

AGENDA

REGULAR MEETING OF COUNCIL

**Monday, February 18, 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.
February 18, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

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

1. ADOPTION OF THE AGENDA

1.1. February 18, 2013 Regular Meeting Agenda

Recommendation:

THAT the agenda for the February 18, 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

- | | |
|---|-------|
| 3.1. Rotary Day – February 23, 2013 | p. 9 |
| 3.2. Heritage Week – February 18 – 24, 2013 | p. 11 |
| 3.3. Toastmasters International Month – February 2013 | p. 13 |

4. RECOGNITIONS

- | | |
|---|----------|
| 4.1. 2012 Heritage and Design Excellence Awards | p. 17-18 |
|---|----------|

5. DELEGATIONS

- | | |
|---|----------|
| 5.1. Antje Wahl, HUB Cycling Coalition | p. 21-28 |
| Re: Update on North Shore Committee Programs and Activities | |

6. ADOPTION OF MINUTES

6.1. January 28, 2013 Council Workshop p. 31-33

Recommendation:

THAT the minutes of the January 28, 2013 Council Workshop be received.

6.2. February 4, 2013 Regular Council Meeting p. 35-39

Recommendation:

THAT the minutes of the February 4, 2013 Regular Council meeting be adopted.

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. Budget Introduction

File No.

Verbal Presentation: Nicole Deveau, General Manager, Finance and Technology

8.2. 1561-1583 Oxford Street: Preliminary Planning Application p. 45-61

File No. 08.3060.20/052.12

Recommendation:

THAT while Council is supportive of a purpose built rental housing project, Council encourage the applicant to investigate a project which is not more than approximately 2.5 FSR in keeping with the density provisions contained within the District Official Community Plan for this site;

AND THAT the applicant is advised that implementation planning for Lower Lynn is not yet complete and, as such, District comments on the current pre-application made prior to completion of the Lower Lynn implementation plan should be considered preliminary in nature.

8.3. 135 Riverside Drive- Wind Mobile Cell Tower Application **p. 63-87**
File No. 08.3060.20/084.11

Recommendation:

THAT Council pass the following resolution in response to the application from Wind Mobile to Industry Canada for the installation of a 35m cell monopole at 135 Riverside Drive.

1. The Council of the District of North Vancouver does not support Wind Mobile's application to Industry Canada for approval of the installation of the monopole on the subject property at 135 Riverside Drive due to significant community concerns: and notwithstanding the above;
2. The District of North Vancouver Council recommends that if Industry Canada approves the proposed application that installation of the monopole be subject to the following considerations:
 - a) Any additions or changes to antennas or microwave dishes installed on the proposed monopole be subject to an Industry Canada process that will require notification of surrounding property owners, and review by an appropriately qualified expert to ensure that the proposed changes will not impact or cause to prematurely detonate explosive materials or pyrotechnical devices associated with businesses in the surrounding neighbouring area.
 - b) That emissions from the monopole be monitored on an on-going basis to ensure they remain within the standards of Health Canada (Safety Code 6).

8.4. Bylaw 7976: Grant Connell Tennis Centre Expansion **p. 89-95**
Temporary Borrowing
File No. 05.1970

Recommendation:

THAT "Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013" is given FIRST, SECOND, and THIRD Reading.

8.5. Development Servicing Bylaw Amendment **p. 97-100**
Road Classification
File No. 16.8620.20/041.000

Recommendation:

THAT the THIRD reading of Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4) is RESCINDED;

AND THAT Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4) is read a THIRD time as amended.

- 8.6. Kwantlen Polytechnic University's Request for Support for the Food System Design and Implementation Plan for Southwest British Columbia - Follow-up Report** p. 101-108
File No. 13.6440.20/003.000

Recommendation:

THAT Council support the proposed Southwest BC Food System Project of Kwantlen University through the provision of a staff liaison to the project team.

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 18, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

PROCLAMATIONS

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PROCLAMATION

**“Rotary Day”
(February 23, 2013)**

- WHEREAS:** Rotary International, founded on February 23, 1905 in Chicago, Illinois, is the world’s first and one of the largest non-profit service organizations; and
- WHEREAS:** The first Rotary club was established in British Columbia 100 years ago in 1913; and
- WHEREAS:** The Rotary Motto “Service Above Self” inspires members to provide humanitarian service, encourage high ethical standards and promote good will and peace in the world; and
- WHEREAS:** Rotary funds club projects and sponsors volunteers with community expertise to provide medical supplies, health care, clean water, food production, job training, and education to millions in need, particularly in developing countries; and
- WHEREAS:** There are over 140 Rotary Club members in four clubs on the North Shore, sponsoring service projects such as Youth SAFE House, Youth Week, SAGE House, Klahanie House, scholarships, Canada Day, and many other worthwhile causes.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim the February 23, 2011 as **“Rotary Day”** in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 18th day of February 2013

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PROCLAMATION

**“HERITAGE WEEK”
(February 18- 24, 2013)**

- WHEREAS:** British Columbians value and wish to conserve their rich and diverse heritage resources; and
- WHEREAS:** Heritage Week begins on national Heritage Day, the third Monday of February; and
- WHEREAS:** The theme for Heritage Week 2013 is “Good Neighbours: Heritage Homes and Neighbourhoods”; and
- WHEREAS:** Communities throughout BC mark Heritage Week to celebrate their unique history and heritage.
- NOW THEREFORE, I** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim the week of February 18 to 24, 2013 as “HERITAGE WEEK” in the District of North Vancouver.

A handwritten signature in black ink, appearing to read 'R. Walton'.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 18th day of February 2013

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PROCLAMATION

“Toastmasters International Month” (February 2013)

- WHEREAS:** Toastmasters International, a non-profit educational organization, is a leader in making effective oral communications a national and international reality for all persons; and
- WHEREAS:** The first Toastmasters Club was formed in 1924 in California and, today, after more than eighty-five years of outstanding achievement, Toastmasters International has grown to over 250,000 members in 12,500 clubs in 106 countries; and
- WHEREAS:** The first Toastmasters Club outside the United States was chartered in 1935 in Victoria, British Columbia, and today, after more than seventy-five years, Toastmasters in British Columbia has grown to serve more than 4,500 members in 250 clubs; and
- WHEREAS:** By helping people develop essential communication skills, Toastmasters International and its member Toastmaster Clubs perform a valuable service to its members and the community.
- NOW THEREFORE, I** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim the month of February 2013 as “TOASTMASTERS INTERNATIONAL MONTH” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 18th day of February 2013

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RECOGNITIONS

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EVENT PROGRAM – DISTRICT OF NORTH VANCOUVER

2012 HERITAGE AND DESIGN EXCELLENCE AWARDS

Background:

The Community Heritage Commission annually presents awards for :

1. Restoration of residential and commercial structures;
2. Heritage advocacy;
3. Heritage landscape preservation enhancement;
4. Compatible new design in a heritage context; and
5. Awards of Merit.

The 2012 Heritage Award winners are presented as follows:

Heritage Advocacy

- Eve Lazarus
Contributions to Heritage Preservation on the North Shore
- Kristen Schulz
Her award winning video “The Heritage of My Home”:
- Janet Pavlik
- Des Smith
- Eileen Smith
The authors of the recently published book Echoes Across Seymour
- North Vancouver Museum and Archives
The project “Preservation of Mountaineering History and Lore”

Maintenance and Restoration of a Heritage Register Residential Structure

- David Pike and Gillian Welsh (owners)
- Robert Dale (Contractor)
740 East 9th Street

Maintenance and Renovations to a Heritage Residential Structure

- Cathy and Victor Groot
3647 Sunnycrest Drive

2012 Advisory Design Panel “Design Excellence Awards”

“Award of Excellence”

In recognition of “Legacy Townhomes” (897 Premier Street)

Presented to:

Brody Development (Homes) Ltd.
Mike Brody, Principal

Integra Architecture Inc.
Duane Siegrist, AIBC – Architect of Record

Forma Design Inc.
Bill Harrison, BCSLA & Ron Smith, BCSLA - Landscape Architects

The 2012 Awards Presentation Ceremony has been scheduled for Monday, February 18, 2013 at 7:00 p.m. A reception will be held at 6:15 p.m in the lobby to which Mayor and Council, Committee members and award recipients and guests are invited. Refreshments will be provided.

Photos of the award winners will be taken at the Ceremony.

Program:

6:15 p.m. Reception - Lobby

7:00 p.m. Award presentations in Council Chambers

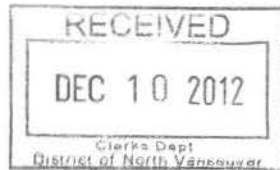
Introduction to each Award
Presentation of Awards – Mayor Richard Walton

Participants and Invitees:

Mayor and Council
Community Heritage Commission members
Award Recipients
Media

DELEGATIONS

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5.1 Delegation to Council Request Form

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

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

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

Name of person or group wishing to appear before Council: HUB North Shore Committee

Title of Presentation: HUB Programs and Successes

Purpose of Presentation:



Information only



Requesting a letter of support



Other (provide details below)

Please describe.

Attach separate sheet if additional space is required

Contact person (if different than above): Antje Wahl

Daytime telephone number: 604 779 0471

Email address: antjewahl@yahoo.com

Will you be providing supporting documentation?



Yes



No

If yes:



PowerPoint presentation



DVD



Handout

Note: All supporting documentation must be provided 12 days prior to your appearance date.

Arrangements can be made, upon request, for you to familiarize yourself with the Council Chamber equipment.

Technical requirements:



Laptop



Multimedia projector

Delegation to Council Request Form

Rules for Delegations:

1. Scheduled by the Clerk after receipt of a request submitted in writing and addressed to Mayor and Council.
2. If a delegation request concerns a matter previously decided by Council or concerns an issue which is being or has been dealt with in a public participation process, the delegation's request to appear before Council may be placed on the appropriate agenda for Council direction.
3. Supporting submissions for the delegation should be provided to the Clerk by noon 12 days preceding the scheduled appearance.
4. A maximum of 3 delegations will be permitted at any Regular Council meeting.
5. Delegations will be allowed a maximum of five minutes to make their presentation.
6. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
7. Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Antje Wahl

7 December 2012

Name of Delegate or Representative of Group

Date

Signature

For Office Use Only

☒ Approved

☐ Rejected

By: Signature:

☒ Municipal Clerk

☐ Deputy Municipal Clerk

Appearance date if applicable:

Applicant informed of approval/rejection on (date):

By (signature):

Date:

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

HUB North Shore Committee

HUB Programs & Activities



www.bikehub.ca



What we do and why

- We make cycling better through education, action and events
- More cycling – and more walking - means healthier, more livable and vibrant communities
- We want cycling to be safe and convenient for people of all ages and abilities

www.bikehub.ca



Lions Gate Bridge before & after



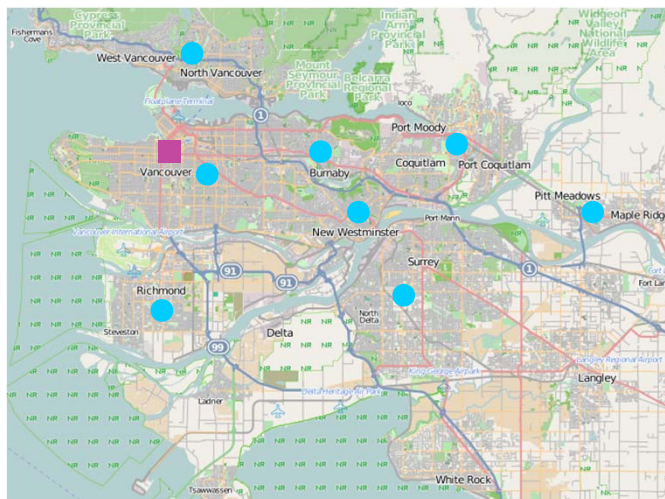
Photo: Gord Hunter



www.bikehub.ca



Organization

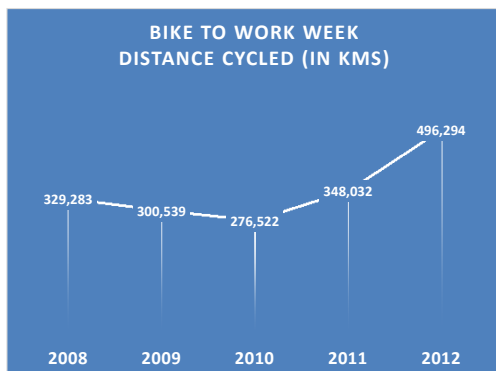


- Charitable organization
- Staffed office
- 8 local committees

www.bikehub.ca



Bike to Work Week



www.bikehub.ca



Bike to Work Week at Dollarton Highway



Bike to School



- Reached over 6,600 students, staff and parents in educational courses, celebrations and events
- TravelSmart school maps for North Shore



www.bikehub.ca



Streetwise cycling courses

- Streetwise Cycling
- Family Streetwise
- Advanced Cycling Skills
- Kids Learn to Ride Lessons
- Adult Learn to Ride Lessons
- Bike Maintenance

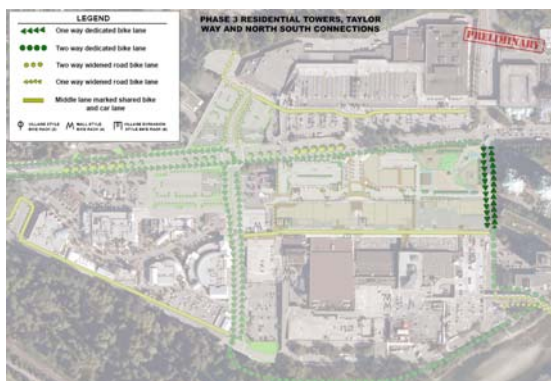


www.bikehub.ca



Bike friendly business program

- Bikeability assessments
- Workplace workshops
- Marketing support
- HUB corporate membership



Park Royal cycling improvements

www.bikehub.ca



Community outreach

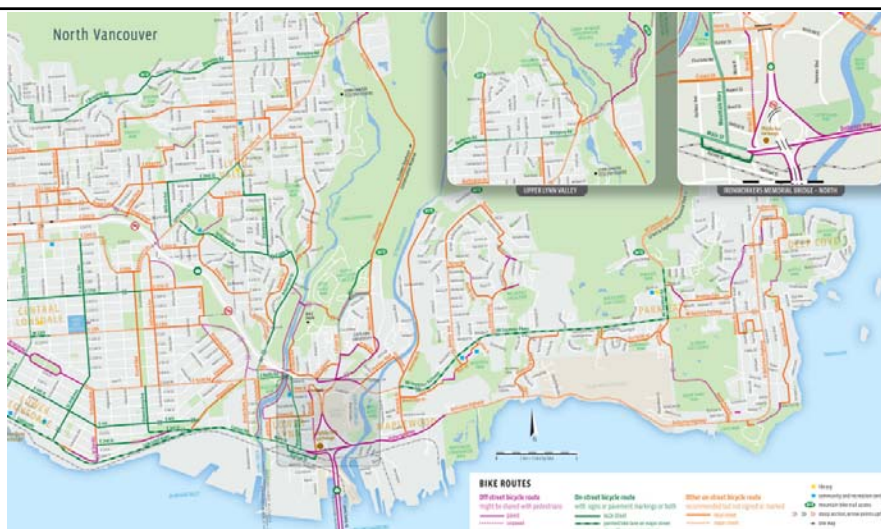


Capilano University



West Vancouver Community Day

www.bikehub.ca



- North Shore bike map
- Routes also in Ride The City app (OpenStreetMap)

www.bikehub.ca



DNV bike network improvements

- Seymour River bridge greenway and bike lanes
- Lower Capilano Rd bike lanes
- Spirit Trail from Capilano Reserve to Mackay Ave
- Separated bike path on Lillooet Rd
- 23rd St bike route
- Green 'paint' at several dangerous intersections
- Buffered bike lanes on 1st St
- Bike lane widening on repaved Mt Seymour Parkway
- Sharrows on Dollarton Highway

www.bikehub.ca



New town & village centres

- Cycling infrastructure for all ages and abilities
- Separated bike lanes on major streets, shopping areas



www.bikehub.ca



MINUTES

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DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 7:00 p.m. on Monday, January 28, 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 D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon (7:13pm)

Absent: Councillor R. Hicks
Councillor M. Little

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. S. Haid, Manager – Sustainable Community Development
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. N. Letchford, Deputy Municipal Clerk
Ms. L. Brick, Confidential Council Clerk
Mr. P. Chapman, Social Planner

Also in

Attendance: Ms. Janet Kreda, Senior Housing Planner, Metro Vancouver
Ms. Margaret Eberle, Senior Housing Planner, Metro Vancouver

1. Opening by the Mayor

Mayor Walton welcomed members of the public and staff to the meeting and outlined the procedures for the evening.

2. Metro Vancouver Presentation “What Works: Affordable Housing Initiatives in Metro Vancouver”

File No. 13.6480.30/003.000

Councillor NIXON arrived at this point in the proceedings.

Mr. Chapman, Social Planner, reviewed the future projections for rental demand on the North Shore advising that there will be a need for 4500 new rental units in the District and 1500 new low income housing rental units in the next 25 years. Approximately 68 – 91% of the existing purposely built rental stock is at risk of redevelopment in the near future. Mr. Chapman noted that 1084 social housing units will lose operating subsidies in the next 20 years as mortgages come to a close.

Ms. Janet Kreda, Senior Housing Planner, presented the *Metro Vancouver: What Works Affordable Housing Initiatives in Metro Vancouver*, a strategy for addressing housing demand and increasing diversity and affordability. Ms. Kreda advised that there will be a demand for 6500 new rental units per year in the region and 140 new units in the District of North Vancouver per year.

Ms. Kreda advised that municipalities can support affordable housing by:

- Developing OCP and neighbourhood plans;
- Creating inclusionary policies;
- Consider density bonusing;
- Reducing parking requirements for some projects;
- Allowing a strong stock of secondary suites;
- Smaller lots; and,
- Increasing areas for duplexes and townhouses.

Ms. Margaret Eberle, Senior Housing Planner, advised that no new non-market rental housing for low income households is being developed by senior levels of government; emphasis is now being placed on creating emergency, transitional, and supportive housing measures.

Ms. Erbele provided examples of affordable housing options which have been implemented throughout the region including:

- Timbergrove, supportive emergency shelter, in Surrey;
- Chesterfield House, supportive housing, in the City of North Vancouver; and,
- Loreen Place, market rental housing, in Victoria.

Council Discussion:

Ms. Eberle advised that inclusionary policies where rental units are distributed within developments has worked in other jurisdictions. It was noted that Richmond regulations require that any developments over 80 units require purpose built rental units be included.

Council questioned what percentage of new condos form part of the rental pool? Metro Vancouver staff advised that the unofficial survey indicated that 20% - 40% of apartments are rented; however, it is difficult to maintain accurate statistics as they are not the same units consistently over time.

Council commented that there is a need to develop purpose built rental units and to establish a standard of maintenance policy to ensure that existing rental buildings are maintained.

Council expressed concern regarding density bonusing and when CAC's are used for new housing they are taken away from other community needs such as sidewalks and recreation centres.

Metro Vancouver staff advised that Federal housing programs were transferred to Provincial responsibility in 1993; most provinces removed funding beginning in 1995. Smaller scale developments and responsibility has been transferred to the developer. The Province of BC provides funding for the most vulnerable side of the equation.

Mr. Corrie Kost:

- Commented that restrictions on rental units could lower the values of units; and,
- Sought clarification on the Kiwanis development.

Council inquired what the rental restriction policy is for the District, staff advised that on new developments a covenant is registered on the land and the developer creates a rental disclosure statement advising that the building is not permitted to have any restrictions on the number of units available for rent.

Council queried what the standard measure is to determine affordable housing? Metro Vancouver staff advised that the standard is 30% of income is the test for affordability, the spectrum that needs assistance is the people who are renting and earn under a household income of \$50,000 annually and are using more than 50% of their income on rent.

Mr. Doug Curran:

- Spoke in support of integrating supported housing within developments.

Mr. John Gillmour:

- Queried how the need for rental housing stock is being addressed in the District.

Staff advised that the Districts housing needs are identified in the OCP and rolled into the implementation plans for the town centres.

3. Adjournment

The meeting was adjourned at 8:36 pm.

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 7:01 p.m. on Monday, February 4, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Hicks (7:03 pm)
Councillor M. Little
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon (7:04 pm)

Absent: Councillor R. Bassam

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveau, General Manager – Finance & Technology
Mr. I. Forsyth, Director of Arts
Ms. C. Grant, Manager – Corporate Planning & Projects
Ms. S. Haid, Manager – Sustainable Community Development
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Section Manager – Development Planning
Ms. N. Letchford, Deputy Municipal Clerk
Mr. M. Hartford, Planner
Ms. S. Berardo, Confidential Council Clerk

Also in

Attendance: Mr. J. Rice, Cultural Development Officer, Core Funding & Facilities

1. ADOPTION OF THE AGENDA

1.1. February 4, 2013 Regular Meeting Agenda

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

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.

CARRIED

2. PUBLIC INPUT

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. January 14, 2013 Council Workshop

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

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

CARRIED

6.2. January 21, 2013 Regular Council Meeting

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

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

CARRIED

6.3. January 22, 2013 Public Hearing

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

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

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

8. REPORTS FROM COUNCIL OR STAFF

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

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

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.

CARRIED

**8.2. Bylaw 7969: 2635-2695 Mountain Highway Rezoning
File No. 09.3900.01/000.000**

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

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

CARRIED

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

File No. 08.3060.20/067.12

Public Input:

Mr. Al Johnson, 1000 Block Homer Street, Vancouver:

- Spoke as the designer of the project;
- Commented on the architectural character of the proposed development;
- Acknowledged that the proposed buildings are required to meet a standard of at least LEED Silver equivalent and be ready for District Energy or hydronic heating systems; and,
- Spoke to the quality of the building.

MOVED by Councillor NIXON

SECONDED by Councillor HICKS

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

CARRIED

8.4. Development Permit 10.12: 1551 Pemberton Avenue

Mixed Commercial Residential Building

File No. 08.3060.20/010.12

Public Input:

Mr. Dave Mcgrath, 500 Block East 7th Street, Vancouver:

- Commented on the west coast contemporary design of the proposed development;
- Noted that there is full underground parking;
- Commented that there is ample space for all units which range in size from 530 square feet to 918 square feet; and,
- Acknowledged the modern durable materials being used.

MOVED by Councillor NIXON

SECONDED by Councillor MURI

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

CARRIED

**8.5. Bylaw 7975: Development Servicing Bylaw Amendment –
Road Classification**

File No. 16.8620.20/041.000

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor NIXON

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

CARRIED

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

File No. 10.4794.90/001.000

MOVED by Councillor HICKS

SECONDED by Councillor MURI

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.

CARRIED

Opposed: Councillor Hicks

MOVED by Councillor NIXON

SECONDED by Councillor HICKS

THAT the Core Funding/Operating Support grants request by the Presentation House Cultural Society (operating as Presentation House Theatre) be referred to the Finance and Audit Committee.

CARRIED

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

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

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

CARRIED
(9:21 pm)

Mayor

Municipal Clerk

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REPORTS

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Budget Introduction

Verbal Presentation: Nicole Deveau, General Manager, Finance and Technology

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input checked="" type="checkbox"/> Regular	Date: <u>FEB 18, 2013</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM# _____ Date: _____	Mailbox: _____	

BSD
Dept.
Manager

[Signature]
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

January 9, 2013
File: 3060-20-52.12
Tracking Number: RCA -

AUTHOR: Jennifer Paton, Section Manager – Development Planning

SUBJECT: 1561-1583 Oxford Street: Preliminary Planning Application

RECOMMENDATION: It is recommended that Council pass the following motions:

1. That while Council is supportive of a purpose built rental housing project, Council encourage the applicant to investigate a project which is not more than approximately 2.5 FSR in keeping with the density provisions contained within the District Official Community Plan for this site; and,
2. The applicant is advised that implementation planning for Lower Lynn is not yet complete and, as such, District comments on the current pre-application made prior to completion of the Lower Lynn implementation plan should be considered preliminary in nature.

REASON FOR REPORT: A preliminary planning application has been submitted for the 4 lots addressed at 1561-1583 Oxford Street. The proposal is for a 6 storey apartment rental building with a small amount of commercial space (submission attached). The proposed density at an estimated 3.35 FSR (Floor Space Ratio) exceeds the 2.5 FSR medium density floor space envisioned in the District's Official Community Plan. Staff is seeking Council input at this early stage.



SUMMARY: The site is designated Residential Level 6: Medium Density Apartment in the District OCP. This land use designation is intended to provide multifamily housing up to approximately 2.5 Floor Space Ratio (FSR) at strategic locations in centres and corridors. Development in this designation will typically be expressed in medium rise apartment form of 4 to 6 storeys and may also contain some commercial use.

The proposal is for 107 rental apartment units and 2,168 sq ft of commercial floorspace in a 6 storey building over 96 parking stalls. The proposed density is estimated at 3.35 FSR. Rental housing is a goal of the OCP and this location is well suited to a rental housing proposal. Staff is seeking Council input at this early stage as the proposal is in excess of the OCP density for the site.

ANALYSIS: The proposal is for a 107 unit purpose built rental apartment building on a site located at the south end of the Lower Lynn Town Centre adjacent to Phibbs Exchange. Implementation planning for Lower Lynn is advancing with public and Council consideration of the implementation plan targeted for April 2013. The proposal involves density over the FSR envisioned in the OCP for this site and block. The OCP maps out development potential of up to approximately 2.5 FSR based on design fit and OCP goals for the area.



While the proposed density is not compliant with the OCP, the form of the building at 6 storeys is within the medium density apartment building type envisioned in this land use category and construction of new purpose built rental housing is also a goal of the plan.

Consideration of lower parking rates for rental in appropriate locations as well as rental housing in proximity to Capilano University is encouraged (OCP policies 7.2.3, 7.2.8 and 7.2.9). This proposal does meet objectives of providing greater housing choice near businesses and in a transit oriented location. In addition, a parking strategy for the centres is currently under review and may help inform this proposal in the near future once the town centre plan is adopted.

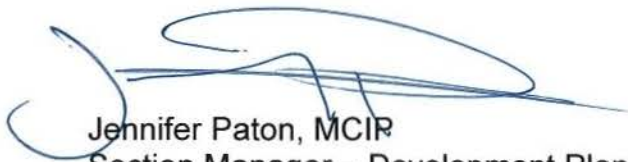
Despite the above considerations, the density in this proposal is not supported by the District's current policy framework. Revising the density for this site could have implications for the wider area including the balance of this block. This density has not been contemplated in the implementation planning work to date. In addition, Translink is currently engaged in Phibbs transit exchange planning and a design exercise to examine opportunities for the exchange was held in January. As the Phibbs work advances it could have design impacts on this proposal particularly with regards to site access, pedestrian and cycling improvement and how much retail would be appropriate. Further information from Translink is anticipated by Transportation Planning in the coming weeks.

With regards to community amenity contributions (CAC) the applicant has indicated that the economics of this project does not yield any CAC due to the nature of the proposal as a rental project. If this application proceeds, staff will confirm the CAC economics through a detailed proforma analysis during the application processing and report to Council on whether or not there is any CAC feasible with the proposal.

If the development were to proceed the building would be required to conform to the District's green building policy and adaptable housing units would be included. Staff would ensure legal mechanisms are in place so that the building remains rental housing in perpetuity.

The applicant has provided a letter of support from Capilano University (attached) and also attached is a letter indicating the applicant has had discussions with North Shore Community Resources, Translink and Western Stevedoring.

CONCLUSION: While the rental housing component of the proposal is desirable in this location, the density is outside the current policy context and processing this application is premature pending the outcome of the Lower Lynn implementation plan. In addition, the proposal may be informed by progress on Phibbs Exchange planning particularly in terms of the commercial component. Should this application proceed staff need to advise the applicant that the comments are preliminary in nature and subject to change as Lower Lynn planning advances.



Jennifer Paton, MCIP
Section Manager – Development Planning

Attach:
Development Proposal
Letter from Capilano University
Letter from Applicant

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
<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		
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	<input type="checkbox"/> GIS		



OFFICE OF THE PRESIDENT

November 26, 2012

RECEIVED NOV 30 2012

Mr. Oliver Webbe, President
Darwin Properties (Canada) Ltd.
220-18 Gostick Place
North Vancouver, BC V7M 3G3

Subject: Phibbs Exchange - New Rental Project

Dear Mr. Webbe,

On behalf of Capilano University, please accept this letter of support for your proposed Medium Density Mixed-Use Apartment development at 1561-1583 Oxford Street, North Vancouver. Darwin Properties (Canada) Ltd. has indicated that the location of this development will provide rental housing opportunities for Capilano University students and faculty. Capilano University supports this new rental project, and any other housing projects in the vicinity that will provide suitable housing opportunities for our students and employees.

Yours truly,

A handwritten signature in black ink, reading 'Kris Bulcroft'.

Kris Bulcroft, Ph.D.
President

DARWIN PROPERTIES LTD.

February 6, 2013

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

Attention: Ms. Jennifer Paton

RE: PRELIMINARY APPLICATION TO REZONE 1561-1583 OXFORD STREET

With respect to the above-noted preliminary rezoning application, Darwin Properties Ltd. would like to advise that our application has been prepared with input and feedback through several meetings and discussions with the following stakeholders and community groups:

NORTH SHORE COMMUNITY RESOURCES

Community Housing Action Committee
Mr. Don Peters, Housing Liaison
604-985-7138
don.peters@nscr.bc.ca

TRANSLINK

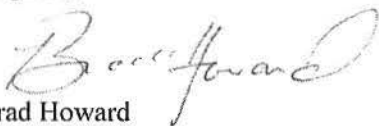
Ms. Joanne Proft (and Mr. Dave Roth and Mr. Moreno Rossi), Transportation Planner
604-453-3087
joanne.proft@translink.ca

WESTERN STEVEDORING

Mr. Brad Eshleman, President
604-904-2806
beshleman@westeve.com

Darwin will continue to seek input and feedback on the proposal from our neighbors and other members of the community during the rezoning process. Should you have any questions, please do not hesitate to call.

Regards,



Brad Howard
Senior Development Manager

c.c. – Oliver Webbe, Darwin Properties Ltd.

1561-1583 OXFORD STREET

A - 1.00	STATS
A - 1.02	SITE PLAN
A - 1.01	CONTEXT PLAN
A - 1.03	LEVEL P3
A - 1.04	LEVEL P2
A - 1.05	LEVEL P1
A - 1.06	GROUND LEVEL
A - 1.07	LEVEL 2-5 (TYPICAL)
A - 1.08	LEVEL 6
A - 1.09	ELEVATIONS - NORTH
A - 1.10	SECTIONS - TYPICAL



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ISSUED FOR RE-ZONING 2012-12-19

NORTH VANCOUVER
1561-1583
OXFORD STREET

DARWIN
PROPERTIES (CANADA) LTD.

1148 A - 0.00

LOT B, 12, 13, 15, BLK 41, D.L.204, PLAN 1340

1561-1583 Oxford Street
District of North Vancouver

Zoning	CD (TBD)
Parcel Area	24, 400 SF
Proposed Height	60' - 0" (18.28 m)

Front	10' - 0"
Adjacent	10' - 4"
Side Lane	4' - 4"
Back Lane	26 - 0"

1 Bedroom	73 (68%)
2 Bedroom	34 (32%)
Total Units	= 107 (100%)

TOTAL PARKING
Parking Stalls Provided @ 0.9 Parking Stall/ Unit = 96 stalls

Regular -	96 reg stalls
Small Car -	0 small stalls

L1	GROSS L1	13793.92 SF
L2	GROSS L2	14334.00 SF
L3	GROSS L3	14334.00 SF
L4	GROSS L4	14334.00 SF
L5	GROSS L5	14334.00 SF
L6	GROSS L6	8887.61 SF
		80017.54 SF

GROSS TO SITE RATIO **3.28**
* excludes enclosed balconies



L1



TYPICAL L2 - L5



L6

L1	10903.80 SF
L2	13211.77 SF
L3	13211.77 SF
L4	13211.77 SF
L5	13211.77 SF
L6	8048.23 SF
	71799.09 SF

RENTABLE TO SITE RATIO **2.94**
* excludes amenity, circulation & enclosed balconies

L1	RESIDENTIAL STRATA (NW)	2078.34 SF
L1	RESIDENTIAL STRATA (SOUTH)	4366.63 SF
L1	ENC. BALC SW	42.00 SF
L1	BALC - SW	70.08 SF
L1	BALC - SE	70.08 SF
L1	ENC. BALC SE	42.00 SF
L1	RESIDENTIAL STRATA (NE)	2066.39 SF
		8735.53 SF

L2	RESIDENTIAL STRATA	12987.61 SF
L2	ENC. BALC - SE	42.00 SF
L2	ENC. BALC - SW	42.00 SF
L2	BALC - SE	70.08 SF
L2	BALC - SW	70.08 SF
		13211.77 SF

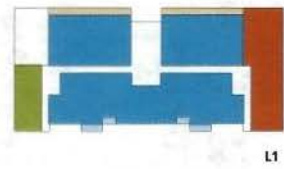
L3	RESIDENTIAL STRATA	12987.61 SF
L3	ENC. BALC - SE	42.00 SF
L3	ENC. BALC - SW	42.00 SF
L3	BALC - SE	70.08 SF
L3	BALC - SW	70.08 SF
		13211.77 SF

L4	RESIDENTIAL STRATA	12987.61 SF
L4	BALC - SW	70.08 SF
L4	BALC - SE	70.08 SF
L4	ENC. BALC - SW	42.00 SF
L4	ENC. BALC - SE	42.00 SF
		13211.77 SF

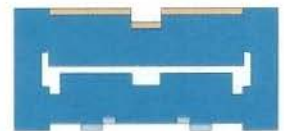
L5	RESIDENTIAL STRATA	12987.61 SF
L5	BALC - SW	70.08 SF
L5	ENC. BALC - SE	42.00 SF
L5	ENC. BALC - SW	42.00 SF
L5	BALC - SE	70.08 SF
		13211.77 SF

L6	RESIDENTIAL STRATA (NORTH)	3857.79 SF
L6	RESIDENTIAL STRATA (SOUTH)	3916.53 SF
L6	ENC. BALC. (SW)	92.25 SF
L6	ENC. BALC. (CENTRAL)	89.40 SF
L6	ENC. BALC. (SE)	92.25 SF
		8048.23 SF

Overall Efficiency	90.55 %
FSR Gross/ FSR (Net)	EFFICIENCY



L1



TYPICAL L2 - L5



L6

L1	AMMENITY	880.70 SF
L1	COMMERCIAL	2168.28 SF

RESIDENTIAL RENTAL AREA 69,630.81 SF
(includes enclosed balconies,
excludes amenity &
commercial)

CIRCULATION 8732.41 SF

STUDIO (480 SF)	8
ONE BED (575 SF)	45
ONE BED (597 SF)	10
ONE BED + DEN (670 SF)	10
TWO BED (744 SF)	16
TWO BED (1004 SF)	10
TWO BED (1025 SF)	2
TWO BED (815 SF)	4
TWO BED (1011 SF)	2

L1	8735.53 SF
L2	13211.77 SF
L3	13211.77 SF
L4	13211.77 SF
L5	13211.77 SF
L6	8048.23 SF
* includes enc. balcon	69630.81 SF

* includes enc. bales 69630.81 SF

L1	224.16 SF
L2	224.16 SF
L3	224.16 SF
L4	224.16 SF
L5	224.16 SF
L6	273.90 SF
* included in res. rental	1394.70 SF

* included in res. rental	1394.70 SF
---------------------------	------------

L1	539.78 SF
L2	632.66 SF
L3	632.66 SF
L4	365.11 SF
L5	632.66 SF
L6	1295.40 SF
	4098.27 SF

L1	2237.55 SF
L2	1346.13 SF
L3	1346.13 SF
L4	1346.13 SF
L5	1346.13 SF
L6	1110.11 SF
	8732.20 SF

107 UNITS



■ 中国·安徽·合肥市
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汉语拼音: 中国·安徽·合肥市
149: 2004 (25) 1113 页
汉语拼音: 中国·安徽·合肥市

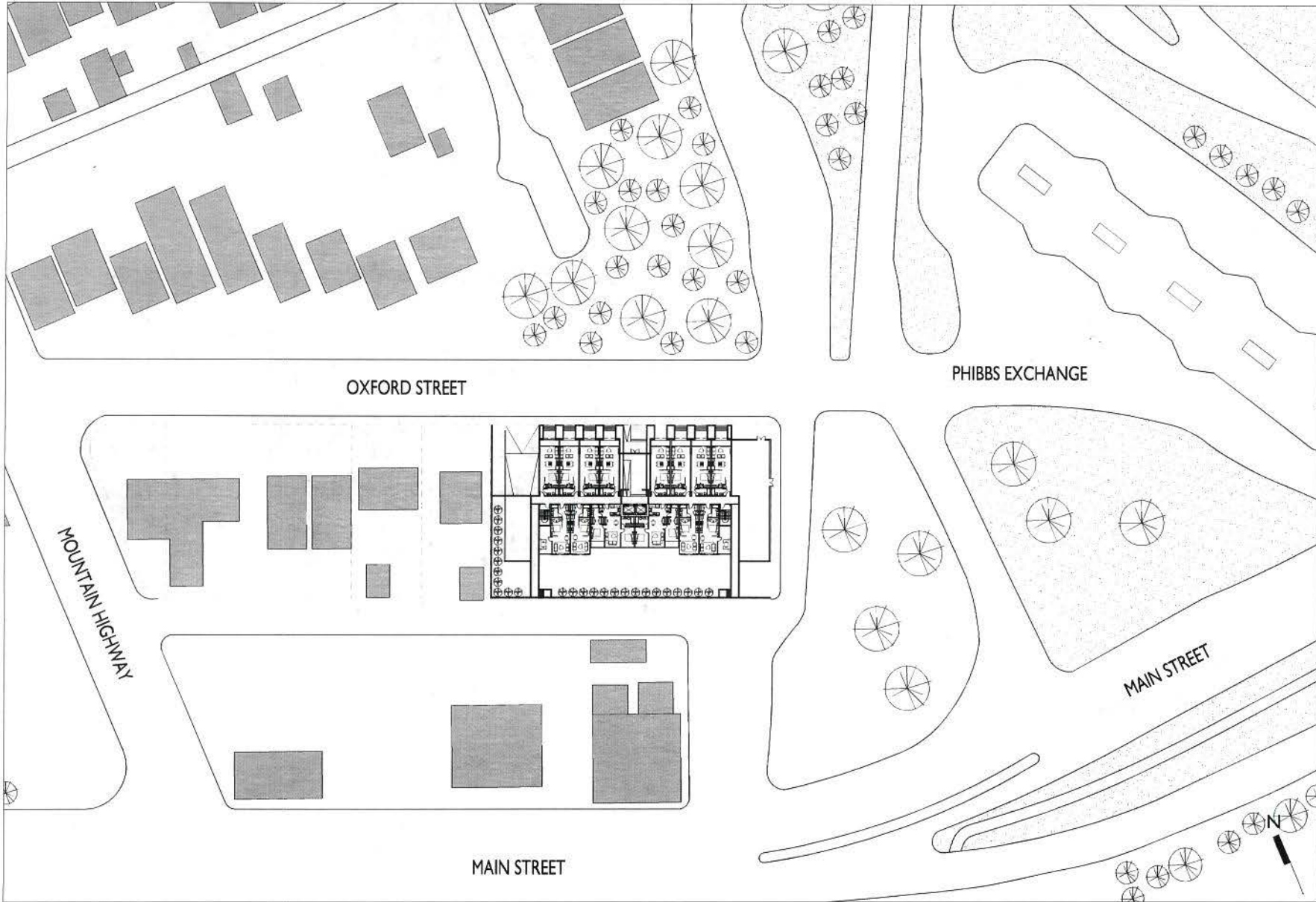
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ISSUED FOR RE-ZONING 2012-12-19

NORTH VANCOUVER
1561-1583
OXFORD STREET

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1148 A - 1.00



SCALE : NTS



gBL ARCHITECTS INC.
 100-10000 100th AVE. S.W.
 VANCOUVER, BC CANADA V6V 2G9
 TEL: 604-273-1111 FAX: 604-273-1112
 WWW.GBLARCHITECTS.COM

RE-ISSUED FOR RE-ZONING 2012-12-19

1561-1583
 OXFORD STREET



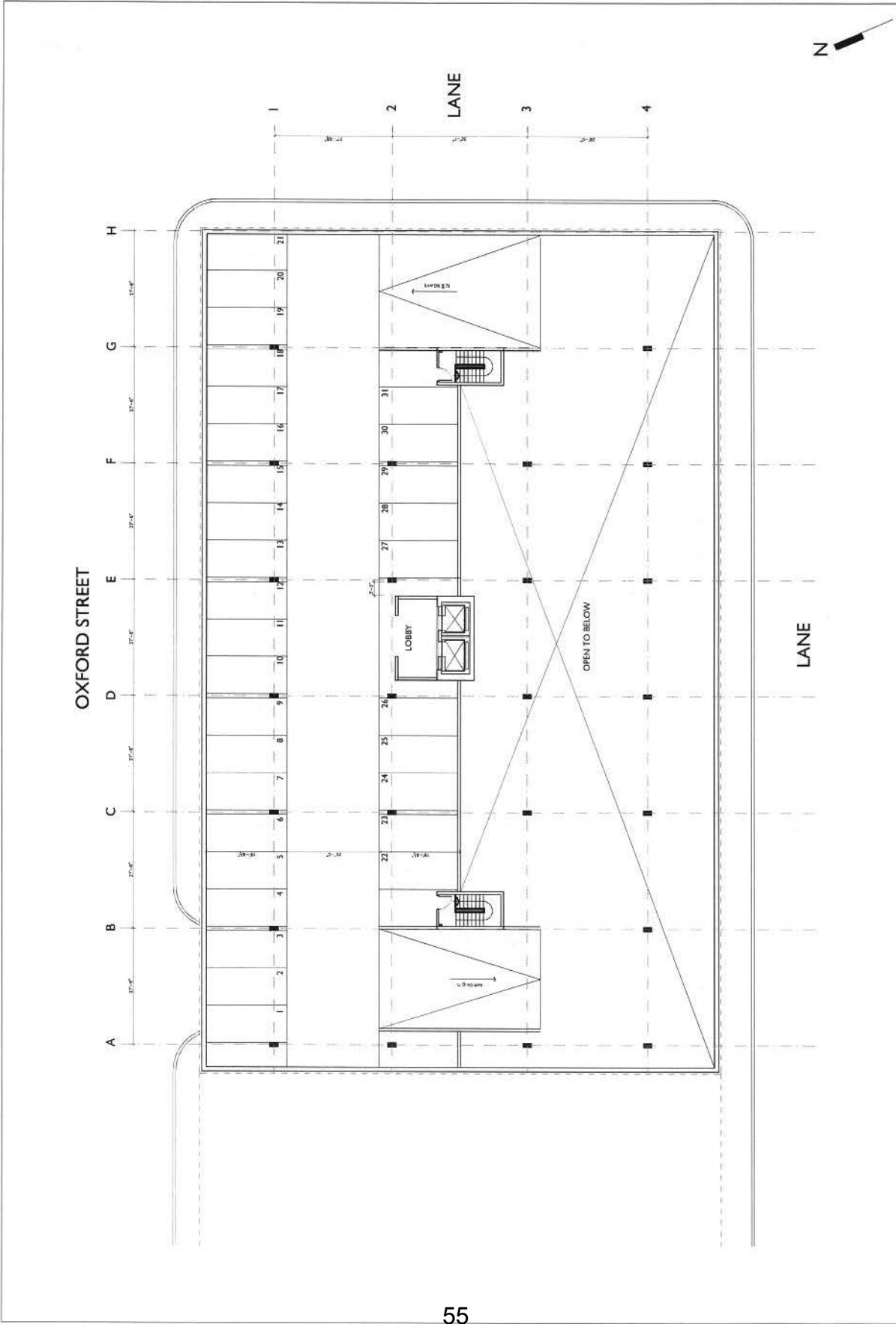
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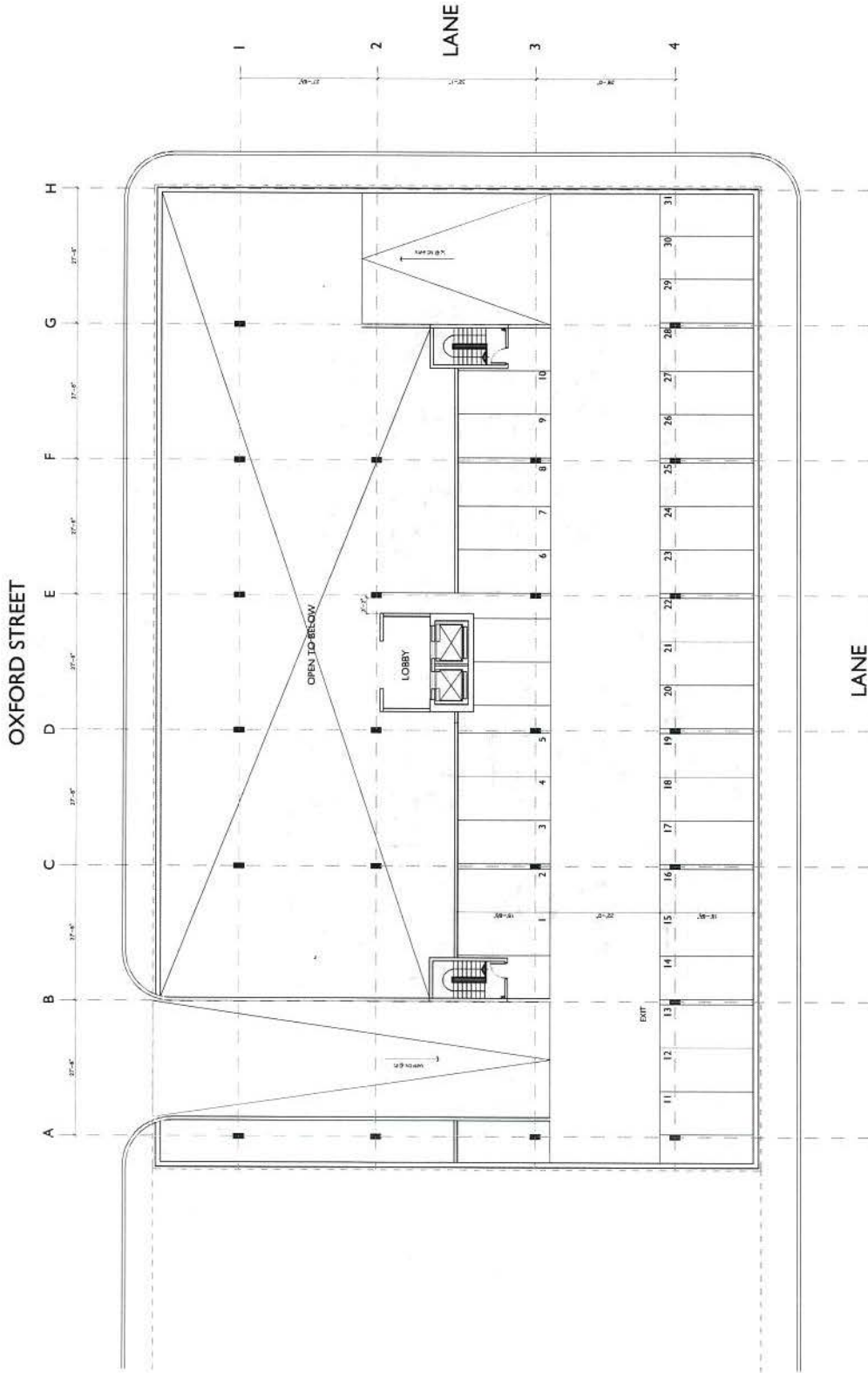
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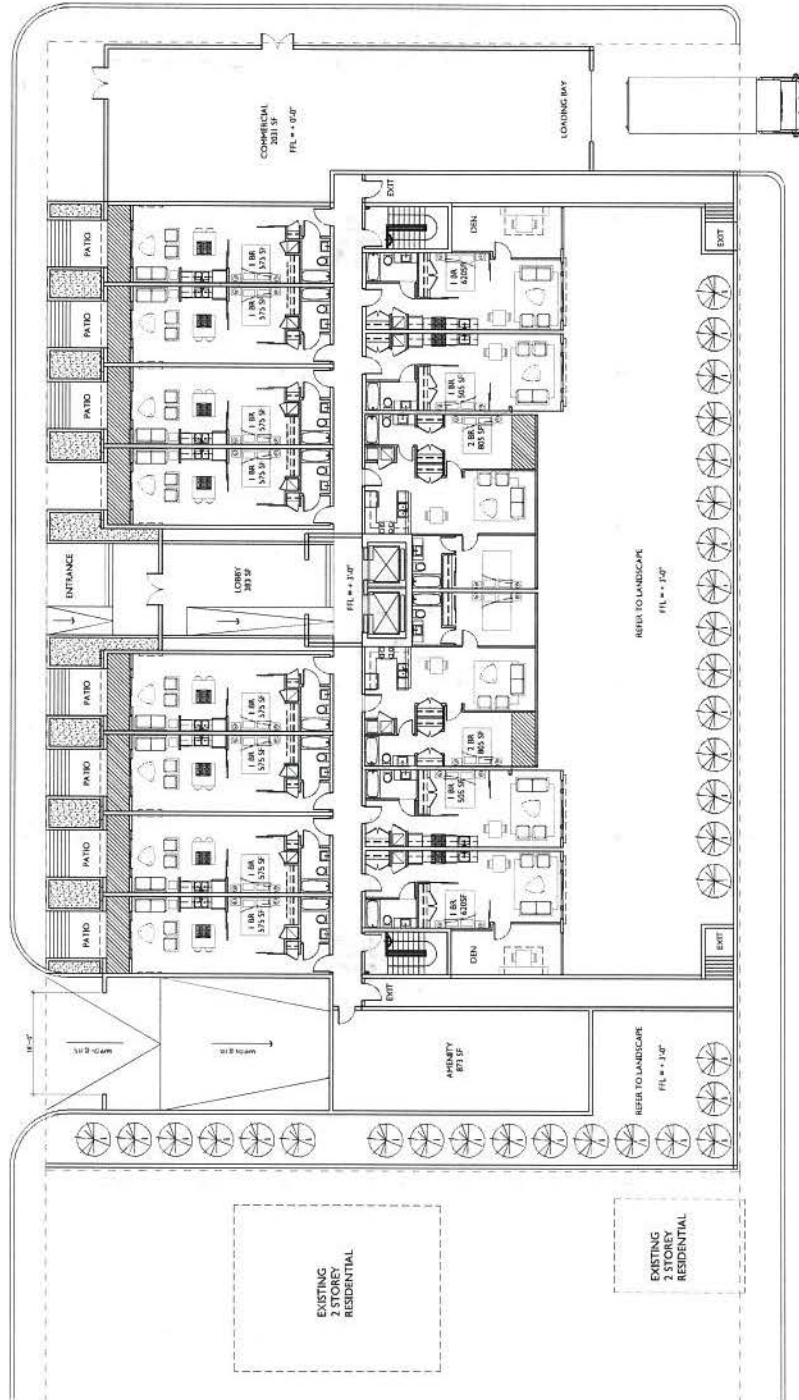


1561-1583
OXFORD STREET
DARWIN
PROPERTIES (CANADA) LTD.
LEVEL P-3





OXFORD STREET



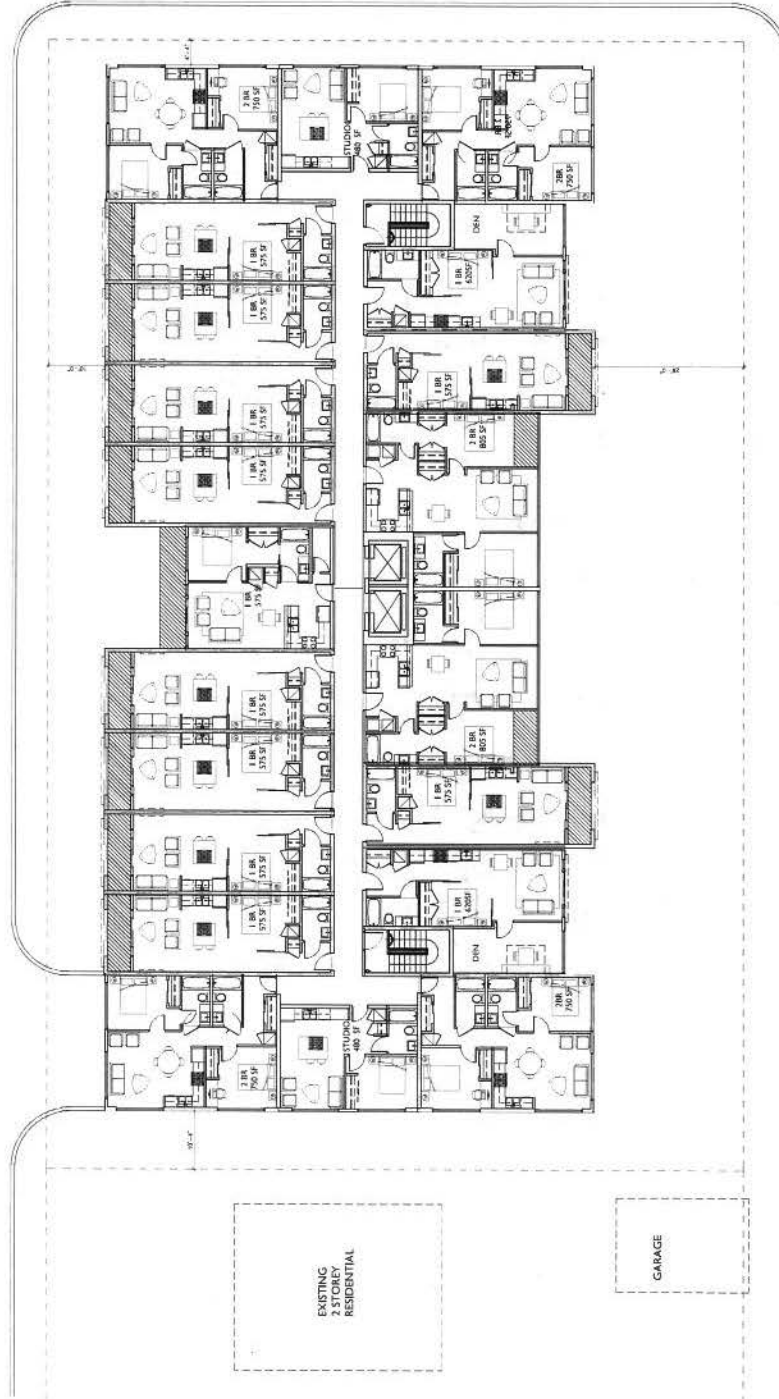
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LANE



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OXFORD STREET



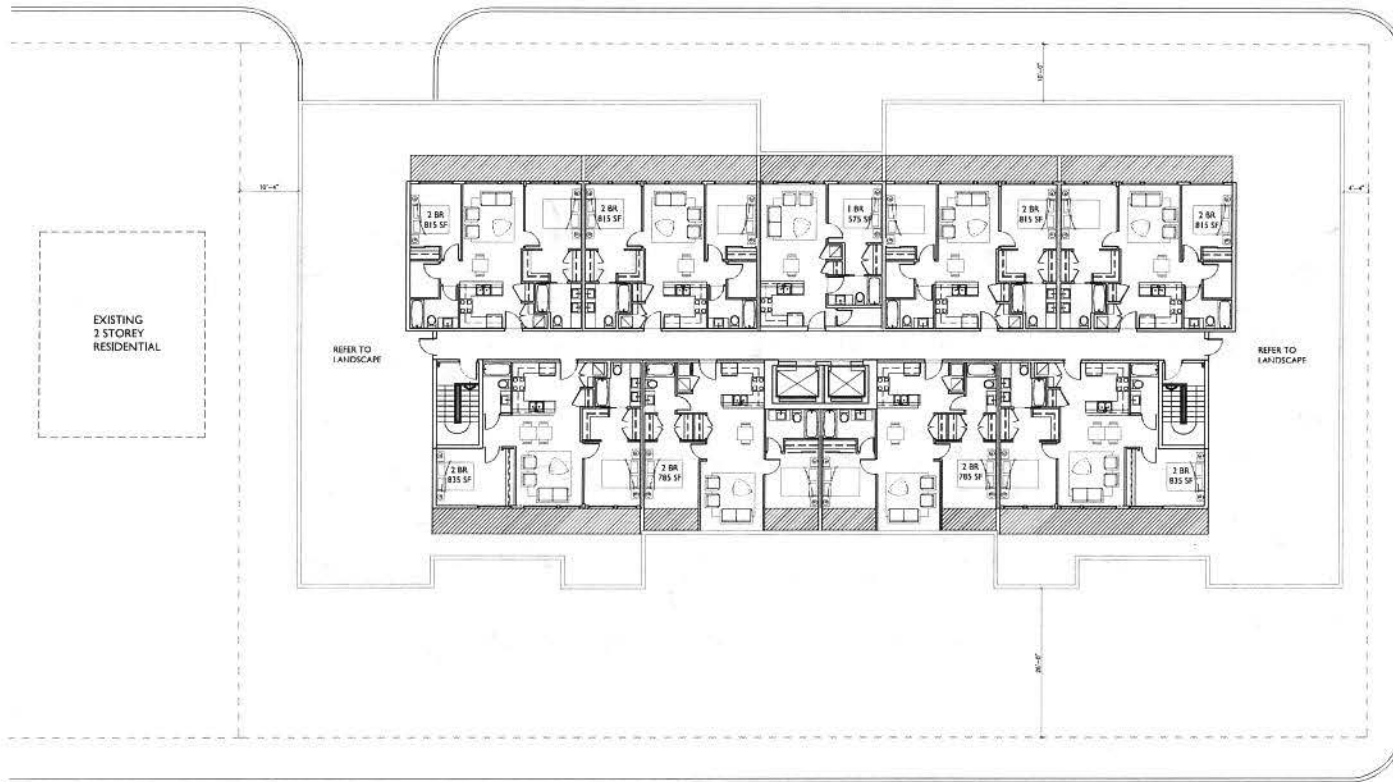
OXFORD STREET

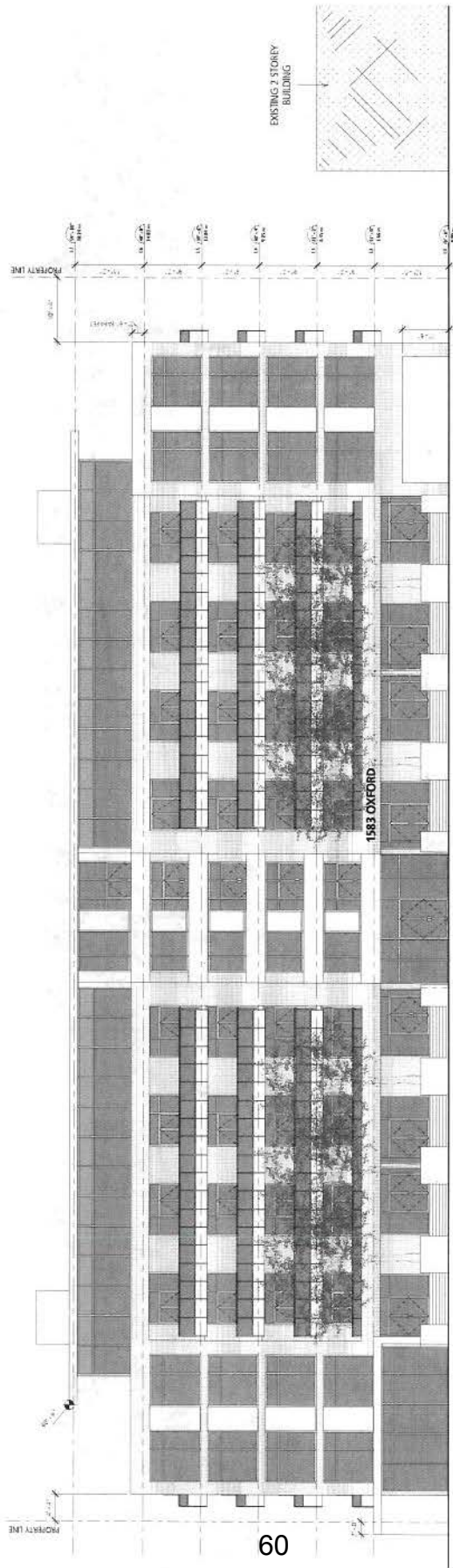
LANE

LANE



SCALE : $\frac{1}{12}'' = 1'-0''$








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COUNCIL AGENDA/INFORMATION			
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<input checked="" type="checkbox"/> Regular	Date: <u>FEB 18, 2013</u>	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	DM# _____	Date: _____	Mailbox: _____
<input type="checkbox"/> Council Workshop			


Dept.
Manager


Director


CAO

The District of North Vancouver REPORT TO COUNCIL

February 7, 2013
File: 3060/20/84.11

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: 135 Riverside Drive – Wind Mobile Cell Tower Application

RECOMMENDATION:

It is recommended that Council pass the following resolution in response to the application from Wind Mobile to Industry Canada for the installation of a 35m cell monopole at 135 Riverside Drive.

Be it resolved that:

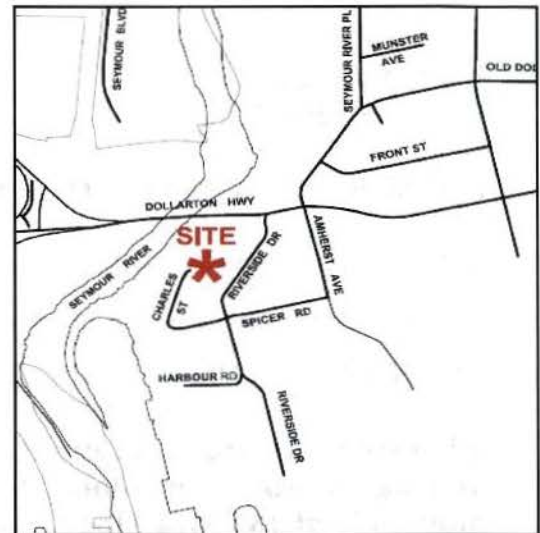
1. The Council of the District of North Vancouver does not support Wind Mobile's application to Industry Canada for approval of the installation of the monopole on the subject property at 135 Riverside Drive due to significant community concerns; and notwithstanding the above;
2. The District of North Vancouver Council recommends that if Industry Canada approves the proposed application that installation of the monopole be subject to the following considerations:
 - a) Any additions or changes to antennas or microwave dishes installed on the proposed monopole be subject to an Industry Canada process that will require notification of surrounding property owners, and review by an appropriately qualified expert to ensure that the proposed changes will not impact or cause to prematurely detonate explosive materials or pyrotechnical devices associated with businesses in the surrounding neighbouring area.
 - b) That emissions from the monopole be monitored on an on-going basis to ensure they remain within the standards of Health Canada (Safety Code 6).

REASON FOR REPORT:

Industry Canada regulations require that Council pass a motion with regards to the installation of the monopole to be forwarded for consideration as part of their review of the application.

SUMMARY:

The applicant has applied to Industry Canada to install a 35m monopole and telecommunications facility on the subject property. It is recommended that Council pass a resolution that the District of North Vancouver does not support the monopole installation due to community concerns. Should Industry Canada choose to approve the application it is recommended that they give considerations related to the assurance of the on- going health and safety of the proposed emissions from the transmission devices mounted on the pole.

**EXISTING POLICY:**

Industry Canada is the approving authority for the installation of telecommunication systems and consider both public and Council comments as part of the approval process. Prior to consideration of an application Industry Canada requires that applicant first:

- 1) Investigate options for co-locating on nearby existing antenna systems and;
- 2) Follow any required telecommunications notification policy of the local government.

In this case the following steps were required to address District notification requirements:

- Notice distributed to all owners of properties within 75m of the subject site during initial review of proposal.

Prior to the Facilitated Public Information Meeting:

- Notice distributed to all owners of properties within 75m of the subject site
- 2 advertisements placed in the local paper; and
- Sign Placed on the property for a period of two weeks.

ANALYSIS:

1. Site and Surrounding Area:

The subject property and surrounding area is primarily zoned Light Industrial (EZLI). Seymour River forms a boundary to the west of the site.

The following air photo shows the location of the subject site and the location of the proposed antennae.



Site Plan Showing Proposed Monopole Location



Aerial Image Looking North showing proposed monopole



View of Monopole Looking West from Riverside Drive



View of Monopole Looking Northwest from Spicer Drive and Riverside Drive

2. The Proposal: The 35m monopole telecommunication facility proposed to be installed on the subject property will include three wireless antennas, three microwave dishes and space for three future antennas offering opportunities for co-location at some point in the future. An equipment cabinet will also be required in a 5m x 5.5m (approx.) fenced area at the base of the monopole. The antennas and microwave dishes are intended to provide both cell data and voice coverage up to Dollarton Highway in an eastward direction.

The applicant has indicated that they are unable to co-locate on any of the 5 BC Hydro towers located in the vicinity of the subject site. One tower deemed as a "nominal" location is unable to accommodate further installations. The other towers are outside the applicant's required transmission area "search ring".

They have also provided documentation that the proposed transmission devices to be installed meet the required Health Canada emission standard of Safety Code 6.

During the public consultation process representatives from businesses in the area registered specific concerns that transmissions from the proposed pole could cause the possible premature and unintended detonation of pyrotechnical devices stored in the area associated with these businesses.

In response to these concerns the applicant consulted with explosives expert Ron Boulay (Pacific Region Manager/Sr Inspector of Explosives - Explosive Regulatory Division of Natural Resources Canada). Mr. Boulay has provided an opinion (Attachment A) that states that emissions from the transmission devices installed as proposed will not detonate explosive materials stored in the adjacent area at 140 Riverside Drive. He stipulates however that any future transmission devices installed on the tower or changes to the existing devices could impact these conclusions and would need to be inspected and approved prior to installation.

Should Industry Canada approve the installation the proposed Council resolution recommended by staff provides specific recommendations for a process to review any changes or additions to the antennas or microwaves dishes on the pole. It is recommended that this process include both a review by an explosives expert and notification of surrounding property owners

3. Zoning Bylaw: The site is zoned EZLI. The approval authority for the installation of cell phone towers or monopoles is Industry Canada as the Radiocommunication Act supersedes the requirements of the District's zoning bylaw.
4. Community Input: Public notification was undertaken in accordance with District policy and Industry Canada requirements. When the proposal was initially submitted, plans were circulated by both the applicant and the District to all property owners within 75m for comment.

In response to this notification staff received 19 responses in opposition from property owners and employees in the area detailing concerns primarily related to health and safety. In addition there were specific concerns expressed regarding the potential for tower transmissions to prematurely detonate pyrotechnical devices associated with businesses in the area.

Due to the significant community concerns expressed, a facilitated Public Information Meeting was held on Oct 4, 2012 at the North Shore Winter Club.

A total of 15 people attended the meeting and 16 written comment sheets were received both at the meeting and during the following 2 weeks. All responses continued to reflect health and safety concerns. Included in these concerns were questions about explosive risks and the ability to install the required devices elsewhere on nearby towers. A detailed summary of both the meeting and public response completed by the Facilitator is attached for the information of Council (Attachment B).

Response has not yet been received from the Maplewood Community Association but if received will be forwarded for Council's review prior to consideration of this application.

CONCLUSION:

It is recommended that Council pass a resolution stipulating that the proposed monopole installation not be installed due to significant community health and safety concerns. Any Industry Canada approval of the installation should be subject to the appropriate monitoring of the specifically detailed health and safety concerns.

OPTIONS:

1. To pass a Council resolution instructing staff to inform Industry Canada that North Vancouver District Council recommends the proposed 35m monopole not be installed due to significant community concerns and further recommending that, if Industry Canada does approve the installation:
 - a) Any additions or changes to antennas or microwave dishes installed on the proposed monopole be subject to an Industry Canada process that will require notification of surrounding property owners, and review by an appropriately qualified expert to ensure that the proposed changes will not impact or cause to prematurely detonate explosive materials stored in the surrounding neighbouring area.
 - b) That emissions from the monopole be monitored on an on-going basis to ensure they remain within the standards of Health Canada (Safety Code 6). (staff recommendation) or;
2. To pass a Council resolution instructing staff to inform Industry Canada that North Vancouver District Council does not object to the approval of the 35m monopole subject to the following considerations:
 - a) Any additions or changes to antennas or microwave dishes installed on the proposed monopole be subject to an Industry Canada process that will require notification of surrounding property owners, and review by an appropriately qualified expert to ensure that the proposed changes will not impact or cause to prematurely detonate explosive materials stored in the surrounding neighbouring area.
 - b) That emissions from the monopole be monitored on an on-going basis to ensure they remain within the standards of Health Canada (Safety Code 6).

Kathleen Larsen

Kathleen Larsen
Community Planner

Attachments:

- A- Rod Boulay - Natural Resources Canada (e-mail dated September 26, 2012)
- B- Public Information Meeting Record - October 4, 2102 (Catherine Rockandel - Facilitator)

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 Devepment	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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Kathleen Larsen

From: Boulay, Rodrigue <Rodrigue.Boulay@NRCan-RNCan.gc.ca>
Sent: Wednesday, September 26, 2012 2:23 PM
To: Terry Dwyer; McBean, Ian (Ian); Bruce MacFarlane; burdettfx@gmail.com; bettythomas@thomasfx.com; johnqueee@thomasfx.com; Kathleen Larsen
Cc: Watson, Kelp
Subject: Wind Mobile Proposed Antenna, Project BVA0022

To whom it may concern,

The Explosives Regulatory Division of Natural Resources Canada has reviewed the proposal from Wind Mobile to deploy a cellular tower on the property at 135 Riverside Drive, North Vancouver, BC. The tower would be erected at co-ordinates 49.304107°N and 123.021664°W. Three directional horizontal beam antennas, model APXV18-206516S manufactured by Radio Frequency Systems Inc., will be installed at a height of 34.3 m pointing to azimuth 60°, 180° and 240°. Each antenna has a maximum output power of 40 W and transmit at frequencies between 2130 and 2135 MHz.

Using the Institute of Makers of Explosives Safety Library Publication (SLP) 20 (December 2011), entitled "Safety Guide for the Prevention of Radio Frequency Radiation Hazards in the Use of Commercial Electric Detonators (Blasting Caps)", a safety separation of 16.8 m (55') is required for an antenna transmitting at frequencies above 900 MHz with a total output power of 50 W.

The SLP-20 also contains a graph (Figure 8) showing the acceptable field strength for a 1 Ohm electric detonator as a function of frequencies. Using that graph for a frequency of 2 GHz, a field strength of 50 Volts/metre would create a potentially unsafe condition. For the antenna model APXV18-206516S, at an operating frequency of 2.13 GHz, the field strength at 30 m has been calculated to be 9.6 volts/metre. This provides a safety factor of at least 5 since the activities involving electrically initiated igniters or commercial detonators will be conducted at distances greater than 30 m. The distance between Thomas FX and the base of the proposed antenna is at least 100 m while Alex Burdett's facility is located 58 m away.

Concern was raised regarding the Maximum EIRP of the antenna model APXV18-206516S being 2754.2 W. The Maximum EIRP, or Effective Isotropic Radiated Power, is a measure of the maximum power output that would be required from a theoretical isotropic antenna (which evenly distributes power in all directions) to produce the peak power density observed in the direction of maximum antenna gain of the APXV18-106516S. This value has no bearing in the determination of the safe separation distance for commercial detonators required from antenna model APXV18-106516 that will be used for this project.

Strictly from an explosives safety perspective, the risks to activities involving electrically initiated igniters and commercial detonators from the proposed cellular phone tower, equipped with three directional horizontal beam antennas model APXV18-206516S, is deemed to be extremely low. The minimum recommended separation distance of 16.8 m between the antenna and the known activities where electrically initiated igniters are used, namely at the locations of [REDACTED] has been exceeded for both locations. Any replacement of the antennas in the future or the addition of new equipment to that tower could adversely affect this conclusion.

Regards,

Rodrigue (Rod) Boulay

Pacific Region Manager/Sr Inspector of Explosives
 Natural Resources Canada/Explosives Regulatory Division
 1500-605 Robson Street
 Vancouver, BC, Canada V6B 5J3
 Tel.: 604-666-0366 Fax: 604-666-0399
 E-mail: Rod.Boulay@nrcan.gc.ca
 Website: www.erd.nrcan.gc.ca

CONFIDENTIALITY NOTICE

The contents of the email and any attachments are confidential and intended for the named recipient(s) only. If you have received

***Public Information Meeting
135 Riverside Drive
North Vancouver***

***Installation of a Telecommunications
Monopole and Equipment Cabinet***

Thursday, October 4, 2012

Facilitated and documented by:
Catherine Rockandel, M.A.,
Certified Professional Facilitator
Rockandel & Associates
PO Box 1466
Garibaldi Highlands, BC V0N 1T0
Tel: (604) 898-4614
cat@growpartnerships.com

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I. EXECUTIVE SUMMARY

On Thursday, October 4, 2012 from 5:30pm to 8:00pm Alcatel Lucent Canada on behalf of Wind Mobile hosted a Public Information Meeting to present a proposal to install a telecommunications monopole and a equipment cabinet at 135 Riverside Drive, North Vancouver. The Public Information Meeting was held at the North Shore Winter Club, Seniors Lounge, located at 1325 E Keith Road, North Vancouver and was facilitated by Catherine Rockandel, IAF Certified Professional Facilitator.

The intent of the meeting was to:

- Provide an Open House format for citizens to review presentation boards and interact with the representatives in a one-on-one format
- Provide an overview presentation on the development proposal
- Provide an opportunity for citizens to ask questions and for the proponent to answer.

Fifteen (15) citizens signed in for the Public Information Meeting. Each participant was given a comment card for feedback. Sixteen (16) citizens submitted comment cards after the meeting.

The attendees were invited to review presentation boards set up in an Open House format from 5:30pm – 6:00pm. At 6:00pm the presentation began with the facilitator providing an overview of the process and participation guidelines for the session. She then introduced Ian McBean, BC Regional Manager, Real Estate and Municipal Affairs, Alcatel-Lucent Canada. He provided a thirty-minute presentation on the proposal that was followed by a question and answer period.

Open House – Quick Facts	
# of Packages Distributed	47 *
# of Attendees	15
# of Completed Comment Forms Received	16

* Notes: On September 19th and 20th, 2012 the proponent dropped off 46 packages and mailed one to a restricted property for a total of 47. The packages were delivered or put under locked doors particularly in the "Public Storage " facility at 137-149/ 151-159 Riverside as well as several in the back of buildings. The map provided by the City of North Vancouver (Cross hatched and Pink shading) indicated an array of lots in the North West Corner of the map. This is, however, not a subdivision, but a city park, Cutter Island Park, with no homes or business on it. In addition some of the lots shown are actually Seymour Creek. As an added precaution the proponent delivered notices to the residential home at 1930 Dollarton and the Tim Horton's at 194 Riverside even though they were not within the cities required notification zone.

135 Riverside Drive, North Vancouver
Installation of a Telecommunications Monopole and Equipment Cabinet
Public Information Meeting – Thursday, October 4, 2012

II. EVENT DETAILS

Date: Thursday, October 4, 2012
Time: 5:30 PM – 8:00 PM
Location: North Shore Winter Club, Seniors Lounge, 1325 E Keith Road, North Vancouver
Attendees: Fifteen (15) citizens
Comment Forms: Sixteen (16)

Notification

Information Package with Invitation

On September 19th and 20th, 2012 the proponent dropped off 46 packages and mailed one to a restricted property for a total of 47. The packages were delivered or put under locked doors particularly in the "Public Storage" facility at 137-149/ 151-159 Riverside as well as several in the back of buildings. The map provided by the City of North Vancouver (cross hatched and pink shading) indicated an array of lots in the North West Corner of the map. This is, however, not a subdivision, but City owned Cutter Island Park, with no homes or business on it. In addition some of the lots shown are actually Seymour Creek. As an added precaution the proponent delivered notices to the residential home at 1930 Dollarton and the Tim Horton's at 194 Riverside even though they were not within the cities required notification zone.

Newspaper Advertisement

An advertisement was placed in the North Shore News on September 26th and 28th, 2012.

Attendees: Fifteen (15) citizens signed in for the Public Information Meeting. Each participant was given a comment card for feedback. Sixteen (16) citizens submitted comment cards after the meeting.

Team in Attendance:

District of North Vancouver

Kathleen Larsen, Community Planner
Brett Dwyer, Manager, Development Services

Project Team

Ian McBean, Alcatel Lucent Canada
Harvey Schmidke, Alcatel Lucent Canada
Erica Rigik, Wind Mobile
Bruce MacFarlane, Wind Mobile
Terry Dwyer, Wind Mobile

Facilitator

Catherine Rockandel, Rockandel & Associates

III. PUBLIC MEETING PROGRAM

A sign-in table was placed at the entrance to the room and all attendees were asked to sign in. Comment forms were distributed and attendees were invited to review the presentation boards prior to the presentation. The project team was available to answer questions.

Catherine Rockandel, Rockandel & Associates, an independent certified professional facilitator by the International Association of Facilitators (IAF) welcomed attendees at 6 PM. She provided an overview of the process, participation guidelines, and introduced Ian McBean, BC Regional Manager, Real Estate and Municipal Affairs, Alcatel-Lucent Canada

The presentation was followed by question and answer session from 6:30 PM to 8:00 PM. Attendees were reminded to submit completed comment forms in the drop box by the door.

IV. PUBLIC COMMENT: Q & A

Following the presentation the facilitator asked participants if they had questions of clarity, or specific questions regarding what they had heard or seen in the presentation. No questions or comments were raised. Participants were invited to speak to the representatives one on one over the next hour and a half. Following the presentation additional members of the public arrived and they also reviewed the presentation boards and spoke to District staff and the proponents about the process and the proposal

V. COMMENT CARD TRANSCRIPTION

R: Respondent

1. In your view, will this proposal benefit the community or affect it adversely? Please explain.

R1: It will adversely affect, dangerous microwaves, lowering property values, cancer danger

R2: In my view it will affect adversely. I didn't think it was necessary to explain but be consistently exposed under radiation while I am working and thinking these people that also live in the areas I am asking my self if you didn't consider this issue before even accepting their proposal. Please put yourself in our position and think about our safety and health.

R3: I feel that the proposed tower will have a adverse affect on our property values along with a negative affect on our health and well being of our employees

R4: In my view this proposal will affect adversely! Few words to say: Health concern we all talk about safety and health and "we" surely don't want to be exposed constantly under waves of radiation

R5: I cannot see any benefits for our community. The tower will affect us by loss of parking. This area is extremely busy. Very concerned for the special affects company that feel there is a concern/ problem. I feel they can find somewhere else to put it.

R6: Affect it. 1. Where I work there is a lot of explosive materials 2) Concerns waves coming through walls across street from where I work. I'm 58 feet away from the tower

R7: Affect it adversely. Will cause our work environment to be more dangerous due to radiation aspect as well as causing our product to detonate.

R8: Adversely affect the community! Health hazard, most definite. My husband died of a brain tumor. No more health risks can you imagine what will happen when they want to expand the pole.

R9: We do not want this in our neighbourhood due to the health risks associated with cell phone tower radiation.

R10: Affect it adversely definitely! Strongly opposed. Strong evidence that electromagnetic radiation from cell phone towers is dangerous to human and animal health. Over 100 scientists and physicians at Boston and Harvard Universities of public health have called cell phone towers a radiation hazard. www.emwatch.com/

R11: On behalf of Battison Enterprises Ltd., we do not think it will benefit the community. There is a significant number of our tenants who work and live in this area who will be negatively impacted by this. We have reason to believe that the real estate value of our properties will be significantly reduced because of the negative reputation and assumptions regarding health concerns of working near cellular towers. It will impact potential future buyers/renters and will also damage businesses currently in place.

R12: I do not believe this tower will benefit our community at all. There is no need when another tower exists very close yet away from business. Please let them use the existing tower.

R13: Adversely! Safety of people either working or living too close to cell phone towers has definitely not been determined. Some studies even show they can negatively impact humans health! Put any new towers where existing exist already just a small drive away, where people do not live and work so close to them.

R14: Extreme adverse affect. No matter what Health Canada says, the science proving the carcinogenic affect of cell towers is mounting. I work within 50 feet of the proposed site and am extremely concerned. The science stating that cell tower EM exposure is safe is dubious at best.

R15: I don't think that this project has benefit to the community at all. My understanding about impact of cellphone towers is it creates an invisible smog of electronic waves that many believe is linked to depression, miscarriage and cancer. Our bodies use electric impulses to transmit signals between nerves. Electromagnetic interferences can seriously affect these activities

R16: Worst thing that could happen! We already have an open pit garbage recycling operation...a city dump....and a chlorine plant that has a well-defined "kill zone". Adding an unsightly cell tower that World Health Organization says "causes cancer" is the final straw. Explosives Canada says planning expansion to proposed tower would cause great concern and could cause premature explosions at either of two explosive storage facilities near proposed tower.

2. Do you have specific comments about this application?

R1: No response

R2: Try to see if any other tower already existing would be a better solution. We have already enough radiation going through us with smart meters

R3: Tower would be unsightly, detracting from our property values, there are better locations that do not involve commercial/residential areas

R4: Nevertheless "we" understand there is also the "danger" of a possible explosion since this tower would be built in a 100 metre radius from two storages of explosives. A question jumps in my mind: would you work or live in the same place? In our place??

R5: Our location is directly across from the proposed site. Parking is already very tight in the area and loss of space in Gastram's lot will affect parking. I feel I will be uncomfortable with the tower across from us. I thought there were height restrictions in the area.

R6: Put it somewhere there are not as many staff and customers around it.

R7: See about. Dangerous to health of staff and customers alike

R8: Put it somewhere away from people please – add to existing poles – take it elsewhere. Dangerous – Ridiculous!! Lots of Open space across the north shore

R9: Cancer, ADHD and fatigue are among the risks of cell phone tower radiation. Many people work in this area at least 8 hours per day, veterinary clinic with animals, building with explosives very near... would you care to work in this area..with a proposed cell phone tower? We couldn't be at the meeting due to short notice.

R11: We think it would be more beneficial to utilize an existing structure possibly and ideally further from such a densely populated business community.

R12: This application needs to go away

R13: See comments above please. I am adamantly against this cell tower being built at the proposed site.

R14: A recent study in Haila, Germany tracked 1,000 people over 10 years and found a 300% increase in cancer rates amongst those living within 400 meters of a cell tower. The recently published: Seltun Scientific Statement calls for greatly reduced exposure limits for electromagnetic radiation from telecom technologies.

R15: Please stop this application and don't let them do this kind of project in community.

R16: STOP THIS INSANITY NOW!! Our community has been a "dumping ground" for DNV planners! Toxic projects for too long! Enough!! See attached letter (A letter submitted is contained in the appendix)

135 Riverside Drive, North Vancouver
Installation of a Telecommunications Monopole and Equipment Cabinet
Public Information Meeting – Thursday, October 4, 2012

VI. APPENDICES

A. Public Notice

The Meeting Agenda:

Open House: 5:30pm – 6:00pm
Presentation: 6:00pm – 6:30pm
Public Q & A: 6:30pm – 7:30pm

NOTE: THIS IS NOT A PUBLIC HEARING
District Council will consider the proposal at a future date.

Further Information:
If you wish further information or clarification regarding this proposal, please contact:

Harvey Schmidke Alcatel-Lucent Canada
604-419-5338 harvey.schmidke@alcatel-lucent.com

Ian McBean Alcatel-Lucent Canada
604-419-5407 ian.mcbean@alcatel-lucent.com

Kathleen Larsen, District of N. Vancouver Planning Department
604-990-2369 larsenk@dnv.org



A Public Information Meeting

Alcatel-Lucent Canada on behalf of WIND Mobile will be hosting a Public Information Meeting to present a proposal to build a Monopole Wireless Communications Facility located at 135 Riverside Drive.


This information package is being distributed to owners and occupants within a 75 meter radius of the site in compliance with the District of North Vancouver Policy.

Meeting Location:

North Shore Winter Club, Seniors Lounge
1325 E Keith Road
North Vancouver, BC

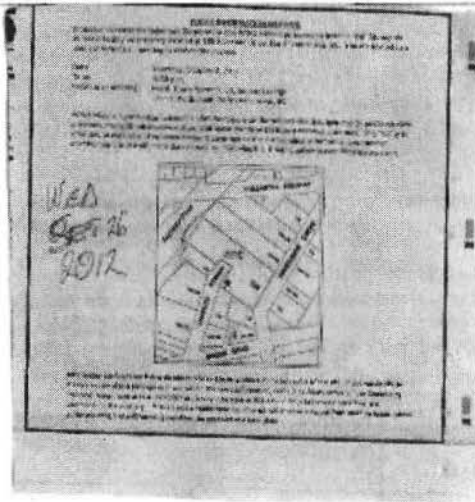
Time: 5:30-7:30pm
Thursday, October 4, 2012



Alcatel-Lucent 

135 Riverside Drive, North Vancouver
Installation of a Telecommunications Monopole and Equipment Cabinet
Public Information Meeting – Thursday, October 4, 2012

B. Newspaper Advertisement - Scan



135 Riverside Drive, North Vancouver
Installation of a Telecommunications Monopole and Equipment Cabinet
Public Information Meeting – Thursday, October 4, 2012

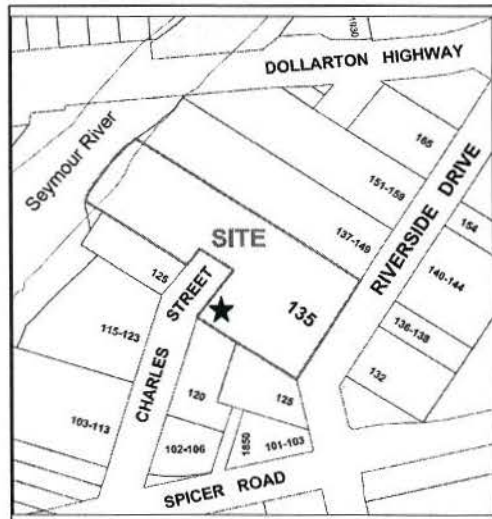
C. Newspaper Advertisement – Document

PUBLIC INFORMATION MEETING:

Globalive Wireless Management Corporation dba WIND Mobile proposes to install a 35m Monopole Wireless facility on property located at 135 Riverside Drive, North Vancouver, BC. You are invited to a public information meeting to discuss the project.

Date: Thursday, October 4, 2012
Time: 5:30 p.m.
Location of meeting: North Shore Winter Club, Seniors Lounge
1325 E. Keith Road, North Vancouver, BC

WIND Mobile is proposing to install a 35m monopole on the subject site that includes three (3) wireless antennas, three (3) microwave dishes, and space for three (3) future wireless antennas. This facility is intended to expand and enhance network coverage to the surrounding community, commercial development, and traffic corridors as well as improving 9-1-1 public safety access for wireless users.



Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy of this package or if you would like more information, contact Kathleen Larsen of the Community Planning Department at 604-990-2387 or Harvey Schmidke at 604-419-5338 or bring your questions and comments to the meeting. ***This is not a Public Hearing. Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.**

135 Riverside Drive, North Vancouver
Installation of a Telecommunications Monopole and Equipment Cabinet
Public Information Meeting – Thursday, October 4, 2012

D. Comment Form



The Corporation of the District of North Vancouver

355 West Queens Road
North Vancouver
British Columbia, V7N 2K6

COMMUNITY PLANNING

FACT SHEET

APPLICANT: Alcatel Lucent Canada on behalf of Wind Mobile

THE SITE: 135 Riverside Drive, North Vancouver

THE PROPOSAL:

The application is for the installation of a 35m monopole on the subject property that will include three wireless antennas, three microwave dishes and space for three future antennas. An equipment cabinet is also proposed to be installed in a 5m x 5.5m (approx.) fenced area at the base of the monopole.

Industry Canada regulations require that the applicant follow the District of North Vancouver's Development Permit application process and notification policy. A public information meeting is being held as part of this process. The results of the notification and public information meeting will be forwarded in a staff report to Council for their review. Industry Canada will consider both public and Council comments as part of their approval process of this application.

The site is designated for industrial development in the Official Community Plan and is zoned Employment Zone – Light Industrial (EZLI).

MUNICIPAL REVIEW:

Municipal departments review the application to ensure compliance with policies and regulations.

PROCESS:

The process for applications is designed to ensure that local individuals who may be affected by a development are informed early in the process so that their comments may be considered. After the public information meeting, the project may be revised in response to issues raised during the discussion. There will be additional opportunities for public comment when the proposal is forwarded to Council for consideration. Watch for the weekly feature "District Dialogue" in the Thursday edition of the North Shore News for information on when the development permit is on the Council agenda.

If you have any concerns please be sure to let District planning staff know by completing the attached "Comments Sheet" at the Public Information Meeting or forwarding it directly to the Community Planning Department. If you would like more information on this specific proposal, you are invited to call the District Planning Department at (604) 990-2387 or larsenk@dnv.org.

Document: 1929199

135 Riverside Drive, North Vancouver
Installation of a Telecommunications Monopole and Equipment Cabinet
Public Information Meeting – Thursday, October 4, 2012

COMMENTS SHEET

PROPOSAL: Installation of a Telecommunications Monopole and Equipment Cabinet
135 Riverside Drive, North Vancouver

To help us determine neighbourhood opinions, please consider the following questions:

In your view, will this proposal benefit the community or affect it adversely? Please explain.

Do you have specific comments about this application?

Your Name _____ Street Address _____

Please return this form in person at the Information Meeting or by mail, email or fax by October 18, 2012 to:

Kathleen Larsen, Community Planner
District of North Vancouver Municipal Hall
355 West Queens Road
North Vancouver, BC V7N 4N5
larsenk@dnv.org
604-984-9683 (fax)

Document 1929199

E. Submitted Letter

"Without Prejudice"

MS Larsen

Further to our conversation last week, and to previous emails, I understand that you have chosen to advance the Wind Mobile / Alcatel Lucent Cell Tower development application to construct a 35 meter high cell tower at 135 Riverside Drive West in the District of North Vancouver, and furthermore, that you will be taking part in a public information session to be presented by Wind Mobile & Alcatel Lucent on October 4th at the Winter Club in North Vancouver.

One question needs to be answered . . . "WHY?"

HERE ARE THE RELEVANT FACTS IN THIS MATTER:

FACT: When the Riverside Drive Business Community was rezoned the intended use within the new zoning was "mixed use commercial, retail, light manufacturing, and residential" with a height restriction of 50'. There was no discussion about the construction of cell towers of a height proposed by Wind Mobile. If a proposed development within this zone must have a height restriction of 50', WHY is a structure with a proposed height more than double the approved Zoning maximum even being considered? Shouldn't this application have been rejected outright? Yet, it was not. WHY?

FACT: The District's "General (Zoning) Regulations" clearly state that the height of a "Commercial or community radio or television antenna" is limited to fifty feet in height. The Regulation goes on to state that "no such structure shall exceed one square foot in the area from the base up". The structure proposed by Wind Communications exceeds local Zoning regulations in both height and in size. According to their development permit application, the base of the structure would seem to exceed one meter in diameter. WHY is the Development Application being considered?

FACT: Property owners within the EZ-L1 zone must provide ample parking for proposed developments. The proposed Wind development has no provision for parking. WHY?

FACT: Industry Canada requires that new cell tower transmitters be co-located on existing public utility, or other, tower sites or on existing roofs. There are a number of BC Hydro towers in the BC Hydro corridor immediately to the West of the proposed Riverside Drive development application that do not have any cell equipment mounted on them. Wind Communications is proposing that they build a stand alone tower, in contravention of Industry Canada's requirements, in the middle of a heavily populated business district in direct contravention of Industry Canada's directive. WHY?

FACT: There are TWO EXPLOSIVES STORAGE MAGAZINES located in close proximity to the proposed development site. The Explosives Regulatory Division of Natural Resources Canada recently sent me their findings with respect to the high frequency microwave transmissions that will be emitted by the proposed cell tower. An understanding of their finding is that if the Explosives Magazine at 104 Charles

Street was 28 meters closer to the proposed cell tower development, and if the Explosives Magazine at 140 Riverside Drive was 70 meters closer to the proposed cell tower development, there could be a risk of premature detonation of some of the explosives stored in those magazines. Hence, they deem the risk of a premature or uncontrolled detonation in either Explosives Magazine to be small and within an acceptable tolerance. However

FACT: Wind Mobile / Alcatel Lucent has clearly stated in their application that they plan to add additional high frequency transmitters to the proposed tower in the future. Explosives Canada has clearly stated that " Any replacement of the antennas in the future, or the addition of new equipment to that tower could adversely affect that conclusion." (i.e., If more transmitters were added, as per the stated intention of Wind Mobile on its development application, or if the proposed transmitters were upgraded, as they are likely to be in the future, then the proposed tower would then present a serious risk of premature explosion in one or both of the established Explosive Storage Magazines."

FACT: The World Health Organization has classified the type of high frequency radiation emitted by cell towers as a "Class 2 Carcinogen". Recent studies in Europe have proven beyond a shadow of a doubt that persons living and/or working within 1000' of such towers had THREE TIMES the number of Cancer cases, as members of the general population that did not live or work within 1000 feet of the cell tower. The Government of India has just passed legislation requiring a 90% reduction in the present levels of cell tower radiation being emitted by cell towers in that country. In the United States, according to a recent CNN story on the subject, the FCC is now very concerned about radiation from cell towers and has mandated more study into this area due to their link with Cancer. The Mayor and Council have sworn Oaths to "Act in the best interests" of their constituents. Is exposing the hundreds of people who work and live in the Riverside Drive Business Community acting in our "best interests"? If you, the City Manager, or the Mayor and Council, collectively think that tripling the rate of cancer amongst the workers and residents of the Riverside Drive Business Community is a good idea WHY?

FACT: The Riverside Drive Business Community is statistically a relatively small and compact business area yet our Business Community is home to:

- 1) A toxic Chlorine Plant that has a clearly defined, and well publicized "KILL ZONE",
- 2) An open pit garbage recycling depot that is fully exposed to the elements (not covered and enclosed as per current zoning requirements),
- 3) A full blown garbage dump. Heavily loaded garbage trucks race up and down Riverside Drive night and day. However, we do not even have a sidewalk to keep us safe from this hazard and the lives of workers in our area are at constant risk.
- 4) Now, Distinct of North Vancouver Planners are entertaining the construction of a cell phone tower that will emit carcinogenic high frequency radiation that is certain to triple the incidence of CANCER

amongst a majority of people living and working in our area. It is clear that the Riverside Drive Business Community is being used as a "dumping ground" by District Planners for "toxic" development projects that would not be allowed in any other area within the District of North Vancouver. WHY?

FACT: A 2008 cell tower development application was considered for the Edgemont Village area and was strongly opposed by residents. At that time, members of District Council went on public record as "...opposed to putting anything that emits electromagnetic radiation close to residences." and also, "people asleep in their beds "want to feel they are not being irradiated." A number of caretakers live within close proximity to the proposed new tower site. Furthermore, it should be noted that emissions from the tower will be significantly higher during working hours than they are during the late evenings. If it is not acceptable to expose sleeping people to irradiation from a cell tower, WHY is it acceptable to expose people to levels of irradiation that could be 10 times higher during peak daytime hours while they are at work? Are the business owners, and caretaker residents, and workers earning money in the Riverside Drive Business Community to support their families not entitled to have their health and safety protected by our elected officials and the "public service" employees of the District of North Vancouver?

FACT: Council Member MacKay-Dunn is on record as saying "People want to feel safe in their homes.". Those same people also want to feel safe while they are work as well. WHY has this not been considered by District Planners and Officials?

FACT: In 2008 when the Edgemont cell tower project development was being considered, a project that District Council chose to oppose, the World Health Organization was merely "undertaking a massive international study of devises and their effects on users" in an attempt to determine the link between cell tower radiation and cancer. The World Health Organization has since determined that such a link exists and has pronounced that high frequency emissions from cell towers are clearly and undisputedly a Class 2 Carcinogen. If Council would not support a cell tower application when there was no proven link between cell tower radiation and cancer, WHY would they, and District Planners, support such an application after the link between cell tower radiation and cancer has been conclusively proven by the World Health Organization?

FACT: Nearly every business owner within the Riverside Drive Business Community was canvassed by employees of our company when the development application was announced. Every business owner, and every employee working within this Community, with whom we talked voiced strong opposition to the proposed development. In fact, I know with a certainty that you and other District Officials have received numerous communications from Community Business Owners opposed to this development application. The sole exception, and sole supporter of the project, is the owner of the property on which the proposed cell tower would be constructed, a person who would reap windfall profits from this project.

FACT: Wind Mobile states in its application that the tower is required to "Meet future anticipated demand." In other words this tower is not needed now. WHY then would District Planners, The Mayor,

and District Council, choose to support a development application for which there is no current need, yet which would create such a negative impact on our community and present and immediate and serious risk to public health and safety of everyone working in this community?

In Conclusion:

- 1) The proposed cell tower development does not comply with local zoning.
- 2) The Proposed cell tower is not needed now, by the proponents own admission.
- 3) The proposed cell tower does not comply with Industry Canada guidelines, which require new cell sites to be co-located within existing public utility corridors and situated on existing utility towers.
- 4) The World Health Organization has concluded that Cell Tower emissions are a Class 2 Carcinogen. Hence the proposed cell tower development would pose a real and immediate risk to the public health.
- 5) The future expansion of the cell tower transmitters planned by Wind Mobile would potentially cause uncontrolled explosions within the TWO explosives magazines located in close proximity.
- 6) The only person in our community that would benefit from this development application being approved would be the owner of the proposed site who would reap windfall profits at the expense of all other business owners and employees working in the community.
- 7) Members of District Council are on public record as being opposed to the development of cell towers in populated areas.
- 8) Our Elected District of North Vancouver Officials have sworn an oath to "act in the best interests of the public".
- 9) Approval of the Wind Mobile / Alcatel Lucent Development Application to construct a cell tower at 135 Riverside Drive West is NOT in the best interests of the public.

Accordingly, I urge you, and District Officials, to halt and reject the Wind Mobile development proposal, and to recommend that the Mayor and Council also either reject or refuse to support the proposal.

I look forward to receiving your decision, and to a prompt and satisfactory conclusion to this matter.

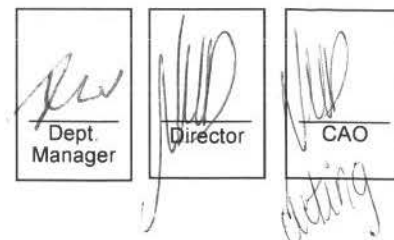
Sincerely

John Quee mba, CEO
Thomas FX Group Inc.

"Our Products Entertain The World

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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

February 12, 2013

File:

Tracking Number: RCA -

AUTHOR: Andy Wardell, Manager, Financial Services

SUBJECT: Grant Connell Tennis Centre Expansion - Temporary Borrowing

RECOMMENDATION:

THAT "Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013" is given First, Second, and Third Reading.

REASON FOR REPORT:

To have Council consider "Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013" to permit short term temporary borrowing via the Municipal Finance Authority (MFA).

ANALYSIS:

The Finance and Audit Standing Committee of Council considered this matter on February 8, 2013 and recommends to Council:

THAT temporary borrowing in the amount of \$4,600,000 be used to support the expansion of the Grant Connell Tennis Centre and that this be accomplished via adoption of "Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013".

Please refer to the attached staff report to the Finance and Audit Committee for the reasons for, and timing of, the temporary borrowing.

Andy Wardell, Manager, Financial Services

Attachments:

- Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013
- January 28, 2013 Report to the Finance and Audit Committee

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 7976

A bylaw to authorize temporary borrowing pending the sale of debentures

WHEREAS it is provided by section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions set out therein;

AND WHEREAS the Council has adopted "Grant Connell Tennis Centre Loan Authorization Bylaw 7951, 2012" that authorizes the expansion of the Grant Connell Tennis Centre in the amount of \$4,600,000;

AND WHEREAS the sale of debentures has been temporarily deferred;

NOW THEREFORE, the Council of the Corporation of the District of North Vancouver enacts as follows:

1. This bylaw may be cited as "Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013".
2. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of \$4,600,000, as the same may be required.
3. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by Chief Financial Officer and Manager of Financial Services.
4. The money so borrowed shall be used solely for the purposes set out in said Bylaw No. 7951.
5. The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

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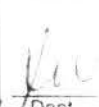

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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 Dept Manager	 Director	 CAO
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The District of North Vancouver

REPORT TO FINANCE AND AUDIT STANDING COMMITTEE OF COUNCIL

January 28, 2013

File:

Tracking Number: RCA -

AUTHOR: Andy Wardell, Manager, Financial Services

SUBJECT: Grant Connell Tennis Centre Expansion - Temporary Borrowing

RECOMMENDATION:

The Finance and Audit Committee recommends to Council:

THAT temporary borrowing in the amount of \$4,600,000 be used to support the expansion of the Grant Connell Tennis Centre and that this be accomplished via adoption of "Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976, 2013".

REASON FOR REPORT

To recommend temporary borrowing via the Municipal Finance Authority (MFA).

ANALYSIS

The "Grant Connell Tennis Centre Loan Authorization Bylaw 7951, 2012" was adopted on November 5th, 2012. The September 11th, 2012 Report to Council advised that consideration would be given to using temporary borrowing or internal borrowing during construction so long as those rates are more favourable than the MFA long-term rate. Timing of the long-term debt issue would be dictated by market conditions.

As of January 15, 2013 the Municipal Finance Authority (MFA) temporary borrowing rate is 1.72% compared to the long term borrowing rate of 3.15%. Prospectively, the relevant liquid component of the District's investment portfolio will earn 1.75% but also creates the ability to invest in select longer terms that currently earn between 1.95% and 2.35%.

As council has adopted a loan authorization bylaw under CC Sec. 179, Council may, by bylaw, temporarily borrow the total amount of money authorized by the loan authorization bylaw. This bylaw is not reviewed or approved by the Ministry. Money borrowed under this temporary borrowing bylaw must be repaid or transferred to long term debt within five years from the first advance.

Temporary borrowing is a direct obligation of the local government requesting the funding. A municipality does not have to seek consent of their regional district to participate in temporary borrowing (as is the case for long term borrowing).

There are no fees to set up temporary borrowing. Interest is calculated daily, compounded monthly and automatically collected the second business day of the following month.

The MFA raises money weekly in the Commercial Paper market to fund temporary borrowing requests. This allows access to low cost funding and the flexibility to borrow and repay on short notice. For amounts less than \$10 million funds can be accessed on the same day. Amounts in excess of \$10 million require five business days' notice. Loans can be repaid at any time without notice or penalty.

Timing/Approval Process:

**First three readings of Temporary
Borrowing Bylaw**

February 18, 2013

Adoption of bylaw

March 4, 2013

Interim Financing Application to the MFA


March 5, 2013

Application Approved by MFA

Within 24 hours

Management will

- Draw borrowed funds as required to minimize interest costs during construction
- Evaluate the timing of repayment of temporary borrowing and its replacement with long term borrowing. It is anticipated that interest rates will start to rise in late 2013 or early 2014.




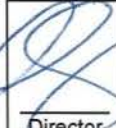

Andy Wardell, Manager, Financial Services

Attachment Grant Connell Tennis Centre Temporary Borrowing Bylaw 7976 2013

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The District of North Vancouver REPORT TO COUNCIL

February 6, 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 the THIRD reading of Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4) is RESCINDED;
- AND THAT Development Servicing Bylaw 7388, 2005, Amendment Bylaw 7975, 2012 (Amendment 4) is read a THIRD time as amended.

REASON FOR REPORT:

Responding to feedback at the February 4th, 2013 Regular Council meeting, staff have revised Schedule B such that:

- A summary of function by road classification is included in the first row of the table.
- Driveway access on arterial roads is not permitted "(except as approved by the Municipal Engineer)".

No other changes to the bylaw amendment are proposed.


Tegan Smith, MCIP, RPP
Transportation Planner

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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.

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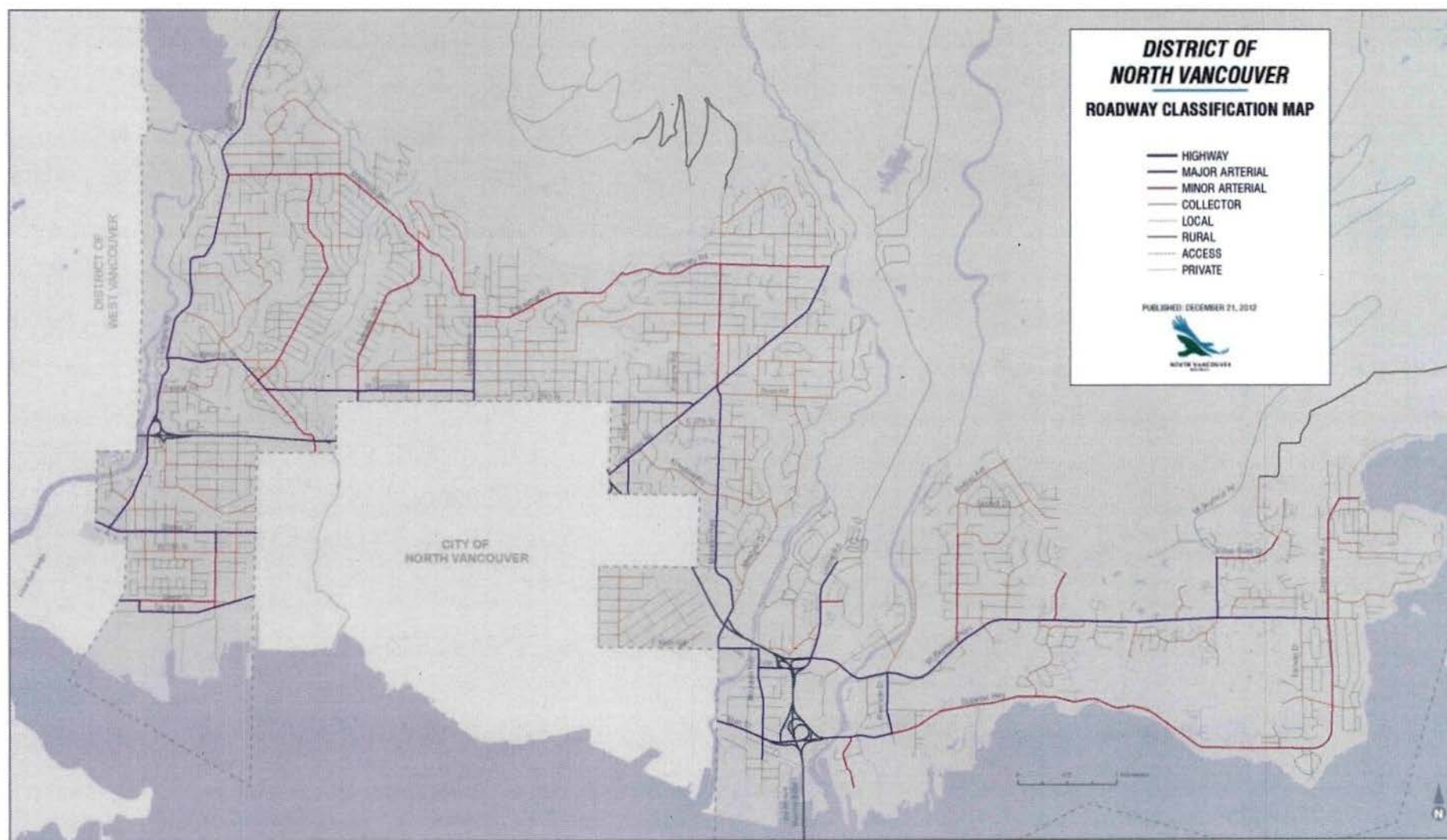
Mayor

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	
Land Access Function	Land access is the primary consideration	Traffic movement and land access are of equal importance	Land access is a secondary consideration	Limited, restricted or prohibited access	Traffic movement and land access are of equal importance
Expected daily traffic volume	<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 (except as approved by the Municipal Engineer)	limited

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The District of North Vancouver REPORT TO COUNCIL

February 6, 2013
File: 13.6440.20/003.000
Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: Kwantlen Polytechnic University's Request for Support for the Food System Design and Implementation Plan for Southwest British Columbia - Follow-up Report

RECOMMENDATION:

That Council support the proposed Southwest BC Food System Project of Kwantlen University through the provision of a staff liaison to the project team.

REASON FOR REPORT:

To respond to Council's request for staff to assess the request for a financial contribution and staff liaison, made by Dr Kent Mullinix from Kwantlen Polytechnic University at the regular Council meeting held on January 21, 2013 regarding a propose Food System Design and Implementation Plan for Southwest BC.

SUMMARY:

At the regular Council Meeting held on January 21, 2013, Dr. Kent Mullinex appeared as a delegation to Mayor and Council seeking both in kind and financial support for the proposed South-West British Columbia Food System Design and Planning Project. Through this report, staff address questions and concerns expressed by Council arising from the delegation, particularly around support for the project by Metro Vancouver. Staff feels that the project has merit and will serve to advance District policies and initiatives articulated in the OCP. Staff recommend that Council endorse the Project and that a staff person be designated to act as a liaison to the Project team. Funding, however, is not recommended at this time given that direct benefits to District residents are unclear at this time and given the lack of senior government funding for the Project.

BACKGROUND:

On January 21, 2013, Dr. Kent Mullinex from Kwantlen Polytechnic University made a presentation to Council on their proposed South-West British Columbia Food System Design and Planning Project and made a request that the District endorse and provide in-kind funding support for the three year project. Council referred the item to staff to prepare a report assessing the proposal for Council's consideration. The information report which was prepared as background for Council for the January 21st meeting is included as Attachment A.

SUBJECT: Kwantlen Polytechnic University's Request for Support for the Food System Design and Implementation Plan for Southwest British Columbia - Follow-up Report

February 6, 2013

Page 2

EXISTING POLICY:

The key objectives of the proposed Food System being developed by the Sustainable Food Systems Working Group are consistent with policies included under the following sections of the District's Official Community Plan: Section 3 "Employment Lands" as it will help retain the "local food dollar" and create opportunities for new businesses; Sections 9 and 10, "Environmental Management" and "Climate Action" as it will help mitigate environmental degradation, lessen our ecological footprint, reduce greenhouse gases and promote energy efficiencies; and Section 6 "Community Development" as healthy, fresh, culturally appropriate foods would be become more available and our reliance on imported foods will be reduced. Further, the initiative supports the District's development of a Food Policy, as articulated in the OCP, to "define the District's vision and commitment to facilitating a food system that supports long-term community and environmental health."

DISCUSSION

The objective of the Project is to develop an "actionable plan for building a sustainable food system that creates income and jobs and builds social capital." The Project proposes an alternative to the current agri-food system; an approach that involves planning at the "bio-regional scale where patterns of human settlement and agricultural development can be integrated sustainably with the regional ecology". The bio-region or geographic scope of the Project includes Metro Vancouver and the regional districts of Fraser Valley, the Sunshine Coast, Squamish-Lillooet, and Powell River. The focus of the study is on the whole food system – from farm to processing to retail to waste management.

The Project involves three phases over three years. The first phase involves identifying the current assets and limitations in food production, processing, distribution, consumption and organic waste management in the study area along with research into alternative practices and infrastructure. The second phase will lead to the development of a bio-regional food system design including the identification of appropriate locations, scales, technologies, infrastructure and practices for agriculture, food processing, retail and waste management. The third phase is the development of an implementation plan.

As per the project work plan, the deliverables will include: a report on the state of the current South-West British Columbia food system, a summary of community values, and inventory of innovative food system practices, a proposed set of food system objectives and indicators, and a "Foundational South-West British Columbia Food System Design" as well as an implementation plan.

ANALYSIS:

While Council was receptive of the presentation, there were some concerns raised around the apparent lack of support from Metro Vancouver for the Project.

Subsequently, staff followed up with Metro Vancouver regarding their consideration of the Project. The Regional Planning and Agriculture Committee has discussed the Project on different occasions since July 2012. Most recently, the Committee considered a staff report regarding the project at their February 1, 2012 meeting. The Committee approved the following motion which will be forwarded to the Metro Board:

That the Board receive for information the Kwantlen Polytechnic University proposal for a South-West British Columbia Food System Design and Planning Project.

SUBJECT: Kwantlen Polytechnic University's Request for Support for the Food System Design and Implementation Plan for Southwest British Columbia - Follow-up Report

February 6, 2013

Page 3

The rationale for this decision was based on the following concerns raised by the Regional Planning and Agriculture Committee:

- Lack of provincial buy-in, monetary resources and staff representation,
- Absence of agriculture producers input in the design of the Project,
- The Project is prescriptive in nature and is ambitious in scope and intent,
- Given the amount of consultation that is needed to get buy in from all levels of government, farmers, other stakeholders and the public, the initiative would likely take more than 3 years to complete.

Despite Metro's decision not to provide financial support for this Project at this time, there have been other municipalities that have dedicated funding for the Project: City of North Vancouver (\$12,000), Maple Ridge (\$12,000), Langley City (\$6,000) and Langley Township (\$12,000). Other municipalities that Dr. Mullinex has connected with, either with Council or Planning and/or Economic Development staff include the District of North Vancouver, Mission, Chilliwack, City of Vancouver, Metro Vancouver, Fraser Valley Regional District, Richmond and Surrey. In addition, the research team is still waiting to hear back from a number of municipalities and regional district's such as West Vancouver, Delta, Squamish-Lillooet Regional District and the Sunshine Coast Regional District. In terms of the Health Authorities, Dr. Mullinex and his team are in the process of connecting with Vancouver Coastal Health and the Fraser Valley Health Authority.

Although farmers and agricultural producers have not been involved in the design of the Project up to this point, given that the focus up until now has been on methodology and background research, the plan is to engage them as the Project progresses. It is the intention that these stakeholders, as well as businesses, First Nations, community groups and others will become involved and will become part of an advisory committee which will help guide the project forward.

Financial Impacts:

The total budget for this three year project is \$1,356,840. Of this amount \$627,000 represents in-kind expenses paid for by the Institute for Sustainable Horticulture at Kwantlen Polytechnic University. The Project has also secured \$300,000 in funding from the Real Estate Foundation of BC which is contingent on matching funding.

To secure the \$430,000 in funding required to complete the Project, key members of the design team have approached municipalities and regional districts in the study area and have made enquiries with the provincial government. The request to the District of Vancouver is \$6,000 over three years.

If Council determines that the Project should receive financial support in the amount of \$6,000, the funding would need to come from Council contingency given that there no current budget for this request.

Conclusion:

Despite Metro's decision not to provide support for this project, staff feel that the Planning Project is innovative and that the outputs are meaningful and can result in practical and implementable actions that could influence future decisions around how food is grown, processed, distributed and consumed in our region. The Project, moreover, supports many of the objectives outlined in the District's Official Community Plan and reflects recent input received from North Shore residents at a recent Table Matters event around the interest in accessing locally grown, safe, healthy and non-modified foods.

SUBJECT: Kwantlen Polytechnic University's Request for Support for the Food System Design and Implementation Plan for Southwest British Columbia - Follow-up Report

February 6, 2013

Page 4

As well, this project does have the potential to benefit the District of North Vancouver with regards to agribusiness and or potential spin off economic activity.

At this time, staff recommends that Council designate a staff person to act as a liaison to the Project team. As this project is bioregional and broad in scope, direct benefits to District residents are somewhat unclear, funding of the Project is not recommended at this time. Further, senior government funding is lacking. However, Council may wish to reconsider this once the project gains broader funding, momentum and deliverables.

Options:

- 1) That Council support the proposed Southwest BC Food System Project of Kwantlen University through the provision of a staff liaison to the project team.
- 2) That Council support and endorse the South-West British Columbia Food System Design and Planning Project in the following ways:
 - A commitment to engage in the design of and implementation planning for the southwest BC Food System;
 - A financial contribution of \$2,000 a year over three years; and
 - Identification of a staff person who will act as a liaison to the project team.
- 3) That Council receive for information the Kwantlen Polytechnic University proposal for a South-West British Columbia Food System Design and Planning Project.





Cristina Rucci
Social Planner

Attachment A: Information report dated January 16, 2013

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ATTACHMENT <u>A</u>		
 Dept. Manager	 Director	 CAO

The District of North Vancouver REPORT TO COUNCIL

January 16, 2013
File: 13.6440.20/003.000
Tracking Number: RCA -

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: Kwantlen Polytechnic University's Request for Financial Support

RECOMMENDATION:

That Council receive this report for information.

SUMMARY:

On January 21, 2013, members of the research team from the Sustainable Food Systems Working Group at Kwantlen Polytechnic University will be appearing before Council as a delegation. The group is soliciting the engagement of every municipality and each of the Regional Districts in the southwest BC bio-region in three ways:

1. A commitment to engage in the design of and implementation planning for the southwest BC Food System;
2. A financial contribution of \$2,000 a year over three years; and
3. Identification of a staff person who will act as a liaison to the project team.

This report provides background information regarding Kwantlen's request. Council may request a follow up staff report as follow up to the delegation.

BACKGROUND:

In July 2012, the Mayor's Office received a letter from Kwantlen Polytechnic University's Institute for Sustainable Horticulture's Food Systems Working Group (Attachment 1). The letter requested a funding commitment from the District of North Vancouver as well as a commitment to engage in the project and to identify a staff person who will act as a liaison to the project team.

EXISTING POLICY:

The key objectives of the proposed Food System being developed by the Sustainable Food Systems Working Group is consistent with policies included under the following sections of the District's Official Community Plan: Section 3 "Employment Lands" as it will help retain the "local food dollar" and create opportunities for new businesses; Sections 9 and 10, "Environmental Management" and "Climate Action" as it will mitigate environmental degradation, lessen our ecological footprint, reduce greenhouse gases and promote energy efficiencies; and Section 6 "Community Development" as healthy fresh, culturally appropriate foods will become more available and our reliance on imported foods will be reduced.

DISCUSSION:

Staff recognize the importance of this Plan in contributing to the creation of a regional approach to our food system, thus creating greater resilience to change. Kwantlen representatives state that this Plan will build upon Metro Vancouver's Regional Food System Strategy, taking it to the next phase by developing an implementation plan. The District of North Vancouver, although not a food producing community itself, is part of the greater southwestern British Columbia region. According to Kwantlen's representatives, the Plan is envisioned to support communities such as the District in creating opportunities for small and medium sized businesses to develop in this area, thus retaining the "local food dollar" rather than enhancing our food production capabilities as would be in the case in municipalities where agriculture already occurs.

A regional food system which will foster food security and public health is a significant concern to residents of the North Shore. The importance of local food was clearly articulated at the recent Table Matters event that was held on November 22nd, 2012. This event, which provided residents an opportunity to provide input into a North Shore Food Charter, was attended by over 150 NS residents. A common theme at the event was the importance of being able to access local, organic foods at a fair and reasonable price.

At their Regular meeting held on October 1, 2012, Mayor and Council at the City of North Vancouver approved a motion to support the Food System Design and Implementation Plan in principle, appoint a staff liaison and to approve a contribution of \$12,000 for Kwantlen Polytechnic University's Food System Design and Implementation Plan for southwest British Columbia.

The District of West Vancouver has not yet received a delegation from the Kwantlen group nor made a decision around funding or other in-kind support.

Conclusion:

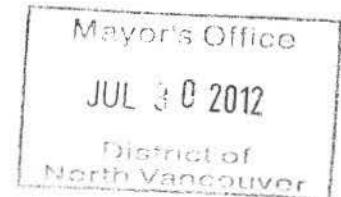
This report is provided for the information of Council as background to the upcoming delegation of Kwantlen College regarding a Food System Design and Implementation Plan.


Cristina Rucci
Social Planner

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July 26th, 2012

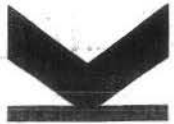
Mayor Richard Walton
District Municipality of North Vancouver
355 West Queens Road
North Vancouver, B.C. V7N 4N5



Dear Mayor Walton,

Southwest British Columbia residents annually spend approximately \$5.5 billion on food, most of which is imported. The **Sustainable Food Systems Working Group** at Kwantlen Polytechnic University, Institute for Sustainable Horticulture believe that we can build a robust regional food system that captures a significant portion of this huge market and in doing so more substantially supports and promotes a robust regional economy. Utilizing our considerable expertise and building on previous successful work with municipalities to enable and support local food systems we are now leading a three year initiative to develop a **Food System Design and Implementation Plan for southwest British Columbia** that aims to substantially enhance our local- regional economies and communities, create jobs, and manifest other important sustainability attributes. The regional food system design and implementation plan will provide a clear, comprehensive vision of and basis for a regionally based food system as well as a roadmap of prioritized, sequential actions that can be taken by farmers, food-sector entrepreneurs, consumers, communities, institutions, Provincial Government, Regional Districts, Municipal Governments, and First Nations to create a regionally based food system that reflects aspirations for increased food security and self-reliance, greater economic vitality, and ecological integrity. The project will clearly and concisely delineate the potential benefits of a regional food system for all southwest B.C. communities and jurisdictions.

For the better part of two years the Kwantlen research team has been conceptualizing and delineating design methodologies for the southwest B.C. food system project as well as for an identical project for the Yukon Territory (already fully funded) which will be executed concurrently with the southwest B.C. project. The project will be conducted in three phases: 1) baseline assessment of regional resources, attributes, limitations, and potentials; 2) food system design per designated objectives delineated by stakeholder and researcher interaction and 3) development of plans, tools and strategies, with stakeholders, for implementation. Substantial stakeholder engagement will occur throughout the design and planning process. We have identified leading researchers, from six universities in B.C. and internationally, who have committed to this ambitious, precedent setting initiative as well as a compliment of top rate research associates; all of whom will ensure the research and design goals are fully realized. We are in the process of getting participation commitment from all levels of government and appropriate community and industry stakeholders. Discussions with the B.C. Minister of Agriculture, regional district and municipal government leaders indicate substantial and broad



support for this work. The total cost for this project is \$1.5 million. The Real Estate Foundation of B.C. has awarded \$300,000 for the project and the collaborating universities are contributing \$627,000.

Broad, ongoing engagement of communities, industry, local governments and other stakeholders is inherent in and critical to a successful food system design and implementation planning process. Thus we are soliciting the engagement of every municipality and each of the Regional Districts in the southwest B.C. bio-region in three ways:

1. A commitment to engage in the design of and implementation planning for the southwest B.C. Food System;
2. A financial contribution to the project calculated to minimize the fiscal impact on the municipality's limited resource base. For your jurisdiction this contribution would be \$2,000 a year for three years; and
3. Identification of a staff person who will act as liaison to the project team, to ensure the municipality's perspectives and interests are represented, and who will brief the municipality on the progress of the project.

Our goal is to have full roll-out of the project, with secure funding, by fall 2012. To that end, with this letter, we invite the District Municipality of North Vancouver to engage in the project. Confirmation of North Vancouver's commitment within the next six weeks would be greatly appreciated. We look forward to the opportunity to provide a full briefing and background information on the project to you and staff. And subsequently we will work with your designated liaison to facilitate engagement

Please find enclosed a document that more fully explains the objectives of the Food System Design and Implementation Plan project, generally describes project methodology, and delineates our funding plan. For additional information please feel free to contact either Dr. Kent Mullinix (604.612.1252) kent.mullinix@kwantlen.ca or Dr. Arthur Fallick (604.992.9493) arthur.fallick@kwantlen.ca. We look forward to hearing from you.

Regards,

Kent Mullinix

Arthur Fallick