

AGENDA

REGULAR MEETING OF COUNCIL

Monday, May 27, 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



NORTH VANCOUVER
DISTRICT

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, May 27, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Live broadcast on Shaw channel 4
- Re-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 7962 – The District of North Vancouver Rezoning Bylaw 1287 (Old Dollarton/Front Street)
- Bylaw 7979 – 962 Montroyal Boulevard
- Bylaw 7989 – 2670 Lloyd Avenue

1. ADOPTION OF THE AGENDA

1.1. May 27, 2013 Regular Meeting Agenda

Recommendation:

THAT the agenda for the May 27, 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 three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

- 3.1. **National Health and Fitness Day** – June 1, 2013 **p. 11**
- 3.2. **Access Awareness Day** – June 1, 2013 **p. 13**
- 3.3. **Day of the Honey Bee** – May 29, 2013 **p. 15**

4. RECOGNITIONS

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. April 29, 2013 Regular Council Meeting p. 19-25

Recommendation:

THAT the minutes of the April 29, 2013 Regular Council meeting be adopted.

6.2. May 6, 2013 Regular Council Meeting p. 27-35

Recommendation:

THAT the minutes of the May 6, 2013 Regular Council meeting be adopted.

6.3. May 7, 2013 Public Hearing, 962 Montroyal Blvd. p. 37-39

Recommendation:

THAT the minutes of the May 7, 2013 Public Hearing be received.

6.4. May 7, 2013 Public Hearing, 2670 Lloyd Ave. p. 41-45

Recommendation:

THAT the minutes of the May 7, 2013 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

Recommendation:

THAT the recommendations of the Committee of the Whole be adopted as decisions of Council.

8.1. May 13, 2013 Committee of the Whole

8.1.1. Phibbs Exchange Study Update with TransLink

THAT the Phibbs Exchange Study report dated May 1, 2013 of the Transportation Planner, be received for information

9. REPORTS FROM COUNCIL OR STAFF

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

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

*Staff suggestion for consent agenda.

Recommendation:

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

9.1. Bylaw 7992: Heritage Park Lane Street Naming Bylaw 7992, 2013 p. 49-51
File No. 09.3900.01/000.000

Recommendation:

THAT "Heritage Park Lane Street Naming Bylaw 7992, 2013" is ADOPTED.

9.2. Bylaws 7985, 7986, 7995: p. 53-95
OCP Amendment Bylaw 5, Rezoning Bylaw 1292, and
Housing Agreement - Edgemont Senior Living
File No. 08.3060.20/05.13

Recommendation:

THAT

1. Bylaw 7985, which amends the OCP Land Use map to designate the subject site to Residential Level 5: Low Density Apartment, is given FIRST reading;
2. Bylaw 7986, which rezones the subject site from Residential Single Family Edgemont (RS-E) to Comprehensive Development 72 (CD 72) to enable the development of a seniors' rental residence, is given FIRST reading;
3. Bylaw 7995, which authorizes a Housing Agreement to secure the provision of seniors independent living, assisted living units and a care facility, is given FIRST reading;
4. Bylaws 7985 and 7986 be referred to a Public Hearing;
5. Pursuant to Section 879 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 7985; and,
6. In accordance with Section 882 of the *Local Government Act*, Council has considered Bylaw 7985 in conjunction with its Financial Plan and applicable Waste Management Plans.

9.3. Bylaw 7990: Proposed Highway Closing and Dedication p. 97-105
Removal Bylaw 7990 – Canfield Crescent
File No. 08.3160.20/043.000

Recommendation:

THAT

1. Highway Closing and Dedication Removal Bylaw 7990 respecting a portion of Canfield Crescent, is given FIRST reading;
2. Notice of the proposed road closure and disposition be published in accordance with requirements of the *Community Charter*, and,
3. An opportunity be provided for persons who consider they are affected by this Bylaw to make representations to Council.

- 9.4. Risk Based Fire Inspection Frequency Initiative** **p.107-111**
File No. 14.7010.01/000.000

Recommendation:

THAT Policy 14-7280-1 Frequency of Inspections is approved.

- 9.5. North Vancouver Policing Committee Terms of Reference** **p. 113-119**
File No.

Recommendation:

PURSUANT to the report of the Chief Administrative Officer, dated May 14, 2013, entitled "North Vancouver Policing Committee -Terms of Reference":

THAT Council endorse the amended Terms of Reference for the North Vancouver Policing Committee;

AND that the City of North Vancouver be advised of these new Terms of Reference.

- 9.6. Bylaw 7989: 2670 Lloyd Avenue** **p. 121-124**
- Turning Point Recovery Home
File No. 09.3900.01/000.000

Recommendation:

THAT "The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)" is given SECOND and THIRD readings.

- 9.7. Bylaw 7979: The District of North Vancouver** **p. 125-126**
Rezoning Bylaw 1289 - 962 Montroyal Blvd.
File No. 09.3900.01/000.000

Recommendation:

THAT "The District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)" is given SECOND and THIRD readings and is ADOPTED.

- 9.8. Public Assembly Lands Strategy – Proposed Council Policy** **p. 127-135**
File No. 13.6480.30/005.000

Recommendation:

THAT the Council Policy "Public Assembly Lands Strategy" attached to the May 15, 2013 report of the Social Planner be approved.

- 9.9. Lower Lynn Town Centre Implementation Plan** **p. 137-177**
File No. 13.6480.30/002.001

Recommendation:

THAT the Lower Lynn Town Centre Implementation Plan is approved.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the May 27, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

THIS PAGE LEFT BLANK INTENTIONALLY

PROCLAMATIONS

THIS PAGE LEFT BLANK INTENTIONALLY



PROCLAMATION

“National Health and Fitness Day”

June 1, 2013

- WHEREAS:** Canada by nature offers abundant recreational and fitness opportunities through such things as our mountains, oceans, lakes, forests, parks and wilderness; and
- WHEREAS:** we as Canadians could therefore be the healthiest and fittest people on earth; and
- WHEREAS:** Canadian recognize the growing concerns over chronic disease and other impediments to health and fitness; and
- WHEREAS:** health and fitness ought to be promoted for Canadians of all ages and abilities.
- NOW THEREFORE:** I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim June 1, 2013 as “National Health and Fitness Day” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
this 27th day of May 2013

THIS PAGE LEFT BLANK INTENTIONALLY



PROCLAMATION

“Access Awareness Day” (June 1, 2013)

- WHEREAS:** Accessibility and inclusion is essential for ensuring that all community members have equity in opportunities, and the ability to fully participate in community life; and
- WHEREAS:** Accessibility affects all aspects of community life – physical, social and economic including employment, transportation, recreation, housing, and other opportunities; and
- WHEREAS:** We all have a role to play in ensuring that our communities are as accessible and inclusive as possible.
- NOW THEREFORE I,** Mike Little, Acting Mayor of the District of North Vancouver, do hereby proclaim that June 1, 2013 shall be known as **“Access Awareness Day”** in the District of North Vancouver.



Mike Little
ACTING MAYOR

Dated at North Vancouver, BC
This 27th day of May 2013

THIS PAGE LEFT BLANK INTENTIONALLY



PROCLAMATION

**“Day of the Honey Bee”
May 29, 2013**

- WHEREAS:** A third of all the food Mankind consumes exists because of the tireless work of the Honey Bee; and
- WHEREAS:** Seventy percent of our food crops are pollinated and partially if not completely dependent upon the Honey Bee; and
- WHEREAS:** Honey Bees are disappearing at alarming and unsustainable rates all over the world for reasons not fully explained by science; and
- WHEREAS:** The public needs to be made aware of the dire threats to the Honey Bee, for their survival is surely linked with our own.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim May 29, 2013 as the **“Day of the Honey Bee”** in the District of North Vancouver.

A handwritten signature in blue ink, appearing to read 'Richard Walton'.

Richard Walton
MAYOR

Dated at North Vancouver, BC
this 27th Day of May 2013

THIS PAGE LEFT BLANK INTENTIONALLY

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, April 29, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. N. Deveau, General Manager – Finance & Technology
Ms. S. Haid, Acting General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. J. Gordon, Manager – Administrative Services
Mr. A. Wardell, Manager – Financial Services
Ms. J. Paton, Section Manager – Development Planning
Ms. L. Brick, Confidential Council Clerk
Ms. T. Smith, Transportation Planner
Mr. C. Stewart, Signs Specialist

1. ADOPTION OF THE AGENDA

1.1. April 29, 2013 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the agenda for the April 29, 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

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

4. RECOGNITIONS

Mr. Cameron Stewart, Signs Specialist, presented the sign work he has developed during his time at the District. Council thanked Mr. Stewart for his dedication to the District and wished him the best in his retirement.

2. PUBLIC INPUT

- 2.1** Mr. John Harvey, 1900 Block Cedar Village Crescent;
- Commented on the increased public input time at Council meetings; and,
 - Spoke regarding election signs.

- 2.2** Mrs. Cheryl Bell, 800 Block Sauve Court;
- Spoke regarding the longboarding issue in the Braemar community;
 - Expressed concern regarding the lack of access routes to the area and dangerous situations on the street; and,
 - Requested legislation be changed to prohibit longboarding in the District of North Vancouver.
- 2.3** Mr. Corrie Kost, 2800 Block Colwood Drive;
- Spoke regarding item 9.1 Development Cost Charges Bylaw 7135; and,
 - Expressed concern regarding the decrease in development cost charges for park land and the increase in development cost charges for sewage.

3. PROCLAMATIONS

- 3.1. Youth Week – May 1 – 7, 2013**
- 3.2. Child Care Month – May 2013**
- 3.3. MS Awareness Month – May 2013**

5. DELEGATIONS

- 5.1. Mr. Harry Carruthers, North Shore Lawn Bowls**
Re: 2013 Canadian Lawn Bowling Majors Championships

Mr. Carruthers spoke regarding the 2013 Canadian Lawn Bowling Majors Championship which will be held in North Vancouver from August 18-24, 2013. He advised that the organization is seeking 200 volunteers from the Lower Mainland to run the eight day event and outlined the championship schedule.

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the North Shore Lawn Bowls delegation be received.

CARRIED

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the matter be referred to the Mayor for consideration of a grant, in the amount of \$2500, from the Council operating contingency.

CARRIED

6. ADOPTION OF MINUTES

6.1. March 5, 2013 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the minutes of the March 5, 2013 Special Council meeting be adopted.

CARRIED

6.2. April 15, 2013 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the minutes of the April 15, 2013 Regular Council meeting be adopted.

CARRIED

6.3. April 16, 2013 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the minutes of the April 16, 2013 Council Workshop be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

7.1 April 15, 2013 Closed Special Council Meeting

Appointments for Advisory Design Panel

THAT Mr. Greg Travers be appointed to the Advisory Design Panel for a term ending in December 2014, as recommended by the Advisory Oversight Committee.

8. COMMITTEE OF THE WHOLE REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT items 9.1, 9.2, 9.3, 9.4, 9.6, and 9.8 be included in the Consent Agenda and be approved without debate.

CARRIED

**9.1. Bylaw 7964: Development Cost Charges Bylaw 7135, 2000,
Amendment Bylaw 7964, 2012 (Amendment 2)**

File No. 09.3060.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 7964, 2012 (Amendment 2)" is ADOPTED.

CARRIED

- 9.2. Bylaw 7965: The District of North Vancouver Development Cost Charges Bylaw A, Bylaw 6570, 1993 and the District of North Vancouver Development Cost Charges Bylaw B, Bylaw 6571, 1993 Repeal Bylaw 7965, 2012**
File No. 09.39.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Development Cost Charges Bylaw A, Bylaw 6570, 1993 and The District of North Vancouver Development Cost Charges Bylaw B, Bylaw 6571, 1993 Repeal Bylaw 7965, 2012" is ADOPTED.

CARRIED

- 9.3. Bylaw 7966: The District of North Vancouver Northlands Development Cost Charges Transfer of Funds Bylaw 7966, 2012**
File No. 09.3900.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Northlands Development Cost Charges Transfer of Funds Bylaw 7966, 2012" is ADOPTED.

CARRIED

- 9.4. Bylaw 7981: 2013-2017 Consolidated Financial Plan Approval Bylaw 7981, 2013**
File No. 09.3900.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "2013-2017 Consolidated Financial Plan Approval Bylaw 7981, 2013" is ADOPTED.

CARRIED

- 9.5. Bylaw 7978: William Griffin Community Recreation Centre Temporary Borrowing Bylaw 7978, 2013**
File No. 09.3900.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "William Griffin Community Recreation Centre Temporary Borrowing Bylaw 7978, 2013" is ADOPTED.

CARRIED

Opposed: Councillor NIXON

- 9.6. Bylaw 7982: Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 7982, 2013 (Amendment 23)**
File No. 09.3900.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 7982, 2013 (Amendment 23)" is ADOPTED.

CARRIED

- 9.7. 2012 Audited Financial Statements**
File No. 05.1760.00

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the 2012 Audited Consolidated Financial Statements of the District of North Vancouver be approved;

AND THAT the 2012 Financial Statements of the North Vancouver Recreation Commission be approved.

CARRIED

- 9.8. 2013 Centennial Bursary Trust Fund**
File No. 05.1750.00

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT Council award bursaries to seven District of North Vancouver students at \$690 each;

AND THAT \$2,730 be contributed from Council Reserve to supplement the Trust minimum contribution of \$2,100.

CARRIED

- 9.9. Bylaw: 7991: Tax Rates Bylaw 7991, 2013**
File No. 05.1970.90/000.000

Council requested that staff report back on the possibility of expanding the light industry mill rate policy program to the residential class.

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT "Tax Rates Bylaw 7991, 2013" is given FIRST, SECOND and THIRD reading.

CARRIED

The meeting recessed at 8:41 pm and reconvened at 8:46 pm.

Councillor NIXON returned to the meeting at 8:46 pm.

- 9.10. Bylaw 7983 (Rezoning Bylaw 1290) &
Bylaw 7993 (Housing Agreement Bylaw)
3508-3520 Mt. Seymour Parkway Rezoning
File No. 08.3060.20/076.12**

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT Bylaw 7983, which amends the Zoning Bylaw to rezone the properties at 3508-3520 Mount Seymour Parkway from Residential Single Family One Acre (RS1) to Comprehensive Development 71 (CD71) to permit a townhouse project, is given FIRST Reading;

AND THAT Bylaw 7983 is referred to a Public Hearing;

AND THAT Bylaw 7993, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading.

CARRIED

- 9.11. Lower Capilano – Marine Village Centre Implementation Plan
File No. 13.6480.30/002.004**

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the Lower Capilano Marine Village Centre Plan is approved.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Walton reported on:

- The April 27, 2013 opening ceremonies for the Girls Softball League;
- The North Vancouver Children's Week Festivities at Capilano Mall;
- USS Lake Champlain visit to North Vancouver;
- April 27, 2013 North Vancouver Lawn Bowling Season Opening Ceremonies;
- April 28, 2013 Cove Fun Run for MPS; and,
- April 28, 2013 Transplant Trot in Burnaby.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

10.3.1 Councillor MacKay-Dunn commented on the recently circulated District Community Report and how well it has been received.

10.3.2 Councillor Little reported on the May 14, 2013 BC Provincial Election and the all candidates meetings.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the April 29, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:29 pm)

Mayor

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, May 6, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. S. Haid, Acting General Manager – Planning, Permits, and Properties
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. E. Geddes, Section Manager – Transportation
Ms. C. Walker, Chief Bylaw Officer
Ms. S. Lunn, Social Planner
Ms. S. Berardo, Confidential Council Clerk
Ms. P. Chester, Community Service Clerk

1. ADOPTION OF THE AGENDA

1.1. May 6, 2013 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the agenda for the May 6, 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

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

4. RECOGNITIONS

4.1. 2013 Civic Youth Awards

Youth Recognition

- Audrey MacKenzie
- Bruce Bryant
- Celeste Crowe
- Christian Olsen
- Claudia Gonzalez

- Danny Vaughan
- Jackson Spencer
- Katelyn Foster
- Rylee Walker
- Sarah Bombay
- Sarah Lacroix
- Valentina Ramos
- Dana Rossbacher
- KC Rossbacher
- Danny Vaughan
- Mark Anderson
- Niyousha Bastani
- Renee Sun

Outstanding Youth Friendly Business/Supporter of Youth

- Bean Around the World
- Rob Olson

Youth Teams

Play It Forward Productions Society:

- Ali Pearce
- Colin Weeks
- Danny Vaughan
- Eric Warner
- Gabrielle Jolly
- Kendra Perrin
- Markus Gildemeister
- Matt Giannakos

Parkgate Youth Services Preteen Dance Volunteer Team:

- Blake Nargang
- Bruce Proudfoot
- Christian Olsen
- Dylan Robinson
- Emma Clark
- Gabriella Rivera
- Julia Krakowska
- Kaitlin Wu
- Katie Neal
- Kendrew Suen
- Mark Anderson
- Mehrdad Mehrdash
- Nick Steward
- Richards Leung
- Sophie Grover

Argyle Social Justice 12 Class:

- Maya Azizi

- Jun Bae
- Tanner Benjafield
- Elizabeth Benoy
- Jessica Blanchard
- Laura Bower
- Nadine Coffin
- Nicola Coulthard
- Adam Crompton
- Mitchell Crone
- Marta Enemark
- Rae Failing
- Alexandra Foot
- Saskia Foreman
- Kasha Foster
- Alex Lytviak
- Jivan Matibag
- Varya Molchanova
- Jelayna Murdoch
- Kendra Nimchuk
- Chloe Noel
- Gabriela Ramos
- Lindsay Rideout
- Jeanine Sinclair
- Austin Studer
- Tamara Tanaka
- Laura Tranter
- Melissa Vogl
- Tegan Wahlgren
- John Yoo

Council recessed at 7:40 pm and reconvened at 7:44 pm.

2. PUBLIC INPUT

2.1. Mr. Les Robertson, 100 Block East 1st Street:

- Spoke in support of longboarding;
- Questioned what measures will be taken to engage and educate youth on longboarding safety; and,
- Commented on the success of City Festival.

3. PROCLAMATIONS

Councillor MACKAY-DUNN left the meeting at 7:45 pm and returned at 7:48 pm.

3.1. Tap Dance Day – May 25, 2013

3.2. National Missing Children's Day – May 25, 2013

5. DELEGATIONS

5.1. Ms. Teresa Canning, North Shore Restorative Justice Society

Re: North Shore Restorative Justice Annual Report.

Ms. Teresa Canning, North Shore Restorative Justice Society, provided an update on the 2012 annual report.

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

THAT the North Shore Restorative Justice Society delegation be received.

CARRIED

6. ADOPTION OF MINUTES

6.1. April 8, 2013 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the April 8, 2013 Council Workshop be received.

CARRIED

6.2. April 22, 2013 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the April 22, 2013 Council Workshop be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

Councillor LITTLE left the meeting at 8:12 pm.

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor

SECONDED by Councillor

THAT items 9.1, 9.2, 9.3, 9.4, 9.7, and 9.9 be included in the Consent Agenda and be approved without debate.

CARRIED

Absent for vote: Councillor LITTLE

9.6. Longboarding Update from July 2012 to April 2013

File No. 16.8620.01/012.000

Public Input:

Mr. Gordon Sykes, 100 Block Carrisbrooke Crescent:

- Commented that longboarders are finding other roads to skate on;
- Stated that longboarders should not use residential road; and,
- Stated that longboarders do not observe the rules of the road.

Ms. Carol Milne, resident of West Osborne Road:

- Suggested that longboarders should have a designated space; and,
- Stated that longboarders do not observe the rules of the road.

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the District maintain the status quo, continuing to enforce bylaws and monitor activity levels.

CARRIED

Opposed: Councillors HICKS and MACKAY-DUNN

Absent for vote: Councillor LITTLE

Council recessed at 9:03 pm and reconvened at 9:12 pm.

9.1. Bylaw 7991: Tax Rates Bylaw 7991, 2013

File No. 09.3900.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT "Tax Rates Bylaw 7991, 2013" is ADOPTED.

CARRIED

Absent for vote: Councillor LITTLE

9.2. Bylaw 7992: Heritage Park Lane Street Naming Bylaw 7992, 2013

File No. 16.8620.00/001.000

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT "Heritage Park Lane Street Naming Bylaw 7992, 2013", a bylaw to rename the Frontage lane of the 2000 and 2100 blocks of Mount Seymour Parkway, is given FIRST, SECOND, and THIRD reading.

CARRIED

Absent for vote: Councillor LITTLE

9.3. Arts Office: Project Grant Recommendations – 2013, Round Two

File No. 10.4794.90/006.000

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT \$63,000 in Project Grants be approved to support eleven distinct arts projects, community celebrations, cultural events and or festivals;

AND THAT \$20,500 in Civic Event Grants be approved to support the annual Canada Day Celebrations at Waterfront Park and Remembrance Day;

AND THAT a Civic Event Grant in the amount of \$2,500 be approved to support the Canada Day Parade, release of funds being subject to final confirmation of details with respect to the event organizer;

AND THAT the District's 50% contribution in the amount of \$43,000 be released in payment, pending confirmed approval of these same recommendations by the City.

CARRIED

Absent for vote: Councillor LITTLE

9.4. Arts Office: Operating Grant Recommendations, 2013

File No. 10.4794.90/006.000

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT Operating Grants totalling \$100,500 be approved to support the operations and year-round programming of twelve local arts, cultural and heritage groups;

AND THAT the District's 50% contribution to these grants in the amount of \$50,250 be released for payment, pending confirmed approval of these recommendations by the City.

CARRIED

Absent for vote: Councillor LITTLE

9.5. Fullerton Avenue – Traffic Calming Plan

File No. 16.8620.30/015.000

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT Council receive the proposed traffic calming plan for Fullerton Avenue as presented in the report of the Supervisor – Transportation Engineering, dated April 22, 2013;

AND THAT Council direct staff to undertake due diligence to validate and document the level of community support for the proposed traffic calming plan pursuant to the Traffic Calming Policy;

AND THAT Council direct staff to report back with an implementation plan including funding sources and timing.

CARRIED

Absent for vote: Councillor LITTLE

**9.7. Remedial Action Requirements – 3005 St. Kilda Avenue
Dilapidated House – Unsafe Condition and Declared Nuisance**
File No. 08.3220.20/018.000

MOVED by Councillor MURI
SECONDED by Councillor LITTLE
THAT Council:

1. Declare that Council considers the building located at 3005 St. Kilda Avenue and legally described as PID: 014-600-374, Lot 5, Block 14, District Lot 786, Plan 1479 (the “Property”) creates an “unsafe condition”;
2. Declare that the building (the “Building”) located on the Property is a nuisance and that Council considers that the Building is so dilapidated and unclean as to be offensive to the community;
3. Issue a Remedial Action Order requiring the owner and administrators of the Property, Gottfried Helmut Martin Plank, Margrit Plank (his next of kin), and the administrator of his estate to:
 - a. Erect a safety fence to secure the Property and prevent unauthorized access;
 - b. Demolish and remove the Building and restore the Property to a neat and tidy condition; and,
 - c. Prior to demolition, the owner or administrator shall hire a qualified construction manager to coordinate and supervise all aspects of these Remedial Action Requirements, including but not limited to the following:
 - i. Obtaining demolition and environmental permits;
 - ii. Adhering to Worksafe BC requirements;
 - iii. Ensuring asbestos, mould and any other hazardous substance are removed by qualified cleaners and provide certification from a certified industrial hygienist that the Building is free to contaminants; and,
 - iv. Retaining the services of professional exterminators to ensure the Building is free of rodents prior to demolition(the “remedial Action Requirements”).
4. Require that:
 - a. Item 3a. of the Remedial Action Requirements be completed to the satisfaction of the Chief Building Official by June 6, 2013; and,
 - b. The remaining items of the Remedial Action Requirements be completed to the satisfaction of the Chief Building Official by July 31, 2013.
5. Direct that if the Remedial Action Requirements are not satisfactorily completed by the dates specified above then:
 - a. The District of North Vancouver, its contractors or agents may enter the property and carry out the Remedial Action Requirements;
 - b. The charges incurred by the District of North Vancouver in carrying out the Remedial Action Requirements be recovered from the owner as a debt; and,

- c. If the amount due to the District of North Vancouver under 3(b) above is unpaid on December 31 in any year, then the amount due shall be deemed to be property taxes in arrears under Section 258 of the *Community Charter*.

CARRIED

Absent for vote: Councillor LITTLE

9.8. Review of the Civic Recognition Program

File No. 01.0115.30/002.000.

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the Civic Recognition Program Policy, as attached to the April 26, 2013 report of the Deputy Municipal Clerk, be approved.

CARRIED

Absent for vote: Councillor LITTLE

9.9. Recommendation from ACDI to support provision of Video Relay Service in Canada

File No. 10.4792.01/011.012

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT Council provide a letter to the CRTC in support of implementation of Video Relay Service (VRS) in Canada.

CARRIED

Absent for vote: Councillor LITTLE

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the May 6, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED

Absent for vote: Councillor LITTLE
(9:34 pm)

Mayor

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 7, 2013 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn

Absent: Councillor L. Muri
Councillor A. Nixon

Staff: Mrs. S. Haid, Acting General Manager – Planning, Properties & Permits
Mr. R. Malcolm, Manager – Real Estate & Properties
Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. L. Brick, Confidential Council Clerk
Ms. S. Lunn, Social Planner

Bylaw 7979: The District of North Vancouver Rezoning Bylaw 1289

Purpose of Bylaw:

The proposed subdivision creates two 10m (33 foot) lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard. In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed Rezoning Bylaw as outlined in the Notice of Public Hearing

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mrs. Jennifer Paton, Section Manager – Development Planning

Ms. Jennifer Paton, Section Manager – Development Planning, provided an overview of the proposal outlining the prevailing lot pattern in the 900 block of Montroyal Blvd.; noting that the proposal is consistent with the neighbourhood and in keeping with the Small Lot Infill Area policy.

Ms. Paton noted that the existing red cedar trees will be retained and there is a plan for planting trees on the boulevard.

4. PRESENTATION BY APPLICANT

Presentation: Mr. Kevin Li, Synthesis Design

Kevin Li, 200 Block E. 1st St. on behalf of the applicant:

- Spoke in support of the proposed subdivision;
- Presented the design of the proposed homes, noting they will be designed to blend in with the character of the neighbourhood;
- Advised that the existing trees will be retained and boulevard planting will be added; and,
- Commented on other subdivisions in the neighbourhood.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Dave Currey, 700 Block Blueridge Ave.: OPPOSED

- Spoke in opposition to subdivision of lots;
- Queried what the District policy says relating to further subdivision; and,
- Commented on the uplift value of subdivided lots.

5.2 Mr. Kent Brothers, 900 Block Montroyal Blvd.: OPPOSED

- Commented that the five surrounding properties have not been subdivided;
- Opined that subdividing the property will not be in keeping with the character of the neighbourhood; and,
- Commented on trees in the neighbourhood.

5.3 Ms. Jillian Cooke, 900 Block Canyon Blvd.: OPPOSED

- Spoke in opposition to the proposed subdivision;
- Commented in the existing low density, large yarded neighbourhood character; and,
- Expressed concern regarding pedestrian and vehicle safety on the street with increased cars parking on the road.

5.4 Mr. Corrie Kost, 2800 Block Colwood Dr.: COMMENTING

- Expressed concern that the subdivision of properties will limit future multi-family options in the area; and,
- Commented on the affordability of future homes on the property and the uplift value.

5.5 Mr. Dave Currey: SPEAKING FOR A SECOND TIME

- Commented on the parking problems on Montroyal Avenue;
- Urged Council to consider restricting parking on the street; and,
- Urged Council to not subdivide the south side of Montroyal Avenue.

6. QUESTIONS FROM COUNCIL

Nil

7. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the May 7, 2013 Public Hearing be closed;

AND THAT Bylaw 7979 "The District of North Vancouver Rezoning Bylaw 1289",
be returned to Council for further consideration.

CARRIED

8. CLOSING

Mayor Walton declared the Public Hearing in respect of Bylaws 7979 CLOSED at 7:28 p.m.

CERTIFIED CORRECT:

Confidential Council Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 7, 2013 commencing at 7:30 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Little
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor L. Muri
Councillor A. Nixon

Staff: Ms. S. Haid, Acting General Manager – Planning, Properties, & Permits
Mr. R. Malcolm, Manager – Real Estate & Properties
Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. L. Brick, Confidential Council Clerk
Ms. S. Lunn, Social Planner

Bylaw 7989 The District of North Vancouver Rezoning Bylaw 1293

Purpose: The proposed Zoning Bylaw amendment will add “group home” to the permitted uses for a portion of the lot at 2670 Lloyd Avenue.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed Rezoning Bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mrs. Jennifer Paton, Section Manager – Community Development & Ms. Suzy Lunn, Social Planner

Mrs. Jennifer Paton, Section Manager – Community Development, and Ms. Suzy Lunn, Social Planner, presented the proposal for 2670 Lloyd Avenue advising that Turning Point Recovery Society proposes to build a nine bed recovery home for women. The site has been vacant since 2010 and the proposed facility would be staffed 24/7 and provide

a recovery program for nine women with priority placement given to women from the North Shore. Ms. Paton reviewed the zoning and application process, consultation process and feedback from residents, the siting criteria for the home, and the development permit requirements. It was noted that habitat restoration to the creek area will be ongoing and involve the residents of the facility. A Community Advisory Committee will be created to include staff and neighbourhood residents in the design and ongoing monitoring process.

Councillor HICKS left the meeting at 7:42 pm and returned at 7:43 pm.

4. PRESENTATION BY APPLICANT

Presentation: Ms. Brenda Plant, Turning Point Recovery Society

Ms. Brenda Plant, Turning Point Recovery Society,

- Spoke in support of Turning Point Recovery Society and the proposed recovery facility on Lloyd Avenue; and,
- Presented a video regarding Turning Point Recovery Society.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Don Peters, 600 Block West Queens Rd.: IN FAVOUR

- Spoke on behalf of the Community Housing Action Committee in support of the proposed facility; and,
- Opined that there is a need for a treatment facility for North Shore residents on the North Shore close to their family support networks.

5.2 Mr. David Newberry, 700 Block West 2nd St.: IN FAVOUR

- Spoke on behalf of the Lookout Emergency Shelter in support of the proposed facility; and,
- Commented on the lack of addiction treatment services available on the North Shore and expressed concern that residents need to leave their community to seek treatment.

5.3 Mr. Robert Warkentin, 2100 Block Lloyd Ave.: OPPOSED

- Spoke in opposition to the location of the proposed facility; and,
- Expressed a desire to maintain the park atmosphere at this site.

5.4 Ms. Barbara Atkins, 100 Block Chesterfield Ave.: IN FAVOUR

- Spoke in support of the proposed facility; and,
- Noted she has visited the Turning Point facilities and supports their program.

5.5 Ms. Liz Barnett, 300 Block Mountain Highway: IN FAVOUR

- Spoke on behalf of the North Shore Disability Resource Centre in support of the proposed facility;
- Encouraged Council to locate an accessible facility on the North Shore; and,
- Commented on the stringent licensing process for group homes.

5.6 Ms. Johanne Lubin, 500 Block 17th St.: IN FAVOUR

- Spoke in support of the proposed facility; and,

- Opined that the proposed property is the ideal location for this facility.
- 5.7 Ms. Cherie Dinwoodie, 2100 Block Bellevue Ave.: IN FAVOUR**
- Spoke in support of the proposed facility; and,
 - Commented on the addiction treatment facility options available in the past.
- 5.8 Ms. Lisa Nicholson, 1400 Block E. 14th St.: IN FAVOUR**
- Spoke in support of the proposed facility;
 - Commented on her experiences with treatment facilities in Vancouver; and,
 - Urged Council to support a North Shore treatment facility for North Shore residents.
- 5.9 Ms. Renée Strong, 600 Block West Queens Rd.: IN FAVOUR**
- Spoke on behalf of the Capilano Community Services Society in support of the proposed facility; and,
 - Commented on the limited options available for addictions treatment on the North Shore.
- 5.10 Ms. Hilda Nyquvest, 1000 Block Canyon Blvd.: IN FAVOUR**
- Spoke regarding the positive effects of treatment on the families and the community; and,
 - Commented on the recovery process and treatment centres.
- 5.11 Mr. Bob MacWhirter, 2500 Block Lloyd Ave.: OPPOSED**
- Spoke in opposition to the proposed facility location;
 - Expressed concern regarding the loss of park space;
 - Queried the scale of the Richmond facility; and,
 - Commented on the no smoking policy in North Vancouver parks.
- 5.12 Ms. Carol Cunningham, 900 Block Leovista Ave.: IN FAVOUR**
- Spoke regarding her experiences with the Richmond and Vancouver Turning Point facilities; and,
 - Commented on the addiction treatment facilities and options available in British Columbia.
- 5.13 Ms. Wendy Wong, 400 Block Tempe Cres.: IN FAVOUR**
- Opined that there is room for both the facility and park users in the proposed location; and,
 - Commented on the lack of treatment facilities on the North Shore.
- 5.14 Ms. Maureen Roper, 2800 Block Trillium Pl.: IN FAVOUR**
- Spoke in support of the proposed facility;
 - Commented on the need for access to addiction treatment;
 - Urged Council to consider a facility for men in the future; and,
 - Commented on the private versus public treatment systems.
- 5.15 Ms. Zoe Paris, Forbes St.: IN FAVOUR**
- Spoke in support of the proposed facility; and,

- Commented on her positive experiences as a neighbour of one of the Turning Point facilities in Vancouver.

5.16 Ms. Lisa Lauze, 1300 Block Terrace Ave.: IN FAVOUR

- Spoke in support of creating an inclusive community which supports the needs of all residents; and,
- Urged Council to consider expanding the program in the future.

5.17 Ms. Sarah Franklin, 1200 Block West Third St.: IN FAVOUR

- Spoke in support of Turning Point and the impact of community support on addictions treatment; and,
- Opined that a treatment facility is an asset to the community.

5.18 Mr. Doran Hess, West 6th St.: IN FAVOUR

- Spoke in support of Turning Point and the facility; and,
- Expressed a need for the facility in the community and the need for community support for recovery.

5.19 Mr. Corrie Kost, 2800 Block Colwood Ave.: IN FAVOUR

- Spoke in support of the proposed facility; and,
- Commented on the alternative approval process requirements.

6. QUESTIONS FROM COUNCIL

Council inquired what the fees will be for residents of the facility; Ms. Plant advised that the facility costs range from \$80-\$100 per day for each resident and the fees are subsidized through a variety of sources including: government funding, operating agreements, and fundraising efforts.

Council queried what recourse the District has if there are issues with the facility operator; staff noted that there is an operating agreement and conditions set out in the lease and restrictions and termination provisions in the agreement between BC Housing and Turning Point.

Ms. Plant advised that Turning Point operates facilities in Richmond and Vancouver with a total of 40 beds and have been in operation for 30 years.

Staff advised that there will be landscaping and a path which will provide access for residents to the duck pond which is located 150 metres from the home.

Ms. Plant confirmed that smoking would be restricted to a designated smoking gazebo on the property and design measures, such as sand pits, would be implemented to provide extra fire protection.

Staff noted that Turning Point has expressed interest in working with the District to maintain and improve the stream corridor on the property.

7. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor LITTLE

THAT the May 7, 2013 Public Hearing be closed;

AND THAT Bylaw 7989 "The District of North Vancouver Rezoning Bylaw 1293",
be returned to Council for further consideration.

CARRIED

8. CLOSING

Mayor Walton declared the Public Hearing in respect to Bylaw 7989 CLOSED at 8:48
p.m.

CERTIFIED CORRECT:

Confidential Council Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MAY 27, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


 Dept.
 Manager

 GM/
 Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

May 8, 2013

File: 09.3900.01/000.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: Heritage Park Lane Street Naming Bylaw 7992, 2013

RECOMMENDATION:

THAT "Heritage Park Lane Street Naming Bylaw 7992, 2013" is ADOPTED.

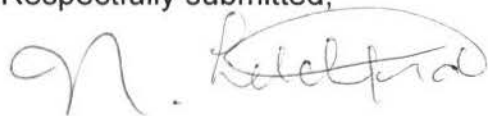
BACKGROUND:

Bylaw 7992 received FIRST, SECOND, and THIRD readings on May 6, 2013 and is now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaw;
2. Abandon the bylaw at 3rd reading; or,
3. Rescind 3rd reading and debate possible amendments to the bylaw.

Respectfully submitted,



Natasha Letchford
 Deputy Municipal Clerk

Attachment: Heritage Park Lane Street Naming Bylaw 7992, 2013

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

The Corporation of the District of North Vancouver

Bylaw 7992

A bylaw to rename portions of a highway

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

1. Citation

This bylaw may be cited as "Heritage Park Lane Street Naming Bylaw 7992, 2013".

2. Renaming of Highway

The south frontage lane of the 2000-2100 blocks of Mount Seymour Parkway, as dedicated by deposit of Plan 1371 and shown outlined in attachment A of this bylaw, is hereby renamed Heritage Park Lane.

READ a first time this the 6th day of May, 2013

READ a second time this the 6th day of May, 2013

READ a third time this the 6th day of May, 2013

ADOPTED this the

Mayor

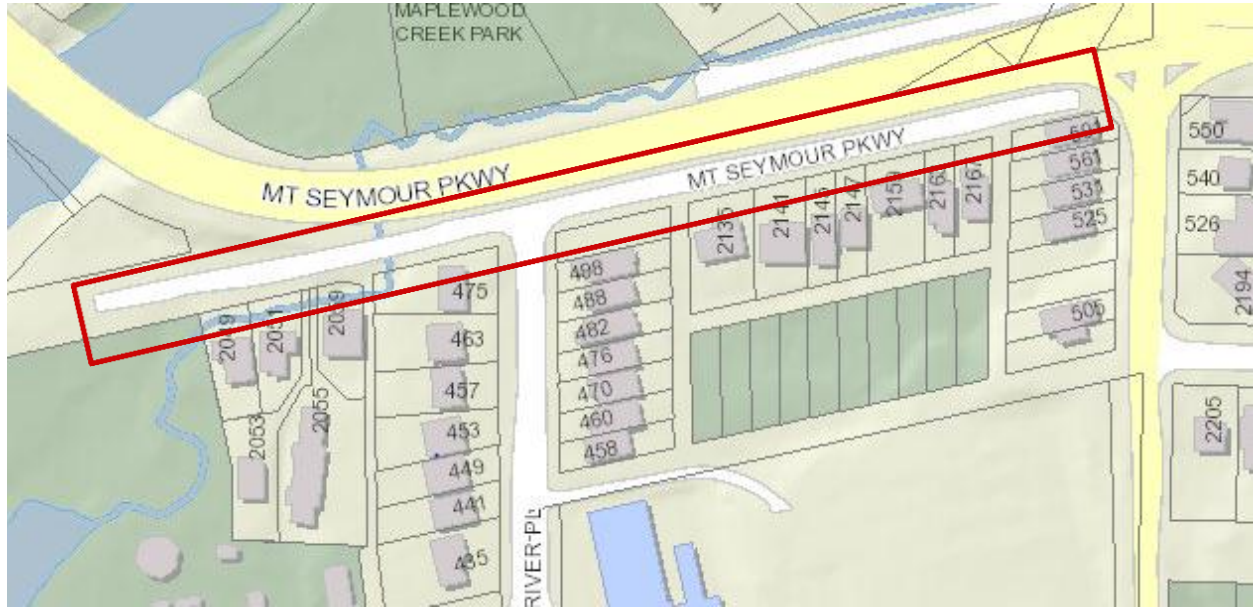
Municipal Clerk

Certified a true copy

Municipal Clerk

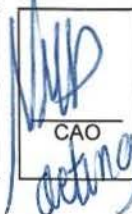
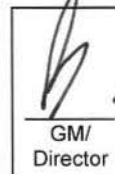
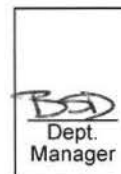
Attachment A to Bylaw 7992

South Frontage Lane 2000-2100 blocks Mount Seymour Parkway



THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MAY 27, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 16, 2013
File: 3060-20/05.13

AUTHOR: Steven Petersson, Development Planner

SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)

RECOMMENDATION:
It is recommended that:

1. Bylaw 7985, which amends the OCP Land Use map to designate the subject site to Residential Level 5: Low Density Apartment, be given First Reading;
2. Bylaw 7986, which rezones the subject site from Residential Single Family – Edgemont (RS-E) to Comprehensive Development 72 (CD 72) to enable the development of a seniors' rental residence, be given First Reading;
3. Bylaw 7995, which authorizes a Housing Agreement to secure the provision of seniors independent living, assisted living units and a care facility, be given First Reading
4. Bylaws 7985 and 7986 be referred to a Public Hearing;
5. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 7985; and
6. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 7985 in conjunction with its Financial Plan and applicable Waste Management Plans.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 7985 to amend the Official Community Plan

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 2

- Bylaw 7986 to rezone the subject properties
- Bylaw 7995 to authorize entry into a Housing Agreement to secure a variety of seniors' rental accommodation.

SUMMARY:

The applicant seeks an Official Community Plan amendment and Rezoning of six residential properties and a portion of Canfield Crescent to allow a seniors' residence with a component of care and amenities at 3202 Woodbine Drive; 3220, 3240, 3255 and 3285 Canfield Crescent; and 3227 Highland Boulevard. The bylaws are recommended for Introduction and referral to Public Hearing.



EXISTING POLICY:

Official Community Plan

The subject properties are immediately adjacent to the commercial core of Edgemont Village. The properties are designated Residential Level 2: Detached Residential in the Official Community Plan. This designation is intended for predominantly detached housing up to approximately 0.55 FSR. Since the application is for multi-family units and seeks an FSR of 1.50, an Official Community Plan amendment is required.

While the application is in conflict with the current land use designation, Goal #2 of the OCP is to "encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life." The proposal meets the intent of the housing diversity policies (OCP Section 7.1) and increases options for a broad range of rental housing (OCP Section 7.2). Additional policy support for the proposal is found in the 1999 Upper Capilano Local Area Plan reference policy document to "explore alternative forms of seniors' housing that bridge the gap between independent living and long-term care ... on suitable sites should they become available [...] such housing should be designed to blend into the existing neighbourhood character (OCP Section 4.2.2).

The proponent approached the District to express interest in exploring the potential development of the site in early 2012. At the time, the District knew that there would be a future Edgemont Village planning process to update the land use policies and design guidelines for the commercial core and adjacent areas, but was uncertain about when it would start and finish (The Edgemont Village planning process began in February 2013, and is anticipated to be complete in 2014). Given timing uncertainty with the Edgemont Village Plan Refresh process at that time, staff directed the applicant to fund an urban design context study to provide a design context by which the future development application could

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 3

be evaluated. Public input into the urban design context study included a public design workshop and an open house. When this study was complete, the information was used to inform Edgemont Senior Living's Preliminary Application for an OCP amendment.

Zoning

The subject properties are in the Residential Single Family-Edgemont Zone (RS-E), so rezoning is required to permit the seniors' rental residence. A unique comprehensive development zone (CD-72) has been drafted for this project.

Development Permit

If the project is rezoned, then a Development Permit to regulate the Form and Character of Multi-Family Development and for Energy and Water Conservation and Greenhouse Gas Reduction will be required prior to applying for a Building Permit.

ANALYSIS:

Site and Surrounding Area:

The site consists of six single family lots and a portion of Canfield Crescent and is located on the north end of Edgemont Village.

Across Woodbine Drive is a three-storey retail and apartment building. Across Ayr Avenue to the west is the Super Value grocery store. Across Highland Boulevard to the south-east and along the north and north-east edges of the site are single family homes.



The site slopes upward along Ayr Avenue and Highland Boulevard toward Ridgewood Drive.

Bylaws 7985, 7986 and 7995

Bylaw 7985 is required to amend the Official Community Plan, re-designating the site from Residential Level 2: Detached Residential to Residential Level 5: Low Density Apartment; and adding the site to the Development Permit maps to regulate Form and Character of Multi-Family Development and for Energy and Water Conservation and Greenhouse Gas Reduction.

Bylaw 7986 rezones the subject properties, from Residential Single Family – Edgemont (RSE) to Comprehensive Development Zone 72 (CD 72).

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 4

Bylaw 7995 authorizes entry into a Housing Agreement to secure up to 125 seniors rental units plus a 12-15 room community care facility for up to 23 persons in care. Of the 125 rental units, at least 15 and no more than 20 will be Assisted Living rental units. It also restricts future residents of the building to those who are at least 65 years old (or the live-in companion of someone who is at least 65 years old).

Project Description:

The applicants propose a 125-unit, three-storey seniors' residence plus 12-15 care rooms over a single level of underground parking. The illustration and photograph to the right shows that the building would be constructed around a central outdoor courtyard. A public plaza would provide a gathering place on the south portion of the site, at the intersection of Highland Boulevard and Woodbine Drive. Access to parking and a loading bay is proposed on the Woodbine Drive frontage. A porte-cochere driveway entry is proposed on the Highland Boulevard frontage to provide a covered area where residents can be picked up and dropped off.

For the project to proceed, the developer must purchase 905m² (9,741 square feet) of road, which is the north arc of Canfield Crescent between Woodbine Drive and Highland Boulevard. A Road Closure Bylaw is provided via a separate report from the Real Estate and Properties Department.

The project offers lifestyle support services for all of its residents, including meals, housekeeping, an emergency response system in each unit, on-site staff, and planned social and recreational activities. Amenities are provided on site, such as a theatre and fitness room. The proposed courtyard offers secure outdoor gathering space for residents and guests. In addition to these services, the assisted living unit residents will have regular assistance with activities of daily living, including eating, mobility, dressing, grooming, bathing, personal hygiene, assistance with passive exercise and social participation or



**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 5

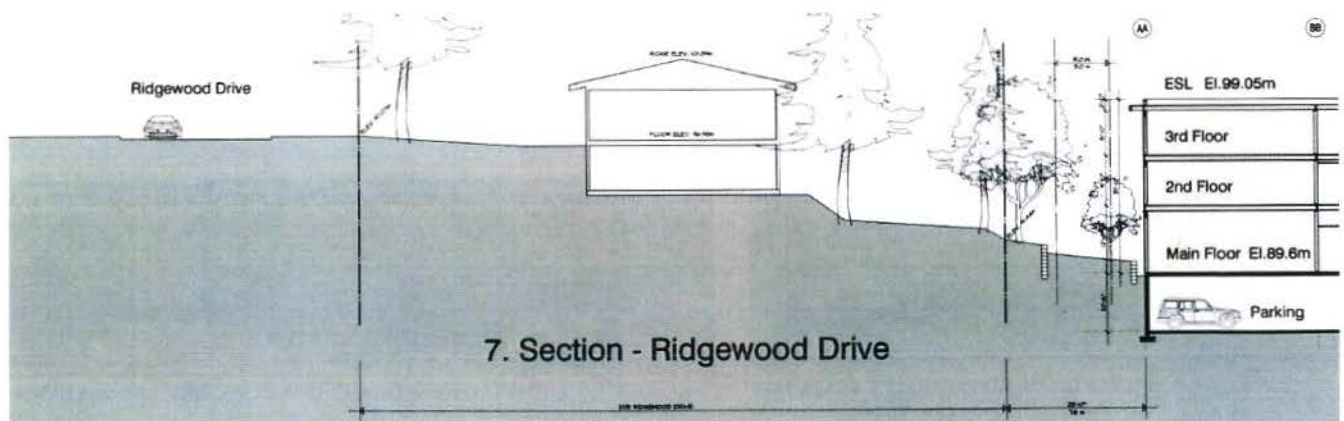
administration of externally prescribed medication (nursing care is not included). The care units are separated and have their own lounge and outdoor area. A higher degree of care services, including medical and nursing support will be available to support residents with greater medical needs in the seniors care facility.

Height

Following and in response to significant public consultation, the applicant reduced the height of their proposed building from a four to three storeys. This mirrors the three-storey building located across Woodbine Drive (see photograph of model, right).



Due to the slope of the land, the north end of the building (adjacent to the single family lots on Ridgewood Drive) will be approximately two storeys above the existing grade (see section drawing below). A shadow analysis indicates that the building will not cast adjacent buildings into shadow.



The proposed building is 40 feet high. An additional four feet has been permitted in the zoning bylaw to allow for some flexibility when finalizing the design of the building, as the Advisory Design Panel and neighbours have requested more roof variation.

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 6

Access

Vehicular access to the parking garage and loading bay will be provided on Woodbine Drive. The main pedestrian access to the building will be provided on Highland Boulevard, where a porte-cochere will provide weather protection and a pick-up/drop-off area. An additional pedestrian access is proposed on Woodbine Drive near Ayr Avenue.

West (Woodbine Drive) Elevation



South (Highland Boulevard) Elevation



Parking

Supported living facilities require less parking than other multi-family complexes because car ownership declines dramatically once residents move in. Moreover, the location adjacent to Edgemont Village will encourage walking to local destinations for errands and local needs, rather than driving. This is reflected in Part 10 (the parking section) of the District's Zoning bylaw, which requires 0.33 parking stalls for every dwelling unit where 90% of the occupants are 65 years of age or older, and one stall per 6 beds of care. The project requires 45 parking stalls (41 for the 125 independent and assisted living units plus 4 for 23 care beds). After significant community input on parking supply, the applicant chose to increase parking to 59 underground parking stalls to ensure that parking demand generated by the facility would be supplied on-site.

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 7

Sanitary Sewer Right of Way

A right of way for a sanitary sewer line is on the site. Since the sanitary line needs to be relocated to service the development, if required a new right of way will be created.

Acoustic Regulations

The rezoning bylaw includes the District's residential acoustic regulations for maximum noise levels in bedrooms, living areas and other areas of the residential units and the application will be required to meet these levels.

Community Amenity Contribution

The District's community amenity policy requires a Community Amenity Contribution (CAC) analysis when rezoning is required. The financial performance of the proposal was analysed by the District's Economic Performance Consultants, Coriolis Consulting Corp., who noted that the project assumptions could greatly change the ability to provide CAC funds. It also noted the provision of assisted living units and care beds impacts the rental project proforma in a manner which is difficult to quantify. In this case, the proposal will provide \$500,000 of CAC funds, which is 50% of the estimated increase in the value of land associated with the rezoning. In addition, the provision of seniors rental housing, including a component of assisted living and care, benefits the community by increasing housing diversity and providing greater housing choice and services for seniors.

A minimum of fifteen units will be designated Assisted Living Units. Assisted Living Units are intended for residents who require regular assistance with activities of daily living, including eating, mobility, dressing, grooming, bathing, personal hygiene, assistance with passive exercise and social participation or administration of externally prescribed medication, but does not include nursing care.

A minimum of twelve units (and a maximum of fifteen units) will compose a self-contained community care facility for up to 23 persons in care, licensed under the *Community Care and Assisted Living Act*. The community care facility is intended to support residents with greater medical needs, such as those who suffer from Alzheimer's or dementia.

The Public Art component of the CAC will be based on 0.5% of the estimated cost of construction, or \$94,000. The applicant is considering a public art installation in the proposed plaza on the corner of Highland and Woodbine and will work with the Arts Office on this public art amenity.

Development Permit Area Guidelines

Form and Character

If the properties are rezoned, they will be added to the Form and Character of Commercial, Industrial and Multi-Family Development Development Permit Area. A detailed Development Permit report will be forwarded in the future should the zoning process advance.

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 8

Water & Energy Conservation and Greenhouse Gas Reduction

The applicant submitted a letter from a qualified professional stating that the proposed building would meet the District's green building standard by achieving the equivalent of a Built Green HD "Gold" rating and an energy performance level of EnerGuide 80.

Concurrence:

Staff

The project has been reviewed by staff from Building, Parks, Engineering, Policy Planning, Urban Design Planning, Transportation Planning, the Arts Office and the Fire department.

Advisory Design Panel

The applicant made two presentations to the Advisory Design Panel, on March 14, 2013 and April 11, 2013.

On March 14 the Panel passed a resolution requesting the applicant to return to the panel after considering:

- Variation in the colours and materials
- Greater variation in the roof line and balconies
- Improvements to the façade around the parking and loading area
- Provision of perspective drawings at street level
- Improvements to the pedestrian area at the intersection of Ayr Avenue and Woodbine Drive.

The applicant made several changes to the proposal to respond to the Panel's March 14, 2013 resolution. On April 11, 2013, the Panel passed the following motion:

THAT the ADP has reviewed the proposal and recommends **APPROVAL** of the project **SUBJECT** to addressing the following items to the satisfaction of staff:

- A review of the building roofline along the Woodbine Avenue elevation to address the flatness of the linear roofline as currently proposed.
- A review of the interface between the public realm of the sidewalk and the private realm landscaping along the Woodbine Avenue frontage to create a stronger connection between the public and private realms.
- That consideration be given to the proposed plaza space at the intersection of Highland and Woodbine as an appropriate opportunity for the location of public art.

The applicant is working with staff to make appropriate changes to the roofline and Woodbine frontage to respond to the Panel's April 11, 2013 resolution.

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 9

Social Policy Implications:

According to the 2011 Census, 15.5% of the District's population is aged 65 years or older. There is a demand for seniors' residences with lifestyle support, assisted living and community care facilities services in the Edgemont Village area to permit residents to age in the neighbourhood in which they have lived for years or in a neighbourhood with a variety of shops and services. The Edgemont Senior Living proposal represents a significant opportunity to provide these services. The site is ideally suited to allow seniors to age in place and maintain contacts with friends, family and neighbourhood businesses and amenities.

Public Input:

The Edgemont Senior Living team has engaged in public consultation beyond what is normally required. The summary below describes the public input opportunities through the application process and identifies many, but not all, of the public consultation efforts conducted by the applicant.

Urban Design Context Study

The applicant undertook an urban design context study, with a public engagement component, to inform their future application. The intent of this study was to identify urban design principles and directions to help situate the development proposal in the context of the Village Centre prior to the Edgemont Village Plan Refresh process. The applicant held a public workshop at the Capilano library on May 29, 2012. The results of the study were presented at an Open House at Highlands United Church on June 12, 2012. The study, which was completed in June 2012, is supportive of the building form proposed by the applicant for this site, and contains a number of detailed design recommendations which guided the subsequent application.

Public Engagement Prior to Submitting an Application

The applicant hosted events on May 29 and June 12, 2012. Public input from these events informed their subsequent application, such as reducing the height of their proposal from four storeys to three storeys and increasing their parking supply to exceed the Zoning Bylaw requirements.

Edgemont & Upper Capilano Community Association

On June 13, 2012, Edgemont Senior Living presented their preliminary plans to the Edgemont and Upper Capilano Community Association at their Annual General Meeting, followed by a discussion with the audience.

On March 21, 2013, Edgemont Senior Living again presented their project to the Edgemont Community Association's Annual General Meeting. Since many were already familiar with the proposal through other engagement efforts, the focus was on providing a project update and answering questions.

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 10

Canfield Working Group

An 11-person Working Group was formed by the Edgemont and Upper Capilano Community Association in May 2012 to participate in the planning process and serve as a conduit between the developer, District staff and the broader community by promoting awareness, encouraging participation, sharing information and providing feedback. The applicant met the Working Group several times between May 2012 and February 2013. The Working Group prepared three reports on the project: one near the start of the preliminary planning process (dated August 17, 2012), and two other reports (dated April 5 and 8, 2013) to respond to the detailed planning application.

Input from the first Working Group report was used to inform the applicant's detailed application. The report recommended:

- 1) An expeditious "refresh" of the Edgemont Village plan to address planning and social policy issues;
- 2) An investigation into the developer's experience and financial viability to assess the risk to the community; and
- 3) Resolution of issues and concerns identified by the community (density, height, site coverage, massing, view impacts, transition to neighbouring residential properties, provision of public space, architectural style, traffic and parking impacts, and economic impacts, and ensuring that local residents are given priority before offering units to the broader market).

The Working Group was unable to achieve consensus on the content of their second report, and made two separate submissions: a "majority report", reflecting the majority of the members, and a minority report. In summary:

- 1) The majority report authors were concerned that the application was being processed prior to the completion of the Edgemont Village Plan Refresh process. The minority report stated that there was a need to understand the proposal in the overall context of the Village and, in particular, the north-west quadrant;
- 2) Authors of both reports were concerned that the operator of the proposed facility was not known (the applicant is currently negotiating with potential operators); and
- 3) The majority report was concerned about the proposed building's size, height, use and impact on the adjacent residential neighbourhood. The minority report stated that many of the concerns about the building had been addressed, and that presentation of a model (see photo, right) helped people understand how the project would fit into the context of surrounding buildings.



**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 11

Public Information Meeting

The applicant held a Public Information Meeting, hosted by an independent facilitator, on March 13, 2013 at the Highlands United Church. Over 200 people attended the meeting. There was an Open House, where participants could observe a model of the proposal and talk to the applicant and consultants at presentation boards, followed by a facilitated question and answer and comment session.

Most of the speakers during the facilitated discussion supported the project. Of the 27 who spoke, 15 were in favour, 9 asked questions, and 2 were opposed or expressed reservations. Many supporters at the meeting expressed their views with personal anecdotes and enthusiasm for the project, and were pleased for the opportunity to age in their community. Key expressed concerns included density, height, traffic and parking impacts, increased emergency vehicle sirens in the neighbourhood, processing the application before the Edgemont Village Plan Refresh process, the desire for assisted living and community care facility services, and the lack of subsidized or affordable rental units. The facilitator's report is attached (Attachment D).

Comments Submitted to the District

District staff received significant telephone, email and written correspondence regarding Edgemont Senior Living. Between March 13, 2013 and May 16, 2013, 111 submissions were made to the District via letters and email. Of the 111 submissions, 70 supported the project, 22 opposed the project, 15 expressed concerns, and 4 were neutral or unclear.

Many of the supporters were people who hoped to live in the project, or those who wished a relative to live in the project. Many supported the project because it would allow seniors to continue to live in their neighbourhood, near family, friends, Edgemont Village businesses, and a familiar locale.

Key expressed concerns included: the development's height and density; traffic and parking impacts; the fact that the development application was being processed in advance of the Edgemont Village Plan Refresh process; and the desire to know more about the developer and future facility operator.

Coffee Sessions

In addition, staff have been advised that the applicant's team has held five informal "coffee" sessions with people from the community who are interested in learning more about the project.

Conclusion:

Development of Edgemont Senior Living at the proposed site represents a change for Edgemont Village. The developer has exceeded the District's requirements for public engagement and addressed concerns where possible to ensure that their proposal would be

**SUBJECT: BYLAW 7985 (OCP AMENDMENT BYLAW 5)
BYLAW 7986 (REZONING BYLAW 1292)
BYLAW 7995 (HOUSING AGREEMENT BYLAW 7995)
3202 WOODBINE DRIVE; 3220, 3240, 3255 and 3285 CANFIELD
CRESCENT; & 3227 HIGHLAND BOULEVARD (EDGEMONT SENIOR
LIVING)**

May 16, 2013

Page 12

a positive contribution to the community. Although some concern remains about the land use change and proposed building, there is significant public support for seniors' rental accommodation with lifestyle support, assisted living and community care facility services in Edgemont Village. The proximity of the site to Edgemont Village represents an opportunity for seniors to age in place and remain connected to friends, family, local businesses and the neighbourhood where they live. Staff support this application.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 7985, 7986 and 7995 and refer Bylaws 7985 and 7986 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 7985, 7986 and 7995 at First Reading.



Steven Petersson
Development Planner

Attachments:

A: Bylaw 7985

B: Bylaw 7986

C: Bylaw 7995

D: Facilitator's Summary of Public Information Meeting

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

The Corporation of the District of North Vancouver

Bylaw 7985

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7985, 2013 (Amendment 5)".

2. Amendments

1. The following amendments are made to the "District of North Vancouver Official Community Plan Bylaw 7900, 2011":
 - a. Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties from Residential Level 2: Detached Residential to **Residential Level 5: Low Density Apartment**;
 - b. Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multi-Family Development Development Permit Area;
 - c. Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area;

all as illustrated on Bylaw 7985 Schedule "A" attached.

READ a first time this the

PUBLIC HEARING held this the

READ a second time this the

READ a third time the

Certified a true copy of "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7985, 2013 (Amendment 5)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule "A" to Bylaw 7985



The Corporation of the District of North Vancouver

Bylaw 7986

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following residential properties:

Lot 13 Block 31 District Lots 598 to 601 Plan 6659 PID 007-571-500
 Lot 12 Block 31 District Lots 598 and 601 Plan 6659 PID 002-450-372
 Lot 11 Block 31 District Lots 598 to 601 Plan 6659 PID 010-845-984
 Lot 2 Block 51 District Lots 598 to 601 Plan 7812 PID 010-531-645
 Lot 1 Block 51 District Lots 598 to 601 Plan 7812 PID 010-531-629
 Lot 10 Block 31 District Lots 598 to 601 Plan 6659 PID 010-845-950
 Portion of Municipal Road Located in the 3200 Block of Canfield Crescent

(3202 Woodbine Drive, 3220, 3240, 3255 and 3285 Canfield Crescent, and 3227 Highland Boulevard)

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1292 (Bylaw 7986)".

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

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

"Comprehensive Development Zone 72 CD 72

(B) Part 4B Comprehensive Development Zone Regulations by inserting the following:

"4B72 Comprehensive Development Zone 72 CD 72

4B72-1) Intent:

The purpose of the CD 72 Zone is to establish specific land use and development regulations for a three-storey senior's rental project consisting of up to 125 seniors independent and assisted living rental units and a licensed seniors care facility for up to 23 persons in care.

4B72-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 72 Zone:

(a) Uses Permitted without Conditions:

- (i) Multiple-family seniors rental accommodation;
- (ii) Seniors care facility for up to 23 persons in care.

(b) Conditional Uses:

Not Applicable

4B72-3) Conditions of Use:

Not Applicable.

4B72-4) Accessory Uses:

(a) **Accessory uses** are permitted and may include but are not necessarily limited to:

- a. Kitchen
- b. Dining
- c. Multi-purpose rooms
- d. Art, music and craft rooms
- e. Lounge areas
- f. Library
- g. Fitness room
- h. Health office
- i. Staff lounge/locker room
- j. Amenity rooms
- k. Administration spaces.

4B72-5) Density:

- (a) The maximum permitted density in the CD-72 Zone is limited to a floor space ratio (FSR) of 0.45 FSR inclusive of any density bonus for energy performance and a maximum of 12 seniors rental units;
- (b) For the purposes of calculating floor space ratio, underground parking garage and underground storage areas are exempted.

4B72-6) Amenities:

Despite subsection 4B72-5), density in the CD-72 Zone is increased to a maximum floor space ratio of 1.5 FSR, inclusive of any density bonus for energy performance, and a total of 125 units (for both independent living and assisted living) plus a care facility for up to 23 persons in care if the owner:

1. enters into a Housing Agreement committing to provide a minimum of fifteen (15) seniors assisted living rental units plus a care facility to serve a minimum of twelve (12) seniors in care;
2. contributes \$500,000 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; public plaza, park, trails or other public realm improvements; library or recreation service or facility improvements; and / or the affordable housing fund.

4B72-7) Maximum Principal Building Size:

Not applicable.

4B72-8) Setbacks:

Buildings and structures shall be set back from property lines to the building face in accordance with the following regulations:

Setback	Buildings and Structures
Highland Boulevard	4.5m (15 feet), excluding the Porte-Cochere
Woodbine Drive	3m (10ft)
Ayr Avenue	7.7m (25 ft)
North Property Line	7.7m (25 ft)

4B72-9) Building Orientation:

Not applicable.

4B72-10) Building Depth and Width:

Not applicable.

4B72-11) Coverage:

(a) Building Coverage shall not exceed 70%

(b) Site Coverage shall not exceed 95%

4B72-12) Height:

- (a) The maximum permitted building height is 13.4m (44 feet)

4B72-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B72-14) Landscaping:

- (a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- (b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B72-15) Subdivision Requirements:

Not applicable.

4B72-16) Additional Accessory Structure Regulations:

Not applicable.

4B72-17) Parking and Loading Regulations:

- (a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.”
- (C) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family – Edgemont Zone (RS-E) to Comprehensive Development Zone 72 (CD 72).

READ a first time this the

PUBLIC HEARING held the

READ a second time the

READ a third time the

Certified a true copy of "Rezoning Bylaw 1292 (Bylaw 7986)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

ADOPTED this the

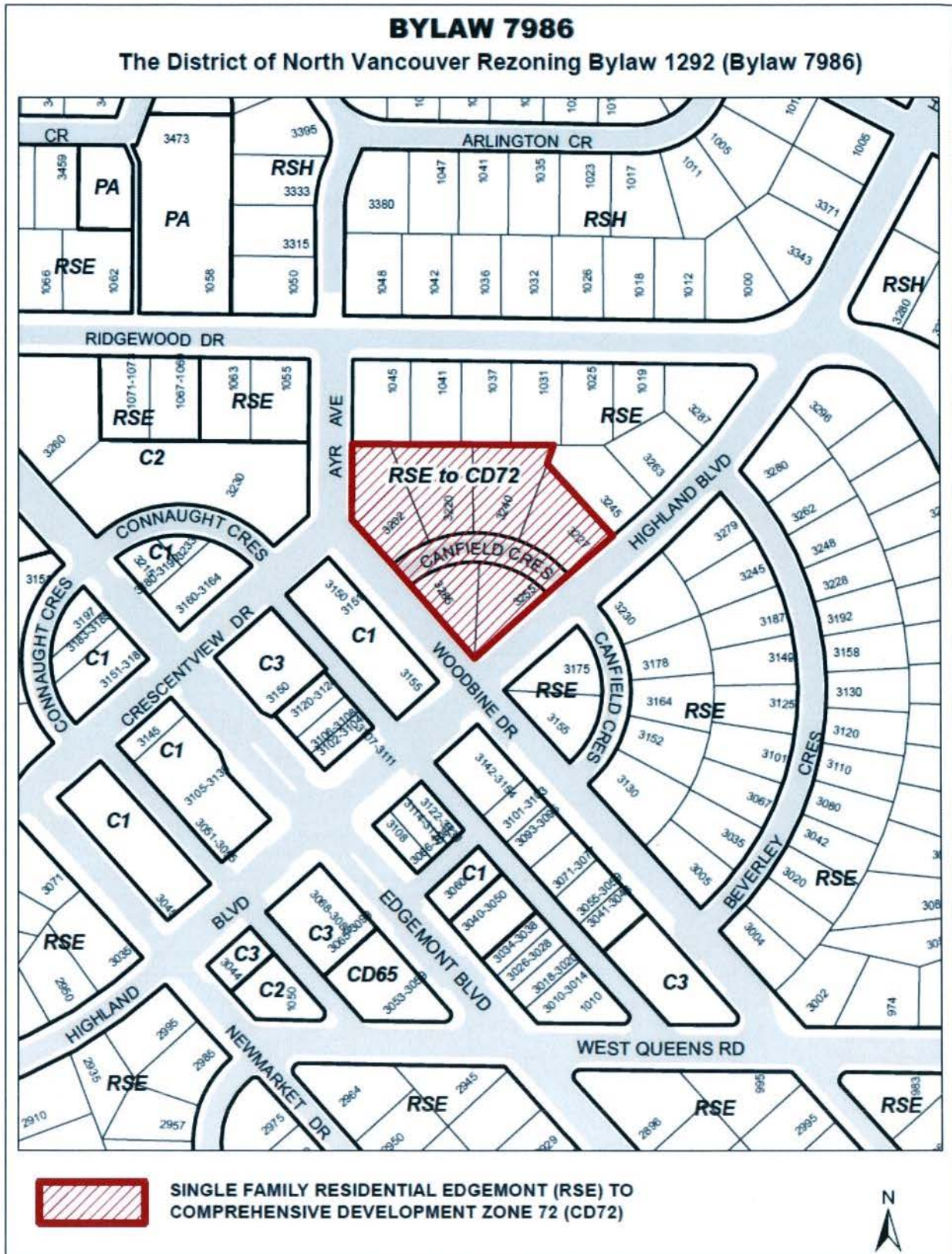
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 7986 Schedule A: Zoning Map



The Corporation of the District of North Vancouver**Bylaw 7995**

A bylaw to enter into a Housing Agreement (3202 Woodbine Drive; 3220, 3240, 3255 and 3285 Canfield Crescent; and 3227 Highland Boulevard)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 7995, 2013".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes the agreement, substantially in the form attached to this Bylaw as Schedule "A", between The Corporation of the District of North Vancouver and Edgemont Senior Living Inc. with respect to the following lands:

- a) Lot 13 Block 31 District Lots 598 to 601 Plan 6659 PID 007-571-500
- b) Lot 12 Block 31 District Lots 598 and 601 Plan 6659 PID 002-450-372
- c) Lot 11 Block 31 District Lots 598 to 601 Plan 6659 PID 010-845-984
- d) Lot 2 Block 51 District Lots 598 to 601 Plan 7812 PID 010-531-645
- e) Lot 1 Block 51 District Lots 598 to 601 Plan 7812 PID 010-531-629
- f) Lot 10 Block 31 District Lots 598 to 601 Plan 6659 PID 010-845-950
- g) Portion of Municipal Road Located in the 3200 Block of Canfield Crescent

(3202 Woodbine Drive, 3220, 3240, 3255 and 3285 Canfield Crescent, and 3227 Highland Boulevard)

3. Execution of Documents

The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time this the

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

SECTION 219 HOUSING AGREEMENT COVENANT

THIS AGREEMENT dated for reference the __ day of May, 2013

BETWEEN:

EDGEMONT SENIOR LIVING INC. (Incorporation No. 0915291) a company incorporated under the laws of British Columbia having an office at Suite 2620, 1055 West Georgia Street, Vancouver, BC, V6E 3R5

(the "Transferor")

AND:

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

(the "District")

WHEREAS:

- A. The Owner is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "Land");
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivisions of land;
- C. Section 905 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the Land; and
- D. The Owner and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Land on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 905 of the *Local Government Act*.

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

1. **Definitions** – In this Agreement and the recitals hereto:

- (a) "Assisted Living Services" means regular assistance with activities of daily living, including eating, mobility, dressing, grooming, bathing, personal hygiene, assistance

with passive exercise and social participation or administration of externally prescribed medication, but does not include nursing care;

- (b) "Assisted Living Units" has the meaning given to it in section 6;
 - (c) "Building" means the building on the Land contemplated by Development Permit No. 05.13;
 - (d) "Dwelling Unit" means a room or set of rooms containing cooking and sanitary facilities and designed to be used for residential occupancy by one or more persons;
 - (e) "Eligible Person" means a person of the age of at least 65 years;
 - (f) "Gross Floor Area" has the meaning given to it in Zoning Bylaw;
 - (g) "Land" has the meaning given to it in Recital A hereto;
 - (h) "LTO" means the Lower Mainland Land Title Office and any successor of that office;
 - (i) "Licenced Community Care Facility" has the meaning given to it in section 7(a);
 - (j) "Lifestyle Support Services" means living support services provided to residents of the Building which services will include the following:
 - (i) meals served in a common dining area;
 - (ii) housekeeping services in each Dwelling Unit;
 - (iii) for each Dwelling Unit, an emergency response system;
 - (iv) on-site staff (who are not residents in the Building Eligible); and
 - (v) planned social and recreational activities.
 - (k) "Owner" means the person or persons registered in the LTO as owner of the Land, or of any parcel into which the Land is consolidated;
 - (l) "Zoning Bylaw" means the District of North Vancouver Zoning Bylaw No. 3210, 1965 as amended, consolidated, re-enacted or replaced from time to time
2. **No Subdivision** – The Land and any improvements from time to time thereon (including without limitation the Building), may not be subdivided by any means whatsoever, including, without limitation, by subdivision plan, strata plan, fractional interest, lease or otherwise.
3. **Dwelling Units** – The Building must contain 125 Dwelling Units, and:
- (a) all of the Dwelling Units are subject to the rental restrictions set out herein;
 - (b) the Lifestyle Support Services will be provided by the Owner to the occupants of all Dwelling Units; and

- (c) the Assisted Living Services will be provided by the Owner to occupants of the Assisted Living Units.
4. **Rental Seniors Housing** – The Building may not be used for any purpose whatsoever save and except for the purposes of;
- (a) rental housing for Eligible Persons pursuant to arm's length month-to-month residential tenancy agreements or arm's length residential tenancy agreement with terms not exceeding three (3) years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted);
 - (b) the provision of Lifestyle Support Services;
 - (c) the provision of Assisted Living Services to occupants of the Assisted Living Units;
 - (d) the Licenced Community Care Facility and
 - (e) administrative and support services associated with the foregoing.
5. **Occupancy Restriction** – The Dwelling Units on the Land may not be occupied except by the following:
- (a) an Eligible Person pursuant to a residential tenancy agreement that complies with section 4(a); and
 - (b) one other individual, not an Eligible Person, who is living in a single domestic unit with an Eligible Person referred to in section 5(a) above.
6. **Assisted Living** – A minimum of 15 Dwelling Units in the Building must be rented to Eligible Persons who are paying for and are receiving Assisted Living Services (the "Assisted Living Units").
7. **Community Care Facility** – Those parts of the Building shown cross hatched on the sketch plan attached hereto as Schedule "B" and having a contiguous Gross Floor Area not greater than 10,000 square feet, may not be used or occupied for any purpose save and except for:
- (a) a self-contained segregated community care facility, licenced under the *Community Care and Assisted Living Act*, for not less than 12 and not more than 23 Eligible Persons in care (the "Licenced Community Care Facility"); and
 - (b) administrative and support services associated with the said Licenced Community Care Facility.
8. **Amenity Space** – Those parts of the Building shown cross hatched on the sketch plan attached hereto as Schedule "A" may not be used or occupied for any purpose save and except for:
- (a) the provision of Lifestyle Support Services for the common use and enjoyment of the residents of the Building; and

- (b) administrative services associated with operating the Building and providing the Lifestyle Support Services.
9. **Statutory Declaration** – Within three days after receiving notice from the District, the Owner must deliver to the District a statutory declaration, substantially in the form attached as Schedule “C”, sworn by the Owner under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the statutory declaration.
10. **Damages and Rent Charge**
- (a) The Owner acknowledges that the District requires Eligible Persons housing in accordance with this Agreement for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the District \$100.00, as liquidated damages and not as a penalty, due and payable at the offices of the District on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 of each year by the amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the Consumer Price Index. The Owner agrees that payment may be enforced by the District in a court of competent jurisdiction as a contract debt.
- (b) By this section, the Owner grants to the District a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the District of the amounts described in section 10(a). The District agrees that enforcement of the rent charge granted by this section is suspended until the date that is 30 days after the date on which any amount due under section 10(a) is due and payable to the District in accordance with section 10(a). The District may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.
11. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Land in accordance with this Agreement.
12. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:
- (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) the District is required to file a notice of housing agreement in the LTO against title to the Land; and
- (c) once such a notice is filed, this Agreement, as a housing agreement under section 905 of the *Local Government Act*, binds all persons who acquire an interest in the Land in perpetuity.

13. **Compliance with Laws** – The Owner will at times ensure that the Land is used and occupied in compliance with all statutes, laws, regulations, bylaws, and orders of the District and other authorities having jurisdiction, including all rules, regulations, policies, guidelines and the like under or pursuant to them.
10. **Modification Procedure** – Non-material modifications to this Agreement may be considered and approved by the General Manager of Planning Permits and Bylaws (the “Director”) in his or her discretion. All other modifications must be approved by the Council in its sole and unfettered discretion. The Director in his or her discretion shall determine whether or not a proposed modification is “material”. All approvals must be in writing. Any proposed modifications must:
 - (a) be consistent with the District’s Official Community Plan Bylaw 7900, 2011 as amended or replaced from time to time; and
 - (b) comply with the Zoning Bylaw.
14. **Cost** – The Owner shall comply with requirements of this Agreement at its own cost and expense, and shall pay the reasonable costs and expenses incurred and payment and expenditures made by the District, including without limitation, all survey, advertising, legal fees and disbursements and the District’s administration costs (as determined by the District’s charge out rate for District staff time) in connection with the preparation of this Agreement and all other covenants, agreements and statutory rights of way granted by the Owner to the District or entered into between the owner to the District in respect of the development of the Land contemplated in this Agreement and ancillary documents and any modifications, discharges and partial discharges of them from time to time, and the costs of registration of such documents in the LTO.
15. **Interpretation** – In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (d) reference to the “Land” or to any other parcel of land is a reference also to any parcel into which it is subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;
 - (e) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
 - (f) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;

- (g) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re enacted or replaced;
- (h) time is of the essence;
- (i) all provisions are to be interpreted as always speaking;
- (j) reference to a "party" is a reference to a party to this Agreement and the their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
- (k) reference to the District is a reference also to is elected and appointed official, officer, employees and agents;
- (l) reference to a "day", "month", "quarter", or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (m) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (n) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be preformed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the "sole discretion" of a party or person may be preformed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.

16. **Notice** – All notices and other communications required or permitted to be given under this Agreement must be in writing and must be sent by registered mail or delivered as follows:

- (a) if to the Owner, as follows:

Edgemont Senior Living Inc.
Suite 2807
928 Homer Street
Vancouver, BC V6B 1T7

Attention: Doug Regelous
Phone: (778) 785-2500

- (b) if to the District, as follows:

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

Attention: Director, Planning Permits and Bylaws
Facsimile: (604) 984-8664

Any notice or other communication that is delivered is considered to have been given on the next business day after it is dispatched for delivery. Any notice or other communication that is sent by registered mail is considered to have been given five days after the day on which it is mailed at a Canada Post office. If there is an existing or threatened strike or labour disruption that has caused, or may cause, an interruption in the mail, any notice or other communication must be delivered until ordinary mail services is restored or assured. If a party changes its address it must immediately give notice of its new address to the other party as provided in this Section.

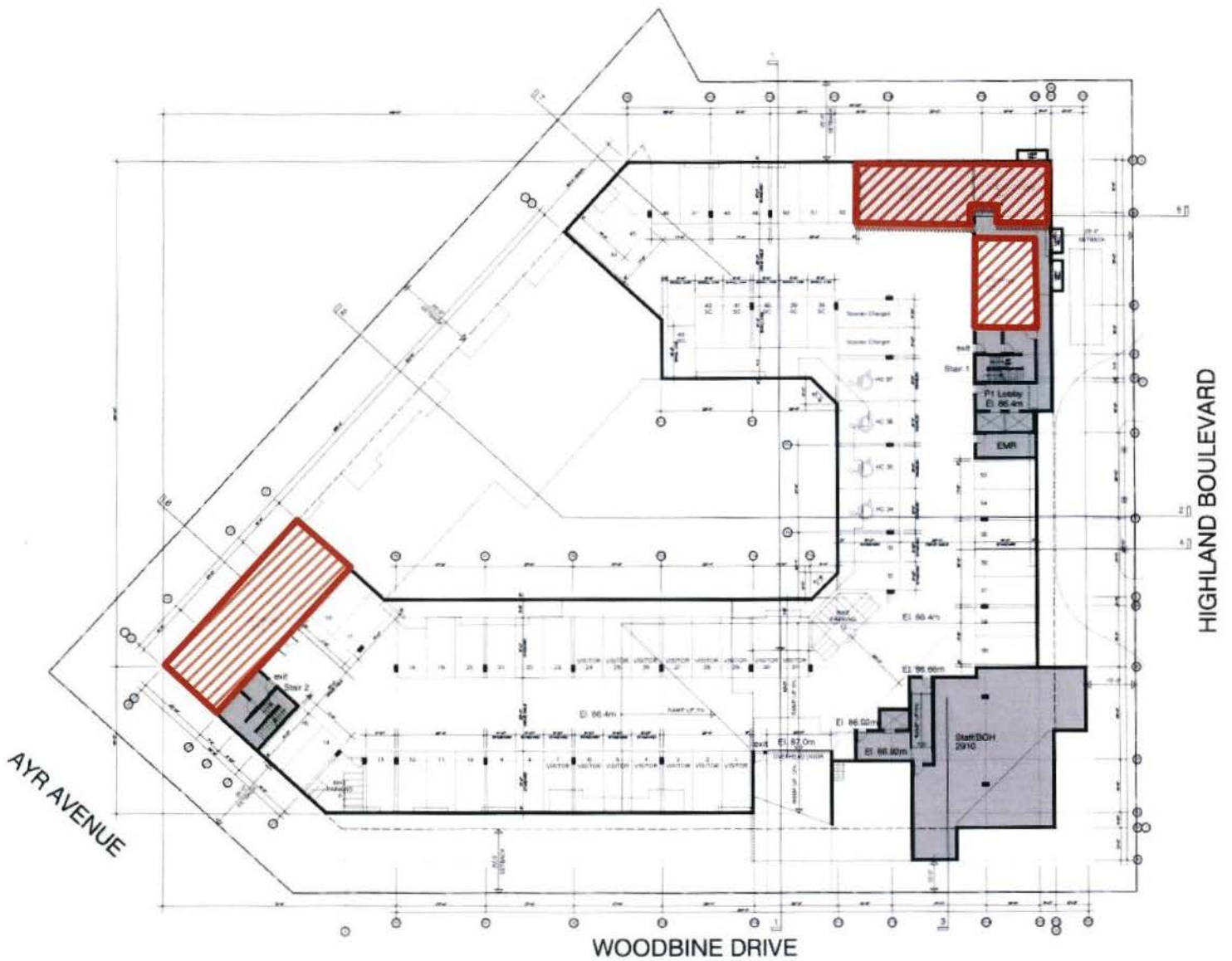
17. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.
18. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.
19. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not to be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.
20. **No Effect on Laws or Powers** – This Agreement and the Owner's contributions, obligations and agreements set out in this Agreement do not:
 - (a) affect or limit the discretion, rights, duties or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Land;
 - (b) impose on the District or the Approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use, development or subdivision of the Land; or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Land.
21. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).
22. **Covenant Runs With the Land** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a contractual obligation, and

also a covenant granted by the Owner to the District in accordance with Section 219 of the *Land Title Act*, and this Agreement burdens the Land to the extent provided in this Agreement, and runs with it and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which the Land is or they are consolidated (including by the removal of interior parcel boundaries) by any means.

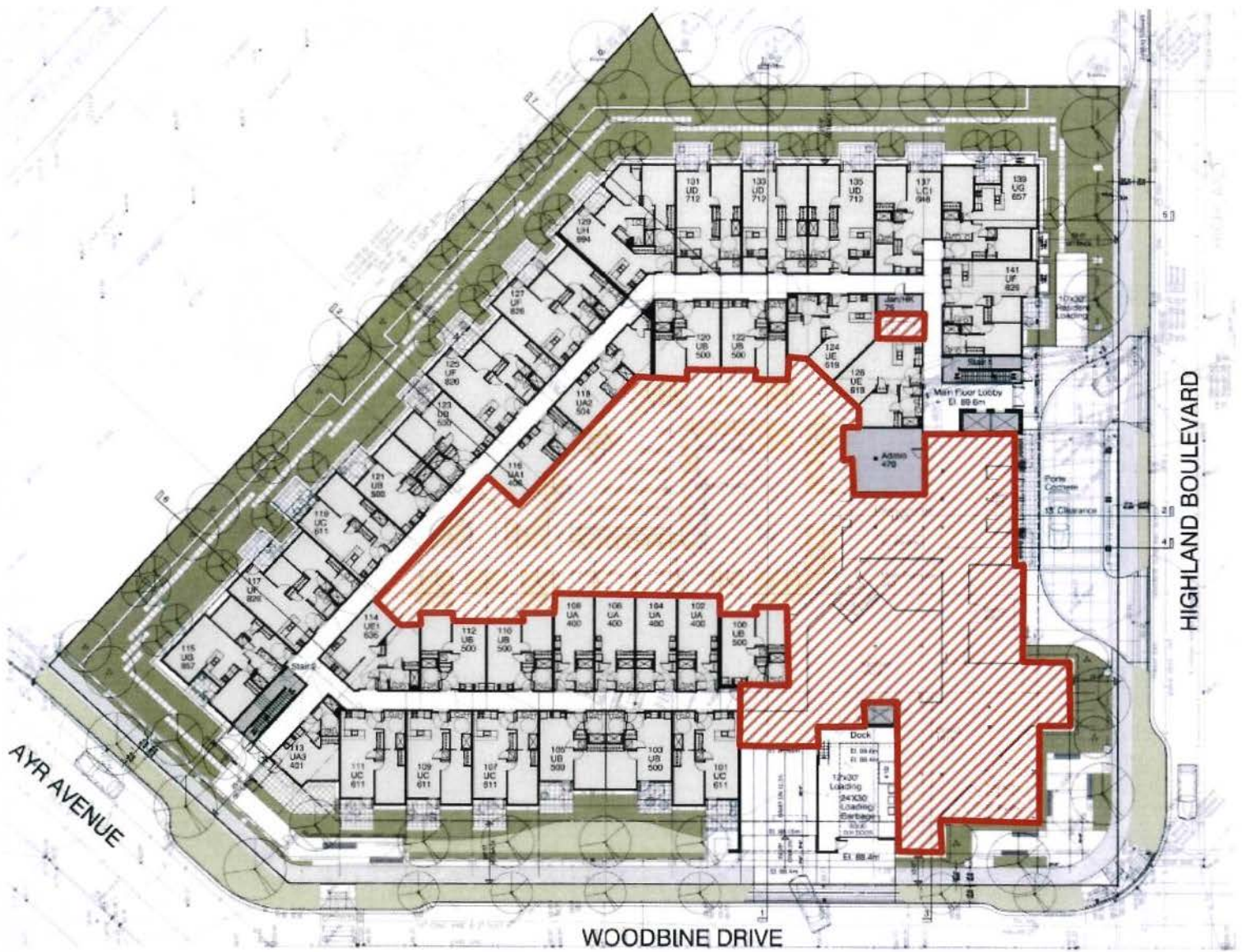
23. **Voluntary Agreement** - The Owner acknowledges that the Owner has entered into this Agreement voluntarily and has taken legal advice with regard to the entry of this Agreement and the development of the Land.
24. **Agreement for Benefit of District Only** – The Owner and the District agree that:
 - (a) this Agreement is entered into only for the benefit of the District;
 - (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, the Land or the building or any portion thereof, including any Suite; and
 - (c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
25. **Limitation on Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
26. **Further Acts** - The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
27. **Joint Obligations of Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.
28. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force and unaffected by that holding or by the severance of that part.
29. **No Joint Ventureship** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.
30. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.
31. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Sketch Plans of Common Areas



Parking Level Plan: Common Amenity areas are outlined in red



Main Floor Plan: Common Amenity areas are outlined in red



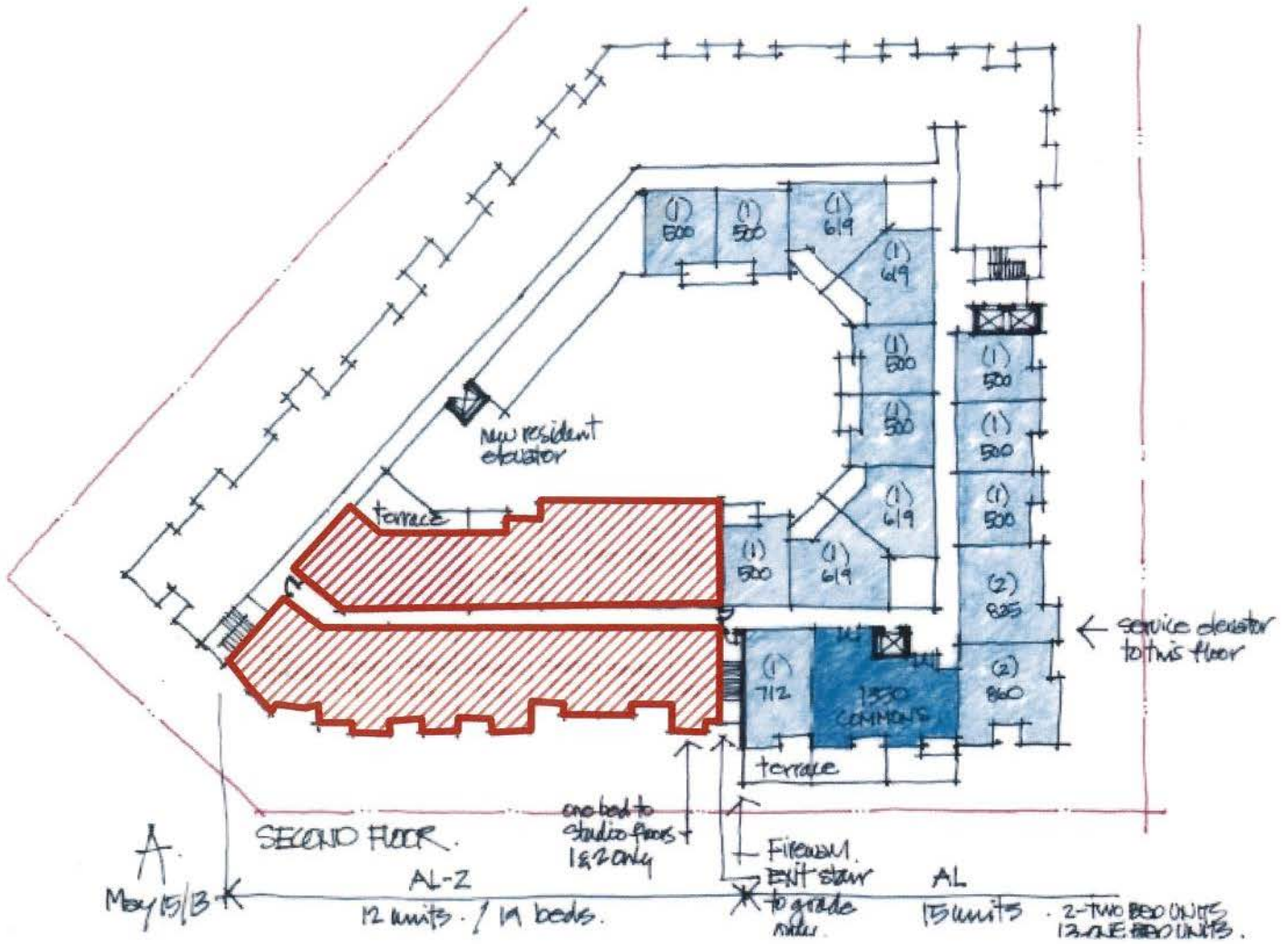
Second Floor Plan: Common Amenity areas are outlined in red



Third Floor Plan: Common Amenity areas are outlined in red

Schedule "B"

The Licensed Community Care Facility



Schedule "C"

CANADA)	IN THE MATTER OF A HOUSING AGREEMENT with
)	the District of North Vancouver ("Housing
PROVINCE OF BRITISH COLUMBIA)	Agreement")
)	
)	
)	
)	

I, _____, OF _____, British Columbia, do solemnly declare:

1. That I am the Owner of the Land legally described as [insert legal] and make this declaration to the best of my personal knowledge.

[or]

That I am the _____ (director, officer, employee) of the Owner of the Land legally described as [insert legal] and [make this declaration to the best of my personal knowledge] [have been informed by _____ and believe the statement in this declaration to be true].

2. This declaration is made pursuant to the Housing Agreement in respect of the Land.

3. For the period from _____, _____ to _____, _____, all Dwelling Units on the Land were occupied by Eligible Persons, whose names and addresses appear below, and in accordance with the Housing Agreement.

Name of Eligible Person	Age of Eligible Person	Other Resident(s) of Dwelling Unit	Apt. No.

4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at the _____, in the
Province of British Columbia, this ____ day of ____
_____, 2013.

A Commissioner for Taking Affidavits for British Columbia

)
)
)
)
)
) _____
) **Signature of person making declaration**
)

- END OF DOCUMENT -

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community Engagement & Partnership Planning*

**ESL PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Steven Petersson, Development Planner, District of North Vancouver
E: peterssons@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Edgemont Senior Living Public Information Meeting Summary

Date: March 18, 2013

Event Date: Wednesday, March 13, 2013
Time: 6:30 PM – 8:30 PM
Location: Highlands United Church, 3255 Edgemont Boulevard, North Vancouver
Attendees: Approximately two hundred and five (205)
Comment Forms: 18 comment forms were submitted at the meeting and provided to Stephen Petersson, District of North Vancouver

Notification

Flyer Invitation

Invitation packages were distributed to residents within a 100-metre radius of the site, as well as the broader Edgemont/Upper Capilano Area.

Site Signs

There was a white vertical style sign erected on the site during the week of February 28, 2013, notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on Wednesday, March 6 and Friday, March 8, 2013.

Attendees: One hundred and ninety-seven (197) people signed in for the Public Information Meeting. While several citizens did not want to sign in, two counts of the room suggested that there were approximately two hundred and five (205) attendees.

In addition, the following project team members, and District of North Vancouver staff were in attendance.

District of North Vancouver

Stephen Petersson, Development Planner

David Hawkins, Policy Planner

Project Team

Developer: Doug Regelous, John Kuharchuk, Edgemont Senior Living

Project Consultants

Land Use Planning: Chuck Brook, Julia Reimer, Brook Pooni Associates Inc.

Edgemont Seniors Living
Public Information Meeting Summary
March 13, 2013

Architecture: Ray Letkeman, Ray Letkeman Architecture
Landscape Architecture: Michael Patterson, Perry & Associates
Transportation Engineers: Peter Joyce, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

PRESENTATION SUMMARY

A presentation by Doug Regelous, Edgemont Seniors Living and Ray Letkeman, Ray Letkeman Architecture reviewed the following key points:

- Area demographics (> 75 years)
- Need for seniors housing in the Edgemont, Upper Capilano, and Delbrook
- What is independent seniors living (rental, services, stage of life)
- 3-storey building in response to community input
- Public plaza at Woodbine/Highland in response to feedback from Community group
- High quality architectural design and finishes
- Excess parking provided underground so as not to add pressure in Village
- Building broken up into house-like segments to reduce its overall visual impact.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

The overall tone of the meeting was positive and supportive, with many seniors from the community attending and asking questions about the project during the Open House. During the facilitated Q&A a total of twenty-seven (27) people spoke; of which fifteen (15) stated that they were supportive; nine (9) asked questions without indicating support or opposition (questions ranged from food plans, to whether the courtyard got sun, to types of trees being planted, concern about sirens, etc). Two (2) speakers expressed hesitancy about the project and suggested it be included in the Edgemont refresh process.

C1: Love project, it is important for people in neighbourhood to know they have place to go when they need this type of housing.

Q2: This project is a good. I see 140 units, merchants in village, says would generate 40 off-street parking, village coming down to village have no place to park, need off street parking for village merchants. This project should offer 20 off street parking spots for village and merchants.

A2: 129 units proposed, car ownership at this age and stage diminishes, DNV requires 1 parking stall for every 3 units. There is secure parking underground. This project will not make demands on on-street parking

Q3: I have lived in my house for 53 years, I agree with this project. I don't see any affordable housing why is that?

A3: The rental units have been designed in accordance with people's ability to pay in this

Edgemont Seniors Living
Public Information Meeting Summary
March 13, 2013

neighbourhood. Don't have subsidized housing because this project would need density bonusing. This would require more than three storeys. Community has said they don't want any more height. So we cannot offer affordable non-market housing.

C4: Statement submitted by owner of Bakehouse was read: I support project it will increase customer base, increase traffic to village, part of building upgrade look and feel of village, increase general activity and diversity which contribute to the vibrancy of village feel.

Q5: Is there just one elevator at one end of building?

A5: We are considering 3 elevators – two for residents use and one for service use.

Q6: My understanding is that with these facilities there is a large increase in emergency responses. My understanding is that staff is not allowed to help people, even if they just trip and 911 must be called. I have small children, concerned about noise from sirens.

A6: In our facilities it is not true that if someone falls they are not picked up. Some of our staff have medical training, but it is not a medical facility. Ambulances would come for a medical emergency. When people need medical help our staff ensure a medical visit is conducted and this reduces the number of emergencies

C7: At recent Edgemont Village refresh the issue that Edgemont is a mountain village came up. Anytime we increase commercial ventures, it is not just one but what is coming next, another one around the corner such as Safeway site. I hope this does go ahead but I want community to plan it rather than developer

C8: I have been following this project because I live near Village with aging parents in Campbell River that will need to come closer so I am supportive of this development. It is perfect for Edgemont

C9: I live near Canyon Heights and I have a copy of the OCP here. I was involved in shaping the OCP and this is just the type of development that people who were involved in the OCP's planning hoped would come forward for this area.

Q10: Live on Edgemont, past Sunset Boulevard, my concern is what kind of trees are you planning to put around building?

A10: We have been careful to not plant conifers along Ayr and Woodbine, the trees can be 6 metres. Along backside of property planting flowering dogwoods, and maples

Q11: Seniors housing is a good idea. I think it is a little big, what is current zoning, what care level do you need to move people on

A11: Currently zoned single family. There are a minimum number of units required to make project economical. This project is independent seniors housing that is entry level. The model we are proposing is not a medical model, people need to be mobile. They are supported to live independently. We cannot provide medical care in situ.

C12: I visit Inglewood Lodge in West Van a 233-unit full-fledge medical facility. I talked to director and he said ambulances come 3 or 4 times a month, but rarely have sirens on.

Q13: Do the people get evicted if they are not well, what is the protocol?

A13: We are concerned that residents get best, safe continuum of care. We will take steps to contact resident's family to have them address acute care issues

Q14: I own one of the houses adjacent to this project. I moved in to the house in 2006. I was a bit worried but then I heard it was senior's facility I was happy. I am pleased that the people who have lived in this neighbourhood can continue to live here and my children will live in a community in a neighbourhood with diversity. I am supportive of the project.

C15: I live at Glenora and support project. I have parents in 90s my father recently moved to Inglewood. For over 15 years I had to drive across city to visit my parents in a facility like this. I think it is good for the neighbourhood and it is sustainable

Q16: Are the utility lines along Woodbine going to be buried? What about delivery trucks?

A16: Our preference is to underground the utility lines. We are in conversation with District engineering but still early in process to confirm. All deliveries are on property so not blocking, deliveries are scheduled in off peak hours and the trucks are sized to the order being delivered.

Q17: How are you going to keep this facility for people in the area?

A17: From a legislative point of view cannot put age restrictions on building. One discussion we have been having with Edgemont and Upper Capilano Community Association is how to assure people that live here are a priority is to have a 90 day process for people in the area to register.

Q18: As people move out would people who live in area be given preference?

A18: Yes, we believe that people will be from local catchment area because people want to stay where they have been residing.

Q19: I was at community planning meeting they said it was going to be a year long so will this project come after the Edgemont Refresh?

A19: DNV planner said it is likely this plan will come before because this project submitted preliminary application in 2012 in advance of Edgemont plan refresh. It focuses on commercial core on village core. This project is boundary.

Q20: What is the hurry to put this project through?

A20: The main difference is that the applicant came before Edgemont refresh process. It has not been rushed through but the process has been fulsome. We are balancing wishes of local community for progressive rate of change and developer interests that would like an efficient process. Note: There are copies here of Frank Ducote Urban Design Context study of the project available on resources table.

Q21: I have read a lot about this type of development and CMHC says typically these types of development have about 100 units. The OCP speaks to transition density guidelines. I would like to hear from the DNV planners as to how well this project meets those guidelines?

A21: Planner David Hawkins: OCP is a district wide document that is not focused on this site.

Edgemont Seniors Living
Public Information Meeting Summary
March 13, 2013

Transitional land uses range from 0.8 to 1.2 FSR as well higher land uses of 1.75 do exist in the portfolio. OCP did not consider land uses for this site.

Q22: Is parking included in rental of facility? How does dining facility work is it on a regular basis that you have to attend?

A22: Parking is included in lease arrangement for specific units. Meal programs are flexible programs. We find that once people get settled in they tend to stop using kitchens/kitchenettes and move to dining room with new friends. Meal plans are adjustable over time

C23: Two people that spoke hesitantly about project are younger than people. This is a real estate play from single family to commercial. My perspective is that it should be addressed as part of Edgemont Refresh because this moves goal posts, which will affect the Safeway site Grosvenor will want more density.

C24: We all want to retain charm of village. I don't want to see whole village under construction at same time so I want to see this project move forward before Refresh is finished.

C25: The North Shore is growing and with growth comes change. My daughter is 16 and is a volunteer at Capilano Seniors Centre she asked why are they putting them away. Retirement communities in Europe are integrated with recreation facilities, leisure, schools, and local entrepreneurs because it attracts local growth as people come for dinner, shop and visit. I fully support project

Q26: I lived on Crescent View since 1965, what rental rate are you planning. How practical is courtyard, does sunlight get in at different times of the year?

A26: The current thinking of rent spread is \$3,500 to \$5,000 including laundry, meal packages. They vary from unit to unit. The courtyard is 70 feet wide and 100 feet in the other dimension. Shadow analysis there is some shade but there is sun at all times of the year.

Q27: I have lived in community for 36 years, if I move in do I have to sell all my furnishings or can we bring our own furnishings?

A27: Units are provided unfurnished because people want to bring their own furnishings.

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MAY 27.13</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

April 23, 2013

File: 08.3160.20/043.000

AUTHOR: Ryan P. Malcolm - Manager, Real Estate & Properties

SUBJECT: Proposed Highway Closing and Dedication Removal Bylaw 7990 -
Canfield Crescent

RECOMMENDATION:

That:

1. Highway Closing and Dedication Removal Bylaw 7990 respecting a portion of Canfield Crescent, be introduced and given FIRST reading; and
2. A notice of the proposed road closure and disposition be published in a newspaper in accordance with requirements of the *Community Charter*.
3. An opportunity be provided for persons who consider they are affected by this Bylaw to make representations to Council.

REASON FOR REPORT:

Highway Closing and Dedication Removal Bylaw 7990 will authorize the closure and the raising of title to 904.97 square meters of a portion of road allowance known as Canfield Crescent (the "Road Allowance"), and will authorize the subsequent transfer of the Road Allowance to Edgemont Senior Living Inc., for the purpose of consolidation with adjacent 6 single family properties in order to construct a senior's living development. The Agreement is conditional upon the completion of the public process for both the necessary rezoning and Official Community Plan (the "OCP") amendments.

SUMMARY:

The District has entered into a conditional Agreement of Purchase and Sale (the "Agreement") with Edgemont Senior Living Inc. ("ESL") for the disposition of a 904.97 square metre (9,741 square feet) portion of Canfield Crescent, as shown in **Attachment 1**, for the appraised value of \$1,900,000. Prior to completing the transaction contemplated in the Agreement, the District must stop-up, close, and raise title to the Road Allowance as set out in the proposed Bylaw.

The Agreement is conditional upon the completion of the public process for both the necessary rezoning and Official Community Plan (the "OCP") amendments.

**SUBJECT: Proposed Highway Closing and Dedication Removal Bylaw 7990 -
Canfield Crescent**

April 23, 2013

Page 2

BACKGROUND:

Council held a closed meeting on February 25, 2013 in accordance with the provisions of Section 90 (1) (e) of the *Community Charter*. Staff presented a report with the recommendation to authorize Mayor and Clerk to execute the Purchase and Sale Agreement for the disposition of a portion of Canfield Crescent for the appraised fair market value of \$1.9M, subject to the necessary rezoning, OCP amendment and the required road closure process. Council authorized this recommendation.

EXISTING POLICY:

With respect to the procedures involved in the permanent closure and removal of road dedication please refer to Section 40 of the *Community Charter*, which is included as **Attachment 2**.

Timing/Approval Process:

In accordance with the provisions of Section 26 and Section 94 of the *Community Charter* a notice of Council's intention to adopt this bylaw must be published in a local newspaper once a week for two consecutive weeks. Council must then provide an opportunity for members of the community who consider they are affected by the bylaw to make representations to Council.

Concurrence:

The proposed Road Closure has been reviewed and approved by the Planning department and Engineering department.

Financial Impacts:

Vanessa Desbiens, AACI of the appraisal company Cunningham Rivard was hired to conduct a valuation for the road allowance. For the purpose of the appraisal the terms of reference assumed, "...the highest and best use of the subject property (the road allowance) is for assembly and zoning to allow a seniors' independent supported living rental residence..." Edgemont Seniors Living has agreed to pay the appraised fair market value of \$1,900,000.

Liability/Risk:

It has been determined that the loss of the road dedication will cause minimal impact to vehicular and pedestrian accesses in the area. There are utilities within the road allowance that the developer will have to address upon development of the proposed senior's living residence.

Social Policy Implications:

The DNV OCP is clear that there is urgent need for further options for Seniors' living in the municipality due to the rapidly aging population. The vision for 2030 within the OCP affirms the desire of the DNV as a place where, "...our seniors can remain in the community with their needs met in a dignified way."

**SUBJECT: Proposed Highway Closing and Dedication Removal Bylaw 7990 -
Canfield Crescent**

April 23, 2013

Page 3

our detached homes now have only one person living in them. This form of housing is expensive and presents a barrier to first-time buyers and to seniors wishing to downsize. With an effective 0% vacancy rate and a dwindling and aging rental housing stock, there are few options for renters."

Public Input:

There will be numerous opportunities for public input regarding this ESL proposal;

1. Public representation before adoption of the road closure bylaw
2. Public Hearing for the rezoning
3. Public Hearing for the OCP amendment

Conclusion:

Staff recommends that Council give the proposed Highway Closing and Dedication Removal Bylaw 7990 first reading and direct staff to publish the proposed road closure and subsequent disposition in a newspaper in accordance to the Community Charter.

Options:

1. Council to give the proposed Highway Closing and Dedication Removal Bylaw 7990 first reading and direct staff to publish the proposed road closure and d in a newspaper in accordance of the Community Charter.
2. Council does not give the proposed Highway Closing and Dedication Removal Bylaw 7990 first reading.

Respectfully submitted,



Ryan P. Malcolm
Manager – Real Estate and Properties

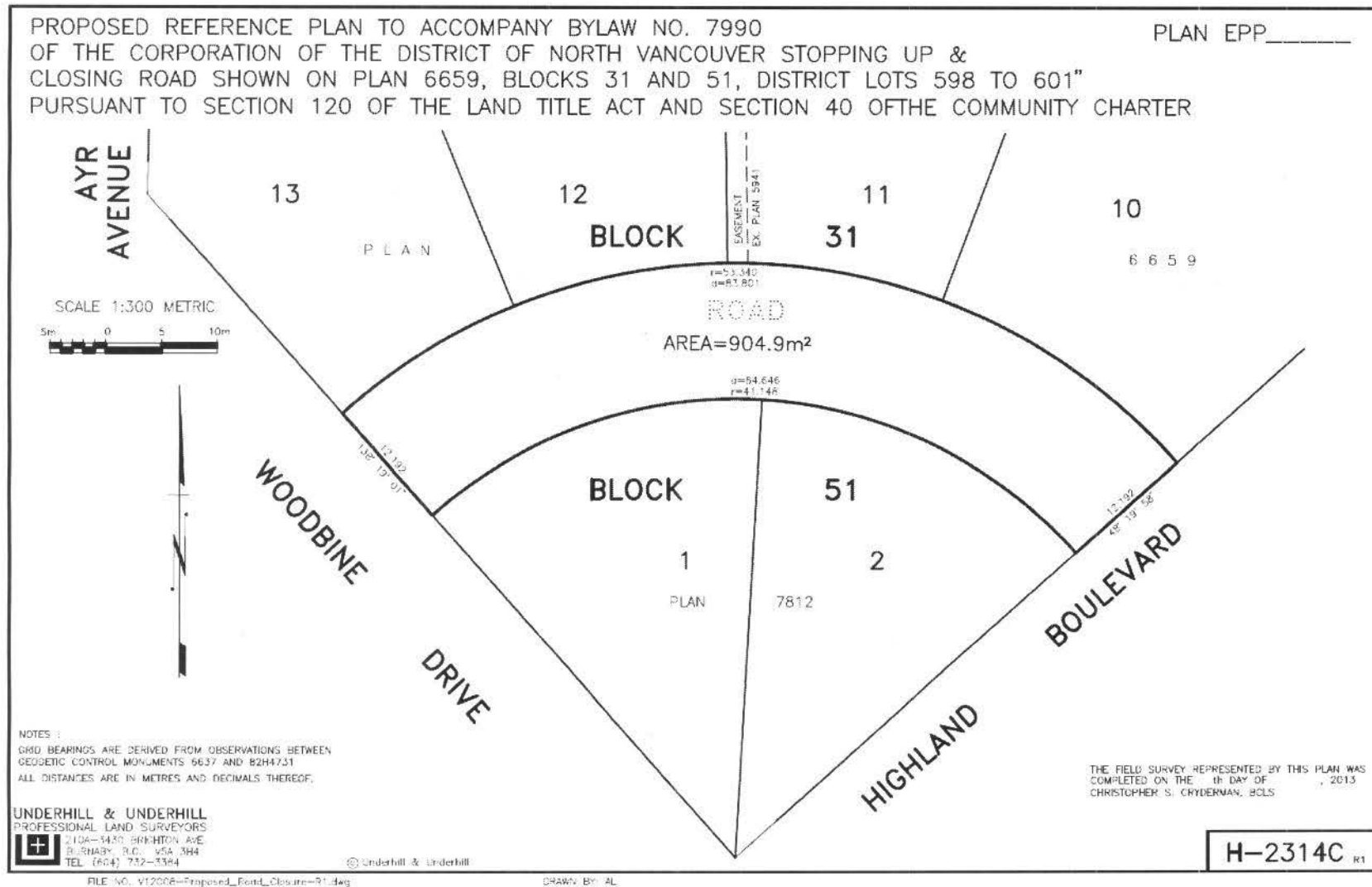
REVIEWED WITH:

☐ Sustainable Community Dev. _____
☐ Development Services _____
☐ Utilities _____
☐ Engineering Operations _____
☐ Parks & Environment _____
☐ Economic Development _____
☐ Human resources _____

☐ Clerk's Office _____
☐ Communications _____
☒ Finance *Xw* _____
☐ Fire Services _____
☐ ITS _____
☐ Solicitor _____
☐ GIS _____

External Agencies:
☐ Library Board _____
☐ NS Health _____
☐ RCMP _____
☐ Recreation Com. _____
☐ Museum & Arch. _____
☐ Other: _____

ATTACHMENT 1
Subject Road Allowance



Proposed Subdivision and Consolidation



ATTACHMENT 3
Section 40 – Community Charter

Permanent closure and removal of highway dedication

- 40 (1)** A council may, by bylaw,
- (a) close all or part of a highway that is vested in the municipality to all or some types of traffic, or
 - (b) reopen all or part of such a highway that has been closed.
- (2)** A council may, by bylaw, remove the dedication of a highway
- (a) that has been closed by a bylaw under subsection (1) (a), or
 - (b) that is to be closed by the same bylaw, or by a bylaw adopted by the council at the same time.
- (3)** Before adopting a bylaw under this section, the council must
- (a) give notice of its intention in accordance with section 94 *[public notice]*, and
 - (b) provide an opportunity for persons who consider they are affected by the bylaw to make representations to council.
- (4)** In addition to the requirement under subsection (3), before adopting a bylaw under subsection (1) (a), the council must deliver notice of its intention to the operators of utilities whose transmission or distribution facilities or works the council considers will be affected by the closure.
- (5)** A bylaw under subsection (2) must be filed in accordance with section 120 of the *Land Title Act* and, on filing, the property subject to the bylaw ceases to be a highway, its dedication as a highway is cancelled and title to the property may be registered in the name of the municipality in accordance with section 120 of the *Land Title Act*.
- (6)** As a limit on subsection (2), a council may not remove the dedication of a highway that was dedicated by the deposit of a subdivision or reference plan in the land title office if
- (a) the highway has not been developed for its intended purpose, and
 - (b) the owner of the land at the time the plan was deposited is the owner of all of the parcels created by the plan,
- unless the owner of the parcels consents.
- (7)** This section, and not section 30 *[reservation and dedication of municipal property]*, applies to cancelling the dedication of a highway.
- (8)** For certainty, this section applies to public highways under section 42 of the *Transportation Act*.

Bylaw 7990

The Corporation of the District of North Vancouver

Bylaw 7990

A bylaw to close and remove highway dedication.

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

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

1. Citation

This bylaw may be cited as "Canfield Crescent Highway Closure Bylaw 7990, 2013".

2. Bylaw to close and remove highway dedication

- 2.1 The portion of highway dedicated by Plan 6659 Blocks 31 and 51, District Lots 598 to 601 and shown outlined in bold of the Plan, attached to this bylaw as Schedule A, is closed to all types of traffic and the dedication as a highway is removed.
- 2.2 The Mayor and Clerk are authorized to execute and delivered such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

READ a first time this the

NOTICE given under Section 94 of the Community Charter this

OPPORTUNITY for representations to Council provided in accordance with Section 40 of the Community Charter.

READ a second time this the

READ a third time this the

Certified a true copy of "Canfield Crescent Highway Closure Bylaw 7990, 2013" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on this the

ADOPTED this the

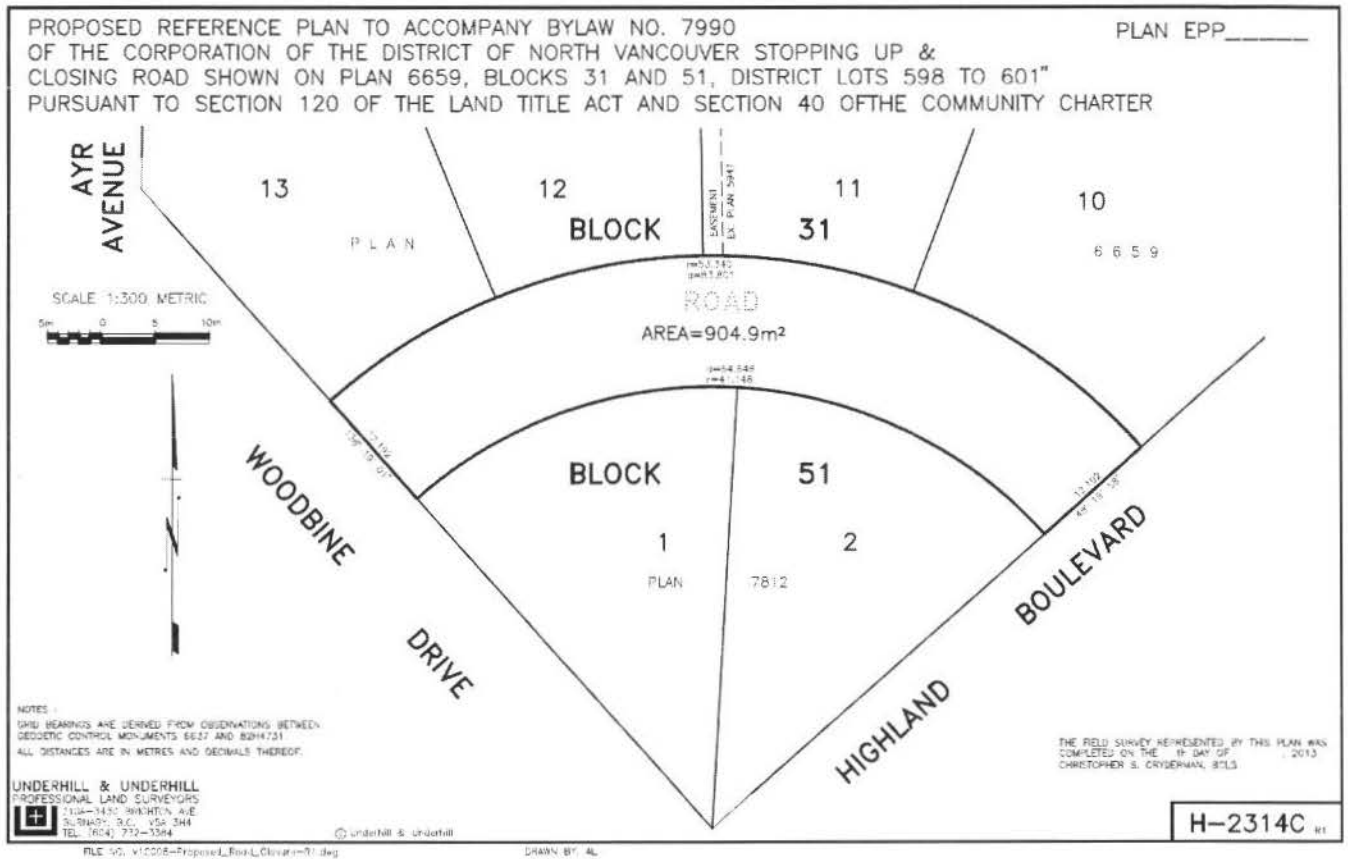
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A Road Closure Plan



THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager	GM/ Director	CAO
------------------	-----------------	-----

The District of North Vancouver REPORT TO COUNCIL

May 17, 2013

File: 14.7010.01/000.000

AUTHOR: Steve Feenstra

SUBJECT: Risk Based Fire Inspection Frequency Initiative

RECOMMENDATION:

THAT Policy 14-7280-1 Frequency of Inspections is approved.

REASON FOR REPORT:

To present Council with the amended Frequency of Inspections policy which goes to a more cost effective and efficient risk based model.

SUMMARY:

For many years fire inspections have been conducted annually or semi-annually based on property classification only. However, year after year, many inspected properties were not found to have any violations of the BC Fire Code while others required significant and repeated attention in order to achieve compliance. Therefore, it is our intention to transition to a risk based inspection methodology for the following major occupancy classifications:

Property Classification	Inspection Frequency Range
A1, A2, A3, A4 Assembly Occupancies	6 to 12 months
B1, B2, B3 Detention, Treatment, and Care Occupancies	6 to 12 months
C Residential Occupancies	12 to 36 months
D Business and Personal Services Occupancies	12 to 24 months
E Mercantile Occupancies	12 to 24 months
F1 High Hazard Occupancy	6 months
F2 Medium Hazard Occupancy	6 to 24 months
F3 Low Hazard Occupancy	6 to 24 months

This program would determine frequency based on a number of risk criteria including but not limited to:

- violation history;

- occupancy type;
- construction type; and,
- hazardous material quantity and location.

Under the proposed policy, multi-unit townhouses, which are currently inspected every 12 months regardless of compliance history could now be inspected anywhere from every 12 months to every 36 months, depending upon risk assessment and violation history. Small offices that offer personnel offices are currently inspected every 12 months and under the proposed policy could be instead inspected every 24 months.

It is important to note that High Hazard Occupancy properties, such as restaurants and high hazard industrial sites, will be inspected on a 6 month basis regardless of compliance history.

EXISTING POLICY:

- Policy 14-7280-1 Frequency of Inspections
- Fire Services Act

ANALYSIS:**Timing/Approval Process:**

The Policy needs approval to be implemented in 2013.

Financial Impacts:

The risk based inspection program would result in Fire Prevention staff spending less time inspecting consistently compliant properties; the estimated reduction in inspections would be from 3500 to 2500 annually. The decrease in inspections will allow the fire inspection fee to be discontinued and the revenue to be made up with integration into the business licence fee.

Liability/Risk:

Inspections will continue to be done on a regular basis with the frequency dictated by council policy.

Social Policy Implications:

With Fire Prevention staff spending less time inspecting consistently compliant properties, more time will be spent focusing on chronic violators as well as on Public Safety and Education programs including:

- Smoke Alarm Initiative
- Elementary School Fire and Life Programs
- Community Engagement opportunities (e.g. Cool Neighbourhoods Initiative)

Public Input:

The changes to the policy have been discussed with various business owners and property owners.

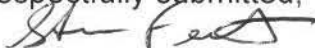
Conclusion:

The proposed risk based model for fire inspections represents an efficient and effective approach to public safety. High hazard properties will continue to be inspected on a frequent basis, while lower risk and consistently compliant properties will be inspected on a less frequent basis. The policy provides provisions to continue to inspect properties on a frequent basis as determined necessary by risk assessments.

Options:

1. THAT Policy 14-7280-1 Frequency of Inspections is approved.
2. Council could choose not to approve the policy.
3. Council could recommend amendments to the policy as presented.

Respectfully submitted,



Steve Feenstra
Deputy Fire Chief

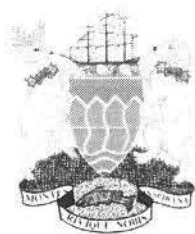
REVIEWED WITH:

☐ Sustainable Community Dev. _____
☐ Development Services _____
☐ Utilities _____
☐ Engineering Operations _____
☐ Parks & Environment _____
☐ Economic Development _____
☐ Human resources _____

☐ Clerk's Office _____
☐ Communications _____
☐ Finance _____
☐ Fire Services _____
☐ ITS _____
☐ Solicitor _____
☐ GIS _____

External Agencies:

☐ Library Board _____
☐ NS Health _____
☐ RCMP _____
☐ Recreation Com. _____
☐ Museum & Arch. _____
☐ Other: _____



The Corporation of the District of North Vancouver

COUNCIL POLICY

Title	Frequency of Inspections
Section	Protective Services

POLICY

It is the policy of Council that the District of North Vancouver Fire Services will conduct a regular system of fire inspections of premises within the Municipality as required by the Fire Services Act, Section 26(1).

Policy approved on: August 17, 1998

Policy amended on:

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

The District of North Vancouver Fire Services shall conduct annual fire inspections to reduce the risk to life and property from fire by using a risk based inspection methodology for the following major property occupancy classifications.

Property Classification	Inspection Frequency Range
A1, A2, A3, A4 Assembly Occupancies	6 to 12 months
B1, B2, B3 Detention, Treatment, and Care Occupancies	6 to 12 months
C Residential Occupancies	12 to 36 months
D Business and Personal Services Occupancies	12 to 24 months
E Mercantile Occupancies	12 to 24 months
F1 High Hazard Occupancy	6 months
F2 Medium Hazard Occupancy	6 to 24 months
F3 Low Hazard Occupancy	6 to 24 months

This program will determine inspection frequency based on a number of risk criteria including but not limited to:

- Past history of violations;
- Occupancy type;
- Construction type; and,
- Hazardous material quantity and location.

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager

GM/ Director

 CAO

The District of North Vancouver REPORT TO COUNCIL

May 14, 2013

AUTHOR: David Stuart

SUBJECT: North Vancouver Policing Committee Terms of Reference

RECOMMENDATION:

PURSUANT to the report of the Chief Administrative Officer, dated May 14, 2013, entitled "North Vancouver Policing Committee – Terms of Reference":

THAT Council endorse the amended Terms of Reference for the North Vancouver Policing Committee;

AND that the City of North Vancouver be advised of these new Terms of Reference.

BACKGROUND:

The North Vancouver Policing Committee met on October 16, 2012 and unanimously agreed to incorporate Public Input into the Terms of Reference by adding the following:

"Public Input

Individual members of the public or interested groups may submit a request to the Chairman to attend a Police Committee meeting in order to provide input on issues or matters of relevance to the Committee. If approved by the Chairperson, public input shall take place immediately following the Approval of the Agenda. Annually the Police Committee will advertise for and convene a Special Police Committee meeting open to the public for the purpose of reviewing the detachment's past year's performance and the next year's goals. Public input of no more than 5 minutes per person per instance will be allowed by the Chairman immediately following the staff presentation."

At the Regular District Council meeting on March 18, 2013 when the amendment to the Terms of Reference as recommended by the North Vancouver Policing Committee was considered, Council received a delegation from Mr. John Harvey suggesting an alternative model that would include citizen representation on the committee, as well as representation from the North Vancouver School Board and the Community Policing Offices in the District and City.

SUBJECT: North Vancouver North Vancouver Policing Committee Terms of Reference

May 14, 2013

Page 2

After considering the delegation's suggestion, District Council referred the matter back to the North Vancouver Policing Committee and requested comments on Mr. Harvey's proposed committee model.

Mr. Harvey also appeared before the City Council on December 3, 2012 and presented the same proposed model as noted herein.

DISCUSSION:

The committee model proposed by Mr. Harvey follows very closely along the lines of the City of Burnaby's Community Policing Committee. It is a large committee that includes citizen representation, along with representation from the Crime Prevention Society and the four community policing Districts. These terms of reference are currently under review, but no amendments have been agreed to at this time.

Mr. Harvey's proposal is not dissimilar to the structure that predated the current North Vancouver Policing Committee model. It was referred to as the Joint Police Liaison Committee (JPLC), and consisted of broader representation including School Board, business and citizens. It was disbanded in favour of the current model as it was felt to be less productive and that many of the issues are such that they are not available for discussion in a group this broad for reasons of confidentiality. The JPLC functioned more as a venue to introduce new officers and to provide general update on policing issues, but not the more substantive issues that are now discussed at the North Vancouver Policing Committee.

Contact has been made with a number of lower mainland municipalities to determine what other practices may be in place to enable the public to provide input into policing issues and priorities. Typically, other than the City of Burnaby, these opportunities take the form of town hall meetings bi-annually, or written communication to the Mayor and/or the CAO. The City of Surrey encourages interested citizens to address the Public Safety Committee, which is a multi-agency committee with participation by the Fire Service, Bylaw Enforcement and the RCMP. The RCMP also submits a quarterly report on its activities that is presented to Council, and once received becomes a public document available for review on the District's website.

The central issue appears to be the opportunity for members of the community to provide input on policing issues that impact the quality of policing in North Vancouver.

The earlier proposal of the North Vancouver Policing Committee was to provide for receiving delegations at its committee meetings, along with conducting a Special Police Committee meeting annually that is open to the public and widely advertised in advance of the meeting.

Alternatively, it has been suggested that the committee provide a public input session at the beginning of each of its meetings, whereby citizens could come before the committee to ask questions or offer comment. This would not require advance approval in the form of a delegation request. The meetings would also be open to the public with the exception of those issues that are confidential and must be dealt with in a closed meeting.

SUBJECT: North Vancouver North Vancouver Policing Committee Terms of Reference

May 14, 2013

Page 3

At its meeting on April 3, 2013, the North Vancouver Policing Committee (NVPC) unanimously endorsed changing the NVPC Terms of Reference to include provision for entertaining scheduled delegations at two meetings of the NVPC each year, with the requirement to submit a written request to appear, and limited to five minutes per delegation. It was also agreed that the RCMP prepare quarterly reports to the NVPC on its activities, crime stats, developing trends and/or other relevant information. The Committee would receive such report and refer it to the City and District Councils for information. This would become a public document.

Further to feedback from NVPC members a subsequent amendment was added to clarify the handling of complaints.

At its meeting on May 13, 2013, North Vancouver City Council approved the draft North Vancouver Policing Committee Terms of Reference with one amendment. After public input from Mr. Harvey, the Terms of Reference were amended to allow for 10 minute delegations rather than 5. City Council approved this change and informed the District.

Amended Terms of Reference are attached reflecting the foregoing proposals from the NVPC and the City of North Vancouver.

FINANCIAL IMPACTS:

The additional costs associated with these changes are minimal.

ATTACHMENTS:

1. Amended Terms of Reference as currently proposed by the North Vancouver Policing Committee and City of North Vancouver.

Respectfully submitted,

David Stuart
Chief Administrative Officer

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

NORTH VANCOUVER POLICING COMMITTEE

TERMS OF REFERENCE

PURPOSE

The North Vancouver Policing Committee acts as an advisory committee providing advice and recommendations on policing matters to the District and City Councils and the RCMP Officer in Charge (OIC).

OBJECTIVES

- 1) Reviews and provides recommendations to the respective Councils with respect to the Detachment's annual budget, revised budgets where applicable, as well as budgets pertaining to integrated teams, and work plans prepared by the OIC following an appropriate consultation process approved by the Committee.
- 2) Works with the OIC and senior staff to develop policies with respect to local policing matters including but not limited to performance measurement and reporting, staffing levels (including municipal employees working for the RCMP), Detachment administration and communication protocols.
- 3) Works with the OIC and senior staff to ensure that there is effective liaison and engagement between the Detachment and Council, municipal staff, community stakeholders, First Nations and other agencies.
- 4) Works with the OIC and senior staff to develop policy positions with respect to broad policing matters that arise from time to time including but not limited to regional, provincial, RCMP and federal policing matters. This may involve consultation with the respective Councils.
- 5) Works with Lower Mainland District Regional (LMDRPS) RCMP representatives with respect to selecting replacements for any OIC vacancies and provides recommendations to the RCMP on their preferred candidates.
- 6) Provides an oversight role with respect to the administration and implementation of the police contract with the Province and the RCMP. This may involve making representation to other Committees and participation in dispute resolution mechanisms.

MEMBERSHIP COMPOSITION

- Voting Members:** Mayor, City of North Vancouver
Mayor, District of North Vancouver
Chief Executive Officer, City of North Vancouver
Chief Executive Officer, District of North Vancouver
Councillor, City of North Vancouver (appointed)
Councillor, District of North Vancouver (appointed)
Officer in Charge, North Vancouver RCMP
- Non Voting Members:** Ops Support Officer, North Vancouver RCMP
Ops Officer, North Vancouver RCMP
- Term of Membership:** The councillor appointments are made annually by the respective Councils for a one year term, commencing January 1st of each year.
- A Chairperson shall be selected from the North Vancouver Mayors annually by the Committee for a one year term.

QUORUM

A quorum shall consist of four of the seven voting members.

DUTIES OF THE CHAIR

- 1) Preserve order and operating decorum.
- 2) The Chair is responsible to review the DRAFT minutes.
- 3) Two weeks prior to the set meeting date the Chairperson, respective CAO, OIC and Executive Assistant will meet for an agenda planning meeting.

MEETINGS

- 1) Meetings will be scheduled by the Committee but not less than four times per year.
- 2) A member who is unable to attend will inform the Recorder (venue planning).
- 3) The Chair does not make motions.
- 4) All motions will be seconded.
- 5) Informal discussion on any subject is permitted when no motion has been made.
- 6) All participants will provide prepared Updates regarding their respective areas and activities.

- 7) Documents (i.e. reports and updates) must be sponsored by a member of the Committee.
- 8) The Agenda will be sent two weeks in advance of the meeting.
- 9) The Order of Business for all meetings will be:
 - i) Call to Order
 - ii) Approval of Minutes
 - iii) Review of Format Agenda
 - iv) Approval of Agenda
 - iv) Governance
 - v) Standing Items
 - vi) Unfinished Business
 - vii) New Business
 - ix) Unresolved Issues Carried Forward
 - x) Correspondence
 - xi) Any Other Business
 - xii) Next Meeting Date
 - xiii) Adjournment

PROCESS

Utilize the report and update template(s). This ensures efficient information regarding a specific is provided, in order to make an informed decision or convey an update. The following outlines the process for submitting items and how the feedback and outcome is conveyed:

Agenda Package Submission

Use report or update template. Bullet format is allowed. Documents must be sponsored by a Committee member and are submitted.

Note that NOT all reports or updates submitted have to be presented. For instance, the Committee member may decide to bring the report or update to the meeting without presentation by the author.

Diary Date for Submission

One hard copy of the submission must be received by noon, three weeks prior to the scheduled meeting to the supporting administration.

****If you are unable to provide your submission by the diary date or have additional handouts for the meeting, please ensure you bring 10 copies (9 for participants and 1 copy for the record).**

Length of Presentation

Maximum of 10 minutes in duration. Please advise the Recorder, with submission of your documents, should you have any

technical requirements for presentation. Presenters are required to say for their length of the presentation only.

Policy Approvals, Reviews, Amendments

Can be made by the Committee and reviewed as appropriate with the respective Councils and/or appropriate RCMP representatives.

MEETING MINUTES

- i) The Recorder will be a designated municipal staff person from the Detachment or one of the respective municipalities, determined by the Chairperson.
- ii) The Recorder shall provide support services including the recording of minutes, distribution of agendas and supporting materials and meeting co-ordination.
- iii) A record will be kept of key discussion and action log.
- iv) Draft meeting minutes will be distributed.
- v) All minutes will contain a reminder to staff that the document is Confidential.
- vi) All minutes fall under the third party rule whereby the document is the property of the RCMP and loaned to the North Vancouver Policing Committee in confidence and it is not to be re-classified or further disseminated without the consent of the Officer in Charge, or designate.

EVALUATION

On an annual basis, between January and March, the North Vancouver Policing Committee will review the Terms of Reference and will re-affirm their representatives.


PUBLIC INPUT


Individual members of the public or interested groups may submit a request to the Chairman to attend **Special Police Committee meetings to be scheduled twice a year in order to enable members of the public to provide input on issues or matters of relevance to the Committee.** If approved by the Chairperson, public input **of no more than 10 minutes per person** shall take place immediately following the **commencement of the special meeting.** Public notification of the **Special Police Committee meetings** will be in accordance with the notification procedures adopted by the City and District of North Vancouver. The Agenda for the public meetings may include a review of the detachment's past year's performance and the next year's goals.

Complaints against RCMP members regarding conduct or investigations are to be dealt with through the normal procedures at the Detachment or the Commission for Public Complaints Against the RCMP, not at the public meeting.

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

May 17, 2013
File: 09.3900.01/000.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: Bylaw 7989: 2670 Lloyd Ave (Turning Point Recovery Home)

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)" is given SECOND and THIRD readings.

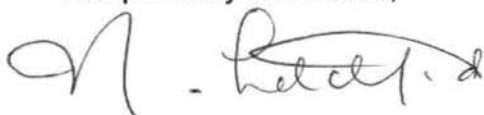
BACKGROUND:

Bylaw 7989 received FIRST reading on April 15, 2013. A Public Hearing was held and closed on May 7, 2013. The bylaw is now ready to be considered for SECOND and THIRD readings by Council. Of note, this bylaw will require Ministry of Transportation and Infrastructure approval following third reading before it can be considered for adoption due to its location within 800m of a controlled access highway.

Options:

1. Give the bylaw 2nd and 3rd readings;
2. Debate possible amendments to the bylaw and grant 2nd reading as amended followed by 3rd reading; or,
3. Abandon the bylaw at 1st reading.

Respectfully submitted,



Natasha Letchford
Deputy Municipal Clerk

Attachment: The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)

The Corporation of the District of North Vancouver

Bylaw 7989

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to amend the text of the Zoning Bylaw for Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 (2670 Lloyd Avenue), shown outlined in red on the Plan attached to this bylaw as Schedule A.

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)”.

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

Part 9 Park, Recreation and Open Space Zone Regulations is amended by:

- a) Amending Section 921, the Community Park (CP) Zone, by adding the following principal permitted use to Section 921.1

“(xiii) One dwelling unit of not more than 390 square meters to be used only as a group home for the care of not more than 9 persons, plus staff. Said dwelling unit may only be located on the Lot. For the purpose of this section, “group home” means group home as defined in Part 2 of this Bylaw modified only to permit up to 9 persons in care, and “the Lot” means that portion of the parcel legally described as Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID 011-072-725 outlined in bold and labelled as “Subject Area” on the sketch plan attached as Schedule A to the CP Zone

READ a first time this the 15th day of April, 2013

PUBLIC HEARING held the 7th of May, 2013

READ a second time the

READ a third time the

Certified a true copy of "Rezoning Bylaw 1293 (Bylaw 7989)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

ADOPTED this the

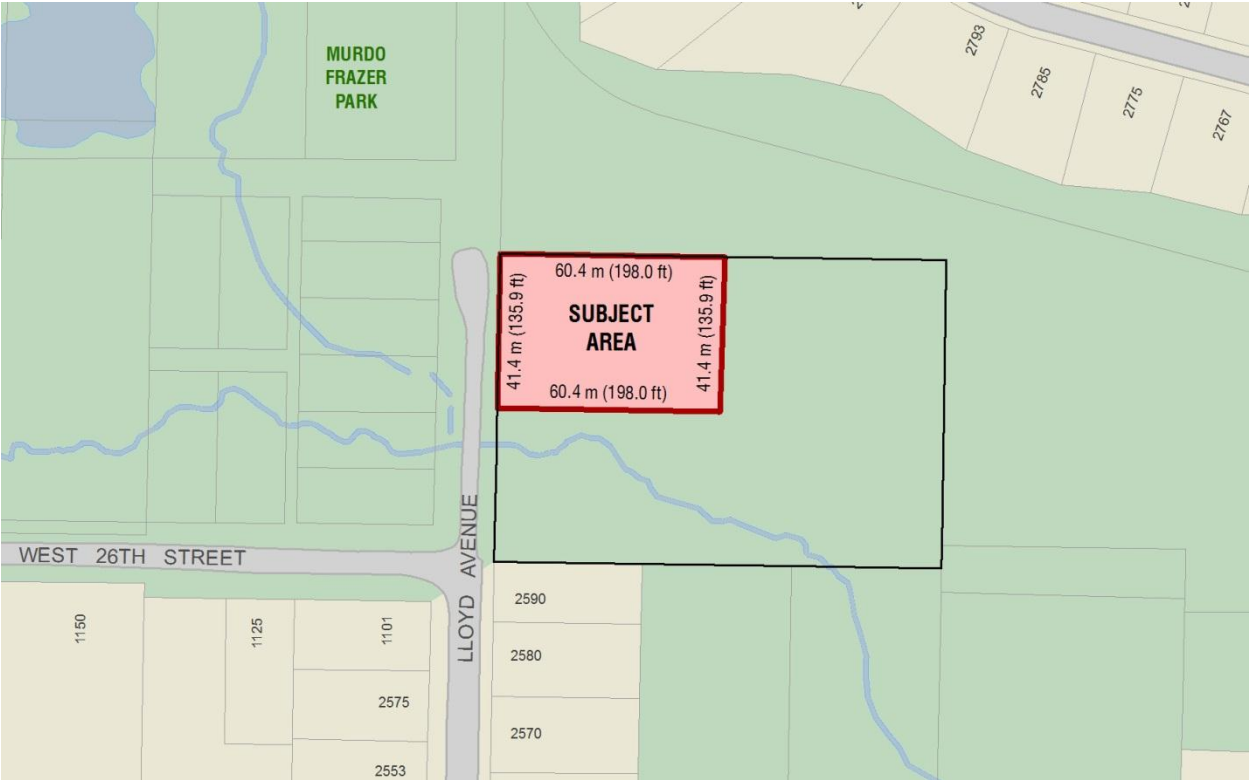
Mayor

Municipal Clerk

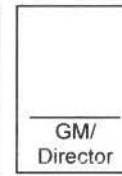
Certified a true copy

Municipal Clerk

Schedule A



AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 16, 2013
File: 09.3900.01/000.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: The District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)" is given SECOND and THIRD readings and is ADOPTED.

BACKGROUND:

Bylaw 7979 received FIRST reading on April 15, 2013. A Public Hearing was held and closed on May 7, 2013. The Bylaw is now ready for SECOND and THIRD readings. If there are no amendments required, the bylaw may also be adopted at the same meeting.

Options:

1. Give the bylaw 2nd and 3rd reading followed by Adoption;
2. Debate possible amendments to the bylaw and grant 2nd reading as amended followed by 3rd reading and Adoption; or,
3. Abandon the bylaw at 2nd reading.

Respectfully submitted,

Natasha Letchford
Deputy Municipal Clerk

Attachment: District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)

The Corporation of the District of North Vancouver

Bylaw 7979

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to add special minimum lot sizes for 962 Montroyal Boulevard (PID 005-277-175)

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)".

2. Amendments

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

- a. Part 3A Subdivision regulations is amended by adding a new row to the table in Section 310 Special Minimum Lot Sizes as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot E, Block 7, District Lot 594, Plan 3670	962 Montroyal Boulevard	366 m ²	10m	36m

READ a first time this the 15th day of April, 2013

PUBLIC HEARING held the 7th of May, 2013

READ a second time the

READ a third time the

ADOPTED this the


Mayor


Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MAY 27. 13.</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 15, 2013
File: 13.6480.30/005

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: Public Assembly Lands Strategy – Proposed Council Policy

RECOMMENDATION:

That Council approve the attached Council Policy "Public Assembly Lands Strategy" (Attachment A).

REASON FOR REPORT:

To provide a summary of the input received from the stakeholder and public consultations held in April, 2013 and to seek Council's approval of the attached "Public Assembly Lands Strategy" policy.

SUMMARY:

The proposed Public Assembly Lands Strategy provides a set of principles and criteria to guide the consideration of development proposals where a change in land use from existing public assembly uses would be needed. The importance of retaining these lands, which include schools, churches and recreation centres, in the long term for on-going community use and benefit is recognized in the District's Official Community Plan (OCP). This sentiment was further reflected in the feedback received from stakeholder and public meetings recently held at the District. The proposed Public Assembly Lands policy (attached) provides a rigorous filter to evaluate proposed changes to PA lands and an effective tool to inform Council decision making. An update to PA land zones is anticipated in the coming future to support this strategy, however further work and consultation on this matter is needed.

BACKGROUND:

Declining enrolments and congregations, aging infrastructure and other factors have led the School District, various Places of Worship and organizations to consider alternative uses on their PA lands. In response to such enquiries and changing community needs, the District retained Envision Planning to undertake an inventory and analysis of PA lands and develop a strategy to evaluate and effectively manage proposed changes to PA lands in the District. This initiative is intended to support the implementation of the OCP. The PA Lands Strategy

outlines a series of guiding principles and criteria for evaluating proposals for alternate uses or repurposing of PA lands.

Staff undertook the following activities in the development of the Public Assembly Lands Strategy:

- Conducted a Faith Leaders Workshop – October 9, 2012;
- Facilitated a Public and a Stakeholder Workshop of the draft PA Lands Strategy – April 9, 2013;
- Provided on-line feedback opportunities;
- Discussed the engagement strategy and the directions of the strategy with the OCP Implementation Committee;
- Discussed the draft PA Lands Strategy with School District #44 at the staff level and through Council and School Trustee Working Group;
- Prepared the proposed Council Policy on PA Lands based on consultant report and consultations.

EXISTING POLICY:

The Official Community Plan designates Institutional lands (PA Lands) as those intended predominantly for a range of public assembly uses such as schools, churches, recreation centres and public buildings while permitting some commercial and accessory residential uses. The OCP also includes a number of policies that recognize the value of PA lands and uses as important assets contributing to community well-being which are to be maintained in the long-term.

ANALYSIS:

The proposed Public Assembly Lands Strategy (attached) defines principles and criteria for considering proposed land use changes or repurposing of public assembly lands. The Strategy supports the OCP policies and objectives and provides a rigorous and practical tool for Council decision making on such proposals. In essence, the criteria first reinforce that retention of PA lands is a priority. Lease of such lands for compatible community purposes should be pursued where the current use is no longer viable (example, surplus schools). Key community assets such as playing fields should be retained and opportunities for associated community services maintained (e.g. daycares). Where no community need or use can be demonstrated now or for the future, a change of use may be considered with the provision of an appropriate community benefit. Public consultation and consideration of potential community impacts, including traffic implications are integral and must be considered in implementing the Public Assembly Lands Strategy. The importance of securing PA lands and facilities in OCP growth centres and along transit corridors is reflected in the PA lands strategy.

Overall, the strategy protects PA lands long-term while providing some flexibility where it can clearly be demonstrated that community assets are not impacted and appropriate community benefits are being created in the right places recognizing future growth and community needs.

Stakeholder and Public Input:

In October 2012, Envision consultants and staff met with approximately 30 different faith leaders from throughout District who gave input on needs of their communities regarding their places of worship and congregation's activities. Some faith communities in the District are growing and need space while others are declining and have aging facilities in need of upgrade and a "right fit" to their contemporary communities. Some flexibility of uses on church sites was generally seen as desirable.

In January 2013, District staff met with the Collaboration Sub-Committee on Strategic Land Management comprised of several School Trustees and Council members along with senior staff to provide an overview of the draft PA Strategy. School District representatives have commented on the need for flexibility of uses on their lands given current conditions and trends. It was suggested to examine sites currently under discussion of potential disposition using the draft PA Strategy criteria as part of their evaluation. Some concerns were expressed regarding the proposed approach of making PA zones more specific. Staff intend to review PA zones for Council's consideration in the coming future (Fall 2013) and acknowledge further assessment and consultation is needed.

Two facilitated workshops were held at the District Hall on April 9, 2013 to provide an overview of the draft PA Lands Strategy and an opportunity for discussion and input. The afternoon session was held for invited stakeholders (School District, faith group leaders and community service providers) while the evening session was open to the general public. Both sessions involved an overview presentation of the proposed PA Lands Strategy report, followed by breakout groups to discuss the draft recommendations. Approximately 30 people attended each session (60 attended in total).

Overall, the public input on the Public Assembly Lands Strategy indicated a high level of support for the draft guiding principles regarding the role of PA lands and the proposed criteria to guide consideration of change of use/repurposing of PA lands. Some concerns were expressed regarding the direction of proposed changes to the Zoning Bylaw, primarily around flexibility and the need to ensure that a reasonable range of compatible activities would still be permitted without having to rezone a site.

Further feedback was provided through a survey which was available on-line for several weeks. As well, paper copies were available at the workshops. The results of the survey (12 submitted) were consistent with the workshop feedback with comments emphasising the importance of retaining public assembly lands and support for the guiding principles and the criteria for considering proposed changes to PA lands. Some concern was expressed that community office use for non-profits was not identified as a use on PA lands. As with previous consultations, some concern was also expressed that the proposed zoning changes were too specific and not flexible.

Refinements to the proposed Public Assembly Lands Strategy arising from consultations

Feedback received from consultations informed minor changes and clarifications to the Public Assembly Lands Strategy principles and criteria, including:

- Identifying the importance of retaining PA buildings and uses, and not just lands;

- Identifying Town and Village Centres as key locations for new PA uses;
- Clarifying that where a potential change in use or repurposing is being considered, lease of the property or reuse for other public uses is preferred (over sale),
- Removing a previous reference to Community Amenity Contribution (CAC) rates which already reside within the CAC Policy,
- Clarifying that community amenities that are retained and/or replaced will be considered as part of the developer's CAC.

As noted, a review and update to PA zones will be undertaken in the Fall and is not included in the PA Strategy at this time (therefore Section C, 'Zoning Strategy' of Envision's background report will not be considered within the PA Strategy at this time).

Timing/Approval Process:

The School District has identified Monteray and Keith Lynn Alternate Schools as surplus in need of disposition, and the District is also reviewing an application from Lynn Valley United Church for partial repurposing of their site. Staff will ensure that relevant development proponents are made aware of the new PA Lands Council Policy and will apply the policy in the review of any proposed changes to PA lands.

Concurrence:

The PA Lands Strategy policy has been reviewed by the relevant District departments, including Development Planning and Real Estate and Properties.

Financial Impacts:

Maintaining PA lands for community benefit long-term and encouraging additional PA lands and facilities to be contributed in OCP growth centres and transit corridors is considered by staff as a wise approach to manage community assets.

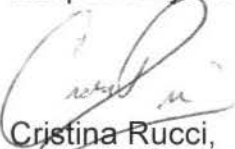
Social Policy Implications:

Access to Public Assembly lands and Public Assembly uses have become an essential component of the quality of life in the District, contributing to the sense of community and well-being that are highly valued by District residents.

Conclusion:

The attached Council Policy "Public Assembly Lands Strategy" provides a framework for Council to evaluate the repurposing or change of use of public assembly lands. The Strategy has been the subject of significant consultation, including review by affected stakeholders and District residents. Overall, feedback has been positive and there has been significant support expressed to move the Public Assembly Lands Strategy forward. While the policy is strong in its intent to maintain PA lands long-term, it does provide some flexibility for considering change where new development would better serve the community through the provision of new or the retention of existing public uses that address changing community needs. Staff will review the PA zoning bylaw in the fall and consult with residents and stakeholders in so doing.

Respectfully submitted,



Cristina Rucci,
Social Planner

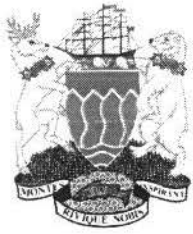
REVIEWED WITH:

<input type="checkbox"/> Sustainable Community Dev.	_____
<input type="checkbox"/> Development Services	_____
<input type="checkbox"/> Utilities	_____
<input type="checkbox"/> Engineering Operations	_____
<input type="checkbox"/> Parks & Environment	_____
<input type="checkbox"/> Economic Development	_____
<input type="checkbox"/> Human resources	_____

<input type="checkbox"/> Clerk's Office	_____
<input type="checkbox"/> Communications	_____
<input type="checkbox"/> Finance	_____
<input type="checkbox"/> Fire Services	_____
<input type="checkbox"/> ITS	_____
<input type="checkbox"/> Solicitor	_____
<input type="checkbox"/> GIS	_____

External Agencies:

<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Recreation Com.	_____
<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Other:	_____



The Corporation of the District of North Vancouver

COUNCIL POLICY

Title	Public Assembly (PA) Lands Strategy
Section	Facilities and Land

POLICY

It is the policy of Council that public assembly lands and uses are considered as ongoing community assets necessary to support community health and well-being.

Policy approved on:

Policy amended on:

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

The Guiding Principles as included in Section A and B of this Policy shall be considered as part of the review of any application which would require a change of use or repurposing of lands designated 'Institutional' (for Public Assembly use) in the District of North Vancouver's Official Community Plan Bylaw 7900.

A. Guiding Principles: Community Value and Role of Public Assembly (PA) Lands

1. Public Assembly lands were created to serve the social needs of the community, and Council supports retention of publicly used lands and buildings (where appropriate) for long-term community purposes to the greatest extent possible;
2. Existing public assembly lands (as well as buildings/spaces, where appropriate), should be retained within or near OCP designated growth centres as these areas will accommodate the majority of new growth in the District, and PA lands/buildings/spaces will be key components of community identity and social and cultural infrastructure;
3. Town and Village Centres are the priority locations for new PA uses, and the District will actively work to acquire additional public use lands and spaces in or near these centres through Community Amenity Contributions (including CACs

collected from rezoning in outer areas), through building spaces/lands negotiated during development approvals), partnerships with other agencies or public purchase.

4. All new PA lands/spaces should be accessible by transit and preferably integrated with other community infrastructure.
5. Council supports partnership models for PA lands/spaces/uses that may include revenue sharing and/or longer term leases with non-profit cultural, arts, athletic, recreational, social or other community organizations in order to increase the stability and financial viability of these groups and to create enduring, long-term community benefits.
6. More intensive use of existing PA lands is encouraged, and creative, flexible models of use that may involve co-location (several user groups within facilities) is supported.
7. Council will undertake consultation with user groups and organizations that use or require public assembly lands prior to formalizing policy directions for Public Assembly lands.

B. Potential Change of Use or Repurposing of PA Lands

1. Given the importance of community lands and facilities to the quality of life in the District, Council will consider the broader community interests as well as the neighbourhood effects of any proposed changes to land use or repurposing of Public Assembly (PA) zoned lands.
2. Where potential change of use or repurposing of PA lands is being considered, lease of properties or reuse for other public purposes is preferred in order to provide for changing community needs in the long term. Where this is not possible or practical, the criteria in item (3) will apply.
3. The following principles and criteria will be used as a framework to evaluate proposed changes to public assembly lands¹. This framework supplements the evaluation that is already undertaken as part of a rezoning or OCP amendment. The following criteria are not intended to prevent changes to PA lands from taking place, but to ensure that any change is in the public interest and provides an overall benefit to the community.

Any proposed change from the current public assembly use to another type of use, or to a different public assembly use, should:

- a) Fit with the overall land use directions and policies of the OCP and Town/Village Centres plans;

¹ Include portions of recommendations from March 9, 2004 staff report

- b) Provide a rationale for potential loss of any public uses, and confirm that the current zoned use is no longer viable or needed within the neighbourhood;
- c) Provide an overall benefit to the community and immediate neighbourhood;
- d) Demonstrate that no public use or deficiency has been identified that requires use of the land in question (for example, public space/lands in or near growth centres);
- e) Demonstrate that no viable alternative public use(r) has expressed interest in acquiring or leasing the property for public purposes, or that repurposing of the building/site for another public use is not feasible;
- f) Identify impacts of the new proposed use on the neighbourhood, including loss of community uses and focal point, heritage and environmental impacts, and identify means of mitigating these impacts;
- g) Demonstrate that the long-term social, recreational, educational or worship needs currently provided by the site can be met within the local community through other available facilities or services, or, are no longer needed in the community;
- h) Demonstrate that any future redevelopment is complimentary to surrounding land uses, except where off-setting community needs are provided as part of the new development (i.e. seniors, rental or affordable housing);
- i) Assist in providing replacement community services or facilities either on-site or alternative location;
- j) Complete a traffic impact assessment to determine potential impacts of increased traffic (including short-term parking or drop-off) at the site and adjacent neighbourhood, and identify means of mitigating traffic impacts;
- k) Undertake consultation and demonstrate support from general community;
- l) Result in no loss of playing fields, trails and other open space and recreational uses unless supported by the District of North Vancouver and North Vancouver Recreation Commission;
- m) Provide right of first refusal to DNV lands for properties that have high recreation value to the community (e.g. Playing fields);
- n) Identify any municipal investment on the site, including playgrounds, trails, field maintenance, sidewalks, roadways and other infrastructure and

identify means of compensating for any losses;

o) Identify effects on existing joint use agreements.

4. Community Amenity Contributions (CACs) – where rezoning or redevelopment of public assembly land is considered:

- a) Property owners will be required to provide community amenities or financial contribution to the District in accordance with the District's CAC policy;
- b) CAC contributions will be directed to meeting community needs within designated centres or other areas with identified deficiencies;
- c) On-site community amenities may be accepted where they fulfill community needs and/or retain some or all of the original public use functions as part of the new use (for example, affordable/non-market housing, daycare or community meeting space as part of a new development will be considered as forms of community benefits);
- d) Density transfer or other incentives may be considered where there is a net gain in community services or amenities.

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MAY 27, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

84 Dept. Manager	9.9 GM/ Director	CAO
------------------------	------------------------	-----

The District of North Vancouver REPORT TO COUNCIL

May 15, 2013
File: 13.6480.30/002.001

AUTHOR: Ross Taylor, Community Planner
Sarah Dal Santo, Section Manager Policy Planning

SUBJECT: Lower Lynn Town Centre Implementation Plan

RECOMMENDATION: That Council approve the attached Lower Lynn Town Centre Implementation Plan.

REASON FOR REPORT: To report on recent consultations with the community on the Lower Lynn Town Centre Implementation Plan and seek Council approval of the Plan as implementation policy supporting the Official Community Plan (OCP).

SUMMARY: Lower Lynn is a key Town Centre identified in the Official Community Plan and it is also a Frequent Transit Development Area. The Lower Lynn Town Centre (LLTC) Implementation Plan builds on the community vision and broad policy framework for this Centre as outlined in the OCP and provides more detailed policies to guide redevelopment over the next 20 years. With Council approval, the Implementation Plan will become policy to guide the review of development applications in this Town Centre.

The LLTC Implementation Plan policies aim to establish a Lower Lynn Town Centre that:

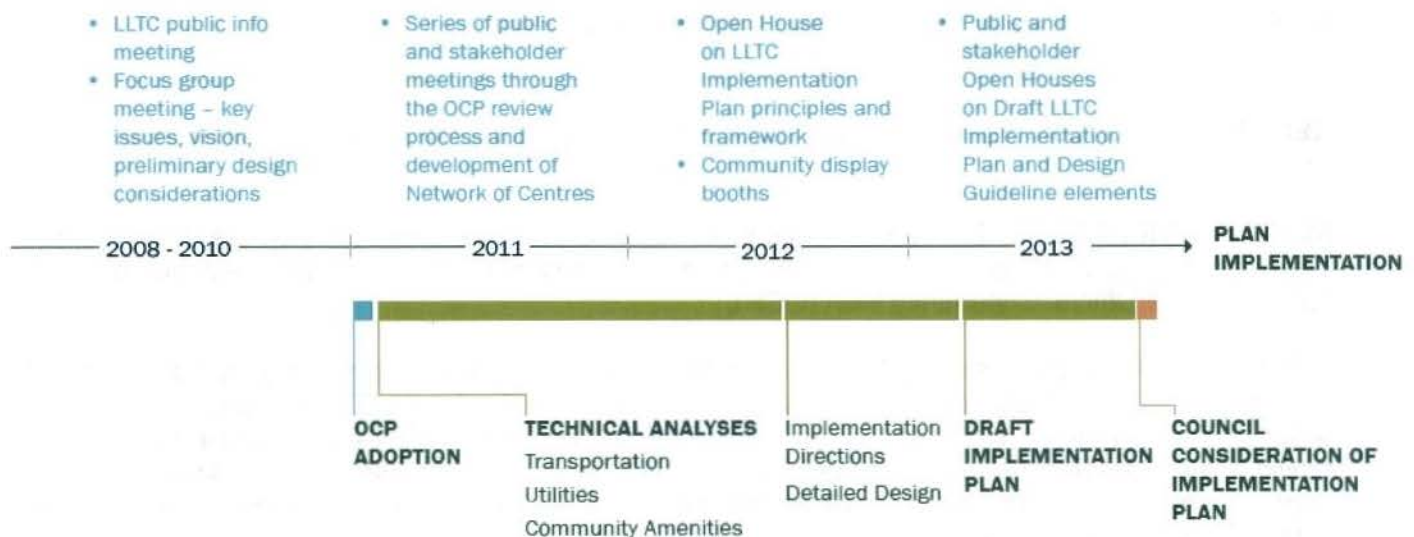
- directs new growth in a Frequent Transit Development Area (FTDA) that is well served by transit and close to jobs, retail, parks and community services;
- establishes a revitalized community with a community focal point including a mixed use community "heart" and a "high street" on Mountain Highway;
- facilitates a mix of housing types and tenures and promotes demographic mix;
- encourages economic development through the protection and intensification of light industrial uses and modest expansion of local serving commercial uses;
- includes engaging public spaces, new neighbourhood park space and urban plazas, and a range of community services to enhance liveability and social well-being;
- strengthens community connectivity through a network of safe and accessible pedestrian and cycling routes including a central "green spine";
- promotes public safety and security through streetscape and urban design;
- protects and enhances the Lynn Creek corridor and promotes green infrastructure, water and energy conservation, and alternative energy solutions towards a more sustainable community.

The LLTC Implementation Plan is the end product of a planning and engagement process that began in 2008. Throughout the consultation and engagement process, residents and businesses have

expressed a strong desire for rejuvenation in Lower Lynn. At engagement events on April 24 and 27, public and stakeholder responses indicated strong general support for the draft LLTC Implementation Plan and design elements.

BACKGROUND: In 2008 staff was directed to begin work on conceptual planning for the overall Lower Lynn area in response to development interest in Seylynn Village. A community vision and preliminary concepts for the LLTC were established with the aid of a focus group comprised of local residents and businesses. The Official Community Plan (2011) provided land use designations and a broad policy framework for the Town Centre. Subsequently, the results of transportation, economic and utilities modelling, together with public and stakeholder input, informed the establishment of planning principles and a detailed Concept Plan as a basis for the Lower Lynn Town Centre Implementation Plan policies and Design Guidelines.

LLTC IMPLEMENTATION ENGAGEMENT PROCESS



LLTC IMPLEMENTATION PLANNING PROCESS

Public engagement on the LLTC has been ongoing since 2008 and has occurred at every major milestone in the implementation planning process. Engagement has involved community and stakeholder workshops, open houses, focus group meetings, drop-in sessions, and community display booths that have enabled the community to be active participants in shaping the vision, concept plan and implementation policies for this Town Centre. Most recently, a series of two public and one stakeholder open house sessions were held on April 24th and 27th 2013. These meetings were well attended with approximately 200 people present in total. An additional meeting was also held with waterfront industry groups. Both verbal and written feedback reflected strong general support for the Draft Lower Lynn Town Centre Plan and draft design elements. Attachment 1 presents a brief summary of comments from these engagement events.

The District of North Vancouver has worked closely with Vancouver Coastal Health (VCH) on this and other designated centres to promote community health through healthy built environments and active living.

EXISTING POLICY: The Official Community Plan (OCP) identifies Lower Lynn Town Centre as one of four key centres where growth and revitalization will be focussed based on the Network of Centres.

LLTC is also designated by Metro Vancouver as a Frequent Transit Development Area recognizing its potential, through redevelopment, to achieve a mix and density of housing, commercial uses, employment and other services to support frequent transit service.

The LLTC Implementation Plan is intended to be used in conjunction with the OCP. The OCP land use designations and Town Centre policies (Schedule A of the OCP) lay the foundation for more detailed policies in the Lower Lynn Town Centre Implementation Plan. Design Guidelines specific to the LLTC are under development and are anticipated to be presented to Council in the next few months. These LLTC Design Guidelines will provide specific form and character and streetscape design elements needed to help shape the unique character and identity of the Town Centre, and will supplement the more general District-wide Development Permit Area Guidelines found in Schedule B of the OCP.

ANALYSIS: The OCP vision for the Lower Lynn Town Centre is: *“Lower Lynn will be a transit-oriented, mixed-use community comprised of a wide range of housing types for people of all stages of life, all incomes, with accessible place of work, convenient shopping and amenities. Over time, Lower Lynn will seek to become an outstanding model of urban living in harmony with the North Shore’s natural environment.”*

Land Use and Concept Plan: The District’s OCP land use map forms the foundation for the LLTC Concept Plan (see Figure 1). Land uses integrate multi-family residential, retail, light industrial and park uses into a revitalized, complete, transit oriented community and plan for approximately 3,000 units over the next 20+ years.

The establishment of a community “heart” including a multi-modal “high street” with a quality pedestrian realm provides a focal point for the community and helps to establish a distinctive Lower Lynn identity. Local retail, service and community uses such as the civic plaza are concentrated here to provide a central gathering place and to establish a vibrant community hub. High rise apartments are concentrated in Seyllynn Village, the Town Centre core, and south of Hunter Street adjacent to Seyllynn Park. Tower spacing is intended to protect views, to reduce shadows and to provide open space. High density mixed use buildings in the core have commercial uses at ground level and residential use on the upper floors.

Revitalization of the residential neighbourhood through redevelopment to low and medium density multi-family provides a diversity of housing forms including mid and low rise apartments, row-houses and townhouses. A mix of housing affordability and tenures provide a broad range of housing choice for people of all ages, incomes and at various life stages.

The light industrial and commercial areas west of Mountain Highway and along the Main Street corridor are maintained and enhanced through intensification and infill of light industrial uses to facilitate business development and economic growth. The LLTC Implementation Plan anticipates approximately 120,000 square feet of new local serving retail and 40-50,000 square feet of new office space. The majority of this new local serving retail, including a new grocery store, will be located on Mountain Highway in the Town Centre “heart”. The Implementation Plan identifies the south-west corner of Crown Street and Mountain Highway as a possible location for a new office building with commercial at grade. Opportunities for commercial or industrial choice of use are also shown for the two lots directly south as well as a portion of Main Street.

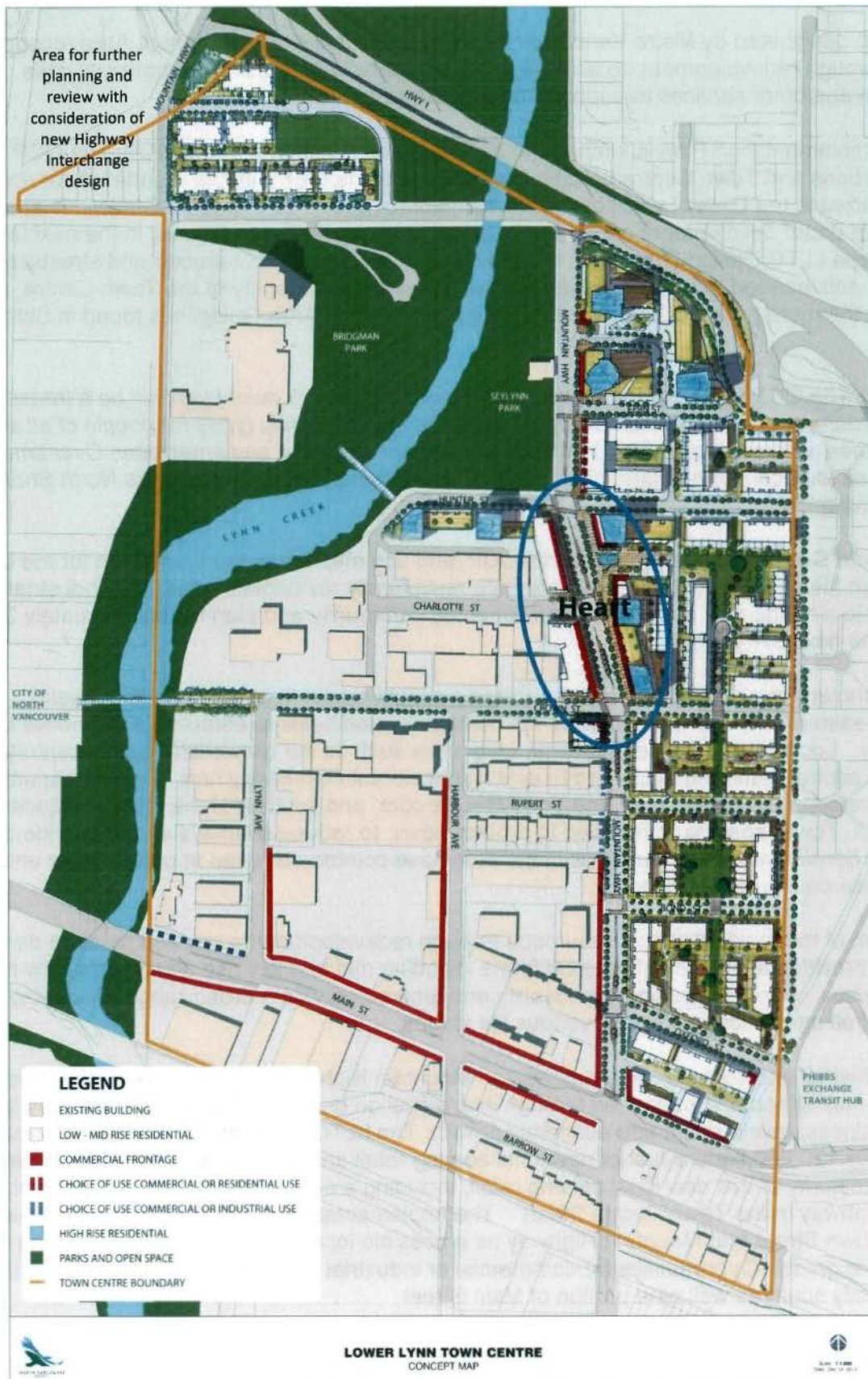


Figure 1. Lower Lynn Town Centre Concept Plan

Transportation Network: The Lower Lynn Transportation Study (Fehr and Peers, 2011) examined land use changes as proposed in the OCP and found that with potential build out, existing roads in the LLTC have the capacity to handle the projected growth. Further they found that each trip along Mountain Highway could be delayed by approximately one minute. The LLTC Implementation Plan proposes a number of road network improvements including:

- Extension of East Keith Road (condition of Seylynn Village rezoning approval). This new road will facilitate east-west traffic movements in the District and enable Fern Street to become a local road.
- Replacement of the East Keith Road Bridge (move from 2 to 4 lanes) with bike lanes and sidewalks on both sides.
- Reconfiguration of Mountain Highway as a multi-modal “high street” in the retail district between Crown and Hunter Streets with improved sidewalks, cycling facilities and on-street parking.
- Addition of a service lane parallel to Mountain Highway in the “heart” for commercial vehicle access and also to facilitate traffic circulation.
- Extension of Orwell Street to Oxford Street.
- Highway 1 improvements – The Ministry of Transportation and Infrastructure (MOTI) is currently preparing a new interchange design for the Lower Lynn area. District staff are working with MOTI to ensure that the new design has positive benefits for the LLTC and the District overall.

Redevelopment of the LLTC will support continued enhancement of frequent transit service in this area. Implementation Plan policies direct staff to work with TransLink on the redesign of Phibbs Exchange to facilitate improved access to the transit hub, efficient transit service, appropriate park and ride facilities, and improved integration/connection to the LLTC community.

The LLTC Implementation Plan parking strategy recognizes off-street and on-street parking as an integrated system. Adequate park and ride facilities may result in some cars being stored outside of the Town Centre and time-restricted parking can help improve parking turn-over. The Plan also sights opportunities for more people to take transit, walk and cycle enabling less residential parking to be considered for new developments in this FTDA.

The LLTC Implementation Plan promotes active transportation and community health through the establishment of an integrated pedestrian and cycle network. Comfortable walking and cycling environments, landscaped boulevards and new or upgraded greenways improve pedestrian and cycle access throughout the LLTC and to Lynnmour InterRiver, Park and Tilford and Phibbs Exchange. New pedestrian and cycle crossings are also proposed over Lynn Creek and over Highway 1 (in the longer term).

Parks and Open Space: The LLTC Implementation Plan identifies opportunities to expand and upgrade the parks and open space network to adapt to changing community needs and expected population increase while protecting the natural parkland areas along Lynn Creek. Key improvements include:

- A new neighbourhood park space south of Crown Street
- Expansion and upgrade of Marie Place Park
- A new central urban plaza and interconnecting mews to Marie Place Park
- A new “green spine” connecting neighbourhoods to Marie Place Park
- Enhancement of connections between all parks including Inter-River and Harbourview Parks that lie outside the Town Centre
- Redesign and upgrade of Seylynn and Bridgman Parks. This work will be informed by an integrated Seylynn and Bridgman Park study to address:

- possible reconfiguration of the Seylynn sports field
- incorporation of passive and un-programmed uses
- staging and parking areas in Bridgman Park
- skate bowl improvements
- opportunities for community gardens
- pedestrian crossings of Lynn Creek to link Seylynn and Bridgman Parks
- natural habitat protection
- New interior courtyards and other private open spaces associated with new development.

Community Amenities and Infrastructure: The provision of community amenities including engaging public spaces, community facilities and neighbourhood park space will enhance liveability and the social well-being of residents by providing ready access to services that match the needs of the growing population. Community Amenity Contributions (CACs) will be negotiated as part of rezoning on a site-specific basis according to CAC policies and strategies for OCP growth centres. Amenities will be provided through in kind (built amenities) and cash-in-lieu contributions. In addition to the public park enhancements as provided in the previous section, the Implementation Plan identifies the following additional community amenities for the LLTC:

- A modest scale community/recreation centre* (based on results of needs assessment)
- A childcare facility*
- A seniors facility*
- A satellite library
- A civic plaza in the Town Centre core and a series of smaller plazas at key corners
- A system of greenways (Hunter, Crown, Orwell, Oxford Streets)
- Affordable/non-market and special needs housing
- Public art (includes functional public art)
- Mountain Highway streetscape beautification

*A detailed needs assessment will be undertaken collaboratively with the North Vancouver Recreation Commission to assess the future demand for community and recreational services within a new community facility and to evaluate options for its location within the Town Centre heart.

Seylynn Village rezoning approval required the project to provide 70 affordable rental housing units. Redevelopment of the LLTC, partnerships with various agencies and potential leveraging of District-owned lands, could provide additional opportunities to increase the stock of affordable housing.

The process for determining community amenity contributions has been coordinated with the cost recovery expectations for infrastructure requirements in the new Development Cost Charges Bylaw. Key infrastructure requirements required to support projected development in the LLTC include:

- Parkland acquisitions and improvements
- Mountain Highway reconfiguration for multi-modal transportation and public realm improvements (includes some road widening)
- East Keith Road Bridge replacement
- East Keith Road extension
- Storm, water and sanitary utility upgrades

Sustainability Measures: Significant advancement towards a sustainable community will be achieved through the integration of land uses and a multi-modal transportation network to create an energy efficient, walkable, transit-oriented community with ready access to housing, jobs, retail and community services. Other key sustainability measures in the Implementation Plan include:

- A new district energy heating system
- Redevelopment in accordance with District Green Building standards

- Integrated stormwater management and other green infrastructure
- Electric vehicle charging infrastructure
- Community gardens and other urban agriculture opportunities
- Composting, recycling and organic waste collection

The LLTC Implementation Plan also includes a strategy to monitor progress towards achieving the objectives and policies of the Plan towards a more sustainable community.

Anticipated Timing of Development and Review Process: At the recent public and stakeholder events questions arose regarding the timing of development and the development process. Staff explained that redevelopment according to the LLTC Implementation Plan is anticipated to take place incrementally over 20 years or more. Factors such as property owners' interest, the market and community input will affect the rate of change. Development applications will be evaluated against the LLTC Implementation Plan, the OCP and other applicable policies and bylaws. Rezoning applications require a public process including a public information meeting and public hearing.

The Ministry of Transportation and Infrastructure plans for the reconfiguration of the TransCanada Highway at Brooksbank could have potential implications for lands north of East Keith Road. Parcels west of Mountain Highway including the Keith Lynn Alternative School site are identified in the LLTC Plan as an area needing further review once more details of the interchange design are available.

To minimize construction impacts on the community, development proponents will be required to provide construction management and traffic control plans as well as an effective communications plan for construction activities. Utility upgrades will also be coordinated with redevelopment.

With the adoption of the LLTC Implementation Plan, staff anticipate receiving a preliminary development application submission from Ledingham McAllister for the key catalyst site in the Town Centre heart.

Street/Place Naming: At the recent engagement events members of the community were asked to submit potential ideas for naming new streets, community facilities and the Town Centre itself. The District's newly formed Place Naming Committee will review this and other input, and make recommendations for Council's consideration.

Timing/Approval Process: With Council's approval, the LLTC Implementation Plan will become policy to guide the review of development applications in this Centre. The LLTC Design Guidelines are being completed and will be presented to Council for consideration in the next few months.

Concurrence: The Lower Lynn Town Centre Implementation Plan was prepared in collaboration with Development Planning, Transportation, Parks, Engineering, Real Estate, Finance as well as the North Vancouver Recreation Commission and the Arts Office.

Financial Impacts: The LLTC Implementation Plan is anticipated to bring long term economic benefits through servicing efficiencies achieved by concentrating residential and commercial uses and an increased tax base resulting from increased economic activity. Redevelopment projects will also assist in providing necessary community amenities that would otherwise have to be funded through increased taxes.

Liability/Risk: The LLTC Implementation Plan is consistent with the OCP and does not expose the District to any particular liability or risk. The District solicitor has reviewed the Implementation Plan.

Social Policy Implications: The LLTC Implementation Plan promotes housing choices, demographic mix, access to employment, active living (walking and cycling), provision of community facilities and services, new park space and establishment of a sense of place/belonging - all of which will help enhance the health and well-being of residents.

Environmental Impact: The LLTC Implementation Plan is expected to provide net benefits to environmental health through Lynn Creek corridor protection and enhancement, rainwater best management practices, green buildings and infrastructure, street trees and urban landscaping improvements, energy and water conservation, and the introduction of a district energy system.

Public Input: Approximately 200 people attended the open houses held on April 24th and 27th. The draft plan was well received and generally supported by the vast majority of the people in attendance. Overall a desire to move forward with the Implementation Plan was expressed.

Conclusion:

The Lower Lynn Town Centre Implementation Plan is presented for Council's consideration and approval. As a policy document that has been reviewed for consistency with the District Official Community Plan, there is no bylaw adoption requirement.


Options: Council may:

1. Approve the Lower Lynn Town Centre Implementation Plan (this is the recommended option).

Alternatively, Council may:

2. Advise staff of specific revisions or alternative directions regarding the Lower Lynn Town Centre Implementation Plan and instruct that these be addressed prior to Council's consideration of approval.

Respectfully submitted,


Sarah Dal Santo,
Section Manager Policy Planning


Ross Taylor
Community Planner

Attachments:

1. Brief summary of comments from public and stakeholder engagement events.
2. Lower Lynn Town Centre Implementation Plan

REVIEWED WITH:		
<input checked="" type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input checked="" type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input checked="" type="checkbox"/> Utilities _____	<input checked="" type="checkbox"/> Finance  _____	<input type="checkbox"/> NS Health _____
<input checked="" type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input checked="" type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input checked="" type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input checked="" type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input checked="" type="checkbox"/> Other: <i>Public Arts Office</i> _____

Brief summary of comments from public and stakeholder engagement events held on April 24 and 27, 2013.

Page 9

Land Use and Density

- Support for high density in the Lower Lynn Town Centre
- Support for towers on Mountain Highway and lower forms moving away from the heart
- Establish more densification on Marie Place and Orwell Street
- Concern for high rises and population increase
- Focus density close to transit
- Avoid towers next to Lynn Creek
- Will the DNV commit to the building heights as shown or seek to increase later?
- Has the DNV considered impacts of new growth for fire, police, hospitals, schools?

Transportation

- Limit traffic on Mountain Highway to local traffic only, with no thru traffic to the bridge
- Improve ingress and egress from LLTC and to Highway 1 and Second Narrows Bridge
- Concern that new growth will add to traffic
- Need for increased east-west road capacity
- Need another crossing for cars over Lynn Creek
- Support for frequent transit service
- Ensure transit improvements occur at same time as redevelopment
- Need for improved bus service to Downtown Vancouver
- Improved bike connections throughout the community and to Phibbs Exchange
- Support for Crown Street pedestrian/cycle crossing
- Reconsider crosswalks on East Keith Road extension (eliminate one on Keith Road)
- Can the "heart" be car free? Provide car free streets where children can play
- Reduce road parking but not underground parking

Housing

- Encourage affordable and alternative forms of housing (rental, strata rental etc.)
- Need stronger commitment to provide affordable housing, not just encourage
- Mixed housing to accommodate a range of age groups
- Establish seniors housing on Hunter Street south of Seylynn Park

Employment Lands and Local Economy

- Needs more focus on job creation and economic development
- Why not revitalize commercial areas?

Community Amenities

- What and where is the community centre?
- Locate the community centre on Seylynn Park
- Celebrate water with the arts
- Less emphasis on public art
- Need library

Parks and Open Space

- Support parks and greenways
- Need to meaningfully integrate Seylynn Park
- Provide more parks and green space
- How much park space will be provided?

Environmental Protection

- Stronger environmental protection and wider setbacks for Lynn Creek
- Concern regarding Lynn Creek crossings and potential environmental impacts
- Need air quality monitoring for port expansion

Urban Design

- Strong, clear community identity
- Use "authentic" building materials, no fake rock
- LEED gold or equivalent

LOWER LYNN TOWN CENTRE IMPLEMENTATION PLAN



Prepared for
Council Consideration on
May 27, 2013

Table of Contents

A. Introduction

- Local Context
- Vision for the Lower Lynn Town Centre
- Implementation planning and engagement process
- How to use this document and relationship to the OCP
- Realizing a Sustainable Implementation Plan

B. Planning for a Mixed Use Town Centre

- Concept Planning Principles
- Concept Plan for the Lower Lynn Town Centre
- Land Use and Density
- Community Identity and Urban Design
- Built Form and Heights

C. Housing Choices

- Housing Diversity
- Housing Affordability

D. Economic Vitality

- Commercial Uses
- Industrial Uses

E. Transportation System

- Road Network
- Transit
- Walking and Cycling
- Parking Management

F. Public Realm and Community Amenity Strategy

- Parks and Open Space
- Community Facilities
- Public Art
- Community Amenity Strategy
- Community Services

G. Environmental Protection and Energy Efficiency

- Environmental Protection
- Energy Efficiency and Greenhouse Gas Reduction

H. Community Infrastructure

- Rainwater Management
- Waste Management
- Water and Sanitary Sewer
- External Utilities

I. Development Permit Areas in Lower Lynn Town Centre

J. Recommendations for Implementation

K. Monitoring implementation towards a more sustainable Lower Lynn Town Centre

List of Figures

- Figure 1.** Network of Centres from the OCP
- Figure 2.** LLTC implementation planning and engagement process
- Figure 3.** Lower Lynn Town Centre Concept Plan
- Figure 4.** Illustrative sketches of the Lower Lynn Town Centre
- Figure 5.** Illustrative sketch of Town Centre core looking south-east towards the central plaza
- Figure 6.** Lower Lynn Town Centre Land Use Map
- Figure 7.** Illustrative sketch of approximate building heights along Mountain Highway from Seylynn Village to Crown Street.
- Figure 8.** Approximate stepping and variation of building heights per the LLTC Concept Plan
- Figure 9.** Proposed Road Network Map for Lower Lynn Town Centre
- Figure 10.** Illustrative cross-section of Mountain Highway in the Lower Lynn Town Centre core
- Figure 11.** Transit network map
- Figure 12.** Proposed pedestrian and cycling network for Lower Lynn Town Centre
- Figure 13.** On-street parking strategy for Lower Lynn Town Centre
- Figure 14.** Parks and open space network for Lower Lynn Town Centre
- Figure 15.** Sample community amenities for the Lower Lynn Town Centre
- Figure 16.** Proposed District Energy network
- Figure 17.** Water main upgrade concept for the Lower Lynn Town Centre
- Figure 18.** Sanitary sewer upgrade concept for the Lower Lynn Town Centre
- Figure 19.** Lower Lynn Town Centre Form and Character DPA area map

List of Tables

- Table 1.** Land use designations for Lower Lynn Town Centre

A. Introduction

Local context

Lower Lynn is one of four key designated centres in the Official Community Plan's (OCP) Network of Centres. Centrally located within the District of North Vancouver (District) at the Second Narrows bridgehead and connected to Lower Lonsdale via Main Street/Low Level Road, Lower Lynn has good access to Phibbs Exchange and frequent transit, significant parks and natural amenities, employment lands and regional commercial along Main Street.



Figure 1. Network of Centres from the OCP

Redevelopment of the existing residential areas provides an opportunity to protect employment lands, to rejuvenate the residential areas through quality urban design and place making, to increase connectivity between neighbourhoods that have been isolated by the TransCanada Highway, and to establish a central community "heart" or focal point that serves as a hub for community services and facilities.

Revitalization of the Lower Lynn Town Centre, including a range of new multi-family housing and affordability options, will make it easier for local businesses to attract and retain new employees. In addition, young working adults (20-40 year olds) and their families, seniors looking to downsize and first time home buyers from the North Shore and elsewhere, are anticipated to move here to take advantage of new housing options, jobs, ready access to transit, parks, trails and other amenities.

This **Lower Lynn Town Centre Implementation Plan** responds to the Official Community Plan policies and direction identifying the need for a detailed implementation plan and design guidelines to inform redevelopment of this area in a manner that is consistent with the community's vision for this centre. The Lower Lynn Town Centre Implementation Plan also provides policy direction to guide growth and change in the Lower Lynn Town Centre to 2030. Recognizing that it may take 20 years or more for the area to be fully redeveloped, the plan allows for incremental change over time so that areas outside of the core area can continue to function as they do now until such time as they are ready for change.

Vision for the Lower Lynn Town Centre

The Official Community Plan vision for the Lower Lynn Town Centre, developed in consultation with the local community is:

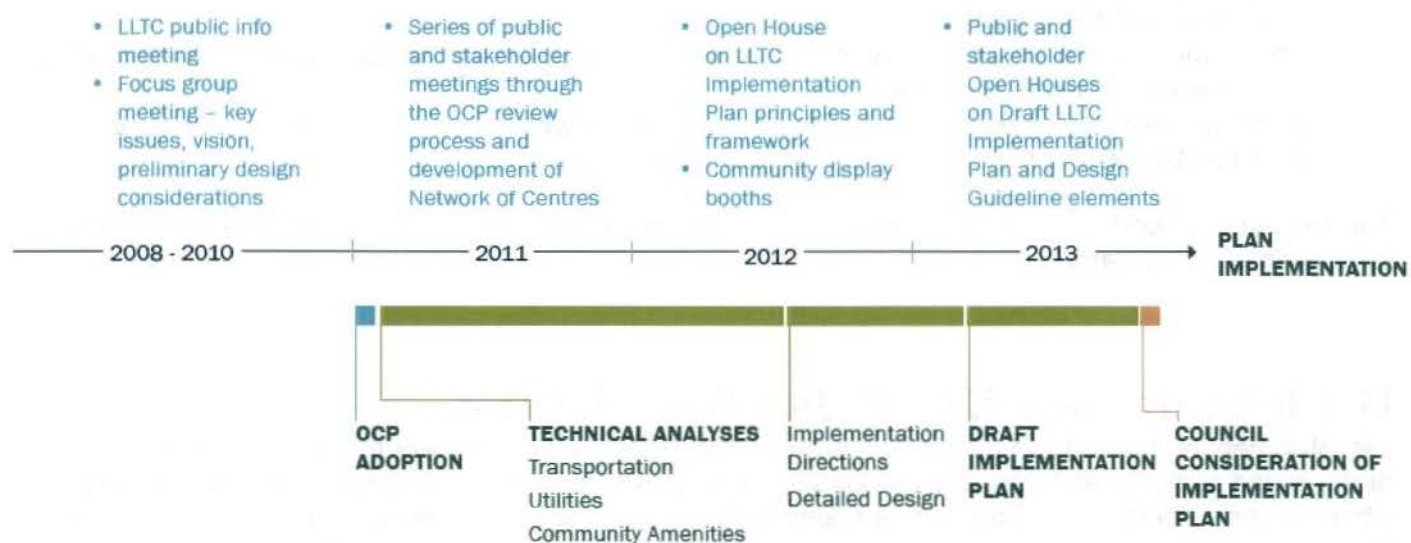
Lower Lynn will be a transit-oriented mixed use community comprised of a wide range of housing types for people of all stages of life, all incomes, with accessible places of work, convenient shopping and amenities. Over time, Lower Lynn will become an outstanding model of urban living in harmony with the North Shore's natural environment.

Implementation Planning and Engagement Process

Following adoption of the Official Community Plan (2011), implementation planning work on the Lower Lynn Town Centre involved: undertaking a series of technical transportation and economic analyses, conducting public and stakeholder consultation, and establishing planning principles and a detailed Concept Plan as a basis for the Lower Lynn Town Centre Implementation Plan and Design Guidelines.

Public engagement on the Lower Lynn Town Centre has been ongoing since 2008 and has occurred at every major milestone in the implementation planning process. Engagement has involved community and stakeholder workshops, open houses, focus group meetings, drop-in sessions, and community display booths that have enabled the community to be active participants in shaping the vision, concept plan and implementation policies for this Town Centre.

LLTC IMPLEMENTATION ENGAGEMENT PROCESS



LLTC IMPLEMENTATION PLANNING PROCESS

Figure 2. Lower Lynn Town Centre implementation planning and engagement process

The District of North Vancouver has worked closely with Vancouver Coastal Health (VCH) on this and other designated centres to promote community health through healthy built environments and active living. VCH has played an important role in building awareness and providing a strong voice for proactive measures to promote community health.

How to use this document and relationship to the Official Community Plan

This Lower Lynn Town Centre Implementation Plan represents a long-term vision to 2030 to guide future redevelopment, growth and changes to this area. This document is to be used in conjunction with the Official Community Plan (OCP). The OCP land use designations and Town Centre policies (Schedule A of the OCP) lay the foundation and policy directions for the Lower Lynn Town Centre. Guided by and consistent with the OCP, this Implementation Plan provides more detailed policies and implementation actions to guide redevelopment of this Town Centre in accordance with the OCP. In the event that there is any inconsistency between this Implementation Plan and the OCP, the OCP governs.

The general, District-wide Development Permit Area Guidelines found in Schedule B of the OCP apply to redevelopment in this area. In addition, the supplemental Design Guidelines specific to the Lower Lynn Town Centre outline the specific form and character and streetscape design elements to help shape the unique character and identity of the Town Centre.

Realizing a Sustainable Implementation Plan

Lower Lynn Town Centre has the potential to become one of the most sustainable communities in the District of North Vancouver.

Building on the vision of the Official Community Plan (OCP) as an Integrated Sustainable Community Plan, this Implementation Plan guides the redevelopment of the Lower Lynn Town Centre towards social, economic and environmental sustainability by:

- directing new growth in a frequent transit development area (FTDA) that is well served by transit;
- integrating a range of housing choices, community facilities and services to promote social interaction and demographic mix;
- encouraging economic development through the protection of light industrial lands and expansion and renewal of commercial uses;
- providing new park space and promoting environmental protection, watershed enhancement, green infrastructure, energy and water conservation.

This Implementation Plan also provides recommendations for monitoring progress towards overall Plan objectives and OCP targets.

B. Planning for a Mixed Use Town Centre

Establishment of a mixed use centre with easy and enjoyable walking access to retail, community facilities and services, and jobs is an important first step towards creating a very liveable, healthy and vibrant community for current and future residents and businesses. The community's vision for this Town Centre is illustrated by means of a Concept Plan (Figure 3) and supported by land use and other policies in this Implementation Plan. Both conceptual and land use planning for this mixed use Town Centre have been shaped by extensive community and stakeholder input.

Concept Planning Principles

The following planning principles, established in consultation with stakeholders and the public, were used to guide the development of the Lower Lynn Town Centre Concept Plan and the framework for this Implementation Plan.

Create a new Town Centre for Lower Lynn that:

Mixed Use

- Integrates multi-family residential, retail, light industrial and park uses into a revitalized, complete, transit oriented community.
- Provides a community focal point including a mixed use community "heart" with a "high street" on Mountain Highway between Crown and Hunter Streets.
- Encourages economic development through the protection and intensification of light industrial uses, and modest expansion of local-serving commercial uses.

Multi-Modal Transportation Network

- Strengthens community connectivity through a network of safe and accessible pedestrian and cycling routes including a central "green spine".
- Supports and facilitates access to the frequent transit network.
- Redirects east-west local District traffic via the East Keith Road extension.

Housing Choices

- Revitalizes the residential neighbourhood and encourages innovative housing forms close to employment, transit, retail and community services.
- Facilitates a mix of housing types and tenures to accommodate people of all ages, abilities and incomes for the next 20 years.

Public Realm and Community Amenities

- Establishes a unique community identity and sense of place referencing nature, outdoor recreation and elements of the industrial character.
- Enhances liveability and social well-being through provision of engaging public spaces, new neighbourhood parks and urban plazas, and a range of community services.
- Promotes public safety and security through streetscape and urban design.

Environmental Protection and Green Infrastructure

- Protects and enhances the Lynn Creek corridor and encourages a healthy urban forest canopy.
- Promotes green infrastructure, rainwater management best practices, water and energy conservation, and alternative energy solutions towards a more sustainable community.

Concept Plan for Lower Lynn Town Centre

The District's Official Community Plan (OCP) land use map forms the foundation for the Lower Lynn Town Centre Concept Plan. The Concept Plan (Figure 3) has also been informed by community input, economic and transportation analysis, and the concept planning principles specific to the Lower Lynn Town Centre.

Under the Concept Plan, the most significant change is proposed for existing residential areas east of Mountain Highway. Existing employment lands west of Mountain Highway will retain their current uses with the ability to redevelop and intensify light industrial uses in a manner that is consistent with the Zoning Bylaw and the OCP.

Note that while it provides greater detail and finer grain of planning than the OCP land use map, **the Concept Plan illustrates one possible way in which redevelopment may occur in the future according to the land uses and densities provided in the OCP.**

The actual location, built form and height of buildings will be determined at the time of redevelopment through applicable development application and review processes. The Concept Plan also assumes that some site assemblies may be needed to achieve the Plan vision and the densities in the OCP.

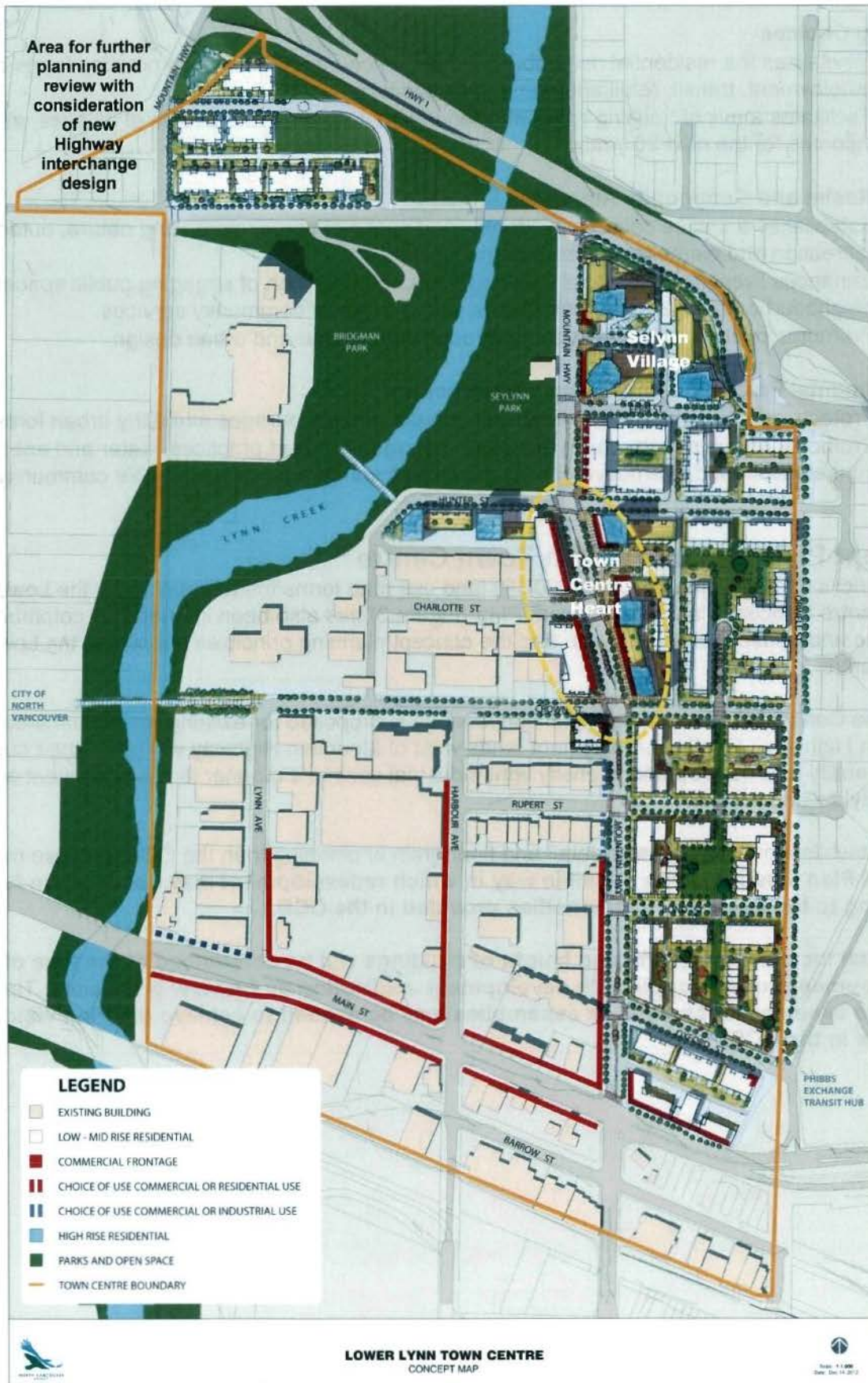


Figure 3. Lower Lynn Town Centre Concept Plan

Illustrative Character Sketches of the Lower Lynn Town Centre



Figure 4a. Seylynn Park and Potential Community Facility This sketch shows a potential new community facility (pending results of a needs assessment) with residential development on Hunter Street and directly facing Seylynn Park.



Figure 4b. The Lower Lynn Town Centre "Heart" View looking north-west across the central plaza towards Mountain Highway and Seylynn Park. The central plaza is wrapped by at grade retail with café seating, displays and weather protection which together with public art, pavement treatment, landscaping and water features create an inviting and animated public realm space.



Figure 4c. Crown Street View along Crown Street looking east towards Orwell Street. A mix of low and mid-rise apartments and ground oriented housing with street level entrances, landscaped front yards and street trees enrich the character of this residential neighbourhood.



Figure 4d. Oxford Street This sketch shows a new pedestrian greenway along the north side of Oxford Street connecting to Phibbs Exchange. Low profile landscaping, rain gardens, rock infill areas, street furniture and lighting provide a safe and enjoyable route for pedestrians to the transit hub.

Land use and density

Land use designations are used to identify the future land uses applicable to an area. Land uses in the Lower Lynn Town Centre encourage building typologies and densities to establish a vibrant higher density, mixed used town centre, close to transit, that protects employment lands and integrates parks, open space and community amenities.

Policies:

1. Encourage redevelopment in the Lower Lynn Town Centre that is consistent with the Official Community Plan land use map and land use designations for this area (Figure 6 and Table 1).
2. Support light industrial uses and encourage intensification of these uses on existing employment lands.
3. Facilitate the establishment of diverse housing forms consistent with OCP land use designations.
4. Maintain the destination/regional commercial character of Main Street and focus new local commercial floorspace and services in the Town Centre “heart” (see Figure 5).
5. Consider opportunities for a new office building with retail at grade at the southwest corner of Mountain Highway and Crown Street, and choice of use (industrial or commercial) for the Mountain Highway frontages immediately north and south of Rupert Street, and for a portion of Main Street as shown in the Concept Plan.
6. Minimize potential conflicts between different adjacent land uses through urban design, buffering and edge treatments.
7. Consider facilitating live/work units along the west side of Mountain Highway at Rupert Street to provide a transition between residential and light industrial uses, where appropriate.
8. Introduce institutional (public assembly) land uses to accommodate a new community recreation facility in the Town Centre core.
9. Retain and expand parks, open space and green spaces to enhance community liveability and to create a vibrant public realm.
10. Encourage an appropriate minimum site assembly size (approximately 4-5 smaller residential lots) for redevelopment in order to achieve the Concept Plan and the land uses and densities in the Official Community Plan.
11. Ensure that new developments demonstrate ability to achieve the overall objectives of the Lower Lynn Town Centre Plan and the Official Community Plan in order to be eligible for the density shown in the applicable land use designation.
12. Discourage proposed development configurations that may result in remainders of land that are uneconomic to development for the uses intended in the Land Use Map (Figure 6).



Figure 5. Illustrative sketch of the Lower Lynn Town Centre looking south-east across Mountain Highway towards the central plaza.

Land use designations and applicable densities for the Town Centre (shown below) are articulated in the OCP and form the foundation for the Lower Lynn Town Centre Implementation Plan. Floor space ratio, as referenced below, means generally the ratio of the gross floor area of a proposed development over the gross area of the lot or lots upon which the development is located.

Residential Level 5 Low Density Apartment: Areas designated for low density apartment are intended predominantly for multifamily housing in centres and corridors up to approximately 1.75 FSR. Development in this designation will typically be expressed in low rise apartments, but may include some townhouses. Some commercial use may be permitted at grade.

Residential Level 6 Medium Density Apartment: Areas designated for medium density apartment are intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation.

Commercial: Areas designated for commercial are intended predominantly for a variety of commercial and service type uses, where residential uses are not generally permitted. Development in this designation is permitted up to approximately 1.0 FSR.

Commercial Residential Mixed Use Level 1: Areas designated for commercial residential mixed use level 1 are intended predominantly for general commercial purposes, such as retail, service and offices throughout the District. Residential uses above commercial uses at street level are generally encouraged. Development in this designation is permitted up to approximately 1.75 FSR.

Commercial Residential Mixed Use Level 3: Areas designated for commercial residential mixed use level 3 are intended predominantly to provide for high density uses up to approximately 3.50 FSR at limited appropriate sites in the District's Centres. Development in this designation may include residential or commercial uses which encompass retail, office and service uses, or a mix of these residential and commercial uses.

Light Industrial Commercial: Areas designated for light industrial commercial are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. Supportive uses including limited retail and limited residential uses may be permitted.

Parks, Open Space, and Natural Areas: Areas designated for parks, open space and natural areas are intended for a range of public and private uses focussed principally on the protection and preservation of ecologically important habitat areas, the regional drinking water supply, or the provision of diverse parks, outdoor recreational, or tourism opportunities.

Table 1. Land use designations for Lower Lynn Town Centre (from the OCP).

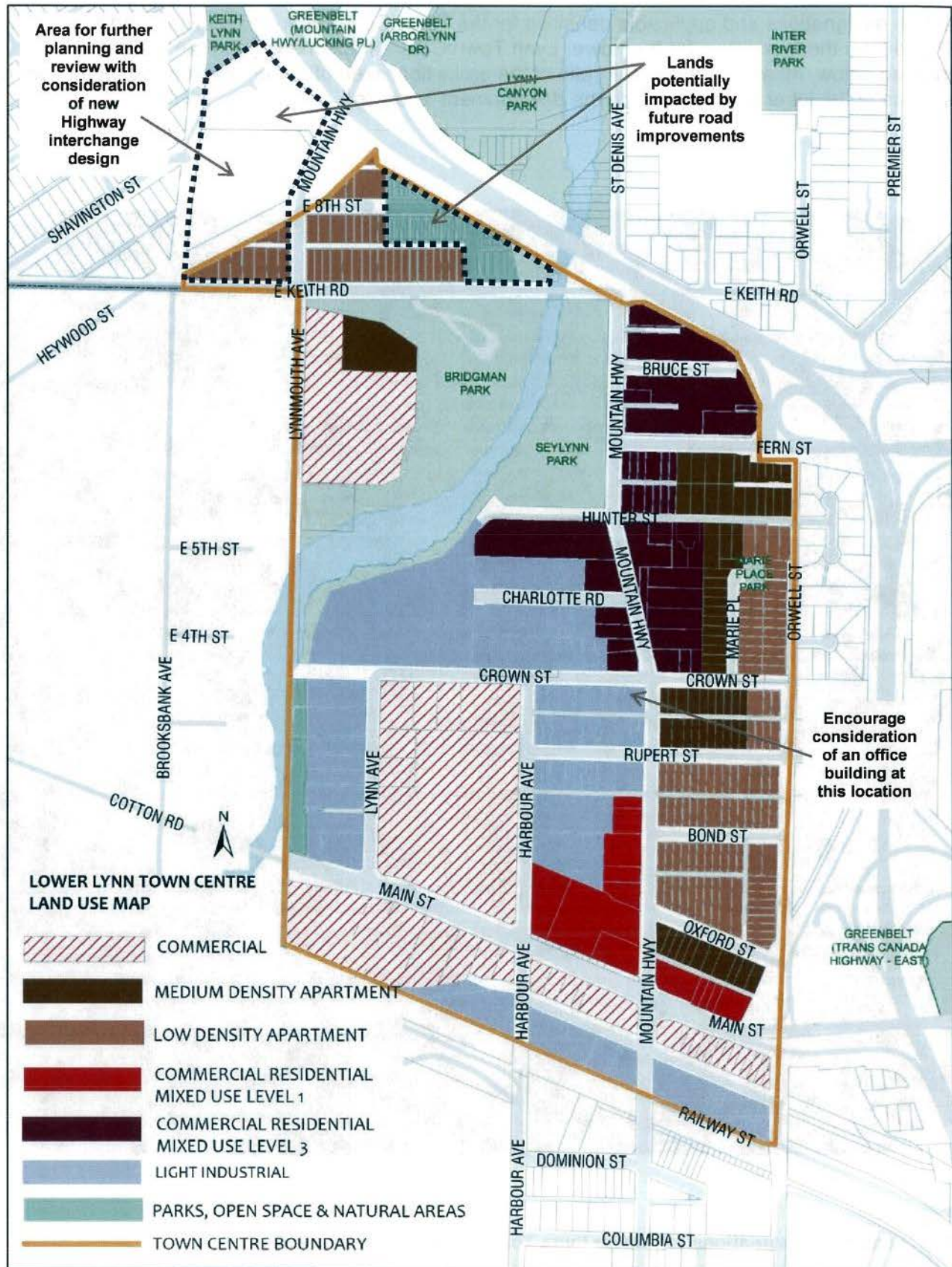


Figure 6. Lower Lynn Town Centre Land Use Map

Community Identity and Urban Design

Building on its existing setting, contextual patterns, climate and history and looking forward to what this area could become; redevelopment of the Lower Lynn Town Centre will create a unique community character and identity for this area that is both distinct from other town and village centres and will help to foster community connection and sense of place or belonging. The Lower Lynn Town Centre Design Guidelines provide detailed direction for streetscape and urban design and for the expression of community identity and character. General design objectives and policies are provided below.

Policies:

1. Promote a high quality attractive built environment that reflects the role of this community as a gateway to the District of North Vancouver.
2. Encourage and promote new development within the Lower Lynn Town Centre that:
 - i. follows urban design principles that are consistent with the Form and Character Design Guidelines in the OCP and the Lower Lynn Town Centre Design Guidelines; and
 - ii. helps create of a unique community character and identity for the Lower Lynn Town Centre through site planning, streetscape and urban design, landscaping, public art and other measures as appropriate.
3. Encourage application of the Lower Lynn Town Centre Design Guidelines in a manner that promotes design continuity, while still enabling individual expression on a particular development site.
4. Encourage and promote new development and appropriate landscaping that complements and reinforces the character and roles of the different streets, neighbourhoods and open spaces in the community.
5. Undertake a review of street names (Mountain Highway, proposed new streets), place names (Town Centre itself), parks and other community facility names to identify new names, as needed, that are in keeping with the identity and character of this area and that help to establish unique sense of place.
6. Recognize that the Design Guidelines may be supplemented, from time to time, to provide further clarity and direction to inform the urban character and streetscape design.

Building Form and Height

The Concept Plan outlines the approximate type and location of potential future buildings in the Lower Lynn Town Centre. Approximate building heights shown in Figures 6 and 7 reflect consideration of land use and density, land economics, parcel assembly, sunlight penetration, views, privacy, access, relationship to other uses and to the street.

Policies:

1. Encourage new development to consider public and private access to views and sunlight and request view and shadow analyses with development applications, as appropriate.
2. Employ sensitive urban design and variation in heights to transition sensitively outwards from the Town Centre heart.
3. Encourage smaller tower floor plates to establish leaner buildings and to maximize open space.
4. Encourage new development that is respectful of adjacent current and future built forms and presents an appropriate relationship in scale and form to adjacent land uses.

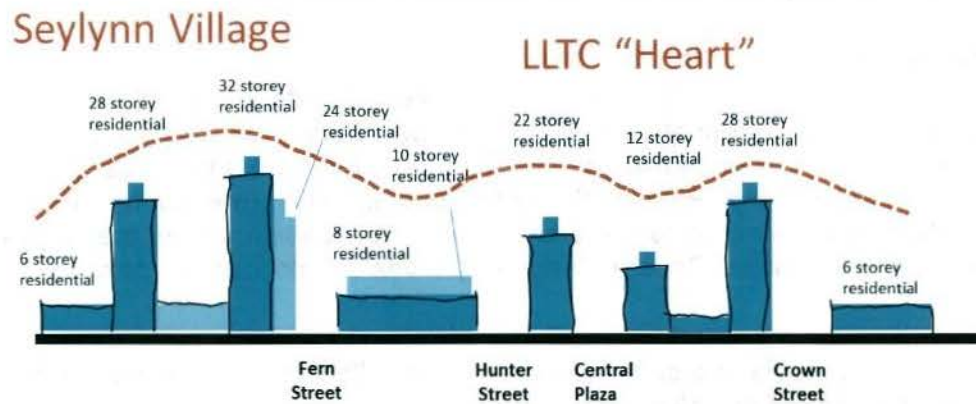


Figure 6. Illustrative sketch of approximate building heights along Mountain Highway between Seylynn Village and Crown Street. All building heights and locations are approximate.

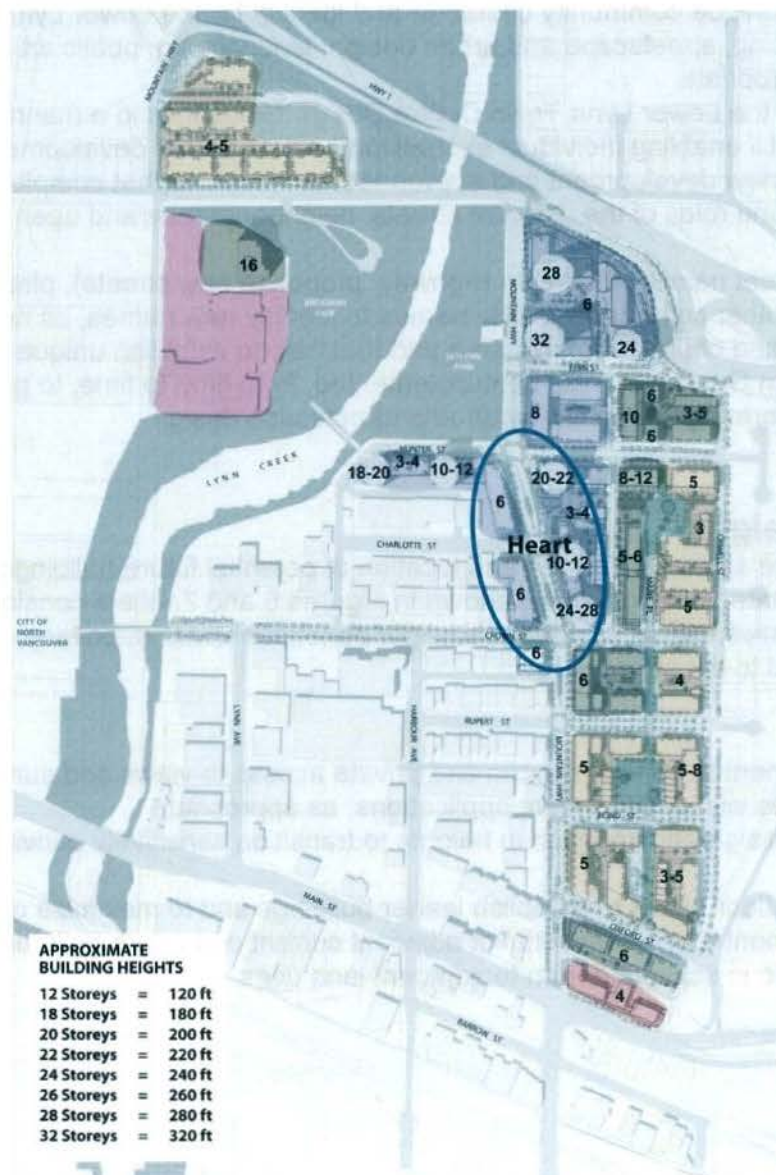


Figure 7. Approximate stepping and variation in building heights per the Lower Lynn Town Centre Concept Plan. All building locations and heights are approximate.

C. Housing Choices

Access to jobs, natural and recreational amenities, and transit will attract North Shore and other residents to this scenic community. These future residents are anticipated to include young working adults, first time home buyers, young families, and seniors looking to downsize. Housing policies in this section aim to establish a mix of housing types and affordability to meet the expected housing needs of residents for the next 20 years and contribute towards achieving overall housing objectives for the District as a whole. Redevelopment according to the land uses and densities in the Official Community Plan is anticipated to contribute an estimated 3,000 new housing units in the Lower Lynn Town Centre.

Housing Diversity

Proactive planning and policies are needed to ensure the establishment of housing choice and diversity in response to current housing gaps and future population needs that might not otherwise be addressed through market considerations alone. This section of the Implementation Plan outlines key policies to establish housing diversity through the supply of different forms of tenure (ownership and rental), different sizes of units (to accommodate different family needs), housing innovation and adaptable design measures.

Policies:

1. Encourage and promote a range of housing options to meet the current and anticipated needs of the community over the next 20 years.
2. Through redevelopment, encourage a diversity of multi-family housing choices including high rise, midrise and low rise apartments, as well as ground oriented housing (e.g. townhouses and row-houses) in the Town Centre in keeping with the OCP land use designations.



3. Consider opportunities for new and evolving housing forms including, but not limited to, restricted resale/ownership, fee simple row-housing, and co-housing.
4. Encourage a range of tenure options including home ownership and rental (purpose built rental, strata rental) in an integrated manner for all new development.
5. Recognizing that owned strata units will provide the majority of rental housing opportunities in the future, consider the establishment of purpose-built rental buildings, where appropriate, to provide further opportunities for rental units.
6. Apply policy and other tools to support the ongoing ability of future owners to rent their strata unit(s) without being restricted by strata council regulations.
7. Encourage new residential development to provide a mix of unit sizes (bachelor, 1-bedroom, 2-bedroom and 3-bedroom units) throughout the building, as appropriate, to accommodate different household needs and sizes.
8. Encourage the development of flexible residential spaces (lock-off units, secondary suites where feasible) that can be adapted to changing family needs and/or act as a mortgage helper.

9. Encourage, and where appropriate, require that new residential buildings provide adaptable design measures, per established District guidelines, to accommodate the needs of people with disabilities and/or to serve the needs of elderly residents.
10. Encourage development of housing for seniors in the Town Centre, where appropriate.
11. Encourage, and where appropriate, require safe useable outdoor play spaces in new multi-family residential developments.
12. Encourage consideration of providing onsite private amenities with larger residential developments.
13. Encourage new residential development to incorporate lifestyle support features, secure storage for oversized sports equipment, parking for bicycles and scooters, artist/workshop space and dog walking space, as appropriate.

Housing Affordability

In a regional context of high property values, providing some measure of housing affordability has been and remains an important objective for the District. Affordability, used here, refers to low end of market, reduced market and non-market housing needed to house mid to low income groups. Redevelopment of the Lower Lynn Town Centre according to the land uses and densities in the OCP provides opportunities for establishing a portion of below market housing units through the redevelopment process and limited non-market units through partnerships with other agencies.

Policies:

1. Encourage the delivery of a range of affordable housing options to accommodate moderate to lower household incomes.
2. Where feasible and appropriate, seek to increase the supply of affordable housing units in new multi-family developments by encouraging, but not limited to:
 - inclusion of a portion of affordable rental, price controlled/restricted ownership units, or non-market units as part of the project,
 - provision of land dedicated for affordable housing, or
 - provision of a cash-in-lieu contribution to a housing opportunities fund for establishing new affordable units.
3. Encourage, and where appropriate, require proportions of affordable units that reflect the same mix and range of unit sizes (bachelor, 1-bedroom, 2-bedroom and 3-bedroom units) as per the market residential housing component of development projects.
4. Enable, where appropriate, a portion of new market apartments to be built as smaller units (of approximately 400 square feet) as an affordable market housing option.
5. Encourage the integration of affordable units into market residential projects.
6. Apply established design guidelines to achieve a portion of affordable units with adaptable design measures.
7. Pursue opportunities to reduce parking standards for affordable housing projects in the Town Centre.
8. Consider exempting affordable units from payment of Development Cost Charges.
9. Work with developers, senior governments, non-profit societies and other community partners to facilitate the provision of non-market residential units including supportive, transitional and low-income housing for residents with special needs.
10. Consider leveraging a portion of District-owned lands within the Town Centre to contribute towards non-market housing.

D. Economic Vitality

With redevelopment, the Lower Lynn Town Centre will have perhaps the greatest diversity of land uses of all the town and village centres in the District. Careful site planning, design and revitalization of these uses over time, will create a very unique, vibrant and thriving community. Light industrial and commercial areas provide important local employment opportunities and help sustain local and regional economies. Under the OCP, redevelopment of the Lower Lynn Town Centre is anticipated to provide approximately 120,000 square feet of new locally serving retail space and approximately 40 – 50,000 square feet of new office space.

Commercial Uses

Commercial uses in the Town Centre include both local serving retail along Mountain Highway, and regional/destination retail along Main Street. Besides providing local access to goods and services, these services play a vital role in animating public spaces and providing entry level employment.

Policies:

1. Encourage and integrate local commercial uses, including a new grocery store, in the Town Centre to allow local access to retail services.
2. Establish Mountain Highway as the retail “high street” in the Town Centre.
3. Retain the regional destination retail character of Main Street.
4. Encourage retail uses surrounding the central gathering and other plaza spaces that contribute to the activation and programming of these spaces.
5. Ensure that commercial frontages along Mountain Highway provide physical and visual permeability to create a strong connection between the street and the retail services.
6. Encourage local serving office uses and home-based businesses in the Town Centre, as appropriate.
7. Encourage the establishment of a Lower Lynn Town Centre business association to help market the area to attract local customers.
8. Facilitate programs to attract and encourage businesses that have ecologically responsible operational practices and that support sustainable lifestyles and business practices.

Industrial Uses

Employment lands including light industrial areas (located within Lower Lynn Town Centre) and heavy industrial/port lands (to the south of Lower Lynn Town Centre) play an important role in the economy of the region and are also an important source of jobs for current and future residents of the Lower Lynn Town Centre community. Policies in this section seek to protect these employment lands and encourage intensification of these uses according to the OCP.

Policies:

1. Protect employment lands and encourage various measures to minimize potential impacts to surrounding land uses.
2. Support industrial infill development and the redevelopment of underutilized sites on employment lands.
3. Support measures to upgrade and improve the appearance and quality of industrial areas.
4. Review the Zoning Bylaw regulations to facilitate intensification of light industrial uses and consult with the business community through this process.
5. Consider opportunities for live work in the choice of use areas on Mountain Highway as shown in the Concept Plan (Figure 3).
6. Celebrate the industrial character of the area and reference through streetscape, public realm and form and character design as guided by the Lower Lynn Town Centre Design Guidelines.
7. Direct major retail uses to Main Street and Mountain Highway, as appropriate.

E. Transportation System

The Lower Lynn Town Centre's central location in the District near the foot of the Ironworker's Memorial Second Narrows Bridge, port-related activities and Phibbs Exchange, make this area a hub of transportation activity for buses, local and regional traffic, trains, trucks, cyclists and pedestrians. Existing transportation infrastructure (Highway 1, railway lines, Main Street) has influenced adjacent land uses and, in some cases, created physical barriers to neighbourhood connectivity. Transportation improvements guided by this Implementation Plan promote an efficient multi-modal transportation network and enhanced community connection.

Road Network

Road network policies in this Implementation Plan aim to reinforce and enhance the existing street grid pattern as well as improve the efficiency of traffic movements, circulation and connectivity.

Policies:

1. Enhance the Lower Lynn Town Centre street network as outlined in the Road Network Concept Map (Figure 9).
2. Establish a new East Keith Road extension north of Seylynn Village to facilitate local east-west traffic, to support the flow of regional traffic and to remove this through traffic from the core of the Lower Lynn Town Centre.
3. Following the establishment of the East Keith Road extension, enable the downgrading of Fern Street into a local, no-through street that facilitates connection of Seylynn Village to the rest of the Lower Lynn community.
4. Reconfigure Mountain Highway to facilitate efficient multi-modal movements, bus pullouts, turning bays and on-street parking, as appropriate (Figure 10).
5. Replace the Keith Road Bridge and move from 2 to 4 lanes.
6. Facilitate the development of commercial services lanes on either side of Mountain Highway in the vicinity of the Town Centre "heart" to enable service vehicle access and to improve circulation around the commercial core.
7. Install signalized intersections and enhanced signal timing to improve vehicular movements and enable safe pedestrian crossings.
8. Extend Orwell Street south to Oxford Street.

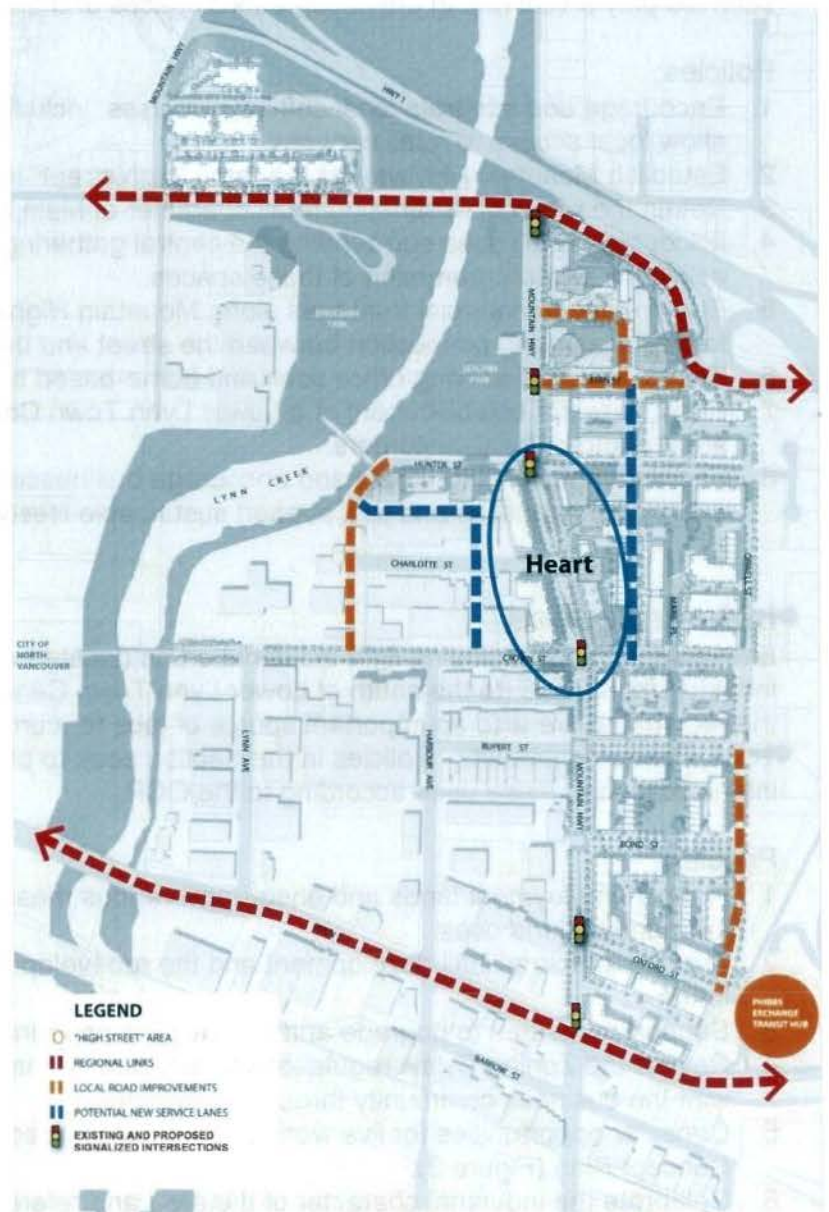


Figure 9. Proposed Road Network for Lower Lynn Town Centre

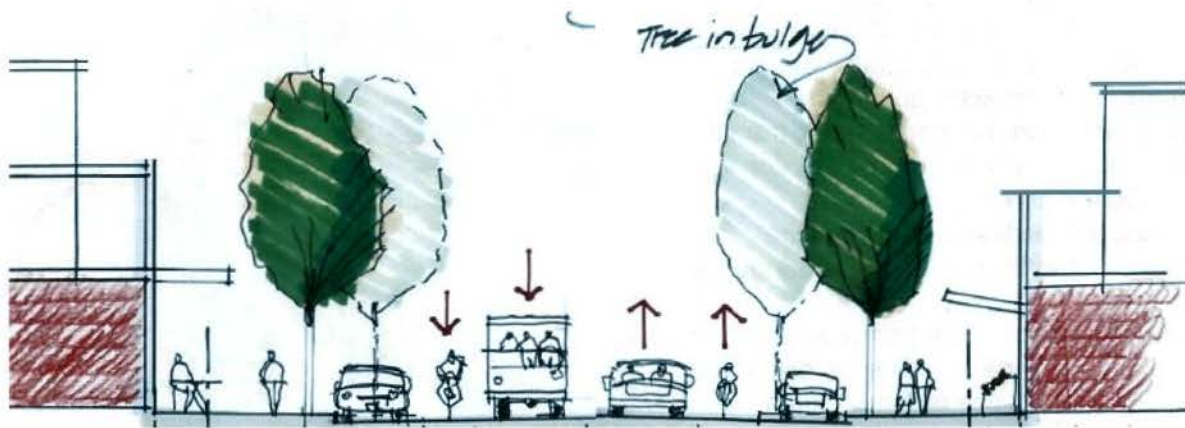


Figure 10. Illustrative cross-section of Mountain Highway in the Town Centre core

9. Establish Hunter Street, west of Mountain Highway as a greenway to support east-west pedestrian and cycling connections to the Town Centre and to Seyllynn and Bridgman Parks.
10. Encourage siting of new buildings and structures to accommodate street widening to facilitate anticipated pedestrian, bike and vehicular movements.
11. As redevelopment occurs, explore opportunities for right-of-way improvements to assist in achieving multi-modal transportation objectives.
12. Consider opportunities to close some existing lanes entering from the west side of Mountain Highway where safety benefits are demonstrated.
13. Encourage access to off-street parking and loading areas from commercial service lanes rather than from Mountain Highway.
14. Consider the use of transportation demand management (TDM) measures to encourage efficient use of existing infrastructure and to encourage alternative forms of transportation (transit, cycling, walking).
15. Refer to the Lower Lynn Town Centre Design Guidelines for street sections and streetscape design.
16. Integrate transportation measures per the District's Transportation Plan with redevelopment in the Lower Lynn Town Centre, as applicable.
17. Continue to work with the British Columbia Ministry of Transportation and Infrastructure and other agencies, as relevant, towards options for Highway 1 improvements that benefit the Lower Lynn Town Centre and the District overall.

Transit

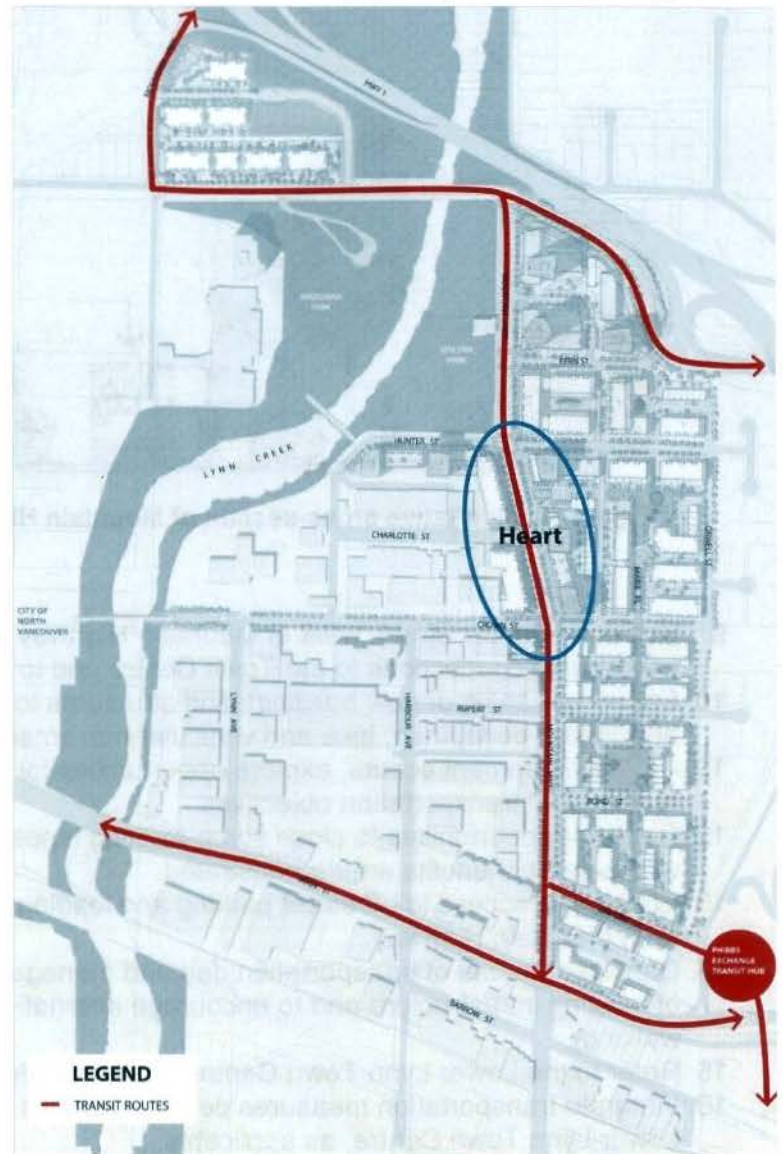
Lower Lynn is a designated Frequent Transit Development Area. Residents of Lower Lynn will enjoy some of the best transit service in the region with 30-minute or less travel time to most of the region's jobs. A number of different bus routes make stops along Mountain Highway at 15 minute intervals providing efficient, direct transit service to Vancouver and the SeaBus and enabling residents and workers in the Lower Lynn Town Centre to access frequent transit right outside their front door.

Policies:

1. Support and design for frequent transit bus service on Mountain Highway, Main Street and Oxford Street.
2. Integrate transit priority lanes to support frequent transit services and access to Phibbs Exchange.
3. Work with the regional transportation authority to accommodate future transit facility improvements and redesign of Phibbs Exchange including park-and-ride facilities and improved bus access routing.

4. Encourage redesign options for Phibbs Exchange that address pedestrian and public safety, reflect the quality design features and character of the Town Centre, and work to integrate this transit facility more fully with the Lower Lynn Town Centre community.
5. Enhance the pedestrian and cycling network to and from Phibbs Exchange as per Figure 11.
6. Encourage the regional transit authority to continue to provide services for bikes and bike storage facilities at transit hubs.

Figure 11. Transit Network Map for Lower Lynn Town Centre



Walking and Cycling

Communities that promote “active living”, including walking and cycling to nearby community services and amenities, benefit from improvements in overall community health, safety and liveability. The revitalized Town Centre will build on and strengthen the existing fabric of access routes and trails in the community to provide multiple opportunities for walking and cycling. Key implementation priorities for the Lower Lynn Town Centre include trail enhancements to improve pedestrian and cyclist safety and to improve connections to key destinations, including the Lynn Creek park and trail system, Park and Tilford, Lynnmour Elementary School, Capilano University, Phibbs Exchange and the Ironworkers Memorial Second Narrows Crossing.



Policies:

1. Promote active forms of transportation and community health through the establishment of an integrated pedestrian and cycle network (as shown in Figure 12).

2. Create comfortable walking environments on all streets and provide a generous sidewalk width along Mountain Highway in the Town Centre heart to accommodate side-by-side walking, store front viewing, street trees and street furniture.
3. Establish a series of marked pedestrian crossings along Mountain Highway to facilitate safe pedestrian movements.
4. Establish Crown, Orwell and Hunter Streets as important walking and cycling greenways.
5. Establish a wide pedestrian pathway along the north side of Oxford Street, linking the Town Centre to the Phibbs Exchange transit hub (see Figure 4d).
6. Establish a linear “green spine” or publically-accessible pedestrian trail that connects neighbourhoods through the Town Centre area from Marie Place Park to Oxford Street and provides clear views to the North Shore Mountains.
7. Establish Crown Street as a key link in the Spirit Trail network complete with bike/pedestrian facilities and work with the City of North Vancouver, senior governments and the Squamish Nation to establish a bike/pedestrian crossing over Lynn Creek (west end of Crown) and over Highway 1 in the long-term.
8. Undertake improvements to enhance the Lynn Creek trail system, including beneath the East Keith Road and Highway 1 bridges to improve pedestrian and cycle access northbound to Lynnmour Inter River and southbound to the Town Centre core and Phibbs Exchange.
9. Complete the extension of the Sea-to-Sky trail to Harbourview Park.
10. Pursue the establishment of mid-block breaks, especially through large blocks east and west of Harbour Avenue, to facilitate pedestrian access.
11. Consider the use of a comprehensive set of measures to improve cycling safety on all urban streets in the Lower Lynn Town Centre.
12. Enhance pedestrian and cycling safety along Main Street and to the Ironworkers Memorial Second Narrows Crossing and, where road widths allow, facilitate the establishment of a separated sidewalk and landscaped buffer along Main Street.
13. Encourage new development to provide for cycling facilities, including bike racks and end of trip facilities.
14. Develop way-finding measures and signage to direct pedestrians and cyclists to the community heart and other key destinations.
15. Coordinate the implementation of this Plan and other District-wide pedestrian and cycling network initiatives as they relate to the Lower Lynn Town Centre.



Figure 12. Proposed pedestrian and cycling network

Parking Management

Given the ready access to frequent transit service and the movement towards a more walkable, bikeable community – there is an opportunity to consider reducing parking requirements, while at the same time recognizing the need for adequate on-street parking to support employment and retail uses. Reduced parking may facilitate use of more sustainable forms of transportation and help reduce overall development project costs.

Policies:

1. Consider on-street and off-street parking as an integrated system per Figure 13.
2. Design street networks in retail areas such that some on-street parking is available for retailers and traffic can easily circulate around the block.
3. Support households choosing to own fewer cars by reducing the amount of parking required to be built and introducing initiatives such as car-sharing and transit pass programs.
4. Consider reduced parking requirements for multi-family residential developments relative to unit type and context (e.g. frequent transit development area), in conjunction with trip reduction programs according to the following:
 - 1.5 parking spaces per unit for townhouses
 - 1.1 parking spaces per unit for apartments
 - 0.75 parking spaces per unit for rental apartments
 - 0.1 parking spaces per unit for visitors
5. Consider further parking reductions for non-market rental housing.
6. Consider opportunities for shared parking for complementary, adjacent uses in commercial areas. Development applicants may be required to provide a parking study to demonstrate feasibility.
7. Avoid resident-only on-street parking and consider time-restricted parking as an instrument to encourage efficient turn-over of on-street parking.
8. Encourage the unbundling of residential parking from strata units so parking can be managed separately from the unit, where appropriate.
9. Encourage unsold parking to be turned over to the strata corporation after the dwelling units are sold.
10. Seek to obtain post-occupancy survey information from new development to inform future decisions about parking rates.
11. Continue to encourage sufficient, secure bicycle parking and storage for residents, workers and visitors in all new developments.

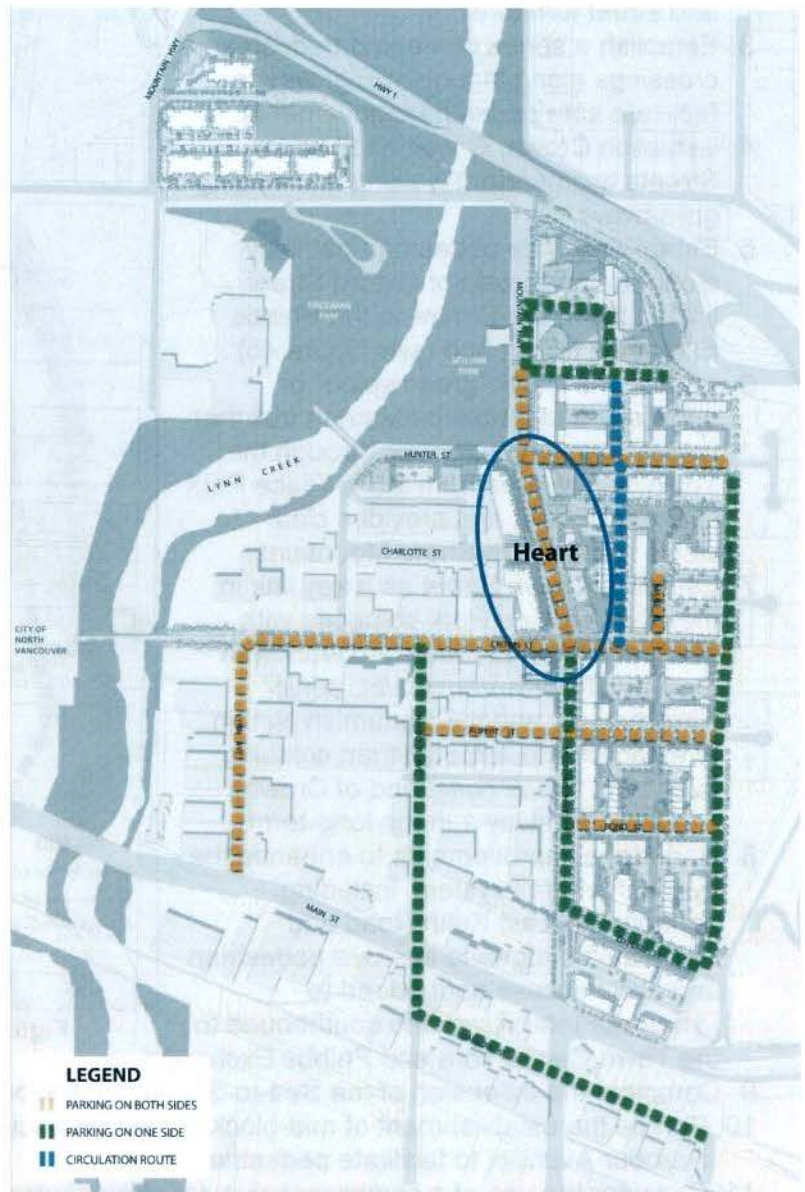


Figure 13. On-street parking strategy for Lower Lynn Town Centre

F. Public Realm and Community Amenities

The public realm is made up of any publicly-accessible streets, pathways, parks, public open spaces and civic buildings/facilities arranged and designed in a manner that encourages public life and social activity, and contributes to the community's character, liveability and sense of place. Urban design principles for establishing well-designed and inviting public spaces and streetscapes are outlined in the Lower Lynn Town Centre Design Guidelines. This Implementation Plan includes policies to inform the establishment of parks and open space, community facilities, public art and other community amenities.

Parks and Open Space

The Lower Lynn area enjoys access to a wide spectrum of parks and trails. Located on the doorstep of the Lower Lynn community, the Lynn Creek trail system is a significant and well used community asset that provides access to natural areas, to neighbourhood parks (Bridgman, Seylynn), District parks (Inter River and Lynn Canyon), regional (Lower Seymour Conservation Reserve) and Provincial parkland. Redevelopment provides opportunities to undertake parks revitalization, to introduce new parks and open space and to improve trail connectivity. The Parks and Open Space Network is outlined in Figure 14.

Policies:

1. Preserve, upgrade and expand existing parks, trails and open space in the Lower Lynn Town Centre to adapt to changing community needs and increased use.
2. Undertake a re-visioning exercise for Seylynn and Bridgman Parks to guide redesign so that these parks are working effectively to serve the needs of current and future users.
3. Coordinate improvements to Seylynn and Bridgman parks, the Lynn Creek natural parks and trail system, and local neighbourhood parks.
4. Explore the potential redevelopment and reconfiguration of the grass sports field at Seylynn Park.
5. Improve staging areas, traffic circulation and parking at Seylynn and Bridgman Parks.
6. Retain the existing skatebowl at Seylynn Park and, with stakeholder input, review options to renovate.
7. Expand and upgrade Marie Place Park as a neighbourhood park.
8. Acquire land south of Crown Street and east of Mountain Highway for a new neighbourhood park.
9. Encourage protection of significant natural areas and enhance the ability of parks to function as natural habitat.
10. Plan for a new central plaza on the east side of Mountain Highway in the heart of the Town Centre. Design this space as a community focal point for casual and programmed community uses including casual seating and interaction, community events and activities, outdoor retail services and displays.
11. Encourage active land uses including retail, restaurants and civic facilities at ground level along the edges of the central plaza to create a successful and enlivened public space.
12. Establish an interconnecting mews that links the central urban plaza to Marie Place Park.
13. Consider opportunities for smaller open plaza spaces at key intersections (e.g. Crown Street, Main Street) along Mountain Highway.
14. Design public spaces with consideration of solar orientation, weather protection, typical use at different times of day and opportunities for passive surveillance.
15. Maintain, upgrade and revitalize parks and open space to better serve the Lower Lynn Town Centre community through, but not limited to:
 - opportunities for seating, gathering and special events
 - facilitating children's creative and active play
 - opportunities for sport, recreation and relaxation for children, youth and adults
 - enhancing accessibility and inclusivity in parks, open spaces and trails
 - integrating way-finding, distinguishing features and public art to reinforce community character
 - integrating trees, landscaping and natural features for rainwater, environmental and other benefits
 - incorporating opportunities for urban agriculture
 - managing rainwater in an efficient and visually engaging manner

- using water features to mitigate noise impacts (from traffic, industrial activities etc.) and
- accommodating through travel by pedestrians and cyclists.

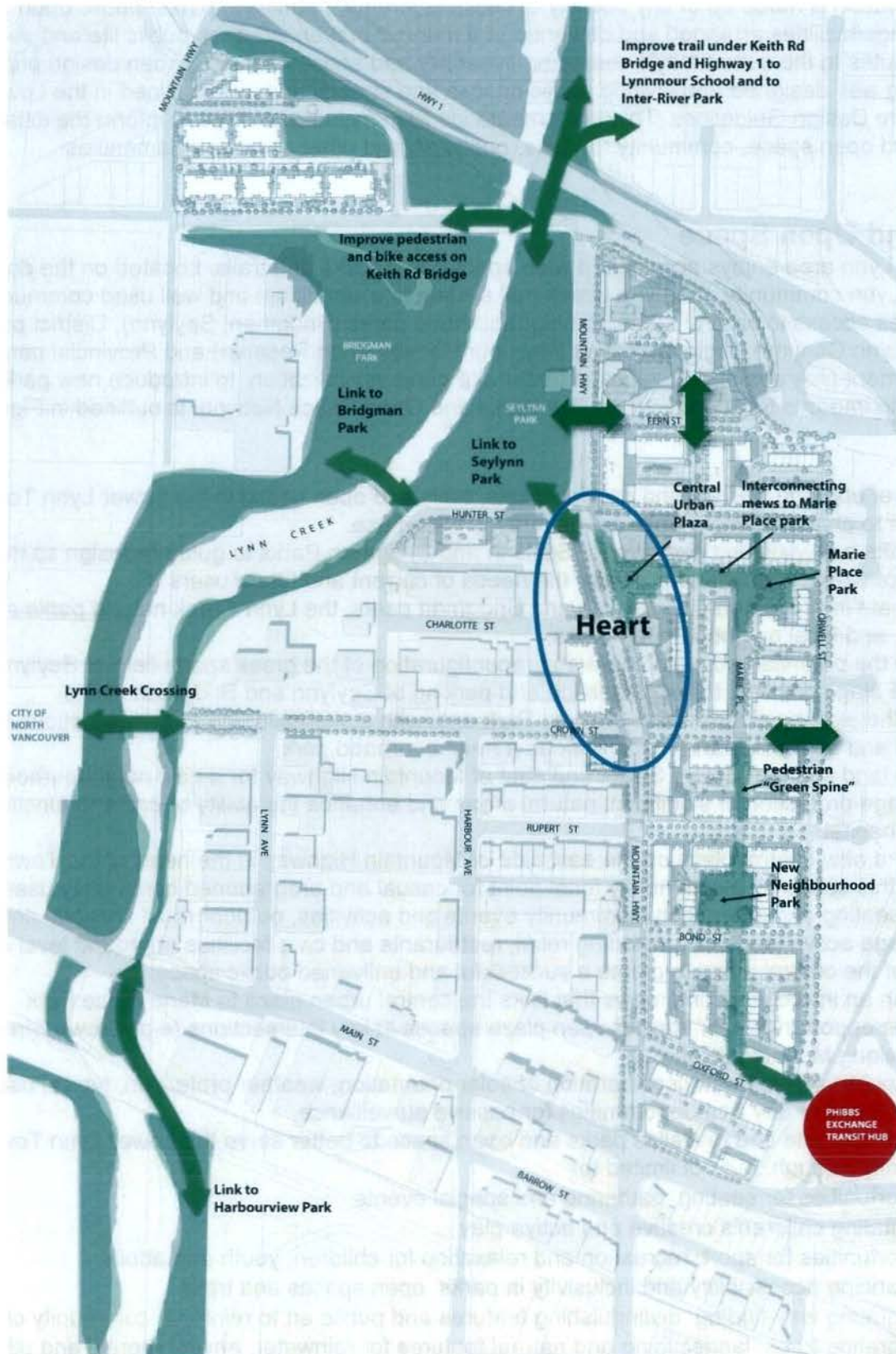


Figure 14. Parks and open space network for Lower Lynn Town Centre

Community Facilities

Seylynn Hall, located in Seylynn Park, has operated as the only public indoor recreational facility in the Lower Lynn Town Centre area. Redevelopment of the Town Centre provides an opportunity to replace this aging facility and to respond to the recreational and community needs of current and future populations.

Policies:

1. Undertake a community/ recreational facility need assessment to assess potential demand for coordinated community and recreational services in a new modest scale Lower Lynn Town Centre facility.
2. Consider opportunities to locate a new neighbourhood community facility either adjoining the central plaza or adjacent to Seylynn Park.
3. Pending determination of feasibility and demonstrated needs, a new community facility could:
 - be a 'community living room' or hub for a variety of recreational and community services where people can gather, meet, socialize and access services, supports and information about their community.
 - include flexible, multi-use spaces to accommodate changing community needs over time.
4. Subsequent phases of analysis may include: identifying capital and operating costs, considering potential locations for a community centre, and exploring potential partnership models and developing design parameters.

Public Art

Public art conveys interesting local stories, speaks to community values, interprets the physical and cultural environment and celebrates local character. It can be fun and quirky, insightful and breathtaking, but most of all it can be an exciting way to differentiate one community or neighbourhood from another.



Policies:

1. Refer to the Lower Lynn Town Centre Public Art Plan that outlines recommended public art principles, master planning context and recommendations for public art that are specific to Lower Lynn Town Centre.
2. Encourage the integration of public art as a means to help shape local community identity and character especially in key public realm areas including, but not limited to: the central public plaza, key gateways, adjacent to a community centre, entrance to Seylynn Park, and Mountain Highway intersections at Crown Street and Main Street.
3. Recognize that public art can have both aesthetic and functional roles and can be expressed in or in relation to a variety of different forms, including:
 - artistic landmarks (gateway features, community facilities, sculptures, murals)
 - functional streetscape/architectural design (street furniture, pavement treatment, tree grates, lighting, entranceways, fencing, playground equipment, bridge elements and more)
 - features in the natural environment (parks, pathways, playgrounds, landscaping)
 - components of public buildings (murals, entrance features, play structures) and
 - interpretive way-finding, trail markers and other signage.
4. Consider opportunities to include public art in pedestrian/cycle crossings over Lynn Creek.

Community Amenity Strategy

Parks and open space, community facilities and public art are examples of community amenities that are important ingredients for community health and liveability in new urban centres. As a condition of rezoning, and to address increased demand on existing municipal facilities and services from new development, developers may be asked to provide a community amenity contribution (CAC). Such community amenity contributions may come in the form of either built amenities or a cash-in-lieu contribution towards community amenities.

Policies:

1. Community amenity contributions (CACs) for the Lower Lynn Town Centre should be negotiated on a site-specific basis per the District's Community Amenity Contribution policy and CAC strategy for OCP designated Town and Village Centres.
2. Identify site specific built amenities that should be provided through redevelopment of major sites.
3. Seek to establish the following overall community amenities in the Lower Lynn Town Centre:
 - A modest small scale community/recreational facility (based on needs assessment)
 - A childcare facility (in addition to the facility to be built at Seylynn Village)
 - An adult/senior facility
 - A satellite library
 - Redesign and upgrade of Seylynn and Bridgman Parks
 - Expansion and enhancement of Marie Place Park
 - A new neighbourhood park south of Crown Street
 - New or improved bike/pedestrian greenway connections such as:
 - Crown Street greenway and Spirit Trail links
 - Improved Lynn Creek trails, connections and crossings
 - Orwell Street bikeway and Oxford Street greenway
 - Neighbourhood pedestrian-oriented green spine
 - A new central urban plaza in the heart with interconnecting mews to Marie Place Park
 - A series of smaller urban plazas at key corners on Mountain Highway
 - Affordable, non-market and special needs housing
 - Public art, and
 - Mountain Highway streetscape beautification.



Figure 15. Sample of community amenities for Lower Lynn Town Centre

4. Community amenity contributions may also be directed towards operational seed funding for and furnishing of the community recreation centre, provision of services (programs for seniors, families, youth, etc.), measures to reduce potential industrial/residential use conflicts, and other amenities as recommended by the community and determined by Council.

Community Services

The delivery of community services and programs supports the health and well-being of local residents and the economic development of local businesses. The District will need to look to innovative opportunities and partnerships for the delivery of these services.

Policies:

1. Facilitate the delivery of accessible community services, social programs and infrastructure to support local residents and businesses.
2. Identify opportunities to co-locate services and infrastructure to realize both capital and operating efficiencies.
3. Promote relationships and partnerships between the District and other relevant agencies and organizations for the effective delivery of services in the Town Centre.
4. Maintain and facilitate the programming of community open spaces such as the central plaza to contribute to its prominence as a place to gather for various activities such as farmer's markets, concerts, festivals, exhibits and informal leisure.

G. Environmental Protection and Energy Efficiency

Redevelopment of the Lower Lynn Town Centre is expected to provide net benefits to environmental health, to provide energy efficiencies and to reduce greenhouse gas emissions.

Environmental Protection

The Lower Lynn Town Centre lies within the Lynn Creek watershed. Maintaining riparian forest integrity, promoting a healthy urban forest canopy and implementing rainwater and water quality best practices are key environmental measures for protecting the health of this watershed.



Policies:

1. Encourage and facilitate the protection and enhancement of Lynn Creek as a major salmon-bearing watercourse and maintain or enhance water quality and riparian forest integrity to promote watershed health.
2. Encourage and facilitate the protection of the ecological services (rainwater infiltration, carbon sequestration, air quality enhancement, temperature moderation etc.) provided by the natural environment and seek to maintain a healthy, diverse urban forest canopy.
3. Connect the natural and urban environments by incorporating natural elements into the urban landscape (e.g. rain gardens) and encourage urban landscaping that includes native and drought tolerant species.
4. Recognize the potential for flooding and the high water table for areas near Lynn Creek and require that flood risk analyses be undertaken prior to redevelopment to assess potential constraints for parking and built form as per the District's Creek Hazard Development Permit Area guidelines.
5. Encourage opportunities for urban agriculture and local food production in the Lower Lynn Town Centre (e.g. edible landscaping, community gardens, green roofs, private garden space).

Energy Efficiency and Greenhouse Gas reductions

Energy efficiency has moved from being an occasional added project benefit to becoming the mainstream or normal way of doing redevelopment. All new development will be required to provide energy efficiencies and green building design to reduce greenhouse gas emissions. A district energy system, is proposed to collect and transfer industrial waste energy to supply heat to neighbouring communities, including Maplewood Village Centre, Capilano University and the Lower Lynn Town Centre.

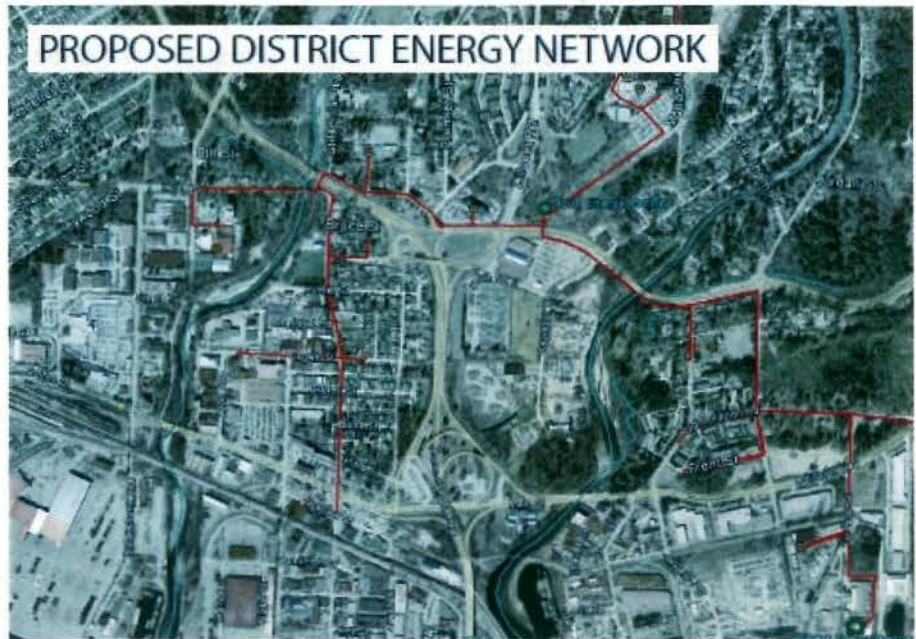


Figure 16. Proposed District Energy Network (red lines)

Policies:

1. Continue to work with stakeholders and potential partners towards the delivery of a district energy heating system for the Lower Lynn Town Centre.
2. Require, where feasible, that new development be “district energy” ready for hook-up to a hydronic system.
3. Promote the implementation of green building design measures and greenhouse gas reductions as part of the development process through the Green Building Strategy and Energy and Water Conservation and Reduction of Green House Gas Emissions Development Permit Area guidelines.
4. Promote the installation of electric vehicle charging infrastructure in multi-family, civic and commercial uses and buildings.
5. Encourage energy efficient and sustainable travel modes.
6. Promote low carbon vehicles and car-share networks.

H. Community Infrastructure

Community infrastructure in this section refers to the utilities, waste management and other external infrastructure and services needed to support healthy community function.

Rainwater Management

Rainwater runoff in the Lower Lynn Town Centre currently discharges into Lynn Creek and Burrard Inlet. Redevelopment in this area is expected to provide rainwater management measures to improve watershed health, maintain groundwater flows, enhance the efficiency of the drainage system, and reduce the level of contaminants entering Lynn Creek and Burrard Inlet.



Policies:

1. Complete and implement an integrated stormwater management plan for the Lynn Creek watershed.
2. Address stormwater issues in a manner that is consistent with the District's Development Servicing Bylaw No. 7388 and the Lower Lynn Town Centre Design Guidelines, as amended from time to time.
3. Encourage measures to infiltrate rainwater onsite, where appropriate, and manage impervious areas to remove excess water from the drainage system, to reduce runoff volumes, to improve water quality and to recharge groundwater.
4. Consider opportunities for innovative and site specific rainwater best management practices that may include, but is not limited to rain gardens, green roofs, biofiltration swales, and permeable paving to protect watershed health and to respond to the site context.
5. Require geotechnical and groundwater investigations with redevelopment, as needed, to assess onsite soil and water table conditions.
6. Facilitate the protection and maintenance of groundwater levels, as needed, to manage the amount of perimeter drainage and groundwater that is pumped into the storm drainage system.
7. Design new and replacement drainage infrastructure, including biological treatments, for long-term durability and effectiveness in promoting watershed health.
8. Consider rainwater as a resource to enliven the urban experience and enhance biodiversity. Design rainwater facilities to be aesthetically pleasing and to integrate multi-use objectives.
9. Encourage, where appropriate, the application of green roof treatments on mixed-use building podiums to improve stormwater management and to enhance views from above.

Waste Management

Waste management measures in the Lower Lynn Town Centre aim to encourage composting, recycling and organic waste collection to reduce the amount of waste being diverted into offsite landfills.

Policies:

1. Provide appropriate facilities to accommodate safe, efficient, and environmentally-responsible collection of waste and recyclable materials from all land uses and activities on the site.
2. Refer to Metro Vancouver's Technical Specifications for Recycling Amenities in Multi-family and Commercial Developments or any successor documents for regional waste and recycling facility standards.
3. Facilitate the provision of composting, recycling and organic waste collection facilities in new multi-family housing developments and at strategic locations in the Town Centre.
4. Encourage design of waste disposal and recycling container storage areas, including temporary surface storage areas, to enable efficient collection and to improve aesthetics.
5. Encourage site planning for underground solid waste facilities in close proximity to garage access ramps.

Water and Sanitary Sewer

As the Town Centre is built out, municipal infrastructure, including water and sewer systems, will be upgraded to accommodate new loads associated with redevelopment. Policies in this section outline key directions for improvements and strategies to enable timely and coordinated infrastructure upgrades.

Policies:

1. Direct appropriate and feasible upgrades to the sanitary and water systems in response to anticipated population growth as indicated in Figures 17 and 18 as updated from time to time based on new modelling information.
2. In accordance with the District's Green Building strategy encourage water conservation measures for new developments, including low flow fixtures, the use of native vegetation and drought tolerant

species, and potential reuse of grey water as an alternative to non-potable water use, such as irrigation.

3. Encourage the installation of water meters for new development, ideally at the property line, with consideration for isolation of residential versus business water use.
4. Promote the use of fire-resistive building design.

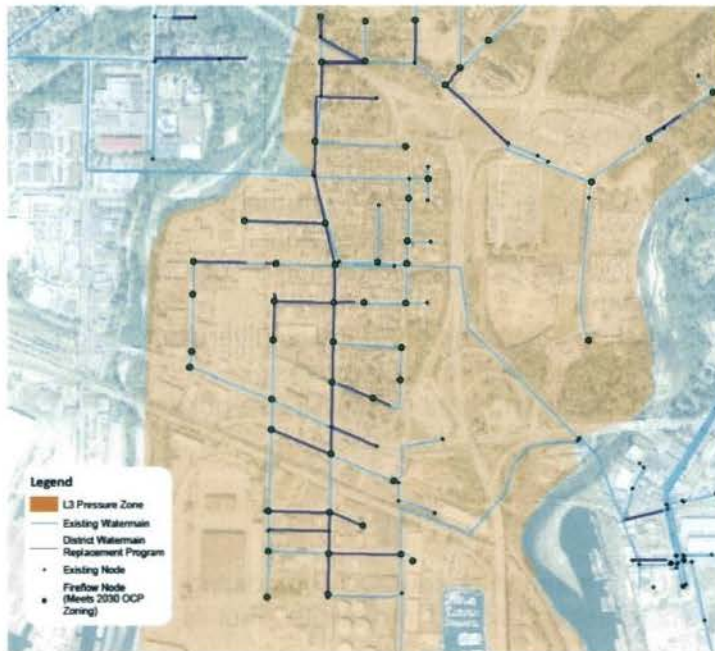


Figure 17. Water main upgrade concept for Lower Lynn Town Centre to 2030. Subject to change.

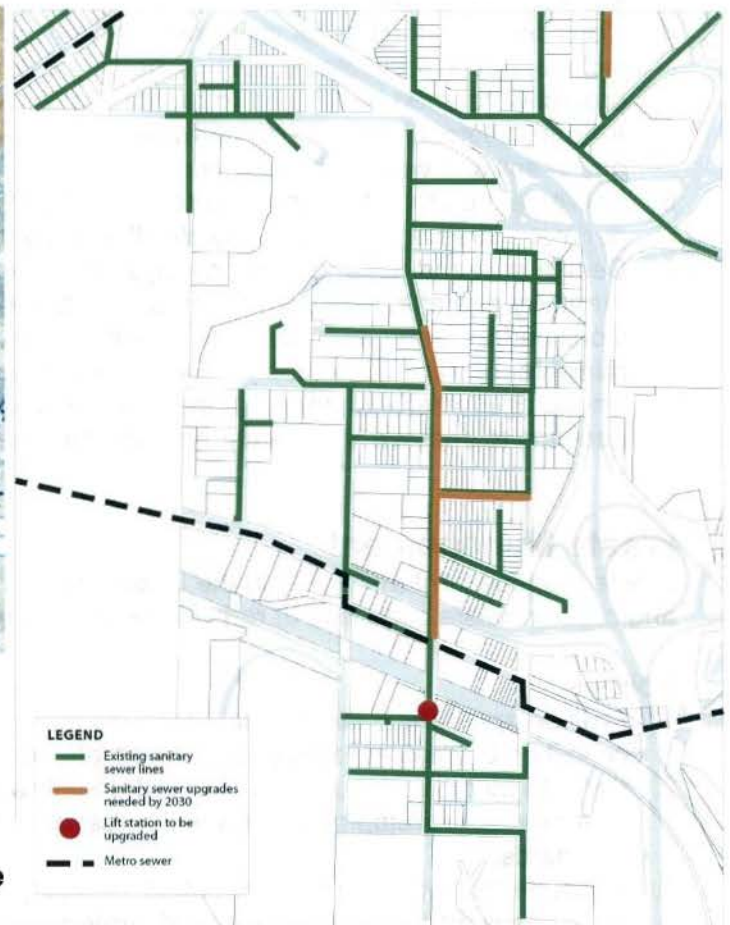


Figure 18. Sanitary sewer upgrade concept for Lower Lynn Town Centre to 2030. Subject to change.

External Utilities

External utilities include fiber-optic, hydro, telephone, district energy, natural gas, and cable. Significant coordination will be required to allow adequate servicing from all outside agencies to occur at the appropriate levels and at the appropriate times. Mountain Highway and Main Street corridors are busy transportation routes that should have limited interruption to accommodate utility maintenance requirements.

Policies:

1. Work with utility agencies to ensure that service capacity is adequate to accommodate anticipated growth in the Town Centre.
2. Coordinate utility upgrades to minimize impacts to traffic and surrounding neighbourhoods.
3. Plan for the relocation of existing overhead utilities underground through redevelopment of the Town Centre.
4. Encourage new developments to integrate structural design measures for fibre-optic infrastructure to support economic development and to improve future information technology capacities and choices for residents and businesses.

I. Development Permit Areas in Lower Lynn Town Centre

In accordance with the *Local Government Act*, the District uses Development Permit Areas (DPA) and associated guidelines to manage development applications to address special conditions including:

- protection from natural hazards,
- protection of the natural environment and streamside areas,
- to encourage energy, water conservation and greenhouse gas reduction,
- establishment of quality urban design and character.

Development applicants should refer to Schedule B of the Official Community Plan (OCP) for the complete set of Development Permit Area policies.

The Lower Lynn Town Centre as indicated in Figure 19 is recognized as a DPA that is subject to the Lower Lynn Town Centre Design Guidelines. Other applicable OCP policies, design guidelines and schedules may also apply to this area.



Figure 19. Lower Lynn Town Centre Form and Character Development Permit Area

Policies:

1. Recognizing that the Lower Lynn Town Centre may be considered the eastern gateway to the District of North Vancouver and to promote quality architectural and streetscape urban design, designate lands within the Town Centre (shown in Figure 19) as a Lower Lynn Town Centre Form Character and Streetscape Development Permit Area.
2. Within this designated DPA area, require where appropriate, that a Form and Character Development Permit be obtained prior to any applicable development.

J. Recommendations for Implementation

The following items are recommended for consideration in the implementation of the Lower Lynn Town Centre Plan.

1. Manage redevelopment and change in such a manner as to realize community benefits, consider market absorption rates, and coordinate utility upgrades to minimize disruption to the community.
2. Work with developers to reduce the impacts of construction on the community through improved construction management and traffic control plans.
3. Recognizing that redevelopment of the surrounding residential areas will evolve incrementally, over time, ensure that redevelopment considers edge conditions and provides appropriate transitions.
4. Examine the potential for future land uses in the area west of Mountain Highway and north of East Keith Road (as identified in Figure 6) once detailed design plans for the reconfiguration of the Highway Interchange are available.
5. Undertake an integrated Lower Lynn Town Centre parks planning and design study to identify measures for the redesign and enhancement of Seylynn and Bridgman Parks.
6. Undertake a collaborative community/ recreational facility need assessment with the North Vancouver Recreation Commission to assess potential demand for coordinated community and recreational services in a new modest scale Lower Lynn Town Centre facility.

K. Monitoring the implementation of this Plan towards a more sustainable Lower Lynn Town Centre

While this Lower Lynn Town Centre Implementation Plan is a long range planning policy document that will guide redevelopment of this area for the next 20 years, it is intended that progress towards the implementation of this Plan is monitored approximately every 3-5 years and that this Plan is updated, as needed, to ensure its effectiveness in delivering the community's vision for the Town Centre.

Policies:

1. Monitor progress toward the achievement of Lower Lynn Town Centre policies as part of OCP monitoring.
2. Allow for ongoing community participation in implementing and monitoring the achievement of the Lower Lynn Town Centre Implementation Plan objectives, with potential indicators for monitoring including, but not limited to:
 - Housing (diversity, rental, ownership, affordable etc.)
 - Community amenities
 - Number of local jobs
 - Demographic mix
 - Community health and well-being, active living
 - Crime rates, number of motor vehicle accidents
 - Reduction in vehicle miles travelled
 - Mode share splits
 - Greenhouse gas emissions
 - Number of units connected to district energy heating system
 - Amount of waste/recycling diverted from landfill
 - Park space
 - Watershed health improvements
 - Urban forest canopy

THIS PAGE LEFT BLANK INTENTIONALLY