

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, May 14, 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, May 14, 2018**  
**Council Chamber, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

### AGENDA

#### BROADCAST OF MEETING

- Online at <http://app.dnv.org/councillive/>

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

- 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 8250 – OCP Amendment 1944 & 1976 Fullerton Avenue, 1963-1985 Sandown Place & 2028-2067 Glenaire Drive
- Bylaw 8251 – Rezoning 1944 & 1976 Fullerton Avenue, 1963-1985 Sandown Place & 2028-2067 Glenaire Drive

#### 1. ADOPTION OF THE AGENDA

##### 1.1. May 14, 2018 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the May 14, 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

#### 4. RECOGNITIONS

**5. DELEGATIONS**

**6. ADOPTION OF MINUTES**

**6.1. April 30, 2018 Regular Council Meeting** **p. 9-14**

*Recommendation:*

THAT the minutes of the April 30, 2018 Regular Council meeting are adopted.

**6.2. April 24, 2018 Public Hearing** **p. 15-27**

*Recommendation:*

THAT the minutes of the April 24, 2018 Public Hearing are received.

**7. RELEASE OF CLOSED MEETING DECISIONS**

**7.1. March 20, 2018 Closed Special Meeting of Council**

File No. 08.3060.10/028.17

**7.1.1. Kiwanis Seniors Living (2555 Whiteley Court) - Fees and Charges**

THAT the March 6, 2018 report of the Development Planner entitled Kiwanis Seniors Living (2555 Whiteley Court) – Fees and Charges is received for information;

AND THAT staff is directed to proceed with waiving application fees, accept the new seniors affordable rental building as the Community Amenity Contribution, and prepare a Development Cost Charge (DCC) Waiver Bylaw for Council consideration, subject to securing the affordable seniors rental units in a housing agreement bylaw.

**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. Bylaw 8324: 2018-2022 Financial Plan Amending Bylaw** **p. 31-41**

File No. 09.3900.20/000.000

*Recommendation:*

THAT “2018-2022 Financial Plan Approval Bylaw 8294, 2018, Amendment Bylaw 8324, 2018 (Amendment 1)” is ADOPTED.

- 9.2. Bylaw 8325: Tax Rates Bylaw** **p. 43-53**  
File No. 09.3900.20/000.000

*Recommendation:*

THAT "Tax Rates Bylaw 8325, 2018" is ADOPTED.

- 9.3. Bylaw 8299: Housing Agreement Bylaw – 2785 Library Lane** **p. 55-72**  
File No. 09.3900.20/000.000

*Recommendation:*

THAT "Housing Agreement Bylaw 8299, 2018 (2785 Library Lane)" is ADOPTED.

## **10. REPORTS**

### **10.1. Mayor**

- 10.1.1. Mayor's Special Contingency Fund** **p. 75**

### **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 May 14, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

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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 7:00 p.m. on Monday, April 30, 2018 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor R. Bassam (via telephone)  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. G. Joyce, Acting Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. T. Lancaster, Manager – Community Planning  
Ms. S. Rogers, Manager – Parks  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. R. Bittel, Municipal Solicitor  
Ms. A. Reiher, Confidential Council Clerk  
Ms. A. Mauboules, Senior Community Planner  
Ms. A. Clarke, Community Planner

**1. ADOPTION OF THE AGENDA**

**1.1. April 30, 2018 Regular Meeting Agenda**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the agenda for the April 30, 2018 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Mr. Peter Teevan, 1900 Block Indian River Crescent:**

- Spoke regarding the Emery Place proposal;
- Suggesting that the supply of new rental and affordable housing is not being met; and,
- Commented regarding the National Occupancy Standard.

**2.2. Ms. Carol Sartor, 800 Block Canyon Boulevard and Ms. Jeneen Sutherland, 1000 Block Belvedere Drive:**

- Spoke about the Communities on the Move initiative, led by the BC Healthy Living Alliance;

- Requested Council to endorse the initiative by signing a declaration and writing a letter of support to the Ministry of Transportation; and,
- Urged Council to submit a resolution to the Union of BC Municipalities (UBCM) to request a Provincial Active Transportation Strategy.

**2.3. Ms. Lin Guenther, 1200 Block Emery Place:**

- Spoke in opposition to the Emery Place proposal;
- Commented regarding the community feel within the neighbourhood; and,
- Requested Council to explore further options.

**2.4. Ms. Kelly Bond, 1200 Block Emery Place:**

- Spoke regarding the District of North Vancouver Housing Policy and it's recommendations; and,
- Commented regarding the Quality of Life Index and queried when an update will be provided to Council.

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

- Expressed concern regarding Council minutes on the District website;
- Suggested that public input on amalgamation may be included with property tax notices; and,
- Commented regarding artificial turf fields.

**3. PROCLAMATIONS**

**3.1. Youth Week**– May 1 – 7, 2018

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

**5.1. Mr. Dave Huber, Ms. Joanne Cooper and Ms. Dale Cheyne, North Shore Neighbourhood House, Capilano Community Services Society and Parkgate Community Services Society**

Re: Youth Programs and Outreach Update

Ms. Joanne Cooper, Mr. Dave Huber and Mr. Dale Cheyne provided an overview of youth programs, funding and their collaboration with different societies. They also thanked Mayor and Council for their support to the various societies.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor MURI**

THAT the delegation is received.

**CARRIED**

**6. ADOPTION OF MINUTES**

**6.1. April 9, 2018 Regular Council Meeting**

**MOVED by Councillor MACKY-DUNN  
SECONDED by Councillor BOND**

THAT the minutes of the April 9, 2018 Regular Council meeting are adopted.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COUNCIL WORKSHOP REPORT**

Nil

**9. REPORTS FROM COUNCIL OR STAFF**

**9.1. Bylaw 8281: Development Cost Charges Amending Bylaw**

File No. 09.3900.20/000.000

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

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is ADOPTED.

**CARRIED**

**9.2. Bylaw 8294: 2018 to 2022 Financial Plan Amendment #1**

File No. 05.1780/Financial Plan 2018

This item was withdrawn from the agenda.

**9.3. Bylaw 8325: Tax Rates Bylaw 8325, 2018**

File No. 05.1950

This item was withdrawn from the agenda.

**9.4. Bylaws 8310 and 8311: Park Regulation Bylaw 8310, Bylaw Notice Enforcement Bylaw 8311**

File No.

Public Input:

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented regarding the Park Regulation Bylaw;
- Commented regarding park enforcement and opined there are limited Parks staff to enforce bylaws; and,
- Requested that permits for park use be updated on the website.

**MOVED by Councillor HICKS**  
**SECONDED by Councillor MURI**

THAT "Park Regulation Bylaw No. 8310, 2018" is given FIRST, SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8311, 2018 (Amendment 36)" is given FIRST, SECOND and THIRD Readings.

**CARRIED**

Opposed: Councillor BASSAM

**9.5. Proposed District Municipal Alcohol Policy for Community Events in Parks and Open Spaces**

File No. 13.6660.01/000.000

**MOVED by Councillor HICKS**  
**SECONDED by Councillor BOND**

THAT the District Municipal Alcohol Policy in Parks and Open Spaces is approved;

AND THAT the Public Special Occasion Liquor License Policy is rescinded.

**CARRIED**

**9.6. Temporary Modular Housing**

File No.

Councillor BASSAM left the meeting at 8:28 p.m. and returned at 8:37 p.m.

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

THAT staff be directed to report on building temporary modular housing on District lands situated in the Maplewood area;

AND THAT staff be directed to report on the projected affordable rent fee for the temporary modular housing based on the Canadian Mortgage and Housing Corporation (CMHC) guidelines for those being displaced by current and future development applications.

**DEFEATED**

Opposed: Mayor WALTON, Councillors BASSAM, BOND and HICKS

**10. REPORTS**

**10.1. Mayor**

Nil

**10.2. Chief Administrative Officer**

Nil

Councillor MURI left the meeting at 8:56 p.m.

### **10.3. Councillors**

Councillor Hanson reported on his attendance to the Metro Vancouver Council of Councils meeting held on Saturday, April 28, 2018.

Councillor Hicks reported on his attendance to the North Vancouver Community Arts Council reception for the Essence exhibition.

Councillor Bond reported on his recent attendance to the Metro Vancouver Council of Councils meeting. He further commented on the Metro Vancouver Housing Update where housing representation and suitability was discussed.

### **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 MACKAY-DUNN  
SECONDED by Councillor BOND**

THAT the April 30, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**

Absent for Vote: Councillor MURI  
(8:59 p.m.)

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Mayor

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Municipal Clerk

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**1944 & 1976 Fullerton Avenue, 1963-1985 Sandown Place & 2028-2067 Glenaire Drive  
150 Unit Townhouse Development**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 24, 2018 commencing at 7:01 p.m.

**Present:** Acting Mayor R. Hicks  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor L. Muri

**Absent:** Mayor R. Walton  
Councillor D. MacKay-Dunn

**Staff:** Mr. D. Milburn, General Manager - Planning, Properties & Permits  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dale, Confidential Council Clerk  
Mr. E. Wilhelm, Development Planner

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8250, 2017 (Amendment 28)**

*Purpose of Bylaw:*

Bylaw 8250 proposes to amend the OCP land use designation of the properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction.

**District of North Vancouver Rezoning Bylaw 1358 (Bylaw 8251)**

*Purpose of Bylaw:*

Bylaw 8251 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 112 (CD112) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to CD112. The CD112 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

**1. OPENING BY THE MAYOR**

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

Acting Mayor Robin Hicks, stated that:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAWS BY THE CLERK**

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaws, stating that Bylaw 8250 proposes to amend the OCP land use designation of the properties from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate these properties as Development Permit Areas for Form and Character and Energy and Water Conservation and GHG Emission Reduction. Bylaw 8251 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 112 (CD112) and rezone the subject site from Single-Family Residential 7200 Zone (RS3) to CD112. The CD112 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

## **3. PRESENTATION BY STAFF**

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Municipal Clerk. Mr. Wilhelm advised that:

- The development site is located within the peripheral area of the Lions Gate Town Centre;
- The overall development site is approximately 3.36 acres and consists of sixteen single-family lots;
- Capilano River Regional Park is located north of the development site;
- West of the site (across Fullerton Avenue) are existing single-family homes; however, townhouses have already been approved on the north side of Glenaire Drive and a preliminary application for townhouses has been submitted on the south side of Glenaire Drive;



- There are four single-family homes south of the development site and are identified for higher density in accordance with the Lions Gate Peripheral Policy;
- The single-family homes east of the site (across Sandown Place) are eligible for higher density in accordance with the Peripheral Policy; however, no significant redevelopment applications are currently proceeding in this area;
- The area east-northeast of the site along McLallen Court and Sandown Place is to remain a single family neighborhood for the foreseeable future;

In July of 2014, the Peripheral Policy was endorsed by Council; this policy outlined the envisioned housing forms, density, heights, local connections and general design guidelines envisioned for the peripheral area of Lions Gate Village. The Peripheral Policy supports three-storey townhouse proposals up to 1.2 FSR on sites larger than 12,000 sq. ft. and accordingly, the townhouse proposal being considered is compliant with the density, height and housing form provisions within the Peripheral Policy. The Peripheral Policy also provided for a neighbourhood buffer zone on the eastern edge of the development site and the Peripheral Policy stipulated setbacks of approximately 15 ft. and design measures to step down to two-storeys where new development is adjacent to longer-term single-family zoned lands.

- As the the site is within easy walking distance to a frequent transit corridor along Marine Drive, the development's location will foster a more compact community which will reduce the reliance on cars and promote walking, biking and transit use;
- The project has been measured against policies outlined in the Official Community Plan and Development Permit Guidelines for:
  - Form and Character for Ground-oriented Housing;
  - Energy and Water Conservation and Greenhouse Gas Emission Reduction;
  - Streamside Protection;
  - Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines; and,
  - Lions Gate Public Realm Strategy;
- The proposal is for 150 townhouses in twelve separate buildings with an FSR of 1.15 and all buildings in the complex are three-storeys tall with rooftop decks;
- Vehicular access to the underground parkade is provided from Glenaire Drive and there are a minimum of 242 parking stalls, including sixteen visitor stalls;
- The proposal provides a 15 metre setback along Capilano River Regional Park which is compliant with Streamside Protection guidelines as outlined in the OCP;
- The development proposal provides a 45 ft. setback along the eastern edge of the development. This widened buffer allows for ample room to provide the necessary public walkways, landscaping and create generous space to allow sunlight penetration to the properties bordering the site along McLallen Court;
- The developer has worked directly with staff and neighbours along McLallen Court to provide a landscape plan acceptable to the McLallen Court neighbours;
- There are a number of public bike and pedestrian connections that are created within the development site and all connections through the site will be secured through a statutory right of way and maintenance of the landscaping and pathways will be the responsibility of the strata;
- There will be a primary east-west connection created to link Sandown Place and Glenaire Drive;

- The north-south trail connection will create a direct linkage from Capilano River Regional Park southwards to the Village Centre and this trail connection will align with the multi-use path being constructed on the western edge of the Larco Site;
- The third connection created will link Glenaire Drive and Capilano River Regional Park and will be provided adjacent to Fullerton Avenue;
- The development provides a mix of units ranging from one to four bedrooms. The range of unit size is aimed to provide housing both for the missing middle and families. The bylaw requires a minimum of forty 3-bedroom units and thirty 4-bedroom units. These larger units are primarily focused on providing housing for families;
- There is a central amenity and play area that will be available for residents and the public, secured through registration of a statutory right-of-way;
- Larger trees will be located closer to the townhouse building and lower growing vegetation will be provided next to the McLallen Court neighbours to ensure sunlight penetration, which was of concern for the neighbours;
- There will be a retaining wall built within the confines of the development site. This wall will be built to a height which matches the existing grade of McLallen Court properties and be provided proper drainage facilities to ensure the integrity of the neighboring properties;
- The public pathways will be lower (by approximately two to three feet) and acceptable fencing and vegetation provided to ensure privacy of the adjacent neighbours;
- In order to ensure public access on the pathways, there will be signage at each end of all pathway connections providing proper wayfinding information;
- The developer has provided enhanced planting, moved the walkway and elevator shaft and provided for building modifications along the interface of 1959 Sandown Place;
- The development site provides similar use of colors, materials and height massing throughout; however, each building has slight design modifications (and changes in building length) in order to create variety throughout the development site;
- There are ground floor entrances provided for each unit within the development. Only the townhouses on the north side of Glenaire Drive are conventional three-storey walkup townhouses while the remaining units are stacked townhouses; and,
- The buildings throughout the site provide for rooftop decks which are accessed through a covered stairwell.

Mr. Wilhelm further advised that a facilitated Public Information meeting was held on November 29, 2016 and approximately thirty-eight members of the public attended. At that time the application included 164 townhouse units within sixteen buildings. Building setbacks along the McLallen Court neighborhood buffer area ranged from 15 to 25 ft. Upon feedback from the Public Information meeting, the development application was modified. Accordingly, a second facilitated Public Information meeting was held on April 29, 2017 which was attended by approximately thirty-two members of the public. The modified application included 156 units and one less building, which was removed along the neighborhood buffer area to improve privacy and overall siting within the development. Building setbacks along the McLallen Court ranged from 15 to 25 ft. Following the second Public Information meeting, staff met with a group of neighbours. The feedback received was then passed onto the developers and the proposal was once again modified to provide a minimum 25 ft. setback along the McLallen Court buffer area and increase the parkade setback in this area. Staff and three Councilors met with a group of local residents on February 1, 2018 and the current development proposal was reached which provides a total of 150 units, a reduced FSR to 1.15 and most notably provided a 45 ft. setback along the McLallen Court buffer area. The integrity, size and layouts of the units were not

compromised to create the current proposal. Primarily the loss of six units in conjunction with omitting building breaks in two buildings allowed for the increased 45 ft. setback in the neighborhood buffer area.

#### **4. REPRESENTATIONS FROM THE APPLICANT**

##### **4.1. Mr. James Howard, Woodbridge Properties:**

- Spoke to the history and context of the proposed development;
- Noted that extensive community consultation has taken place and the developer has worked with the community and owners of the single-family homes to address their needs;
- Highlighted the benefits and amenities of the proposed development;
- Commented on the lack of availability of townhouses on the North Shore;
- Commented on the site's proximity to the transit corridor;
- Noted that the creation of the new trail will create a key neighbourhood connection that will benefit the entire area; and,
- Advised that in recognition of the concerns raised, the proposed development was revised to increase the building setbacks along the McLallen Court properties resulting in a decrease of units, larger public walkways, buffer vegetation and grading of the site to address privacy.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

##### **5.1. Mr. Pohsi Lee, 1900 Block Sandown Place: OPPOSED**

- Commented that the proposed off-site upgrades will improve the neighbourhood;
- Expressed concern with loss of privacy and sunlight; and,
- Stated that his home will be the most negatively impacted.

##### **5.2. Mr. Danny Birch, 1000 Block Lynn Valley Road: IN FAVOUR**

- Spoke in support of the proposed project;
- Opined that there is a shortage of townhouses in the District; and,
- Noted that the proposed development will provide affordable housing options for young families.

##### **5.3. Ms. Min Lee, 1900 Block Sandown Place: OPPOSED**

- Stated that her parents home will be the most negatively impacted;
- Expressed concern with loss of privacy and sunlight;
- Stated that the proposed development is too large; and,
- Opined that the proposed modifications do not address the needs of her parents.

##### **5.4. Mr. Andrew Williams, 1000 Block Richards Street: IN FAVOUR**

- Spoke in support of the proposed project;
- Noted housing options and opportunities are needed for young families;
- Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood; and,
- Noted that the proposed development is close to transit.

##### **5.5. Mr. Eric Chen, 4400 Block Primrose Road: OPPOSED**

- Expressed concern with the volume of traffic; and,

- Expressed concern with regards to the loss of sunlight.

**5.6. Mr. Doug Anderson, 1500 Block Kilmer Road: IN FAVOUR**

- Commented on the suitability of the proposed development for downsizers;
- Noted that the proposed development is in close proximity to transit and walking trails; and,
- Urged council to support the proposed project.

**5.7. Ms. Haruko Oqawa, 900 Block Marine Drive: OPPOSED**

- Spoke to the loss of the Lee's privacy due to the proposed development.

**5.8. Mr. Barry and Ms. Mary McCormick, 1900 Block Belle Isle Place: IN FAVOUR**

- Spoke in support of the proposed project;
- Commented that the developers have addressed the needs of the community;
- Opined that there is a need for this type of housing in the Lower Capilano area; and,
- Commented that the proposed development will enhance the area.

**5.9. Ms. Yumi Peterson, 400 Block East 14<sup>th</sup> Street: OPPOSED**

- Expressed concern with traffic in the lower Capilano area; and,
- Expressed concern with regards to the loss of privacy.

**5.10. Mr. David Moretto, 500 Block Alpine Court: IN FAVOUR**

- Spoke in support of the proposed development;
- Noted that the proposed development is close to transit;
- Spoke to the opportunity for the younger generation to stay on the North Shore; and,
- Commented that the developers have worked with the residents to address their needs.

**5.11. Ms. Sharon Wu, 400 Block 13<sup>th</sup> Street East: OPPOSED**

- Commented that the Lee family may be forced to move out of their family home.

**5.12. Mr. Matthew Bennett, 900 Block Foster Avenue: IN FAVOUR**

- Spoke in support of the proposed development;
- Commented on the limited opportunities to purchase affordable townhomes;
- Noted that the proposed development is close to transit; and,
- Opined that the proposed housing will provide more affordable housing options for younger families and professionals.

**5.13. Ms. Daisy Tsai, 1300 Block Dempsey Road: OPPOSED**

- Expressed concern that there is too much development occurring on the North Shore;
- Expressed concern with the loss of privacy and sunlight; and,
- Stated that the developer must address the needs of the current residents before moving forward with the proposed project.

**5.14. Mr. Mano Dauvar, 800 Block Clements Avenue: IN FAVOUR**

- Spoke in support of the proposed development;

- Commented on the suitability of the proposed development for families;
- Noted that the proposed development is close to transit;
- Suggested that one level townhomes are ideal for downsizers; and,
- Commented that the proposed installation of the traffic circle will improve safety.

**5.15. Ms. Jessie Fan, 2000 Block McLallen Court: OPPOSED**

- Expressed concern with regards to the intensity of development in the Lower Capilano area;
- Expressed concern regarding traffic issues; and,
- Expressed concern that the needs of the long-term residents have not been addressed.

**5.16. Ms. Jodie Parente, 1200 Block Derwent Crescent: IN FAVOUR**

- Spoke in support of the proposed development;
- Spoke to the issue of affordable housing; and,
- Commented that the proposed development will provide an opportunity for the younger generation to stay on the North Shore.

**5.17. Ms. Kelly Bond, 1200 Block Emery Place: OPPOSED**

- Commended the developer for including a large number of units suitable for families;
- Noted that the proposed development does not address the need of replacement rental units; and,
- Noted that older rental stock is important to the community.

**5.18. Ms. Christine Baracos, 800 Block West 16<sup>th</sup> Street: IN FAVOUR**

- Spoke in support of the proposed project;
- Commented on the close proximity to the Lions Gate Bridge; and,
- Spoke to the benefits and amenities of the proposed development.

**5.19. Mr. John Miller, 1600 Block Tatlow Avenue: OPPOSED**

- Spoke in opposition to the proposed development;
- Opined that the proposed fifteen metre setback along Capilano River should be increased to a thirty metre setback; and,
- Commented that too much development is happening all at once.

**5.20. Mr. Grant Longhurst, 4700 Block Headland Drive: IN FAVOUR**

- Commented that there is a shortage of townhouses in the District;
- Spoke in support of density; and,
- Commented that the proposal will provide vibrancy to the community.

**5.21. Mr. Arthur Klein, 1800 Block Tatlow Avenue: OPPOSED**

- Expressed concern with traffic issues;
- Suggested that a percentage of rental units be required; and,
- Commented on the importance of working collaboratively with all parties involved to mitigate the impacts on the community during the construction phase.

**5.22. Ms. Maureen Elliott, 800 Block Montroyal Blvd: IN FAVOUR**

- Opined that development is needed and will provide a much-needed refresh for the Lower Capilano community;
- Commented that the proposed development would allow residents to age in their community;
- Spoke to the quality of schools surrounding the Lower Capilano area; and,
- Noted that the proposed development is close to transit.

**5.23. Ms. Antoinette Dumalo, 2000 Block McLallen Court: OPPOSED**

- Noted that approximately 70% of the one hundred single-family homes have been acquired by developers;
- Expressed concern regarding density, inadequate buffer zones and a compromised skyline;
- Commented that residents need guidance and technical expertise to interpret developer's plans and noted that a clear understanding of the application is critical in the decision making process; and;
- Urged the District to strike a committee consisting of technical experts and community members that reports to Council to ensure that single-family home owners who chose to stay in the District have a forum to address their concerns.

**5.24. Mr. Paul Riches, 1100 Block Strathaven Drive: IN FAVOUR**

- Commented that the proposed development will provide affordable housing options;
- Suggested that the proposed project will provide a heart to the community; and,
- Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood.

**5.25. Mr. Joey Tai, 900 Block Seymour Road: IN FAVOUR**

- Spoke in support of the proposed development;
- Stated that more townhouse developments are needed in the District;
- Spoke to the issue of affordable housing on the North Shore; and,
- Noted that the proposed development will provide housing for both young families and residents looking to downsize.

**5.26. Mr. David Wysota, 100 Block Brew Street: IN FAVOUR**

- Commented that more townhouse developments are needed in the District;
- Commented that the proposed development will provide an opportunity for aging residents to stay within their community;
- Spoke in support of townhouses noting that they provide a viable and more affordable alternative to single-family homes enabling support for families and the "missing-middle"; and,
- Commented that the developer have addressed the concerns of the residents.

**5.27. Mr. Andrew Buttler, 900 Block Clements Avenue: IN FAVOUR**

- Spoke in support of the proposal;
- Noted that the proposed development will provide housing for both young families and residents looking to downsize; and,
- Noted the close proximity to transit and shopping amenities.

- 5.28. Mr. Liam Graham, 400 Block West 16<sup>th</sup> Street:** **IN FAVOUR**
- Commented that the proposed development will allow the younger generation to stay on the North Shore;
  - Noted that the proposed development is close to transit and outdoor amenities;
  - Opined that Lower Capilano is a good location for density; and,
  - Commented that the proposed development will provide affordable housing options.
- 5.29. Mr. Jons Edstrand, 1100 Block McLallen Court:** **IN FAVOUR**
- Commented on the lack of townhomes on the North Shore;
  - Spoke to the issue of affordability; and,
  - Opined that the proposed development addresses the need of downsizers.
- 5.30. Mr. Jason Boudreau, 900 Block Montroyal Blvd:** **IN FAVOUR**
- Acknowledged that the proposed development will create more affordable housing options;
  - Opined that Lower Capilano is a good location for density;
  - Suggested that the proposed development would provide housing options for downsizers; and,
  - Commented that there is a shortage of townhouses in the District.
- 5.31. Mr. Phil Hean, 3100 Block Regent Avenue:** **IN FAVOUR**
- Spoke in support of the proposed project;
  - Commented on the lack of affordable housing supply on the North Shore;
  - Commented that the younger generation cannot afford single-family homes;
  - Noted that the proposed development provides downsizers an opportunity to age in their community; and,
  - Opined that the proposed development is aesthetically pleasing and will enhance the neighbourhood.
- 5.32. Mr. Owen Yates, 1300 Block East 27<sup>th</sup> Street:** **IN FAVOUR**
- Spoke in support of the proposed development;
  - Commented that many residents are forced off the North Shore due to a lack of affordable housing; and,
  - Opined that more townhouses are need on the North Shore.
- 5.33. Mr. Phil Chapman, 1000 Block Handsworth Road:** **IN FAVOUR**
- Spoke in support of the proposed project;
  - Commended the developer for addressing the needs of most of the community;
  - Spoke to the improved trail connectivity options;
  - Noted that the proposed development would provide valuable outdoor play space; and,
  - Opined that the proposed development will create a complete community.
- 5.34. Mr. Bill Phillips, 900 Block Canyon Boulevard:** **IN FAVOUR**
- Spoke to the issue of affordability on the North Shore;
  - Commented that the proposed development satisfies the vision of the Official Community Plan; and,

- Commented that the proposed development will provide affordable housing options on the North Shore.

**5.35. Ms. Vivian Wei, 900 Block Waivertree Road: OPPOSED**

- Expressed concern with traffic issues; and,
- Urged the developer to continue to work with the Lee family to address the issue of privacy and loss of sunlight.

**5.36. Mr. Jai Jadgav, 1800 Block Belle Isle Place: IN FAVOUR**

- Opined that the proposed development will revitalize the area;
- Commended the developer for addressing the needs of the community;
- Spoke to the improved connectivity to surrounding area; and,
- Urged Council to support the project.

**5.37. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**

- Spoke to the setback requirements;
- Suggested that the shadow study fails the standard measurements;
- Stated that the proposed units will not be affordable;
- Opined that the proposed project does not address the issue of affordable housing;
- Opined that the proposed townhouses are unsuitable for downsizers because of the stairs; and,
- Spoke in opposition to density transfers.

**5.38. Mr. German Imarin, 200 Block East 6<sup>th</sup> Street: IN FAVOUR**

- Spoke in support of the proposed project.

**5.39. Ms. Min Lee, 1900 Block Sandown Place: SPEAKING A SECOND TIME**

- Expressed concern with the loss of sunlight; and,
- Expressed concern with the loss of greenspace and a view of a retaining wall.

**5.40. Ms. Cathy Adams, 2000 Block McLallen Court: OPPOSED**

- Expressed concern with transit and noted that busses are often full;
- Expressed concerns with traffic issues;
- Questioned how the public walkways would be protected in the future; and,
- Urged staff to work with the developer to address the needs of the Lee family.

**5.41. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**

- Commented on the loss of affordable housing on Fern Street;
- Expressed concern with regards to congestion; and,
- Opined that people will continue to drive cars.

**5.42. Ms. Jessie Fan, 2000 Block McLallen Court: SPEAKING A SECOND TIME**

- Expressed concern with transit and noted that busses are often full; and,
- Expressed concern with the loss of sunlight and privacy issues.

**5.43. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A THIRD TIME**

- Expressed concern with the proposed rooftop decks stating that they may create privacy issues;



- Expressed concern that no rental units are proposed; and,
- Opined that the setback to the Capilano River should be increased.

**5.44. Ms. Min Lee, 1900 Block Sandown Place: SPEAKING A THIRD TIME**

- Expressed concern with regards to the proposed building setback.

**6. QUESTIONS FROM COUNCIL**

In response to a question from Council, it was noted that in advance of the Public Hearing District staff, the developer and the owners of the property at 1959 Sandown Place met to discuss a solution to address the concerns of their loss of privacy and compromised livability. Modifications discussed include:

- Decrease the building length of Building #5 by eliminating Unit B2 and reducing the size of Units P and Q;
- In place of the eliminated Units, create a landscaped park area with tall 20-40 foot trees at maturity, to improve privacy and views without blocking off the Residents' access to sky and light;
- Create a landscape border of smaller trees and hedges along the "L" shaped perimeter of the property border, to increase security and privacy from the pedestrian path currently hugging the property line, but would not block off the Residents' access to sky and light. This would also allow the pedestrian path to shift further away from the property border;
- Create a landscaped border of 40 foot trees at maturity, along the east face of the property border on the Development's side, to increase privacy from the pedestrian path and from Building #5 and #6 units facing the Residents' home; or,
- Density removed from Building #5 would transfer to: premium river-facing units (Phase 3 of the same proposal) by shifting location of walkways, and/or to the south-west end of Building #2 (Phase 1 of the same proposal).

Staff further advised that according to the *Local Government Act*, Council may, without further notice or Public Hearing, adopt or defeat the bylaw after the closing of the Public Hearing or alter then adopt the bylaw provided the alteration does not alter the use, increase the density or without the owners consent, decrease the density.

In response to a question from Council, staff advised that the setback required in the Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines between this site and McLallen Court is 15 ft. It was noted that the setback within the buffer area has been increased to 45 ft. with increased vegetation and the parking garage setback within the buffer area has increased to approximately 13 ft.

In response to a question from Council, staff advised that a typical setback between a two and three-storey multi-family building in the District is 10 ft.

In response to a question from Council, staff advised that the Strata Rental Protection Policy applies to this project and would require a Housing Agreement to ensure that future strata bylaws could not prevent owners from renting their units on a long-term basis.

In response to a question from Council, staff advised that the two properties adjacent to the development fronting Fullerton Avenue have a 15 ft. setback at the pinch-point similar to that at 1559 Sandown Place.

In response to a question from Council, staff advised that the developer revised the development proposal to increase the building setbacks along McLallen Court properties and resulted in a loss of six units.

In response to a question from Council, staff advised that in order to address the privacy of McLallen Court neighbours, the developer will be providing trees within the buffer area, a building setback, a wide public pathway and tree planting along the perimeter of the site. The developer has also offered to provide additional vegetation on the neighbour's property and would be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning bylaws proceed.

In response to a question from Council regarding the cost of units, the developer advised that the sale prices have not been set but noted that townhouses are anticipated to range in price from \$550,000 to \$1.3 million depending on the square footage of the unit.

In response to a question from Council, staff advised that the portion of the site north of Glenaire Drive is included within the Streamside Protection Development Permit Area. As structures and development activities are outside the fifteen metre Capilano River riparian buffer area, the proposal is consistent with the Streamside Protection Area Development Permit Area guidelines.

In response to a question from Council, the developer advised that the overhang from the rooftop decks have been removed to address privacy issues.

In response to a question from Council regarding the Traffic Impact Assessment report, staff advised that this document was made available to the public and was included in the Public Hearing binder at the District hall as well as on the District's Public Hearing website.

In response to a question from Council, staff advised that 543.5 square metres of density has been lost on this site.

In response to a question from Council regarding the shadow analysis, the architect advised that there is no impact to the property at 1959 Sandown Place as it is on the south side.

In response to a question from Council with regards to the square footage of the two units at the end of the building block adjacent to the property at 1959 Sandown Place, the developer advised that the unit is 1400 sq. ft. on the northern side of the building and a portion of the unit on the southern side is 300 sq. ft.

In response to a question from Council, staff advised that the existing setbacks of the single-family homes at 1912, 1890 and 1886 Fullerton Avenue is approximately thirteen to sixteen metres from the existing homes to the rear of their property line.

In response to a question from Council regarding the traffic analysis, staff advised that the development would not unduly affect traffic within the Lions Gate Village Centre area.

In response to a question from Council with regards to bus capacity improvements, staff advised that the B-line improvement has been approved and is to be implemented by the end of 2019.

Staff further highlighted additional off-site improvements which would include:

- Sidewalk upgrades;
- The installation of a roundabout within Fullerton Avenue; and,
- Trail upgrades and offsite restoration and enhancement within Capilano River Regional Park north of the development site to improved connectivity to the core of Lions Gate Village.

Council requested that staff report back on the options discussed with the owners at 1959 Sandown Place to address their concerns and the developer's response.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT the April 24, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8250, 2017 (Amendment 28)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1358 (Bylaw 8251)" be returned to Council for further consideration.

**CARRIED**  
(10:05 p.m.)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

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## REPORTS

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| AGENDA INFORMATION                                  |                           |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>May 14, 2018</u> |
| <input type="checkbox"/> Other:                     | Date: _____               |

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

## The District of North Vancouver REPORT TO COUNCIL

May 8, 2018  
File: 09.3900.20/000.000

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** Bylaw 8324: 2018-2022 Financial Plan Amending Bylaw

**RECOMMENDATION:**

THAT "2018-2022 Financial Plan Approval Bylaw 8294, 2018, Amendment Bylaw 8324, 2018 (Amendment 1)" is ADOPTED.

**BACKGROUND:**

Bylaw 8324 received First, Second and Third Readings on May 7, 2018.

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

**OPTIONS:**

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

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

**Attachments:**

- Bylaw 8324
- Staff report dated May 1, 2018

| <b>REVIEWED WITH:</b>                           |       |  |
|---|-------|--|
| <input type="checkbox"/> Community Development  | _____ |  |
| <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            | _____ |  |
| <b>External Agencies:</b>                       |       |  |
| <input type="checkbox"/> Library Board          | _____ |  |
| <input type="checkbox"/> NS Health              | _____ |  |
| <input type="checkbox"/> RCMP                   | _____ |  |
| <input type="checkbox"/> NVRC                   | _____ |  |
| <input type="checkbox"/> Museum & Arch.         | _____ |  |
| <input type="checkbox"/> Other:                 | _____ |  |



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

**Bylaw 8324**

A bylaw to amend the 2018-2022 Financial Plan Approval Bylaw 8294, 2018

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

**Citation**

1. This bylaw may be cited as “2018-2022 Financial Plan Approval Bylaw 8294, 2018, Amendment Bylaw 8324, 2018 (Amendment 1)”.

**Amendments**

2. 2018-2022 Financial Plan Approval Bylaw 8294, 2018 is amended as follows:
  - a) Schedule A *District of North Vancouver 2018-2022 Financial Plan (\$000's)* is deleted in its entirety and replaced with a new Schedule A *District of North Vancouver 2018-2022 Financial Plan (\$000's)* as shown in Schedule 1 to this bylaw; and,
  - b) Schedule B *District of North Vancouver 2018 Revenue Disclosure Statement* is deleted in its entirety and replaced with a new Schedule B *District of North Vancouver 2018 Revenue Disclosure Statement* as shown in Schedule 2 to this bylaw.

**READ** a first time May 7, 2018

**READ** a second time May 7, 2018

**READ** a third time May 7, 2018

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule 1 to Bylaw 8324

### Schedule A to Bylaw 8294 District of North Vancouver 2018-2022 Financial Plan (\$000's)

|                                     | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       |
|-------------------------------------|------------|------------|------------|------------|------------|------------|
| <b>Revenue</b>                      |            |            |            |            |            |            |
| Taxation                            | \$ 98,335  | \$ 106,977 | \$ 107,318 | \$ 111,124 | \$ 115,045 | \$ 119,082 |
| Sales, Fees, and Other User Charges | 86,604     | 89,217     | 92,818     | 96,049     | 99,418     | 102,929    |
| Developer Contributions             | 19,631     | 15,438     | 12,574     | 26,177     | 13,538     | 9,694      |
| Grants and Other Contributions      | 8,713      | 2,013      | 2,885      | 6,576      | 2,226      | 2,561      |
| Investment Income                   | 3,587      | 4,846      | 4,730      | 4,895      | 5,474      | 5,955      |
| Penalties & Interest on Taxes       | 705        | 720        | 734        | 749        | 764        | 779        |
|                                     | 217,575    | 220,811    | 221,059    | 245,570    | 236,465    | 241,000    |
| <b>Proceeds from Debt</b>           | -          | -          | -          | -          | -          | -          |
| <b>Transfers In from:</b>           |            |            |            |            |            |            |
| Operating Reserves & Surplus        | 7,982      | 8,892      | 2,774      | 1,169      | 443        | 1,548      |
| Capital Committed Funds             | 407        | -          | -          | -          | -          | -          |
| Reserve Funds                       | 47,708     | 63,024     | 70,250     | 53,813     | 49,496     | 41,047     |
|                                     | 56,097     | 71,916     | 73,024     | 54,982     | 49,939     | 42,595     |
| <b>Source of Funds</b>              | \$ 273,672 | \$ 292,727 | \$ 294,083 | \$ 300,552 | \$ 286,404 | \$ 283,595 |
| <b>Operating Expenditures</b>       |            |            |            |            |            |            |
| Community Services                  | \$ 36,317  | \$ 37,433  | \$ 38,180  | \$ 39,472  | \$ 40,571  | \$ 40,207  |
| Planning and Development            | 10,817     | 12,188     | 11,859     | 12,031     | 11,906     | 12,084     |
| Transportation and Engineering      | 8,260      | 8,881      | 8,534      | 8,596      | 8,756      | 9,251      |
| Protective Services                 | 40,548     | 41,826     | 42,566     | 43,450     | 44,411     | 45,336     |
| Utilities                           | 42,160     | 43,558     | 45,904     | 50,249     | 56,160     | 61,794     |
| Governance and Admin                | 15,246     | 16,734     | 12,020     | 12,152     | 12,301     | 12,664     |
|                                     | 153,348    | 160,620    | 159,063    | 165,950    | 174,105    | 181,336    |
| <b>Capital Expenditures</b>         | 57,293     | 65,891     | 72,784     | 58,487     | 49,547     | 42,214     |
| <b>Debt Service</b>                 | 4,206      | 4,041      | 2,986      | 2,986      | 2,986      | 2,986      |
| <b>Transfers Out to:</b>            |            |            |            |            |            |            |
| Operating Reserves & Surplus        | 837        | 3,901      | 520        | 524        | 527        | 530        |
| Reserve Funds                       | 57,988     | 58,274     | 58,730     | 72,605     | 59,239     | 56,529     |
|                                     | 58,825     | 62,175     | 59,250     | 73,129     | 59,766     | 57,059     |
| <b>Use of Funds</b>                 | \$ 273,672 | \$ 292,727 | \$ 294,083 | \$ 300,552 | \$ 286,404 | \$ 283,595 |

## Schedule 2 to Bylaw 8324

### Schedule B to Bylaw 8294 District of North Vancouver 2018 Revenue Disclosure Statement

#### Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2018 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

| Funding Source               | % Revenues |        |
|------------------------------|------------|--------|
|                              | 2017       | 2018   |
| Taxation                     |            |        |
| Property Value Taxes         | 45.3%      | 48.5%  |
| Parcel Taxes                 | 0.0%       | 0.0%   |
| Sales, Fees and User Charges | 39.7%      | 40.7%  |
| Other Sources                | 15.0%      | 10.8%  |
| Proceeds From Borrowing      | 0.0%       | 0.0%   |
| TOTAL                        | 100.0%     | 100.0% |

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This methodology strives to fairly distribute the costs of a municipal service to those who make use of it. Other services (e.g. recreation) which have both a private and community benefit are funded through a combination of user fees and municipal taxes.

Other sources of revenue include developer contributions, government grants and other external contributions. These sources of revenue are difficult to predict and can fluctuate significantly from year to year.

Proceeds from borrowing make up the last source of funding and is used for the replacement of assets or the acquisition of new assets.

#### Property Tax Burden

The property tax burden for each property class is shown in the table on the right. Subject to any updates to tax policy, the tax increase distribution detailed for 2018 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver, or the capped rate (if applicable). This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Council's tax strategy is based on the principles of equity, fairness, and responsiveness to community goals. Currently the relative relationship between property classes has changed with the residential and commercial class reducing their requirement while the major industrial properties, although increasing now, benefit from lower rates achieved through the competitiveness strategy. Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

| Property Class | % Property Tax    |
|----------------|-------------------|
|                | 2018 <sup>1</sup> |
| Residential    | 68.8%             |
| Utilities      | 0.2%              |
| Major Industry | 12.5%             |
| Light Industry | 0.9%              |
| Business       | 17.4%             |
| Recreation     | 0.2%              |
| TOTAL          | 100.0%            |

(1) Based on 2018 revised roll per BC Assessment

#### Permissive Tax Exemptions

Permissive tax exemptions represent approximately \$504,868 in foregone tax revenues. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not based upon the charitable status of the organization as a whole. Organizations that contribute to the well-being of citizens within the municipality by improving their quality of life and effectively enhancing community services are eligible.

| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>MAY 7, 2018</u> |
| <input type="checkbox"/> Other:                     | Date: _____              |

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

## The District of North Vancouver REPORT TO COUNCIL

May 01, 2018  
File: 05.1780/Financial Plan 2018

**AUTHOR:** Andy Wardell, Acting General Manager, Finance and Technology/CFO

**SUBJECT:** 2018 to 2022 Financial Plan Amendment #1

**RECOMMENDATION:**

THAT Council provide FIRST, SECOND, and THIRD reading of the "2018 – 2022 Financial Plan Approval Bylaw 8294, 2018, Amendment Bylaw 8324, 2018 (Amendment 1)".

**REASON FOR REPORT:**

To meet the requirements of the Community Charter, any changes that have occurred since the adoption of the 2018 - 2022 Financial Plan on February 5, 2018 must be formally adopted in an amended financial plan.

**SUMMARY:**

Since February 5, 2018, Council supported an adjustment to its taxation revenues through resolution and direction to amend the Financial Plan. This amendment increases taxation revenues by \$3.4 million along with a corresponding transfer to the tax appeal risk management reserve and is recommended for consideration by Council.

**EXISTING POLICY:**

Section 165 of the Community Charter requires that a municipality adopt annually, by bylaw, a five year financial plan which can be subsequently amended at any time for greater certainty. Section 165 (3.1) further requires the financial plan include a more specific form of revenue and tax policy disclosure. The financial plan must set out the municipality's objectives and policies in relation to the following for each year:

- for each of the funding sources, the proportion of total revenue that will come from that funding source;
- the distribution of property value taxes among the property classes that may be subject to the taxes;
- the use of permissive tax exemptions.

Section 173 of the Community Charter clarifies that expenditures may not be incurred unless they are provided for in the financial plan for the current year.

**ANALYSIS:**

On April 30, 2018, Council directed staff to amend the 2018-2022 approved Financial Plan by increasing property taxes by \$3.4 million in order to proactively manage tax loss risk. This was originally supported in Council's recent tax workshop on April 16th and confirmed on April 30th.

There is a history of unresolved assessed valuation appeals in the heavy industrial tax class and, for 2018, 100% of the non-capped industrial properties have appealed their assessed values. To manage tax loss risk and maintain tax equity amongst the classes it is recommended that the \$3.4 million taxation increase be allocated to the heavy industrial class.

The amendment bylaw reflects this adjustment and is recommended for consideration by Council.

**Timing/Approval Process:**

The Financial Plan must be amended for spending authority to be in place for related expenditures prior to year-end.

**Financial Impacts:**

See attached report

Respectfully submitted,



Andy Wardell

Acting General Manager, Finance and Technology/CFO

| <b>REVIEWED WITH:</b>                               |       |  |
|---|-------|--|
| <input type="checkbox"/> Sustainable Community Dev. | _____ |  |
| <input type="checkbox"/> Development Services       | _____ |  |
| <input type="checkbox"/> Utilities                  | _____ |  |
| <input type="checkbox"/> Engineering Operations     | _____ |  |
| <input type="checkbox"/> Parks                      | _____ |  |
| <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                | _____ |  |
| <b>External Agencies:</b>                           |       |  |
| <input type="checkbox"/> Library Board              | _____ |  |
| <input type="checkbox"/> NS Health                  | _____ |  |
| <input type="checkbox"/> RCMP                       | _____ |  |
| <input type="checkbox"/> NVRC                       | _____ |  |
| <input type="checkbox"/> Museum & Arch.             | _____ |  |
| <input type="checkbox"/> Other:                     | _____ |  |

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

**Bylaw 8324**

A bylaw to amend the 2018-2022 Financial Plan Approval Bylaw 8294, 2018

---

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

**Citation**

1. This bylaw may be cited as “2018-2022 Financial Plan Approval Bylaw 8294, 2018, Amendment Bylaw 8324, 2018 (Amendment 1)”.

**Amendments**

2. 2018-2022 Financial Plan Approval Bylaw 8294, 2018 is amended as follows:
  - a) Schedule A *District of North Vancouver 2018-2022 Financial Plan (\$000's)* is deleted in its entirety and replaced with a new Schedule A *District of North Vancouver 2018-2022 Financial Plan (\$000's)* as shown in Schedule 1 to this bylaw; and,
  - b) Schedule B *District of North Vancouver 2018 Revenue Disclosure Statement* is deleted in its entirety and replaced with a new Schedule B *District of North Vancouver 2018 Revenue Disclosure Statement* as shown in Schedule 2 to this bylaw.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule 1 to Bylaw 8324

### Schedule A to Bylaw 8294 District of North Vancouver 2018-2022 Financial Plan (\$000's)

|                                     | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       |
|-------------------------------------|------------|------------|------------|------------|------------|------------|
| <b>Revenue</b>                      |            |            |            |            |            |            |
| Taxation                            | \$ 98,335  | \$ 105,977 | \$ 107,318 | \$ 111,124 | \$ 115,045 | \$ 119,082 |
| Sales, Fees, and Other User Charges | 86,604     | 89,917     | 92,818     | 96,049     | 99,418     | 102,929    |
| Developer Contributions             | 19,631     | 15,438     | 12,574     | 26,177     | 13,538     | 9,694      |
| Grants and Other Contributions      | 8,713      | 2,913      | 2,885      | 6,576      | 2,226      | 2,561      |
| Investment Income                   | 3,587      | 4,846      | 4,730      | 4,895      | 5,474      | 5,955      |
| Penalties & Interest on Taxes       | 705        | 720        | 734        | 749        | 764        | 779        |
|                                     | 217,575    | 220,811    | 221,059    | 245,570    | 236,465    | 241,000    |
| <b>Proceeds from Debt</b>           | -          | -          | -          | -          | -          | -          |
| <b>Transfers In from:</b>           |            |            |            |            |            |            |
| Operating Reserves & Surplus        | 7,982      | 8,892      | 2,774      | 1,169      | 443        | 1,548      |
| Capital Committed Funds             | 407        | -          | -          | -          | -          | -          |
| Reserve Funds                       | 47,708     | 63,024     | 70,250     | 53,813     | 49,496     | 41,047     |
|                                     | 56,097     | 71,916     | 73,024     | 54,982     | 49,939     | 42,595     |
| <b>Source of Funds</b>              | \$ 273,672 | \$ 292,727 | \$ 294,083 | \$ 300,552 | \$ 286,404 | \$ 283,595 |
| <b>Operating Expenditures</b>       |            |            |            |            |            |            |
| Community Services                  | \$ 36,317  | \$ 37,433  | \$ 38,180  | \$ 39,472  | \$ 40,571  | \$ 40,207  |
| Planning and Development            | 10,817     | 12,188     | 11,859     | 12,031     | 11,906     | 12,084     |
| Transportation and Engineering      | 8,260      | 8,881      | 8,534      | 8,596      | 8,756      | 9,251      |
| Protective Services                 | 40,548     | 41,828     | 42,566     | 43,450     | 44,411     | 45,336     |
| Utilities                           | 42,160     | 43,558     | 45,904     | 50,249     | 56,160     | 61,794     |
| Governance and Admin                | 15,246     | 16,734     | 12,020     | 12,152     | 12,301     | 12,664     |
|                                     | 153,348    | 160,620    | 159,063    | 165,950    | 174,105    | 181,336    |
| <b>Capital Expenditures</b>         | 57,293     | 65,891     | 72,784     | 58,487     | 49,547     | 42,214     |
| <b>Debt Service</b>                 | 4,206      | 4,044      | 2,986      | 2,986      | 2,986      | 2,986      |
| <b>Transfers Out to:</b>            |            |            |            |            |            |            |
| Operating Reserves & Surplus        | 837        | 3,901      | 520        | 524        | 527        | 530        |
| Reserve Funds                       | 57,988     | 68,274     | 58,730     | 72,605     | 59,239     | 56,529     |
|                                     | 58,825     | 62,175     | 59,250     | 73,129     | 59,766     | 57,059     |
| <b>Use of Funds</b>                 | \$ 273,672 | \$ 292,727 | \$ 294,083 | \$ 300,552 | \$ 286,404 | \$ 283,595 |



## Schedule 2 to Bylaw 8324

### Schedule B to Bylaw 8294 District of North Vancouver 2018 Revenue Disclosure Statement

#### Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2018 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

| Funding Source               | % Revenues    |               |
|------------------------------|---------------|---------------|
|                              | 2017          | 2018          |
| Taxation                     |               |               |
| Property Value Taxes         | 45.3%         | 48.5%         |
| Parcel Taxes                 | 0.0%          | 0.0%          |
| Sales, Fees and User Charges | 39.7%         | 40.7%         |
| Other Sources                | 15.0%         | 10.8%         |
| Proceeds From Borrowing      | 0.0%          | 0.0%          |
| <b>TOTAL</b>                 | <b>100.0%</b> | <b>100.0%</b> |

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This methodology strives to fairly distribute the costs of a municipal service to those who make use of it. Other services (e.g. recreation) which have both a private and community benefit are funded through a combination of user fees and municipal taxes.

Other sources of revenue include developer contributions, government grants and other external contributions. These sources of revenue are difficult to predict and can fluctuate significantly from year to year.

Proceeds from borrowing make up the last source of funding and is used for the replacement of assets or the acquisition of new assets.

#### Property Tax Burden

The property tax burden for each property class is shown in the table on the right. Subject to any updates to tax policy, the tax increase distribution detailed for 2018 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver, or the capped rate (if applicable). This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Council's tax strategy is based on the principles of equity, fairness, and responsiveness to community goals. Currently the relative relationship between property classes has changed with the residential and commercial class reducing their requirement while the major industrial properties, although increasing now, benefit from lower rates achieved through the competitiveness strategy. Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

| Property Class | % Property Tax    |
|----------------|-------------------|
|                | 2018 <sup>1</sup> |
| Residential    | 68.8%             |
| Utilities      | 0.2%              |
| Major Industry | 12.5%             |
| Light Industry | 0.9%              |
| Business       | 17.4%             |
| Recreation     | 0.2%              |
| <b>TOTAL</b>   | <b>100.0%</b>     |


*(1) Based on 2018 revised roll per BC Assessment*

#### Permissive Tax Exemptions

Permissive tax exemptions represent approximately \$504,868 in foregone tax revenues. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not based upon the charitable status of the organization as a whole. Organizations that contribute to the well-being of citizens within the municipality by improving their quality of life and effectively enhancing community services are eligible.

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| AGENDA INFORMATION                                  |                           |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>May 14, 2018</u> |
| <input type="checkbox"/> Other:                     | Date: _____               |

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

## The District of North Vancouver REPORT TO COUNCIL

May 8, 2018  
File: 09.3900.20/000.000

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** **Bylaw 8325: Tax Rates Bylaw**

**RECOMMENDATION:**  
THAT "Tax Rates Bylaw 8325, 2018" is ADOPTED.

**BACKGROUND:**  
Bylaw 8325 received First, Second and Third Readings on May 7, 2018.

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

**OPTIONS:**

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

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

**Attachments:**

- Bylaw 8325
- Staff report dated May 1, 2018

| REVIEWED WITH:                                  |       |   |       |   |       |
|---|-------|---|-------|---|-------|
| <input type="checkbox"/> Community Development  | _____ | <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**

**Bylaw 8325**

A bylaw for imposing rates on lands and improvements  
in the District of North Vancouver for 2018

---

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

**Citation**

1. This bylaw may be cited as "Tax Rates Bylaw 8325, 2018".

**2018 Tax Rates**

2. The following tax rates are imposed for 2018 on the taxable land and improvements as set out in the assessment roll:
  - a) for all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule A attached hereto and forming a part hereof;
  - b) for provision of the monies required in 2018 under bylaws of the municipality to meet payments of interest and principal of debts incurred for which other provision has not been made, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule A attached hereto and forming a part hereof; and,
  - c) for provision of the municipality's appropriate share of the monies required for Regional District purposes for the year 2018, for expenditures of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of Schedule A attached hereto and forming a part hereof.

**READ** a first time May 7, 2018

**READ** a second time May 7, 2018

**READ** a third time May 7, 2018

**ADOPTED**

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Mayor

---

Municipal Clerk

Certified a true copy

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Municipal Clerk

**Schedule A to Bylaw 8325**

**2018 TAX RATES (\$'S OF TAX PER \$ 1,000 TAXABLE VALUE)**

| Property Class             | A<br>Municipal<br>General | B<br>Municipal<br>Debt | Total<br>Municipal | C<br>Metro<br>Vancouver<br>Regional<br>District |
|----------------------------|---------------------------|------------------------|--------------------|---|
| Residential                | 1.53230                   | 0.06025                | 1.59255            | 0.04372   |
| Utilities                  | 38.48654                  | 1.51346                | 40.00000           | 0.15301   |
| Industrial (Major)         | 22.55934                  | 0.88707                | 23.44641           | 0.14864   |
| Industrial (Major)         |                           |                        |                    |   |
| - Capped Properties        | 22.55934                  | 0.88707                | 23.44641           | 0.14864   |
| - Capped New<br>Investment | 21.64867                  | 0.85133                | 22.50000           | 0.14864   |
| Industrial (Light)         | 7.42898                   | 0.29213                | 7.72111            | 0.14864   |
| Business/Other             | 5.38732                   | 0.21184                | 5.59916            | 0.10711   |
| Recreation                 | 4.30267                   | 0.16919                | 4.47186            | 0.04372   |

| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>MAY 7, 2018</u> |
| <input type="checkbox"/> Other:                     | Date: _____              |



## The District of North Vancouver REPORT TO COUNCIL

May 1, 2018  
File: 05.1950

**AUTHOR:** Andy Wardell, Acting General Manager, Finance & Technology & Chief Financial Officer

**SUBJECT:** Tax Rates Bylaw 8325, 2018

**RECOMMENDATION:**

That Council approve the first three readings of Tax Rates Bylaw 8325, 2018.

**REASON FOR REPORT:**

In accordance with Section 197 of the Community Charter, Council must adopt the 2018 Tax Rates Bylaw before May 15<sup>th</sup>. As directed by Council, Staff has prepared the 2018 Tax Rates Bylaw based on a property tax revenue increase of 3.00%, except for major industry (non-capped) that is set at 72.51% due to market assessment normalization.

The following table details the distribution of the tax burden:

|                             | <u>2018</u>   | <u>2017</u>   |
|-----------------------------|---------------|---------------|
| Residential                 | 68.8%         | 71.4%         |
| Utilities                   | 0.2%          | 0.2%          |
| Major Industry - Non-capped | 9.7%          | 6.1%          |
| Major Industry - Capped     | 2.8%          | 3.4%          |
| Light Industry              | 0.9%          | 1.0%          |
| Business                    | 17.4%         | 17.7%         |
| Recreation                  | 0.2%          | 0.2%          |
| Total                       | <u>100.0%</u> | <u>100.0%</u> |

The District's tax strategy aims at promoting vibrancy and diversification at competitive tax rates for all classes that are below tax rate benchmarks for the Metro Vancouver region. A key component of the tax strategy has been achieving a tax rate for major industrial (non-capped) properties at a level below the regional average. For 2018 the tax rate for major industrial (non-capped) properties is set at \$23.45 per thousand dollars of assessed value, is notably below the regional average and the cap rate set under the Ports Property Tax Act.



The 2018 residential and business class tax rates are also lower than regional averages due to steady increases in property market values and new construction growth.

| <b>Property Class</b> | <b>2018<br/>Municipal</b> | <b>2017<br/>Municipal</b> | <b>Change<br/>from 2017</b> |
|-----------------------|---------------------------|---------------------------|-----------------------------|
| Residential           | 1.59255                   | 1.60657                   | (0.01402)                   |
| Utilities             | 40.00000                  | 40.00000                  | 0.00000                     |
| Industrial (Major)    |                           |                           |                             |
| Non-Capped            | 23.44641                  | 28.40825                  | (4.96184)                   |
| Capped Properties     | 23.44641                  | 27.50000                  | (4.05359)                   |
| Capped New Investment | 22.50000                  | 22.50000                  | 0.00000                     |
| Industrial (Light)    | 7.72111                   | 10.45117                  | (2.73006)                   |
| Business / Other      | 5.59916                   | 7.07029                   | (1.47113)                   |
| Recreation            | 4.47186                   | 4.78481                   | (0.31295)                   |

**POLICY:**

Section 165(3.1) of the Community Charter requires five-year financial plans to include specific objectives and tax policy disclosure. The tax strategy is based on tax rate competitiveness within the Metro Vancouver region working in partnership with industry for economic development and tax growth through investment.

Each year the tax strategy for the major industrial class (non-capped) will be re-evaluated in the context of the achievements to date and the prevailing economic conditions moving forward. All other property classes are below tax rate benchmarks for the Metro Vancouver region. The strategy continues to sustain an equitable and competitive taxation environment.

**Timing/Approval Process:**

Adoption of Bylaw is required by May 15, 2018.

Respectfully submitted,



Andy Wardell, CPA, CGA, MA.  
Acting General Manager, Finance & Technology & Chief Financial Officer

| <b>REVIEWED WITH:</b>                               |       |  |
|---|-------|--|
| <input type="checkbox"/> Sustainable Community Dev. | _____ |  |
| <input type="checkbox"/> Development Services       | _____ |  |
| <input type="checkbox"/> Utilities                  | _____ |  |
| <input type="checkbox"/> Engineering Operations     | _____ |  |
| <input type="checkbox"/> Parks                      | _____ |  |
| <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                | _____ |  |
| <b>External Agencies:</b>                           |       |  |
| <input type="checkbox"/> Library Board              | _____ |  |
| <input type="checkbox"/> NS Health                  | _____ |  |
| <input type="checkbox"/> RCMP                       | _____ |  |
| <input type="checkbox"/> NVRC                       | _____ |  |
| <input type="checkbox"/> Museum & Arch.             | _____ |  |
| <input type="checkbox"/> Other:                     | _____ |  |

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

**Bylaw 8325**

A bylaw for imposing rates on lands and improvements  
in the District of North Vancouver for 2018

---

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

**Citation**

1. This bylaw may be cited as "Tax Rates Bylaw 8325, 2018".

**2018 Tax Rates**

2. The following tax rates are imposed for 2018 on the taxable land and improvements as set out in the assessment roll:
  - a) for all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule A attached hereto and forming a part hereof;
  - b) for provision of the monies required in 2018 under bylaws of the municipality to meet payments of interest and principal of debts incurred for which other provision has not been made, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule A attached hereto and forming a part hereof; and,
  - c) for provision of the municipality's appropriate share of the monies required for Regional District purposes for the year 2018, for expenditures of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of Schedule A attached hereto and forming a part hereof.

**READ a first time**

**READ a second time**

**READ a third time**

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**Schedule A to Bylaw 8325**

**2018 TAX RATES (\$'S OF TAX PER \$ 1,000 TAXABLE VALUE)**

| Property Class             | A<br>Municipal<br>General | B<br>Municipal<br>Debt | Total<br>Municipal | C<br>Metro<br>Vancouver<br>Regional<br>District |
|----------------------------|---------------------------|------------------------|--------------------|---|
| Residential                | 1.53230                   | 0.06025                | 1.59255            | 0.04372   |
| Utilities                  | 38.48654                  | 1.51346                | 40.00000           | 0.15301   |
| Industrial (Major)         | 22.55934                  | 0.88707                | 23.44641           | 0.14864   |
| Industrial (Major)         |                           |                        |                    |   |
| - Capped Properties        | 22.55934                  | 0.88707                | 23.44641           | 0.14864   |
| - Capped New<br>Investment | 21.64867                  | 0.85133                | 22.50000           | 0.14864   |
| Industrial (Light)         | 7.42898                   | 0.29213                | 7.72111            | 0.14864   |
| Business/Other             | 5.38732                   | 0.21184                | 5.59916            | 0.10711   |
| Recreation                 | 4.30267                   | 0.16919                | 4.47186            | 0.04372   |

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| AGENDA INFORMATION                                  |                           |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>May 14, 2018</u> |
| <input type="checkbox"/> Other:                     | Date: _____               |

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

## The District of North Vancouver REPORT TO COUNCIL

May 4, 2018  
File: 09.3900.20/000.000

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** Bylaw 8299: Housing Agreement Bylaw - 2785 Library Lane

**RECOMMENDATION:**

THAT "Housing Agreement Bylaw 8299, 2018 (2785 Library Lane)" is ADOPTED.

**BACKGROUND:**

Bylaw 8299 received FIRST, SECOND and THIRD Readings on May 7, 2018.

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

**Options:**

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

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

**Attachments:**

- Bylaw 8299
- Staff report dated April 25, 2018

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



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

**Bylaw 8299**

A bylaw to amend a Housing Agreement dated June 16, 2014  
(1175 Lynn Valley Road)

---

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

**Citation**

1. This bylaw may be cited as "Housing Agreement Bylaw 8299, 2018 (2785 Library Lane)".

**Authorization to Enter into Agreement**

2. The Council hereby authorizes an amendment to the existing housing agreement dated June 16, 2014 between The Corporation of the District of North Vancouver and 666479 BC Ltd., substantially in the form attached to this Bylaw as Schedule "A."

**READ** a first time May 7, 2018

**READ** a second time May 7, 2018

**READ** a third time May 7, 2018

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**Schedule A to Bylaw 8299**

**Terms of Instrument – Part 2**

**HOUSING AGREEMENT AMENDING AGREEMENT**

This agreement dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ is

BETWEEN:

**666479 BC LTD.**, a company incorporated under the laws of the Province of British Columbia having an office at 500 – 1901 Rosser Avenue, Burnaby, BC V5C 6S3

(the “Owner”)

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, a municipality incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the “Municipality”)

WHEREAS:

- A. The Owner is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the “Lands”);
- B. On the 16<sup>th</sup> day of June, 2014 the Owner and the Municipality entered into a housing agreement under section 905 of the *Local Government Act*, which housing agreement is registered as a section 219 covenant in the Lower Mainland Land Title Office under instrument number CA3848072 against title to the Lands (the “Housing Agreement”); and
- C. The parties wish to modify the Housing Agreement as set out herein.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the Municipality to the Owner and other good and valuable consideration, the receipt and sufficiency of which the Owner hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. The Housing Agreement is hereby modified as follows:
  - (a) in Recital B the words “six affordable rental units” is deleted and replaced with the words “three affordable rental units”;

- (b) section 1.01(a) is deleted in its entirety and replaced with the following new section 1.01(a):

“(a) “*Affordable Rental Units*” means the three (3) three-bedroom residential Dwelling Units, one in each multi-family residential building to be constructed on the Lands, each having a Gross Floor Area of not less than 1101 square feet, said affordable rental units to be designed, located and configured in accordance with the requirements and approvals set out in the Development Covenant;”

- (c) section 2.06 is deleted in its entirety and replaced with the following new section 2.06:

“2.06 No Affordable Rental Unit may be occupied except by the following:

- (a) Except as set out in this section 2.06, a minimum of two Eligible Person pursuant to one residential tenancy agreement that complies with section 2.05; and
- (b) other individuals, not Eligible Persons, who are living in a single domestic unit with an Eligible Person referred to in section 2.06(a) above.

Despite subsection 2.06(a), upon the prior written approval of the Director, which said approval may be exercised in his or her sole discretion, one of the Affordable Rental Units may be occupied by only one (1) specifically-named eligible person provided that the remaining two (2) Affordable Rental Units are occupied in aggregate by a minimum of five (5) eligible persons. Such approval will apply only to the specifically-named eligible person and will have no further force and effect after the specifically-named eligible person vacates the Affordable Rental Unit.”

- (d) In section 1(h) of Schedule A to the Housing Agreement the words “six strata parcels” is deleted and replaced with the words “three strata parcels”; and
- (e) In section 1 of Schedule C to the Housing Agreement the words “six strata Lots” is deleted and replaced with the words “three strata lots”.

2. All other terms and conditions of the Housing Agreement remain valid and binding upon the parties to this Agreement as if such terms and conditions had been reproduced in their entirety in this Agreement.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

## CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

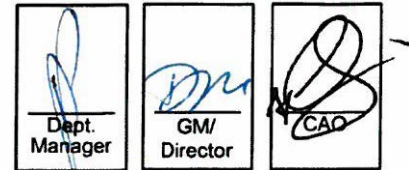
- A. \_\_\_\_\_ (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
- B. The Owner granted \_\_\_\_\_ (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. \_\_\_\_\_, as extended by \_\_\_\_\_ and \_\_\_\_\_, as extended by \_\_\_\_\_ (together, the "Prior Charge");
- C. The Owner granted to THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") a Covenant attached to this Agreement and registered against title to the Land in the LTO immediately before registration of this Agreement (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to the District as Subsequent Chargeholder.

THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

1. The Prior Chargeholder consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder agrees that the Subsequent Charge shall be binding upon their interest in and to the Land.
2. The Prior Chargeholder grants to the District, as a Subsequent Chargeholder, priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder postpones the Prior Charge and all of their right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargeholder has executed the Land Title Office Form C to which this Agreement is attached and which forms part of this Agreement.

| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>May 7, 2018</u> |
| <input type="checkbox"/> Other:                     | Date: _____              |



## The District of North Vancouver REPORT TO COUNCIL

April 25, 2018  
File: 08.3060.20/056.17

**AUTHOR:** Michael Hartford, Development Planner

**SUBJECT:** Bylaw 8299 – Amendment to Housing Agreement Bylaw to allow for Re-formatting of Affordable Housing Units (Bosa)

### RECOMMENDATION

THAT “Housing Agreement Bylaw 8299, 2018 (2785 Library Lane)” to authorize an amendment to the existing housing agreement dated June 16, 2014 between The Corporation of the District of North Vancouver and 666479 BC Ltd., be given FIRST, SECOND, and THIRD reading.

### REASON FOR REPORT

To obtain Council’s authorization to proceed with an amendment to the housing agreement which secures affordable rental housing in the “Bosa” development currently under construction in Lynn Valley Town Centre.

### SUMMARY

Bosa Development has applied on behalf of the owner of this property, 666479 BC Ltd. (a subsidiary company to Bosa Development) to re-format the required affordable rental housing in the subject development. Housing Agreement Bylaw 8055 was adopted July 7, 2014 as part of the package of bylaws to accommodate the redevelopment of the southern portion of the Lynn Valley Shopping Centre and the District’s former public library site and the redevelopment project is currently under construction with 354 residential units and approximately 4,700 m<sup>2</sup> (50,590 sq. ft.) of commercial space.



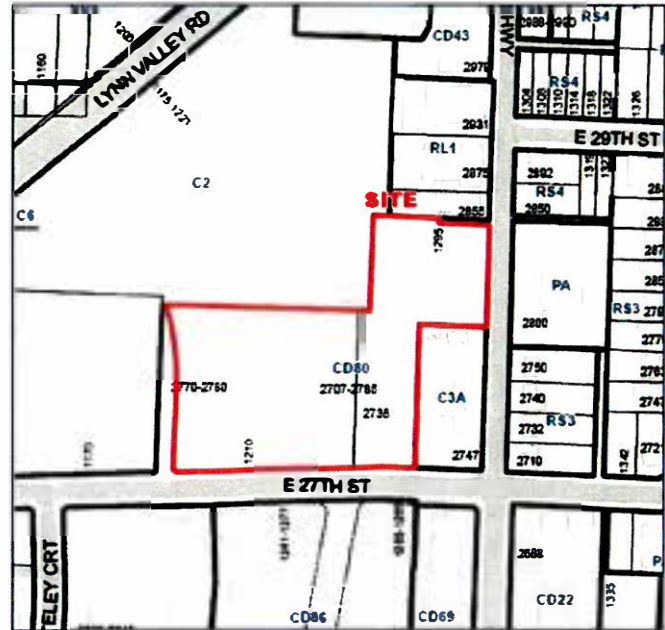
As part of the Community Amenity Contribution for the project, the District secured six, 1-bedroom apartment units, each including “Level 3” adaptable design features, to be sold at a discounted price per unit of approximately \$150,000 below market value. These units were intended to provide affordable rental housing for persons with disabilities and to be owned and operated by a non-profit society. In addition to these units the project also contributed \$3.6 million in other amenities.

**SUBJECT PROPERTY**

The development site is located on the north side of E. 27<sup>th</sup> Street, west of Mountain Hwy. A new road, Library Lane, divides “Phase 1” to the east and “Phase 2” to the west.

The site is approximately 1.9 ha (4.8 acres) in size and comprises the southern portion of the Lynn Valley Shopping Centre and the District’s former public library site.

The site was rezoned in 2014 to a CD80 zone to accommodate redevelopment of the property and the new development is currently under construction.



**ANALYSIS:**

Housing Agreement Bylaw 8055 was adopted July 7, 2014 as part of the package of bylaws to rezone the site and accommodate the redevelopment. Bylaw 8055 secured six, 1-bedroom affordable housing units in the redevelopment project and the developer has entered into purchase agreements with the North Shore Disability Resource Centre (NSDRC) for six units constructed in “Phase 1” of the project (the area east of Library Lane).

Existing Housing Agreement Bylaw 8055 requires that a non-profit society operate the units at a rental target such that housing expenditures equal not more than 30% of gross income for households earning not more than 75% of the District’s median household income. The NSDRC’s clientele have incomes well below 75% of the District’s median household income.

Bosa, in co-operation with North Shore Disability Resource Centre (NSDRC), has requested a reformatting of the six, 1-bedroom affordable housing units in the Bosa development to instead provide three, 3-bedroom units. A letter from the NSDRC is attached outlining the request for the change to the format of the affordable rental housing units.

The NSDRC has indicated that the change to three-bedroom layouts will provide for greater flexibility in the approach they take to offering housing for those in need and allow for a sustainable approach that will assist in providing housing for citizens with disabilities and their families in a variety of models. A key objective for the NSDRC is to avoid challenges of safety and isolation that may arise from living alone in a one-bedroom unit. The proposed three-bedroom units will allow the NSDRC to provide housing that addresses this objective, and to better meet the needs of the community.

**SUBJECT:** Bylaw 8299 – Amendment to Housing Agreement Bylaw to allow for Re-formatting of Affordable Housing Units (Bosa)

April 25, 2018

Page 3

The NSDRC's desire is to offer a variety of living situations including:

- units to house 3 people with complex physical and developmental disabilities, with 24 hour staff
- units to house 2 people with disabilities and a live-in care provider
- units to house a family with a child with disabilities or headed by a person with disabilities

The NSDRC has noted that with the revised three-bedroom unit layouts, the types of residents and the model used to support residents and to fund the housing can be quite broad. In contrast, the currently-secured six, 1-bedroom units can potentially house six people with disabilities with no provision for live-in care to meet the housing need for those with higher care needs, or to house those in other family arrangements needing a unit larger than a 1-bedroom apartment.

The original Housing Agreement defines the affordable rental units as follows:

*"Affordable Rental Units" means the six (6) one-bedroom residential Dwelling Units, one in each multi-family residential building to be constructed on the Lands, each having a Gross Floor Area of not less than 550 square feet, said affordable rental units to be designed, located and configured in accordance with the requirements and approvals set out in the Development Covenant;*

The proposed amendment to the Housing Agreement would include the replacement definition below:

*"Affordable Rental Units" means the three (3) three-bedroom residential Dwelling Units, one in each multi-family residential building to be constructed on the Lands, each having a Gross Floor Area of not less than 1101 square feet, said affordable rental units to be designed, located and configured in accordance with the requirements and approvals set out in the Development Covenant;"*

A change to the definition of the affordable rental housing in the Housing Agreement requires a bylaw amendment to be approved by Council.

Staff have reviewed the proposal, support the NSDRC's desire for flexibility in operation of the units, and note that the revised proposal offers an increased number of bedrooms (a total of nine in the revised format in contrast to six in the original format). Subject to appropriate legal documentation, staff have no concerns with the proposal and recognize that the revised unit layouts can provide for greater housing variety for those in need.

It is noted that as part of the requested re-formatting, there would be value in securing greater clarity on the occupancy of the units. In the original format, the one-bedroom units were assumed to be occupied by a single disabled adult or a co-habiting couple where one or both of the adults are disabled. Three bedroom units raise the possibility that a family could occupy the unit with a single disabled child. If this occurred in all three of the three-bedroom units, housing might be provided for only three disabled individuals, rather than at least six in the original proposal.

In order to ensure consistency in the number of people in need being housed, occupancy provisions regarding the proposed three-bedroom units are proposed to be incorporated into the amendments to the Housing Agreement.

**SUBJECT:** Bylaw 8299 – Amendment to Housing Agreement Bylaw to allow for Re-formatting of Affordable Housing Units (Bosa)

April 25, 2018

Page 4

Included in the amendments attached to Housing Agreement Bylaw 8299, is a proposed change to Section 2.06 of the Housing Agreement. This change provides for a minimum of two eligible persons in each of the three affordable housing units (which might be a household in the form of two adults requiring care and a live-in care-giver) but would allow for the reduction of occupancy to only one eligible person upon the written approval of the General Manager of Planning, Properties and Permits. This latter type of household might comprise a family with one occupant in need of care. The Housing Agreement amendment provisions require that not more than one of the three units would be permitted to operate in this way at any one time.

Bosa has indicated that should the reformatting of the affordable housing units be successful, the six, 1-bedroom units in Phase 1 will be sold as conventional units and new purchase agreements will be entered into for the three, 3-bedroom units in Phase 2.

There are no impacts to zoning, servicing, or exterior design of the buildings arising from the proposed re-formatting of the units.

Financial Analysis:

The affordable rental units in the Bosa project were offered to the NSDRC at a reduced purchase price of approximately \$150,000 below market value. At the time of rezoning, the community amenity contribution (CAC) value of these units was listed as \$900,000 in the Report to Council, representing a value of \$150,000 for each of the six units.

As part of the request for re-formatting Bosa has provided documentation outlining the value of each package of units. As noted below, the “contract price” (the agreed-upon amount to be paid by the NSDRC) has remained the same but the “discount” to NSDRC increases from \$1.07 million to \$1.77 million in the proposed re-formatting:

Six 1-bedroom units  
Phase 1 Building E

| Unit Type     | Sq. Ft. | Original List Price | Discount       | Contract Price | Value 2017     |
|---------------|---------|---------------------|----------------|----------------|----------------|
| 1 bed, 1 bath | 574     | \$389,900.00        | \$196,505.00   | \$193,395.00   | \$509,900.00   |
| 1 bed, 1 bath | 580     | \$399,900.00        | \$185,445.00   | \$214,455.00   | \$519,900.00   |
| 1 bed, 1 bath | 551     | \$369,900.00        | \$197,545.00   | \$172,355.00   | \$504,900.00   |
| 1 bed, 1 bath | 564     | \$399,900.00        | \$150,000.00   | \$249,900.00   | \$494,900.00   |
| 1 bed, 1 bath | 574     | \$379,900.00        | \$176,505.00   | \$203,395.00   | \$489,900.00   |
| 1 bed, 1 bath | 580     | \$389,900.00        | \$165,445.00   | \$224,455.00   | \$484,900.00   |
|               | 3,423   | \$2,329,400.00      | \$1,071,445.00 | \$1,257,955.00 | \$3,004,400.00 |

Three 3-bedroom units  
Phase 2 Building B

| Unit Type     | SF    | List Price 2017 | Discount       | Contract Price |
|---------------|-------|-----------------|----------------|----------------|
| 3 bed, 2 bath | 1,077 | \$999,900.00    | \$580,581.67   | \$419,318.33   |
| 3 bed, 2 bath | 1,077 | \$1,009,900.00  | \$590,581.67   | \$419,318.33   |
| 3 bed, 2 bath | 1,077 | \$1,019,900.00  | \$600,581.67   | \$419,318.33   |
|               | 3,231 | \$3,029,700.00  | \$1,771,745.00 | \$1,257,955.00 |



**SUBJECT:** Bylaw 8299 – Amendment to Housing Agreement Bylaw to allow for Re-formatting of Affordable Housing Units (Bosa)

April 25, 2018

Page 5

Staff are comfortable that the value to the community is equivalent in each of the formats for the affordable housing units, and there is no reduction in the community amenity contribution package for the project arising from the proposed re-formatting.

Adaptable Housing:

To assist with accommodating “aging in place” and occupancy by those with varying levels of disabilities, the entire Bosa project includes provision for 95% of the apartment units to meet the BC Building Code requirements for adaptable design provisions.

Consistent with the original six, 1-bedroom affordable rental units, the proposed three, 3-bedroom units are designed to meet the District’s “Level 3” (enhanced accessibility) guidelines applicable to the site at the time of rezoning.

Concurrence:

The proposed amendment has been reviewed by staff from Social Planning and the Legal Department.

Implementation

Implementation of this amendment requires adoption of Housing Agreement Bylaw 8299, with attached Housing Agreement Amendment Agreement adjusting the provisions of the original Housing Agreement regarding affordable housing units in the Bosa project.

**CONCLUSION:**

The requested amendment will assist the North Shore Disability Resource Centre in its efforts to provide housing for those in those need. There is no reduction in the value of the community amenity contribution package to the District, and staff support the proposal to re-format the affordable units in the project.

**OPTIONS:**

The following options are available for Council's consideration:

1. Introduce Bylaw 8299, and grant FIRST, SECOND, and THIRD reading to allow for the amendment to the housing agreement (staff recommendation) or,
2. Defeat the bylaw at First Reading.



Michael Hartford  
Development Planner

**Attachments:**

- A. Bylaw 8299 – Housing Agreement Amendment Bylaw
- B. Letter from North Shore Disability Resource Centre (October 1, 2017)

|  |       |  | <b>REVIEWED WITH:</b>                         |       |  |   |       |  |
|--|-------|--|---|-------|--|---|-------|--|
| <input checked="" type="checkbox"/> Sustainable Community Dev. | _____ |  | <input type="checkbox"/> Clerk's Office       | _____ |  | <b>External Agencies:</b>               |       |  |
| <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 checked="" 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**

**Bylaw 8299**

A bylaw to amend a Housing Agreement dated June 16, 2014  
(1175 Lynn Valley Road)

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

**Citation**

1. This bylaw may be cited as "Housing Agreement Bylaw 8299, 2018 (2785 Library Lane)".

**Authorization to Enter into Agreement**

2. The Council hereby authorizes an amendment to the existing housing agreement dated June 16, 2014 between The Corporation of the District of North Vancouver and 666479 BC Ltd., substantially in the form attached to this Bylaw as Schedule "A."

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**Schedule A to Bylaw 8299**

**Terms of Instrument – Part 2**

**HOUSING AGREEMENT AMENDING AGREEMENT**

This agreement dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ is

BETWEEN:

**666479 BC LTD.**, a company incorporated under the laws of the Province of British Columbia having an office at 500 – 1901 Rosser Avenue, Burnaby, BC V5C 6S3

(the “Owner”)

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, a municipality incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the “Municipality”)

WHEREAS:

- A. The Owner is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the “Lands”);
- B. On the 16<sup>th</sup> day of June, 2014 the Owner and the Municipality entered into a housing agreement under section 905 of the *Local Government Act*, which housing agreement is registered as a section 219 covenant in the Lower Mainland Land Title Office under instrument number CA3848072 against title to the Lands (the “Housing Agreement”); and
- C. The parties wish to modify the Housing Agreement as set out herein.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the Municipality to the Owner and other good and valuable consideration, the receipt and sufficiency of which the Owner hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. The Housing Agreement is hereby modified as follows:
  - (a) in Recital B the words “six affordable rental units” is deleted and replaced with the words “three affordable rental units”;

- (b) section 1.01(a) is deleted in its entirety and replaced with the following new section 1.01(a):

“(a) “*Affordable Rental Units*” means the three (3) three-bedroom residential Dwelling Units, one in each multi-family residential building to be constructed on the Lands, each having a Gross Floor Area of not less than 1 101 square feet, said affordable rental units to be designed, located and configured in accordance with the requirements and approvals set out in the Development Covenant;”

- (c) section 2.06 is deleted in its entirety and replaced with the following new section 2.06:

“2.06 No Affordable Rental Unit may be occupied except by the following:

- (a) Except as set out in this section 2.06, a minimum of two Eligible Person pursuant to one residential tenancy agreement that complies with section 2.05; and
- (b) other individuals, not Eligible Persons, who are living in a single domestic unit with an Eligible Person referred to in section 2.06(a) above.

Despite subsection 2.06(a), upon the prior written approval of the Director, which said approval may be exercised in his or her sole discretion, one of the Affordable Rental Units may be occupied by only one (1) specifically-named eligible person provided that the remaining two (2) Affordable Rental Units are occupied in aggregate by a minimum of five (5) eligible persons. Such approval will apply only to the specifically-named eligible person and will have no further force and effect after the specifically-named eligible person vacates the Affordable Rental Unit.”

- (d) In section 1(h) of Schedule A to the Housing Agreement the words “six strata parcels” is deleted and replaced with the words “three strata parcels”; and
- (e) In section 1 of Schedule C to the Housing Agreement the words “six strata Lots” is deleted and replaced with the words “three strata lots”.

2. All other terms and conditions of the Housing Agreement remain valid and binding upon the parties to this Agreement as if such terms and conditions had been reproduced in their entirety in this Agreement.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

## CONSENT AND PRIORITY AGREEMENT

### GIVEN THAT:

- A. \_\_\_\_\_ (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
- B. The Owner granted \_\_\_\_\_ (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. \_\_\_\_\_, as extended by \_\_\_\_\_ and \_\_\_\_\_, as extended by \_\_\_\_\_ (together, the "Prior Charge");
- C. The Owner granted to THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") a Covenant attached to this Agreement and registered against title to the Land in the LTO immediately before registration of this Agreement (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to the District as Subsequent Chargeholder.

THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

- 1. The Prior Chargeholder consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder agrees that the Subsequent Charge shall be binding upon their interest in and to the Land.
- 2. The Prior Chargeholder grants to the District, as a Subsequent Chargeholder, priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder postpones the Prior Charge and all of their right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargeholder has executed the Land Title Office Form C to which this Agreement is attached and which forms part of this Agreement.



NORTH  
SHORE  
DISABILITY  
RESOURCE  
CENTRE

3158 Mountain Highway  
North Vancouver  
British Columbia V7K 2H5  
Telephone (604) 985-5371  
Facsimile (604) 985-7594  
E-mail: [nsdrc@nsdrc.org](mailto:nsdrc@nsdrc.org)

October 1, 2017

Mayor and Councillors of the District of North Vancouver  
355 West Queens Road,  
North Vancouver, BC, V7N 4N5

**Re: Bosa Lynn Valley Town Centre Housing Agreement Change Request"**

Honourable Mayor Richard Walton and Councillors;

The **North Shore Disability Resource Centre (NSDRC)** has served North Shore communities since 1976. We currently serve almost 2,000 citizens a year, offering multiple services and supports to infants, children, youth, adults and seniors with disabilities and their families. **We provide housing to 50 citizens with disabilities in 15 fully accessible homes with rents geared to income.** These residents live across the North Shore municipalities, with the majority in the District of North Vancouver. We have lengthy experience in all aspects of providing homes that are integrated, physically accessible and financially sustainable. **Our most recent housing project, Mill House,** was the result of a strong partnership between the District of North Vancouver, Lynn Valley United Church, and the developer, Marcon.

The Lynn Valley Town Centre project continues our 40 year history of establishing physically accessible homes with rents geared to income. The original generous offer for this project from **Bosa, with the leadership of the DNV, was to purchase six 1-bedroom units,** at a reduced price, for 6 residents with disabilities. The residents would pay a rent geared to income with some mortgage subsidy available from the Provincial government. The NSDRC believes the spirit of that offer was to provide housing for the most vulnerable citizens with disabilities, living in poverty with few fiscal resources

Unfortunately, changes to **BC Housing Operating Agreements** that previously provided mortgage subsidies as well as financial and logistical support for various maintenance and infrastructure items, **will begin to end in 2018.** For the NSDRC, this means all housing operating costs will have to be sustained through revenues from the residents. **Other Provincial government agencies** such as Health, MCFD or CLBC, **will NOT fund house or facility operating costs.** Given this loss of potential funding, any housing operated by the NSDRC must be fiscally sustainable and free of deficits. The **expected rent geared to income available from the current 1 bedroom design will not be sufficient** to cover basic operating costs and so is not sustainable.

With over 40 years of experience, changes in government policy are not new for us. We were able to secure partnerships and resources to assist us. We developed ideas and solutions to continue to house people with disabilities in accessible and affordable homes on the North Shore; close to their supports of family, friends and services.

The NSDRC has designed a long term Housing Strategy to preserve and improve current options and identify future housing opportunities. Central to this plan and the sustainability of NSDRC housing projects is the imminent end of an important government subsidy for housing for citizens with disabilities and other vulnerable citizens.

In June 2016 we were able to secure a prestigious grant from Urban Land Institute of British Columbia (ULI) to review NSDRC options to expand housing on the North Shore. ***The Urban Land Institute Technical Assistance Panel Report (TAP)*** provides a financially viable and sustainable model for the NSDRC housing initiatives.

[North Shore Disability Resource Centre TAP - ULI British Columbia](#)

The January 2017 ***Options for Us Report*** was prepared by the NSDRC in consultation with over 160 citizens of all ages and varying types of disabilities. This engagement process reinforced a strong perception that housing options and safety were critical components of this community. The 3 bedroom model was seen as a valuable community option.

[www.nsdrc.org/Final-Report-on-Options-for-Us-Engagements.pdf](http://www.nsdrc.org/Final-Report-on-Options-for-Us-Engagements.pdf)

Bosa and the NSDRC developed the **3 bedroom model to give the NSDRC a sustainable, flexible model to offer housing, as proposed in the ULI Report, while meeting a variety of community needs as outlined in the “Options for Us” report.** We can provide housing to citizens with disabilities and their families, in a variety of models to reflect the community. Community members identified safety and isolation as their primary concerns. Transportation and ease of access were also high on the list of requirements. By offering the 3 bedrooms, we can provide a living situation that will really meet the needs of our community.

With the flexibility offered by 3 3-bedrooms, we can offer a variety of living situations; units can be used to support 3 people with complex physical and developmental disabilities, with 24 hour staff, or to house 2 people with disabilities and a live in care provider. One of the units could house a family headed by a person with a disability or with a child with disabilities, requiring accessible living. That is currently unavailable. The types of residents and the model used to support them or to fund the homes is quite broad. 6 x 1 beds can potentially house 6 people with disabilities, with no provision for live-in care to meet the requirements of those with higher care needs and will be fiscally unsustainable.

Respectfully, **we would ask Council to support the change to the Housing Agreement.** The changes will allow more citizens with disabilities to access homes that are accessible, affordable and reflect the flexibility that community has asked for while ensuring the sustainability of the project and the NSDRC.

We look forward to further conversations. Thank you.

Sincerely,

Liz Barnett, Executive Director

CC: Dan Diebolt, Embassy Bosa



## MAYOR REPORTS

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## Memo

May 7, 2018

**TO:** Council  
**FROM:** Mayor Richard Walton  
**SUBJECT:** Mayor's Special Contingency Fund

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Funds from the Mayor's Special Contingency Fund have been allocated as outlined below:

|          |                              |          |
|----------|------------------------------|----------|
| May 2018 | Trish McMordie Memorial Fund | \$250.00 |
|----------|------------------------------|----------|

A donation was made in appreciation of Allan McMordie piping in award recipients at the District of North Vancouver Youth Awards event on Tuesday, May 1, 2018.



Richard Walton



**CORPORATE POLICY MANUAL**

|              |   |      |
|--------------|---|------|
| Section:     | Finance                                   | 5    |
| Sub-Section: | Grants                                    | 1850 |
| Title:       | Miscellaneous Funding Requests to Council | 8    |

**REASON FOR POLICY**

Council receives occasional miscellaneous funding requests from the community at large. In general these requests and the discussion to either support or not support a particular request draws limited Council time away from their strategic focus.

**AUTHORITY TO ACT**

Through Council resolution, the Mayor is authorized to grant a maximum of \$1,000 (plus applicable taxes) per request except when a request has already been denied by the District. Any request in excess of \$1,000 (plus applicable taxes) or repeat request will require the approval of Council. A Council Operating Contingency of \$10,000 will be established and may be used in any given year on a one-off basis, to fund miscellaneous requests received through the Mayor’s office. In the event that any request results in the \$10,000 limit (plus applicable taxes) being exceeded the approval of Council is required.

At the Mayor's discretion the Mayor may decide to consult, inform and/or assess support for a particular request prior to taking action. The Mayor will inform Council of any granted requests at the next available public meeting.

The Chief Financial Officer co-signs expenditure requests to release funds.

**PROCEDURE**

If the Mayor supports a request, the Mayor’s office will engage staff to ensure that the request has not been denied, no other funding options are available and confirm that the requestor is not eligible or has not received funding from other District sources.

- If a request is not eligible for, or has not received other funding from the District, the Mayor shall advise the requestor in writing that the funding is “one-time” only and that no other District funding will be made available to this requestor in the current year.
- If a request is eligible for District funding from other sources, the Mayor shall advise the requestor in writing that the funding is “one-time” only and that any further funding requests should be made through normal grant funding channels. Consideration to fund a request eligible for funding from other sources should include the timing of the annual grant funding application and approval process.

**OVERSIGHT**

The Mayor will advise Council at the next available public meeting on the nature of each funding request that has received support and the amount of funding supporting each request.

|                 |                  |              |                 |
|-----------------|------------------|--------------|-----------------|
| Approval Date:  | February 6, 2012 | Approved by: | Regular Council |
| Amendment Date: |                  | Approved by: |                 |
| Amendment Date: |                  | Approved by: |                 |

## Tracie Finnigan

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**From:** CanadaHelps.org <info@canadahelps.org>  
**Sent:** May 07, 2018 10:40 AM  
**To:** Tracie Finnigan  
**Subject:** Thank You for Donating to NORTH VANCOUVER DISTRICT PUBLIC LIBRARY using CanadaHelps  
**Attachments:** CanadaHelpsR3757082.pdf



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Should you have any questions or comments, please do not hesitate to contact us at [info@canadahelps.org](mailto:info@canadahelps.org). We are happy to help.

Thanks,

The CanadaHelps Team

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