

AGENDA

REGULAR MEETING OF COUNCIL

**Monday, February 4, 2013
7:00 p.m.**

**Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC**

Council Members:

Mayor Richard Walton
Councillor Roger Bassam
Councillor Robin Hicks
Councillor Mike Little
Councillor Doug MacKay-Dunn
Councillor Lisa Muri
Councillor Alan Nixon



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, February 4, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7954 – Rezoning Lot B – Barrow Street/Lynnwood
- Bylaw 7969 – 2635-2695 Mountain Highway

1. ADOPTION OF THE AGENDA

1.1. February 4, 2013 Regular Meeting Agenda

Recommendation:

THAT the agenda for the February 4, 2013 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

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

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. January 14, 2013 Council Workshop

p. 9 - 11

Recommendation:

THAT the minutes of the January 14, 2013 Council Workshop be received.

6.2. January 21, 2013 Regular Council Meeting

p. 13 - 17

Recommendation:

THAT the minutes of the January 21, 2013 Regular Council meeting be adopted.

6.3. January 22, 2013 Public Hearing

p. 19 - 22

Recommendation:

THAT the minutes of the January 22, 2013 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. REPORTS FROM COUNCIL OR STAFF

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

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

*Staff suggestion for consent agenda.

Recommendation:

THAT items _____ be included in the Consent Agenda and be approved without debate.

- * **8.1. Results of Alternative Approval Process for Bylaw 7970 -
2670 Lloyd Avenue**
File No. 01.0115.30/002.000

p. 25 - 29

Recommendation:

THAT the report from the Municipal Clerk entitled "Results of Alternative Approval Process for Bylaw 7970 – 2670 Lloyd Avenue" and dated January 29th, 2013 be received for information.

8.2. Bylaw 7969: 2635-2695 Mountain Highway Rezoning

p. 31 - 37

File No. 09.3900.01/000.000

Recommendation:

THAT "The District of North Vancouver Rezoning Bylaw 1288 (Bylaw 7969)" is given SECOND and THIRD reading.

8.3. Development Permit 67.12 – Seylynn Village [Phase 1 – Building "C"]

p. 39 - 75

File No. 08.3060.20/067.12

Recommendation:

THAT Development Permit 67.12 for a 24 storey residential building at Seylynn Village, be ISSUED.

- 8.4. Development Permit 10.12: 1551 Pemberton Avenue** **p. 77 - 100**
Mixed Commercial Residential Building
File No. 08.3060.20/010.12

Recommendation:

THAT Development Permit 10.12 for a four storey mixed use building at 1551 Pemberton Avenue, be ISSUED.

- 8.5. Bylaw 7975: Development Servicing Bylaw Amendment –** **p. 101 - 105**
Road Classification
File No. 16.8620.20/041.000

Recommendation:

THAT “Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4)” is given FIRST, SECOND, and THIRD reading.

- 8.6. Core Funding/Operating Support Grants for Arts Organizations:** **p. 107 - 129**
Release of First Instalment on 2013 Grant
File No. 10.4794.90/001.000

Recommendation:

THAT the four recognized, core-funded arts organizations be approved to receive a first instalment on their 2013 Core Funding/Operating Support Grants;

AND THAT this first round of 2013 payments, being equivalent to 50% of the groups’ 2012 grants and totaling \$317,492, be approved in accordance with Council policy;

AND THAT the District’s portion of this interim instalment, totalling \$148,746 in operating grants, be approved for release to the City of North Vancouver;

AND THAT the balance of the 2013 Core Funding/Operating Support grants be disbursed in full in June, following Council’s final approval of the budget.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ANY OTHER BUSINESS

11. ADJOURNMENT

Recommendation:

THAT the February 4, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

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MINUTES

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DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, January 14, 2013 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. L. Carter, Manager – Utilities
Mr. J. Gordon, Manager – Administrative Services
Ms. S. Berardo, Confidential Council Clerk

1. Opening by the Mayor

Mayor Walton opened the meeting and welcomed members of the public.

2. 2013 Water Stewardship

File No.

Presentation: Lorn Carter, Manager – Utilities

Mr. Gavin Joyce, Acting Chief Administrative Officer, advised that the purpose of this meeting is to educate Council on water consumption, universal water metering and its alternatives, and water conservation initiatives.

Mr. Lorn Carter, Manager – Utilities, spoke to the PowerPoint presentation on the “District of North Vancouver 2013 Water Stewardship” dated January 14, 2013. The topics covered were:

- What is water stewardship and who has responsibilities for providing potable water;
- Regional municipal water use and how the District of North Vancouver compares;
- Water use versus growth for the District of North Vancouver;
- Current, 2013, and post-2013 potential water conservation initiatives;
- A status update for lower mainland municipal universal water metering;
- A summary of the District of North Vancouver’s water metering infrastructure;
- Actual single family water purchase and sewage handling costs;
- Potential residential water savings due to universal water metering;
- Potential residential sewage savings due to universal water metering;
- Expected current and future cost and savings of a universal water metering program;
- Issues with a universal water metering program;

- Benefits for collecting water meter data for select groups of single family residents; and,
- Alternative programs to reduce water consumption.

Councillor MURI left the meeting at 7:46 pm and returned at 7:48 pm.

Mr. Carter discussed the benefits and disadvantages of universal water metering.

Benefits include:

- Primary tool to address equity;
- Addresses private side leakage; and,
- Excellent system information.

Disadvantages include:

- Average resident will pay more than they currently are;
- Requires a change of habit for residents to achieve success;
- Currently a cost/benefit loser;
- Permanent expensive infrastructure and system; and,
- Causes carbon dioxide footprint to implement.

Mr. Carter summarized the presentation stating:

- Universal water metering provides equity for billing and excellent water use data;
- Universal water metering can save resident-side water leakage;
- Universal water metering is expensive and a cost benefit loser as the average resident will pay more than they are now;
- There are environmental impacts to implement;
- Existing water conservation programs can cost effectively reduce water demand;
- Each toilet replacement can permanently reduce consumption without habit change; and,
- Noise loggers are cost beneficial.

Next steps include:

- Noise Logger pilot program in 2013;
- Single family residence meter pilot to gain key information in 2013;
- Expand toilet replacement program in 2014; and,
- Return to review decision on universal water metering in 2015.

Council questioned how water meters are checked and if this was costly? Staff advised that these meters are meant to be fairly maintenance free.

Council suggested metering residents with pools on their properties. Staff noted that residents with pools are charged a one-time flat rate.

Council questioned if a ten percent water reduction is possible without metering? Staff advised that with programs such as toilet rebates, noise loggers, and educating the public, this is achievable. It was also noted that a ten percent water reduction equates to a savings of \$1.235 million a year.

Council commented on the beneficial effects of using social media as a tool to educate the public.

Council agreed to focus on the toilet rebate program.

Public Input:

Mr. Corrie Kost:

- Noted that universal water metering has an “anti-family” connotation;
- Mentioned that the slope of the pipes may affect the quality of low flush toilets; and,
- Noted that Britain has started to withdraw from water metering.

3. Adjournment

The meeting adjourned at 8:08 pm.

Confidential Council Clerk

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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 7:06 p.m. on Monday, January 21, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon (7:07 pm)

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Grant, Manager – Corporate Planning & Projects
Mr. S. Ono, Manager – Engineering Services
Ms. E. Geddes, Section Manager – Transportation
Ms. J. Paton, Section Manager – Development Planning
Ms. L. Brick, Confidential Council Clerk
Ms. L. Simkin, Administrative & Information and Privacy Coordinator

1. ADOPTION OF THE AGENDA

1.1. January 21, 2013 Regular Meeting Agenda

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the January 21, 2013 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

Absent for Vote: Councillor NIXON

2. PUBLIC INPUT

Councillor Nixon arrived at this point in the proceedings.

2.1 Mr. Sean Weins, Pemberton Avenue:

- Spoke in support of the Pemberton Heights Traffic Calming Plan; and,
- Urged Council to support the proposal.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Mr. Duncan Wilson, Port Metro Vancouver

Re: Update on Port Metro Vancouver operations in general and specific to the North Shore

Mr. Duncan Wilson, Vice President, Corporate Social Responsibility, Port Metro Vancouver, provided an overview of the upcoming Port projects, plans, and initiatives. Mr. Wilson commented on the Lower Lynn Town Centre development project, noting it would be beneficial for the District and Port Metro Vancouver to work together to develop and implement proactive mitigation measures to address industrial noise in transition areas in the new town centres.

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT the delegation of Mr. Duncan Wilson, Port Metro Vancouver be received for information.

CARRIED

5.2. Dr. Arthur Fallick & Dr. Kent Mullinix, Kwantlen Polytechnic University

Re: South West BC Food System Design & Implementation Plan

Dr. Kent Mullinix provided an overview of the South West BC Food System Design and Implementation Plan. Dr. Mullinix requested endorsement of the project, a staff liaison to the committee, and a funding commitment.

Councillor MURI left the meeting at 8:13 and returned at 8:16 pm.

Council requested that staff report back regarding endorsement of the project, funding options, and staff liaison opportunities, and that it include input or comment from Metro Vancouver.

MOVED by Councillor NIXON

SECONDED by Councillor HICKS

THAT the delegation of Dr. Kent Mullinix, Kwantlen Polytechnic University be received for information.

CARRIED

Absent for Vote: Councillor MURI

6. ADOPTION OF MINUTES

6.1. January 7, 2013 Regular Council Meeting

MOVED by Councillor NIXON

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the January 7, 2013 Regular Council meeting be adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT items 8.1 and 8.4 be included in the Consent Agenda and be approved without debate.

CARRIED

- 8.1. Bylaw 7883: District of North Vancouver Rezoning Bylaw 1265
Argyle – 1131 Frederick Road
File No. 09.3900.01/000.000**

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT District of North Vancouver "Rezoning Bylaw 1265" (Bylaw 7883) is ADOPTED.

CARRIED

- 8.2. Bylaw 7962: Rezoning of Land at 2151 Front Street and
2011 Old Dollarton for a Mixed Commercial/Residential Project
File No. 08.3060.20/086.11**

Public Input:

Mr. Geoff Heu, 600 Block West Georgia Street:

- Spoke in support of the project on behalf of the applicant, Great West Life;
- Confirmed that there is space available above the restaurant which can be converted to additional uses;
- Commented on the strategy for developing rental units in the area; and,
- Commented on rental rates of the units.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT Bylaw 7962, Rezoning Bylaw 1287, rezoning the properties at 2011 Old Dollarton Road and 2151 Front Street to CD68 in order to permit a mixed commercial/residential project, is given FIRST reading;

AND THAT Bylaw 7962, Rezoning Bylaw 1287, be referred to a Public Hearing.

CARRIED

8.3. Pemberton Heights Traffic Calming Plan

File No. 11.5460.83/002.000

Ms. Erica Geddes, Section Manager – Transportation, provided an overview of the proposed traffic calming plan for the Pemberton Heights area highlighting that the plan could be built in the summer of 2013 and is fully funded.

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT staff be directed to implement the traffic calming measures for West Keith Road and West 22nd Street as outlined in the report of the Supervisor – Transportation Engineering dated January 3, 2013.

CARRIED

**8.4. GVRD Mosquito Control Administration and Coordination
Service Repeal Bylaw**

File No. 01.0115.30/002.000

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the Council of the District of North Vancouver consents to the repeal of the *Greater Vancouver Regional District Mosquito Control Administration and Coordination Service Establishment Bylaw No. 1034, 2005* and consents to the adoption of the *Greater Vancouver Regional District Bylaw to Repeal the Mosquito Control Administration and Coordination Service (Bylaw No. 1179, 2012)*.

CARRIED

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1 Councillor Hicks reported on his recent tour of a Turning Point recovery facility.

9.4. Metro Vancouver Committee Appointees

Nil

10. ANY OTHER BUSINESS

Nil

11. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the January 21, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED

(9:12 pm)

Mayor

Municipal Clerk

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DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 22, 2013 commencing at 7:09 p.m.

Present: Mayor R. Walton
Councillor M. Little
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor R. Bassam
Councillor R. Hicks
Councillor D. Mackay-Dunn

Staff: Ms. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Ms. T. Guppy, Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7969 The District of North Vancouver Rezoning Bylaw 1288

Purpose: Bylaw 7969 will permit a one hundred and eight unit residential complex consisting of two apartment buildings, one of four storeys in height and the second, five storeys in height.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing is to receive input from the community on the proposed amendments to the Zoning Bylaw as outlined in the notice of Public Hearing. He also informed those in attendance of the procedural rules that will be followed.

2. INTRODUCTION OF BYLAW BY CLERK

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

3. PRESENTATION BY STAFF

Presentation: Tamsin Guppy, Planner

Ms. Tamsin Guppy, Planner, presented the proposal for a one hundred and eight unit residential complex consisting of two apartment buildings, one of four storeys in height and the second, five storeys in height.

Ms. Guppy advised that:

- The project is in keeping with the Official Community Plan;
- The proposed residential complex presents a strong design that will enhance the entrance to the Lynn Valley Town Centre;
- It will create more opportunities for both first time buyers and families who cannot afford single family or town house units;
- Public art is a required part of the community amenity package; and,
- A parking rate of 1.5 spaces per unit is required.

4. PRESENTATION BY APPLICANT

Presentation: Mr. Hugh Ker

The applicants thanked staff for providing a detailed overview of the proposed development and drew attention to the following points:

- Provided a history of the proposal;
- Mentioned that Polygon is finalizing the Community Amenity Contributions;
- Acknowledged unit sizes are smaller to address affordability;
- Noted that there are an increased number of adaptable homes to meet the bylaw requirements; and,
- Commented that Polygon has a corporate policy in which they will revise the layout of the unit if the owner comes forward with special needs.

Mr. Ker spoke further addressing:

- Design principals;
- Shadow analysis;
- Four storey streetscape;
- Entrance lobby;
- Five storey streetscape;
- Gateway features; and,
- East streetscape elevation.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Jan Hills, 1600 Block Alderlynn Drive

OPPOSED

- Spoke in opposition to the project;
- Expressed concern in regard to density;
- Expressed concern in regard to increased traffic congestion; and,
- Stated that Lynn Valley does not have the facilities to accommodate growth.

5.2 Ms. Susan Hubber, 1200 Block Barlynn Crescent

COMMENTING

- Expressed concern with public transportation in the area;
- Questioned whether TransLink has an intention to improve the 210 bus route;
- Questioned the proposed price range of these units; and,
- Questioned what protocols will be in place during the construction of the development, specifically with regard to containing traffic congestion.

5.3 Ms. Liz Barnett, 3100 Block Mountain Highway IN FAVOUR

- Advised that she works with individuals who have a disability and commended the developers for the accessibility aspects of the proposed development; and,
- Supports the development of more affordable living units on the North Shore.

5.4 Mr. Hazen Colbert, 1100 Block East 27th Street IN FAVOUR

- Spoke in support of the development;
- Commented that the proposed development fits well within the community;
- Expressed concern with regards to shadowing;
- Noted that affordable housing needs to be addressed;
- Commented that parking will be a problem;
- Commented that parking restrictions on 27th Street and Mountain Highway will be essential; and,
- Stated that public transit is a problem regardless of whether this project goes through.

5.5 Ms. Jan Hills, 1600 Block Alderlynn Drive SECOND TIME

- Requested that Council contact the Ministry of Transportation.

5.6 Mr. Dan Ellis, 900 Block Hendecourt Road COMMENTING

- Urged Council to eliminate the boulevard reservation on the east side of Mountain Highway.

6. QUESTIONS FROM COUNCIL

Council queried the proposed price point for the units. The developer advised that a one bedroom unit would start in the low \$300,000 price range.

Council queried the average unit size. The developer advised that the average unit size is 800 square feet.

Council questioned what Polygon plans to do with unused parking spaces. The developer advised that Polygon has committed to turning over the unsold parking spaces to the Strata Corporation to ensure that all parking constructed is available for use.

The developer advised Council that the proposed development will be built in one phase.

Council queried what restrictions would be in place to eliminate road closures during construction. Staff advised that a construction management plan would be required that includes a robust communication plan with the community.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the January 22, 2013 Public Hearing be closed;

AND THAT Bylaw 7969 "The District of North Vancouver Rezoning Bylaw 1288", be returned to Council for further consideration.

CARRIED

8. CLOSING

Mayor Walton declared the Public Hearing in respect to Bylaw 7969 CLOSED at 8:01 p.m.

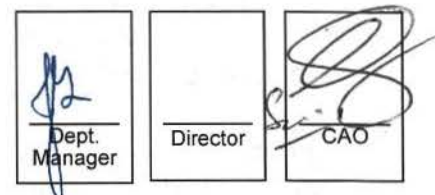
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Confidential Council Clerk

REPORTS

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>February 4, 13</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	DM# _____	Date: _____	Mailbox: _____
<input type="checkbox"/> Council Workshop			



The District of North Vancouver REPORT TO COUNCIL

January 29, 2013
File: 01.0115.30/002.000
Tracking Number: RCA -

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: Results of Alternative Approval Process for Bylaw 7970 - 2670 Lloyd Avenue

RECOMMENDATION:

THAT the report from the Municipal Clerk entitled "Results of Alternative Approval Process for Bylaw 7970 – 2670 Lloyd Avenue" and dated January 29th, 2013 be received for information.

REASON FOR REPORT:

The reason for this report is to provide Council with the results of the alternative approval process (AAP) for Bylaw 7970 and to outline the next steps.

BACKGROUND:

On December 12th, 2012 Council gave third reading as amended to Park Purposes Amendment Bylaw 7970, 2012 and directed staff to obtain approval of the electors by means of an alternative approval process. Following notice in the North Shore News on December 14 and 21, the AAP ran until the deadline of 4:00 pm, Monday, January 28. The Municipal Clerk is then required to certify whether or not the approval of the electors has been obtained based on the submissions received.

RESULTS:

By the deadline the District had received 176 valid elector response forms. This is below the threshold of 10% of eligible voters required to prevent Council from proceeding with bylaw 7970. Attached, therefore, is certification that approval of the electors has been obtained and that Council may proceed with bylaw 7970.

TIMING/APPROVAL PROCESS:

Having now obtained the approval of the electors, bylaw 7970 is ready for adoption. It is the desire of the Planning staff, however, to postpone adoption until it can be done concurrently with the adoption of an associated rezoning bylaw, a process which may now commence

SUBJECT: Results of Alternative Approval Process for Bylaw 7970 - 2670 Lloyd Avenue

January 29, 2013

Page 2

given the successful completion of the AAP for bylaw 7970. It is anticipated that both bylaws will be ready for adoption in early May 2013.

OPTIONS:

At this point there are two options available to Council:

1. Receive this report for information and postpone adoption of bylaw 7970 until such time as it can be adopted concurrently with the associated rezoning bylaw; or,
2. Adopt the bylaw now in which case the following resolution would be in order:

"THAT Park Purposes Amendment Bylaw 7970, 2012 is adopted."

Respectfully submitted,



James Gordon
Municipal Clerk

Attachments: 1. Park Purposes Amendment Bylaw 7970, 2012
 2. Certification

REVIEWED WITH: <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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The Corporation of the District of North Vancouver

Bylaw 7970

A bylaw to amend bylaw 3957

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

1. Citation

This bylaw may be cited as "Park Purposes Amendment Bylaw 7970, 2012".

2. Amendment of Bylaw 3957

The requirement in "Land Purchase Bylaw 3, 1969 (Bylaw 3957)" to hold for park purposes that portion of Amended Lot 2 (Reference Plan 2935), Block C, District Lots 598 to 601, Plan 6659 comprising 2,400 square meters, more or less, shown outlined in red on the Plan attached to this bylaw as Attachment "A" is hereby removed, and Bylaw 3957 is hereby amended accordingly.

READ a first time this the 3rd day of December, 2012

READ a second time this the 3rd day of December, 2012

READ a third time this the 3rd day of December, 2012

THIRD READING RESCINDED on this the 12th day of December, 2012

READ a third time as amended this the 12th day of December, 2012

ELECTOR APPROVAL OBTAINED on this the

ADOPTED this the

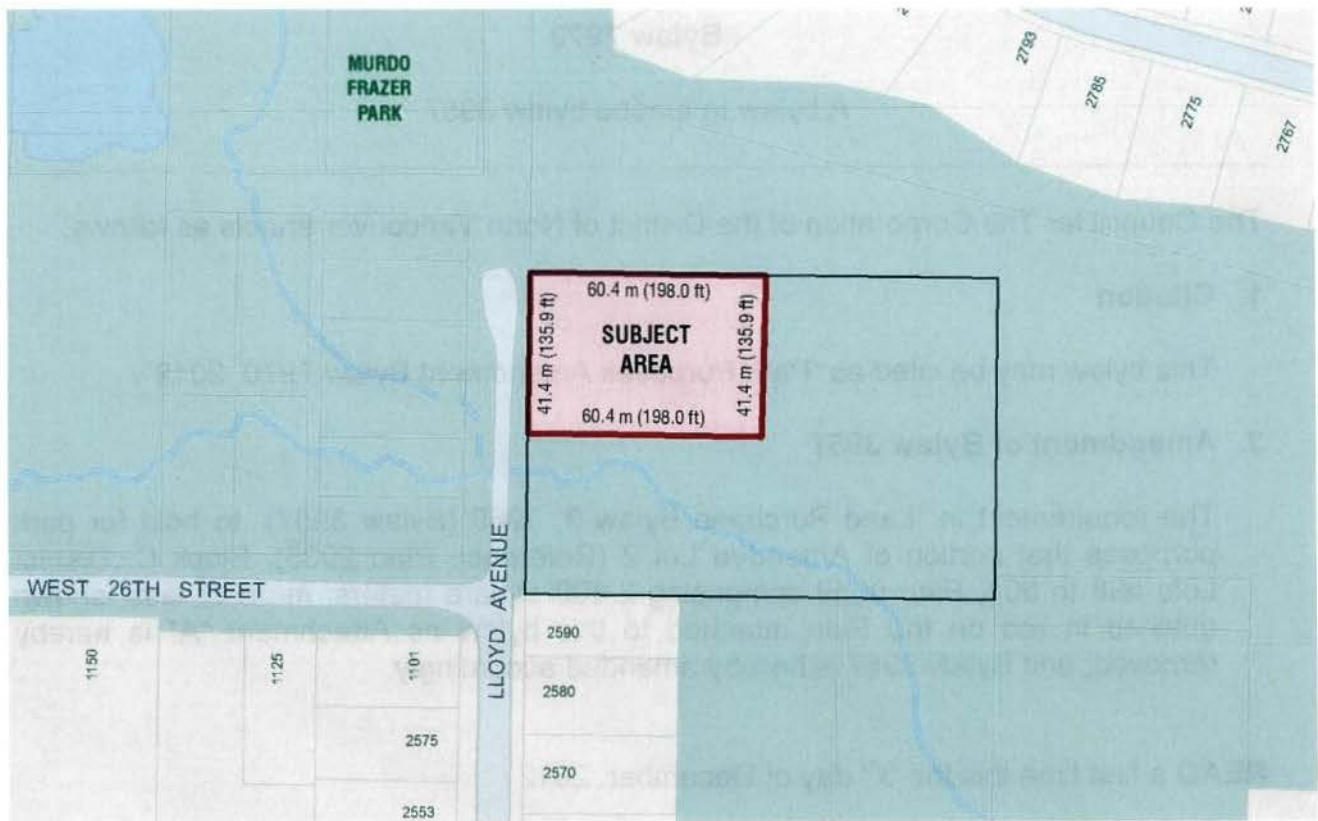
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Attachment "A" to Bylaw 7970



District of North Vancouver

Alternative Approval Process

Park Purposes Amendment Bylaw 7970, 2012

CERTIFICATION

Given that:

1. Notice of the alternative approval process was published in accordance with the requirements of the *Community Charter*;
2. Electors of the District of North Vancouver were provided with an opportunity to indicate that council may not proceed with the bylaw unless it is approved by assent of the electors;
3. The number of valid Elector Response Forms required from at least 10% of the electors of the District of North Vancouver is 6,045; and,
4. The number of valid Elector Response Forms received by the Municipal Clerk for the District of North Vancouver before the deadline of 4:00 pm on Monday, January 28, 2013 was 176;


I, James A. Gordon, Municipal Clerk for the District of North Vancouver, hereby declare that the approval of the electors has been obtained.


James A. Gordon, Municipal Clerk

January 28, 2013
Date

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COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:		Item #	
<input checked="" type="checkbox"/> Regular	Date:	Jan 25, 2013	Item #	
<input type="checkbox"/> Agenda Addendum	Date:		Item#	
<input type="checkbox"/> Info Package				
<input type="checkbox"/> Council Workshop	DM#		Date:	Mailbox:


Dept.
Manager


Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 25, 2012
File: 09.3900.01/000.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: Bylaw 7969: 2635-2695 Mountain Highway Rezoning

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1288 (Bylaw 7969)" is given SECOND and THIRD reading.

BACKGROUND:

"The District of North Vancouver Rezoning Bylaw 1288 (Bylaw 7969)" received first reading and was referred to a Public Hearing on December 3, 2012. A Public Hearing was held on January 22, 2013. Planning is expecting to bring this Bylaw forward for adoption on February 18, 2013 following the applicant's satisfaction of the rezoning requirements.

Options:

1. Provide second and third reading;
2. Provide second reading only;
3. Return the bylaw to a Public Hearing; or,
4. Abandon the bylaw at 1st reading.

Respectfully submitted,



Natasha Letchford
Deputy Municipal Clerk

Attachment: "The District of North Vancouver Rezoning Bylaw 1288 (Bylaw 7969)"

The Corporation of the District of North Vancouver

Bylaw 7969

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to rezone 2635-2695 Mountain Highway (3060-20-41.12)

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1288 (Bylaw 7969)".

2. Amendments

1. The following amendments are made to the "District of North Vancouver Zoning Bylaw 1965":

a) Section 301(2) by inserting the following zoning designation:

"Comprehensive Development Zone 69 CD69 Bylaw 7969"

b) Part 2 A – amend as follows:

Definitions Applicable to the Employment Zones, Village Commercial Zones and Comprehensive Development Zone 69 (Sections CD69, 600-A, 600-B, 750, 770)

The following definitions apply in the Employment Zones, Village Commercial Zones and Comprehensive Development 69 (Sections CD69, 600-A, 600-B, 750, 770) only:

c) Part 4B, inserting Schedule A.

d) The Zoning Map is amended in the case of the lands legally described as:

2635 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-676)

2637 Mountain Highway, Strata Lot 2, District Lot 2022, Group, Strata Plan VR 758 (PID 005-823-684)

2645 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-753)

2647 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-788)

2653 Mountain Highway, Lot 17, Block W, District Lot 2022, Group 1, Plan 12301 (PID 008-066-914)
2661 Mountain Highway, Lot 3, Block W, District Lot 2022, Group 1, Plan 12740 (PID 006-738-982)
2669 Mountain Highway, Lot 1, Block 33, District Lot 2022, Group 1, Plan 11271 (PID 009-218-459)
2675/2679 Mountain Highway, Lot 6, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-461-437)
2691/2695 Mountain Highway, Lot 5, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-986-904)

as illustrated on Schedule B by rezoning the land from Multi Family Zones (RM2 and RM3) to Comprehensive Development Zone (CD69).

READ a first time this the 3rd day of December, 2012

PUBLIC HEARING held the 22nd day of January, 2013

READ a second time the

READ a third time the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 7969

4B420 Comprehensive Development Zone 69 CD69

The CD 69 Zone is applied to:

2635 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-676)

2637 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-684)

2645 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-753)

2647 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-788)

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2661 Mountain Highway, Lot 3, Block W, District Lot 2022, Group 1, Plan 12740 (PID 006-738-982)

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2691/2695 Mountain Highway, Lot 5, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-986-904)

4B421 Intent

The purpose of the CD69 Zone is to permit low density apartments, with a building form that includes 4 and 5 storey residential buildings.

4B422 Permitted Uses

The following *principal uses* shall be permitted in the CD69 Zone:

- a) Uses Permitted without conditions:
residential use.

- b) The following principal uses are permitted when the conditions outlined in section 4B423 Conditions of Use are met:
Not applicable.

4B423 Conditions of Use

Not applicable.



4B424 Accessory Use

- a) *Home occupations* are permitted in *residential* dwelling units in this zone.

4B425 Density

- a) The maximum permitted density in the CD69 Zone is limited to a floor space ratio (FSR) of 0.6 FSR.
- b) For the purposes of calculating floor area ratio the following areas are exempted:
 - i. Amenity space and lounge up to 117 m² (1,260 square feet); and
 - ii. Underground parking and underground storage areas.

4B426 Amenities:

Despite Subsection 4B425 , density in the CD69 Zone is increased to a maximum floor space ratio of 1.96 and a total of 108 units if \$983,575 is contributed to the municipality to be used for the following amenities in Lynn Valley (with allocation to be determined by the municipality in its sole discretion):

- a) Public Art;
 - b) Hastings Creek Watershed Environmental Enhancements;
 - c) Community arts, cultural features and facilities;
 - d) Child and adult daycare facility;
 - e) A network of interconnected public gathering places (including urban plazas, pocket parks and pedestrian pathways);
 - f) Parks, trails and paths;
 - g) Community multi-purpose services and facilities including a youth and senior's centre;
 - h) Recreation facilities and services;
 - i) Public community and public rooftop gardens;
 - j) Affordable and non-market rental housing;
 - k) Restoration of heritage features;
- Or other community projects as identified.

4B 427 Maximum Principal Building Size

Not applicable.

4B 428 Setbacks

- a) From all Streets to building face: A minimum setback of 4.6 m (15.0 feet);
- b) Rear (west) Yard to building face: A minimum setback of 5.5 m (18.0 feet).

4B 429 Building Orientation

Not applicable.

4B 430 Building Depth and Width

- a) Building Depth: not applicable.
- b) Building Width: not applicable.

4B431 Coverage

- a) Building Coverage: maximum: 50%.
- b) Site Coverage: maximum: 55%.

4B 432 Height

- a) The maximum building height is 19.2 m (63 feet).

4B 433 Landscaping

- a) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;
- b) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and
- c) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B 434 Subdivision

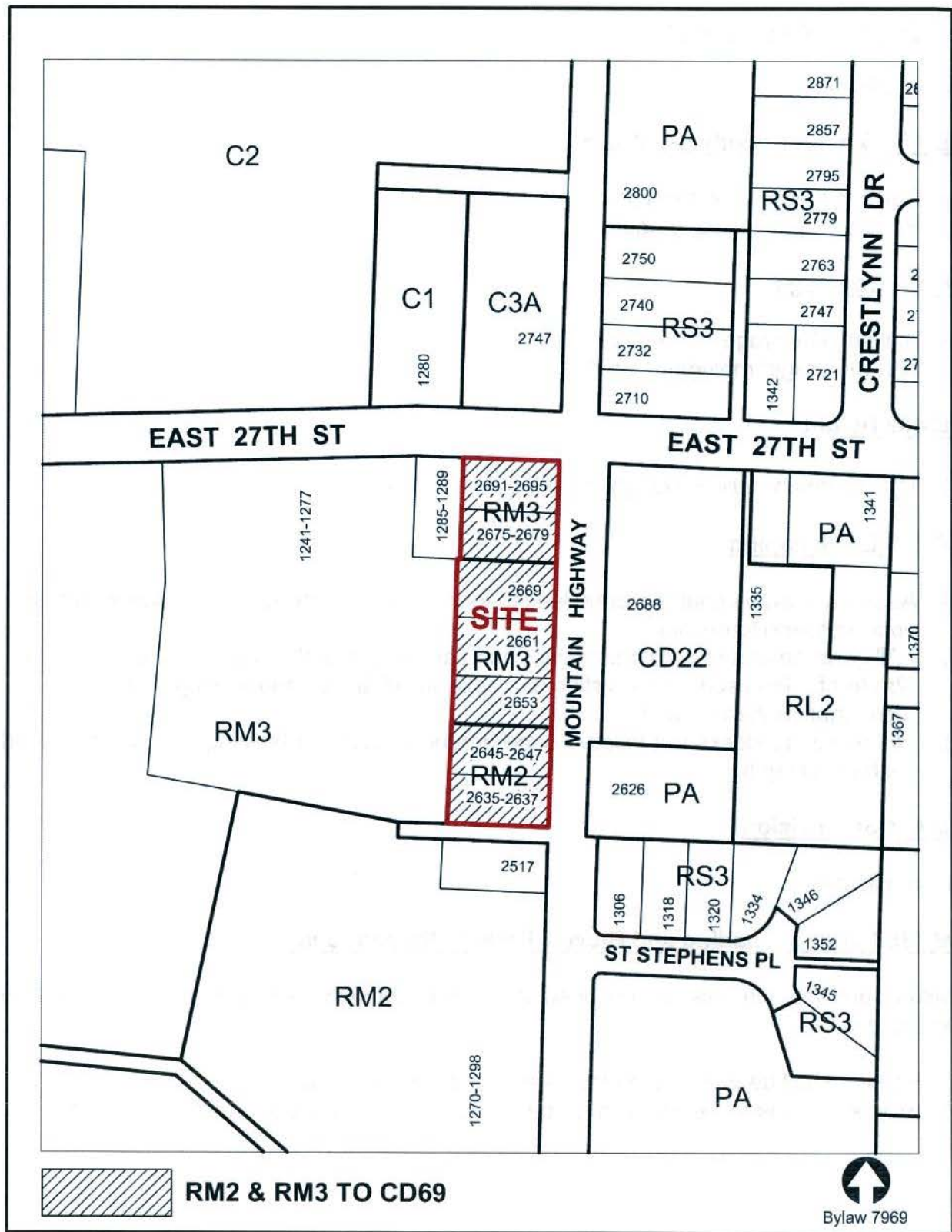
Not applicable.

4B 435 Parking, Loading and Bicycle Parking Regulations:

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

- a) Parking shall be provided on the basis of 1.5 cars per unit.
- b) Bicycle storage for residents shall be provided on the basis of one space per unit.

Schedule B – Zoning Map Bylaw 7969



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COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>FEB 4, 2013</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item#		
<input type="checkbox"/> Info Package				
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:	



The District of North Vancouver REPORT TO COUNCIL

January 23, 2013
File: 3060-20-67.12
Tracking Number: RCA -

AUTHOR: Michael Hartford, Community Planner

SUBJECT: Seylynn Village - Development Permit 67.12 [Phase 1 - Building "C"]

RECOMMENDATION:

It is recommended that Council issue Development Permit 67.12 for a 24 storey, residential building at Seylynn Village.

REASON FOR REPORT:

The site is in Development Permit Areas for form and character of commercial and multi-family development, for protection of development from creek hazards, and for energy and water conservation and greenhouse gas emission reduction. Undertaking the proposed development requires issuance of a Development Permit by Council.

SUMMARY:

A Development Permit application has been received for the "Phase 1" building ("Building C") in the Seylynn Village project, located north of Fern Street and east of Mountain Highway. The proposal is for a 24 storey building (including a four storey podium element) with 201 dwelling units, located at the south-east corner of the site. The building is the first proposed of the multi-building Seylynn Village comprehensive development project.

Land use on the property is regulated by the CD67 zoning adopted on December 12, 2012 for the larger Seylynn Village project. The project as proposed complies with the requirements of the CD67 Zone.



The proposed development helps to implement the re-development objectives for the Lower Lynn area and has been reviewed relative to the directions for design guidelines currently in progress for the Lower Lynn Town Centre.

BACKGROUND:

The overall Seylynn Village development proposal includes construction of four buildings with approximately 1,004 m² (10,800 square feet) of commercial space, 720 market condominium apartments and townhouses, 70 affordable rental apartments, a private recreation facility, and a 232 m² (2,500 sq. ft.) child-care facility.

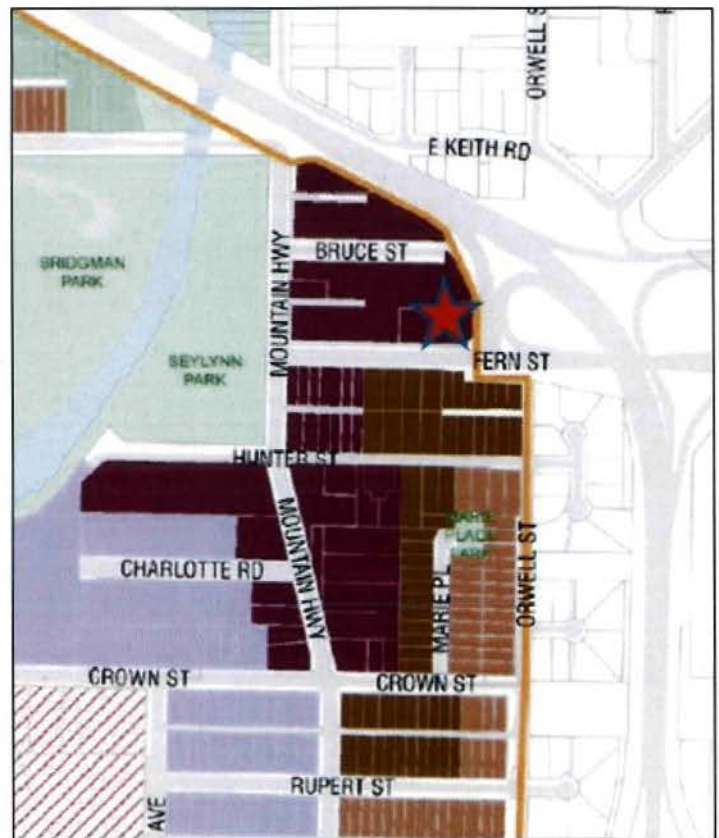
Zoning for the Seylynn Village project was approved by Council in December of 2012. The legal framework for the project, including a phased development agreement, housing agreement, and development covenant, in conjunction with the CD-67 zoning, set out the developer's rights and obligations regarding land use and project amenities at Seylynn Village.

EXISTING POLICY:

"Seylynn Village" is designated in the District Official Community Plan (OCP) as part of the Lower Lynn Town Centre and has a designation of "Commercial / Residential Mixed Use Level 3."

The Seylynn Village site has been considered as a comprehensive development and the zoning and Development Covenant set out a maximum aggregate development potential for the project, averaged over the total project site area.

The area is designated in development permit areas for protection of development from creek hazards (arising from the risk of flooding), regulation of the form and character of commercial, industrial and multi-family development, and for Energy and Water Conservation and Reduction of Greenhouse Gas Emissions. Accordingly, all new development is required to attain a development permit.



Development guidelines specific to Seylynn Village were adopted at the time of rezoning of the site. These guidelines build on the OCP development permit guidelines for multi-family construction, and provide more detail regarding items specific to Seylynn Village.

Implementation planning work for the Lower Lynn Town Centre is currently underway, and will further inform the character of the public realm and open space in the Lower Lynn Town Centre. Additional guidelines arising from the implementation planning work will build on the existing OCP and Seylynn Village guidelines.

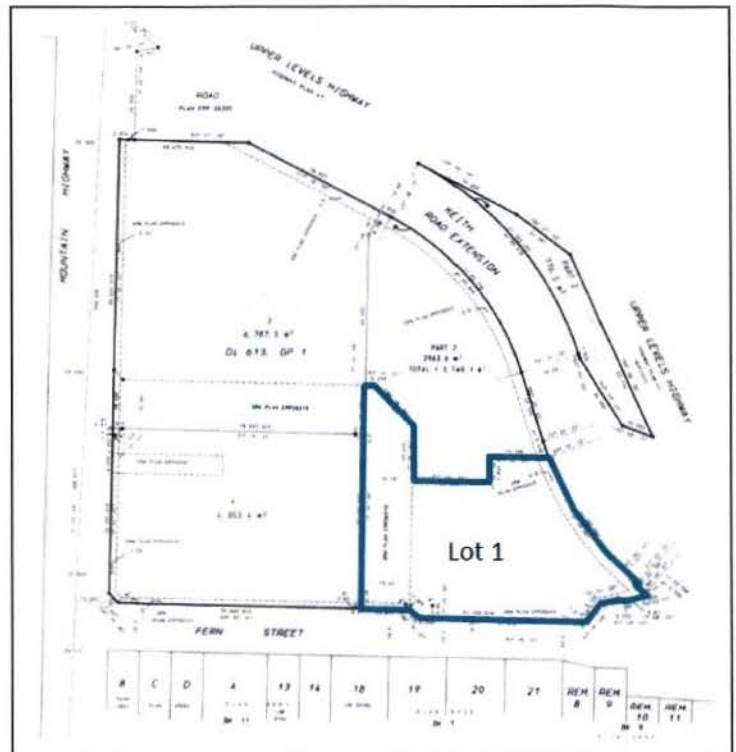
ANALYSIS:

Site and Surrounding Area:

The Seylynn Village property is approximately 2.3 hectares (5.7 acres) and is located at the east side of Mountain Highway and north side of Fern Street.

Surrounding land uses include Seylynn Park to the west across Mountain Highway, with Highway One and land for the new E. Keith Road extension bordering to the north and east. Fern Street borders the south side of the property, beyond which is land designated for re-development under the OCP provisions for Lower Lynn Town Centre.

Land use on the property is regulated by the CD67 zoning adopted by Council on December 12, 2012 for the larger Seylynn Village development.



Development Site:

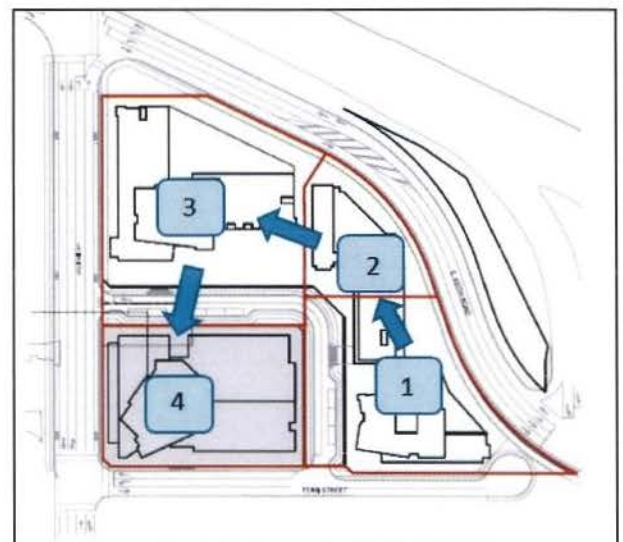
The site of "Building C" is called "Lot 1" and is located at the south-east corner of the Seylynn Village development. "Lot 1" is approximately 3845 m² (0.95 acres) in size.

The development parcel abuts Fern Street to the south (to be converted to a cul-de-sac) and the proposed internal roadway within the development, to the west. The new East Keith Road extension will border the east side of the site. North of the "Building C" site is future development comprising the proposed 70 unit affordable rental building, child-care, and private recreation facility.

Development Phasing:

The Seylynn Village project is large by District standards and careful phasing of the project will be necessary, particularly to recognize the potential impacts on the existing road network and to minimize traffic congestion.

Development of the permanent buildings on the site will proceed with the south-east high-rise building, and move generally in an anti-clockwise direction around the site to the last high-rise building at the south-west corner (Fern Street and Mountain Highway). A conceptual phasing plan is shown adjacent with proposed "Building C" as Phase 1.



Proposed Development:

The development permit application has been submitted on behalf of the property owner, Seylynn North Shore Properties, through their consultants, DA Architects and Planning. The application proposes a 24 storey building, including a four storey podium element, with 201 dwelling units and comprises the first building of the multi-building Seylynn Village development.

"Building C" is highlighted in the adjacent view of the overall project.

The site plan for the Seylynn Village development, with the new Keith Road Extension wrapping the north side of the property and connecting the Keith Road Bridge at the west to the Fern Street interchange at the east, is shown in the plan below, with the site of "Building C" in the south-east portion of the Seylynn Village development, as highlighted in blue.

View of project toward the North-east:



"Building C" includes the following elements:

- 201 strata dwelling units in a mix of 196 apartment units and 5 townhouse units which will front Fern Street
- A podium element which includes amenity spaces, the townhouse units and grade level household storage and bicycle parking for the use of residents,
- Two private amenity spaces totalling 119 m² (1281 sq. ft.)
- A total of 15,735 m² (169,371 sq. ft.) of residential floor area
- A total of 249 parking spaces in a two-level underground parking garage accessed from the internal road at the west side of the site
- A design which allows for the future rental/child-care building to be constructed in a future phase to the north of the building.



Project Review:

The development permit application for "Building C" at Seylynn Village has been reviewed for compliance with the CD-67 zoning, the legal framework regulating the larger project, applicable development permit guidelines, and the community plan objectives for Lower Lynn Town Centre.

Legal Framework for the Project:

The rezoning process for Seylynn Village included the registration of a Development Covenant at the time of adoption of the zoning bylaw. The Development Covenant serves as a "manual for development" for Seylynn Village noting the items to be resolved prior to the consideration of District approval for construction on the site and providing certainty that the development commitments regarding community benefits and amenities will be provided as indicated by the developer.

The Development Covenant references the following topics:

- (a) Allocation of development rights – to establish the aggregate floor area and dwelling unit density limits for all of the lands under consideration, to assign this development to each of these lots, and to restrict subdivision to a manner that protects the defined floor area and dwelling unit limits;
- (b) Restrictions and controls on subdivision and phasing;
- (c) Requirement for an Engineering Services Agreement (including associated bonding) and off site servicing upgrades such as the proposed Keith Road Extension and off-site amenity obligations such as the connector trail to Lynnmour School;
- (d) Requirement for a Public Features Agreement to secure the expected on-site features of the development such as streetscape improvements on the internal road and the landscaped public plaza;
- (e) Minimum and maximum commercial floor area requirements;
- (f) Timing and bonding for the \$600,000 public art contribution associated with the project;
- (g) Provision of adaptable design features such that all units will meet Level 2 guidelines (with some adjustments to reflect the Seylynn Village development) and a total of 37 units which will meet Level 3 guidelines (with 7 of these units built within the rental building);
- (h) Securing child care facilities of at least 232 square metres (2,500 square feet) in the development;
- (i) Green Building features to a "LEED® Silver" or equivalent level with confirmation of the requirement for hydronic (fluid-based) heating systems to allow for future district energy opportunities.

Issuance of a building permit for "Building C" will require registration of additional covenants, as guided by and secured through the Development Covenant.

Development Permit Considerations and Flood Protection:

The site is within the creek hazard development permit area in relation to risks from flooding. The area is in the flood plain for Lynn Creek and in accordance with the recommendations of the flood hazard consultant, no habitable space is permitted below grade and all residential floor space is required to be built a minimum of 0.6 m (2.0 feet) above the gutter line of adjacent roadways to reduce the risk of flood damage. The development guidelines for the area and the site's zoning take these building constraints into consideration and the proposed two level underground parking garage has been designed to recognize the flood risk.

A qualified consultant has provided a flood hazard report for the site and the proposed construction. The District has reviewed and accepted this report and the building plans as submitted for Building C comply with the recommendations of the LaCas Consultants flood assessment report dated December 20, 2012. The accepted flood hazard report will form an attachment to a restrictive covenant to be registered on title prior to issuance of a building permit.

Development Guidelines:

The District OCP includes development permit guidelines to regulate the form and character of higher density residential and mixed-use development. At the time of rezoning approval for Seylynn Village site-specific development guidelines were adopted to recognize the unique aspects of the development, with the remainder of the form and character issues being regulated by the existing OCP guidelines.

The Seylynn Village development guidelines address items such as the need for pedestrian-oriented frontages and the importance of a unique identity, the need for visual impact assessments of new development, and objectives for the design of open space areas and linkages to parks.

The development permit application for "Building C" has been reviewed for compliance with these guidelines, as well as the broader OCP guidelines.

Building Elements:

The proposed building is 24 storeys in height and includes a townhouse and stacked apartment podium element. Each of the elevations of the building incorporate different design elements to help add interest to the building, and the roof level includes a lighted "lantern" feature to help the building function as a gateway element when viewed from Highway One.

The main building entrance is located at the south-west corner the site, oriented toward the intersection of Fern Street and the new internal roadway. Parking access will be from a driveway located on the internal roadway at the north-west portion of the site.



The view above shows the north and east elevations of the building, as viewed from Highway One and the Fern Street Interchange. The new Keith Road extension is shown in the foreground of the image, and future development (the rental building) would take place at the right side. The "lantern" element is shown at the roofline of the building: an element composed of layered glass and steel wall surfaces and to be illuminated from within by carefully-designed lighting. The intent is to cast a glow to the east and to the south and a "fin wall" of the building at this location will block the illumination from the view of uphill residences to the north. Details of the illumination are required to be provided to the District for approval prior to the issuance of a building permit.

The Fern Street elevation of the building includes a four storey element composed of two-storey townhouses (each with a private patio slightly above sidewalk level) and two storeys of apartments above. A glazed stair tower is located at the east end of this podium.



The relationship of the podium and tower elements is shown in this view below of the south elevation of the building along the Fern Street frontage. The Fern Street cul-de-sac is located to the right of the image, and the new internal road to the left.



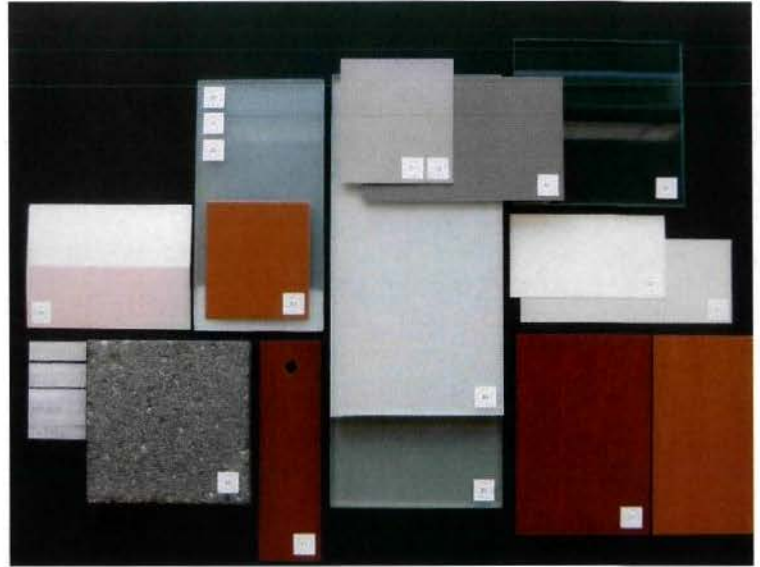
The south surface of the “lantern” element is evident at the top of the building in this view, as well as the landscape elements at the Level 5 roof terraces and the penthouse roof terraces.

Building Finishes and Building Character:

As part of the work in progress on the Lower Lynn Implementation Plan, it has been suggested that the design theme for Lower Lynn be “Connections: connections to nature and the outdoors, and connections to industry.” References include Lynn Creek Park and the existing trail system, mountain views, active outdoor recreation such as hiking and mountain biking, port industry, and the existing eclectic light industrial area. Secondary references to this theme include the early development history of the area, with the logging industry being a part of this, as well as links to the Squamish Nation and Lynnmour North.

Suggested building cladding and design elements for Lower Lynn include: "corten" (natural rusted finish) steel and other architectural metals, rough stone, heavy timber, brick, glass, bold colours and geometric shapes – all elements which can relate to the nearby industrial precinct.

For "Building C" a finish palette of glass, spandrel glass, architectural metal panels and coloured vertical bands, wood-look fibre cement panels, and patterned concrete help to fulfill these design objectives. Colour has been used in a limited yet expressive manner in order to emphasize important architectural and landscape features of the building and site.



An image of the materials and colour board is attached to Development Permit 67.12, and an indication of the colours and materials is shown above.

Building Height:

The CD67 Zone regulating Seylynn Village sets out maximum heights for each of the development parcels in the project. The maximum permitted height for "Parcel 1" the site of proposed "Building C" is 75.4 m (247.4 feet).

The building as proposed is 72.0 m (236.2 ft.) in height and complies with the maximum height permitted under the CD67 zone.

Parking, Bicycle Parking, and Co-op Vehicles:

The CD-67 zone regulating development at Seylynn Village sets out residential parking requirements at 1.1 parking spaces per unit, with visitor parking to be provided at 0.1 parking spaces per unit. With 201 dwelling units in the proposed building, required parking is 221 parking spaces for residents and 20 spaces for visitors.

Parking proposed in the two level underground parking garage is 227 spaces for residents (including six tandem parking spaces) 20 spaces for visitors, and 2 spaces for co-op car parking. The proposed parking complies with the requirements of the CD-67 zoning.

Under the CD67 Zone, up to 25% of dwelling units are allowed to be "unbundled" from parking. For proposed "Building C" this means that up to 56 parking spaces can be unbundled. This approach separates the parking requirement from the sale of the strata units to allow greater flexibility and choice for those who do not have a car. Under this scenario, the purchase of a parking space would be optional for some units. Unbundling is expected to make more efficient use of the parking provided and those residents not needing parking would not need to pay for it in the price of their unit.

The CD67 Zone includes requirements for bicycle parking in excess of the District's basic requirements requiring one secure bicycle parking stall for each two dwelling units. The "Building C" development proposal exceeds the CD67 zoning requirements with a ratio of 1.4 bicycle parking spaces per unit.

Bicycle parking facilities include 75 dedicated bicycle lockers in the parking garage and 206 indoor bicycle parking spaces formatted as combination bicycle parking/storage units at Level 1 of the building. The bicycle parking area at Level 1 includes a dedicated access through the amenity courtyard at the west side of the building, a combination dog/bicycle wash area, and a bicycle repair room.

Eight short-term visitor bike parking spaces are also proposed near the front entrance to the building.

The CD67 Zone includes a requirement for co-op cars to be provided at a ratio of one vehicle per 160 dwelling units. Accordingly, "Building C" will require two co-op cars to be available for the use of residents. Parking for the co-op cars, as well as securing the cars, such as through an appropriate agreement with a car share organization, are noted as requirements of the development permit.

Acoustical Performance:

The project will be required to meet the acoustical requirements of the CD67 zoning.

A report is required prior to building permit issuance to confirm that the building as designed will provide for acoustical performance as indicated in the CD67 zoning. The applicant has indicated that the building will include triple-glazed windows in all of the dwelling units (not just those facing the highway). This approach should result in a window system that performs at a very high level, and is a form of construction only rarely seen in the District. A side-effect will be improved energy performance of the window system.

Green Buildings and Stormwater Management:

Green buildings provisions for the Seylynn Village project require that buildings meet a standard of at least "LEED® Silver" equivalent and be ready for District Energy or water-based (hydronic) heating systems. These standards are secured in the Development Covenant registered as part of the rezoning process. The covenant requires that a specific "green building covenant" confirming the green building approach to be implemented is to be registered on the title of the property prior to issuance of a building permit.

The applicant is proposing "Building C" to comply with the original "LEED® Silver" or equivalent target as noted in the Development Covenant for the Seylynn Village project. The applicant has noted that they anticipate the project to achieve a number of LEED® points close to achieving a "LEED® Gold" or equivalent standard. Confirmation of the final LEED® calculation will be resolved prior to building permit issuance and referenced in the required green building covenant.

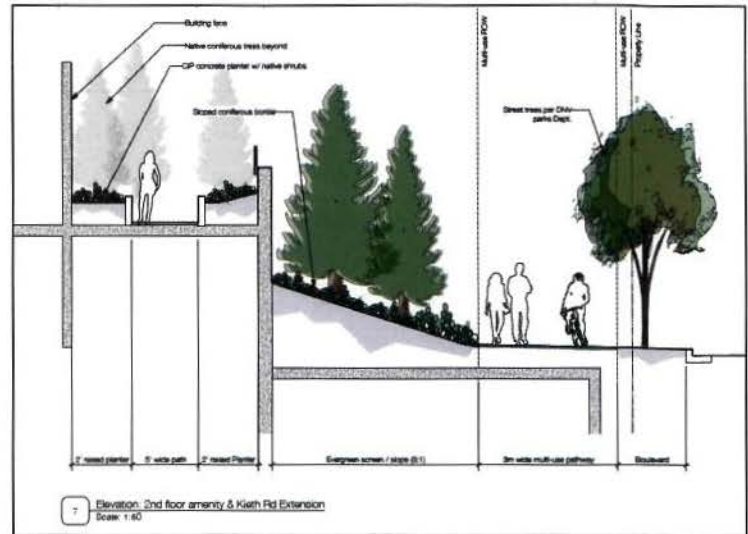
The Development Covenant also sets out requirements for a covenant to secure the installation and maintenance of the approved stormwater management system for the site.

The applicant has confirmed participation with the proposed Fortis District Energy System for the Maplewood/Lower Lynn areas, and the legal framework for the project requires that buildings on the site be "District Energy Ready" and include water-based (hydronic) heating systems.

Landscape Plan:

Partly arising from flood hazards in the area, the project includes a terraced approach to the landscape plan. Some outdoor areas will be located at grade level, while others will be accessible from Level 2. A cross-section drawing showing the relationship of the multi-purpose path along the E. Keith Road extension is shown adjacent.

Plantings of trees and shrubs at upper levels – on Level 5 and the penthouse roof decks – will help to integrate the landscape with the building and soften the appearance of the building.



Children's Play Areas:

The landscape plan includes two areas for children's play on the upper level landscaped area: one, including a sandbox, in the northern portion of the upper terrace, and the second, including two pieces of play equipment, at the east side. Both spaces will be universally accessible and designed to be interesting to children of different ages. Physical and visual access to these spaces will be available from the ground level amenity area, as well as directly from the building's common corridor.

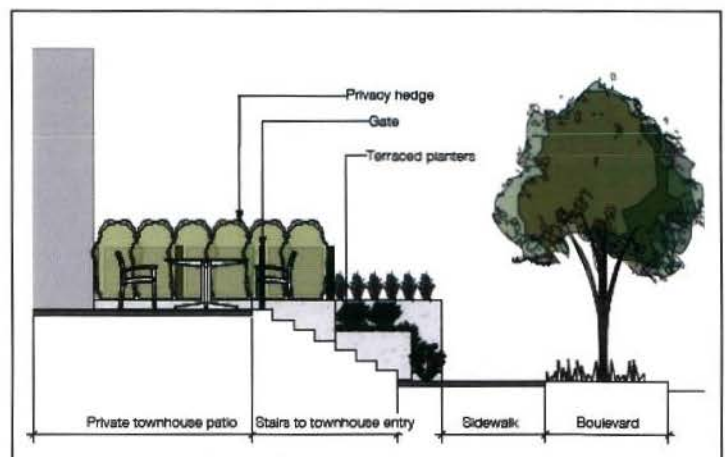
Outdoor Amenity Area:

The project design includes an outdoor amenity area at the west side of the site. This area includes a natural gas fire pit feature (intended as a reference to the campfire as part of North Shore culture) and seating areas. Its location adjacent to one of the indoor amenity areas will help to improve its usability.

Adjacent to this amenity area is a textured wood feature wall designed as a backdrop, and intended as a reference to the industrial processing of lumber on the North Shore. The wall is layered to create a character similar to the wood feature walls at the Vancouver Convention Centre, but is proposed to be constructed using a durable, low-maintenance fibre-cement and wood veneer panel.

Townhouse Entries:

The entries to the townhouse units along Fern Street have been designed to ensure a comfortable pedestrian environment for the Fern Street sidewalk, as well as useable and comfortable outdoor space for the townhouse units. These entries include perforated metal feature panels at the gate locations and glass railings to add interest to the streetscape and to improve the sense of transparency for the building face. A cross-section of the design for this area is shown adjacent.

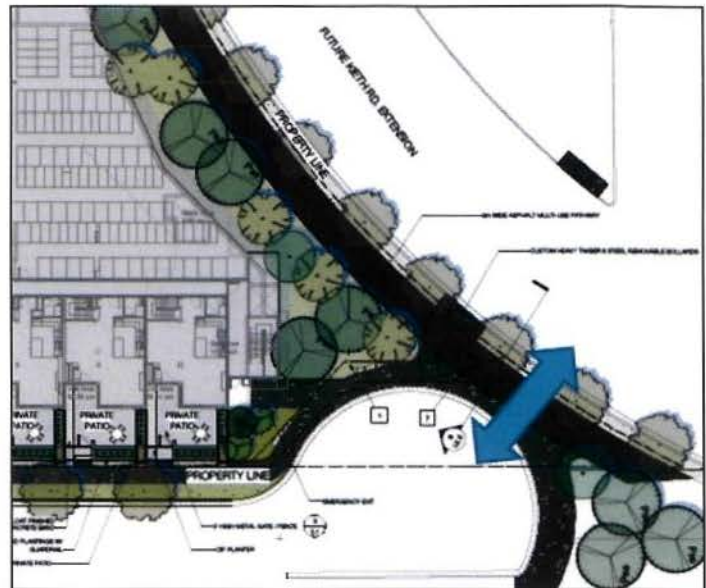


Fern Street Emergency Access:

The design for the east end of the new Fern Street cul-de-sac includes provision for an emergency access useable should emergency vehicles need an alternate route to access the Fern Street overpass and the Fern Street interchange area.

The access location is shown schematically at the blue arrow in the adjacent image.

This portion of the site also includes planting areas to help in buffering the development from the Fern Street interchange.



Housing Objectives:

One of the objectives of the Seylynn Village project has been to create variety in housing choice in type of dwelling, as well as tenure. The overall project includes the creation of 70 affordable rental units in a future phase in the development.

“Building C” includes 201 dwelling units intended for strata ownership. In order to ensure that purchasers of the units are eligible to operate these as private rentals, and to help contribute to the stock of rental dwellings in the District, a housing agreement under Section 905 of the Local Government Act has been entered into for the property. This housing agreement stipulates that rentals are a permitted form of tenure and precludes the registration of rental restrictions on the condominium units by the eventual strata corporation.

There are no specific unit type or mix requirements for Seylynn Village, but the District has encouraged a variety of unit sizes and types to help encourage affordability and housing for a variety of household types.

The breakdown of unit types for the proposed dwellings in “Building C” includes the following:

Unit Type	Number of Units	Unit Size
Townhouse (all 2 bedroom + den)	5	ranging from 125 m ² (1345 sq. ft.) to 140 m ² (1507 sq. ft.)
1 Bedroom	63	ranging from 53 m ² (571 sq. ft.) to 61 m ² (657 sq. ft.)
1 Bedroom + Den	41	ranging from 55 m ² (594 sq. ft.) to 90 m ² (973 sq. ft.)
2 Bedroom	61	ranging from 78 m ² (841 sq. ft.) to 96 m ² (1033 sq. ft.)
2 Bedroom + Den	26	ranging from 94 m ² (1012 sq. ft.) to 179 m ² (1927 sq. ft.)
3 Bedroom	1	180 m ² (1935 sq. ft.)
3 Bedroom + Den	4	ranging from 126 m ² (1356 sq. ft.) to 180 m ² (1944 sq. ft.)
TOTAL:	201	

The applicant has proposed, based on their own market research, that “Building C” contain a mix of smaller one bedroom and two bedroom units and fewer larger units. It is anticipated that future

phases may include a different unit mix (and unit sizes) that may include larger 3 bedroom units, however this will be dependent on market conditions at that time.

There are no "lock-off" units (to provide for a separate rentable space within a strata unit) in "Building C". This option is permitted in the CD67 zoning, and may be considered for future phases of Seylynn Village based on market demand at the time.

Adaptable Design:

The Development Covenant provisions for Seylynn Village require that all units meet the Level 2 guidelines (with some adjustments to reflect the format of the Seylynn Village development) and that 37 units in the overall project meet the Level 3 guidelines.

There are five "Level 3" units proposed in "Building C" and a total of 37 required "Level 3" units in the entire Seylynn Village project.

Inclusion of the Level 2 accessibility features in all proposed units and Level 3 features in five of the units will be beneficial in allowing for "aging in place" and helping to accommodate residents of differing levels of physical ability.

Public Art:

Public art obligations for the Seylynn Village project were determined at the rezoning stage. The public art amount of \$600,000 has been secured in the Seylynn Village Development Covenant.

The Development Covenant sets out the requirements for public art for the site and indicates that pro-rating of the public art amount is to take place based on the number of units in each building proposed to be constructed. In this case, the 201 units in the building would have public art associated in the amount of \$152,658.

The applicant will be required to further develop their approach to public art, for both the subject "Building C" and for the entire Seylynn Village project, and once complete the public art plan will be reviewed by the joint District and City of North Vancouver Public Art Advisory Committee. Security for public art in the amount of \$152,658 is a requirement of issuance of the building permit for "Building C" and is noted as a condition of Development Permit 67.12.

Off-site Servicing Upgrades and Transportation Improvements:

The Seylynn Village development is required to provide improvements to the transportation system to support pedestrians, cycling and transit use. Transportation demand management (TDM) measures such as car-sharing, bicycle and pedestrian connections, and greater accessibility to transit opportunities were included in the original development.

The rezoning approval for Seylynn Village includes off-site trail improvements to the north, under Keith Road Bridge and Highway One, to improve connectivity to the Lynnmour Inter-River community and access to Lynnmour elementary school, and to the south, along Orwell Street to improve access to the existing Phibbs Transit Exchange.

Road improvements, utility upgrades, and landscaping and trail connections are conditions of the rezoning approval for Seylynn Village and are secured in the Development Covenant for the project.

Off-site amenities and upgrades noted in the Development Covenant for the project include:

- (a) construction of the Lynnmour Connector Trail;
- (b) construction of the new Sanitary Sewer to Main Street to District standards;
- (c) intersection improvements at the intersection of Mountain Highway and Fern Street;
- (d) design of the new Keith Road extension;
- (e) reconstruction of Mountain Highway and Fern Street necessary to serve the development and enhance traffic circulation on the local road network;
- (f) construction of roadway, drainage, curbs, gutters and street lighting on both sides of Mountain Highway and Fern Street in association with any intersection improvements and road widening;
- (g) construction of sidewalks, street furniture, pedestrian lighting and landscaped boulevards on Mountain Highway and on the north side of Fern Street for the safe use of the public;
- (h) other utility upgrades to meet District requirements.

The details of road design, such as access and laning, are being resolved as part of Development Covenant requirements and the required Engineering Services Agreement to secure off-site service upgrades for the development will be finalized prior to issuance of a building permit on the site.

Construction Management:

In order to ensure that neighbours and the wider community are kept informed on the progress of construction, the applicant has committed to the use of an interactive website which will provide construction updates, traffic management information, and the ability for the public to ask questions and to receive information. This website will be part of the applicant's commitment to ensuring that the Seylynn Village project be constructed with as little impact and disruption as possible.

The Development Covenant for the project specifies that a building permit will not be issued for the site until the applicant has submitted a traffic management plan that addresses to the District's satisfaction the traffic issues anticipated to arise during development, and the covenant provides the District the ability to require modifications to the accepted traffic management plan to address traffic issues and problems that may arise during construction. Items such as communications, road and sidewalk closures, noise, and a contact number and email address for inquiries and complaints are all components that would be expected as part of the required traffic management plan.

The proposed E. Keith Road extension is required to be built prior to the developer undertaking work in the existing Fern Street road allowance to complete proposed "Building C." When the E. Keith Road extension is available for use by the public, the eastern end of Fern Street can be closed to create the Fern Street cul-de-sac, with traffic being re-routed to the new road connection.

FINANCIAL ISSUES:

Financial contributions and obligations associated with this development are secured through the Development Covenant, the phased development agreement, and the density bonusing provisions of the CD67 Zone.

OUTSIDE AGENCY CONSULTATION:

The City of North Vancouver, School District 44, Squamish Nation, and the Ministry of Transportation reviewed the rezoning proposal for the site, and no objections were registered.

PUBLIC INPUT:

As the subject development permit application is part of the larger Seylynn Village development project, public consultation has taken place as part of the application processing for the rezoning application approved in December of 2012. A Public Information Meeting was held on June 27, 2012 and key issues noted by the applicant's meeting facilitator and by District staff were the impacts on traffic and roads, and notably general support for the proposed extension of Keith Road. Other questions concerned the height and placement of the proposed high-rise buildings.

Eight written or emailed comments were submitted following the meeting: three comments were in support of the project, four noted specific opposition and one listed a combination of support and concerns. Of those noting support for the project, the opportunity for a new road connection and for new housing options were indicated, while those in opposition felt the density proposed was too high and that existing traffic concerns would be made worse by the addition of more dwelling units.

A representative of the Lynnmour Elementary School Parent Advisory Council noted the importance of a safe and comfortable connection between the south and north sides of Highway One to allow children in the new development to access Lynnmour Elementary School on foot and on bicycle. It was suggested in response that the District would consult further with the Parent Advisory Council during the design process for this required pedestrian connection.

Finalizing the landscape plan for the offsite servicing, which includes the above-noted trail connection, will include consultation with the Parent Advisory Council.

ADVISORY DESIGN PANEL:

The Advisory Design Panel considered the development permit proposal at its meeting of September 13, 2012. At that meeting the Panel passed unanimously the following motion regarding the rezoning application for Seylynn Village:

***THAT** the ADP has reviewed the proposal, commends the applicant for the quality of the proposal, and recommends **APPROVAL** of the project as presented.*

Topic areas mentioned by the Panel in their review included:

- Compliments for a successful design that should be a positive addition to the area
- The lantern element as a component of the building that strongly anchors the southeast corner of the building and should become a marker for development in the future
- The positive nature of the colours proposed in the development, and the possibility for adding more, or more vibrant colour.
- Opportunities for public art on the building and benefits of integrating the art with the building and landscape design
- Some fine-tuning regarding the proposed "raw wood" feature wall on the west elevation adjacent to the lower amenity area and possible revisions to the exterior staircase in this location to make it more inviting
- The need for a successful approach to providing appropriate playground equipment

District Staff have reviewed with the applicant each of the items noted by the Panel for consideration and changes have been incorporated to ensure the building addresses these objectives.

CONCLUSION:

The Phase 1 building in the Seylynn Village development - "Building C"- has been designed to reflect the overall objectives of the development project: to create an innovative, mixed-use neighbourhood which incorporates sustainable development principles. The development permit application for this building has been evaluated for compliance with form and character guidelines, creek hazard issues, and energy and water conservation / reduction of greenhouse gas emissions. The building has been reviewed by the District's Advisory Design Panel and by District staff to ensure a design that will best reflect the objectives for the new Town Centre at Lower Lynn.



Michael Hartford, MCIP
Community Planner

Attachments:

A. DP 67.12 with Attached Drawings

REVIEWED WITH: <input checked="" type="checkbox"/> Sustainable Community Development <input checked="" type="checkbox"/> Development Services <input checked="" type="checkbox"/> Utilities <input checked="" type="checkbox"/> Engineering Operations <input checked="" type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input checked="" type="checkbox"/> Finance <input checked="" type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input checked="" type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input checked="" type="checkbox"/> ADP <input type="checkbox"/> _____ <input type="checkbox"/> _____
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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 67.12

This Development Permit 67.12 is hereby issued by the Council for The District of North Vancouver to Seylynn (North Shore) Properties Corp. Inc. No. BC0920285 to allow for construction of a residential building at 1550 Fern Street on the land described as: PID 028-988-302, Lot 1, District Lot 613, Group 1, NWD Plan EPP26561 (the "Land") subject to the following terms and conditions:

- A. The following requirement is hereby imposed under subsection 926(1) of the *Local Government Act*:
1. Substantial construction shall commence within two years of the date of this permit, as determined by the Manager of Permits and Licenses, or the permit shall lapse.
- B. The following requirements are hereby imposed under subsections 920(1), (7.1), (8), (9), (10.1) and (10.2) of the *Local Government Act*:
1. The site shall be developed in accordance with the flood assessment report by LaCas Consultants Inc., dated December 20, 2012.
 2. The site shall be developed in accordance with the attached site and building plans (Appendices 67.12 A – 67.12 T).
 3. Prior to issuance of a Building Permit the following shall be submitted to:
 - (a) Community Planning:
 - (i) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
 - (ii) a finalized landscape plan for on-site areas, approved by the Director of Planning, Permits and Bylaws;

- (iii) a written landscape estimate for the installation of all landscaping as shown on the final approved landscape plan, submitted by the Landscape Architect, and approved by the Director of Planning, Permits and Bylaws;
- (iv) a completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan;
- (v) security in the amount of \$152,658 to be held to secure the installation of public art;
- (vi) a signed restrictive covenant document indicating that pairs of tandem parking spaces will be assigned only to the same dwelling unit;
- (vii) a signed restrictive covenant document protecting two parking spaces for "co-op car" use and accompanied by an appropriate agreement or security to ensure availability of two "co-op car" vehicles at the development site; and
- (viii) details of the lighting system(s) proposed for the "lantern" element at the roofline of the proposed building sufficient to determine that the lighting proposed will avoid undue glare.

C. The following requirements are hereby imposed under subsections 925(1) & (2) of the Local Government Act:

1. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate, or 10% of the construction value accepted on the building permit application. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, building and environmental works.

Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number CA2917929.

Dated this ____ day of _____, 2013

Mayor

Municipal Clerk

SEYLYNN VILLAGE PHASE 1 BUILDING C

(Re-Submission for Development Permit)



District of North Vancouver, British Columbia
January 21, 2013



ADDRESS:

TO BE DETERMINED

LEGAL DESCRIPTION:

NEW LOT 1 IN PROPOSED SUBDIVISION PLAN
(SUBDIVISION IN PROGRESS)

ZONING:

CD60
(PLAN REVISION IN PROGRESS)

DRAWING LIST:

ARCHITECTURAL		
A-0	PROJECT DATA	
A-1	SITE CONTEXT IMAGERY	
A-2	SITE PLAN	1:500
A-3	PARKING LEVEL P1 PLAN	1:100
A-4	PARKING LEVEL P1 PLAN	1:100
A-5	LEVEL 1 FLOOR PLAN	1:100
A-6	LEVEL 2 FLOOR PLAN	1:100
A-7	LEVEL 3-5 FLOOR PLANS	1:100
A-8	LEVEL 4-24, ROOF FLOOR PLAN	1:100
A-9	BUILDING SECTION	1:100
A-10	BUILDING SECTION	1:100
A-11	BUILDING ELEVATION	1:100
A-12	BUILDING ELEVATION	1:100
A-13	BUILDING ELEVATION	1:100
A-14	BUILDING ELEVATION	1:100
A-15	SHADOW IMPACT ANALYSIS	1:1000
A-16	PERSPECTIVES	
A-17	PERSPECTIVES	
LANDSCAPE		
L1.1	GROUND FLOOR LANDSCAPE PLAN	1:100
L1.2	SECOND FLOOR LANDSCAPE PLANT	1:100
L1.3	5TH FLOOR AND ROOF LANDSCAPE PLAN	1:100
SURVEY		
	PRELIMINARY SUBDIVISION PLAN	

ATTACHMENT 67.124

SeyLynn
DA Architects + Planners

DA
DA Architects + Planners

Community Services Dept.
District of North Vancouver

[illegible]

Seylunn

_____A

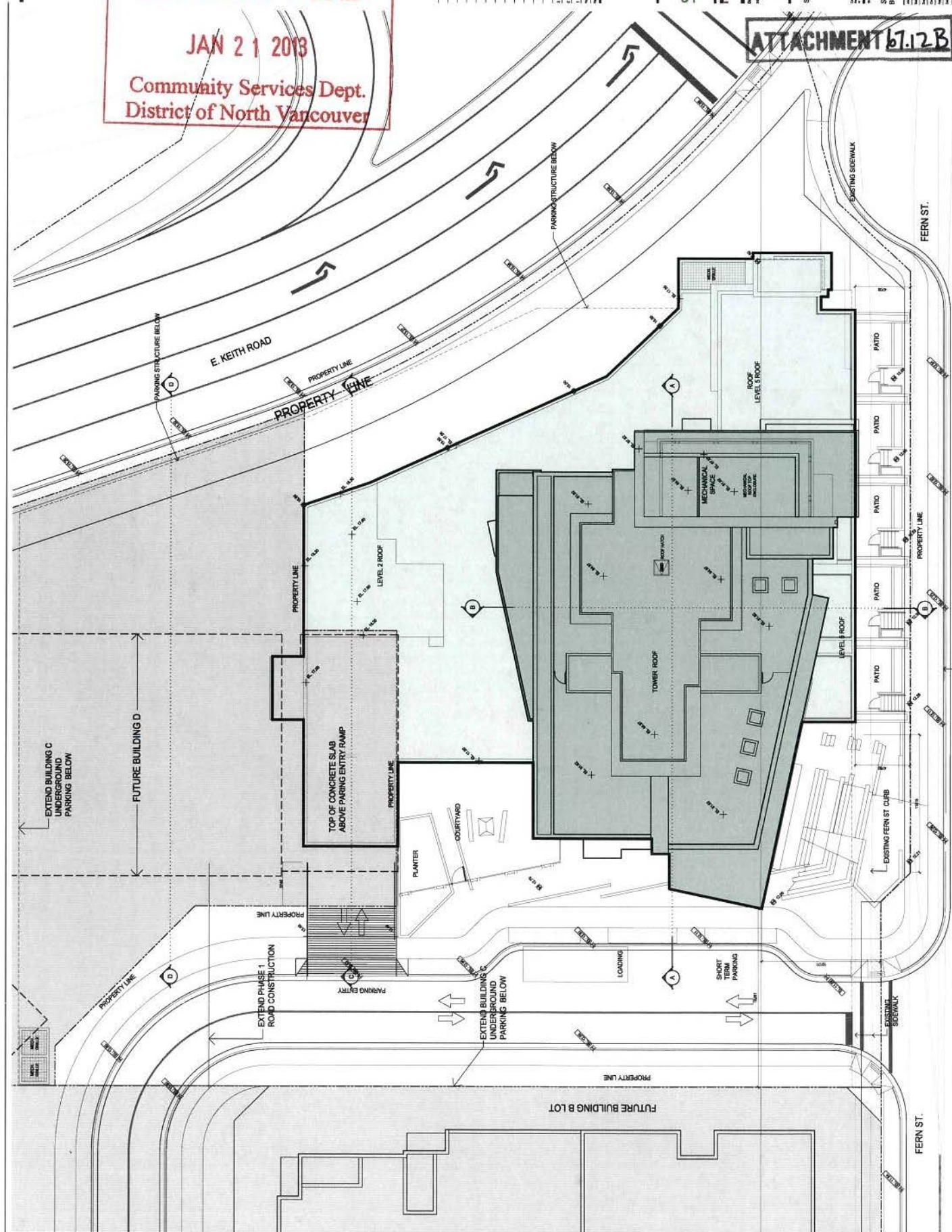
© 2003 - 2004 Munroe Street, Vancouver
British Columbia, Canada V6B 1B5
7604 685 6312

SEYLYNN VILLAGE

**SITE PLAN/ROOF PLAN &
FINISHING HEIGHT**

A-2

ATTACHMENT 67.12B





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JAN 21 2013

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District of North Vancouver

[illegible]

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CA

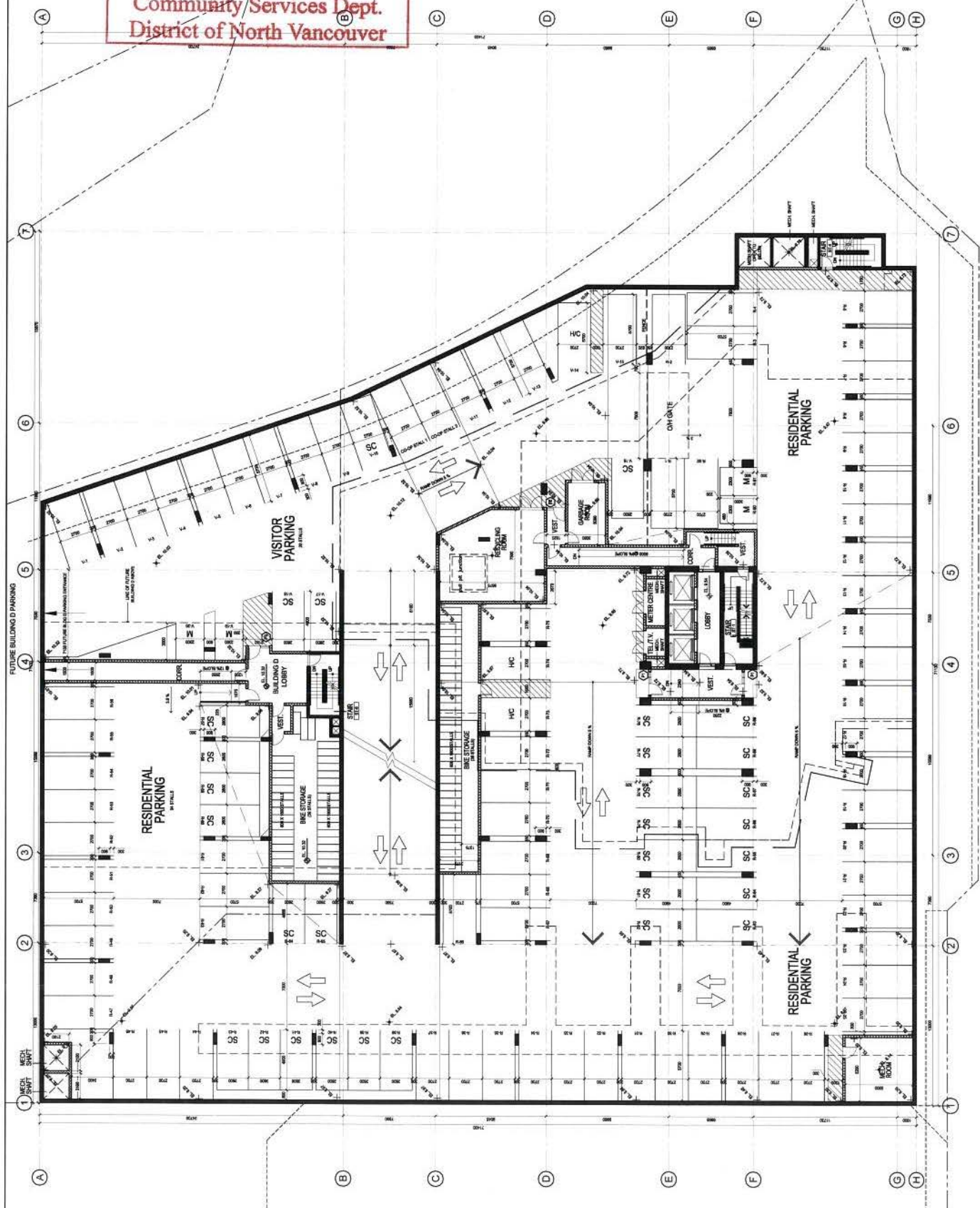
1-800-101-4 Hunter Street, Vancouver
British Columbia, Canada V6B 2B9

GREYLYNN VILLAGE

PARKING PLAN PT

A-3

ATTACHMENT 67.12C





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JAN 21 2013

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District of North Vancouver

1	PROJECT NAME	SELYNN VILLAGE
2	PROJECT NO.	1604 68-612
3	PROJECT TYPE	RENOVATION
4	PROJECT LOCATION	SELYNN VILLAGE
5	PROJECT STATUS	IN PROGRESS
6	PROJECT DATE	2012
7	PROJECT DRAWN BY	...
8	PROJECT CHECKED BY	...
9	PROJECT APPROVED BY	...
10	PROJECT DATE	...

Selynn

DA

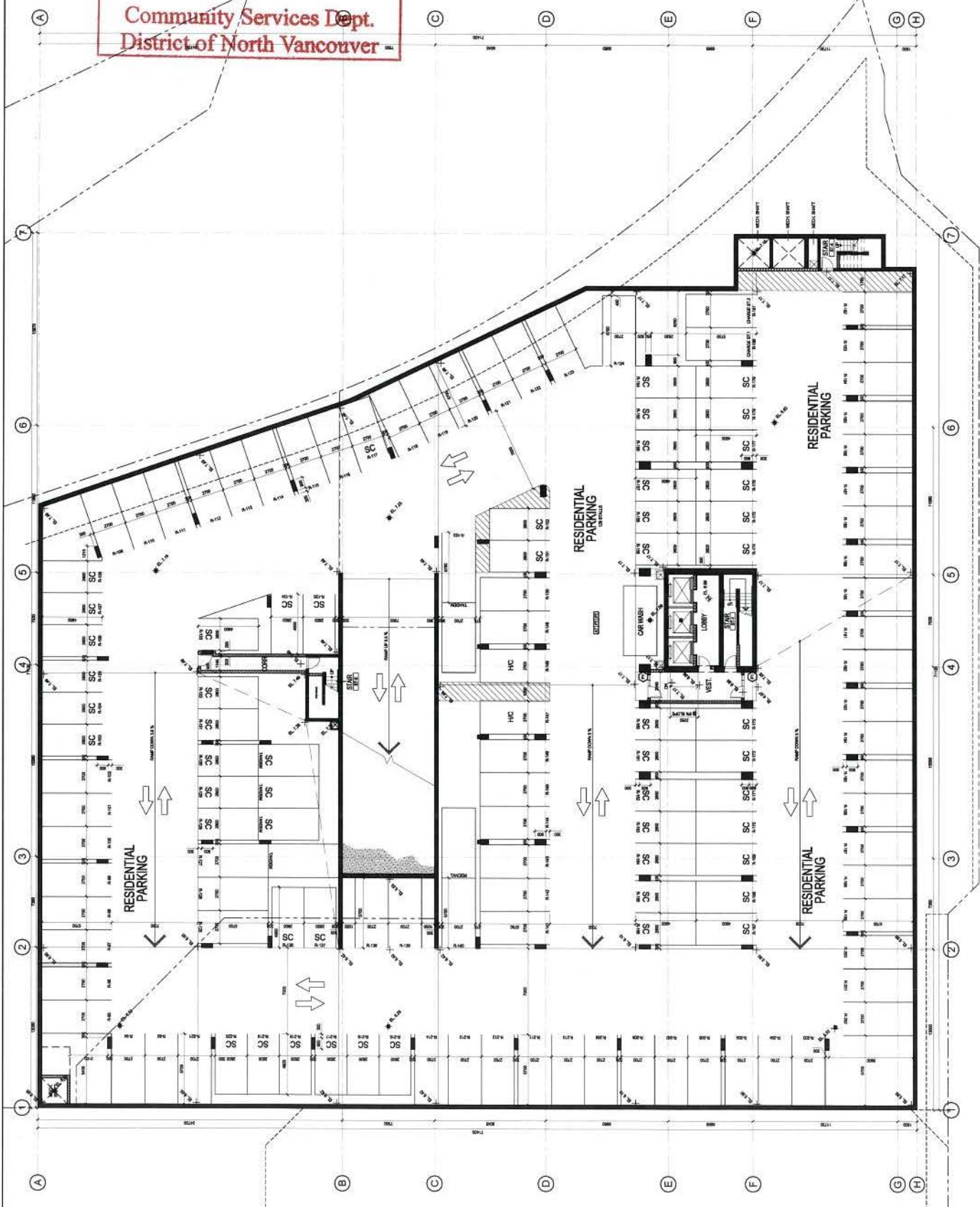
1604 68-612

SELYNN VILLAGE

PARKING PLAN P2

ATTACHMENT 67.12D

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2	PROJECT NO.	1604 68-612
3	PROJECT TYPE	RENOVATION
4	PROJECT LOCATION	SELYNN VILLAGE
5	PROJECT STATUS	IN PROGRESS
6	PROJECT DATE	2012
7	PROJECT DRAWN BY	...
8	PROJECT CHECKED BY	...
9	PROJECT APPROVED BY	...
10	PROJECT DATE	...



KEY PLAN



RECEIVED

JAN 21 2013

Community Services Dept.
District of North Vancouver

PROJECT NO.	10-0000000
PROJECT NAME	SELYNN VILLAGE
CLIENT	DISTRICT OF NORTH VANCOUVER
DATE	10/10/12
BY	ARCHITECT
SCALE	AS SHOWN

Selynn
ARCHITECTS

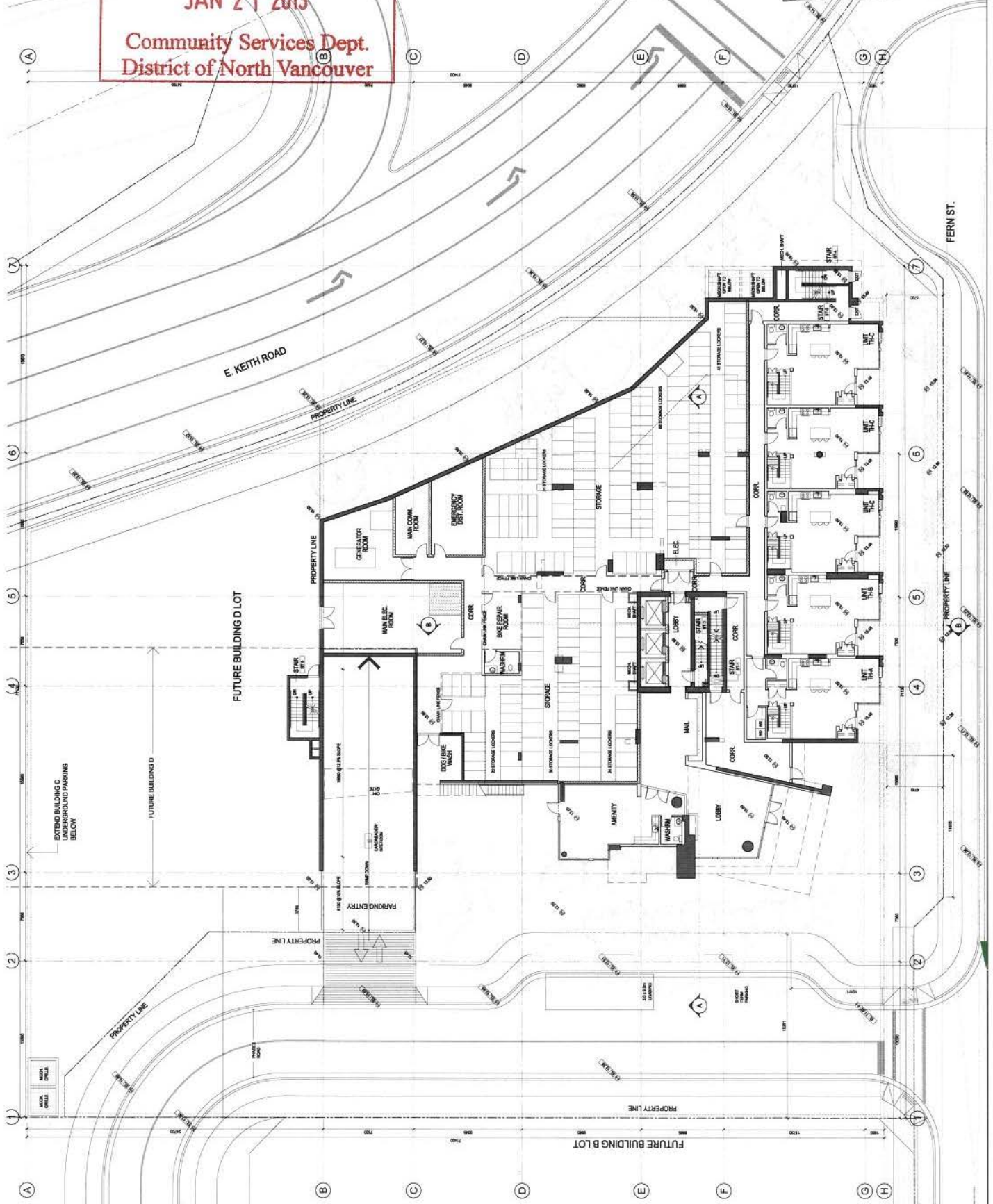
DA
100-1115 Lonsdale Avenue, North Vancouver
V6G 6B6 612
P: 604.261.6122
F: 604.261.6123
www.selynn.ca

SELYNN VILLAGE

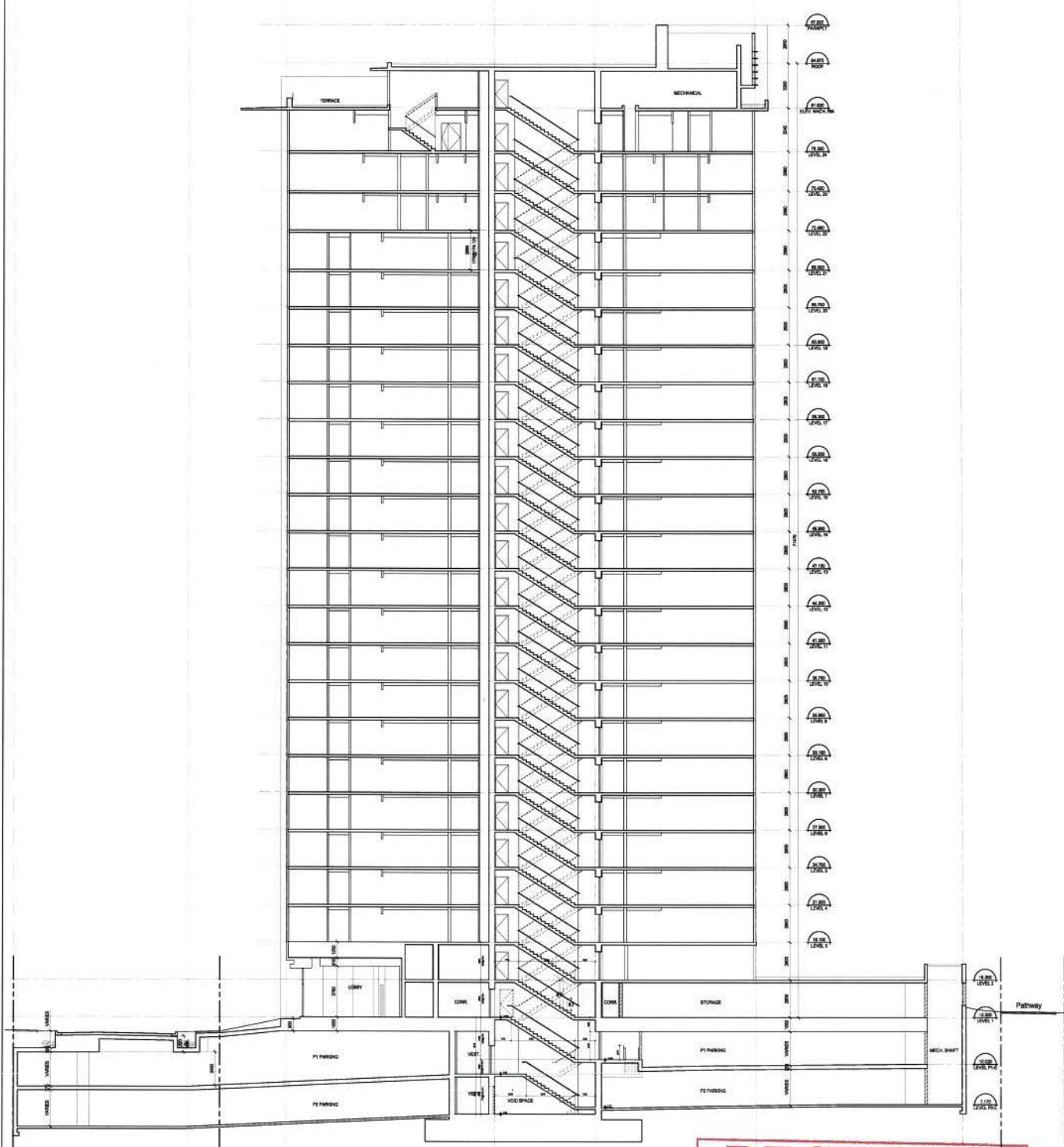
LEVEL 1 FLOOR PLAN

DATE	10/10/12
BY	ARCHITECT
SCALE	AS SHOWN
PROJECT NO.	10-0000000
PROJECT NAME	SELYNN VILLAGE
CLIENT	DISTRICT OF NORTH VANCOUVER

ATTACHMENT 67.12 E



1 2 3 4 5 6 7



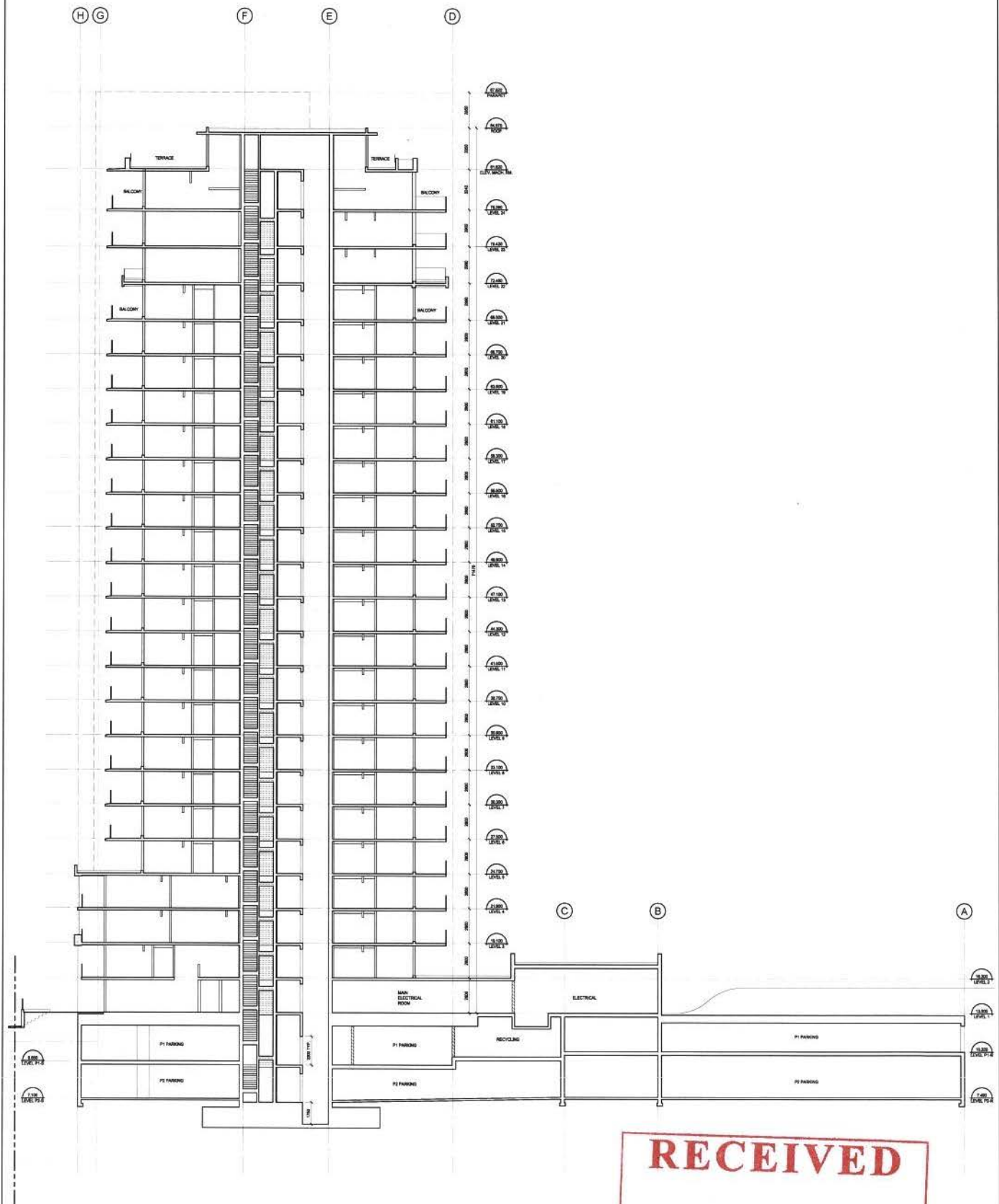
RECEIVED
 JAN 21 2013
 Community Services Dept.
 District of North Vancouver

Seryum
 Building Design & Construction
 10488 67th Ave
 Richmond, BC V6V 1K1
 Tel: 604.885.6312
 Fax: 604.885.6313
 Email: info@seryum.com

CA
 Architectural & Engineering
 10488 67th Ave
 Richmond, BC V6V 1K1
 Tel: 604.885.6312
 Fax: 604.885.6313
 Email: info@ca.com

BUILDING SECTION AA
 Scale: 1/8" = 1'-0"
 Date: 10/10/12
 Drawn: A-9
 Checked: [Signature]
 Project: [Project Name]

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/10/12	[Signature]	[Signature]
2	REVISED FOR COMMENTS	10/10/12	[Signature]	[Signature]
3	REVISED FOR COMMENTS	10/10/12	[Signature]	[Signature]
4	REVISED FOR COMMENTS	10/10/12	[Signature]	[Signature]
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10	REVISED FOR COMMENTS	10/10/12	[Signature]	[Signature]



RECEIVED

JAN 21 2013

Community Services Dept.
District of North Vancouver

- EXTERIOR MATERIALS AND COLOURS LEGEND
- (A1) CAST IN PLACE ARCHITECTURAL, SMOOTH CONCRETE - PAINTED - COLOUR TAN
 - (A2) CAST IN PLACE TEXTURED CONCRETE - PAINTED COLOUR, WARM GREY
 - (B1) RESIDENTIAL WINDOW WALL GLAZING CLEAR LOW-E
 - (B2) TRANSLUCENT WINDOW WALL GLAZING
 - (B3) SPANDREL GLASS 1 - COLOUR CHAMELION
 - (B4) SPANDREL GLASS 2 - COLOUR LIGHT GREY/CHROME
 - (B5) ALUMINUM WINDOW FRAME - COLOUR LIGHT BRONZE
 - (B6) ALUMINUM GUARD RAIL - COLOUR GREY
 - (B7) FIBRE CEMENT PANELS - COLOUR DESERT
 - (B8) FIBRE CEMENT PANELS - COLOUR YELLOW CEDAR
 - (B9) METAL PANELS - COLOUR CHAMBRAC
 - (B10) METAL PANELS - COLOUR LIGHT TAN
 - (B11) METAL PANELS - COLOUR ROSE
 - (B12) METAL LOUVER - COLOUR SILVER GREY
 - (B13) WOOD ENTRY DOOR - REDWOOD
 - (B14) BACKLIT TRANSLUCENT PANELS
 - (B15) GLASS PANELS WITH PANTHER PATTERN AT BALANCE



RECEIVED

JAN 21 2013

Community Services Dept.
District of North Vancouver

DATE	2012.08.06
BY	WJ
SCALE	1/4" = 1'-0"
PROJECT	A-11

WEST ELEVATION

SEALING VILLAGE

DA Architects + Engineers

1000 West 10th Avenue, Suite 100
Vancouver, BC V6H 1A1
Tel: 604.685.6913

Seymour

NO.	DATE	DESCRIPTION
1	2012.08.06	ISSUED FOR PERMIT
2	2012.11.13	REVISION 1: SEE 67.12H
3	2012.11.13	REVISION 2: SEE 67.12H



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JAN 21 2013

Community Services Dept.
District of North Vancouver



RECEIVED

JAN 21 2013

Community Services Dept.
District of North Vancouver



- EXTERIOR MATERIALS AND COLOURS LEGEND
- (A1) CAST IN PLACE ARCHITECTURAL GRADE CONCRETE - FINISHED - COLOUR TAN
 - (A2) CAST IN PLACE TEXTURED CONCRETE - FINISHED - COLOUR TAN (S1)
 - (B1) RESIDENTIAL WINDOW WALL GLAZING CLEAR LONE
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 - (B4) SPANNED GLASS 2 - COLOUR LIGHT UNCOLOURED
 - (C1) ALUMINUM WINDOW FRAME - COLOUR LIGHT BRONZE
 - (C2) ALUMINUM WINDOW FRAME - COLOUR GREY
 - (C3) FIBRE CONCRETE PANELS - COLOUR GREY
 - (C4) FIBRE CONCRETE PANELS - COLOUR YELLOW COLOUR
 - (C5) METAL PANELS - COLOUR CHARCOAL
 - (C6) METAL PANELS - COLOUR LIGHT TAN
 - (C7) METAL PANELS - COLOUR MUSTY
 - (C8) METAL LOUVER - COLOUR SILVER GREY
 - (D1) WOOD ENTRY DOOR - REDWOOD
 - (D2) BACKLIT TRANSLUCENT PANELS
 - (D3) GLASS PANELS WITH FRET PATTERN AT BALANCE

RECEIVED

JAN 21 2013

Community Services Dept.
District of North Vancouver

CA
City of Vancouver
2000 West 4th Avenue, Vancouver, BC V6L 1A8
Tel: 604 681 6312
Fax: 604 681 6313
www.vancouver.ca

Sealumn
Architectural Firm
1000 West 4th Avenue, Vancouver, BC V6L 1A8
Tel: 604 681 6312
Fax: 604 681 6313
www.sealumn.com

SENTINEL VILLAGE

NORTH ELEVATION

Scale: 1/8" = 1'-0"

Sheet: A-14

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
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3				
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RECEIVED

JAN 21 2013

**Community Services Dept.
District of North Vancouver**

"Building C" – Development Permit 67.12 – Finish Samples

EXTERIOR MATERIALS AND COLOURS LENDEND

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- (A2) CAST IN PLACE TEXTURED CONCRETE - PAINTED COLOUR: WARM GREY
- (B1) RESIDENTIAL WINDOW WALL GLAZING - CLEAR LOW-E
- (B2) TRANSLUCENT WINDOW WALL GLAZING
- (B3) SPANDREL GLASS 1 - COLOUR: CHARCOAL
- (B4) SPANDREL GLASS 2 - COLOUR: LIGHT GREY/GREEN
- (C1) ALUMINUM WINDOW FRAME - COLOUR: LIGHT BRONZE
- (C2) ALUMINUM GUARD RAIL - COLOUR: GREY
- (D1) FIBRE CEMENT PANELS - COLOUR: CEDAR
- (D2) FIBRE CEMENT PANELS - COLOUR: YELLOW CEDAR
- (E1) METAL PANELS - COLOUR: CHARCOAL
- (E2) METAL PANELS - COLOUR: LIGHT TAN
- (E3) METAL PANELS - COLOUR: RUST
- (E4) METAL LOUVERS - COLOUR: SILVER GREY
- (F1) WOOD ENTRY DOOR - REDWOOD
- (G1) BACKLIT TRANSLUCENT PANELS
- (G2) GLASS PANELS WITH FRIT PATTERN AT RAILINGS



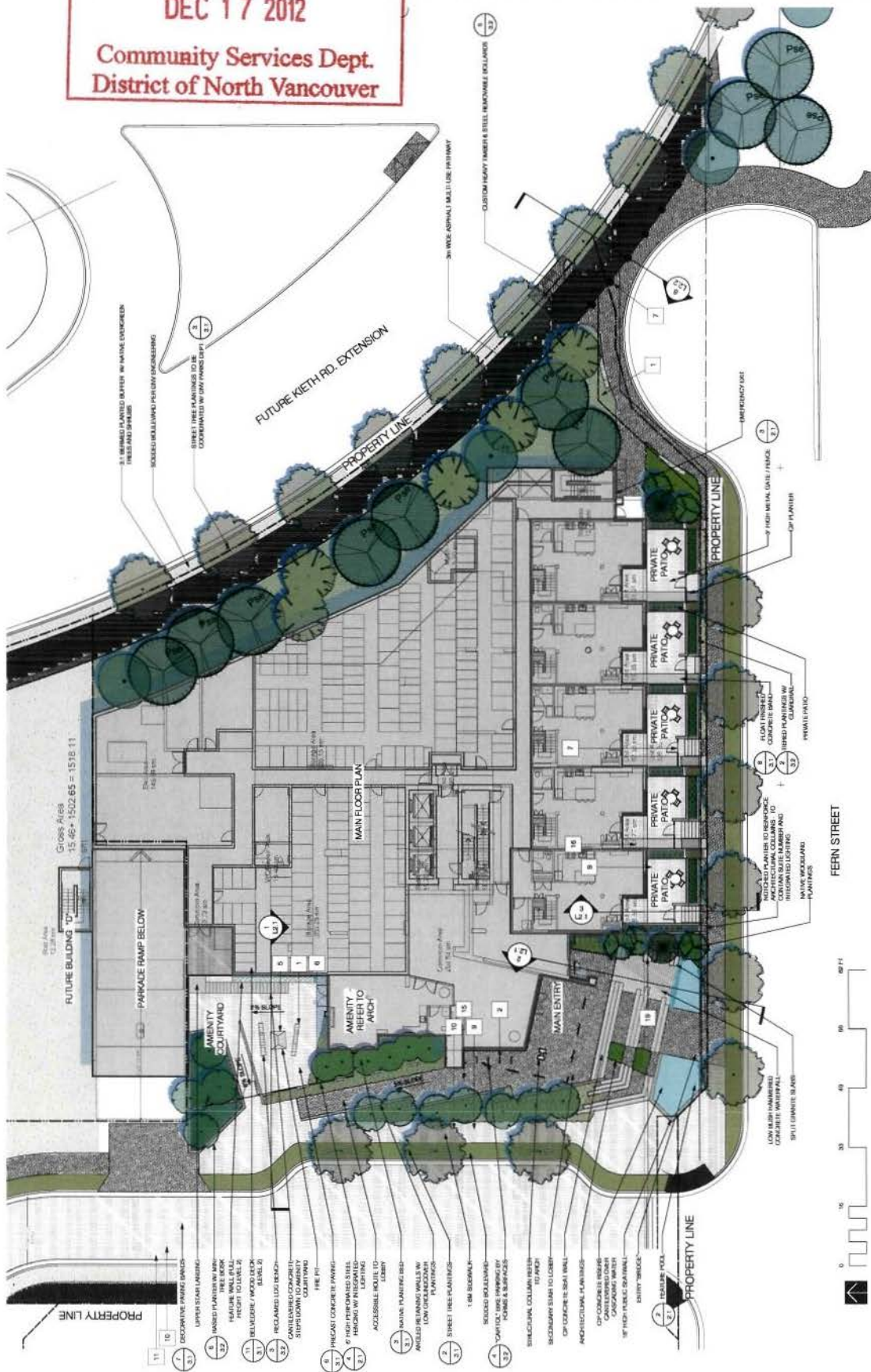
ATTACHMENT 67.12 L

Community Services Dept.
District of North Vancouver

91

**Seylynn Village
Building "C"**

GROUND FLOOR
LANDSCAPE PLAN



Community Services Dept.
District of North Vancouver

[illegible]

**Seyllynn Village
Building "C"**

SECOND FLOOR
LANDSCAPE PLAN



Revised: 12/17/12
 Date: 12/17/12
 Project: Seyllyn Village Building "C"

RECEIVED
 DEC 17 2012
 Community Services Dept.
 District of North Vancouver

eta
 landscape architects + engineers

1000 West 10th Avenue, Suite 100
 Vancouver, BC V6H 1A4
 Tel: 604.275.1111
 Fax: 604.275.1112
 Email: info@eta.ca

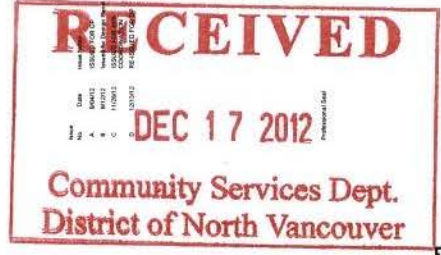
Project: Seyllyn Village
 Building "C"
 Fern St. and Mountain Hwy

Drawing Title: FIFTH FLOOR & ROOF
 LANDSCAPE PLANS

ATTACHMENT 6.12P

Sheet	501115
Project	501115
Client	1150
Scale	1:1
Date	12/17/12
Drawn by	1150
Checked by	1150
Approved by	1150
Project Manager	1150
Project Engineer	1150
Project Architect	1150
Project Engineer	1150
Project Architect	1150
Project Engineer	1150
Project Architect	1150





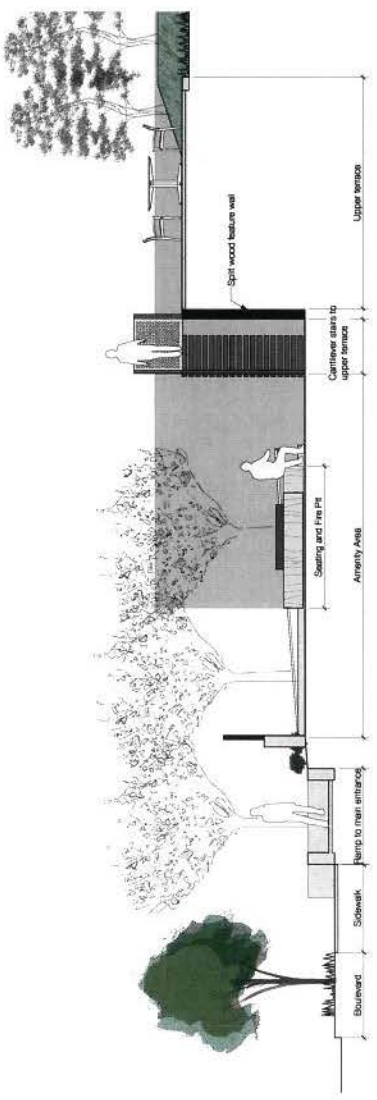
eta
ecological technology + architecture
1000 West 10th Avenue, Suite 100
Vancouver, BC V6H 1Y4
Tel: 604-681-1111
Fax: 604-681-1112
www.eta-ecology.com

**Saylorn Village
Building "C"**
Fern St. and Mountain Hwy

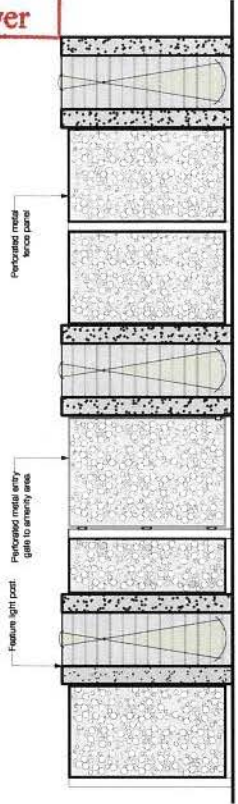
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LANDSCAPE SECTIONS

ATTACHMENT 67.12 Q

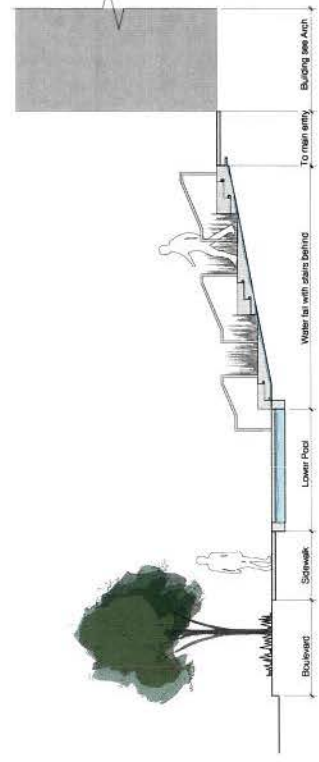
Client	City of North Vancouver
Project	Saylorn Village Building "C"
Location	Fern St. and Mountain Hwy
Scale	1:100
Date	Dec 17, 2012
Drawn by	ET
Checked by	ET
Approved by	ET



1 Section: Amenity Terrace Ground Floor and 2nd Floor
Scale: 1:50

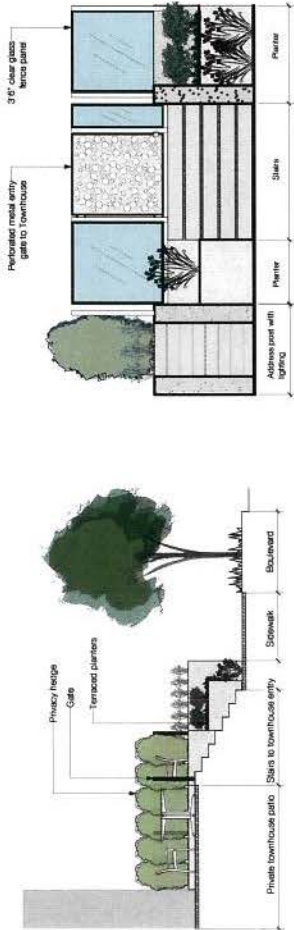


4 Detail Elevation: 6ft perforated metal screen
Scale: 1:25



2 Section: Water Feature at Main Entrance
Scale: 1:30

Plant List	ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Tree Planting						
Ako	20	1	Acer glabrum 'October Glory'	October Glory Red Maple	3m Cal	2m STD. B&B species as per District
Al	10	1	Alnus incana	Common Alder	3m Cal	2m STD. B&B species as per District
Pl	10	1	Prunella canadensis	Common Blackberry	3m Cal	2m STD. B&B species as per District
Ph	10	1	Phlox paniculata	Common Phlox	3m Cal	2m STD. B&B species as per District
Py	10	1	Pyracantha coccinea	Common Firethorn	3m Cal	2m STD. B&B species as per District
Tp	10	1	Thuja occidentalis	Common Arborvitae	3m Cal	2m STD. B&B species as per District
Shrubs and Perennial Planting						
As	10	1	Aspidistra filix	Common Aspidistra	3m Cal	2m STD. B&B species as per District
Ca	10	1	Camellia japonica	Common Camellia	3m Cal	2m STD. B&B species as per District
De	10	1	Deutzia scabra	Common Deutzia	3m Cal	2m STD. B&B species as per District
Hy	10	1	Hydrangea macrophylla	Common Hydrangea	3m Cal	2m STD. B&B species as per District
Ma	10	1	Malva sylvestris	Common Mallow	3m Cal	2m STD. B&B species as per District
Pa	10	1	Panicleum racemosum	Common Panicleum	3m Cal	2m STD. B&B species as per District
Ph	10	1	Phlox paniculata	Common Phlox	3m Cal	2m STD. B&B species as per District
Py	10	1	Pyracantha coccinea	Common Firethorn	3m Cal	2m STD. B&B species as per District
Th	10	1	Thalictrum flavum	Common Thalictrum	3m Cal	2m STD. B&B species as per District
Vi	10	1	Viola sp.	Common Viola	3m Cal	2m STD. B&B species as per District



3 Section: Typical Street Entry to Townhouse
Scale: 1:30

NOTE: ALL LANDSCAPE TO CONFORM TO BC LANDSCAPE STANDARDS BY ID FOR LEVEL 3 GROUNDWATER TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

5 Detail Elevation: Entry gate and fence at Townhouse Entry and Entry
Scale: 1:25

Revision No. Date Revision Notes



eta
architectural design & construction
www.eta.ca

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Vancouver BC, Canada V6A 1Y4
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Fax: 604-271-1112
Email: info@eta.ca

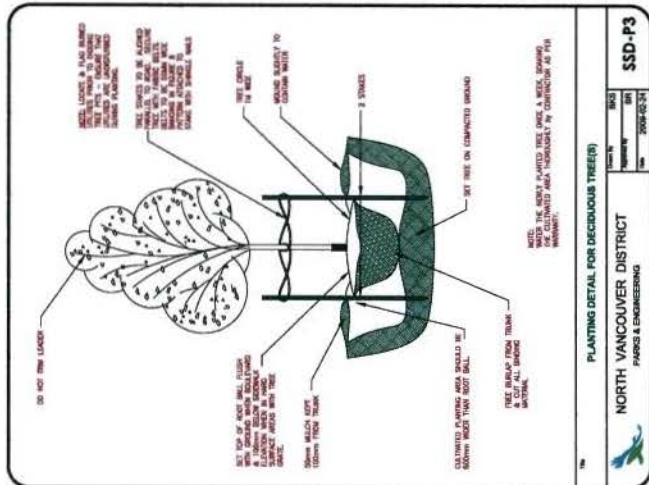
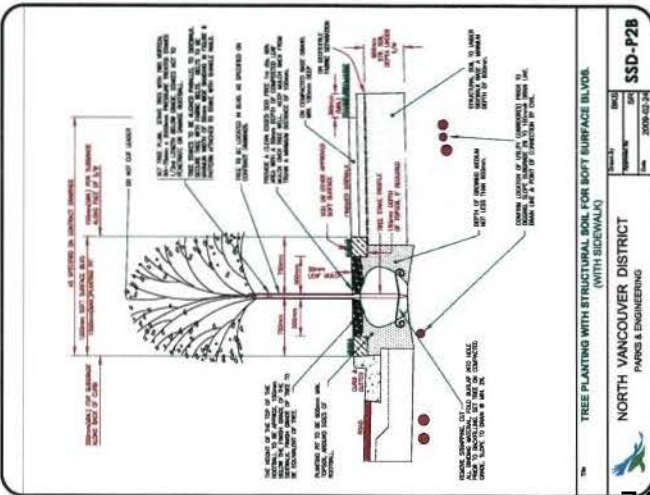
Project: Seylynn Village Building "C"
Ferry St. and Mountain Hwy

Drawing Title: LANDSCAPE ELEVATIONS

ATTACHMENT 67.12R

Project:	Seylynn Village Building "C"
Location:	Ferry St. and Mountain Hwy
Client:	AS SHOWN
Scale:	L22
Date:	08/12/2012
Sheet:	6





RECEIVED
DEC 17 2012
Community Services Dept.
District of North Vancouver

SITE FURNISHINGS	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOR	QTY
1	BENCH	2.4m	Custom	Custom	Aluminum	Natural	6
2	CHILDREN'S PLAY EQUIP	1m end	Custom	Custom	Aluminum	Natural	2
3	CHILDREN'S STEPPING STONES	Varies	Custom	Custom	Concrete	Natural	1
4	FIRE PIT	1.15 x 1.15 x .3m	Custom	Custom	Perforated DN Stainless	Natural	1
5	PRIVACY SCREEN	1.8m Hx	Custom	Custom	Timber & Steel	Natural	6
6	REMOVABLE BOLLARDS	1m Hx	Custom	Custom	Timber & Steel	Natural	6
7	PAVERS - field	225 x 112.5 x 60mm	Standard	Abundant Concrete	Standard	Natural	6
8	PAVERS - border	225 x 112.5 x 60mm	Standard	Abundant Concrete	Standard	Natural	6
9	PAVERS - patio type 1	225 x 112.5 x 60mm	Standard	Abundant Concrete	Standard	Natural	6
10	PAVERS - patio type 2	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
11	PAVERS - patio type 3	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
12	PAVERS - patio type 4	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
13	PAVERS - patio type 5	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
14	PAVERS - patio type 6	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
15	PAVERS - patio type 7	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
16	PAVERS - patio type 8	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
17	PAVERS - patio type 9	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
18	PAVERS - patio type 10	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
19	PAVERS - patio type 11	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
20	PAVERS - patio type 12	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
21	PAVERS - patio type 13	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
22	PAVERS - patio type 14	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
23	PAVERS - patio type 15	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6
24	PAVERS - patio type 16	457 x 457 x 40mm	Standard	Abundant Concrete	Standard	Natural	6

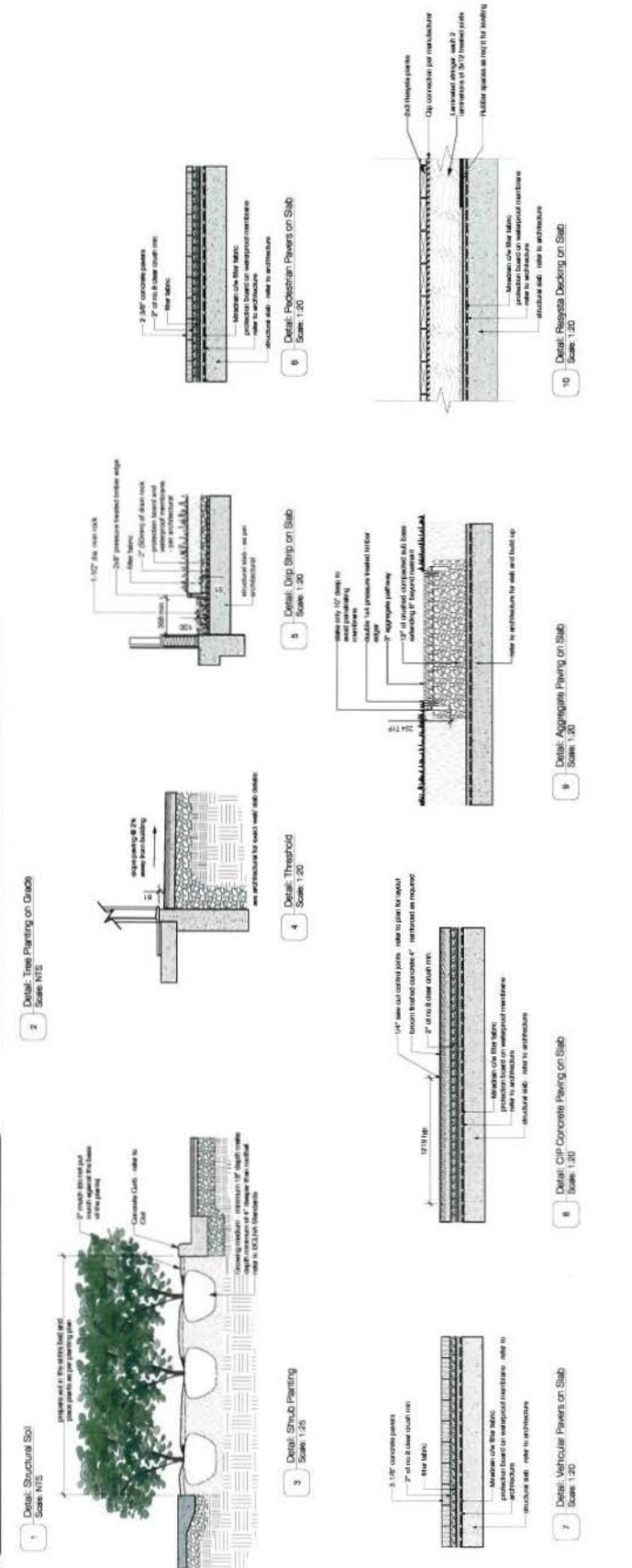
eta
LANDSCAPE ARCHITECTS

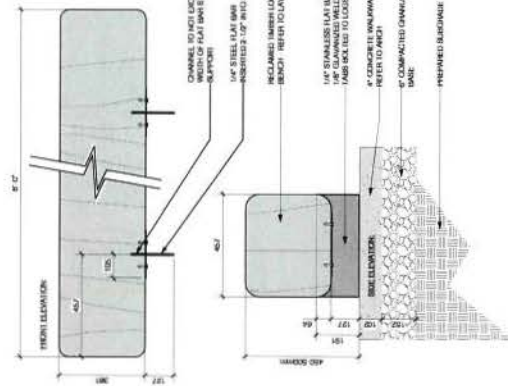
1000 West 10th Avenue, Suite 100
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Tel: 604-681-1111
Fax: 604-681-1112
www.eta-landscape.com

Seyllyn Village
Building "C"
From St. and Mountain Hwy

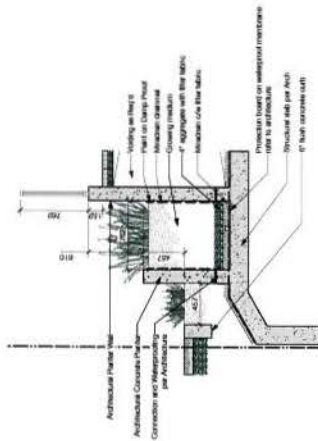
LANDSCAPE DETAILS

ATTACHMENT 67.12S

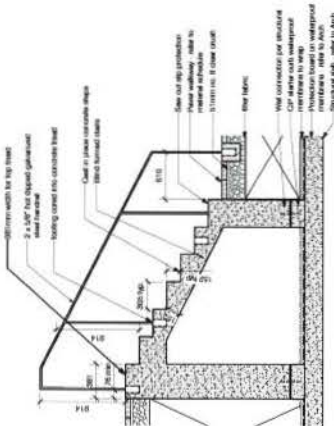




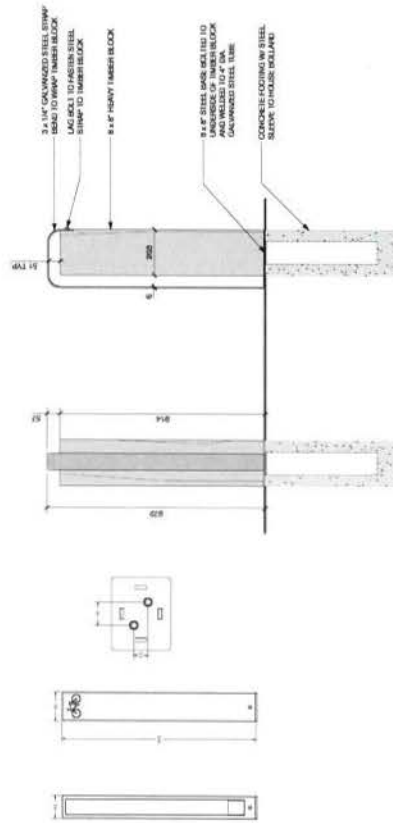
3 Detail: Recycled Timber Bench
 Scale: 1:10



2 Detail: CIP Concrete Planter on Slab
 Scale: 1:25

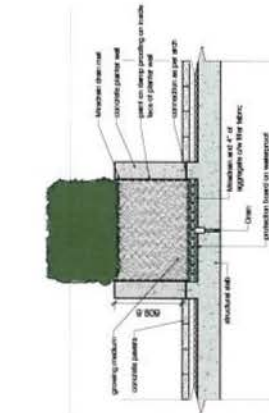


1 Detail: Blind Formed Slabs on Slab
 Scale: 1:25

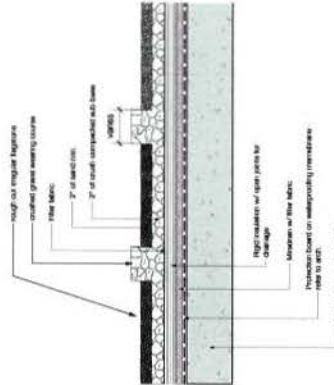


5 Detail: Memorable Board
 Scale: 1:10

6 Detail: CIP Concrete Planter
 Scale: 1:20



7 Detail: Exposed Paving
 Scale: 1:10



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COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>FEB 4, 2013</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item#		
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:	

BSD
Dept.
Manager

B.
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

January 11, 2013
File: 3060-20-10.12
Tracking Number: RCA -

AUTHOR: Tamsin Guppy, Community Planning

**SUBJECT: 1551 PEMBERTON AVENUE - DEVELOPMENT PERMIT
MIXED COMMERCIAL RESIDENTIAL BUILDING**

RECOMMENDATION:

That Development Permit 10.12 for a 4 storey mixed use building at 1551 Pemberton Ave, be issued.

SUMMARY:

The applicant, Wensley Architecture, has proposed a 4 storey mixed use building for the corner of West 16th and Pemberton Avenue, in keeping with the Marine Drive (C9) Zoning and the Marine Drive Design Guidelines. The applicant originally proposed a building with a very similar style to the recently approved projects on Marine Drive ("The Drive" and "The Ivy") and was requested to consider an alternate design style in order to create a broader diversity of building styles in the area. The current proposal is the applicant's response to both this request, and the desire to create a building that bridges the Marine Drive character with the more industrial Pemberton character.

EXISTING POLICY:

The site is zoned Marine Drive (C9) and is within the Marine Drive Design Guidelines area.

This site is in the Development Permit Areas for Form and Character and for Energy and Water Conservation and Reduction of Greenhouse Gas Emissions.



January 11, 2013

ANALYSIS:

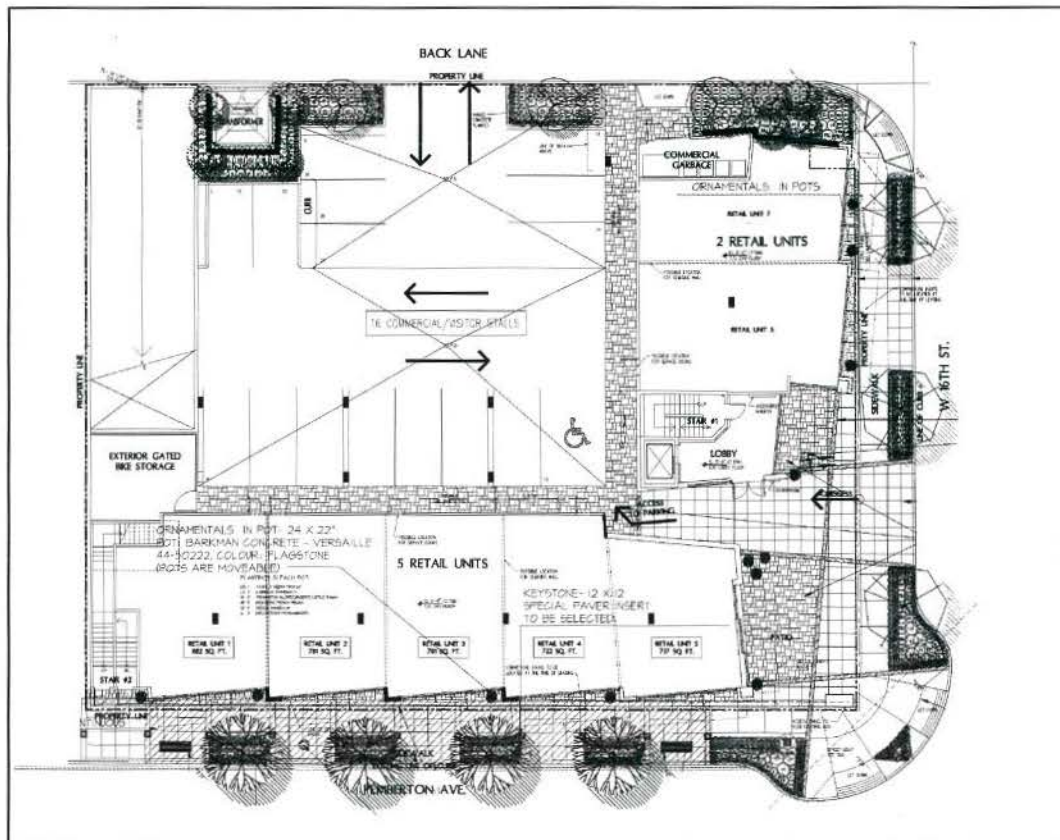
Context:

The subject site is located at the south-west corner of West 16th Street and Pemberton Avenue, immediately south of the parking lot for McDonald's restaurant. The site is in the transition area between the commercial character of Marine Drive and the more industrial character of Pemberton.

Proposed Development:

The current proposal is for a 4 storey mixed use building, consisting of 5,642 square feet of commercial floor space on the main floor and 30 residential units on the upper 3 floors.

The residential units are a blend of 1 and 2 bedroom units ranging in size from 530 square feet to 918 square feet. Primary access to the residential units is from a lobby located on West 16th Street.



**SUBJECT: 1551 PEMBERTON AVENUE - DEVELOPMENT PERMIT
MIXED COMMERCIAL RESIDENTIAL BUILDING**

January 11, 2013

Page 3

Parking is accessed from the lane and includes 16 visitor and customer parking spaces at the rear of the building at grade and 43 spaces underground. There is a total of 59 parking spaces.

Streetscape:

Both Pemberton and West 16th will be upgraded in front of this site with wider sidewalks, street trees and planting, and the addition of benches. A curb bulge at the corner will be added to improve pedestrian crossing safety, and similarly pedestrian safety improvements are proposed for the lane and pedestrian access to the continuation of West 16th Street.



Urban Design:

The proposal is for a modern four storey building with retail spaces at grade. The design meets the Design Guidelines for Commercial and Mixed Use Buildings and the Marine Drive Design Guidelines, and in particular has addressed the guideline requirements for:

- Developing a strong streetscape through suitable setbacks, building orientation to the street, commercial unit sizes and lobby design;
- Providing a strong parking design that provides easily accessible visitor and customer parking at grade, accessed from the lane and with a pedestrian connection to the street;
- Variation in building design, as mentioned this project was redesigned to ensure it was different to the recently approved projects in the area; and

- Building materials, which include red hardi-plank, galvanized aluminium corrugated siding, and darker grey corrugated metal, that provide a transition to the industrial character of Pemberton Avenue.

Advisory Design Panel:

The development was supported by the Advisory Design Panel, and the application has been further revised to address the issues raised at the meeting, including:

- Designing deeper canopies over the sidewalk;
- Creating a more open lobby area;
- Creating better visibility into the walkway that connects the parking to the street front and lobby area;
- An improved layout for the at-grade parking; and
- An improved design for the corner patio.

Adaptable Design:

The proposal includes 80% of the units constructed to level 1 B and 20% level 2, to allow for better accessibility and adaptability and to enable aging in place.

Water Table/ Basement Requirements:

Based on the current geotechnical information on the ground water conditions at this site, the basement is required to be "tanked," in order to avoid excessive discharge into the municipal storm system and creek environment. Tanking also has the advantage of reducing energy consumption as a pump system does not need to operate twenty-four hours a day.

Green Building:

The site is in the development permit area for Energy and Water Conservation and Greenhouse Gas Emission Reduction, but as this project does not require rezoning the District's Green Building Strategy does not require the project to meet a Built Green or LEED Gold equivalent standard.

To address the Development Permit Guidelines, the coordinating professional has completed the Built Green Checklist. The checklist indicates a number of energy and water conservation items included in the design as well as items to reduce greenhouse gas emissions. The following items have been confirmed:

- Landscaping: Install efficient irrigation, drought tolerant plants, and reduce lawn areas to less than 50% of landscaped areas.
- Water conservation: Install CSA approved low flush toilets, and low flow faucet aerators on all bathroom and kitchen sinks.
- Energy Efficiency:
 - Insulate hot water lines where units contain independent DHW systems;
 - Install energy star appliances;
 - Install ceiling fan wired rough in for each unit;

**SUBJECT: 1551 PEMBERTON AVENUE - DEVELOPMENT PERMIT
MIXED COMMERCIAL RESIDENTIAL BUILDING**

January 11, 2013

Page 5

- Multiple heating/ cooling zones in each unit;
- Install direct metering for each unit;
- Install insulation to meet or exceed the MNECB standard;
- Install air tight, insulation contact –rated recessed lights in insulated ceilings where recesses lights are used; and
- Install advanced sealing packages, non-HCFC expanding foam around window, door and exterior wall penetrations.
- Reductions in Off Gassing: Install ceramic tiles with low VOC adhesives and all wood or laminate flooring is factory finished.
- Install 25 year roofing material with manufacturer's warranty; and
- Establish comprehensive recycling program for the construction site.

In addition to this list, the applicant is considering a variety of additional green building techniques and will install them if products are available and priced competitively.

Associated Variances:

Parking:

The residential parking rate is proposed to be reduced to 1.5 parking spaces per unit inclusive of 4 visitor spaces. This is a reduction from 54 spaces to 45 spaces, and is supported by staff given the size of the units and the proximity to transit on Marine Drive.

Staff are also recommending a variance to the commercial parking requirement to increase the requirement over the minimum commercial rate to a blended rate that would allow greater flexibility over the lifespan of this building. The basic commercial rate is 1 space / 45m², which would result in a requirement for 12 parking spaces. The proposal is to apply the blended rate of 1 space / 30 m² for a total requirement of 18 spaces. While this is more onerous it does then ensure that if a commercial unit is used in the future for a café or restaurant there is sufficient parking to cover that requirement.

A third parking variances is also proposed and supported by staff and that is for the sharing of customer and residential visitor parking, recognizing that the pool of public parking spaces is best used if it is a shared resource. This flexibility also recognizes that the demands for residential visitor and commercial customer parking typically occur at different times of day.

In support of the variance and to ensure that the residential visitor and commercial customer parking remains a shared resource and is not otherwise reallocated the Development Permit will contain a requirement for an appropriate restrictive covenant.

**SUBJECT: 1551 PEMBERTON AVENUE - DEVELOPMENT PERMIT
MIXED COMMERCIAL RESIDENTIAL BUILDING**

January 11, 2013

Page 6

Summary of Parking Variances		
Regulation	Requirement Under Existing Zoning	Proposed Requirement
Parking - Total	66 total	59 total
Resident Parking	46	41 spaces
Residential Visitor Parking	8 spaces	4 spaces
Total	54 spaces	45 spaces
Commercial Parking	12 spaces	14 spaces
Plus shared visitor parking	NA	4 spaces
Total	12 spaces	18 spaces

Building Height:

The maximum permitted building height for a flat roof is 44.3 feet. The applicant is proposing a building height variance of up to 3.9 feet for those portions of the building that step up (circled below). Staff support this variance as it allows more articulation in the building design without negatively impacting any neighbours or affecting any views.



Height Variance		
Regulation	Requirement	Proposed
Building Height	44.3 feet (13.5 m)	48.2 feet (14.7 m)

**SUBJECT: 1551 PEMBERTON AVENUE - DEVELOPMENT PERMIT
MIXED COMMERCIAL RESIDENTIAL BUILDING**

January 11, 2013

Page 7

Public Input:

A public information meeting was held on May 2, 2012 and attended by approximately 20 local residents and business owners. Generally the project was well received and comments at the meeting were positive. Two feedback forms and an email were submitted after the meeting with questions or concerns about traffic in the lane and loss of existing commercial units. Regarding traffic in the lane, Transportation staff have reviewed traffic speeds and asked the applicant to install speed humps and improvements to pedestrian lane connectivity to West 16th Street. The applicant is installing these works in their required off-site improvements. Regarding loss of the existing commercial units on the site which are smaller than most commercial retail units, the applicant has proposed commercial retail units that are relatively small in size in order to potentially accommodate some of the existing businesses in the future.

Conclusion:

The applicant has addressed the requirements of the Development Permit process and DP 10.12 is now ready to be considered for issuance.

Options:

1. That Development Permit 10.12 for a 4 storey mixed use building at 1551 Pemberton Ave, be issued (staff recommendation), or
2. That Development Permit 10.12 for a 4 storey mixed use building at 1551 Pemberton Ave. be rejected and returned to staff with direction on outstanding DP items to be resolved prior to further consideration.


Tamsin Guppy
Community Planning

Attachments:

DP 10.12 and attached drawings

REVIEWED WITH: <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 10.12

This Development Permit 10.12 is hereby issued by the Council for The Corporation of the District of North Vancouver to 0891354 B.C. Ltd., Inc No 0891354 for the development of the property located at 1551 Pemberton Avenue, described as Lot G (Explanatory Plan 10400), Block 58, District Lot 552, Plan 4680, (PID: 009-291-709) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:

1. Residential parking is reduced to 1.5 spaces per unit inclusive of 4 spaces for residential visitor parking;
2. All commercial parking rates are varied to a single rate of 1 space / 30m² to be applied to all commercial uses permitted in the zone;
2. Residential visitor parking spaces and commercial spaces may be shared; and
3. Building height is increased to 14.7m (48.2 feet).

B. The following requirement is imposed under Subsection 920(2)(c) of the Local Government Act:

Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

C. The following requirements are imposed under Subsections 920(8) & (9) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans (10.12A to 10.12N);
2. To address the high water table the basement shall be "tanked";
3. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - (a) Parks and Engineering Services:
 - (i) Three copies of a final detailed landscape plan prepared by a landscape architect registered in British Columbia for the approval

of the Director of Planning, Engineering, Parks and Regulatory Services;

- (ii) A written landscape estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
- (iii) A completed "Permission to Enter" agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

(c) Engineering Design:

- (i) Finalized civil and electrical engineering plans designed by a professional engineer, for review and acceptance by the Engineering Department;
- (ii) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Pemberton Avenue and West 16th Street and the adjacent lane. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, street trees, and street improvements; and
- (iii) A security deposit as specified in the Engineering Services Agreement.

(d) Parking:

Registration of a section 219 covenant for the purpose of stipulating that all 4 residential visitor parking spaces and all at-grade commercial parking spaces will be pooled and available for public use and none will be designated as limited common property or otherwise assigned to specific strata lots, premises or businesses.

D. The following requirements are imposed under Subsection 920 (10.1) and (10.2) of the Local Government Act:

- (i) Install efficient irrigation;
- (ii) Install drought tolerant plants;
- (iii) Reduce lawn areas to less than 50% of landscaped areas;

- (iv) Install CSA approved low flush toilets;
- (v) Insulate hot water lines where units contain independent DHW systems;
- (vi) Install low flow faucet aerators on all bathroom and kitchen sinks;
- (vii) Install energy star appliances;
- (viii) Install ceiling fan wired rough in for each unit;
- (ix) Multiple heating/ cooling zones in each unit;
- (x) Install direct metering for each unit;
- (xi) Install insulation to meet or exceed the MNECB standard;
- (xii) Install ceramic tiles with low VOC adhesives;
- (xiii) Install air tight, insulation contact –rated recessed lights in insulated ceilings where recesses lights are used;
- (xiv) Install advanced sealing packages, non-HCFC expanding foam around window, door and exterior wall penetrations.
- (xv) Install 25 year roofing material with manufacturer's warranty;
- (xvi) All wood or laminate flooring is factory finished; and
- (xvii) Establish comprehensive recycling program for the construction site.

E. The following requirements are imposed under Subsections 925(1) & (2) of the Local Government Act:

1. A security deposit equal to 125% of the estimated cost of all landscaping, in accordance with the approved cost estimate. The deposit will be held as security for landscaping, building and environmental works.

Mayor

Municipal Clerk

Dated this day of , 200.

PEMBERTON MIXED USE PROJECT – THE AVE – NORTH VANCOUVER, B.C. PROJECT # 1124

ISSUED FOR DEVELOPMENT PERMIT – AUGUST 31, 2012

CIVIC ADDRESS: 1551 PEMBERTON AVE., DISTRICT OF NORTH VANCOUVER

LEGAL DESCRIPTION: LOT "G" (EXPLANATORY PLAN 10400), LOCK 58, DISTRICT LOT 552, PLAN 4680

CLIENT:
PEMBERTON AVE. PROJECTS LTD.
109-1500 HARTLEY AVE.,
COQUITLAM, B.C. V3K 7A1
TEL) 604-230-7774

ARCHITECT:
WENSLEY ARCHITECTURE LTD.
301-1444 ALBERNI STREET
VANCOUVER B.C. V6G 2Z4
TEL) 604-685-3529

LANDSCAPE
PMG LANDSCAPE ARCHITECTS
100C-4185 STILL CREEK DRIVE,
BURNABY, B.C. V5C 6G9
TEL) 604-294-0011

CIVIL:
C. J. ANDERSON CIVIL ENGINEERING INC.
206-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C. V7P 3R9
TEL) 604-984-4297

SURVEYOR:
BUTLER SUNDVICK
4-19089 94TH AVENUE,
SURREY, B.C. V4N 3S4
TEL) 604-513-9611



DRAWING LIST					
ARCHITECTURAL	A00	COVER SHEET	CIVIL	001	TITLE SHEET
	A0a	EXISTING SITE CONTEXT VIEW		002	KEY PLAN
	A0b	DESIGN RATIONALE		003	STORMWATER MANAGEMENT PLAN
	A01	SITE PLAN		004	ROAD SIGNS AND PAVEMENT MARKING PLAN
	A01-A	AVERAGE GRADE CALCULATIONS		005	ROAD WORKS – PEMBERTON AVE.
	A02	PARKADE PLAN		006	ROAD WORKS – 16TH ST.
	A03	MAIN FLOOR PLAN		007	ROAD WORKS – LANE
	A04	2ND FLOOR PLAN		008	SERVICING PLAN
	A05	3RD & 4TH FLOOR PLAN		009	TYPICAL CROSS SECTIONS
	A06	ROOF PLAN		010	DETAILS SHEET
LANDSCAPE	A07	ELEVATIONS	STREET LIGHT	011	NOTE SHEET
	A08	ELEVATIONS		E1	STREET LIGHTING LAYOUT
	A09	BUILDING SECTIONS	SURVEY		
	L1	LANDSCAPE PLAN			SITE PLAN
	L2	LANDSCAPE PLAN – SECOND FLOOR			
	L3	LANDSCAPE DETAILS			
	L4	SPECIFICATIONS			
	L5	STRUCTURAL SOIL SPECIFICATIONS			

Wensley Architecture Ltd
301 - 1444 Alberni St.
Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

1124 – ISSUED FOR DEVELOPMENT PERMIT – AUGUST 31, 2012

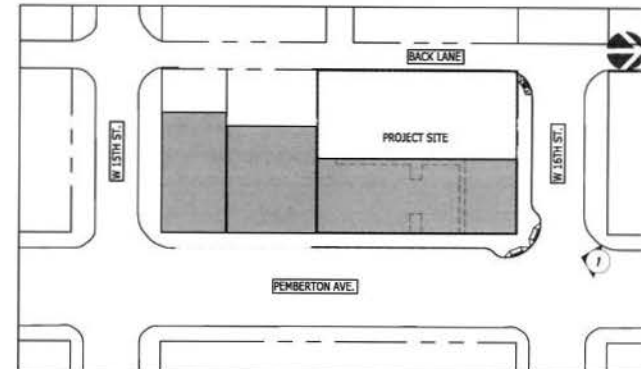
DP10.12.A



1 VIEW NO. 1 - AFTER
NOT TO SCALE



BEFORE



4 KEY PLAN
NOT TO SCALE

DESIGN RATIONALE FOR PEMBERTON MU DEVELOPMENT - THE AVE.

In keeping with District of North Vancouver's vision of the Pemberton Avenue corridor, this design proposes a four storey modern structure containing ground floor commercial spaces below three levels of residential units, commercial and visitor surface parking at the rear and a fully secured underground parking structure for residents. In working with the Planning Department, we were encouraged to pursue a more modern aesthetic and shy away from a typical "west coast contemporary" style that is already present in the Ivy and the Drive projects. In our opinion, the Ave, will be a gateway project that will greet shoppers and traffic from Marine Drive and be an impetus for future pedestrian friendly mixed use development along Pemberton Avenue.

The beginnings of a shopping corridor is being supported by ground level commercial spaces that have been set back to provide a wide articulated sidewalk with landscaped nodes similar in vocabulary to that which has already been established by the relatively new commercial development to the North. The proposed 21'-9" wide retail modules allow for a flexibility of space that could accommodate large or small prospective businesses alike. Ample glass canopies provide cover for would-be shoppers while maintaining as much natural light to the retail spaces as possible. These canopies wrap around the commercial space at the corner of West 16th and Pemberton which has been pulled back to create a ground level exterior space (possibly an extension to a café or coffee shop). This patio has been further articulated by a perimeter raised planter and ornamental railing that will restrict chairs and tables from encroaching onto the sidewalk while maintaining an "open" feel to the space.

By pulling back the massing of this building at the corner of West 16th and Pemberton we not only create a pedestrian scaled focal point (café patio) but also open up a view corridor to additional retail spaces, access to surface parking and the entrance to the residential component along West 16th Street. By locating the covered breezeway access parking adjacent to the café patio and residential entry, we have provided a safe and convenient route for shoppers to their cars.

The upper three floors have been set back and lined with planters to soften the edge or street face of the building while providing generous outdoor space for second floor residents. Large balconies have also been provided to third and fourth floor residential units so as to allow relatively private outdoor space to each living unit. The units themselves have been designed with the young urban professional and small family first time buyers in mind. They are compact and efficient.

The overall design of this proposed development will bring a fresh look to the Pemberton Avenue corridor and help to move District of North Vancouver's vision of this neighbourhood.

5 DESIGN RATIONALE
NOT TO SCALE

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1	DESIGNED FOR DEVELOPMENT PERMIT	2017/02/01
2	DESIGNED FOR DEVELOPMENT PERMIT	2017/02/01
3	DESIGNED FOR REVIEW	2017/02/01
4	DESIGNED FOR REVIEW	2017/02/01

SEALED

PEMBERTON
RESIDENTIAL
NORTH VANCOUVER, B.C.

Wensley
Architecture Ltd
301 - 1040 Alberni
Vancouver, BC V6H 2G4
403.446.1232 or 604.681.4141
info@wensleyarch.com

DESIGNED FOR:
STRUCTURAL
MECHANICAL
ELECTRICAL
LANDSCAPE

DESIGN
RATIONALE

PROJECT NO: 1004 DRAWN BY: JEM
SCALE: AS NOTED AS SHOWN BY: JEM
DATE: 01-01-2017 CHECKED BY: AOB

DP10-12 C

Pemberton MU Project # 1124

UNIT NO./STATISTICS	REVISION NO. 14	NOV 20, 2012			
LEGAL DESCRIPTION	Lot 10 (Expenditure Plan 10460), Block 56, District Lot 152, Plan 4640				
CIVIC ADDRESS	1511 Pemberton Avenue, North Vancouver, BC				
ZONING	C9				
DATE AREA (SQ') *	15,194	(1832 SQ. FT.)	*As per zoning		
MAX. F.S.R.	1.75	(300/50.25 S.F.)	1.7408 - (307/52) S.F.		
MAX. BUILDING COVERAGE	85%	(12,415.59 S.F.)	86%		
MAX. BUILDING HEIGHT	44'	(13.5 S.F.)	46' 0" (14.0 S.F.)		
SET BACKS	FRONT (Pemberton Ave.)	4' 0"	*Setback is 4' from rear and curb line of Pemberton Avenue		
	SIDE - INTERIOR	N/A			
	SIDE - EXTERIOR	N/A			
	REAR	N/A			
UNIT	DESCRIPTION	GROSS AREA (sq. ft.)	# OF UNITS	COMBINED (sq. ft.)	
1 BR					
A	100' x 184" H	534.00	9	4,770.00	
B	100' x 184" H	534.00	4	2,644.00	
C	100' x 184" H	600.00	3	1,800.00	
1 BR SUBTOTAL			16	10,194.00	
2 BR					
A	200' x 284" H	1168.00	3	2,454.00	
B	200' x 284" H	893.00	3	2,350.00	
C	200' x 284" H	898.00	3	2,300.00	
D	200' x 284" H	887.00	3	2,070.00	
E	200' x 284" H	884.00	3	1,764.00	
F	200' x 284" H	918.00	2	1,836.00	
2 BR SUBTOTAL			12	10,406.00	
TOTAL UNITS (SALEABLE AREA)			28	20,600	
TOTAL GROSS RESIDENTIAL AREA				24,834	
TOTAL GROSS COMMERCIAL				5,818	
TOTAL LEASABLE COMMERCIAL				5,843	
TOTAL NET AREA				20,660	
TOTAL PROJECT AREA (RESIDENTIAL + COMMERCIAL)				30,722	
TOTAL PARKING AREA				16,961	
BUILDING COVERAGE AREA				15,194	
PARKING STATISTICS					
UNDERGROUND STRUCTURED PARKING STALLS				63	
GROUND LEVEL PARKING STALLS				31	
TOTAL STALLS PROVIDED**	(Of which 10 stalls to be accessible)			94	
RESIDENTIAL STALLS REQUIRED	1 PER UNIT PLUS 1 PER 100 SQ. FT. (MINIMUM)			54	
COMMERCIAL STALLS REQUIRED	0.25 PER UNIT			15	
COMMERCIAL STALLS (OPTION 1)	1 PER 400 SQ. FT. (MINIMUM)			15	
COMMERCIAL STALLS (OPTION 2)	1 PER 400 SQ. FT. (MINIMUM)			15	
COMMERCIAL STALLS (OPTION 3)	1 PER 400 SQ. FT. (MINIMUM)			15	
TOTAL STALLS REQUIRED	69 (Minimum)			69	
TOTAL STALLS PROVIDED	94 (Minimum)			94	
TOTAL SMALL CAR STALLS ALLOWED	RESIDENTIAL USE IN COMMERCIAL STALLS: 41 & 15			56	
TOTAL SMALL CAR STALLS IN PROVIDER	33 to 41 stalls			33	
STORAGE STATISTICS					
PRIVATE STORAGE LOCKERS	0.2 PER UNIT	63 LOCKERS		63 LOCKERS	
RECYCLE STORAGE (PRIVATE)	3 PER 200 SQ. FT. (MINIMUM)	30 (provided)		30 (provided)	
RECYCLE STORAGE (PUBLIC)	3 PER 200 SQ. FT. (MINIMUM)	30		30	
*TOTAL GROSS AREA (RESIDENTIAL + COMMERCIAL) IS 26,478 SQ. FT. (26,478 SQ. FT.)					
**LOCAL GOVERNMENT OF NORTH VANCOUVER ARCHITECTURE, ENGINEERING & PLANNING DEPARTMENT (2008) (2008) (2008)					
*TOTAL GROSS AREA (RESIDENTIAL + COMMERCIAL) IS 26,478 SQ. FT. (26,478 SQ. FT.)					
**LOCAL GOVERNMENT OF NORTH VANCOUVER ARCHITECTURE, ENGINEERING & PLANNING DEPARTMENT (2008) (2008) (2008)					

GENERAL NOTES

Commercial/Industrial Zoning

These plans are shown with commercial status as customers will require parking during business hours. Because the project is a mixed-use development, the majority of stalls will be required parking in the evening when the commercial units are closed and the residential units are occupied.

Residential

We have very carefully thought about the type of layout we are providing for the site of these units and have accordingly been very specific in the unit type, layout (including walls) and design of the units. It is a matter of fact that the "type" of layout we have chosen is the only one that will be able to support the type of layout and mix of use that is required for this layout.

The layout of the units is shown in the attached drawing for the attention of the customer and also the local government and the public.

They are very close together, closely as possible to the street and are designed to be a mix of use, as well as being more to the street.

The layout is very close together to provide for homes with 1 bedroom units. If the 18 sq. ft. unit is the minimum range only about 400 sq. ft. of space is provided for a very different unit type.

The minimum range of units is shown in the attached drawing for the attention of the customer and also the local government and the public.

The layout is also showing for an alternative form with the same type of layout but the space is a mixed between when the site is used as an office or other use. In most cases, this layout will be the same.

Use the layout, we have a mix of 10 units with most being in the use for 18 sq. ft. to range and 10 units in 18 sq. ft. to 18 sq. ft. range which can be combined as a single 2 bedroom.

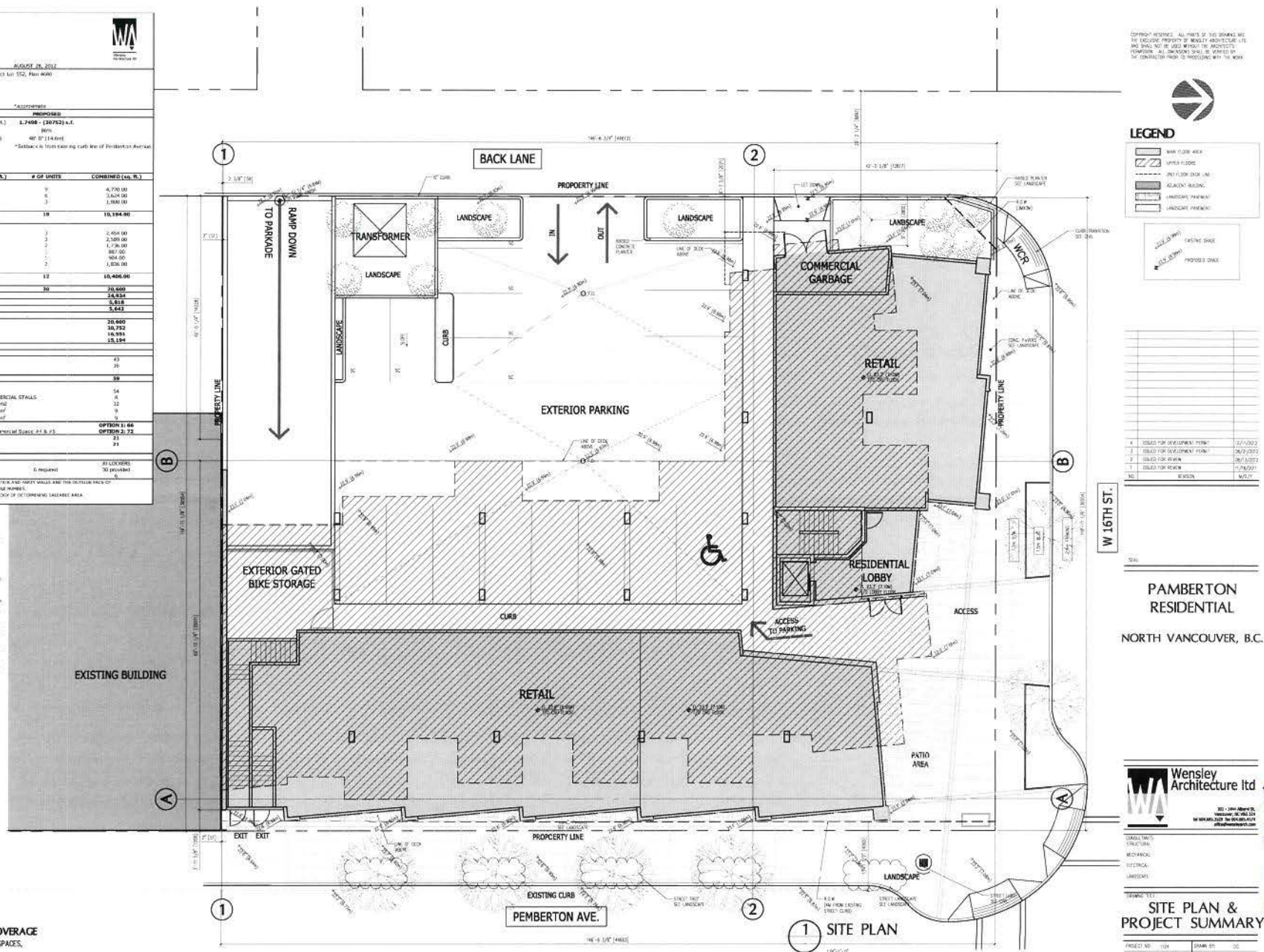
These plans show the use of the site to provide a specific unit type which space to these units.

Based on the above provided, parking and unit mix, we will deliver a unit mix as shown in these plans. It is important to note that the layout of the units is shown in the attached drawing for the attention of the customer and also the local government and the public.

Based on the above provided, parking and unit mix, we will deliver a unit mix as shown in these plans. It is important to note that the layout of the units is shown in the attached drawing for the attention of the customer and also the local government and the public.



BUILDING COVERAGE AREA
AS PER ZONING BYLAW 6914 BUILDING COVERAGE
(INCLUDING ALL AREAS OF BUILDINGS, STRUCTURES, PARKING SPACES,
LOADING SPACES AND DRIVEWAYS)



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LEGEND

	MARK 1/200 AREA
	UPPER FLOOR
	ANY FORM FLOOR LINE
	ACCESS/LOADING
	LANDSCAPE/PLANTING
	LANDSCAPE/FENCING
	EXISTING SHADE
	PROPOSED SHADE

1	ISSUED FOR DEVELOPMENT PERMIT	12/2012
2	ISSUED FOR DEVELOPMENT PERMIT	06/2013
3	ISSUED FOR REVIEW	07/2013
4	ISSUED FOR REVIEW	11/2013
5	ISSUED FOR REVIEW	11/2013

PAMBERTON RESIDENTIAL
NORTH VANCOUVER, B.C.

Wensley Architecture Ltd
1511 Pemberton Avenue, North Vancouver, BC V7M 1A1
Tel: 604.261.1111
Fax: 604.261.1112
www.wensleyarch.com

CONTRACT NO. 1004
SCALE AS NOTED
DATE SEP 2011

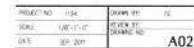
SITE PLAN & PROJECT SUMMARY

PROJECT NO. 1004
SCALE AS NOTED
DATE SEP 2011

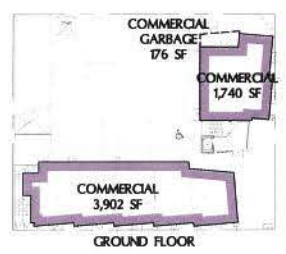
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DRAWING TITLE	
AVERAGE GRADE CALCULATIONS	
PROJECT NO. 1124	DRAWN BY TC/NO
SCALE 1/8" = 1'-0"	BY V-B-RY
DATE SEP. 2011	DRAWING NO. A01-A

DP 10-12 E



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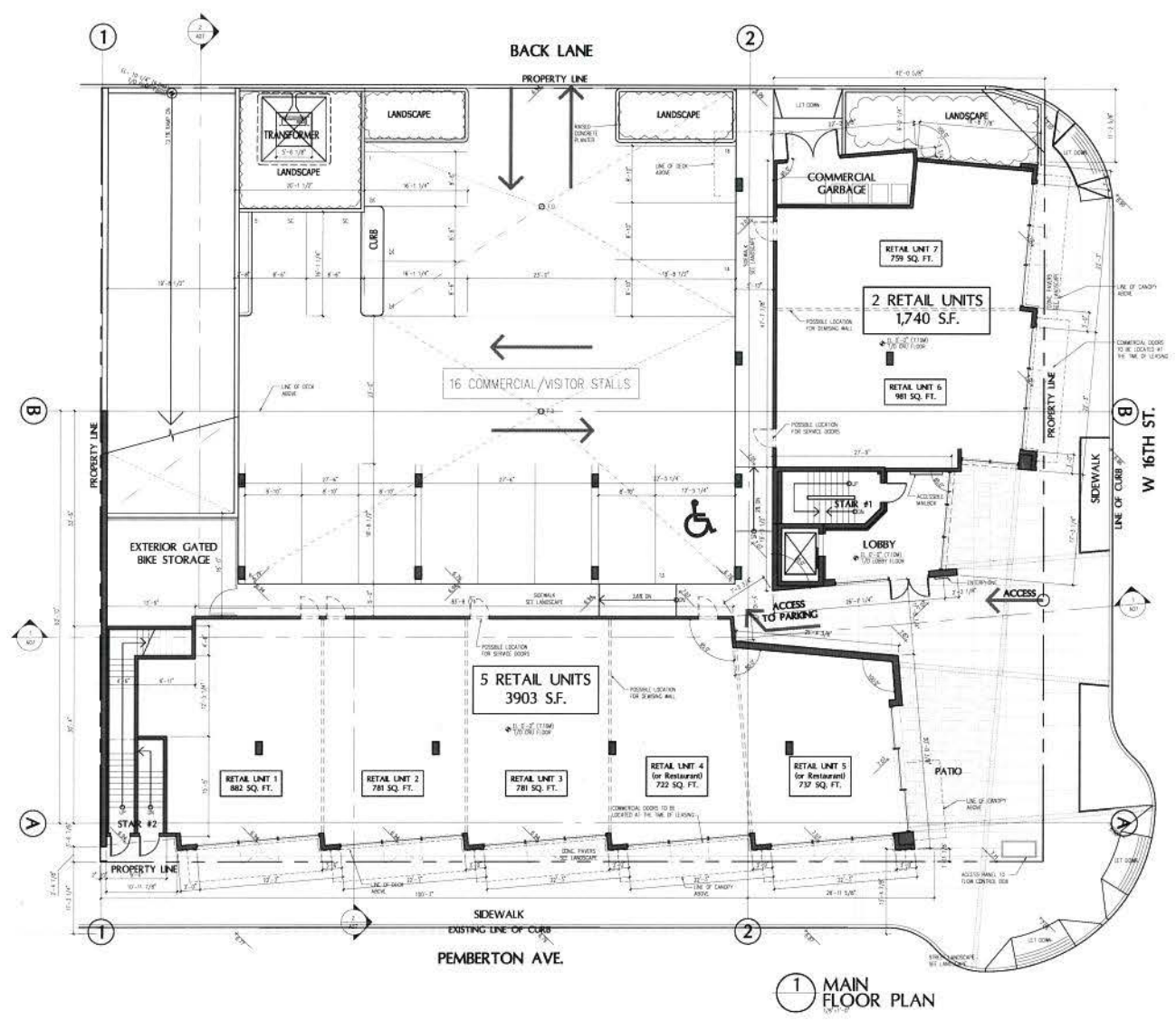


TOTAL GROSS RESIDENTIAL AREA: 24,934 SF
 GROUND FLOOR: 480+281
 2ND FLOOR: 8,061
 3RD FLOOR: 8,056
 4TH FLOOR: 8,056

TOTAL GROSS COMMERCIAL AREA: 5,642 SF
 GROUND FLOOR: 1,740+3,902

TOTAL GROSS PROJECT AREA: 30,752 SF

TOTAL GROSS RESIDENTIAL : 24,934 SF
 TOTAL GROSS COMMERCIAL : 5,642 SF
 COMMERCIAL GARBAGE : 176 SF



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/2017
2	ISSUED FOR PERMIT	12/15/2017
3	ISSUED FOR PERMIT	12/15/2017
4	ISSUED FOR PERMIT	12/15/2017
5	ISSUED FOR PERMIT	12/15/2017
6	ISSUED FOR PERMIT	12/15/2017
7	ISSUED FOR PERMIT	12/15/2017
8	ISSUED FOR PERMIT	12/15/2017
9	ISSUED FOR PERMIT	12/15/2017
10	ISSUED FOR PERMIT	12/15/2017
11	ISSUED FOR PERMIT	12/15/2017
12	ISSUED FOR PERMIT	12/15/2017

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NORTH VANCOUVER, B.C.

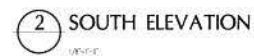
Wensley Architecture Ltd

901 - 1144 PNEUMATIC
VANCOUVER, BC V6C 2G4
TEL: 604.681.3327 FAX: 604.681.3328
www.wensleyarch.com

DESIGN: WENSLEY ARCHITECTURE LTD.
STRUCTURAL: WENSLEY ARCHITECTURE LTD.
MECHANICAL: WENSLEY ARCHITECTURE LTD.
ELECTRICAL: WENSLEY ARCHITECTURE LTD.
LANDSCAPE: WENSLEY ARCHITECTURE LTD.

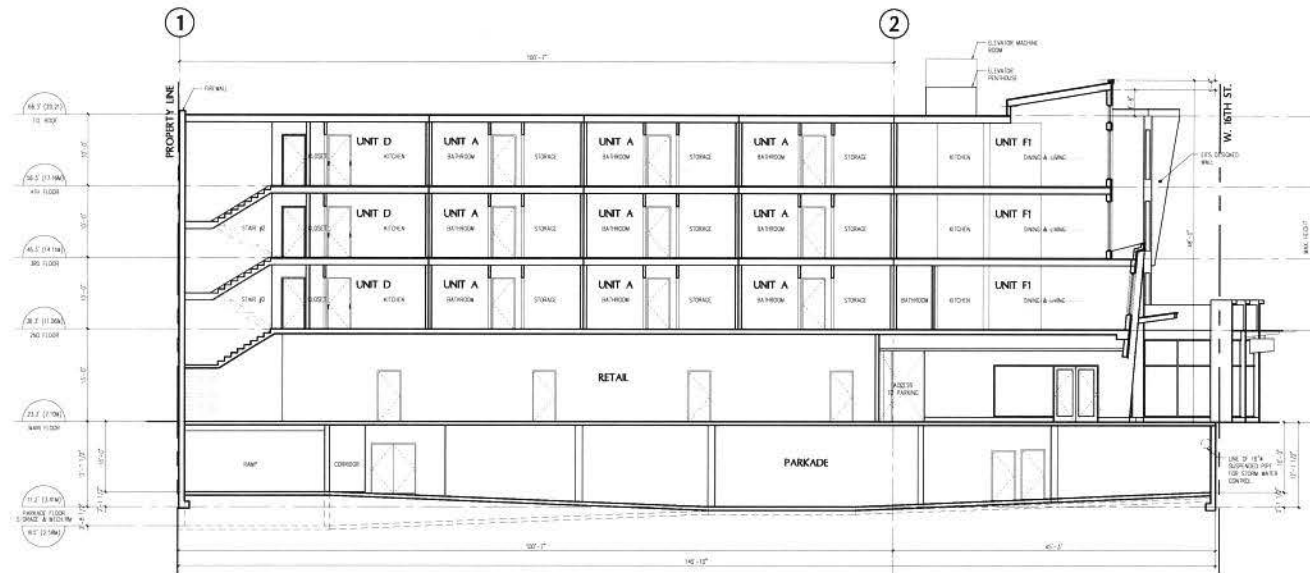
MAIN FLOOR PLAN

PROJECT NO.: 1024 DRAWING NO.: 302
SCALE: 1/8"=1'-0" REVIEW BY: JAC
DATE: SEP-2017 DRAWING NO.: A03

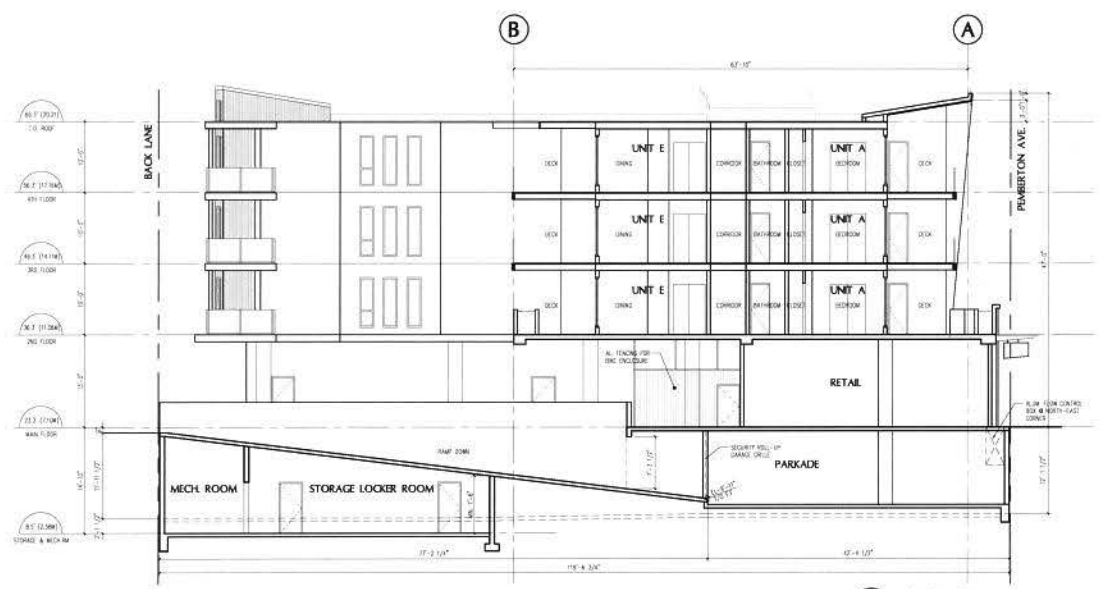
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6	ISSUED FOR DISBURSEMENT PERMIT	12/17/16
2	ISSUED FOR DISBURSEMENT PERMIT	08/19/16
4	ISSUED FOR REVIEW	08/17/16
3	ISSUED FOR PERMITS	06/07/16
2	ISSUED FOR DISBURSEMENT PERMIT	03/03/16
1	ISSUED FOR REVIEW	01/14/16
NO	REVISION	01/01/16

PROJECT NO. : 1128	DRAWN BY : DC
SCALE : 1/8" = 1'-0"	REVIEW BY :
DATE : JAN 2012	DRAWING NO. : A08



1 SECTION 1-1



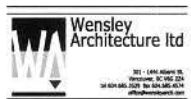
2 SECTION 2-2

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1	ISSUED FOR DEVELOPMENT PERMIT	18/10/2021
2	ISSUED FOR REVIEW	28/10/2021
3	ISSUED FOR PERMITS	04/11/2021
4	ISSUED FOR DEVELOPMENT PERMIT	14/11/2021
5	ISSUED FOR REVIEW	17/11/2021
NO.	REVISION	DATE

NAME

PEMBERTON
RESIDENTIAL
NORTH VANCOUVER, B.C.



DESIGN: PAUL
STRUCTURAL
MECHANICAL
ELECTRICAL
LANDSCAPE

SECTION

PROJECT NO.	1004	DRAWN BY	ME
SCALE	1/8"=1'-0"	REVIEW BY	ME
DATE	NOV. 2021	DATE	NOV. 2021

DR10.12 K

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pmg
LANDSCAPE ARCHITECTS INC.

Suite C100 - 4185 288 Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011, f: 604 294-0022

SEAL



NO.	DATE	REV.	DESCRIPTION	BY	CHKD.
1	01.08.18	1	REVISED	PMG	PMG
2	01.08.18	2	REVISED	PMG	PMG
3	01.08.18	3	REVISED	PMG	PMG
4	01.08.18	4	REVISED	PMG	PMG
5	01.08.18	5	REVISED	PMG	PMG
6	01.08.18	6	REVISED	PMG	PMG
7	01.08.18	7	REVISED	PMG	PMG
8	01.08.18	8	REVISED	PMG	PMG
9	01.08.18	9	REVISED	PMG	PMG
10	01.08.18	10	REVISED	PMG	PMG

CLIENT:
PEMBERTON AVE. PROJECTS UNITED
PARTNERSHIP

PROJECT:
**RESIDENTIAL /
COMMERCIAL DEVELOPMENT**

1551 PEMBERTON AVENUE
DISTRICT OF NORTH VANCOUVER, BC

ARCHITECTS
WENSLEY ARCHITECTURE LTD.

ORIGINATOR:

**LANDSCAPE PLAN
SECOND FLOOR**

DATE: October 07, 2011 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

DRAWN: DD

DESIGN: DD

CHKT: PCM

PMG PROJECT NUMBER:

OF 5

11197-102P

11-197

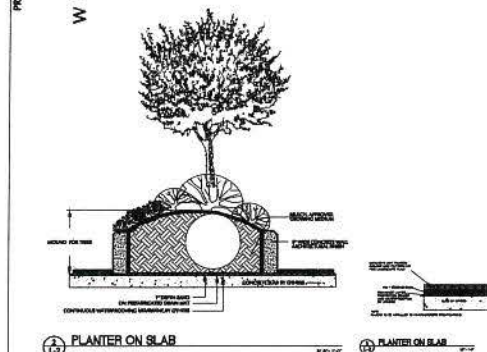
BACK LANE

PROPERTY LINE

PROPERTY LINE



W 16TH ST.



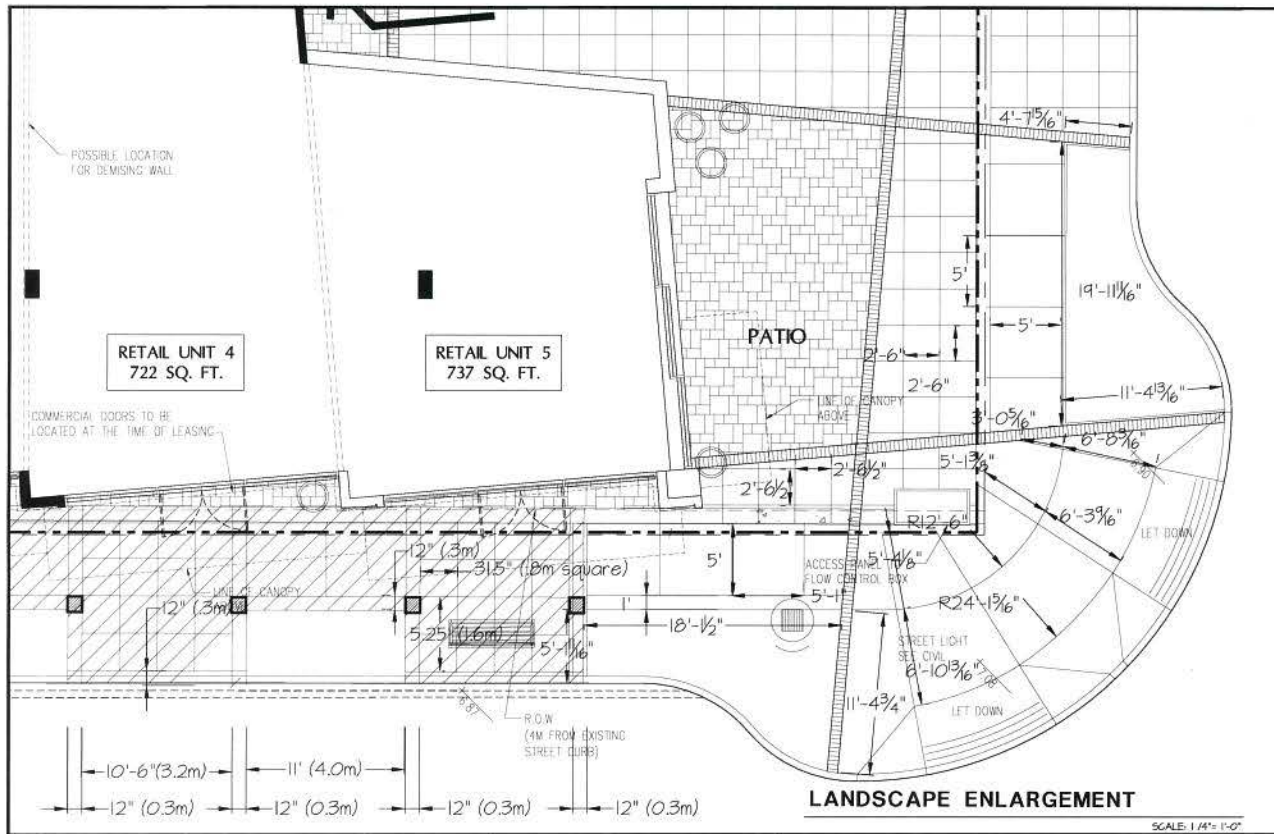
PEMBERTON AVE.

PLANT SCHEDULE (These plants are in addition to those of the main plant schedule)					PMG JOB NUMBER: 11197-102P
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB					
BU	13	BUXUS SEMPERVIRENS 'SUPRITIGOSA'	DWARF BOXWOOD	#2 POT; 40CM	
GRASS					
GR	34	PENSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	
PERENNIAL					
HE	41	HEUCHERA 'PEACH MELBA'	CORAL BELLS	11 CM POT	
HI	51	WALDSTEINIA FRAGANOIDES	BARREN STRAWBERRY	9 CM POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

DR 10.12.11



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
5	8	ACER GROSSEMI	PAPERBARK MAPLE	6CM CAL, 12H STD, B&B
5	3	PAVUS SYLVATICA PURPUREA PENDULA	KEEPPING COPPER BEECH	6CM CAL, 12H STD, B&B
6	6	MAGNOLIA SEBOLDII	OTYAMA MAGNOLIA	24 HT, B&B
4	4	QUERCUS ROBUR FASTIGIATA	PYRAMIDAL ENGLISH OAK	6CM CAL, B&B
SHRUB				
75	10	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF BOXWOOD	10 POT, 40CM
10	10	HEBE P. SUTHERLANDII	HEBE	10 POT, 25CM
14	14	RIBES ALPNUM KING ALBERT	ALPINE CURRIANT	10 POT, 60CM
75	10	TARAX X MEDIA 'HEART'	HEART'S-TISH	15CM
GRASS				
195	10	CAREX O. EVERGOLD	GOLDEN SEDGE	10 POT
226	10	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	10 POT
PERENNIAL				
201	10	HEUCHERA 'PEACH BELLA'	CORAL BELLS	10 CM POT
462	10	SEDUM 'ANGELICA'	SEDUM	10 CM POT
462	10	SEDUM AUTUMN 'JOT'	LARGE SEDUM	10 CM POT
462	10	HALOSTEMATA FRAGRANDES	BARREN STRAWBERRY	10 CM POT
462	10	SEDUM 'ANGELICA'	GOLDEN SEDUM	10 CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTE: PER HORTICULTURE ALL OFF SITE PLANTING BEDS TO UTILIZE GARDEN BLEND OF SOIL.
http://www.yardworksupply.ca/rainforest



VICTOR STANLEY STEEL SITES BENCH RB-28, BLACK



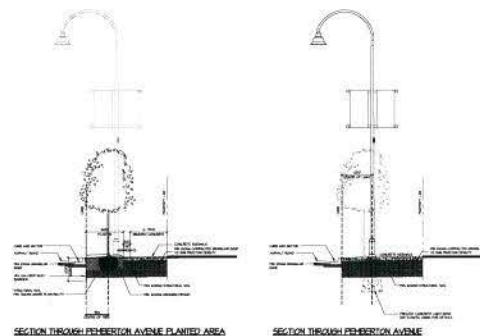
STREET SIDE PLANTINGS



VICTOR STANLEY STEEL SITES GARBAGE A-24, BLACK

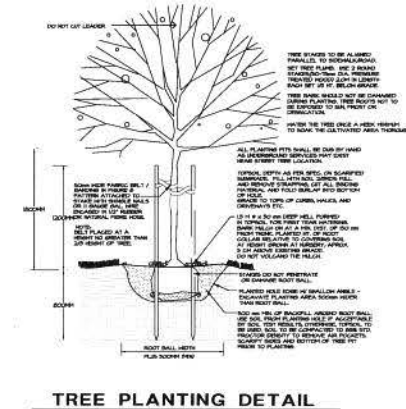


CORA BIKE RACK, BLACK COLOUR



SECTION THROUGH PEMBERTON AVENUE PLANTED AREA

SECTION THROUGH PEMBERTON AVENUE



TREE PLANTING DETAIL

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4180 Oak Creek Drive
Burnaby, British Columbia, V5C 6S9
p: 604 294-0011 f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR
1	04/08/11	REVISED	DD
2	04/08/11	REVISED	DD
3	04/08/11	REVISED	DD
4	04/08/11	REVISED	DD
5	04/08/11	REVISED	DD
6	04/08/11	REVISED	DD
7	04/08/11	REVISED	DD
8	04/08/11	REVISED	DD
9	04/08/11	REVISED	DD
10	04/08/11	REVISED	DD

CLIENT:
PEMBERTON AVE. PROJECTS LIMITED
PARTNERSHIP

PROJECT
RESIDENTIAL / COMMERCIAL DEVELOPMENT
1551 PEMBERTON AVENUE
DISTRICT OF NORTH VANCOUVER, BC
ARCHITECTS
WENSLEY ARCHITECTURE LTD.

LANDSCAPE
DETAILS

DATE: October 07, 2011
DRAWING NUMBER: **L3**
SCALE: 1/4" = 1'-0"
DESIGN: DD
CHKD: PGM
OF 5

11197-10-2P PMG PROJECT NUMBER 11-197

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date: _____	Item # _____		
<input type="checkbox"/> Regular	Date: _____	Item # _____		
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____		
<input type="checkbox"/> Info Package				
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____	



The District of North Vancouver REPORT TO COUNCIL

January 15, 2013
File: 16.8620.20/041.000
Tracking Number: RCA -

AUTHOR: Tegan Smith, MCIP, RPP, Transportation Planner

SUBJECT: Development Servicing Bylaw Amendment - Road Classification

RECOMMENDATION:

That Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4) is read a FIRST, SECOND and THIRD time.

REASON FOR REPORT:

Staff have completed an extensive review of the road classification system. Staff recommend that the Development Servicing Bylaw be amended to better align the classification of roads with future land use patterns and related traffic growth envisioned in the OCP.

BACKGROUND:

The review of the District's road classification considered:

- District's existing road classification practices;
- National guidelines for road classification from Transportation Association of Canada;
- OCP land uses and related future traffic volumes;
- Service implications of any road classification changes; and
- Council input on potential changes to the road classification system.

EXISTING POLICY: Development Servicing Bylaw 7388, 2005

ANALYSIS:

The goal of road classification is to support traffic flow on arterial roads and support slower movements on local roads. How a road looks and feels dictates how people drive it. Assigning the appropriate road classification will help to create consistency among roads of similar functions, reduce liability, and improve safety. Following national best practices provides drivers with fairly uniform expectations of road conditions across the country.

The District's current practice for classifying roads was evaluated based on the growth patterns anticipated in the OCP. Some roads in the upper areas of the District are not ever going to carry as much traffic as once envisioned and some roads in growing areas will play a greater role. Future traffic volumes were filtered relative to Transportation Association of Canada guidelines. In addition, a distinct rural road classification was identified to address the stretch of Indian River Drive to Woodlands and Mountain Highway north of Borthwick.

The proposed change will provide staff with a better framework for addressing service requests. The changes will not limit the District's flexibility in making decisions concerning priorities for sidewalks, snow clearing, or road paving.

Concurrence:

- Policy planning provided input on road classification relative to the OCP.
- Streets provided specific input on service implications of road classification changes.
- Legal identified required policy changes.

Financial Impacts: No direct financial implications at this time. With a clear policy framework about the function of roadways in the District, some roads may become a higher or lower priority for servicing and so District resources will be appropriately allocated.

Liability/Risk: An appropriately classified road network can improve safety and reduce risk.

Public Input: The public has been consulted and provided feedback on road classification through the development of the Transportation Plan in 2012.

Conclusion:

To better align road classification information in the Development Servicing Bylaw 7388 (2005) with the District's existing practice as well as the OCP and Transportation Plan, staff recommend that the policy framework be amended.



Tegan Smith, MCIP, RPP
Transportation Planner

<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> ITS		
	<input checked="" type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

The Corporation of the District of North Vancouver

Bylaw 7975

A bylaw to amend the Development Servicing Bylaw 7388 (2005)

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

1. Citation

- 1.1 This bylaw may be cited as "Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4)".

2. Amendments

- 2.1 Schedule D.1 – Section 'B' of the Development Servicing Bylaw 7388 (2005) is amended by:
- (a) deleting the existing "Highway Classification Map – Figure B1" and replacing it with the map attached to this amending bylaw as Schedule A; and
 - (b) deleting the existing "Table B1 – Road Classification" and replacing it with the table attached to this amending bylaw as Schedule B.

READ a first time this the

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

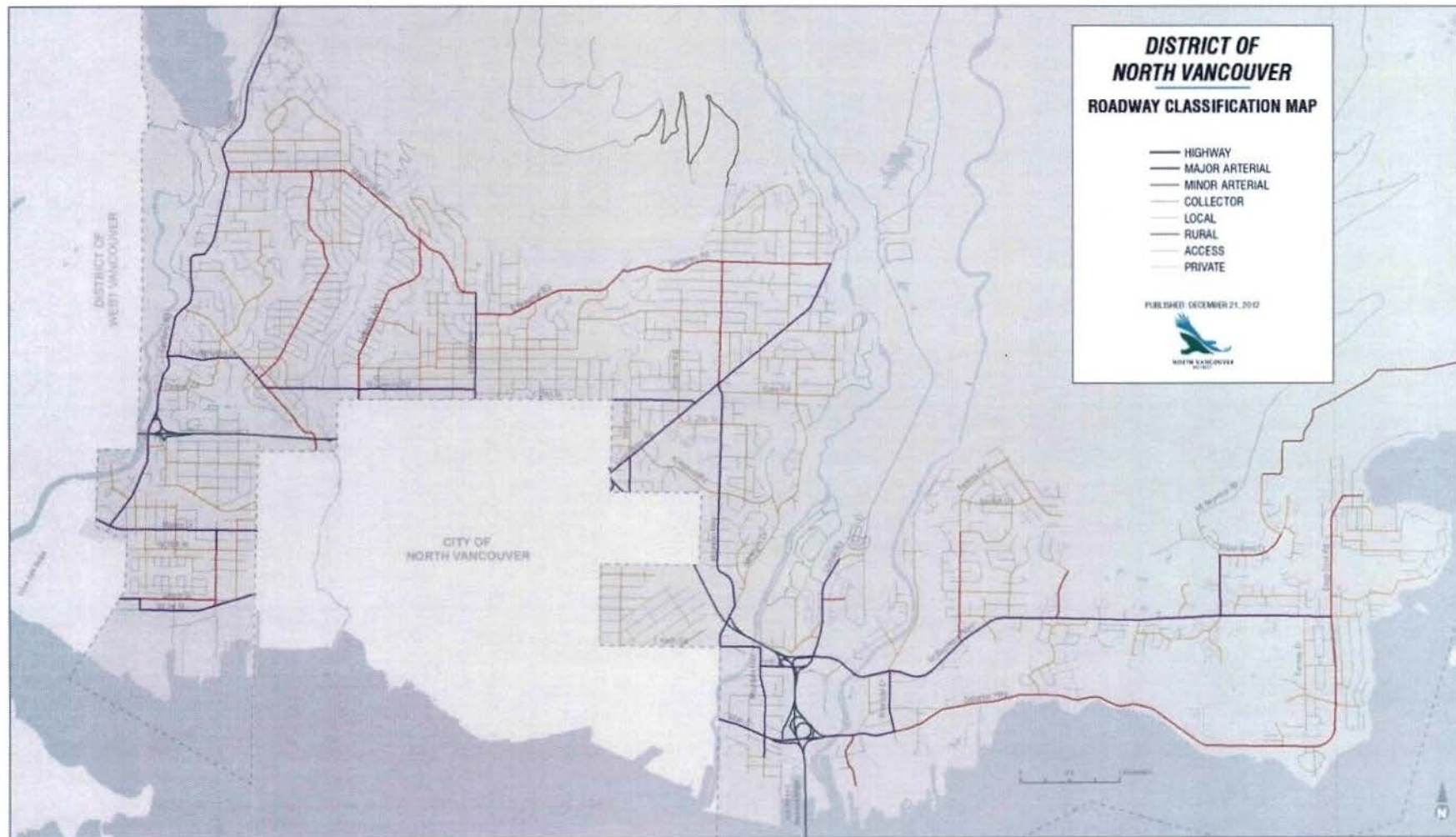
Municipal Clerk

Certified a true copy

Municipal Clerk

SCHEDULE A

HIGHWAY CLASSIFICATION MAP



SCHEDULE B

TABLE B1 – ROAD CLASSIFICATION

Features	Local	Collector	Arterial		Rural
			Minor Arterial	Major Arterial	
Expected traffic volume (daily vehicles)	<1,500	1,000-8,000	5,000-20,000	10,000-50,000	<2,000
Speed limit (km/h)	30 - 50	30 - 50	50 - 60	50 – 60	30 - 50
Vehicle type	passenger and service vehicles	passenger and service vehicles	all types	all types	passenger and service vehicles
Desirable connections	lanes, locals, collectors	locals, collectors, major and minor arterials	collectors, major and minor arterials	collectors, major and minor arterials, Highway	lanes, locals, collectors, minor arterials
Transit service	generally avoided	permitted	permitted	permitted	avoided
Bicycle access	no restrictions	no restrictions	separate facilities desirable	separate facilities	no restrictions
Pedestrian access	sidewalks on one side desirable	sidewalks on both sides desirable	sidewalks on both sides desirable	sidewalks on both sides required	no restrictions
Driveway access	preferred over collectors if lanes are not available	limited	limited	not permitted	limited

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COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> In-Camera	Date: _____	Item # _____
<input checked="" type="checkbox"/> Regular	Date: _____	Item # _____
<input type="checkbox"/> Info Package	Date: _____	Item # _____
<input type="checkbox"/> Agenda Addendum	Date: _____	Item # _____



North Vancouver Arts Office

REPORT TO THE DISTRICT OF NORTH VANCOUVER

January 21st, 2013

File: 10.4794.90/001.000

AUTHORS: John Rice, Cultural Development Officer.

SUBJECT: Core Funding / Operating Support Grants for Arts Organizations: Release of First Instalment on 2013 Grant.

RECOMMENDATION.

It is recommended:

1. THAT the four recognized, core-funded arts organizations be approved to receive a first instalment on their 2013 Core Funding / Operating Support Grants;
2. THAT this first round of 2013 payments, being equivalent to 50% of the groups' 2012 grants and totaling \$317,492, be approved in accordance with Council policy;
3. THAT the District's portion of this interim instalment, totalling \$148,746 in operating grants, be approved for release to the City of North Vancouver;
4. AND THAT the balance of the 2013 Core Funding / Operating Support grants be disbursed in full in June, following Council's final approval of the budget;

REASON FOR REPORT.

To secure release of a first instalment of 2013 Core Funding / Operating Support grants to the four core-funded arts agencies in North Vancouver: (1) the North Vancouver Community Arts Council; (2) Presentation House Gallery; (3) Presentation House Theatre; and (4) the Seymour Art Gallery.

EXISTING POLICY.

Operational Support for Major Arts Organizations; 5-1850-7 (2003).

SUBJECT: Core Funding / Operating Support Grants for Arts Organizations: Release of First Instalment on 2013 Grant.

January 21st, 2013

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SUMMARY.

Core Funding consists of a combination of Operating Support Grants and Facility Grants in lieu of rent. The District and City of North Vancouver recognize four core-funded arts organizations that operate municipally owned arts facilities, and that provide core arts and cultural services for the residents of North Vancouver. These groups are:

- (1) North Vancouver Community Arts Council;
- (2) BC Photography and Media Arts Gallery (operating as Presentation House Gallery);
- (3) Presentation House Cultural Society (operating as Presentation House Theatre); and
- (4) Seymour Art Gallery.

Core Funding Policy / Peer Assessment: Operating Support Grants are reviewed every three years by an independent panel (or jury) of peer experts. The role of the peer jury is to provide the municipalities with recommendations in respect of funding priorities, and to propose a stable grants baseline for the duration of a three-year funding cycle.

The last peer review took place in November 2010. The jury's funding recommendations at that time were adopted in the 2011 budget, and established the current level of core grant support for the 2011, 2012 and 2013 fiscal years. This report does not bring forward any changes or increases to the level of support that was established in 2011.

The current three-year funding cycle ends in 2013. A peer jury review of Operating Support Grants will be scheduled in the fall to provide Councils with recommendations for the upcoming 2014-15-16 funding cycle.

Calculation of Interim Support: As outlined in policy, core-funded arts organizations generally receive a first instalment on their operating grant (referred to as interim funding) early in the calendar year, while the balance of grant funds are disbursed upon final approval of municipal budgets. Interim funding is calculated at 50% of the previous year's approved grant.

Attachment A provides a detailed breakdown of Core Operating Grants and Facility Grants by organization. The District's portion of the interim payments consists of \$148,746 in direct Operating Grants plus an additional \$10,000 in Facility Grants (in lieu of rent); the City's portion consists of \$103,754 in Operating Grants and \$54,992 in Facility Grants.

BACKGROUND: Re-Instatement of BC Gaming Grants.

In early 2012 the Province announced that adult arts and cultural programs would again be eligible for support. On very short notice, prior to the close of the 2011 fiscal year, a "special" grant intake was put together in February 2012. Shortly thereafter a regular intake was re-established for the 2012-13 fiscal year.

SUBJECT: Core Funding / Operating Support Grants for Arts Organizations: Release of First Instalment on 2013 Grant.

January 21st, 2013

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As a result of the re-opening of the BC Gaming Grants program, over \$445,000 was immediately re-invested through the special intake, providing invaluable support for arts programming to a wide range of North Shore groups who had not received Gaming support in the previous two years. In 2012-13 the level of continuing support to the North Shore does not lag far behind at over \$435,000.

ANALYSIS: Report on the Operating Position of Core-Funded Arts Groups.

In light of the many challenges created by the provincial funding cuts, it is important to report that all four of the core-funded groups in North Vancouver have had their BC Gaming grants restored, either at established (pre-cut) or at improved levels. The following table summarizes BC Gaming grants received by the four core-funded groups.

	SPECIAL INTAKE 2011-12	REGULAR INTAKE 2012-13
North Vancouver Community Arts Council	\$ 56,000	\$ 50,000
Presentation House Gallery	\$ 45,000	\$ 50,000
Presentation House Theatre	\$ 37,600	\$ 38,000
Seymour Art Gallery	\$ 35,000	\$ 35,000

North Vancouver Community Arts Council: The Arts Council continues to introduce a range of new programs and services, focussing largely on community-engaged arts practices, but including also a range of new and distinctive arts presentation programs. Having added a secure e-commerce capability to the website in 2012, business plan priorities for 2013 include: improved signage, expanded art rental storage and improved customer service supported by appropriate staffing levels. At the end of its 2010–11 and 2011-12 fiscal years the Arts Council posted modest operating surpluses, and continues to maintain a healthy balance in operating reserves and restricted funds.

Presentation House Gallery: The Gallery continues to work closely with the City to relocate to the waterfront and is actively exploring options on the site of the Cates Shed building. Having completed a fundraising feasibility study in late 2011, the Gallery is confident of its capacity to embark on a major capital campaign and has recently selected an architect to develop design concepts for the new space. In addition, the Gallery has recently engaged a consultant to assist in the development of an operational business plan that reflects the future situation of the Gallery. At the end of its 2012 fiscal year (not yet closed) the Gallery projects a modest surplus, and – per the society's 2011 Financial Statements – continues to maintain a healthy balance in operating reserves together with a small but important balance in a dedicated building fund.

Presentation House Theatre: In late 2010 Councils for the District and City of North Vancouver

SUBJECT: Core Funding / Operating Support Grants for Arts Organizations: Release of First Instalment on 2013 Grant.

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provided the Theatre with one-time emergency funding of \$50,000. As a condition of support for its \$25,000 contribution District Council required the Theatre to develop a business plan towards operational sustainability. This plan was reviewed by the Finance & Audit Committee in 2011 before District Council agreed to approve ongoing support for the Theatre.

At the regular meeting of November 5th, 2012, new Artistic Director Kim Selody presented an update to District Council on the current financial position and latest business planning and programming initiatives at the Theatre.

Triggered in part by cuts to BC Gaming grants in 2009 and 2010, in 2013 Presentation House Theatre continues to operate with a significant accumulated deficit. At year end for 2011-12 (its most recent completed fiscal year), the Theatre registered another large deficit, bringing its accumulated deficit at the moment to \$77,000. **Attachment B** provides a detailed review of operating and balance statements for the Theatre over a five-year period starting in fiscal year 2007-08.

As Mr. Selody reported to Council in November, the past 18 months have seen a number of changes at Presentation House Theatre. In August 2011, the new management team, headed by Mr. Selody, immediately set about a review of the Theatre's most urgent operating and programming challenges. Important work has progressed on a number of fronts.

Building Management: As one of the ongoing roles of the society, in addition to running the theatre space, has been to manage the heritage Presentation House building on behalf of the City and the other tenants (including Presentation House Gallery and the North Vancouver Museum), the Theatre has worked very closely with the City in 2012 to find ways of mitigating the impacts of building and maintenance costs on its operational capacity as a producing and presenting theatre.

Space Planning: With both of the other tenants on a path to relocate on the waterfront, it is important that the Theatre plan for the transitional and future use, design and operation of the building. In 2013 it has secured project support from the City to develop a business plan and space reconfiguration plan that will best serve their future needs.

Programming Mix: 2012-13 marks the first season under the leadership of new Artistic Director, Kim Selody. Following disappointing box office results in the previous year, Mr. Selody has almost completely re-focussed the Theatre's program mix and has created: new music and dance series (through partnerships with Capilano University and local dance presenters); a family theatre series targeted at young audiences and marketed directly to school audiences; and an (adult) theatre series that has a greater emphasis on audience accessibility. Early indicators are positive: at this stage in the year (approximately half-way through the 2012-13 season), paid attendances are running at 70% of capacity, while box office revenues are at 75% of the budget projections for the year.

SUBJECT: Core Funding / Operating Support Grants for Arts Organizations: Release of First Instalment on 2013 Grant.

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Community Partnerships: The Theatre has been very energetic in developing partnerships with groups such as North Shore Connexions and North Shore Neighbourhood House that are designed to improve access and to offer opportunities for new audiences to become involved with the theatre. For example, with the support of corporate sponsorship the Theatre's *'Take Your Seat'* program has provided outreach and access to members of the seniors' population who may not otherwise have been able to experience live theatre.

Corporate Support: For the past couple of years, Presentation House Theatre has been the recipient for the Chamber of Commerce Gala Fundraiser. Not only has this helped to boost the society's fundraising revenues (last year's gala realized in excess of \$85,000), but it has been just as important to the Theatre in terms of building ongoing relationships. It is a direct result of the Theatre's improved corporate relationships, for example, that each show now features a presenting sponsor.

As Mr. Selody acknowledged in his report to Council in November, there can be no doubt that Presentation House Theatre continues to face considerable financial challenges. However, the signs are clear that Theatre is being professionally managed and the above indicators begin to suggest a clear vision moving forward.

Seymour Art Gallery: In 2011 and 2012 the Seymour Art Gallery has largely redefined its role as a local, community art gallery. While it continues to act as a showcase for the many talented local artists, and continues to host a range of popular, annual shows and gift galleries, the Gallery: has introduced a series of guest-curated shows featuring the work and participation of well-known regional and international artists; has developed a mix of community-engagement workshops and other activities that are integrated into all exhibits; and has established a unique new music program.

As a result, the Gallery has generated a new regional profile that has enabled them to build new audiences beyond the confines of the Seymour area, while remaining committed to serving the interests of local artists. Operationally, the Gallery is in as solid a position as it has been for a while. At the close of 2011, the Gallery registered a very modest deficit. However, that balance did not include the special intake BC Gaming grant which was received after the Gallery closed off its fiscal year. At the close of 2012, the Gallery projects a sizeable operating surplus.

FINANCIAL IMPLICATIONS.

The total projected budget for Core Funding in 2012 is \$634,983, consisting of \$505,000 in Operating Grants and \$129,983 in Facility Grants. This figure includes zero grant increases to the core-funded groups and is within the projected Arts Office budget for the year.

Risk/Liability: As municipal budgets for the year have not yet been approved, the advance of interim funding precludes the municipalities' ability to completely eliminate these grants in the

SUBJECT: Core Funding / Operating Support Grants for Arts Organizations: Release of First Instalment on 2013 Grant.

January 21st, 2013

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Financial Plan, but does allow some flexibility to adjust in response to budget priorities.

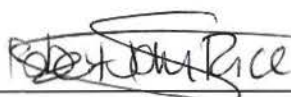
Timing: Release of funds is requested as soon as possible in the calendar year. Without the advance of interim support, arts organizations may face hardship in financing their first six months of operation without an appropriate indicator of support from the municipalities.

Reporting Requirements: Policy requires that core-funded agencies provide an annual report, including detailed budget reports and audited financial statements. Each of the organizations subject to this report has met its reporting requirements, and their statements have been reviewed by Arts Office staff. Additional financial information has been provided to the Finance Department in respect of Presentation House Theatre.

Concurrence: The recommendation to release funds at this time has been reviewed by the District's Finance Department. Release of funds requires Council approval.

CULTURAL PLAN / POLICY IMPLICATIONS.

The provision of operating and facility grants to agencies responsible for the programming of arts spaces and cultural facilities is integral to the realization of a number of goals and benefits common to both the District and City. Arts facilities, galleries and performing arts venues are recognized as the basis of a vibrant arts and culture sector in respect of: quality of life, cultural development, community identity, sense of place and cultural tourism.



John Rice, Cultural Development Officer

Attachments.

- A. Core/Operating Support for Arts Organizations: Calculation of Interim Support 2013.
- B. Presentation House Theatre: Annual Financial Review, 2008-present.

REVIEWED WITH: <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Trans/Public Works <input type="checkbox"/> Eng. Admin <input type="checkbox"/> Eng. Parks <input type="checkbox"/> Eng. Utilities	REVIEWED WITH: <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Building <input type="checkbox"/> Community Planning	REVIEWED WITH: External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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ATTACHMENT A.

CORE/OPERATING SUPPORT FOR MAJOR ARTS ORGANIZATIONS

CALCULATION OF FIRST INSTALMENT / INTERIM FUNDING, 2013

Prepared by the Arts Office

	2012 ACTUAL			2013 BUDGET			INTERIM FUNDING @ 50% OF 2012			First Instalment (Jan. 2013)
	CNV	DNV	Combined	CNV	DNV	Combined	CNV	DNV	Combined	
North Vancouver Community Arts Council										
Operating Grant, Arts Council	53,450	69,050	122,500	53,450	69,050	122,500	26,725	34,525	61,250	
Operating Grant, Cityscape Community Art Space	41,250	41,250	82,500	41,250	41,250	82,500	20,625	20,625	41,250	102,500
Facility Grant in Lieu of Rent	15,600		15,600	15,600		15,600	7,800		7,800	
Core Funding Support to Organization	110,300	110,300	220,600	110,300	110,300	220,600	55,150	55,150	110,300	
BC Photography & Media Arts Society										
Operating Grant, Presentation House Gallery	64,635	80,366	145,000	64,635	80,366	145,000	32,317	40,183	72,500	72,500
Facility Grant in Lieu of Rent	15,731		15,731	15,731		15,731	7,866		7,866	
Core Funding Support to Organization	80,366	80,366	160,731	80,366	80,366	160,731	40,183	40,183	80,366	
Presentation House Cultural Society										
Operating Grant, Presentation House Theatre	18,174	96,826	115,000	18,174	96,826	115,000	9,087	48,413	57,500	57,500
Facility Grant in Lieu of Rent	78,652		78,652	78,652		78,652	39,326		39,326	
Core Funding Support to Organization	96,826	96,826	193,652	96,826	96,826	193,652	48,413	48,413	96,826	
Seymour Art Gallery										
Operating Grant, Seymour Art Gallery	30,000	10,000	40,000	30,000	10,000	40,000	15,000	5,000	20,000	20,000
Facility Grant in Lieu of Rent		20,000	20,000		20,000	20,000		10,000	10,000	
Core Funding Support to Organization	30,000	30,000	60,000	30,000	30,000	60,000	15,000	15,000	30,000	
TOTAL GRANT SUPPORT										
Operating Grant Support, TOTAL	207,509	297,492	505,000	207,509	256,242	505,000	103,754	148,746	252,500	252,500
Facility Grants in Lieu of Rent, TOTAL	109,983	20,000	129,983	109,983	20,000	129,983	54,992	10,000	64,992	
Core Funding Support to Arts Organizations, TOTAL	317,492	317,492	634,983	317,492	317,492	634,983	158,746	158,746	317,492	

ATTACHMENT B.

PRESENTATION HOUSE THEATRE

Annual Financial Review

Prepared for the City and District of North Vancouver by the Arts Office

GRANT YEAR	2008	2009	2010	2011	2012
Fiscal Year Reported	2007-08	2008-09	2009-10	2010-11	2011-12
Revenues					
Core Operating Grant	97,348	102,628	102,628	115,000	115,000
Emergency Support (2010-11)				50,000	
Facility Grant in Lieu of Rent	86,517	86,517	86,517	86,517	86,517
OCA Project Grants	3,000	12,850	4,000	14,500	
BC Arts Council	9,500	12,000	18,000		
BC Gaming Grants	38,000	38,000		6,750	37,600
Special Project Grants / APCD	95,000	75,000	64,920		
Canada Council			14,000		
Other Government Sector Grants	4,772	10,943	14,936	18,845	43,129
Foundation Grants	1,000	10,000	12,000		
Fundraising / Events	34,730	40,886	21,797	54,672	94,342
Corporate Sponsors			3,704		
Box Office	48,105	55,030	46,454	55,891	27,617
Ticket Surcharge			19,760		
Theatre Rentals	67,628	70,941	78,005	53,939	33,239
Studio Rentals	21,488	25,895	20,494	23,526	21,790
Theatre Bar	25,768	24,998	24,083	12,792	10,429
Management Fees / Shared Cost Contributions	124,325	118,783	52,432		
Memberships	220	855	650		
Bank Interest	2,481	103	381		
Other	972	436	1,672	10,122	12,891
Adjustments for Reporting Variances	2,701	1,459	3,014	-254	2,966
	663,555	687,324	589,447	502,300	485,520
Expenditures					
Rent	86,517	86,517	86,517	86,517	86,517
Building & Grounds Contribution	33,533	33,533			
Salaries & Fees	158,701	175,668	184,020	193,774	198,059
Administration	31,410	48,316	52,395	52,628	38,638
Administration - Photocopier	35,069	34,341	7,430	5,525	10,446
Production Costs	197,962	228,937	215,887	102,865	150,348
Bar Wages & Supplies	24,442	25,778	23,734	16,455	9,152
Building Management & Maintenance	88,459	89,663	41,305	34,909	13,251
Other			1,062	1,458	10,711
Adjustments for Reporting Variances	0	0	161	0	0
	656,093	722,753	612,511	494,131	517,122
OPERATING SURPLUS / DEFICIT	7,462	-35,429	-23,064	8,169	-31,602

PRESENTATION HOUSE THEATRE

Annual Financial Review

Prepared for the City and District of North Vancouver by the Arts Office

GRANT YEAR	2008	2009	2010	2011	2012
Fiscal Year Reported	2007-08	2008-09	2009-10	2010-11	2011-12
CASH BALANCE - OPEN	9,092	59,106	42,780	-7,747	72,522
CASH BALANCE - YEAR END	59,106	42,780	-7,747	72,522	58,392
Net Cash Flow on Year	50,014	-16,326	-50,527	80,269	-14,130
BALANCE SHEET					
Cash	59,106	42,780	0	72,522	58,392
Accounts Receivable	8,462	46,954	10,077	12,276	13,630
Prepaid Expenses	3,361	4,850	14,212	6,239	13,037
Capital Assets			3,129	4,092	84,980
ASSETS	70,929	94,584	27,418	95,129	170,039
Accounts Payable	13,650	7,662	18,321	16,707	26,642
Deferred Revenues	55,338	85,410	43,489	103,894	220,592
Bank Overdraft			7,747		
Line of Credit	0	35,000	18,093	20,846	0
Restricted - Brenda Leadley Fund					725
Net Operating Fund	1,941	-33,488	-60,232	-46,318	-77,920
LIABILITIES & NET ASSETS	70,929	94,584	27,418	95,129	170,039

PRESENTATION HOUSE CULTURAL SOCIETY

FINANCIAL STATEMENTS

JUNE 30, 2012

INDEPENDENT AUDITOR'S REPORT

Suite 202
1075 West First Street
North Vancouver, B.C.
V7P 3T4

To the Board of Directors:

604/986-9577
604/986-9581 (FAX)
alan@alansaucier.ca

Report on the Financial Statements

I have audited the accompanying financial statements of Presentation House Cultural Society, which comprise the statement of financial position as at June 30, 2012, and the statement of operations, statement of changes in net assets and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian Generally Accepted Accounting Principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility


My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements present fairly, in all material respects, the financial position of Presentation House Cultural Society as at June 30, 2012, and its financial performance and its cash flows for the year then ended in accordance with Canadian Generally Accepted Accounting Standards.


Chartered Accountant

North Vancouver, B.C.
November 1, 2012

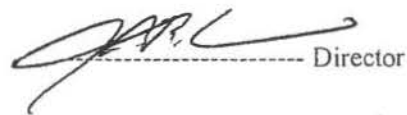
PRESENTATION HOUSE CULTURAL SOCIETY
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2012

	2012	2011
ASSETS		
CURRENT		
Cash	\$ 58,392	\$ 72,522
Accounts receivable	13,630	12,276
Prepaid expenses	13,037	6,239
	85,059	91,037
CAPITAL ASSETS (Note 4)	84,980	4,092
	\$ 170,039	\$ 95,129
LIABILITIES		
CURRENT		
Accounts payable and accrued liabilities (Note 5)	\$ 26,642	\$ 16,707
Deferred revenue (Note 6)	220,592	103,894
Bank demand loan (Note 7)	-	20,846
	247,234	141,447
BRENDA LEADLAY FUND (Note 8)	725	-
	247,959	141,447
NET ASSETS		
DEFICIT	(77,920)	(46,318)
	\$ 170,039	\$ 95,129

Note disclosures are an integral component of the financial statements.

APPROVED BY THE DIRECTORS

 Director

 Director

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PRESENTATION HOUSE CULTURAL SOCIETY
STATEMENT OF OPERATIONS
FOR THE YEAR ENDED JUNE 30, 2012

	2012	2011	
REVENUE			
<i>ARTS CENTRE</i>			
Grants (Note 9)	\$ 86,517	\$ 86,517	
Management fee	-	2,362	
	86,517	88,879	
<i>THEATRE</i>			
Grants	161,095	195,729	35 ↓
BC Gaming	37,600	6,750	
Box office	27,617	55,891	28 ↓
Rent - theatre	33,239	53,939	21 ↓
Rent - Anne MacDonald Studio	21,790	23,526	
Bar	10,429	12,792	
Fundraising and donations	94,342	54,672	39 ↓
Membership, interest, theatre camp, other earned revenue	12,891	10,122	
	399,003	413,421	
TOTAL REVENUE	\$ 485,520	\$ 502,300	
EXPENSES			
<i>ARTS CENTRE</i>			
Rent (Note 9)	86,517	86,517	
<i>THEATRE</i>			
Administration	38,638	52,628	
Amortization	10,711	1,458	
Bar supplies and wages	9,152	16,455	
Building and grounds - custodian and maintenance	13,251	34,909	
Postage and photocopier	10,446	5,525	
Production	150,348	102,865	
Salaries and fees	198,059	193,774	47 ↑
	430,605	407,614	
TOTAL EXPENSES	517,122	494,131	
EXCESS OF (EXPENSES OVER REVENUES)			
REVENUES OVER EXPENSES	\$ (31,602)	\$ 8,169	

Note disclosures are an integral component of the financial statements.

PRESENTATION HOUSE CULTURAL SOCIETY
STATEMENT OF NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2012

	2012	2011
NET ASSETS, beginning of year	\$ (46,318)	\$ (54,487)
EXCESS OF (EXPENSES OVER REVENUES) REVENUE OVER EXPENSES	(31,602)	8,169
NET ASSETS, end of year	\$ (77,920)	\$ (46,318)

**PRESENTATION HOUSE CULTURAL SOCIETY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2012**

	2012	2011
OPERATING ACTIVITIES		
Excess of (expenses over revenue) revenues over expenses for the year	\$ (31,602)	\$ 8,169
Items not involving cash:		
Amortization of capital assets	10,711	1,458
	(20,891)	9,627
Changes in non-cash working capital:		
(Increase) in accounts receivable	(1,354)	(2,199)
(Increase) decrease in prepaid expenses	(6,798)	7,973
Increase in accounts payable and accrued liabilities	9,934	4,131
Increase in deferred revenue	116,698	60,405
	97,589	79,937
INVESTING ACTIVITIES		
Purchase of capital assets	(91,598)	(2,421)
FINANCING ACTIVITIES		
Net (repayments of) proceeds from demand loan	(20,846)	2,753
Cash received for Brenda Leadlay Fund	725	-
	(20,121)	2,753
NET (DECREASE) INCREASE IN CASH	(14,130)	80,269
CASH (BANK OVERDRAFT), beginning of year	72,522	(7,747)
CASH, end of year	\$ 58,392	\$ 72,522

Note disclosures are an integral component of the financial statements.

Cash includes:

Cash	\$ 57,392	\$ 71,522
Term deposit	<u>1,000</u>	<u>1,000</u>
	<u>\$ 58,392</u>	<u>\$ 72,522</u>

The Society recorded non-cash revenue of \$86,517 for a grant in lieu of rent and a corresponding rental expense of \$86,517 (Note 9). The Society is not subject to income taxes.

**PRESENTATION HOUSE CULTURAL SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2012**

1. Operations

Presentation House Cultural Society ("the Society") provides creative programming in the performing arts, educational programming and management of the Presentation House Arts Centre ("Arts Centre") in North Vancouver, British Columbia. The Arts Centre is owned by the City of North Vancouver, which leases the property to three tenants: Presentation House Cultural Society, Presentation House Gallery and North Vancouver Museum. A grant is provided to the tenants in lieu of paying rent. The City is responsible for all structural improvements, while the tenants are responsible for all other repairs and maintenance. The Arts Centre is managed by the Society on behalf of the other tenants, which are charged for reimbursement of expenses to maintain the building and grounds.

Additionally the Society operates a theatre company that produces and presents programming both individually and in partnership with other groups. The Society also rents out its theatre space and Anne MacDonald Studio for rehearsals and performance.

2. Significant Accounting Policies

As a not-for-profit society, the Society may select whether to adopt one of two sets of accounting standards in the Accounting Handbook ("Handbook") issued by the Accounting Standards Board ("AcSB") under the auspices of the Canadian Institute of Chartered Accountants ("CICA") for the year ending June 30, 2012:

- (i) Part III of the Handbook specifically provides Accounting Standards for Not-for-Profit Organizations. Adherence to these recently-issued standards is not required until fiscal years commencing on or after January 1, 2012. However, early adoption of Part III is permitted.
- (ii) Part V of the Handbook includes "Pre-Changeover" generally accepted accounting principles ("GAAP") for all entities, including a section specifically for not-for-profit organizations. These are the standards that the Society has adopted in prior years.

The Society has elected to continue applying the accounting standards provided in Part V of the Handbook for the year ending June 30, 2012.

(a) Revenue recognition

The Society follows the deferral method of accounting for contributions.

PRESENTATION HOUSE CULTURAL SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2012

2. Significant Accounting Policies (continued)

(a) Revenue recognition (continued)

Externally restricted grants and donations are recognized as revenue in the fiscal year in which the specified expenses are incurred. Unrestricted grants and donations are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured. Earned revenue from box office or rentals are recognized as revenue in the fiscal year in which the productions or rentals occur.

(b) Contributed services

Volunteers contribute time to assist the Society in carrying out its activities. Because the fair value of contributed services cannot be reliably determined, they are not recognized in the financial statements.

(c) Capital assets

Amortization of capital assets is provided over the useful life of the assets on the following basis:

Computer equipment	-	Straight line over 3 years
Office furniture & equipment	-	Straight line over 5 year
Theatre equipment	-	Straight line over 5 years

The provision for amortization is reduced by one-half in the year of acquisition.

(d) Deferred revenue

Grants and donations received for a restricted purpose or for a specific fiscal year are recorded as deferred revenue until expenses have been incurred for the restricted purpose or within the specified fiscal year, as the case may be. Grants and donations with the restricted purpose of acquiring capital assets are amortized as revenue at the same rate as the acquired capital assets are amortized as expense.

(e) Income taxes

The Society is not subject to income taxes. Accordingly, no provision for income taxes has been made in these financial statements.

(f) Related party transactions

Related party transactions in the normal course of business are recorded at the exchange value.

**PRESENTATION HOUSE CULTURAL SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2012**

2. Significant Accounting Policies (continued)

(g) Use of estimates

The preparation of financial statements in conformity with Canadian Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

3. Financial Instruments

Financial instruments consist of cash, short-term cash certificates, accounts receivable, accounts payable and accrued liabilities, and demand bank loan. The fair value of the instruments approximates their carrying values due to their short-term maturity.

4. Capital Assets

	2012		2011	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Computer equipment	\$ 2,424	\$ 2,004	\$ 420	\$ 1,038
Office furniture & equipment	1,807	542	1,265	1,626
Theatre equipment	<u>94,455</u>	<u>11,160</u>	<u>83,295</u>	<u>1,428</u>
	<u>\$ 98,686</u>	<u>\$ 13,706</u>	<u>\$ 84,980</u>	<u>\$ 4,092</u>

5. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities include the following:

	<u>2012</u>	<u>2011</u>
Accounts payable (trade)	\$ 14,315	\$ 15,971
Salaries payable	6,848	4,042
Payroll withholdings payable	7,174	4,685
Box office receipts held in trust	7,465	-
GST/HST (receivable) payable	<u>(9,160)</u>	<u>(7,991)</u>
	<u>\$ 26,642</u>	<u>\$ 16,707</u>

**PRESENTATION HOUSE CULTURAL SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2012**

6. Deferred Revenue

	<u>2012</u>	<u>2011</u>
<i>Operating grants:</i>		
North Vancouver Arts Commission	\$ 57,500	\$ -
<i>Project grants:</i>		
ArtsFACT	10,000	10,000
BC Arts Council	13,000	25,000
BC Gaming Direct Access	38,000	-
City of North Vancouver	11,000	11,000
Hamber Foundation	1,500	1,500
VanCity Savings Credit Union	-	5,000
Box office revenue	124	-
Rent revenue	-	1,735
Summer theatre camp	670	1,494
<i>Total project grants</i>	<u>74,294</u>	<u>55,729</u>
<i>Capital grants:</i>		
Department of Canadian Heritage	43,348	48,165
City of North Vancouver	45,450	-
<i>Total capital grants</i>	<u>88,798</u>	<u>48,165</u>
	<u>\$ 220,592</u>	<u>\$ 103,894</u>

Grants for the purchase of capital assets are deferred until the capital assets have been acquired. The grants are subsequently recognized as revenue at the same rate as the capital assets are amortized as expense.

7. Bank demand loan

The Society obtained an unsecured business operating loan by way of a revolving line of credit with VanCity Credit Union. Approved limit is \$35,000, interest rate is VanCity Prime + 3%, which was 6.0% at June 30, 2012. The balance at June 30, 2012 was \$nil (2011 - \$20,846).

8. Brenda Leadlay Fund

During the year the Society initiated the Brenda Leadlay Fund ("the Fund"). The Fund was funded by donations restricted for that purpose. The Fund will be used to award a theatre professional who is an exceptional artistic talent committed to arts advocacy and the creation of innovative theatre work. The terms and conditions of the Fund have not yet been determined, nor has the Society established when the first award will take place. Therefore the Fund has been disclosed as a long-term liability on the Statement of Financial Position.

**PRESENTATION HOUSE CULTURAL SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2012**

9. Non-cash transactions

As described in Note 1, the Society is a tenant of a facility owned by the City of North Vancouver. During the year the City of North Vancouver charged the Society rent of \$86,517 (2011 - \$86,517), which was waived by way of a grant in lieu of rent for the same amount. This non-cash transaction records an economic event with an arm's-length third party and has been recorded on the Statement of Operations at the agreed-upon amounts between the Society and the City of North Vancouver.

10. Commitments

The Society is obligated under the lease for a photocopier for quarterly payments of \$1,565 including applicable taxes under a 66-month contract expiring September 10, 2016. The Society is also obligated under a lease for a postage meter for annual payments of \$733 including applicable taxes under a 2-year contract expiring October 2013. The annual lease payments for the next five years are as follows:

2013	\$ 6,994
2014	6,261
2015	6,261
2016	6,261
2017	1,565

The Society leases premises from the City of North Vancouver under a five-year agreement expiring December 31, 2014. As described in Note 9, the City of North Vancouver waives cash payment of rent by way of a grant in lieu.

11. Risk

The Society is exposed to business risk common in not-for-profit societies that rely on government grants and donations to fund its activities.

The Society is exposed to a moderate level of interest rate risk and credit risk, as it periodically relies on the bank demand loan to fund its activities. As described in Note 7, the demand loan has a \$35,000 maximum and carries a variable interest rate.

The Society is not exposed to a significant level of currency exchange risk, as few of its transactions are carried out in foreign currencies.

Presentation House Cultural Society
Profit & Loss
July through December 2012

	ACTUALS Jul - Dec 12	BUDGET
Ordinary Income/Expense		
Income		
Theatre Grant Revenue		
Project Grants		
Embrace BC	2,500.00	2,500
Canada Arts Council	24,300.00	24,300
City of North Vancouver		15,000
Deferred Revenue	35,500.00	35,500
BC Arts Council	15,000.00	15,000
Total Project Grants	77,300.00	92,300
Operating Grants		
District of West Vancouver	1,500.00	1,500
Employment Grants	5,613.00	5,613
BC Gaming	38,000.00	38,000
North Vancouver - Operating	57,500.00	115,000
Total Operating Grants	102,613.00	160,113
Total Theatre Grant Revenue	179,913.00	252,413
Theatre Earned Revenue		
Box Office		
School Sales	2,698.23	6,000
Ticket Surcharge	3,931.91	12,000
Ticket Sales	37,266.40	39,600
Arts Pass	2,678.58	5,000
Box Office - Other	-314.00	
Total Box Office	46,261.12	62,600
Other Earned Revenue		
Misc Theatre Earned Revenue	9,433.82	20,406
AMS and Theatre Rentals	10,068.52	25,058
Guaranteed Fees/ Touring Fees		20,306
Advertising Revenue	1,478.57	1,500
Total Other Earned Revenue	20,980.91	67,270
Total Theatre Earned Revenue	67,242.03	129,870
Fund Development		
Individual	3,219.88	12,500
Corporate Sponsorships	31,500.00	41,000
Special Events	4,119.00	63,275
Foundation & Other Grants	1,000.00	48,000
Total Fund Development	39,838.88	164,775
Buildings & Grounds		
Gallery Contribution	14,286.50	28,698
Museum Contribution	21,524.25	28,698
Total Buildings & Grounds	35,810.75	57,396
Total Income	322,804.66	604,454
Gross Profit	322,804.66	604,454

Presentation House Cultural Society
Profit & Loss
July through December 2012

	ACTUALS Jul - Dec 12	BUDGET
Expense		
Marketing & Communications		
Development expense	200.00	400
Media Advertising	1,170.00	2,500
Publicity	2,953.64	4,750
Print Advertising	4,220.79	14,500
Display & Supplies	1,779.25	1,500
Graphic Design	3,555.00	3,500
Total Marketing & Communications	13,878.68	27,150
Production Expenses		
Commission Fees/ Royalties	5,770.63	7,490
lighting, Sound, Projection	379.10	4,800
Sets, Props, Costumes	2,931.52	12,550
Theatre Maint/Seasonal Supplies	208.00	1,000
Opening Night Expenses	250.00	1,500
Rental/Freight/Shipping	251.91	2,350
Accommodations & Per Diem	2,250.00	
Venue tech	5,729.36	11,125
Equipment Rentals	1,327.00	2,148
Equipment R&M	195.00	1,000
Honorarium	150.00	250
Workshop Fees & Expenses	600.00	775
Design fees	15,154.00	23,600
Artist Fees	33,292.70	54,600
Director's Fee	4,636.11	9,416
Stage Management Fees	5,665.09	10,998
Technicians & Hands	4,659.00	10,345
Miscellaneous Production Expense	774.34	825
Co-Pro/Guest Company expenses	11,013.55	14,125
Theatre Camp - expenses	260.00	450
Total Production Expenses	95,497.31	169,347
Theatre/ AMS Salaries & Fees		
AD, MD, and PM/TD	44,513.02	105,525
Marketing Director	21,150.00	33,750
Box Office - FOH Manager	9,863.24	12,590
Box Office Casual	303.16	905
Administrator	13,796.40	24,225
Total Theatre/ AMS Salaries & Fees	89,625.82	176,995
Administrative Expenses		
Employee Benefits	2,697.24	6,175
EI, CPP,WCB	6,819.38	12,000
Audit	5,308.75	5,800
Bookkeeper Fees	5,895.00	10,000
Bank Charges/ Credit Card Fees	3,227.89	6,725
Board/Society Expenses	979.95	1,750
Courier	72.00	500
Telecommunications	652.08	2,250
Gift Tool fees	580.78	1,250
Equipment - R&M	491.75	1,000
Office Supplies	1,445.66	1,500
Staff Costs	2,411.64	4,750
Memberships & Subscriptions	975.00	800
Volunteer Expenses	25.00	500
Theatre Manager	1,345.00	1,250

**Presentation House Cultural Society
Profit & Loss**

July through December 2012

	ACTUALS Jul - Dec 12	BUDGET
Theatre General Supplies	100.00	275
Miscellaneous Admin Expenses	2,024.75	2,250
Artistic Director's Fund	4,089.00	6,000
CNV Rent		86,517
Other Expense - Suspense	4,048.19	
Managing Director's Outreach	704.95	1,000
Administrative Expenses - Other	-176.00	
Total Administrative Expenses	43,718.01	152,292
B & G Expenses		
Utilities	1,498.04	1,200
Custodian	16,924.87	33,848
Miscellaneous B&G - expenses	56.65	0
Staff Costs	23.81	500
Equipment - Purchase / R & M	521.79	750
General Maintenance Supplies	1,250.33	500
Janitorial Supplies	122.30	1,000
Waste Removal	1,197.75	2,250
Security System	1,016.26	500
Licenses	203.00	1,000
Gas	5,952.79	11,000
Electricity	5,408.54	7,500
Total B & G Expenses	34,176.13	60,048
Postage Meter Expenses		
Gallery Portion of expenses	-358.85	
Meter Rental	654.89	775
Postage	1,852.10	6,000
Total Postage Meter Expenses	2,148.14	6,775
Photocopier Expenses		
Museum Portion of Expenses	-321.78	
Gallery Portion of expenses	-2,350.44	
Copier Lease	1,397.53	6,000
Total Photocopier Expenses	-1,274.69	6,000
Special Projects exp		
Theatre School/Camps	126.87	500
Take Your Seat Program	500.00	500
Total Special Projects exp	626.87	1,000
Bar/Concession		
Bar Manager/Casual	526.22	1,875
Bar Supplies/License	1,863.42	2,972
Bar/Concession - Other	-81.62	
Total Bar/Concession	2,308.02	4,847
Total Expense	280,704.29	604,454
Net Income	42,100.37	0

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