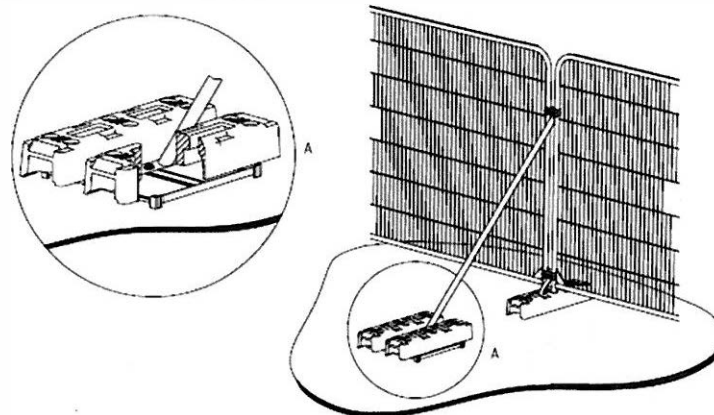


Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



District of North Vancouver
 Environment Section
 355 West Queens Road, North Vancouver BC, V7N 4N5

Questions: Phone: 604-990-2311
 Submit printed copy to address shown or Fax: 604-984-9683
 or Email scanned, signed copy to treepermits@dnv.org

LETTER FOR ARBORIST PRESENCE DURING DEVELOPMENT

This letter is to confirm that _____
Name of company/developer/property owner
 has retained _____
Name of arborist company
 to supervise the work
 within or adjacent to tree protection zones at:

_____ *street address* _____ *postal code*

as described in the arborist report prepared by _____
 dated _____

All work to be **confirmed in a follow-up letter/report** submitted by the above named project arborist to the District within two working days of completion of each stage of the monitored work, and provide a final sign off report at the end of the development project that all works have been completed in accordance with the report(s).

The scope of work for the arborist includes but not limited to the following:

- Provide guidance and supervise work within or near protection zones of trees to be retained on and offsite. To include but not limited to – method/design statements, pruning, root pruning, low impact excavation/construction, etc.
- Arrange for the impact mitigation, remediation and soil reinstatement as required within the protected root zones.
- Ensure that barriers and/or ground protection is installed or re-installed according to District specification and/or approved plans/reports and to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project.
- Coordinate service installers for excavation for drainage and utility servicing, particularly when using a common trench.

LETTER FOR ARBORIST PRESENCE DURING DEVELOPMENT

- ❖ The owner is aware that the arborist must be on site to supervise as specified in the arborist report and/or as agreed upon with District staff.

Please note: The District *Tree Protection Bylaw 7671* protects retained trees and failure to comply with this letter and/or the provisions within the submitted arborist report may result in an offence and possible penalty fees, stop inspections/stop work orders and project delays.

Printed name of owner

Printed name of arborist

Signature of owner

Signature of arborist

Phone number

Phone number

Date

Date

Printed name of contractor

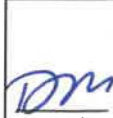
Signature of contractor


Phone number

Date

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb 19, 2018</u>
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

February 7, 2018
File: 08.3060.20/016.17

AUTHOR: Darren Veres, Development Planner

SUBJECT: DEVELOPMENT PERMIT 16.17 - 1131 Frederick Road (Argyle Secondary School)

RECOMMENDATION:

THAT Development Permit 16.17 (Attachment A) for the construction of the new Argyle Secondary School be issued.

REASON FOR REPORT:

The proposed reconstruction of Argyle Secondary School triggers a development permit (DP) with variances that requires Council's consideration.

SUMMARY:

The proposed new Argyle School is subject to a series of Development Permit guidelines for environmental protection, protection from natural hazards, streamside protection, and green building. The proposal requires a variance to the Zoning Bylaw to amend the siting area map of the existing Argyle School and to vary the parking requirements for the project.

Development Permit 16.17 facilitates the replacement of Argyle Secondary School for grades 8 – 12. The new school will be seismically sound under today's standards and will accommodate a multipurpose area and indoor theatre space, outdoor recreation space, outdoor amphitheatre, and a number of indoor and outdoor learning areas.



The proposal addresses the key environmental and hazard issues and presents a building that fits with the character of the surrounding residential neighbourhood and is built to a LEED® Gold standard. The new school will provide an increase in the number of onsite parking stalls, as well as an improved onsite pick-up and drop-off area. The parking variance has been analysed and is supported by a traffic and parking study.

Site and Surrounding Area

The site is located at the southeast corner of Frederick Road and Fromme Road. Surrounding land uses primarily include single family homes with the French International School Cousteau (l'Ecole française internationale de Vancouver) to the northwest. Hasting Creek runs along the south side of the school.



The site is approximately 44,945 m² (483,788 sq ft) in size and the existing Argyle Secondary School ranges from one to three storeys in height. The site slopes to the east with an approximately 10 metre (30 feet) change in grade between the northwest corner and southeast corner.

There are various parking areas on the site today which accommodate 111 existing parking spaces.

EXISTING POLICY:

Zoning

The subject property is split zoned Public Assembly Zone 2 (PA2) with a small portion of Single Family Residential (RS4) in the southwest corner of the site. The proposed building is located on the PA2 portion of the site which allows for the use and the density proposed. However, the school has a siting area map which requires a variance to permit the proposed building.

Development Permit Areas

The property is within the following Development Permit Areas:

- Energy and Water Conservation and Green House Gas Emission Reduction;
- Protection from Wildfire Hazard;
- Protection from Creek Hazard;

- Protection of the Natural Environment; and
- Streamside Protection.

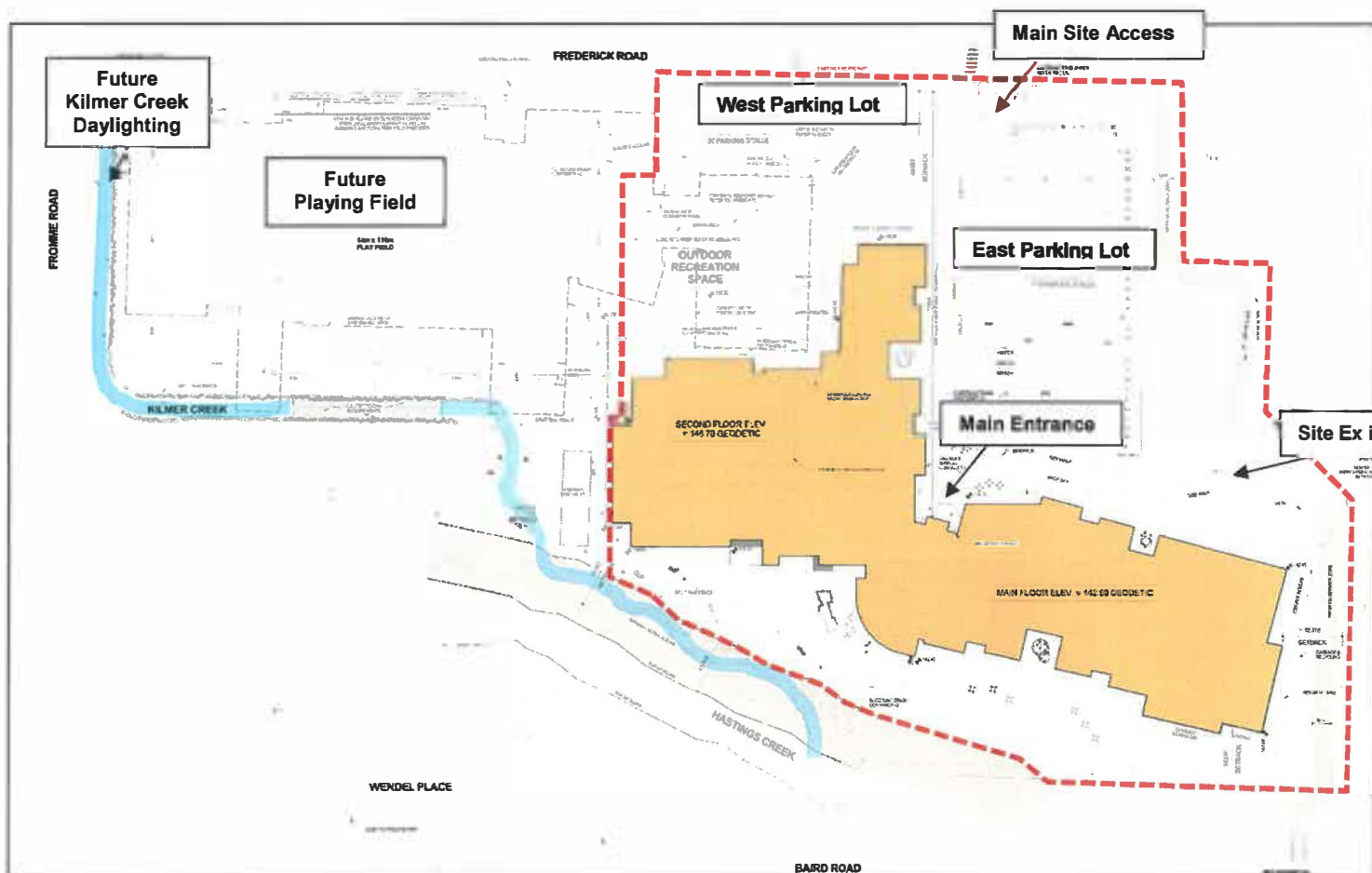
The development proposal has been reviewed against Schedule B of the OCP and is consistent with the applicable development permit guidelines.

As an institutional use, the project is exempt from Form and Character Development Permit requirements, but has voluntarily undergone a design review by staff and Advisory Design Panel.

ANALYSIS:

The Proposal:

The proposal is to redevelop the site for a new school and associated FIFA international tournament size sports field. Development Permit 16.17 applies only to the area outlined in red on the map below. This area includes the building and all parking, circulation and points of access. The remaining portion of the property will be subject of a separate development permit at a later date which will facilitate the daylighting of Kilmer Creek and the construction of a FIFA-sized artificial turf field.



The proposed Site Plan, showing the new building footprint, proposed access and parking, and future playing field and daylighting of Kilmer Creek.

The new building will be located at the east end of the property with main entrance located at the south end of the parking lot looking north. There is also an outdoor recreation space and outdoor amphitheatre. The building has a black box theater within the multipurpose area that has a removable wall for events. The proposed school has 55 classrooms configured with maximum flexibility to support a variety of teaching and learning styles.

The school is accessed from Frederick Road with a drop-off and pick-up area designated near the main building entrance. Egress is provided from Frederick Road with a secondary one-way exit onto Argyle Road. Parking for the school is provided in two separate parking lots with 20 spaces provided in the western parking lot adjacent to the future turf field and 110 in the eastern parking lot, for a total of 130 off-street parking spaces.

Building Design

The building presents a west coast expression through the incorporation of heavy timbers and accentuated horizontal planes with overhanging roof elements. The design utilizes natural light for many of the learning spaces through the incorporation of large windows and double height ceiling areas. This results in teaching areas that are full of natural light and well-connected to the outdoors. When standing outside the main entrance of the building, one can see through the main meeting space to the Hasting Creek area to the south.



View of the proposed main entrance

The design is intended to allow maximum flexibility and the spaces within the school will allow many different sizes of groups. The larger meeting areas, including the library and the central multipurpose space, are located within the building to create strong connections with Hastings Creek.



View of bridge and outdoor amphitheatre on west side of building.



View of the rear plaza area showing the media technical space.

The form and character responds to the surrounding two-storey scale of the residential neighbourhood and is designed to take advantage of the slope of the site. The building is nestled into the slope so that the overall building height is minimized and the building mass reduced.



North elevation demonstrating how building conforms to the land profile of the site.

Variances

The proposal is for a new footprint which is located in a different part of the property than the existing school. There is siting area map (Plan Section Page PA1/B/2A) in the Zoning Bylaw which establishes setbacks for Argyle School based on the location of the original building. DP 16.17 varies that Siting Map to reflect the new location and setbacks associated with the new Argyle School. The new building is proposed to be located in a different location than the existing building in order to allow the existing building to remain in use while the new building is under construction and also to account for a variety of environmental concerns.

The current school has 111 parking stalls and 130 are proposed with improved circulation and onsite pick-up and drop-off. The Zoning Bylaw requires 165 stalls and the School District has provided a parking and traffic study which supports 130 stalls to meet the needs of the school and the new field. The District's transportation development engineer supports the conclusions of the study and the proposed parking. This is based in part on previous observations at Windsor Secondary and Sutherland Secondary Schools.

DP 16.17 includes a parking variance for 35 spaces, in accordance with the anticipated peak demand.

Zoning Regulation	Requirement	Proposed	Variance
Parking	165	130	35

New Sports Field and Daylighting of Kilmer Creek

Once the new school is constructed, the existing school will be demolished to facilitate the new sports field. This phased approach will allow the school to function throughout the construction period. North Vancouver School District (NVSD) has partnered with the District of North Vancouver to design and build a lighted artificial turf field. The future field will be 60 metres by 110 metres which is a FIFA international tournament size field.

Kilmer Creek, at present, is culverted at Frederick Road and runs underneath the existing Argyle Secondary School building. Part of the project will also be to daylight the creek which will help to achieve the District's goals of flood hazard mitigation and environmental improvement to the creek. The exact location and design details of the day-lighted creek has yet to be determined and District staff continues to work closely with NVSD and environmental consultant.

Both the artificial turf field and the daylighting of Kilmer Creek will be subject to a separate DP at a later date once design and a cost-share agreement for the field has been achieved.

Traffic and Circulation

The enrolment capacity of the new school will be 1,300 students including 100 international students which is consistent with the existing enrolment. No significant increase in traffic is anticipated.

A long pick-up/drop-off loop is proposed with the east parking lot. Sidewalks are proposed on the west side, where a direct connection is made to the main entrance of the building. In addition, it is anticipated that some of the pick-up/drop-off activities will occur at the west parking lot.



View of the east parking lot and pick-up/drop-off loop.

Two crosswalks are provided at the building entrances, which helps the drivers and/or passengers from parked vehicles connect from the parking lot to the school entrances.

Bicycle Parking

The proposal includes 80 bicycle storage spaces which complies with the Zoning Bylaw. Twenty seven of these stalls are intended for long-term parking and will include bicycle racks in enclosed secure areas and/or bicycle lockers.

Pedestrian accessibility

The proposed building has been designed to accommodate persons with disabilities and includes such features as direct level access to both floors from grade, a centrally-located elevator, universally accessible bathrooms as well as wide hallways. The design also takes into account existing pedestrian patterns of access to the site from Argyle Road, Frederick Road and Fromme Road and includes a connection to the pathway across the bridge to Baird Road.

DEVELOPMENT PERMIT AREAS:

Energy And Water Conservation And Greenhouse Gas Emission Reductions:

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines and the Green Building Strategy, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. The applicant is utilizing LEED® and is proposing to incorporate a range of features to meet a target equivalent to the Gold standard, as well as an energy performance baseline.

Notable highlights from the proposal include the installation of high efficiency hot water and lighting systems, a high performance building envelope as well as installation of water efficient fixtures, including toilets, showerheads and faucets. Outdoor water conservation strategies include water-conscious landscaping incorporating drought-tolerant, and adaptive planting.

Additional measure to promote resource and greenhouse gas emission reduction include use of pine beetle mass timber as the roof structure, which incorporates renewable structural materials and also reduces embodied GHG emissions.

Protection from Wildfire Hazard:

A draft Wildfire Hazard Report has been provided which outlines how the combination of the building materials, and fire resistant replacement trees meets the Development Permit requirements for construction in a wildfire hazard area. A final report will be required prior to issuance of the building permit as a condition of DP 16.17.

Protection from Creek Hazard:

The site falls within the Hastings Creek potential flood risk area. To address the potential flood hazard issue, the applicant has provided a technical memorandum which ensures the proposed school is designed in a safe location and in a manner that reduces any impacts from potential flood events. The applicant will be required to prove that the building is safe for school use prior to issuance of the building permit as a condition of the DP16.17.

The detailed design for the daylighting of Kilmer Creek has not yet been completed and will be the focus of a separate Development Permit at a later date.

Protection of the Natural Environment and Streamside Protection:

Hastings Creek is located south of the subject site and generally runs in a northwest to southeast direction. Kilmer Creek is culverted under the existing school building and 205 metres of the creek will be daylighted improving existing creek conditions. There is an unnamed waterway running along the east boundary of the site.

The proposed building footprint has been carefully located to minimise impacts to natural areas and avoid the 15 metre setback from Hastings Creek in accordance with the Streamside DPA requirements. While the 15 metre setback cannot be met for the unnamed creek, the daylighting of Kilmer Creek will provide habitat compensation that far outweighs the impacts of encroachment on the ditch. Furthermore, the school and the parking lot are setback at least five metres away from top of bank of the ditch.



Bridge to Baird Road over Hastings Creek

An arborist report has been prepared and 200 onsite and offsite trees have been assessed. While every effort is being made to minimize impacts to trees, there is tree removal required due to a combination of wildfire hazard, poor health, and siting conflicts associated with the new building associated infrastructure and Kilmer Creek and Frederick Road upgrades. The preliminary report indicates that 105 trees are slated for removal and 179 replacement trees are proposed. Tree mitigation and replanting will be covered in two phases associated with the two DPs: first the school and parking lot and later the sport field and creek daylighting. A final landscape plan is required for each phase to demonstrate replanting in accordance with the arborist report.

OFF-SITE IMPROVEMENTS:

As part of this development, the NVSD will be responsible for off-site improvements including improvements to Fromme Road and Frederick Road. More specifically, a new boulevard, sidewalk, parking pockets will be provided on the east side of Fromme Road and the south side of Frederick Road respectively.

CONCURRENCE:

Staff

The project has been reviewed by staff from Permits, Parks, Development Engineering, Community Planning, Urban Design, Legal, and the Fire and Rescue Department.

Advisory Design Panel

Though not required to do so, NVSD submitted the application to Advisory Design Panel (ADP) for review. The application was considered by the ADP on May 11, 2017 and the Panel recommended approval of the project subject to minor revisions to the satisfaction of staff.

The applicant has provided the following revisions in response to the ADP's comments:

- Main entry plaza has been redesigned to include circle motif paving on the ground, more seating, additional landscaping, the addition of flag poles, and alterations to the canopies over the windows and main entry.
- Three folding glass doors behind the performance area of the amphitheater have been incorporated in the design. The openings in the wall will provide more options for the school as to the types of performance and learning activities that can take place, and a strengthened physical connection to the indoors.
- The parking layout has been rearranged to free up space for additional pockets of greenery and the concrete median next to the entry drive has been replaced with a landscaped median.
- The free standing wood columns supporting the window overhangs have been removed.



Revised main entrance

Staff are satisfied with the resolution of these items and the panel's input and architect's response will create a more inviting building, open the school to more natural light, create additional environmental features, and provide additional indoor/outdoor connections for flexible learning spaces.

Public Input:

The NVSD hosted a facilitated public information meeting on Thursday, November 24, 2016 which was attended by approximately 100 people. The NVSD has also been holding meetings with teachers, the parent advisory council, and students since 2011 to discuss the eventual replacement of Argyle Secondary School. Input received to date includes strong support for an artificial turf field and a reduction in parking in exchange for additional green/sport/community spaces.

CONSTRUCTION MANAGEMENT:

In order to address the goal to reduce development's impact on pedestrian and vehicular movements, the developer will be required to provide a final construction traffic management plan as a condition of Development Permit 16.17. The Construction Management plan must minimize construction impacts on pedestrian movement and vehicular traffic. The plan is required to be approved by the District prior to issuance of a building permit.

In particular, the construction traffic management plan must address:

1. Construction schedule
2. Coordination with other projects in the area or those affecting the transportation network
3. Construction site access and egress
4. Estimated traffic generated by the site during construction
5. Proposed truck routing and staging plan
6. Proposed crane assembly and/or concrete pouring sites
7. How traffic of all types (vehicle, transit, cyclists, pedestrians) will be managed around the site
8. A plan for monitoring and minimizing impacts to the community
9. Location of parking worker/trades vehicles
10. A plan for communicating with neighbours and other stakeholders

There are currently no other development applications in the immediate area nor are we expecting any new major civil infrastructure work, in the area during the construction of this project.

Conclusion:

The project meets the applicable Development Permit Area Guidelines and the variances for building siting and parking are supported by staff. The new school maximizes connections to the natural environment and will create a quality learning environment for the students.

Development Permit 16.17 is now ready for Council's consideration.

Options:

1. Issue Development Permit 16.17 (Attachment A) to allow for the proposed construction (staff recommendation); or
2. Provide direction to staff with respect to Development Permit 16.17



Darren Veres
Development Planner

Attachment: DP 16.17 with attached drawings A - B

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 16.17

This Development Permit 16.17 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner(s) for the development of a replacement school on the property located at 1131 Frederick Road, legally described as Lot A Blocks 11 And 12 District Lot 2023 Plan 16008, Except Plan EPP26929, (PID: 007-601-981) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
1. The Plan Section Page PA1/B/2A setbacks are varied to permit the building footprint as illustrated in the attached plan DP 16.17 A, and to permit the construction of the building as illustrated in the attached package (DP 16.17 A – L); and
 2. The minimum number of on-site parking stalls is varied from 165 parking stalls to 130 stalls.
- B. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
 2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
 3. Commitment to demolish existing school upon occupancy permit being granted for new school.
 4. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - i. Parks Department:
 - a. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;

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- b. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,
 - c. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.
- ii. Engineering Department:
- a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
 - b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Frederick Road and Fromme Road. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, parking pockets, street trees, and street improvements.
- C. The following requirements are imposed under Subsection 491 (1) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans DP 16.17 A – L
 2. No work shall take place except to the limited extent shown on the attached plans and highlighted in red on the attached drawing DP 16.17 G and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations in the *Streamside Setback Assessment of Eastern Watercourse* report prepared by Diamond Head Consulting Ltd. received by the District of North Vancouver on December 5, 2017 for the unnamed watercourse located along the east property line.
 - (ii) This permit does not authorize any buildings, structures, paving or other impervious surfaces or alteration of land to be constructed within the Natural Environment or Streamside Protected Area (15m from top of bank) as outlined on the attached plans, except in accordance with the attached site plan and/or as exempted in the Streamside or Natural Environment Protection Sections in Schedule B of the District of North Vancouver Official Community Plan.

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- (iii) No trees or other vegetation shall be disturbed or removed from the Natural Environment or Streamside Protected Area identified on the attached plans, specifically within 15 meters of the top of bank except for tree(s) removed under a permit issued by the District.
 - (iv) No waste or refuse material of any kind, including grass clippings, compost material or other yard waste shall be placed within the Natural Environment or Streamside Protected Area.
 - (v) The site as shown on DP16.17 G shall be developed to accommodate the daylighting of approximately 205 metres of Kilmer Creek (at a later phase), in accordance with a report prepared by a qualified professional and is to the satisfaction of the General Manager of Planning, Properties and Permits.
 - (vi) Mitigation measures are required in accordance with the recommendations of the qualified professional(s) addressing the protection and enhancement of the Natural Environment. This report must be to the satisfaction of the General Manager of Planning, Properties and Permits, and must include:
 - a. A plan for the removal and post removal monitoring of areas involved in invasive species management;
 - b. Recommendations for replanting and/or tree replacement around the perimeter of the site;
 - c. Recommendations for replanting and/or tree replacement in the existing and new riparian areas;
 - d. Recommendation for the installation of a suitable fence along the south and east edges of the proposed new school building generally in the area of the property line and/or for protection of Hastings Creek and the un-named watercourse on the east side of the site;
 - e. A tree replacement and replanting plan at a ratio of 3 replacement trees for each protected tree removed, with all trees that are part of the mitigation works being native trees as approved by the Environment Protection Officer; and
 - f. A proposed monitoring plan (generally 3 – 5 year) to ensure that all replacement trees survive construction, dead trees are replaced and that minimum survival rate of all trees and shrubs is at least 85% after expiry of the monitoring plan.
 - g. Construction Mitigation measures have been carried out in accordance with the recommendations of the Environmental Assessment Report.

-
- (vii) An arborist report is required and is to be prepared by a qualified professional of all trees on site and in the riparian area potentially affected by construction of the new school and any related works.
 - (viii) A Tree Permit is required, or multiple tree permits for work done by phase. The tree permit application must include:
 - a. Detailed arborist report on the trees to be removed;
 - b. Detailed arborist report on any required protection measures and/or mitigation measures to retain trees; and
 - c. Any recommended monitoring to ensure that new forest or stand edges are windfirm and safe.
 - (ix) Construction on the site must adhere to all requirements of the Environmental Protection and Preservation Bylaw (EPPB), including, but not limited to:
 - a. During the project extreme care must be taken to ensure that absolutely no cement wash or other substance deleterious to Aquatic life enter the Creek, Creek bank, waterfront or the storm water system.
 - b. Soil removal and excavation is permitted on the site for foundation or other approved purpose.
 - c. Excavated soil is to be removed from the District of North Vancouver or to a site pre-approved by the building inspector.
 - d. Sediment and erosion control for the site to be as per the standard plan and maintained in compliance with the EPPB at all times.
 - e. Imported soil and fill for the site must comply with the appropriate contaminant criteria as per the EPPB.
 - f. DNV equipment called in to clean sediment from the roads will be charged to the project.
 - g. A copy of the permit to be on site at all times.
- D. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:
1. No work shall take place except to the limited extent shown in red on the attached drawing DP 16.17 G and in accordance with the following specifications:

-
- (i) The site shall be developed to accommodate the daylighting of approximately 205 metres of Kilmer Creek, in accordance with a report prepared by a qualified professional and is to the satisfaction of the General Manager of Planning, Properties and Permits.
 - (ii) The qualified professional's report on Kilmer Creek daylighting must address:
 - a. that there will be no flood risk transferred to adjacent properties;
 - b. that the school site is safe for intended use; and
 - c. the creek is designed to accommodate the 200-year return peak flows.
 - (iii) Additional site grading measures and any other required mitigation is incorporated into the design in accordance with the recommendation in the report prepared by Kerr Wood Leidal dated December 12, 2016 or as detailed in a subsequent report prepared on the topic by a qualified professional.
 - (iv) The site must be developed in accordance with the recommendations of a Wildfire Hazard report prepared by qualified profession.
 - (v) Ongoing building envelope and landscape maintenance shall occur in accordance with the requirements set out within the Wildfire Hazard Assessment Report
 - (vi) A post construction report by the Registered Qualified Professional(s), stating that the development has been carried out in accordance with all the above mentioned Reports, shall be submitted prior to finalization of the Building Permit and release of security deposit monies held by the District including, but not limited to:
 - a. Building construction has occurred using the building materials as cited in the Wildfire Hazard Assessment Report or their fire resistant equivalents have been implemented to meet the requirements for development within the Wildfire Hazard Development Permit Area;
 - b. Landscaping is to be in accordance with the recommendations of the Wildfire Hazard Assessment Report; and
 - c. Mitigation measures have been carried out in accordance with the recommendations of the Wildfire Hazard Assessment Report.

E. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. Prior to issuance of the Building Permit the following are required:

- i. A completed Green Building Checklist, outlining the measures to be incorporated in the building leading to a performance level equivalent to or better than the “gold” standard under the LEED Gold rating system.
- ii. An energy performance commitment form.
- iii. A report from a qualified energy performance advisor clearly establishing that the building design will achieve the energy performance target of LEED Gold.

F. The following requirements are imposed under Subsection 502 of the Local Government Act:

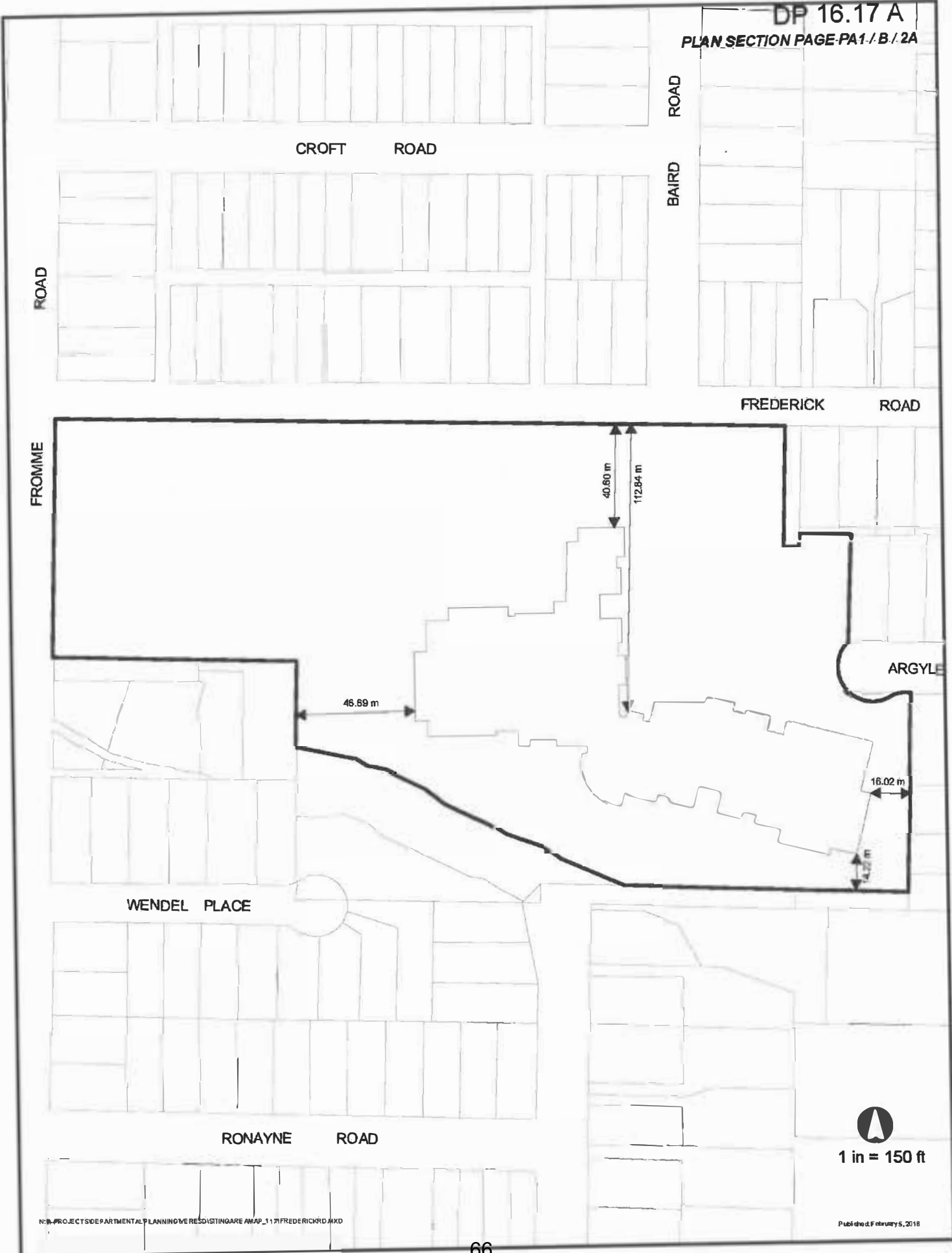
1. Prior to issuance of the Building Permit the following deposits are required:

- i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping and environmental works.
- ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

Municipal Clerk

Dated this _____ day of _____









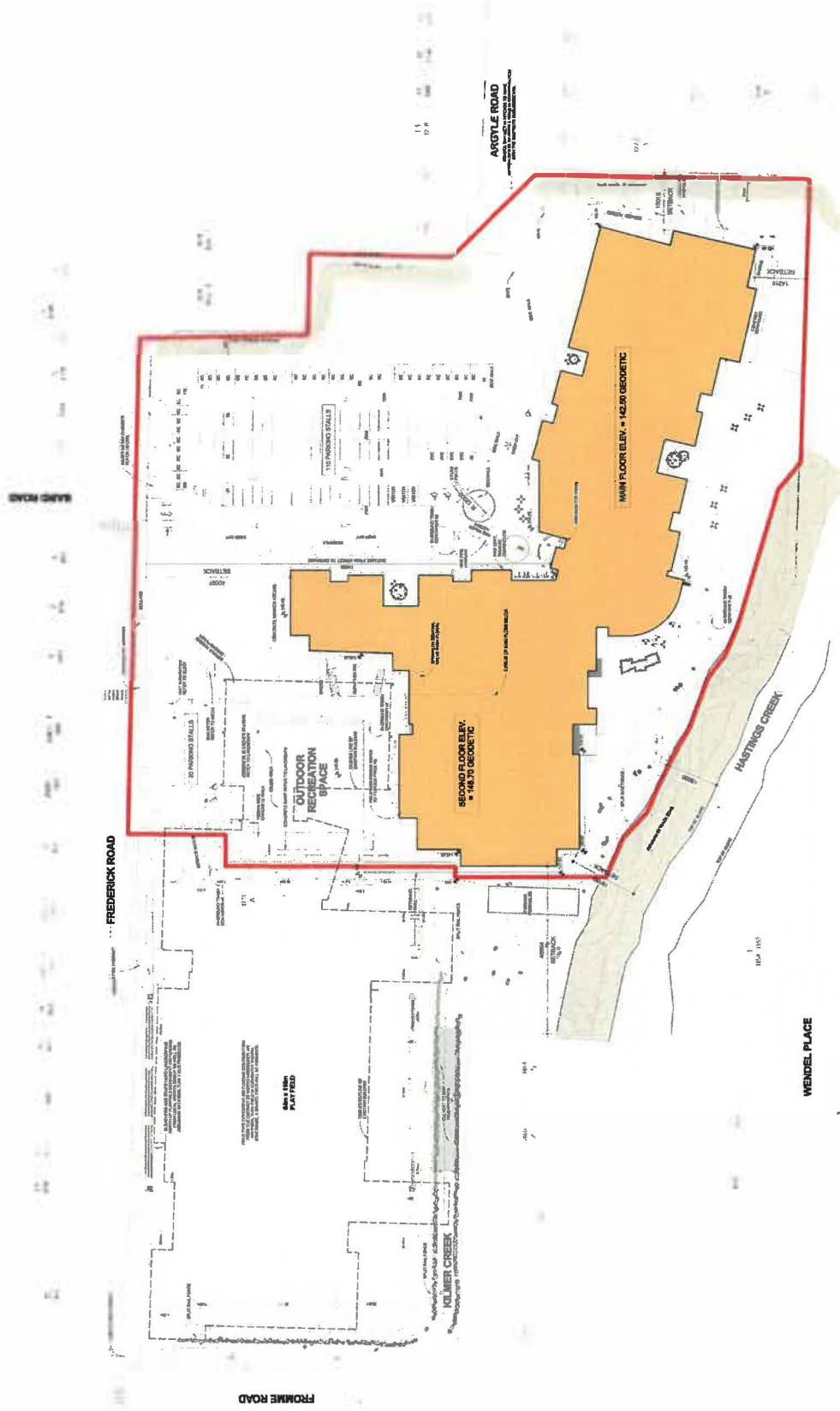




DP 16.17 G

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9. PROJECT CONTACTS	1
10. PROJECT DOCUMENTS	1
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- GENERAL NOTES**
1. PROJECT OVERVIEW: This project is a major renovation of the existing school building to provide a modern learning environment for the students.
 2. PROJECT LOCATION: The project is located at the intersection of Frederic Road and Hastings Creek.
 3. PROJECT DESCRIPTION: The project consists of renovating the existing school building to provide a modern learning environment for the students.
 4. PROJECT PHASES: The project is divided into two main phases: the Main Floor renovation and the Second Floor renovation.
 5. PROJECT SCHEDULE: The project is scheduled to start in the fall of 2016 and is expected to be completed by the end of 2017.
 6. PROJECT BUDGET: The total project budget is estimated to be \$10 million.
 7. PROJECT RISKS: The project is subject to various risks, including construction delays, cost overruns, and weather-related issues.
 8. PROJECT STAKEHOLDERS: The project involves several stakeholders, including the School District, the construction team, and the community.
 9. PROJECT CONTACTS: The project manager is [Name], and the contact information is provided in the project manual.
 10. PROJECT DOCUMENTS: The project documents include the project manual, the architectural drawings, and the construction specifications.
 11. PROJECT APPROVALS: The project has received approval from the School District and the relevant regulatory agencies.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/16	ISSUED FOR DP APPROVAL
2	11/01/16	REVISED PER COMMENTS
3	11/15/16	REVISED PER COMMENTS
4	12/01/16	REVISED PER COMMENTS
5	12/15/16	REVISED PER COMMENTS
6	01/01/17	REVISED PER COMMENTS
7	01/15/17	REVISED PER COMMENTS
8	02/01/17	REVISED PER COMMENTS
9	02/15/17	REVISED PER COMMENTS
10	03/01/17	REVISED PER COMMENTS

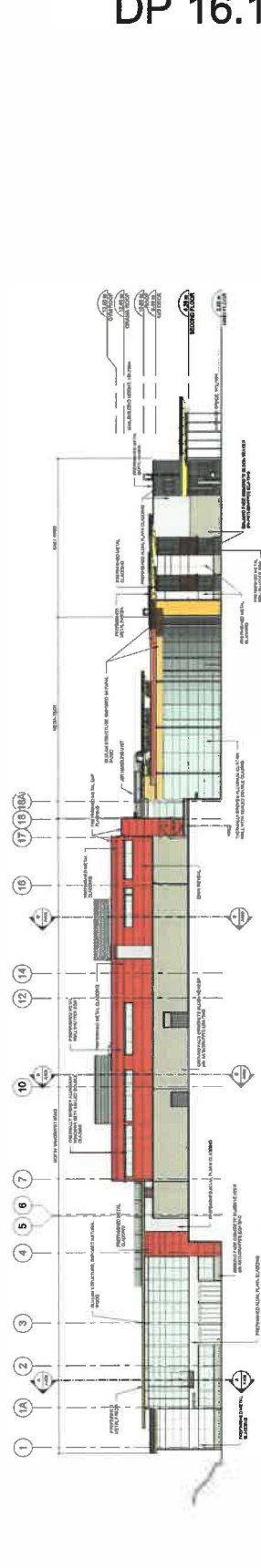
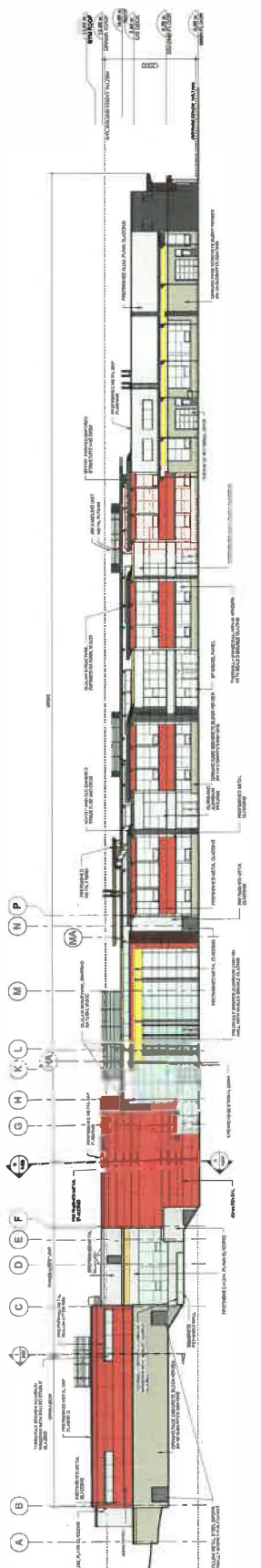
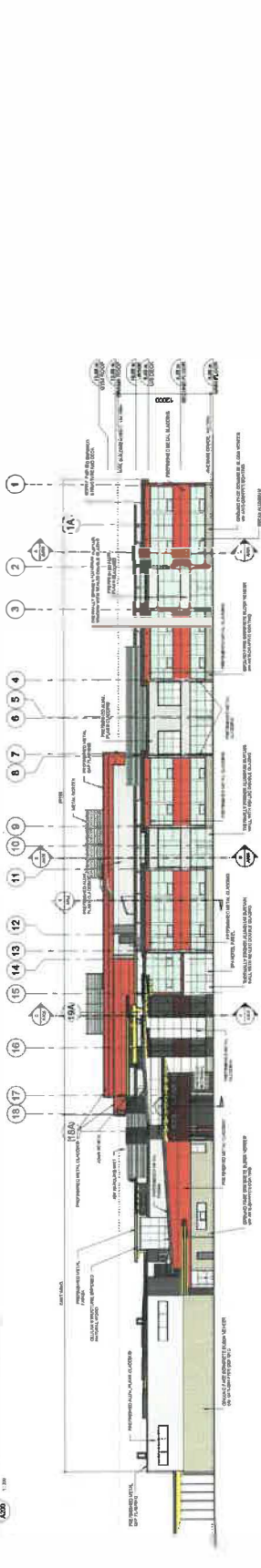
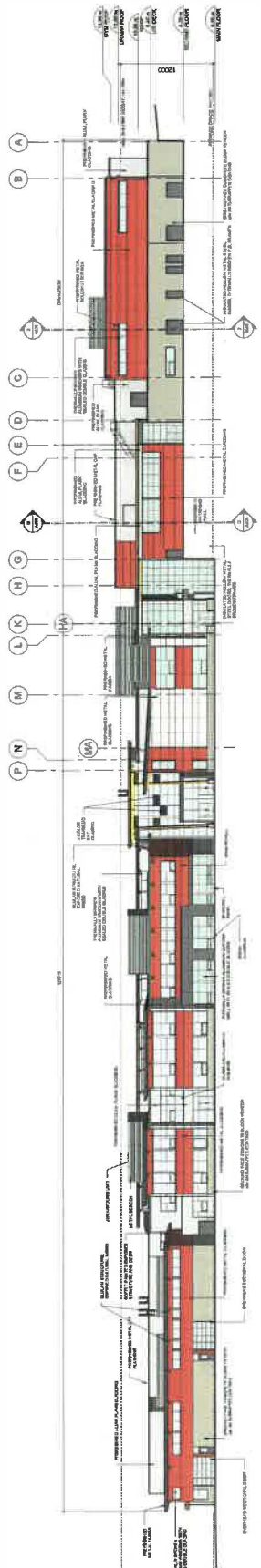
NO.	DATE	DESCRIPTION
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2	2016.02.10	REVISED PER COMMENTS
3	2016.03.05	REVISED PER COMMENTS
4	2016.04.01	REVISED PER COMMENTS
5	2016.05.01	REVISED PER COMMENTS
6	2016.06.01	REVISED PER COMMENTS
7	2016.07.01	REVISED PER COMMENTS
8	2016.08.01	REVISED PER COMMENTS
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10	2016.10.01	REVISED PER COMMENTS
11	2016.11.01	REVISED PER COMMENTS
12	2016.12.01	REVISED PER COMMENTS
13	2017.01.01	REVISED PER COMMENTS
14	2017.02.01	REVISED PER COMMENTS
15	2017.03.01	REVISED PER COMMENTS
16	2017.04.01	REVISED PER COMMENTS
17	2017.05.01	REVISED PER COMMENTS
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27	2018.03.01	REVISED PER COMMENTS
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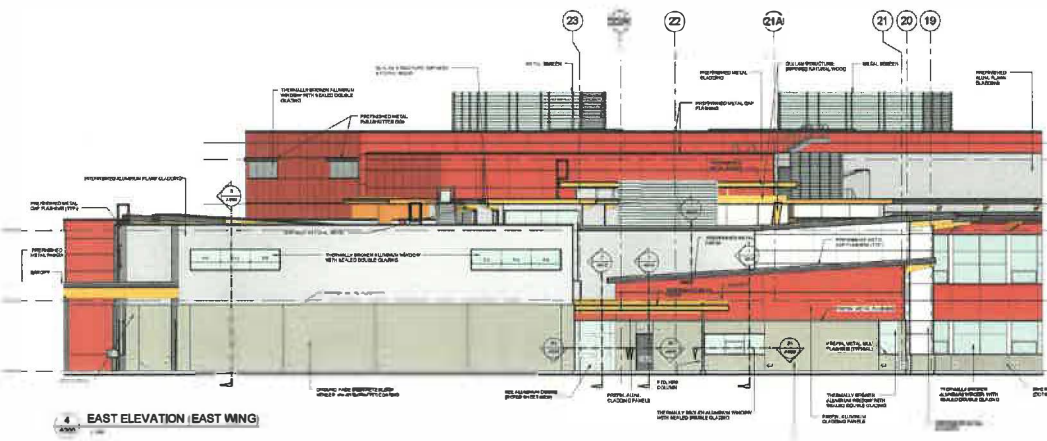
ISSUED FOR DP APPROVAL

North Vancouver School District
 the natural place to learn
 NORTH VANCOUVER SECONDARY SCHOOL
 REVISED PER COMMENTS

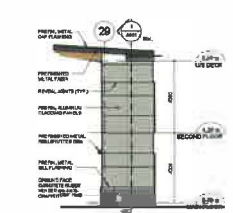
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 PROJECT NUMBER: 16.17 H
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER: A400

DP 16.17 H

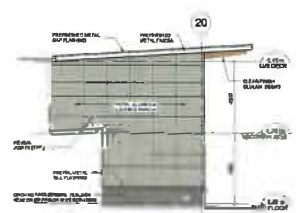




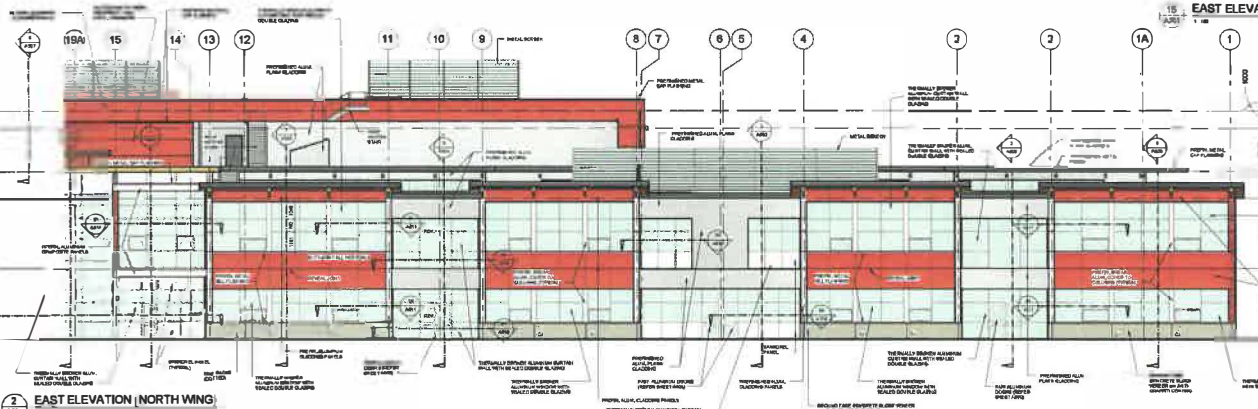
4 EAST ELEVATION (EAST WING)



9 EAST ELEVATION (CENTRE WING) GRIDLINE T



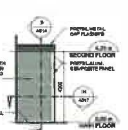
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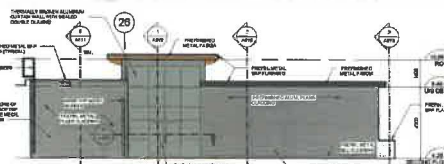
2 EAST ELEVATION (NORTH WING)

15 EAST ELEVATION (CENTRE WING) ENTRANCE

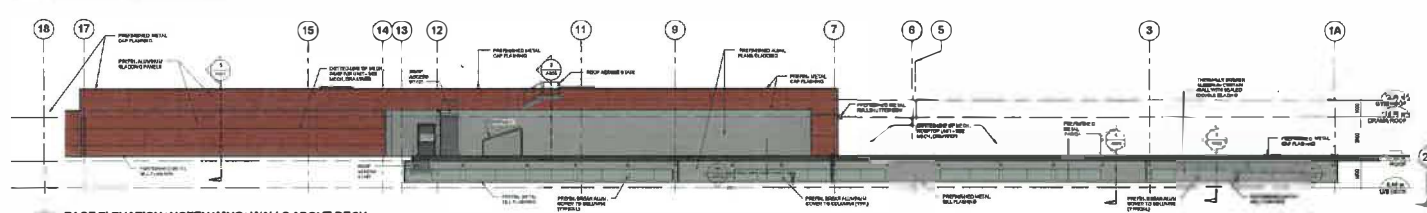
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11 EAST ELEVATION (WEST WING) GRIDLINE D



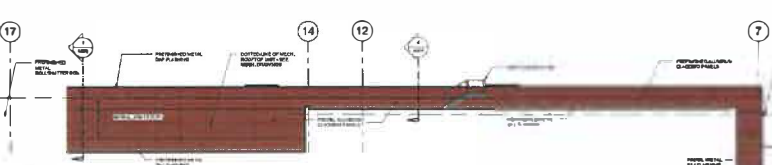
13 EAST ELEVATION (EAST WING) GRIDLINE EE AND FF



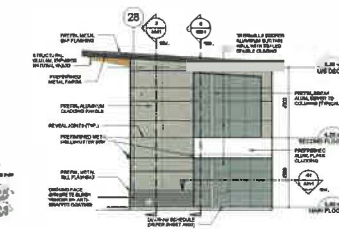
12 EAST ELEVATION (NORTH WING) WALLS ABOVE DECK

14 EAST ELEVATION-SKY LIGHT

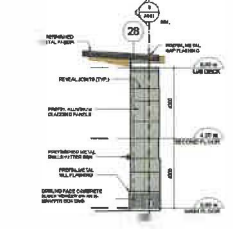
10 EAST ELEVATION (EAST WING) GRID LINE Y



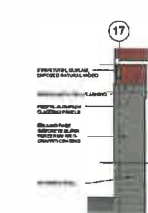
8 EXTERIOR ELEVATION (GYM EAST WALL)



5 EAST ELEVATION (EAST WING) GRID LINE W



6 EAST ELEVATION (EAST WING) GRID LINE BB



7 EAST ELEVATION (WEST WING) GRIDLINE C

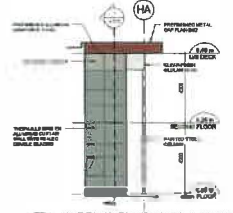
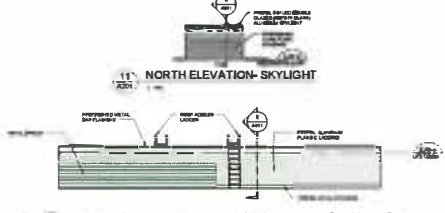
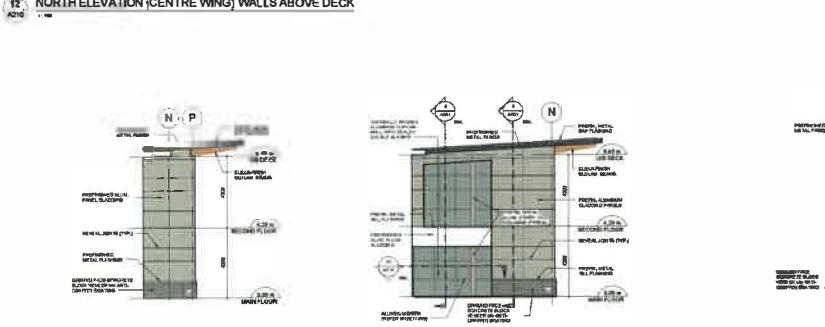
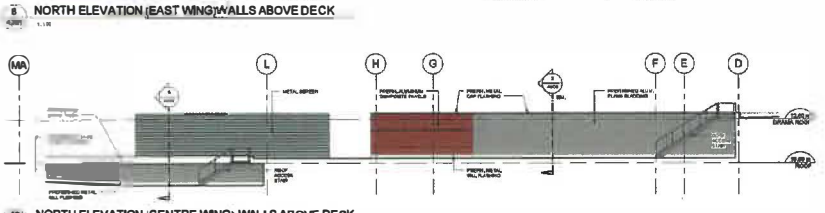
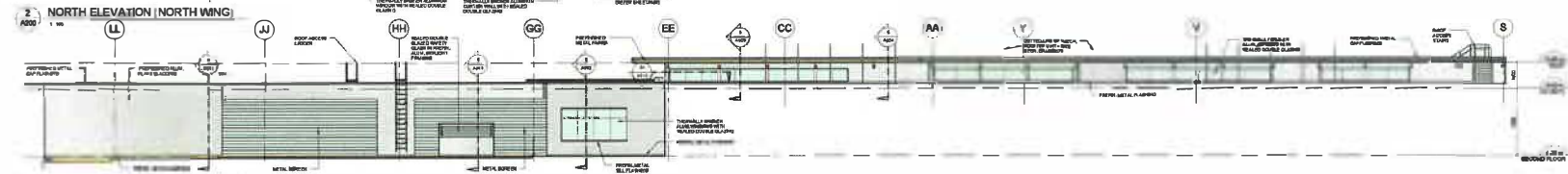
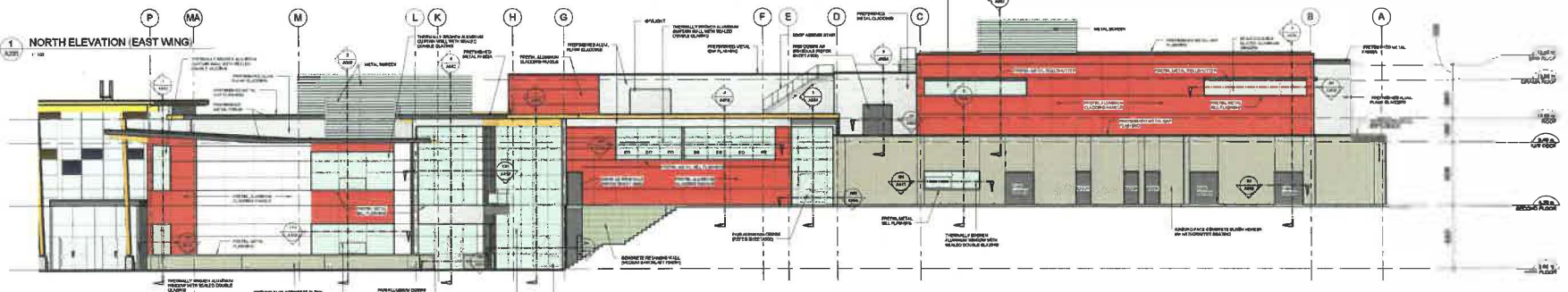
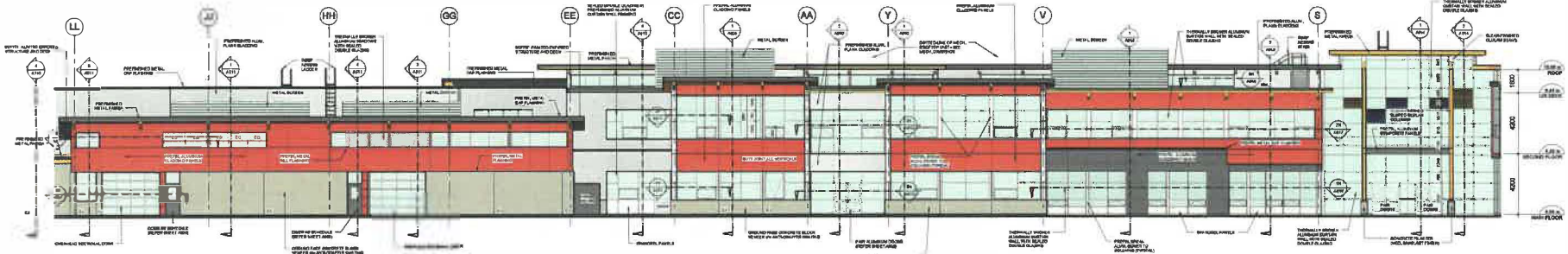
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ISSUED FOR DP - APPROVAL

North Vancouver School District
The new building for future

PROJECT TITLE: ANCHOR SECONDARY SCHOOL REPLACEMENT

DP 16.17



3 NORTH ELEVATION (NORTH WING) GRIDLINE 2

4 NORTH ELEVATION (NORTH WING) GRIDLINE 4

5 NORTH ELEVATION (NORTH WING) GRIDLINE 9

6 NORTH ELEVATION (CENTRE WING) GRIDLINE 15-13

7 NORTH ELEVATION (CENTRE WING) ENTRANCE WALL

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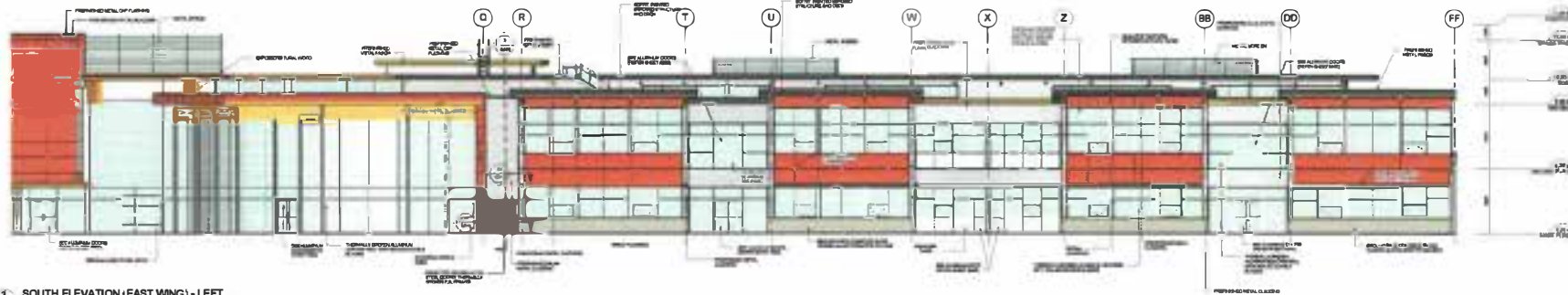
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North Vancouver
School District
the school we love to learn

ARC FILE # 2014-01-0001
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DP 16.17 J

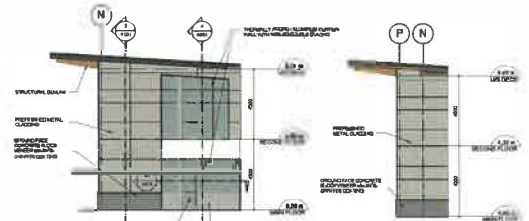
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3 SOUTH ELEVATION (EAST WING) - LEFT

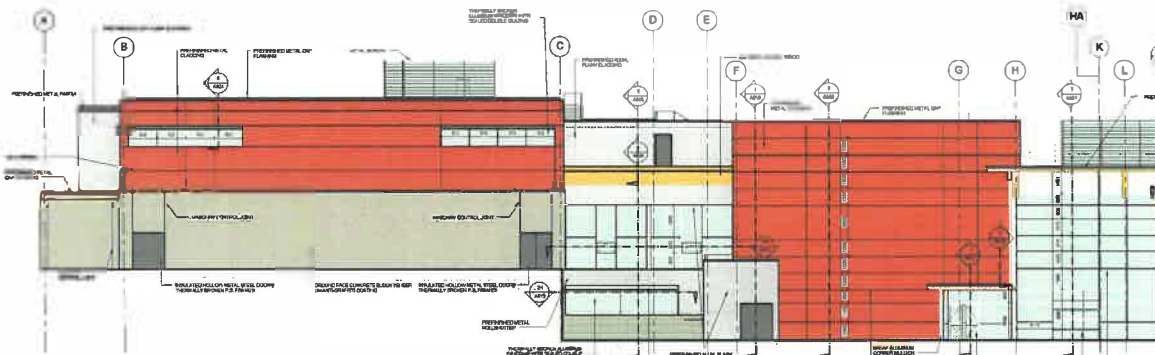


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6 SOUTH ELEVATION (NORTH WING) GRIDLINE 8

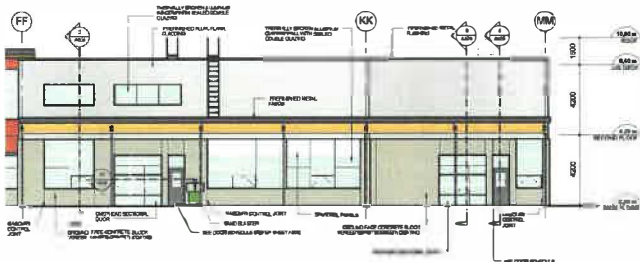
7 SOUTH ELEVATION (NORTH WING) GRIDLINE 11



2 SOUTH ELEVATION (NORTH WING)



5 SOUTH ELEVATION (NORTH WING) GRIDLINE 3



4 SOUTH ELEVATION (EAST WING) - RIGHT



8 SOUTH ELEVATION (EAST WING) GRID LINE 21A



11 SOUTH ELEVATION-SKYLIGHT



9 SOUTH ELEVATION-WALLS ABOVE DECK

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ISSUED FOR APPROVAL

North Vancouver
School District
The Students Place to Learn
15250
ARISTLE SECONDARY SCHOOL
REPLACEMENT

DP 16.17 K

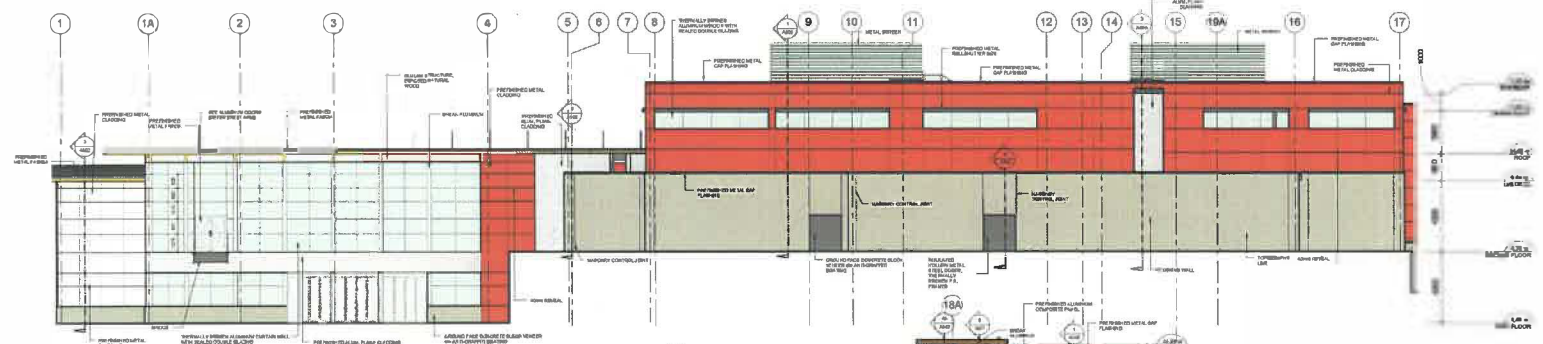
SD 844
EXTERIOR ELEVATIONS
15250
NOV 28 2017
DATE REVISION 17
A403



1 WEST ELEVATION (NORTH WING)
A200 1:100

12 WEST ELEVATION (CENTRE WING) GRIDLINE E
A200 1:100

13 WEST ELEVATION (EAST WING) GRIDLINE KK AND JJ
A200 1:100



2 WEST ELEVATION (NORTH WING) - LEFT
A201 1:100



17 WEST ELEVATION (CENTRE WING) GRIDLINE R
A201 1:100



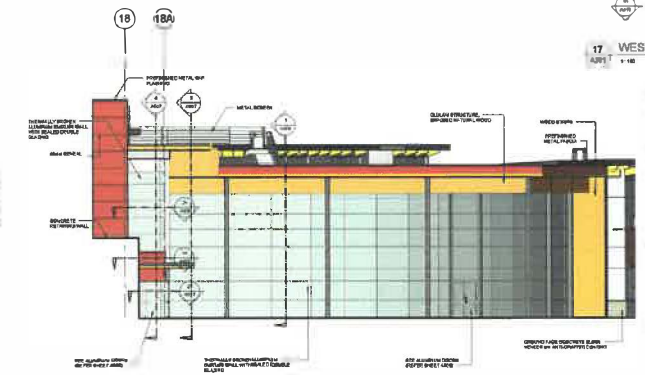
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19 WEST ELEVATION (EAST WING) GRIDLINE AA
A201 1:100



20 WEST ELEVATION (CENTRE WING) ENTRANCE
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3 WEST ELEVATION (NORTH WING) - RIGHT
A200 1:100



4 WEST ELEVATION (EAST WING)
A201 1:100



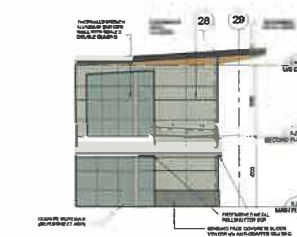
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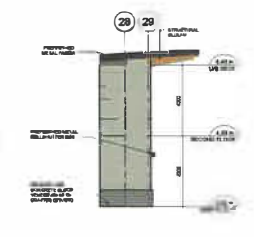
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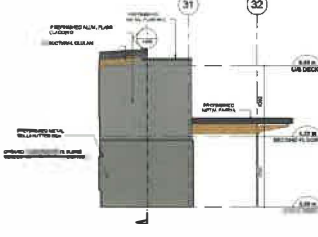
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A200 1:100



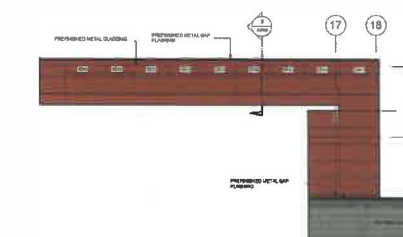
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A200 1:100



9 WEST ELEVATION (EAST WING) GRIDLINE DD
A200 1:100



10 WEST ELEVATION (EAST WING) GRIDLINE FF
A200 1:100



11 WEST ELEVATION (CENTRE WING) GRIDLINE F
A200 1:100

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ISSUED FOR APPROVAL

North Vancouver School District
1000 EASTERN AVENUE
VANCOUVER, BC V6L 4K1

PROJECT TITLE
ANNE'S ELEMENTARY SCHOOL
REPLACEMENT

SCALE
SD 244

EXTERIOR ELEVATIONS

DATE
2023.05.15

DP 16.17L

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb 19, 2018</u>
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Dept.
Manager


GM/
Director


CAO

The District of North Vancouver

REPORT TO COUNCIL

February 8, 2018
File: 08.3060.20/019.17

Author: Kevin Zhang, Development Planner

Subject: Development Permit 19.17 - 1209 McKeen Avenue

RECOMMENDATION

THAT Development Permit 19.17 to permit 56 agricultural silos and associated equipment at the Fibreco Terminal be issued (Attachment A).

REASON FOR REPORT

The proposed construction of 56 agricultural silos triggers a development permit that requires Council consideration.

SUMMARY

Hemmera Envirochem Inc. has applied on behalf of Fibreco Export Inc. to remove the two large woodchip piles and allow for the expansion of the facility to accommodate agricultural product transshipment. Major components include 56 silos, conveyors, a rail dumper, transfer towers, and mooring changes to accommodate larger vessels.

This proposal requires a BC Ministry of Environment Release, Metro Vancouver Air Emissions Permit Amendment, Vancouver Fraser Port Authority Project Permit, and District of North Vancouver Development and Building Permits. All organizations except the District have provided authorization or authorization in principle.





The applicant has addressed, by providing view analysis studies, height and impacts on views. The removal of the two large exposed woodchip piles and installation of modern transfer mechanisms is expected to improve general air quality. The installation of a new rail-unloading building and modified shipping schedules are expected to reduce overall noise stemming from the site.

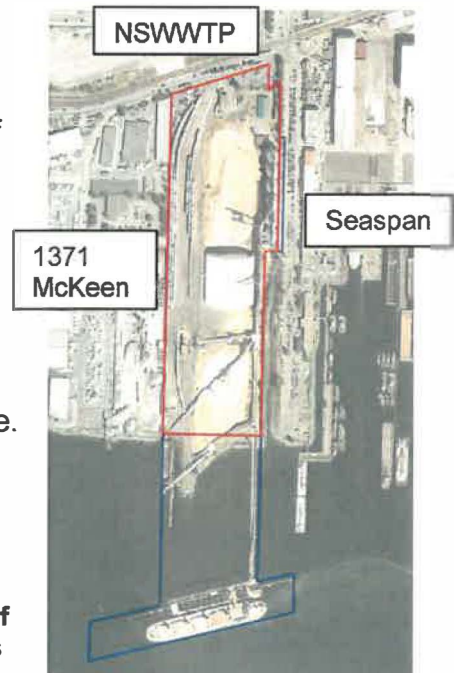
With respect to District policies, the proposal is in keeping with Development Permit Guidelines for Form and Character of Industrial Development, Energy and Water Conservation and GHG Emission Reduction, and Creek Hazard. In addition, proposal is in line with Official Community Plan goals to intensify uses on industrial lands and support jobs growth.

Based on the above summary and detailed analysis below, Staff recommends issuance of Development Permit 19.17.

SUBJECT PROPERTY

The development site is located at the southwest corner of McKeen Avenue and the now-closed section of Pemberton Avenue. The site has approximately 150m of waterfront access to the Burrard Inlet, lands leased from the Vancouver Fraser Port Authority (VFPA). Surrounding land uses include the North Shore Wastewater Treatment Plant (NSWWTP) to the north, Seaspan to the east, and a variety of industrial uses to the west.

The site is approximately 14.2 hectares (35 acres) in size. Approximately 60% (8.9 hectares or 22 acres) of the property is within District jurisdiction and the remainder leased from Port of Vancouver (see adjacent map).



Right: Site and delineation of DNV and VFPA jurisdictions

 FIBRECO PROPERTY
 VFPA LEASE AREA

EXISTING POLICY

Official Community Plan

This site is designated as Industrial (IND) in the District's OCP, which is intended predominantly for a range of manufacturing, warehousing, transportation, service, and port-related uses. OCP goals for industrial lands include:

- Protecting the Employment Function of Employment Lands; and
- Intensifying Uses on Employment Lands.

The proposal is consistent with the OCP.

Zoning

The existing EZ-I zoning accommodates port oriented uses and other industrial activities on lands adjacent to the Port and the rail corridor. It is expected that uses in the Industrial Zone will be industrial in character and impact. Permitted uses relevant to this proposal include port-oriented use, transportation use, and warehouse use.

The proposal is consistent with the Zoning Bylaw.

Development Permit Areas

The property is designated within Development Permit Areas for Form and Character of Industrial Development, Energy and Water Conservation and GHG Emission Reduction, and Creek Hazard.

THE PROPOSAL

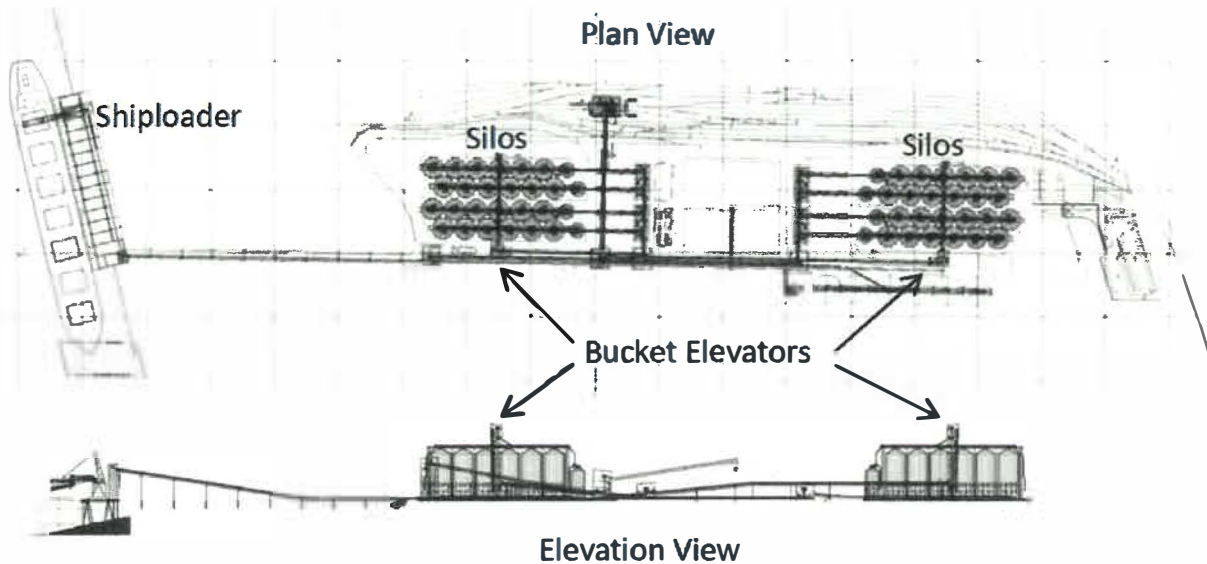
Fibreco intends to transition their transshipment business towards agricultural bulk products. As a result, this proposal consists of the removal of some existing equipment and installation of new equipment to accommodate this shift.

This is a detailed application to remove the two large woodchip piles and allow for the construction of 56-silos. The six existing silos at the northeast corner of the site and the large white pellet shed will remain. The silos will be used for agricultural bulk product (grain, lentils, etc) storage. New conveyors, rail dumper, electrical control room, and transfer towers are proposed to facilitate the new products.



Key Improvements

Additional improvements within Port Jurisdiction include new travelling ship loader, new conveyor system, new berthing dolphins (structures that ships “bump” against), and new mooring dolphins (structures that ships are “tied” to). These improvements are located on the waterlot immediately south of 1209 McKeen Avenue, leased from the Vancouver Fraser Port Authority. The Port has issued their permit for these installations.



Plan and Elevation View of Proposed Improvements

Regulatory Bodies

This proposal requires permits from the following permitting authorities. Staff have been working collaboratively with the Vancouver Fraser Port Authority (VFPA), Metro Vancouver, Ministry of Environment, and the applicant to ensure that all requirements are satisfied.

Vancouver Fraser Port Authority	Metro Vancouver	District of North Vancouver
<ul style="list-style-type: none">• Project Permit for Marine Improvements	<ul style="list-style-type: none">• Air Emission Permit Amendment	<ul style="list-style-type: none">• Development and Building Permits

On November 17, 2017, the Ministry of Environment provided the necessary release so that the District of North Vancouver may proceed with approval of the development permit application. As a condition of the release, Fibreco is required to complete significant remediation work on the subject property to the standards and timeline approved by the ministry.

On December 7, 2017, the VPFA concluded their review of the proposal and Project Permit 16-268 was issued.

Metro Vancouver's air emissions permit amendment is expected closer to the start of new operations due the requirement of as-built drawings.

Creek Hazard: Potential Flood Hazard Area

Northwest Hydraulic Consultants have conducted a flood hazard assessment which took into account sea-level rise up to the year 2100 along with 200-year peak instantaneous flow of MacKay Creek and 200-year coastal flood event. The new flood construction levels established are 6.0m for long term structures and 5.1m for temporary structures. Other recommendations include limiting construction with 20m from top of bank and post storm event inspections. The District's environment, building, and engineering department have reviewed and are supportive of the recommendations. The proposed development meets these flood construction levels.

Visual Impact

The proposed silos are approximately 38m tall with bucket elevators reaching 56m. These heights are consistent with similar facilities on the North Shore and other port areas. The recently approved North Shore Waste Water Treatment Plant to the north is approximately 35m with the odour control stack reaching 45m.

View from McKeen Avenue

The proposed silos and bucket elevators are visible from McKeen Avenue. One can see the existing and proposed Fibreco silos to the left and the Kinder Morgan silos in the distance to the far right.



View from McKeen Avenue and Pemberton Avenue

View from Norgate Neighbourhood

The closest neighbourhood to the proposed development is Norgate. Due to the flat terrain of the area and existing large buffering tree along Welch Street, the proposed silos have limited visual impacts. The following rendering shows the view of the silos from the corner of McBride Street and Pinewood Crescent (the closest intersection to Fibreco in the Norgate Neighbourhood). The Seaspan crane, which is approximately 50% taller than the proposed silos, is visible to the left.



View from McBride Street and Pinewood Crescent

View from Pemberton Heights Neighbourhood

The Pemberton Heights neighbourhood sits about 45m higher than Norgate and is approximately 1.5 km away from the subject property. The rendering below illustrates the view from a second floor patio of an existing home. While the majority of the siloes are screened by the existing trees on Welch street, the northern most silos are visible.



View from second floor of Pemberton Heights home

Transportation Impacts

Vehicular Traffic

All wood pellets and agricultural products arrive by rail and depart by vessel. As such, vehicular traffic is primarily generated by employees, visitors and contractors. All vehicles will arrive via the new Philip Avenue Overpass. Because the majority of the proposed changes based on this application are to equipment and not staffing, the change in vehicular traffic to and from the site is relatively low. The net effect of the project on the road network is 2 additional daily trips during the AM peak hour (1 in, 1 out) and 0 additional trips in the PM peak hour.

Rail Traffic

Rail works include track re-alignments for more storage onsite, improved indexer and a new rail-car unloading system that aims in increase efficiency and reduce shunting noise. A typical train of 112 cars will be able to be landed, unloaded and delivered in a 24-hour period. Due to the shift from handling wood chips to agricultural products (which are more dense) it is anticipated that the new facility will be able to handle double the amount of product while processing a similar amount of rail cars on a yearly basis.

Vessel Traffic

Marine works include dredging of the front of the berth, restoring rip-rap, and installation of new breasting and berthing dolphins and a new travelling shiploader to accommodate larger vessels. All marine works are within VFPA jurisdiction and their review process has included collaborative review with the District's Environment Department. It is anticipated that with the increased capacity to dock larger vessels and a more efficient shiploader, the overall number of vessels handled per year will be reduced.

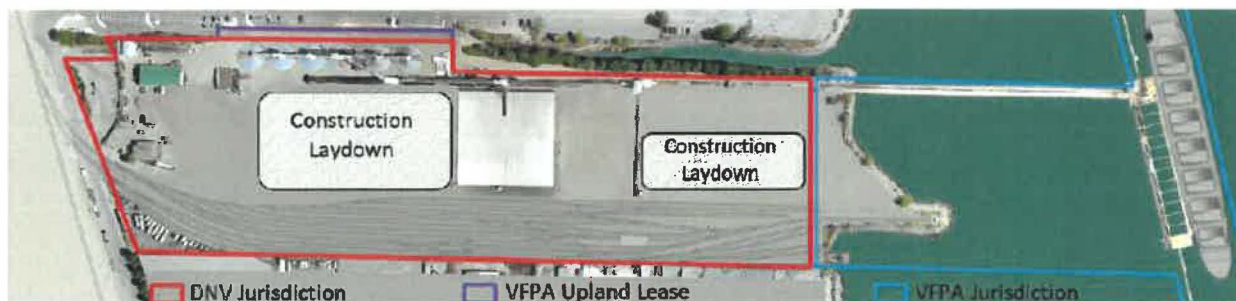
Construction Traffic Management Plan

Fibreco has submitted a Construction Traffic Management Plan to the District and will continue to work with the District, City or North Vancouver, and adjacent properties to refine the plan as needed. Heavy trucks will be encouraged to arrive during off-peak hours to limit burden to the local infrastructure. Marine delivery by barge, whenever possible, will reduce the quantity of truck traffic. It is noted that silos will be delivered in smaller components and assembled on site (see image to right).



Silo wall components prior to delivery and assembly

All construction related parking and staging will be accommodated on site. During the course of construction, it is expected that an average of 50 employees will be accessing the site, with a peak of 90 employees per day. Construction of the silos is expected to be in phases starting from the foreshore area and continuing north.



Construction Laydown (Staging) Plan

Construction Coordination with Neighbouring Projects



Development Context Map

On November 3, 2017, the inaugural North Shore Construction Traffic Steering Committee meeting was held. This committee consists of Vancouver Wharfs, Fibreco, Acciona Infrastructure Canada, Hemmera Envirochem, and an invitation to Seaspan. The steering committee intends to share construction scheduling information and will work together to coordinate the various project activities. The steering committee would meet regularly to ensure that construction activities are coordinated and impacts to the public are identified and mitigated. The regular interaction will look to capitalize on shared opportunities for deliveries (such as concrete) as well as notifications of activity. The steering committee will also explore options, where feasible, for marine delivery of equipment/materials by barge.

In particular, the construction traffic management plan must address:

1. Construction schedule;
2. Coordination with other projects in the area or those affecting the transportation network;
3. Construction site access and egress;
4. Estimated traffic generated by the site during construction;
5. Proposed truck routing and staging plan;
6. Proposed crane assembly and/or concrete pouring sites ;
7. How traffic of all types (vehicle, transit, cyclists, pedestrians) will be managed around the site;

8. A plan for monitoring and minimizing impacts to the community;
9. Location of parking worker/trades vehicles; and
10. A plan for communicating with neighbours and other stakeholders.

Air Quality

Metro Vancouver is responsible for the Air Emissions Permit under the GVRD Air Quality Management Bylaw. WSP Canada Inc. has conducted an environmental air assessment which compares existing and predicted air quality with a key focus on particulate emissions. It is expected that the air quality surrounding the Fibreco Terminal will improve with the installation of new dust control systems (see image to right), elimination of on-road equipment (front-end loaders), and the removal of open stockpiles of woodchips.



Example of telescoping unloading chute which mitigates dust

Noise

BKL Consultants Ltd. has conducted an environmental noise assessment which compares existing and predicted noise environments in various locations, including the Norgate neighbourhood. BKL predicts a negligible amount of Fibreco-generated noise relative to the surrounding community noise once the project is at full capacity. While the overall noise level in this industrial will remain relatively unchanged, noise mitigation strategies such as fan silencers and noise barriers are recommended and form a part of this proposal.

Stormwater Management

Overall, the proposed project is anticipated to improve stormwater runoff quality as there should be a reduction in total suspended solids from the removal of the woodchip operations and use of enclosed conveyors.

In addition, Fibreco has agreed to work with the DNV and VFPA to design an upgraded stormwater management system that collects, treats, and discharges the entire catchment area into the Burrard Inlet. This will reduce the amount of stormwater entering the District storm system along McKeen Avenue. The stormwater treatment targets have been set by the VFPA and endorsed by the DNV.

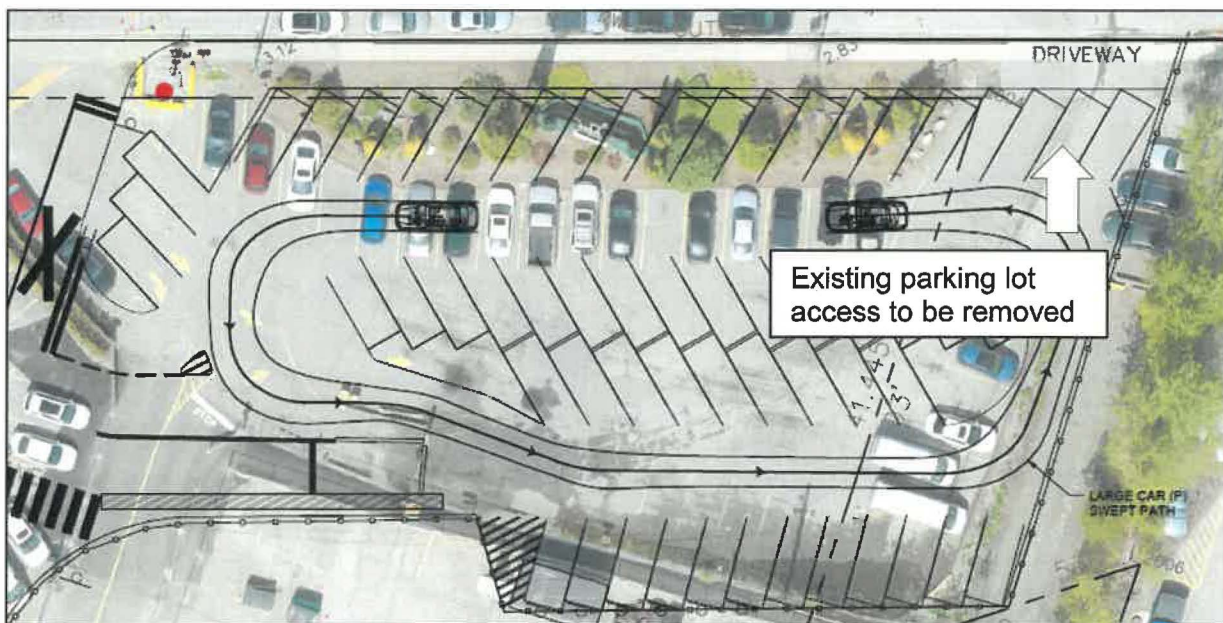
Environmental Management

Hemmera Envirochem has developed a Construction Environmental Management Plan in collaboration with the VFPA, DNV, WorkSafeBC, Employment and Social Development Canada, and BC Environmental Emergency Program. The plan outlines strategies for adhering to relevant Federal, Provincial and Municipal environmental legislation.

The plan sets out general practice guidelines around air quality control, dust control, noise and vibration mitigation, erosion and sediment control, water treatment, contaminated soil management, vegetation and wildlife management, dredging, and monitoring. The plan also sets out response plans for contamination, fuel spills, and waste management emergencies.

Parking

As this proposal only involves the addition of silos and association equipment and no new building floor space, no new parking is required. As per District comments, the existing parking lot will be reconfigured to improve efficiency and remove its secondary access onto McKeen Avenue (see image below) in order to eliminate conflicts with the adjacent intersection.



Proposed New Parking Lot Layout and Entrance

Offsite Improvements

Fibreco will be responsible for improvements to off-site facilities along McKeen Avenue. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, street trees, and street improvements.

CONCURRENCE

Staff

The project has been reviewed by staff from Engineering, Community Planning, Landscape, Public Safety, Legal, Fire, Building, Construction Traffic Management, and the Business Licencing departments. Staff are satisfied with the resolution of items identified.

Public Input

A facilitated public information meeting was held at the Grouse Inn on May 10th, 2017 from 5:00 – 8:00pm, to accommodate both business and residential participants. In accordance with District policy, notices were sent to the properties in the 100 metre notification area. The Norgate Community Association, Lions Gate Community Association, and Lower Capilano Community Association were also advised of the meeting. Advertising for the meeting was also placed onsite and in the North Shore News. In addition, a referral was provided to the Vancouver Fraser Port Authority.

Comments at the public meeting were generally supportive, and most attendees were asking general questions about the timing and scope of the work. Generally, feedback included:

- Support for the removal of open air wood chip piles which will improve air quality;
- Support for the new stormwater management plan which will improve water quality;
- Support for the new dust collection systems and upgraded equipment which will reduce dust and noise;
- Concerns around view impacts from the Pemberton Heights neighbourhood area; and
- Concerns around vehicular and rail traffic impacts.

Concerns regarding view, vehicular traffic, and rail traffic impacts have been addressed to the satisfaction of staff by follow-up studies (detailed in previous sections of this report).

CONCLUSION

The project has been developed in accordance with the EZ-I Zone regulations, the Development Permit Area Guidelines for Industrial Development, Greenhouse Gas Emission Reduction, and Creek Hazard. The project also aligns with OCP policies to intensify uses on employment lands, create jobs, and encourage infill development of underutilized sites with industrial uses. After review of the application, Staff is supportive of this development application.

Development Permit 19.17 is now ready for Council's consideration.

OPTIONS

The following options are available for Council's consideration:

- 1 THAT Development Permit 19.17 to permit 56 agricultural silos and associated equipment at the Fibreco Terminal be issued (Attachment A) (staff recommendation); or
- 2 THAT Council provide direction to staff with respect to Development Permit 19.17.

Respectfully submitted,



Kevin Zhang
Development Planner

Attachments:

- Development Permit 19.17

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 _____	

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 19.17

This Development Permit 19.17 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner(s) for the development of an transshipment facility on the property located at 1209 McKeen Ave, legally described as LOT B BLOCK 28 DISTRICT LOT 266 AND OF THE BED AND FORESHORE OF BURRARD INLET PLAN 17505, (PID: 007-275-935) subject to the following terms and conditions:

- A. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
 2. The site must be developed in accordance with the recommendations of the Construction Traffic Management Plan prepared by Fibreco Export Inc. dated November 3, 2017. (3384388)
- B. The following requirements are imposed under Subsections 491 (1) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP 19.17 A – G) and in accordance with the following specifications:
 - i. The site must be developed in accordance with the recommendations of the Spill Prevention & Emergency Response Plan prepared by Fibreco Export Inc. dated May 10, 2017. (3204370);
 - ii. The site must be developed in accordance with the recommendations of the Environmental Noise Assessment prepared by BKL Consultants Ltd. dated July 2016. (3204363); and
 - iii. The site must be developed in accordance with the recommendations of the Construction Environmental Management Plan prepared by Hemmera Environchem Inc. dated November 2016. (3204360).

C. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:

- i. The site must be developed in accordance with the recommendations of the geotechnical assessment report prepared by GeoPacific Consultants Ltd dated September 16, 2015. (3204363);
- ii. The site must be developed in accordance with the recommendations of the flood hazard assessment report prepared by Northwest Hydraulic Consultants dated August 23, 2016. (3204364); and
- iii. Confirmation of registration of a section 219 restrictive covenant for flood hazard mitigation.

The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

- i. The site must be developed in accordance with the recommendations of the Greenhouse Gas Emissions, Water Conservation and Waste Management Plan prepared by Fibreco Export Inc. dated May 10, 2017. (3204358); and
- ii. The site must be developed in accordance with the recommendations of the Environmental Air Assessment prepared by WSP Canada Inc. dated September 2016. (3204375).

D. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP 19.17 A – G).
2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - i. Building Department:
 - a. Confirmation of the payment of all fees and charges.
 - ii. Parks Department:
 - a. Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia for the approval of the Director of Engineering or their designate;
 - b. A written landscape estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and

- c. A completed "Permission to Enter" agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

iii. Engineering Department:

- a. Revised Stormwater Management Plan to the satisfaction of the District of North Vancouver and the Vancouver Fraser Port Authority;
- b. Confirmation of registration of a section 219 covenant for stormwater management;
- c. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
- d. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities along McKeen Avenue. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, street trees, and street improvements.

E. The following requirements are imposed under Subsection 502 of the Local Government Act:

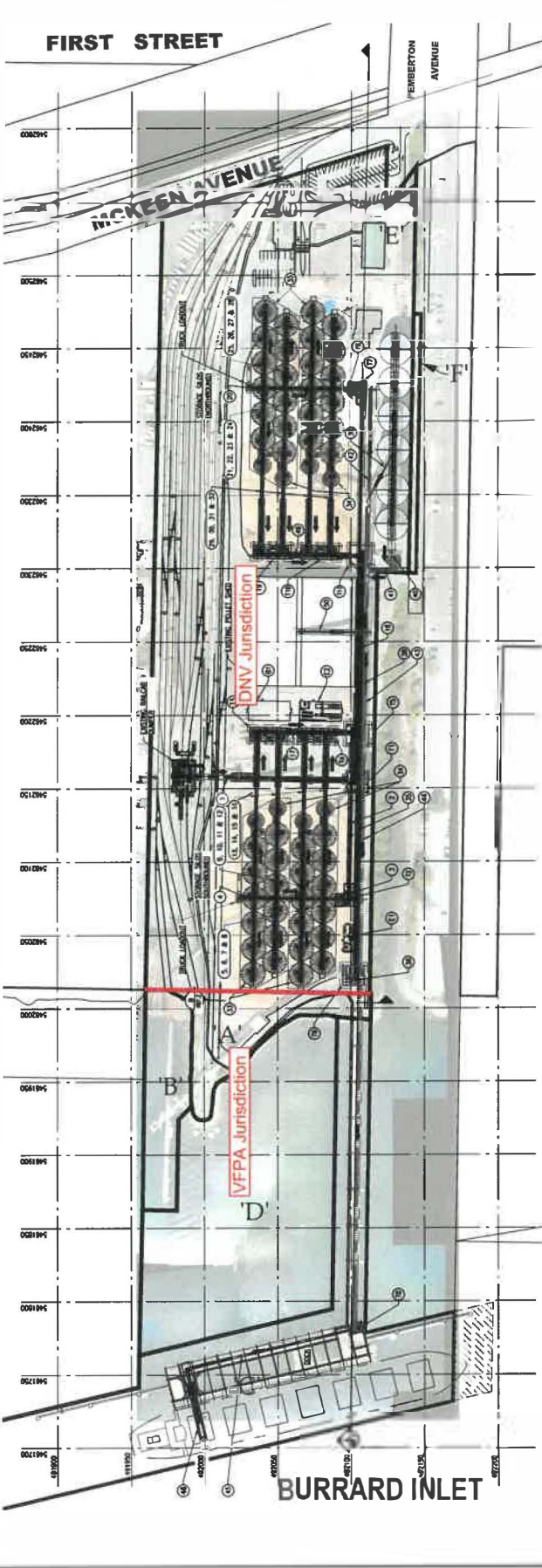
1. Prior to issuance of the Building Permit the following deposits are required:
 - i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building and environmental works.
 - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

Municipal Clerk

Dated this day of , 2018

FIRST STREET



- NOTE:**
 1. ALL WORK SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE STATE OF ALABAMA.
 2. ALL WORK SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE STATE OF ALABAMA.
 3. ALL WORK SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE STATE OF ALABAMA.

**PRELIMINARY
 NOT FOR CONSTRUCTION**

FIBRECO EXPORT INC.
 NORTH WAKOONER, B.C.
 FIBRECO TERNABAL ENVIRONMENT PROJECT
 GENERAL
 SITE PLAN
 OVERALL (MAX BUILDOUT)
 15006 100 GA 304C P4

SITE PLAN - OVERALL
 SCALE: 1/8" = 1'-0"

NUMBER	DESCRIPTION
1	INSTALL DAMPED BURNED BELT CONVEYER
2	CONVEYER
3	SCREW CONVEYER
4	CONVEYER
5	SOLID FEED BIN CONVEYER
6	SOLID FEED BIN CONVEYER
7	SOLID FEED BIN CONVEYER
8	SOLID FEED BIN CONVEYER
9	SOLID FEED BIN CONVEYER
10	SOLID FEED BIN CONVEYER
11	SOLID FEED BIN CONVEYER
12	SOLID FEED BIN CONVEYER
13	SOLID FEED BIN CONVEYER
14	SOLID FEED BIN CONVEYER
15	SOLID FEED BIN CONVEYER
16	SOLID FEED BIN CONVEYER
17	BELT CONVEYER

18	BELT CONVEYER
19	BELT CONVEYER
20	CONVEYER
21	SOLID FEED BIN CONVEYER
22	SOLID FEED BIN CONVEYER
23	SOLID FEED BIN CONVEYER
24	SOLID FEED BIN CONVEYER
25	SOLID FEED BIN CONVEYER
26	SOLID FEED BIN CONVEYER
27	SOLID FEED BIN CONVEYER
28	SOLID FEED BIN CONVEYER
29	SOLID FEED BIN CONVEYER
30	SOLID FEED BIN CONVEYER
31	SOLID FEED BIN CONVEYER
32	SOLID FEED BIN CONVEYER
33	SOLID FEED BIN CONVEYER
34	1000 TONK SCALE (6 IN SCALE)

35	BELT CONVEYER
36	BELT CONVEYER
37	BELT CONVEYER
38	CONCRETE BELT CONVEYER
39	CONCRETE BELT CONVEYER
40	CONCRETE BELT CONVEYER
41	CONCRETE BELT CONVEYER
42	CONCRETE BELT CONVEYER
43	CONCRETE BELT CONVEYER
44	CONCRETE BELT CONVEYER
45	BELT CONVEYER
46	LABEL SUPPLEMENT
47	CONCRETE BELT CONVEYER
48	BELT CONVEYER
49	CONCRETE BELT CONVEYER
50	CONCRETE BELT CONVEYER
51	CONCRETE BELT CONVEYER
52	CONCRETE BELT CONVEYER
53	CONCRETE BELT CONVEYER
54	CONCRETE BELT CONVEYER
55	CONCRETE BELT CONVEYER

56	ELECTRICAL ROOM No. 1
57	ELECTRICAL ROOM No. 2
58	ELECTRICAL ROOM No. 3
59	ELECTRICAL ROOM No. 4
60	ELECTRICAL ROOM No. 5
61	ELECTRICAL ROOM No. 6
62	ELECTRICAL ROOM No. 7
63	ELECTRICAL ROOM No. 8
64	ELECTRICAL ROOM No. 9
65	ELECTRICAL ROOM No. 10
66	ELECTRICAL ROOM No. 11

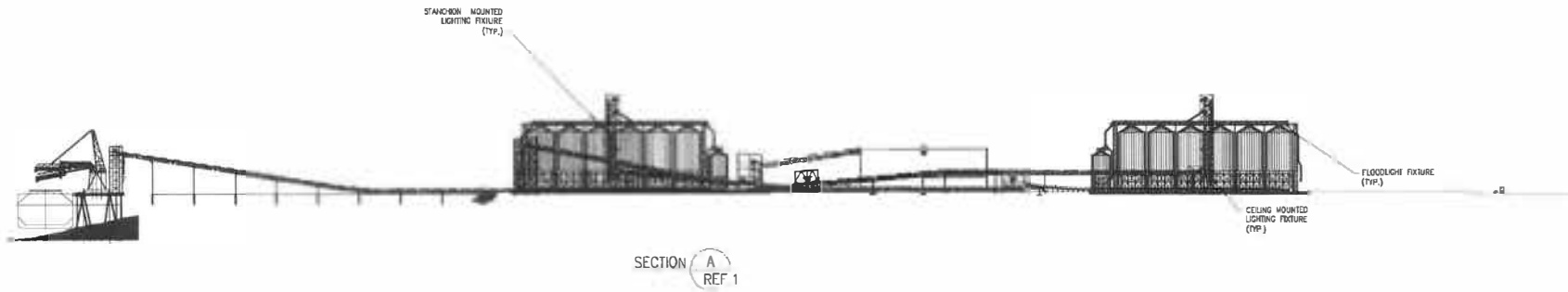
VFPA Jurisdiction
 TOTAL AREA: 4,000 SF
 TOTAL AREA: 4,000 SF
 TOTAL AREA: 4,000 SF
 TOTAL AREA: 4,000 SF
 TOTAL AREA: 4,000 SF
 TOTAL AREA: 4,000 SF

7	1500-30-0-200	PLAN - OVERALL	SECTION
8	1500-30-0-200	PLAN - OVERALL	SECTION
9	1500-30-0-200	PLAN - OVERALL	SECTION
10	1500-30-0-200	PLAN - OVERALL	SECTION
11	1500-30-0-200	PLAN - OVERALL	SECTION

FIBRECO
 FIBRECO EXPORT INC.
 1000 McKee Ave.
 North Wakoona, B.C.
 TEL: (604) 894-6543
 FAX: (604) 894-2933

11	2014-02-19	GRID FOR CLIENT REVIEW
12	2014-02-19	GRID FOR CLIENT REVIEW
13	2014-02-19	GRID FOR CLIENT REVIEW
14	2014-02-19	GRID FOR CLIENT REVIEW
15	2014-02-19	GRID FOR CLIENT REVIEW
16	2014-02-19	GRID FOR CLIENT REVIEW

ATTACHMENT DP 1977A



PRELIMINARY
NOT FOR CONSTRUCTION



FIBRECO EXPORT INC.
1205 McKeen Ave.
North Vancouver, B.C.
V7P 3H5
T BL: (604) 980-6543
FAX: (604) 984-2593



www.cwaengineers.com
This drawing has been prepared by CWA Engineers Inc. as an extension of services and to the exclusive authority of CWA. This drawing shall be used solely for the purpose of this project. The client agrees that CWA drawing shall not be used for purposes other than those intended, and shall hold the engineer harmless for any other such use.

FIBRECO EXPORT INC.
NORTH VANCOUVER, B.C.
FIBRECO TERMINAL ENHANCEMENT PROJECT

GENERAL
SECTION WEST
LIGHTING PLAN

15006 100 E 304D

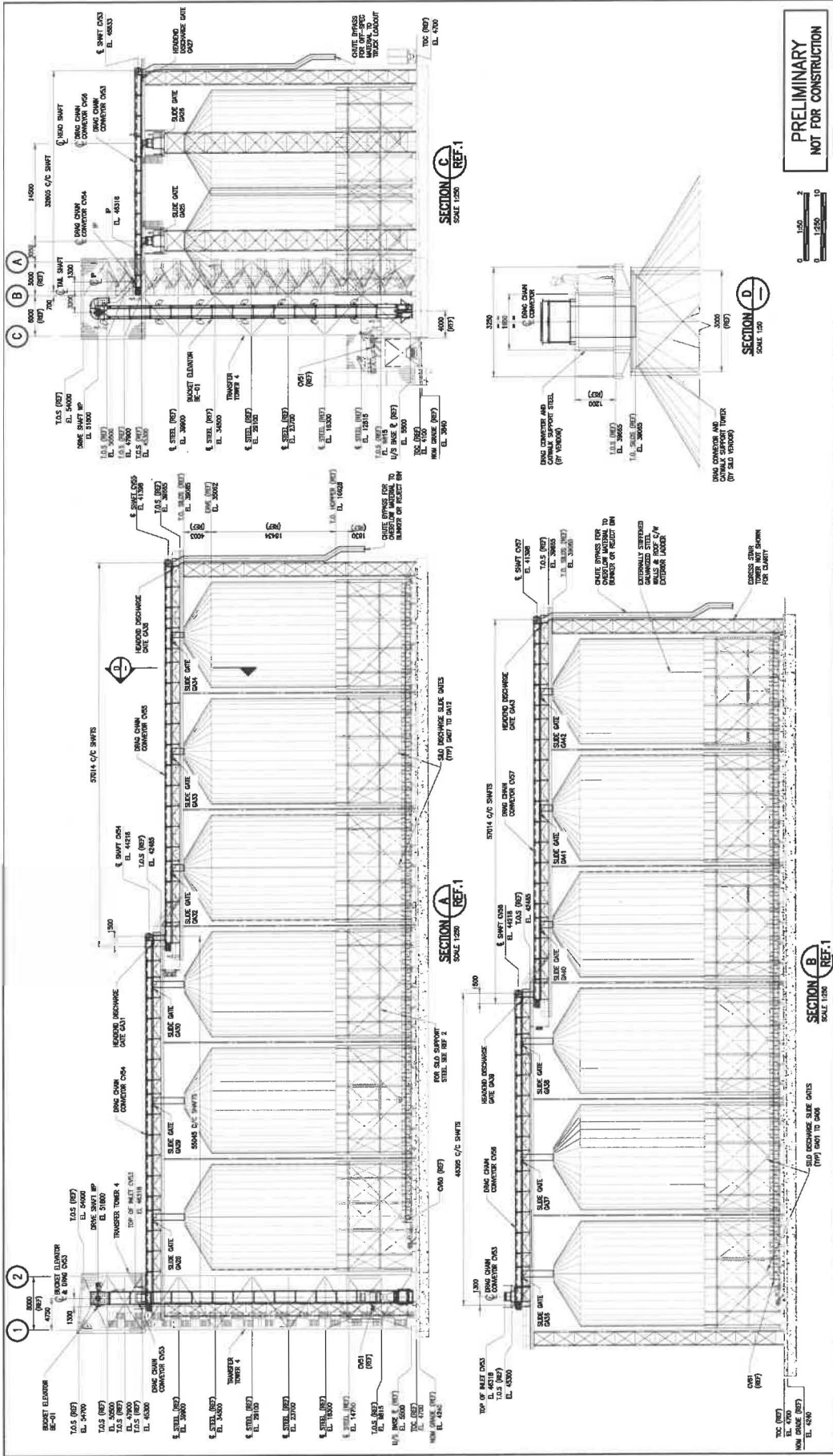
PROJECT No. AREA DEPT. DWG No. REV.

REF.	DWG NUMBER	DESCRIPTION
1	15006-100-0A-304D	SITE PLAN - OVERALL (MAX BUILDING)

NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
P5	2016-06-02	ISSUED FOR CLIENT REVIEW - LIGHTING DETAILS ADDED	JRM	JKL	TSC
P4	2016-08-19	ISSUED FOR CLIENT REVIEW	JRM	JKL	JRM
P3	2016-08-17	BUMPER ELEV RAISED 3.5mm, TROUGH FEED DMC CONVS RAISED 1.2mm, ISSUED FOR CLIENT REVIEW	JRM	JKL	JRM
P2	2016-08-04	SILOS RAISED 4m, ISSUED FOR CLIENT REVIEW	JRM	JKL	JRM
P1	2016-06-23	ISSUED FOR CLIENT REVIEW	JRM	JKL	JRM
01	YYYY-MM-DD	DESCRIPTION			

SCALE: 1:250
DRAWN BY: JRM
PROJECT No. AREA DEPT. DWG No. REV.

ATTACHMENT DP 19.17 B



PRELIMINARY
NOT FOR CONSTRUCTION

CWA
www.cwaengineers.com

The drawings have been prepared by CWA Engineering Inc. and are the property of CWA Engineering Inc. They are to be used for the project and site only. Any other use, reproduction, or distribution of these drawings without the written consent of CWA Engineering Inc. is strictly prohibited.

FIBRECO EXPORT INC.
NORTH VANCOUVER, B.C.

FIBRECO TERMINAL ENHANCEMENT PROJECT

**STORAGE AREA
DRAG CHAIN CONVEYORS
SECTIONS**

15006 300 ME 023 P3

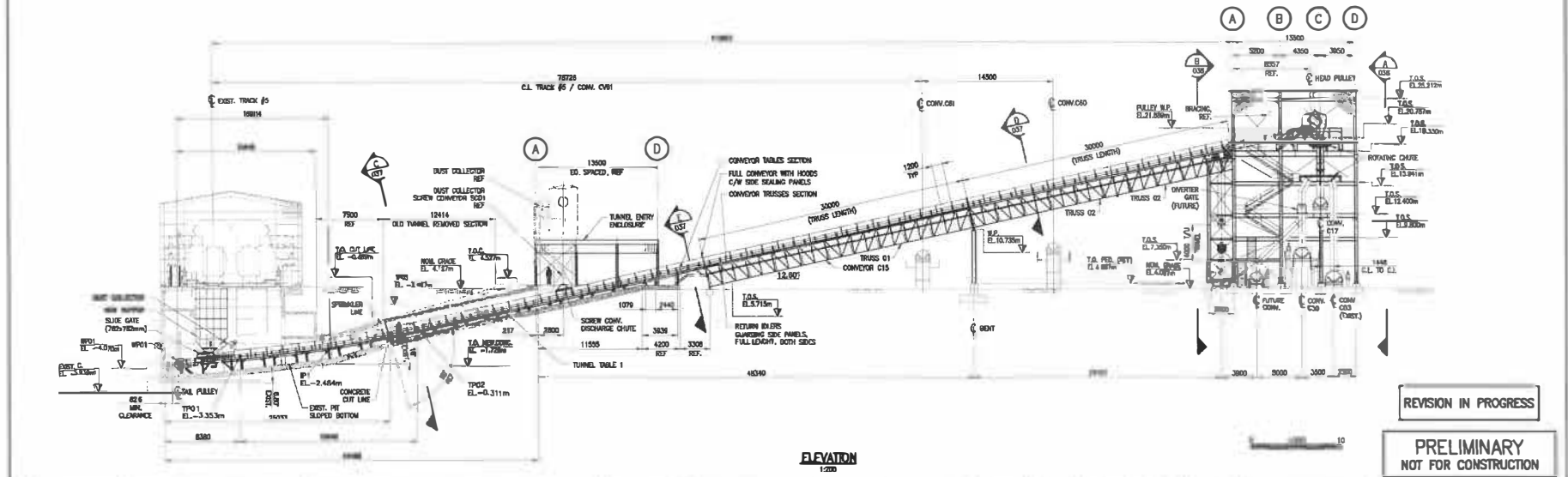
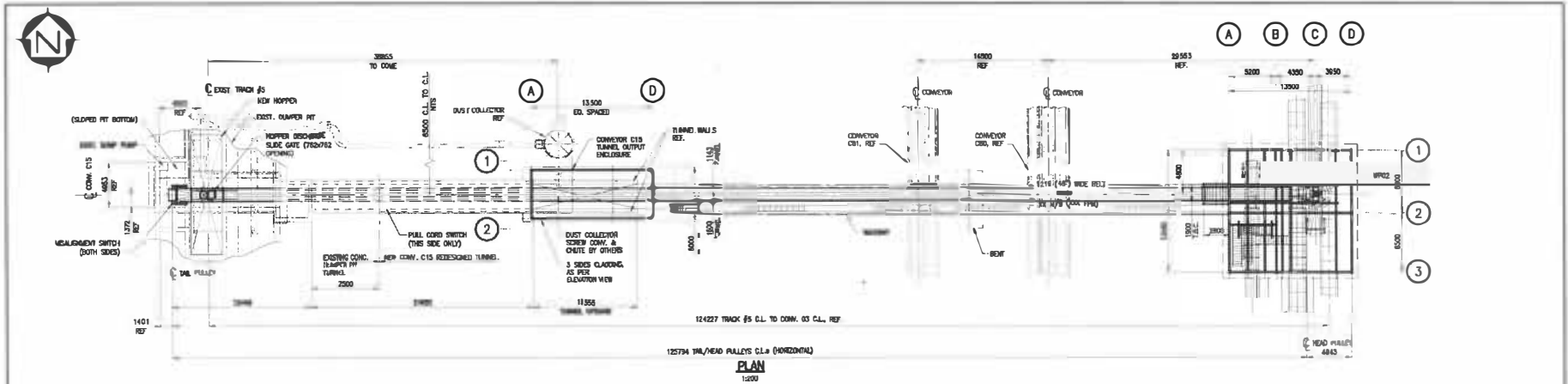
DATE: 10/15/18
DRAWN BY: JY
SCALE: AS NOTED
PROJECT NO.: 15006 300 ME 023 P3
SHEET NO.: 1 OF 1

NO.	DATE	DESCRIPTION	BY	CHKD	APPROVED
P3	2018-12-18	ISSUED FOR CLIENT REVIEW (INTEGRITY CHECKING)	JY	MPH	
P2	2018-11-12	ISSUED FOR PRELIMINARY PERMIT APPLICATION	JY	MPH	
P1	2018-10-21	ISSUED FOR CLIENT REVIEW	JY	MPH	
01	11/11/18-01-01		JY	MPH	

FIBRECO EXPORT INC.
North Vancouver, B.C.
TEL: (604) 890-4543
FAX: (604) 894-2533

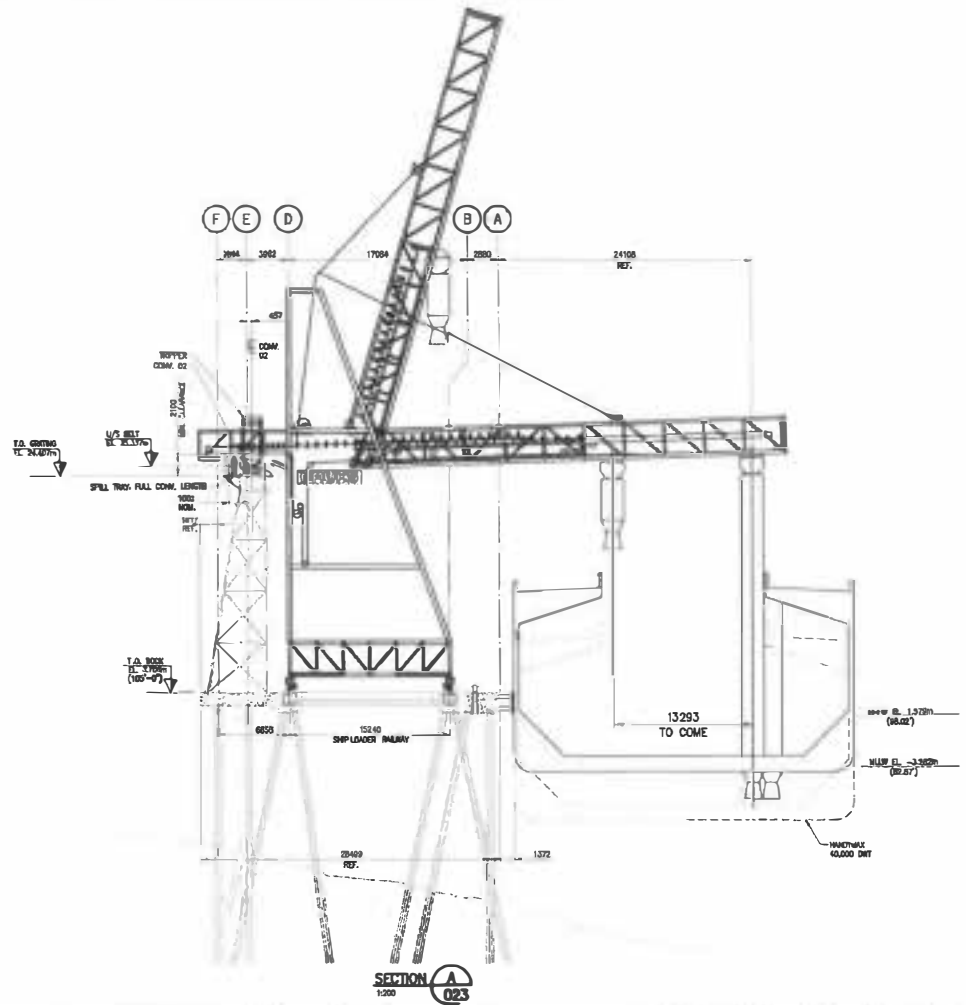
FIBRECO

15006-300-01-010 STORAGE AREA - 300 SUPPORT STEEL - PLAN, ELEV & DET
15006-300-01-022 STORAGE AREA - DRAG CHAIN CONVEYORS - ELEVATION & DET
01C - 15006-300-01-022 STORAGE AREA - DRAG CHAIN CONVEYORS - ELEVATION & DET



		FIBRECO EXPORT INC. 1208 McEwen Ave. North Vancouver, B.C. V7P 3H9 TEL: (604) 980-6543 FAX: (604) 984-2393		 www.cwaengineers.com				FIBRECO EXPORT INC. NORTH VANCOUVER, B.C. FIBRECO TERMINAL ENHANCEMENT PROJECT INBOUND AREA CONVEYOR C15 GENERAL ARRANGEMENT 15006 200 ME 035 P3			
REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	

ATTACHMENT D



PRELIMINARY
NOT FOR CONSTRUCTION



FIBRECO EXPORT INC.
1200 McKeen Ave.
North Vancouver, B.C.
V7P 2H9
TEL: (604) 990-6543
FAX: (604) 994-2583



FIBRECO EXPORT INC.
NORTH VANCOUVER, B.C.
FIBRECO TERMINAL ENHANCEMENT PROJECT

This drawing has been prepared by GWA Engineers Inc. as an extension of the design of the project property of GWA. It is hereby stated that the design and the drawings are the property of GWA and shall remain the property of GWA. No part of this drawing shall be used for any other purpose without the written consent of GWA.

SHIPLOADING AREA
SHIPLOADING SYSTEM
SECTION - HANDYMAX 40,000 DWT

REV.	DATE	DESCRIPTION	DESIGNER	CHECKED	DATE	DESCRIPTION	DESIGNER	CHECKED	DATE	DESCRIPTION
P1	2015-12-18	ISSUED FOR QUOTE REVIEW								

15006 500 ME 024 P1

ATTACHMENT 2 P19.17E

PLANTING LEGEND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZING/SPACING	NOTES
-----	-----	----------------	-------------	----------------	-------






		<i>Acer rubrum 'Bowhall'</i>	Bowhall red maple	7cm cal as shown	B x B
---	--	------------------------------	-------------------	------------------	-------

	330	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame spirea	#2 Pot, 2" O.C.	
---	-----	--------------------------------------	------------------	-----------------	--

GENERAL PLANTING NOTES

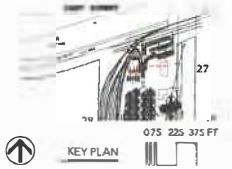
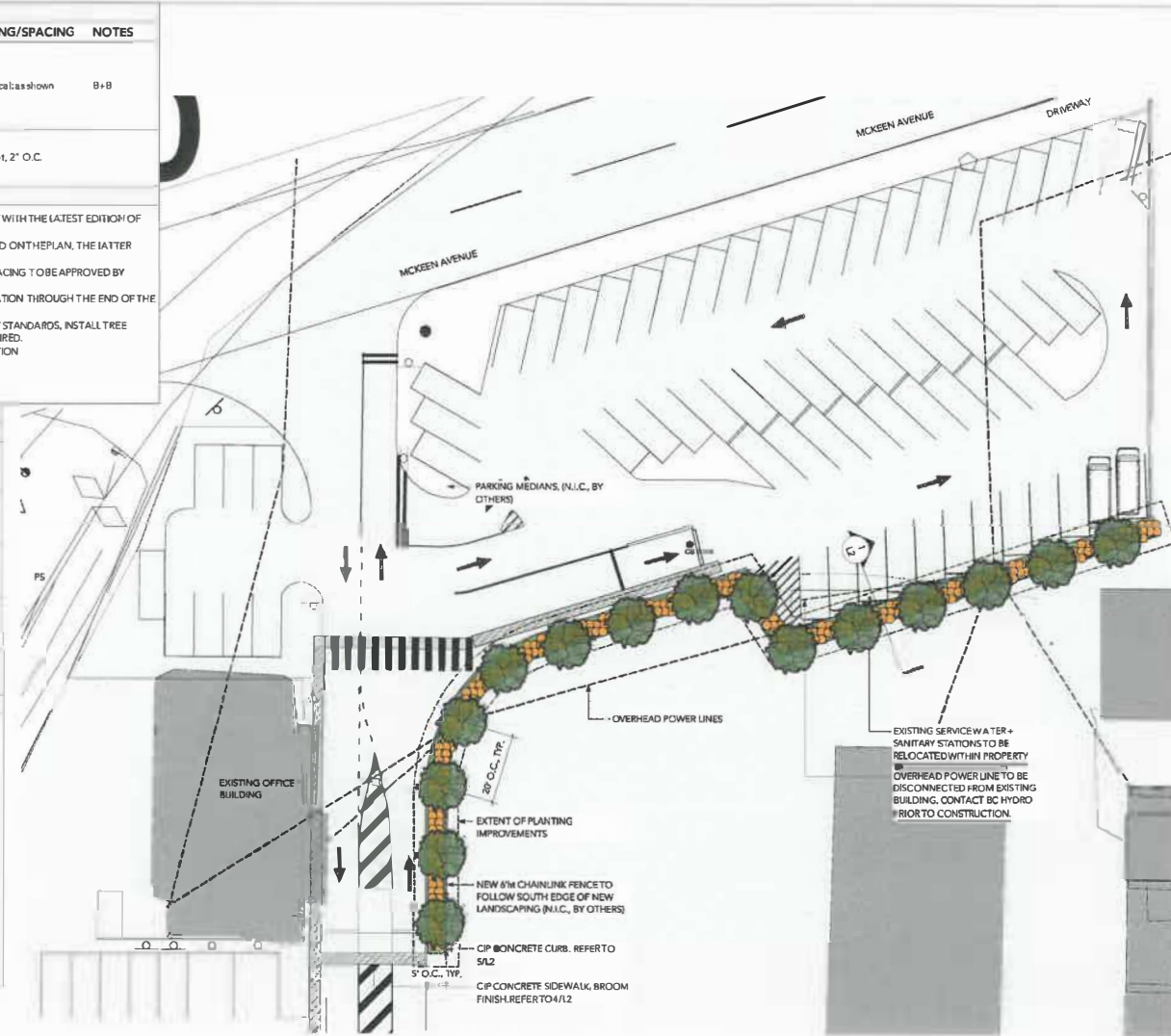
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BC LANDSCAPE ARCHITECTS ASSOCIATION STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINALS OF SCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. GROWING MEDIUM TO BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.
7. SCARIFY EXISTING SUBGRADE TO 6" DEPTH MIN. PRIOR TO PLANTING.
8. INSTALL 2" BARK MULCH AROUND ALL NEW PLANTINGS.

MATERIAL LEGEND

SYMBOL	DESCRIPTION
	SIDEWALK: cip concrete sidewalk with saw cuts, broom finish as per detail
	EXTENT OF PLANTING IMPROVEMENTS
	CURB: cip concrete curb to run along new planting bed
	FENCE: 6' high chainlink fence (product to be)
	OVERHEAD POWER LINES

GENERAL NOTES

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT/OWNER.
5. REFER TO SURVEY DRAWINGS FOR ELEVATIONS AND GRADING ALONG WITH THE LOCATIONS OF UTILITIES.
6. FINAL LAYOUT OF SIDEWALK BED ON SITE BY CONTRACTOR. REPLACE ANY DAMAGED SIDEWALK ALONG MCKEEN FRONTAGE, PARTICULARLY NEAR FENCED AREA AT WESTERN EDGE OF PROPERTY.
7. REMOVE OLD CHAINLINK FENCE AND REPLACE WITH NEW.



SITE PLAN
Scale: 1/16" = 1'-0"



RE-ISSUED FOR DETAILED P 18-01-15
ISSUE DETAILED P 17-05-08
ISSUE FOR CLIENT REVIEW 16-08-25

Fiberco Facility
Planting Improvements
1209 McKeen Avenue
North Vancouver, BC

Fiberco
16103

L1
REVISED LAYOUT + MATERIALS PLAN



2m 0 1:250

Legend

	PARKING SPACES		PAVEMENT MARKINGS		PEDESTRIAN CROSSWALK
	CURB LINE		TRAFFIC SIGN		MEDIAN MARKINGS
	TRAFFIC SIGN		ELECTRIC VEHICLE PARKING		BICYCLE STORAGE
	BICYCLE STORAGE		WHEELCHAIR ACCESSIBLE PARKING		EK TRACK

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 This document is based on the survey which was undertaken and for specific purposes controlled with the appropriate authorities. It should not be relied upon by other than the client for any other purpose and the client shall accept responsibility for its use in any other project or for any other purpose or for any other reason which is due to an error or omission in data supplied by the client.

Engineer's Desk

Date	By	Description
2017/11/02	RH	REVISED PARKING LAYOUT

M M
HOYT MACDONALD

Suite 1688, Banta #5
 560 Burrard Street
 Vancouver, B.C. V6C 2B6
 Canada
 T 604.681.4400
 W www.hoytmac.com

FIBRECO
 FIBRECO EXPORT INC.
 1209 Macken Ave.
 North Vancouver, BC
 V7P 1B9

Designed By:	A. WELLS	2016/09/23	Eng. Check:	R. RIDDOCK	2015/08/21
Drawn By:	R. HAY	2016/08/23	Coordination:	J. SUTCLIFFE	2016/08/23
Dwg. Check:	S. RIDDOCK	2016/08/23	Approved:	J. SUTCLIFFE	2016/08/23
Scale & ID Size:	1:250	Stabs:	IFR	Rev:	C
Drawing Number:	373557-MMD-00-PD-DR-RW1002				

FIBRECO EXPORT INC.
TERMINAL ENHANCEMENT PROJECT
SITE ACCESS, CAR PARKING & SIGNAGE
GENERAL ARRANGEMENT

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: February 19, 2018
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

February 1, 2018
File: 01.0470.30/

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: **Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1255**

RECOMMENDATION:

THAT the Council of the District of North Vancouver approves adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* by providing consent on behalf of the electors.

REASON FOR REPORT:

Metro Vancouver Regional District (MVRD) is seeking support from member municipalities, on behalf of their electorate, to adopt *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*.

The bylaw will initiate the withdrawal of the City of Abbotsford as a participant in the regional parks function and seek an Order in Council from the Province of British Columbia to permit Metro Vancouver to own and operate parkland outside of its service area boundaries.

BACKGROUND:

Please see the attached information from Metro Vancouver for details and implications of the City of Abbotsford's withdrawal.

Options:

1. Approve the proposed resolution to provide consent for adoption of Bylaw 1255; or,
2. Consider a resolution to oppose adoption of Bylaw 1255.

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

Attachment:

- Metro Vancouver letter dated January 31, 2018

**SUBJECT: Consent to Metro Vancouver Regional Parks Service Amendment Bylaw
No. 1255**

February 1, 2018

Page 2

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	_____		



Board and Information Services, Legal and Legislative Services
Tel. 604 432.6250 Fax 604 451.6686

JAN 31 2018

File: CR-12-01
Ref: RDP 2018 Jan 26

James Gordon, Manager, Administrative Services
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Mr. Gordon:

Re: Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1255

At its January 26, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) gave three readings to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*; directed staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function; and following that, forward the Bylaw to the Inspector of Municipalities for approval.

Section 346 of the *Local Government Act* applies to municipal participating area approval and therefore a council may give participating area approval by consenting on behalf of the electors to the adoption of the Bylaw.

I respectfully ask that this matter be included on Council agenda. A sample resolution is set out below for your convenience:

“The Council of _____ approves adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* by providing consent on behalf of the electors.”

A response, including Council resolution, to my attention by February 9, 2018 is appreciated. Should you have questions or need clarification, I can be reached at 604.432.6338 or by email at chris.plagnol@metrovancover.org.

Yours truly,



Chris Pagnol
Corporate Officer

CP/kh

Encl: Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017
Regional Parks Service Amendment Bylaw No 1255, dated January 11, 2018

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**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1255, 2017**

A Bylaw to Amend Greater Vancouver Regional District
Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005

BACKGROUND:

- A. By Division V of Letters Patent issued January 13, 1972, as amended by further Supplementary Letters Patent, Metro Vancouver Regional District was granted the function of regional parks (the “**Regional Parks Service**”), and the participating areas for the Regional Parks Service were deemed to include not only Metro Vancouver Regional District member municipalities, but also member municipalities of the former Vancouver-Fraser Park District;
- B. One of the member municipalities of the former Vancouver-Fraser Park District was the former District of Matsqui, which was not within the boundaries of the MVRD;
- C. On January 1, 1995, the former District of Matsqui and the former District of Abbotsford were incorporated as the City of Abbotsford;
- D. On July 25, 2005, the Board of Directors of the Metro Vancouver Regional District adopted “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”, a bylaw to convert the Regional Parks Service and to amend the participating areas to include the area within the boundaries of the former District of Abbotsford, such that the whole of the City of Abbotsford became a municipal participating area for the Regional Parks Service;
- E. The City of Abbotsford has consented to an amendment to the “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”, to remove the City of Abbotsford as a participating area from the Regional Parks Service;
- F. The Board of Directors of the Metro Vancouver Regional District wishes to amend “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”;
- G. The Metro Vancouver Regional District has obtained the approval of the Lieutenant Governor in Council to the continued operation of the Regional Parks Service outside the boundaries of the MVRD; and
- H. Two-thirds of the participants in the Regional Parks Service have consented to the adoption of this Bylaw to amend the “Greater Vancouver Regional District Parks Service Conversion and Amendment Bylaw No. 1024, 2005”.

NOW THEREFORE the Board of Directors of the Metro Vancouver Regional District, in open meeting assembled, enacts as follows:

1. The Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005 (the "Bylaw") is hereby amended as follows:
 - a) By deleting section 2 of the Bylaw; and
 - b) In section 3 of the Bylaw, by striking the phrase "City of Abbotsford" in its entirety.
2. This bylaw may be cited as "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017".

READ A FIRST TIME THIS 24th day of November, 2017.

READ A SECOND TIME THIS 26 day of January, 2018.

READ A THIRD TIME THIS 26 day of January, 2018.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS _____ day of _____, 2018.

PASSED AND FINALLY ADOPTED THIS _____ day of _____, 2018.

Greg Moore, Chair

Chris Plagnol, Corporate Officer

To: MVRD Board

From: Chris Plagnol, Corporate Officer

Date: January 11, 2018 Meeting Date: January 26, 2018

Subject: **Regional Parks Service Amendment Bylaw No. 1255**

RECOMMENDATION

That the MVRD Board:

- a) give second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*; and
- b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* to the Inspector of Municipalities for approval.

PURPOSE

To consider second and third reading of the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* and to direct staff to seek consent of at least 2/3 of the participants in the regional parks function in relation to the withdrawal of the City of Abbotsford as a participant.

BACKGROUND

On November 24, 2017, the MVRD Board approved the terms for the withdrawal of the City of Abbotsford as a participant in the MVRD Regional Parks Service, and gave first reading to the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*. Even though this Amending Bylaw had only received first reading, it was subsequently forwarded to the Ministry of Municipal Affairs and Housing for its preliminary consideration in concert with the other elements associated with the multi-pronged process of the service withdrawal.

As indicated above, consideration of this proposed Bylaw is one of several requirements associated with the withdrawal of the City of Abbotsford from the MVRD Regional Parks Service. The attached report, considered by the Board at its meeting of November 24, 2017, provides background on various elements of Abbotsford's withdrawal from the service (Attachment 2).

MVRD REGIONAL PARKS AMENDING BYLAW

The adoption of a bylaw to amend the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* is required to facilitate the withdrawal of the City of Abbotsford from the Metro Vancouver Regional Parks function. If approved, the Amending Bylaw will amend the participants in the service area by removing the City of Abbotsford as a participant under section 2 and section 3 of Conversion Bylaw 1024.

The Amending Bylaw is before the Board for second and third reading. Once third reading is given, the Amending Bylaw will be circulated to all service area participants (which includes the City of Abbotsford) to obtain their consent to the adoption of the Bylaw. Two-thirds consent of participants is required before the Amending Bylaw can be considered for adoption. Once consent is obtained, the Amending Bylaw will be forwarded to the Inspector of Municipalities for approval with the

expectation that the Amending Bylaw can be considered for adoption at the March 23, 2018 Board meeting.

ALTERNATIVES

1. That the MVRD Board:
 - a) give second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*; and
 - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* to the Inspector of Municipalities for approval.
2. That the MVRD Board receive for information the report dated January 11, 2018, titled "Regional Parks Service Amendment Bylaw No. 1255" and provide alternate direction.

FINANCIAL IMPLICATIONS

If the Board approves alternative one, and as outlined in Attachment 2, the financial implications include a reduction the Annual Budget and Financial Plan, a reimbursement from the Fraser Valley Regional District for the City of Abbotsford's allocated costs of participating in the MVRD regional parks function for 2018, and a one-time payment by Metro Vancouver to the City of Abbotsford representing the proportional return of Park Reserve Fund contributions.

If the Board does not approve the Amending Bylaw, the City of Abbotsford will remain as a participant in the MVRD Regional Parks function which will include the associated financial implications.

SUMMARY / CONCLUSION

The MVRD Board approved the terms for the withdrawal of the City of Abbotsford as a participant in the MVRD Regional Parks Service. This change to the service area requires an amendment to the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 2014, 2005* to amend service area participants. This report brings forward the associated Amending Bylaw to facilitate this service withdrawal for consideration by the Board. Staff recommend Alternative One.

Attachments:

1. Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017
2. Report dated November 21, 2017, titled "Regional Parks Service Amendment Bylaw No. 1255"

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**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1255, 2017**

A Bylaw to Amend Greater Vancouver Regional District
Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005

BACKGROUND:

- A. By Division V of Letters Patent issued January 13, 1972, as amended by further Supplementary Letters Patent, Metro Vancouver Regional District was granted the function of regional parks (the “**Regional Parks Service**”), and the participating areas for the Regional Parks Service were deemed to include not only Metro Vancouver Regional District member municipalities, but also member municipalities of the former Vancouver-Fraser Park District;
- B. One of the member municipalities of the former Vancouver-Fraser Park District was the former District of Matsqui, which was not within the boundaries of the MVRD;
- C. On January 1, 1995, the former District of Matsqui and the former District of Abbotsford were incorporated as the City of Abbotsford;
- D. On July 25, 2005, the Board of Directors of the Metro Vancouver Regional District adopted “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”, a bylaw to convert the Regional Parks Service and to amend the participating areas to include the area within the boundaries of the former District of Abbotsford, such that the whole of the City of Abbotsford became a municipal participating area for the Regional Parks Service;
- E. The City of Abbotsford has consented to an amendment to the “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”, to remove the City of Abbotsford as a participating area from the Regional Parks Service;
- F. The Board of Directors of the Metro Vancouver Regional District wishes to amend “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”;
- G. The Metro Vancouver Regional District has obtained the approval of the Lieutenant Governor in Council to the continued operation of the Regional Parks Service outside the boundaries of the MVRD; and
- H. Two-thirds of the participants in the Regional Parks Service have consented to the adoption of this Bylaw to amend the “Greater Vancouver Regional District Parks Service Conversion and Amendment Bylaw No. 1024, 2005”.

NOW THEREFORE the Board of Directors of the Metro Vancouver Regional District, in open meeting assembled, enacts as follows:

1. The Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005 (the "**Bylaw**") is hereby amended as follows:
 - a) By deleting section 2 of the Bylaw; and
 - b) In section 3 of the Bylaw, by striking the phrase "City of Abbotsford" in its entirety.
2. This bylaw may be cited as "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017".

READ A FIRST TIME THIS 24th day of November, 2017.

READ A SECOND TIME THIS _____ day of _____, 2018.

READ A THIRD TIME THIS _____ day of _____, 2018.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS _____ day of _____, 2018.

PASSED AND FINALLY ADOPTED THIS _____ day of _____, 2018.

Greg Moore, Chair

Chris Plagnol, Corporate Officer

To: MVRD Board

From: Carol Mason, Commissioner/Chief Administrative Officer

Date: November 21, 2017 Meeting Date: November 24, 2017

Subject: **Regional Parks Service Amendment Bylaw No. 1255**

RECOMMENDATION

That the MVRD Board:

- a) approve the terms and conditions for the withdrawal of the City of Abbotsford as a participant in the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 2014, 2005*, as presented in the report dated November 21, 2017, titled "Regional Parks Service Amendment Bylaw No. 1255", and including a one-time financial payment of \$1,050,000 to the City of Abbotsford from MVRD Regional Park Reserve Funds to be paid upon adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*;
- b) give first reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*; and
- c) forward the draft Order in Council included in Attachment 2 of the report dated November 21, 2017, titled "Regional Parks Service Amendment Bylaw No. 1255" for consideration by the Province of British Columbia to permit Metro Vancouver to own and operate a park that is partially outside its geographic boundaries despite the provisions of s.333(4) of the *Local Government Act*.

PURPOSE

To consider first reading of the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* that will initiate the withdrawal of the City of Abbotsford as a participant in the regional parks function and to seek an Order in Council from the Province of British Columbia to permit Metro Vancouver to own and operate parkland outside of its service area boundaries.

BACKGROUND

On November 28, 2014 the MVRD Board received the report titled "Regional Parks Service Review" and approved 23 recommendations contained in the report addressing the purpose of regional parks, the service area, parkland acquisition, park development and service operations. Outcomes of the service review guided updates to the 2011 *Regional Park Plan* including goals and strategies, framework for park interpretation and stewardship program, land acquisition and park classification.

Following Board adoption of the report recommendations, discussions were initiated between Metro Vancouver and the City of Abbotsford that examined the boundaries of the service area and explored consideration of the potential withdrawal of the City of Abbotsford from the MVRD regional parks function. These discussions also opened up opportunities for the City of Abbotsford to enter into discussions with the Fraser Valley Regional District (FVRD) and explore potential regional park partnerships within the FVRD.

An agreement has now been reached between Metro Vancouver and the City of Abbotsford that will facilitate its withdrawal from the MVRD park function and transition into a regional parks function within the FVRD. This report brings forward the associated Amending Bylaw and Order in Council request to facilitate this service withdrawal for consideration by the Board.

CITY OF ABBOTSFORD PARTICIPATION IN REGIONAL PARKS

The District of Matsqui was an early participant in the regional parks function which was formed in 1967 as the "Vancouver Fraser Parks District". The regional parks function was transferred to the MVRD (previously 'GVRD') through Supplementary Letters Patent in 1972. The District of Matsqui amalgamated with the City of Abbotsford in 1995 and in 2005 the City of Abbotsford became a full participant in the regional parks function through Conversion Bylaw No. 1024.

The City of Abbotsford is currently a participant in the MVRD Regional Parks function as authorized under the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 2014, 2005*. The participation of the City of Abbotsford in the Metro Vancouver regional parks function is unique in this region as the municipality is physically located within the boundaries of the Fraser Valley Regional District, and is not within the Metro Vancouver Regional District boundaries. As such, the City of Abbotsford is not a member of the Metro Vancouver Regional District Board, except for the purposes of regional parks. For all other regional services, the City of Abbotsford is a member of the Fraser Valley Regional District and has political representation on the FVRD Board of Directors.

The City of Abbotsford is represented on the Metro Vancouver Regional Parks Standing Committee which meets monthly and attends MVRD Board meetings once per month to vote on regional parks items being considered by the Board.

MVRD REGIONAL PARKS AMENDING BYLAW

The adoption of a bylaw to amend the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* is required to facilitate the withdrawal of the City of Abbotsford from the Metro Vancouver Regional Parks function. Once approved, the Amending Bylaw will amend the participants in the service area by removing the City of Abbotsford as a participant under section 2 and section 3 of Conversion Bylaw 1024.

The Amending Bylaw is being introduced for first reading and will be forwarded to the Ministry of Municipal Affairs and Housing for consideration and comment (Attachment 1). The Amending Bylaw will then come back to the MVRD Board with any changes required by the Ministry, on January 26, 2018, for second and third reading. Once third reading is given, the Amending Bylaw will be circulated to all service area participants (which includes the City of Abbotsford) to obtain their consent to the adoption of the amendment bylaw. The Amending Bylaw requires two thirds consent of participants before it can be considered for adoption. Once consent is obtained, the Amending Bylaw will be forwarded to the Inspector of Municipalities for approval with the expectation that the bylaw can be considered for adoption at the March 23, 2018 Board meeting.

ORDER IN COUNCIL REQUEST

Section 333(4) of the *Local Government Act* requires that if a regional district provides a service outside of its regional district (and consent has been obtained by the affected local government that

it may operate a service in that jurisdiction), the area outside the regional district must be identified as a separate participating area for the service “as if it were located in the regional district”.

As part of the agreement for the City of Abbotsford to withdraw from the MVRD regional parks service, it has been agreed that Metro Vancouver will transfer all interests in parkland within the boundaries of the City of Abbotsford to the City of Abbotsford, with the exception of Aldergrove Regional Park. Located within both the Township of Langley and the City of Abbotsford, it has been agreed that it makes sense for a single local government to operate Aldergrove Regional Park and that given the majority of visitors to the Aldergrove Regional Park originate from Metro Vancouver, Metro Vancouver is best suited to continue to own and operate this park.

In order to permit Metro Vancouver to own and operate a park that is partially outside its geographic boundaries, it will require an Order in Council (OIC) to authorize this permission without requiring the City of Abbotsford to be a participant in the MVRD regional parks function. A draft OIC has been prepared for submission to the Province of British Columbia to request this authority despite the provisions of s.333(4) of the *Local Government Act* (Attachment 2).

SERVICE WITHDRAWAL – LAND TRANSFER AGREEMENT

Under the proposed terms for the City of Abbotsford’s withdrawal from the MVRD regional parks function, Metro Vancouver will transfer to the City of Abbotsford the following regional parkland and built assets: Matsqui Trail and Sumas Mountain Regional Parks and the eastern portion of Glen Valley Regional Park referred to as Poplar Bar and Duncan Bar and including Crescent Island. Some of this property is owned by the MVRD in fee simple and other portions of land are secured through long term provincial leases, statutory rights of way, licence agreements and highway use permits. A map of the lands proposed to be transferred is shown in Attachment 3. Metro Vancouver will bring forward a Land Disposition Bylaw in January to initiate an Alternative Approval Process (AAP) to facilitate the transfer of these lands.

As previously noted, the exception to the transfer of regional parkland under consideration is the Aldergrove Regional Park which is proposed to be retained by Metro Vancouver. Aldergrove Regional Park is 280 ha in size and overlaps the border between the Township of Langley and the City of Abbotsford. Half of the regional park is situated within the MVRD and the other half within the FVRD. This regional park receives over 428,000 visits annually and approximately 75% of the parks visits originate from residents within MVRD boundaries.

SERVICE WITHDRAWAL – FINANCIAL CONSIDERATIONS

The proposed terms for the City of Abbotsford’s withdrawal from the MVRD regional parks function also include financial considerations. As part of the implementation of the service amendment, an amount of \$650,000 will be paid to the City of Abbotsford representing its 3.2% proportional share of the Regional Parks Reserves based on reserve balances at the end of 2016. In addition, transitional funding in the amount of \$400,000, representing approximately one year of operating costs for the Sumas Mountain Regional Park, Matsqui Trail Regional Park and Glen Valley (Abbotsford portion) Regional Park, will be transferred to the City to assist in the first year of operations of the transferred parkland.

ALTERNATIVES

1. That the MVRD Board:
 - a) approve the terms and conditions for the withdrawal of the City of Abbotsford as a participant in the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 2014, 2005*, as presented in the report dated November 21, 2017, titled "Regional Parks Service Amendment Bylaw No. 1255", and including a one-time financial payment of \$1,050,000 to the City of Abbotsford from MVRD Regional Park Reserve Funds to be paid upon adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*;
 - b) give first reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*; and
 - c) forward the draft Order in Council included in Attachment 2 of the report dated November 21, 2017, titled "Regional Parks Service Amendment Bylaw No. 1255" for consideration by the Province of British Columbia to permit Metro Vancouver to own and operate a park that is partially outside its geographic boundaries despite the provisions of s.333(4) of the *Local Government Act*.

2. That the MVRD Board receive for information the report dated November 21, 2017, titled "Regional Parks Service Amendment Bylaw No. 1255" and provide alternate direction.

FINANCIAL IMPLICATIONS

If the Board approves alternative one, the Amending Bylaw will be forwarded to the Province for consideration and comment. Once the Amending Bylaw is adopted (anticipated March 23, 2018), the 2018 Annual Budget and 2018 – 2022 Financial Plan will be amended to reduce the operating budget by removing costs for operating and maintaining the Matsqui Trail and Sumas Mountain Regional Parks and the eastern portion of Glen Valley Regional Park (referred to as Poplar Bar and Duncan Bar) and including Crescent Island, for the remainder of 2018 (approximately \$300,000) and by reapportioning the City of Abbotsford's allocation to the remaining regional park participants. The Fraser Valley Regional District, on behalf of the City of Abbotsford, will reimburse MVRD for the City's allocated costs for participating in the MVRD regional parks function for the beginning of 2018 until the date that the bylaw has been amended (January 1, 2018 to March 23, 2018). The one-time payment to the City of Abbotsford of \$1,050,000 representing the proportional return of Park Reserve Fund contributions (\$650,000) and transitional funding (\$400,000) will be paid from existing MVRD Regional Park Reserve Funds. The proposed budget amendments and the one-time payment are subject to the adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017* being completed on March 23, 2018.

If the Board does not approve the amending bylaw, the City of Abbotsford will remain as a participant in the MVRD Regional Parks function.

SUMMARY / CONCLUSION

As part of the implementation of *Regional Parks Service Review*, approved by the Board in 2014, discussions have been underway between Metro Vancouver and the City of Abbotsford examining potential options to amend the boundaries of the service area and facilitate the withdrawal of the City of Abbotsford from the MVRD regional parks function.

The City of Abbotsford is currently a participant in the MVRD Regional Parks function, as authorized under the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 2014, 2005*. The participation of the City of Abbotsford in the Metro Vancouver regional parks function is unique in this region as the municipality is physically located within the boundaries of the Fraser Valley Regional District. As such, the City of Abbotsford is not a member of the Metro Vancouver Regional District Board, except for the purposes of regional parks. For all other regional services, the City of Abbotsford is a member of the Fraser Valley Regional District and has political representation on the FVRD Board of Directors.

Discussions between the two jurisdictions have led to a proposed agreement that has now been reached between Metro Vancouver and the City of Abbotsford that will facilitate the municipality's withdrawal from the MVRD park function and its transition into a regional parks function within the FVRD. The changes to the service area will require an amendment to the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 2014, 2005* to amend service area participants, a Provincial Order in Council to permit Metro Vancouver to own and operate parkland outside of its geographic boundaries, approval of a Parkland Disposition Bylaw approving of the disposition of lands, and the one-time payment of \$1,050,000 to the City of Abbotsford representing its proportional share of the MVRD Regional Park Reserve Funds of \$650,000 and \$400,000 in transitional operating funds.

This report brings forward the associated Amending Bylaw and Order in Council request to facilitate this service withdrawal for consideration by the Board and Alternative One is recommended.

Attachments:

1. ~~Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017 (Doc #23751340)~~
2. ~~Draft Order in Council~~
3. ~~Map of Properties to be Transferred to Abbotsford through the Service Area Bylaw Amendment (Doc #23755629)~~

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