

AGENDA

REGULAR MEETING OF COUNCIL

**Monday, October 21, 2013
7:00 p.m.**

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

Council Members:

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



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, October 21, 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 7962 –Old Dollarton/Front Street Rezoning
- Bylaw 7998 – Parks, Recreation, and Open Space Zone Amendment
- Bylaw 7999 – 435 Seymour River Place Rezoning
- Bylaw 8000 – 2135-2167 Heritage Park Lane Rezoning

1. ADOPTION OF THE AGENDA

1.1. October 21, 2013 Regular Meeting Agenda

Recommendation:

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

2. PUBLIC INPUT

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

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

5.1. Mr. Robert Wyckham, Norwest Cycle Club

p. 9-10

Re: To present results of their survey and to present their recommendations for safety improvements to cycling on the North Shore.

6. ADOPTION OF MINUTES

6.1. October 7, 2013 Regular Council Meeting **p. 13-19**

Recommendation:

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

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

8.1. September 30, 2013 Committee of the Whole **p. 23-33**

8.1.1. Marine Drive Corridor Planning

THAT the September 18, 2013 report of the Transportation Planner and Planner be received and staff report back to Council.

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 8009: Permissive Tax Exemptions (Private Schools) **p. 37-58
Bylaw 8012: Permissive Tax Exemptions (Community Services)
File No. 05.1940.00/000.000**

Recommendation:

THAT "2013-2015 Taxation Exemptions by Council Bylaw 7942, 2012 Amendment Bylaw 8009, 2013 (Amendment 1)" is ADOPTED;

AND THAT "2013-2015 Taxation Exemptions by Council Bylaw 7942, 2012 Amendment Bylaw 8012, 2013 (Amendment 2)" is ADOPTED.

9.2. NVRC Sport & Recreation Travel Grant Applications **p. 59-65
File No.**

Recommendation:

THAT the achievements of North Vancouver District residents Christopher More O'Ferrall, James Elson, and Nicholas Nepomuceno be supported by awarding Sport and Recreation Travel Grants of \$200 each.

- 9.3. Bylaw 8000: 2135-2167 Heritage Park Lane (Rezoning Bylaw 1298) p. 67-96**
Bylaw 8001: Housing Agreement 2135-2167 Heritage Park Lane
File No. 08.3060.20/079.12

Recommendation:

THAT the "District of North Vancouver Rezoning Bylaw 1298 (Bylaw 8000)" is ADOPTED;

AND THAT the "Housing Agreement Bylaw 8001, 2013" is ADOPTED.

- 9.4. Development Permit 79.12 p. 97-144**
2135 – 2167 Heritage Park Lane
File No. 08.3060.20/079.12

Recommendation:

THAT Development Permit 79.12, for a 30 unit townhouse project at 2135-2167 Heritage Park Lane, be ISSUED.

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

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DELEGATIONS

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Delegation to Council Request Form

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

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

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

Name of person or group wishing to appear before Council: Norwest Cycle Club

Title of Presentation: Safer cycling on the North Shore

Purpose of Presentation:

- Information only
 Requesting a letter of support
 Other (provide details below)

Please describe.

Attach separate sheet if additional space is required

The objective of this study is to identify ways that cycling can be made safer on the North Shore. A survey of 508 cyclists was completed on line. On the basis of the results of this survey a number of comments and recommendations will be made.

Contact person (if different than above): Robert G. Wyckham

Daytime telephone number: 604 922 6792

Email address: wyckham@sfu.ca

Will you be providing supporting documentation? Yes No

If yes: PowerPoint presentation
 DVD
 Handout

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

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

Technical requirements: Laptop
 Multimedia projector

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Robert Wyckham

August 30

Name of Delegate or Representative of Group

Date

Signature

For Office Use Only

Approved <input checked="" type="checkbox"/>	Rejected <input type="checkbox"/>		
By (signature) <u>[Signature]</u>	<u>[Signature]</u>	Municipal Clerk	Deputy Municipal Clerk <u>[Signature]</u>
Appearance date if applicable:		<u>Oct. 7, 2013</u>	<u>OCT. 21</u>
Applicant informed of approval/rejection on (date):		<u>Aug 30</u>	
By (signature) <u>[Signature]</u>		Date: <u>Sept 3</u>	

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

MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, October 7, 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
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Ms. S. Haid, Manager – Sustainable Community Development
Ms. M. Welman, Manager - Strategic Communication & Community Relations
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. N. Letchford, Deputy Municipal Clerk
Ms. K. Rendek, Planner
Ms. T. Smith, Transportation Planner
Ms. S. Berardo, Confidential Council Clerk
Ms. L. Brick, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. October 7, 2013 Regular Meeting Agenda

**MOVED by Councillor LITTLE
SECONDED by Councillor MURI**

THAT the agenda for the October 7, 2013 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. PUBLIC INPUT

- 2.1.** Mr. John Neumann, 1100 Block East 29th Street:
- Spoke in support of the planning framework process; and,
 - Spoke in support of revitalization of Lynn Valley.
- 2.2.** Mr. Ron Slinger, 700 Block East St. James Road:
- Commented that the revitalization of Lynn Valley will create a vibrant community; and,

- Urged Council to vote for the implementation plan.
- 2.3.** Mr. Dana Rousseau, 1000 Block Ross Road:
- Spoke in support of option 3 in the staff report;
 - Commented that Lynn Valley Mall needs to be redeveloped; and,
 - Expressed concerns regarding traffic and social housing.
- 2.4.** Ms. Linda Findlay, 1200 Block Kilmer Road:
- Spoke in support of the revitalization of the Lynn Valley Town Centre Mall; and,
 - Urged Council to approve the policy planning framework.
- 2.5.** Mr. Doug Curran, 2000 Block Curling Road:
- Opined that redevelopment of Lynn Valley would positively impact the community.
- 2.6.** Mr. Alex Schwarz, 3200 Block Mountain Highway:
- Submitted a petition with signatures opposing redevelopment of Lynn Valley;
 - Urged Council to retain the character of Lynn Valley; and,
 - Stated that development should be limited to five storeys. .
- 2.7.** Ms. Dianne Bogue, 3600 Block Mountain Highway:
- Urged Council to retain the character of Lynn Valley;
 - Expressed concern with traffic; and,
 - Spoke in opposition to high rise buildings.
- 2.8.** Mr. Chris Litchford, 3200 Block Tennyson Road:
- Spoke in opposition to any development over five storeys; and,
 - Expressed concern with traffic.
- 2.9.** Ms. Gail MacKenzie, 4100 Block Fircrest Place:
- Commented on the value of life and the importance of safety for Lynn Valley citizens;
 - Expressed concern with regards to traffic.
- 2.10.** Mr. Lyle Craver, 4700 Block Hoskins Road:
- Commented that the purpose of the Lynn Valley OCP was to embrace some density;
 - Spoke in support of the BOSA development; and,
 - Commented that the proposal south of 29th Street has too much density.
- 2.11.** Mr. David Boerl, 2600 Block Fromme Road:
- Spoke in support of low rise buildings;
 - Commented on the importance of the redevelopment of Lynn Valley Mall which fits with the character of the community.
- 2.12.** Mr. John Harvey, 1900 Block Cedar Village Crescent:
- Requested that the timing clock not be started until the speaker has stated their name and address;

- Requested that delegations should have ten minutes to present; and,
- Urged Council to amend the Policing Committee format.

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

- Spoke on behalf of the Restorative Justice Gala;
- Commented that all funds raised will be used to support anti-bullying campaigns; and,
- Invited Council to attend the gala on Friday, October 18, 2013 at 5:30 pm.

3. PROCLAMATIONS

3.1. National Waste Reduction Week – October 21 – 27, 2013

3.2. Homelessness Action Week – October 13 – 19, 2013

4. RECOGNITIONS

5. DELEGATIONS

5.1. Lynne Henshaw, North Shore Homelessness Task Force

Re: Homeless Action Week 2013

Ms. Lynne Henshaw, North Shore Homelessness Task Force, spoke regarding the upcoming Homeless Action Week. Ms. Henshaw provided an update on the issues of homelessness on the North Shore and the steps taken to address these issues.

**MOVED by Councillor BASSAM
SECONDED by Councillor NIXON**

THAT the North Shore Homelessness Task Force delegation be received for information.

CARRIED

6. ADOPTION OF MINUTES

6.1. September 23, 2013 Regular Council Meeting

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

THAT the minutes of the September 23, 2013 Regular Council meeting be adopted.

CARRIED

6.2. September 23, 2013 Public Meeting

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

THAT the minutes of the September 23, 2013 Public Meeting be received.

CARRIED

6.3. September 24, 2013 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the September 24, 2013 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

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

8.1. September 16, 2013 Committee of the Whole

8.1.1. 2013 Transportation Investments and 2014 Transportation Priorities

THAT the September 5, 2013 memo of the Section Manager – Transportation be received for information.

CARRIED

9. REPORTS FROM COUNCIL OR STAFF

9.1. Lynn Valley Town Centre – Alternative Implementation Planning Directions

File No. 13.6480.30/002.002

Ms. Susan Haid, Manager – Sustainable Community Development, provided an overview of the Lynn Valley Town Centre Implementation Plan.

Ms. Karen Rendek, Planner, highlighted the two proposed planning directions for Lynn Valley Town Centre which includes:

1. Low-rise Development; and,
2. Planning Framework.

Mr. Brian Bydwell, General Manager – Planning, Properties & Permits, summarized the staff recommendation.

MOVED by Councillor BASSAM

SECONDED by Councillor LITTLE

THAT Council:

1. Support the *Planning Framework* outlined in the report dated September 25, 2013 of the Policy Planner, as a decision-making tool to guide implementation and redevelopment of the Lynn Valley Town Centre; and,
2. Direct staff to communicate the preferred implementation planning direction to all interested parties.

CARRIED

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT the Planning Framework outlined in the September 25, 2013 of the policy planner state that additional height may be considered at strategic locations more than eight storeys but not exceeding a height of 12 storeys.

CARRIED

Council recessed at 9:05 pm and reconvened at 9:09 pm.

Councillor Hicks left the meeting at 9:11 pm

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

9.3. Bylaw 8003: 1075 Prospect (Rezoning Bylaw 1299)

File No. 08.3060.20/001.13

MOVED by Councillor LITTLE
SECONDED by Councillor MURI

THAT "District of North Vancouver Rezoning Bylaw 1299 (Bylaw 8003)" is abandoned at second reading.

CARRIED

Absent for vote: Councillor HICKS
OPPOSED: Councillors BASSAM, MACKAY-DUNN, and NIXON

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BASSAM

THAT "District of North Vancouver Rezoning Bylaw 1299 (Bylaw 8003)" is given SECOND and THIRD reading, and that Bylaw 8003 is ADOPTED.

CARRIED

Absent for vote: Councillor HICKS
OPPOSED: Councillors LITTLE and MURI

Councillor HICKS returned to the meeting at 9:35 pm.

9.2. Bylaw 8004: Tax Exemption for North Shore Ice Sports

File No. 09.3900.20/000.000

MOVED by Councillor LITTLE
SECONDED by Councillor MURI

THAT "Tax Exemption for 2014-2023 Ice Sports North Shore Bylaw 8004, 2013" is ADOPTED.

CARRIED

9.4. Bylaw 8011: Renaming of 0 to 600 Blocks Mountain Highway

File No. 16.8620.00/001.000

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

THAT "Mountain Avenue Street Naming Bylaw 8011, 2013", a bylaw to rename the 0 to 600 blocks of Mountain Highway, is given FIRST, SECOND, and THIRD reading.

DEFEATED

OPPOSED: Councillors BASSAM, MACKAY-DUNN, MURI, and NIXON

9.5. Bylaw 8009: 2013-2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)

File No. 05.1940.00/000.000

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT Bylaw 8009, cited as "2013-2015 Taxation Exemptions by Council 7942, Amendment Bylaw 8009, 2013 (Amendment 1)", be given FIRST, SECOND, and THIRD reading.

CARRIED

9.6. Bylaw 8012: 2013-2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)

File No. 05.1940.00/000.000

MOVED by Councillor NIXON

SECONDED by Councillor MURI

THAT Bylaw 8012, cited as "2013-2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)", be given FIRST, SECOND, and THIRD reading;

AND THAT prior to considering adoption of the Bylaw, public notice be given in accordance with Section 227 of the *Community Charter*.

CARRIED

9.7. Wildfire Fuel Mitigation Grant Application

File No. 12.6300.50/000.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT Council endorse by resolution the attached \$311,600 grant application to the Union of British Columbia Municipalities (UBCM) for hazardous fuel mitigation work on nine treatment sites.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Walton reported on his attendance at the opening of the Filipino Community Centre on 3rd and Lonsdale.

10.2. Chief Administrative Officer

10.3. Councillors

Councillor Little reported on his meeting with Guru City, Korea Business Group.

Councillor MacKay-Dunn reported on his attendance at the 34th annual Canadian Justice Conference.

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the October 7, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:53 pm)

Mayor

Municipal Clerk

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COMMITTEE OF THE WHOLE REPORT

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*MUD
acting CAO*

Memo

October 9, 2013
File: 10.4788.01/000.000

TO: Mayor and Council
FROM: Natasha Letchford, Deputy Municipal Clerk
SUBJECT: Marine Drive Corridor

On September 30 the Committee of the Whole received an update on the Marine Drive Corridor planning. The Committee of the Whole passed the following resolution:

THAT the September 18, 2013 report of the Transportation Planner and Planner be received and staff report back to Council.

The report and minutes are attached for your information.

It is recommended to Council:

THAT the action of the September 30, 2013 Committee of the Whole be approved.

Regards,

Natasha Letchford
Deputy Clerk

Attachments:

- September 18, 2013 Marine Drive Corridor Planning Briefing Note
- DRAFT September 30, 2013 Committee of the Whole Minutes

Briefing Note Marine Drive Corridor Planning

September 18, 2013

The Marine Drive Improvement Strategy, including the re-zoning to C9, was adopted by Council in 2007. Since then Marine Drive has experienced more change than any other area of the District. This briefing note follows up on the April 22nd Council workshop discussion of land use and transportation successes and challenges experienced since adoption of the Marine Drive strategy.

The September 30th session is intended as a follow-up discussion **to confirm the land use and transportation approach** and better inform the detailed implementation of existing Marine Drive plans.

There is no need to undertake a significant planning process at this time, however several initiatives are recommended to better achieve objectives within this important land use and transportation corridor.

Characteristics of Successful Shopping Districts

Successful shopping districts are normally limited to 3 or 4 blocks in length and are well-defined visually as a “place” having a distinctive character. An attractive streetscape with pedestrian amenities and attractions with enough surrounding population to generate sufficient walk-in business to support the retail shops and services are essential conditions. Finally, most will have on-street parking, which is highly beneficial to or supportive of local serving retail.

There are numerous examples of transportation corridors throughout the North Shore and elsewhere that are punctuated at intervals with concentrations of retail (see table). Marine Drive is beginning to evolve this way with mixed use nodes emerging in the Pemberton and Capilano/Marine Drive areas.

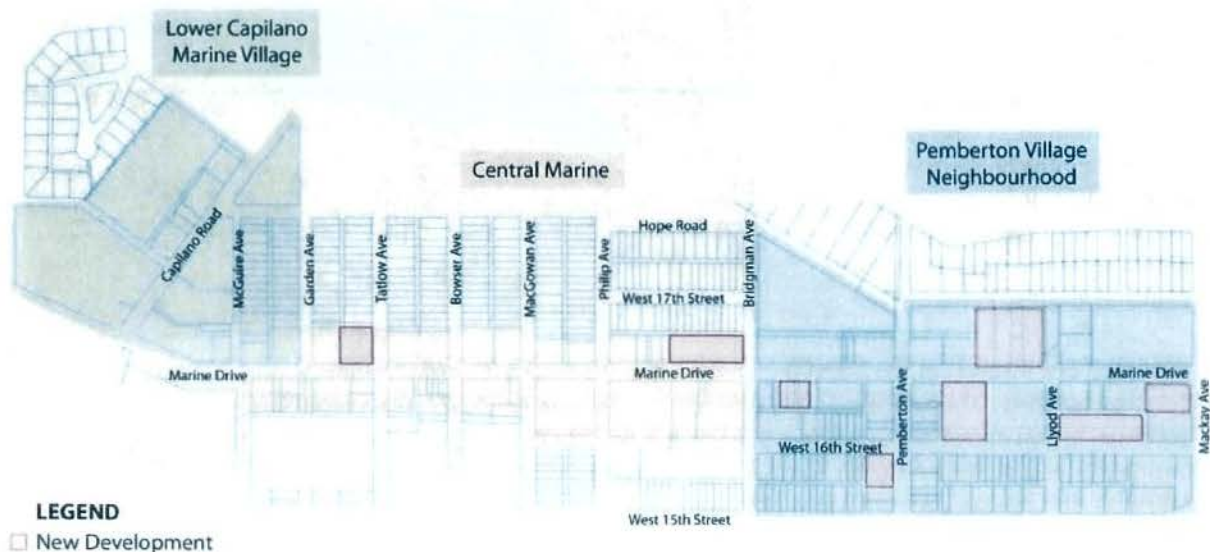


Development interest in the interval between the two nodes, Central Marine, is noticeably less for a few practical reasons. The properties are typically smaller and shallower than elsewhere; there is very little potential for on-street parking and often there is no rear lane to access and service the commercial businesses and provide a buffer to the single-family residential neighbourhood. This has made land assembly and redevelopment more difficult.

EXAMPLES OF RETAIL NEIGHBOURHOODS WITHIN CORRIDORS		
City	Corridor	Neighbourhoods
West Vancouver	Marine Drive	Ambleside Dundarave
City/District of North Vancouver	Lonsdale Avenue	Lower Lonsdale Central Lonsdale Queensdale
Vancouver	Broadway	Commercial-Broadway City Centre Central Broadway Kitsilano Point Grey
Vancouver/ Burnaby	East Hastings Street	Chinatown Strathcona Grandview Burnaby Heights Kensington Capitol Hill

Land Use and Neighbourhood Identity

As mentioned above, nodes are emerging at Pemberton/Marine and Capilano/Marine. These two nodes are physically well defined and each is developing its own distinctive character and identity. Central Marine Drive seems more suited and destined to become a lower key neighbourhood with less of a retail presence.



There is no need to increase the allowable density or otherwise revisit the zoning regulations to stimulate redevelopment interest in the Central Marine area. However, in situations where on-street parking cannot be accommodated within the existing road allowance, issuing a variance relaxing the requirement for commercial use at grade level may be considered on a case by case basis.

The most pressing planning need for central Marine is for better definition and buffering between the commercial corridor and the single family neighbourhood. This is addressed in the laneway/parking approach discussed below in the transportation strategy.

Transportation Strategy

As Council is aware, considerable transportation planning and engineering work has been done for the Marine Drive corridor. While staff do not intend to revisit transportation plans for the corridor, at the September 30 Committee of the Whole session, staff intend to confirm the District's approach.

Below is additional information on the proposed approach on transportation.

Parking

District Real Estate staff have some evidence that Marine Drive retail spaces without on-street parking are more difficult to lease than retail spaces with on-street parking.

Research by retail expert Robert Gibbs for the Congress on New Urbanism indicates that **parking is one of the most critical issues facing any retail district**. The research also indicates that:

- On-street parking near or on the same block—and preferably on the same side—as a store or restaurant is integral to its economic sustainability;
- If parking is not readily available, potential customers will simply continue on their way, often to alternative shopping areas;
- People tend to shop on their way home from work and are less likely to stop if it involves making a left turn against traffic; and
- If an on-street space or surface parking is available, even for a small fee, these customers will likely stop and shop.



'Teaser' parking pockets benefit stores and restaurants because many shoppers tend to be more interested in visiting a business if they believe they could find a parking spot right out front.

Laneway parking is used in many jurisdictions, including neighbouring Ambleside and Dundarave in West Vancouver and Lonsdale Avenue in the City of North Vancouver.

Robert Gibbs' research indicates that parking lots are important for long-term users, such as employees. Surface lots can also serve as a land bank for future development.

Transit Lane Extension

Earlier this year, TransLink completed a review of the transit lane operation. It indicates buses are being delayed by general purpose traffic as far back as Philip Avenue, typically in the afternoon peak period, and so are not reaching the transit priority lane. The North Shore Area Transit Plan (2012) outlines plans

for bus rapid transit (BRT) to be implemented on Marine Drive in the future. **It would be beneficial for the transit lane to extend as far as Pemberton Village in the future to support BRT riders.**

Laneway Circulation Route

Last year, the District completed a study that confirmed the feasibility of implementing a continuous laneway system parallel to Marine Drive, as redevelopment occurs.

The laneway system would act as a circulation route and would be expected to reduce left turns and related congestion on Marine Drive. Because lanes enable circulation off of Marine Drive, **the laneway system would likely benefit adjacent neighbourhoods** by reducing demand for previous short cuts.



Signal Timing

Marine Drive is the busiest road in the municipality, carrying nearly 30,000 vehicles per day between Capilano Road and MacKay Road. There are seven traffic signals along the corridor. Six signals are coordinated. The intersection of Marine Drive and Capilano Road operates independently. Marine Drive signals were recently optimized and new timing plans were implemented. This will continue to be done on an ongoing basis with redevelopment and other improvements on the corridor. Signal coordination is effective during optimal conditions.



However, congestion or other delays can disrupt coordination.

Funding

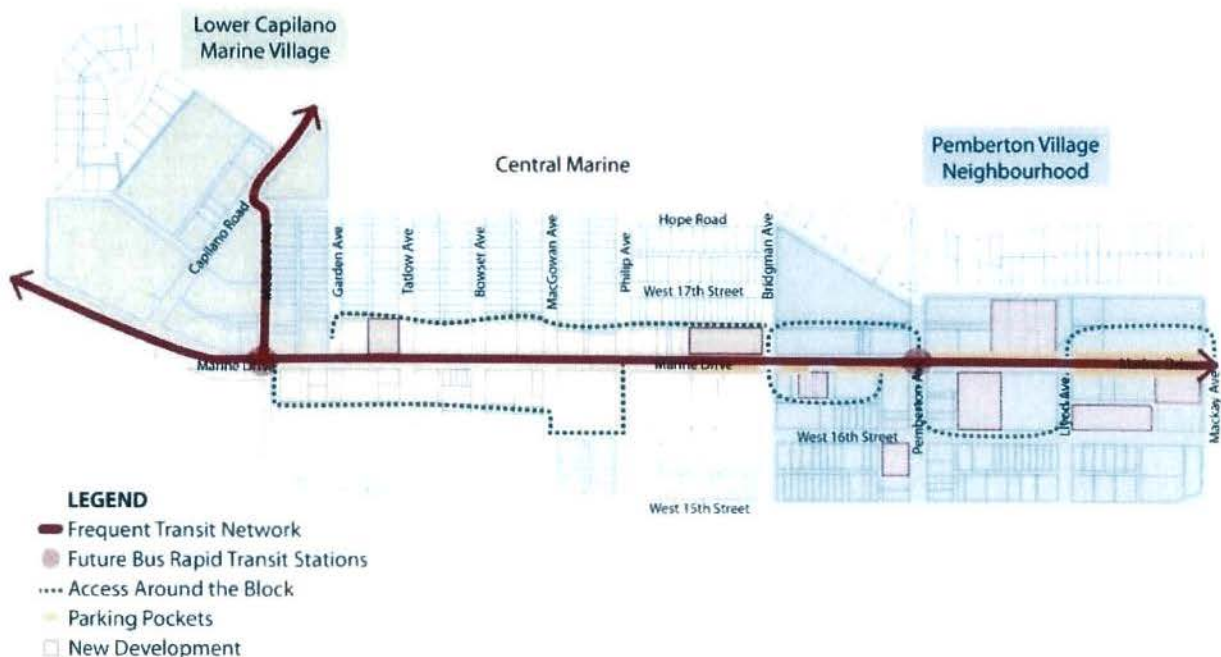
There is funding identified in the Development Cost Charge (DCC) bylaw for Marine Drive improvements, including property acquisition if needed.

MARINE DRIVE TRANSPORTATION APPROACH

Based on recent work by staff, the following transportation approach is proposed:

Parking	On-Street Parking	<ul style="list-style-type: none"> Introduce parking pockets where they fit
	Laneway Parking	<ul style="list-style-type: none"> Explore future opportunities to introduce laneway parking
	Parking Signage	<ul style="list-style-type: none"> Implement parking signs
	Shared Parking	<ul style="list-style-type: none"> Encourage developments to implement shared parking Continue to explore potential public parking lot
Roads	Laneway Circulation	<ul style="list-style-type: none"> Enable 'around the block' access
	Left Turn Pockets	<ul style="list-style-type: none"> Existing left turn pockets to remain in place
	Signal Timing	<ul style="list-style-type: none"> Continue monitoring and adjusting signal timing
Transit	Bus Lane Extension	<ul style="list-style-type: none"> Extend bus lane east to Pemberton Village
	Bus Shelters	<ul style="list-style-type: none"> Future shelters accessible for all ages and abilities
Pedestrians	Sidewalk Width	<ul style="list-style-type: none"> Minimum 2.5 m sidewalk with boulevard or parking pocket
	Sidewalk Aesthetic	<ul style="list-style-type: none"> Detailed design now being provided to developers
Cycling	Marine Drive Cycling Facility	<ul style="list-style-type: none"> Sidewalk not wide enough for shared bike path 4.3 m shared lanes to remain
	Marine Drive serving bike routes	<ul style="list-style-type: none"> Bikeways on 15th Street and Hope Road W. 1st Street bike lanes Spirit Trail multiuse pathway
	Bike Racks	<ul style="list-style-type: none"> Detailed design of streetscape addresses bike racks

This approach is illustrated as follows:



Options

- a) That Council confirm the proposed approach to implementing existing transportation and land use plans for Marine Drive such that upcoming development proposals may include:
 - Parking pockets in the sidewalk design, where they fit;
 - Land acquisition for laneways and transit lane extension; and
 - Consideration of variances in the requirement for commercial use on the ground-level in the Central Marine Drive area

- b) advise staff of alternative and/or additional considerations to take into account

Recommendation

That Council confirm the proposed approach to implementing existing transportation and land use plans for Marine Drive such that upcoming development proposals may include:

- Parking pockets in the sidewalk design, where they fit;
- Land acquisition for laneways and transit lane extension; and
- Consideration of variances in the requirement for commercial use on the ground-level in the Central Marine Drive area

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 7:01 p.m. on Monday, September 30, 2013 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Councillor M. Little

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Ms. S. Haid, Manager – Sustainable Community Development
Ms. E. Geddes, Section Manager – Transportation
Ms. N. Letchford, Deputy Municipal Clerk
Ms. L. Brick, Confidential Council Clerk
Ms. T. Smith, Transportation Planner
Mr. R. Taylor, Planner

1. ADOPTION OF THE AGENDA

1.1. September 30, 2013 Committee of the Whole Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the September 30, 2013 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. September 16, 2013 Committee of the Whole

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the September 16, 2013 Committee of the Whole meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Marine Drive Corridor Planning

File No. 16.8620.15/001.002

Mr. Ross Taylor, Planner, provided an overview of the land use and character of Marine Drive highlighting:

- That commercial and mixed use neighbourhoods are developing on Marine Drive;
- Staff are developing unique design guidelines for the Lower Capilano Marine Village neighbourhood and the Pemberton Village neighbourhood;
- Central Marine Drive streetscape standards will provide continuity; and,
- Staff are recommending to retain the C9 Zoning but relax the commercial at grade requirement within the Central Marine Drive area.

Discussion ensued regarding concerns raised by the community that the retail spaces on the ground level in the Central Marine Drive are not fully occupied. Council noted the need to maintain small individual shops in the area. Council noted that they do not support the option of fully moving away from commercial retail on the main level of developments and expressed interest in being creative with options such as live/ work units on the main floors.

Ms. Tegan Smith, Transportation Planner, spoke regarding parking requirements on Marine Drive. Developers have received feedback from potential renters that there is a hesitancy to lease space on Marine Drive due to limited on street parking.

Ms. Smith presented shared parking solutions including:

- Publically accessible parkades;
- Creation of a business improvement district;
- Review how security gates in underground parking garages are located;
- Joint study with City on parking signage;
- Parking study once all buildings are occupied; and,
- Providing parking in laneways.

Marine Drive is the busiest transit corridor on the North Shore; the current transit lane goes from the bridge to Tatlow Avenue; there are congestion issues starting at Philip Avenue. Staff recommend that the District take a long term view of extending the transit lane as far back as Bridgeman Avenue and begin securing land through redevelopment. On street parking can only be accommodated on Marine Drive from Bridgeman to Mackay Avenue; staff are requesting to move forward with parking pockets where they fit and implement lane access to increase circulation and use some of the DCC funds to incrementally purchase lands for improved transit lanes in the future. Council discussed the potential option of one-way verses two way lanes.

Council discussed options for improving gridlock in the Marine Drive Corridor including engaging the City of North Vancouver to contribute to the purchase of land for transit lanes. Council requested that staff consider the option of reopening 15th Street as a bus route. Council asked that more information on transit priority for Marine Drive be provided.

Council requested staff investigate how the off-street parking in developments impacts the on-street parking situation.

Council requested that the City be invited to a meeting with the District to discuss the additional traffic planning for the area. Council requested that the District provide comments on the Harbourfront development in the City of North Vancouver.

MOVED by Councillor MURI
SECONDED by Councillor BASSAM
THAT it be recommended to Council:

THAT the September 18, 2013 report of the Transportation Planner and Planner be received and staff report back to Council.

CARRIED

4. PUBLIC INPUT

4.1 Mr. Corrie Kost:

- Commented on the consideration of change in use on the ground floor of developments in the C9 zoning; and,
- Commented on the transit situation during rush hour to Vancouver.

4.2. Mr. Lyle Craver:

- Commented on the C9 zoning regulation discussion;
- Expressed concern regarding circulation and parking in the laneways; and,
- Encouraged further exploration of moving the buses off of Marine Drive.

4.3 Ms. Cathy Adams:

- Spoke in support of parking pockets being limited to 15 minutes;
- Commented on laneway access and circulation routes;
- Spoke in opposition to the option of purchasing land for transit lanes; and,
- Spoke in opposition to changing the C9 zoning regulations.

4.4 Ms. Val Moller:

- Commented on the development designs envisioned for the Marine Drive corridor.

5. RISE AND REPORT

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the September 30, 2013 Committee of the Whole rise and report.

CARRIED
(8:23 pm)

Mayor

Municipal Clerk

DRAFT

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT 21</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager

Director


CAO

The District of North Vancouver REPORT TO COUNCIL

October 10, 2013

File: 08.3160.20/043.000

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: **Bylaw 8009, Permissive Tax Exemptions (Private Schools)**
Bylaw 8012, Permissive Tax Exemptions (Community Services)

RECOMMENDATION:

THAT "2013 -2015 Taxation Exemptions by Council Bylaw 7942, 2012 Amendment Bylaw 8009, 2013 (Amendment 1)" is ADOPTED.

THAT "2013 -2015 Taxation Exemptions by Council Bylaw 7942, 2012 Amendment Bylaw 8012, 2013 (Amendment 2)" is ADOPTED.

BACKGROUND:

Bylaws 8009 and 8012 received FIRST, SECOND and THIRD readings on the 7th day of October, 2013. The Bylaws are 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: 2013 -2015 Taxation Exemptions by Council Bylaw 8009, 2013 (Amendment 1)
2013 -2015 Taxation Exemptions by Council Bylaw 8012, 2013 (Amendment 2)

Report to Council – Dated September 19, 2013
Report to Council – Dated September 24, 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 8009

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as “2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)”.

2. Amendment

The 2013-2015 Taxation Exemptions by Council Bylaw 7942 is amended as follows:

- a) The following subsections are added to Section 2.h and are exempt from taxation for the remaining two years (2014 and 2015):
 - 1. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot J, Block 13, District Lot 2025, Plan 9928, PID: 008-266-280, (2701 St. Christophers Rd, - Roll # 050-0755-1800-7);
 - 2. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot 4, Block 13, District Lot 2025, Plan LMP 47707, PID: 024-903-451, (2725 St. Christophers Rd, - Roll # 050-7477-0730-8);

READ a first time this the 7th day or October, 2013

READ a second time this the 7th day or October, 2013

READ a third time this the 7th day or October, 2013

NOTICE given in accordance with Section 227 of the *Community Charter* on the 9th of October, 2013 and the 16th of October, 2013.

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 8012

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as “2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)”.

2. Amendment

The 2013-2015 Taxation Exemptions by Council Bylaw 7942 is amended as follows:

- a) The following subsections are added to Section 2.a and are exempt from taxation for the remaining two years (2014 and 2015):
 10. St. John Society (British Columbia and Yukon) – Office/resource centre for first aid services. Strata Lot 8, District Lot 204, Strata Plan LMS 2284, PID: 023-336-242, (108 – 223 Mountain Highway, registered in the name of St. John Society (British Columbia and Yukon) - Roll # 090-6228-4008-8);
 11. WBT - Wild Bird Trust of British Columbia – Conservation Area – Nature House, Port Metro Vancouver Wildlife Conservation Area, Maplewood South. That portion of the land licenced by the Port for occupation by the WBT for the exclusive use and occupation of access to the Nature House land and building used for conservation and educational purposes. Described as Lot 5, Block D, District Lot 469, Plan 8885, Consolidated Lots 4-12 S of Hwy Plan 2383 Block 4 District Lot 469 Plan 1532 PID: 009-902-686, (2649 Dollarton Highway, - Roll # 100-0139-7551-X);
- b) The following subsections are added to Section 2.j and are exempt from taxation for the remaining two years (2014 and 2015):
 18. Turning Point Recovery Society – Residential addiction home. The leased portion of amended lot 2 (Reference Plan 2935) Block C, District Lots 598 to 601, Plan 6659, PID: 011-072-725, (2670 Lloyd Avenue, lease registered in the name of Turning Point Housing Society - Roll # 011-0294-2700-2);

READ a first time this the 7th day of October, 2013

READ a second time this the 7th day of October, 2013

READ a third time this the 7th day of October, 2013

NOTICE given in accordance with Section 227 of the *Community Charter* on the 9th of October, 2013 and the 16th of October, 2013

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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



The District of North Vancouver REPORT TO COUNCIL

September 19, 2013
File: 05.1940
Tracking Number: RCA -

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)

RECOMMENDATION:

THAT: Bylaw 8009, cited as "2013 - 2015 Taxation Exemptions by Council 7942, Amendment Bylaw 8009, 2013 (Amendment 1) is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT:

The purpose of the Bylaw is to consider a permissive tax exemption for the taxation years 2014 and 2015 for ancillary land on private school property.

BACKGROUND:

BC Assessment recently completed a review of private school properties on the North Shore. The review confirmed that BC Assessment had inaccurately interpreted the meaning of Section 220 (1)(l) of the Community Charter. This section of the legislation entails to statutorily exempt only the buildings and the land directly below private school assessed improvements. This mistake in statutorily exempting the entire property valuation has led to no taxes payable. Beginning in 2014, the assessment valuation for the land surrounding the school buildings will become taxable.

ANALYSIS:

BC Assessment has consistently assessed and classified privately owned school property that provides educational instruction equivalent to that given in a public school as statutorily exempt. In April 2013, Vancouver Waldorf School and St Pius X Elementary private schools were notified by the assessment authority of the misinterpretation of the Charter section 220(1)(l). As the schools provide curriculums equivalent to public institutions the ability to continue to maintain a full assessment exemption would require granting a permissive tax exemption. Section 224(2)(h) of the Community Charter provides the ability to exempt the portion of land surrounding the school building. The Waldorf School has submitted an

application for a permissive tax exemption for Councils consideration. The school is a non-profit society with registered charity status as recognized by Canada Revenue Agency (CRA) as is required per permissive tax exemption guideline criteria. The school however does not fully meet the requirements of the remaining criteria as the services offered are not consistent with existing practices seeking to ensure services are provided to the benefit of all District residents. In lieu of the requirements, the provision of a tax exemption would ensure the school continues to operate within the same legislative framework as offered through statutory exemptions provided to publicly owned or leased school lands.

Timing/Approval Process:

Pursuant to provisions of the Community Charter the Bylaw must be approved by October 31, 2013.

Financial Impacts:

Based upon the assessment for the ancillary land the 2013 tax exempt correction change estimated financial impact to the school is detailed below.

	<u>Municipal</u>	<u>Other Agencies</u>	<u>Total</u>
Waldorf School	\$9,268	\$7,945	\$17,213

If Council were to approve the municipal exemption as detailed above the remaining balance available for other permissive tax exemption applicants based upon the financial cap of .6% of the tax levy is \$39,648.



Elio Iorio
Manager Revenue and Taxation

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

The Corporation of the District of North Vancouver

Bylaw 8009

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as "2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8009, 2013 (Amendment 1)".

2. Amendment

The 2013-2015 Taxation Exemptions by Council Bylaw 7942 is amended as follows:

- a) The following subsections are added to Section 2.h and are exempt from taxation for the remaining two years (2014 and 2015):
 1. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot J, Block 13, District Lot 2025, Plan 9928, PID: 008-266-280, (2701 St. Christophers Rd. - Roll # 050-0755-1800-7);
 2. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot 4, Block 13, District Lot 2025, Plan LMP 47707, PID: 024-903-451, (2725 St. Christophers Rd. - Roll # 050-7477-0730-8);

READ a first time this the

READ a second time this the

READ a third time this the

ADOPTED this the

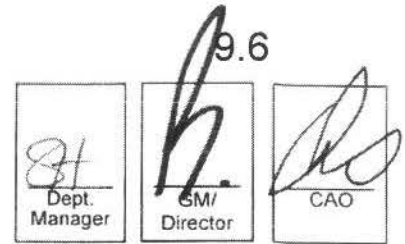
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT. 7, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 24, 2013
File: 05.1940

AUTHOR: Cristina Rucci, Social Planner

SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)

RECOMMENDATION:

THAT:

Bylaw 8012, cited as “2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)”, which is included as Attachment 1, be now read a FIRST, SECOND and THIRD time; and

AND THAT prior to considering adoption of the Bylaw, public notice be given in accordance with Section 227 of the *Community Charter*.

REASON FOR REPORT:

In compliance with the provisions of the *Community Charter* and the Taxation Exemptions by Council Guidelines, members of the Community Services Advisory Committee (CSAC) have reviewed three new applications for permissive tax exemptions for the taxation years 2014 and 2015, from the following agencies: Wild Bird Trust of British Columbia, St. John Ambulance, and Turning Point Recovery Society. Staff have prepared the necessary amending bylaw for Council's consideration.

SUMMARY:

In 2012, Mayor and Council approved Bylaw 7942, which provided taxation exemptions from 2013 to 2015 for 33 different agencies that met criteria outlined in the “Taxation Exemptions by Council Guidelines” (Attachment 2). Since the approval of that Bylaw, Council has considered additional requests for Permissive Tax Exemptions from various non-profit organizations. Most recently, staff received applications from Wild Bird Trust of British Columbia, St. John Ambulance, and Turning Point Recovery Society. CSAC reviewed these applications on September 18th, and recommends that they be approved by Council. A new Amending Bylaw inclusive to the year 2015 has been prepared based on the recommendations of the committee. According to the *Community Charter*, Council may, on or before October 31 of each year, adopt a bylaw to exempt certain lands or improvements (or both) from municipal taxation.

**SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment
Bylaw 8012, 2013 (Amendment 2)**

September 24, 2013

Page 2

BACKGROUND:

The "Taxation Exemption by Council Guidelines" which was adopted by Council in 2007, was developed to recognize the fact that non-profit organizations contribute to the well being of the citizens of the Municipality. The Guidelines include a number of criteria which must be met by organizations applying for a permissive tax exemption. The Community Services Advisory Committee, which has been given the authority by Council to review PTE applications, has assessed each of the new applications to ensure that they comply with the criteria.

The Guidelines also include a financial cap equal to 0.6% of the tax levy which is applicable to Section 224 exemptions only. When the funding requested exceeds the financial cap of the 0.6% of the tax levy, CSAC has authority to allocate funds to applicants (within the limits of the financial cap) in the best interests of the District and make recommendations to Council. Under this authority, some applicants might receive 100% of a funding request while other applicants might receive less than 100%.

Section 3.0 of the policy further outlines specific criteria related to the review process. To summarize, the policy states that the CSAC will review permissive tax exemptions in the second year of Council's mandate and that the bylaw will be reviewed every three years as completed in 2012. Moreover, the policy states that new applications received in years one and three of a Council mandate, will only be considered if there is room in the financial cap, if Council deems a service to be a District service or deems there to be a community need.

For Council's information, the total permissive tax exemption for the applications being recommended by CSAC are \$6,795, which would leave a balance of \$39,648 in the financial cap.

EXISTING POLICY:

Taxation Exemptions by Council Guidelines (Attachment 2)

Section 224 of the *Community Charter* (Attachment 3)

ANALYSIS:

At their regular meeting held on September 18, 2013, members of the Community Services Advisory Committee considered three new PTE applications from the Wild Bird Trust of British Columbia, St. John Ambulance, and Turning Point Recovery Society. The committee felt that the new applications met the tax exemption criteria and recommended that they be approved in full. The rationale for their decision is as follows:

**SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment
Bylaw 8012, 2013 (Amendment 2)**

September 24, 2013

Page 4

Options:

The following options are available for Council's consideration

1. Approve the recommendations of the Community Services Advisory Committee regarding Permissive Taxation Exemptions for 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2),
2. Deny the permissive tax exemptions applications,
3. Advise staff to contact the applicants and advise them to re-apply in 2016 so that Council can consider all of the permissive tax exemptions at one time.

Respectfully submitted,



Cristina Rucci
Social Planner

REVIEWED WITH:		
<input checked="" 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 checked="" 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: _____

**SUBJECT: 2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment
Bylaw 8012, 2013 (Amendment 2)**

September 24, 2013

Page 3

Wild Bird Trust

The Wild Bird Trust (WBT) is seeking an exemption for their new nature house building which is approximately 2,125 sq.ft. This new facility will provide a focal point for school and adult educational and recreational visits for this unique conservation area.

Upon reviewing the application, CSAC concluded that the services provided by the WBT were a unique extension of municipal recreation services. The 100 acre Conservation Area provides education and recreation services for all ages and they offer free monthly surveys, walks, Volunteer Days, and Annual Special Events, all provided by experienced naturalists.

St. John Ambulance

The services provided by St. John Ambulance focus on first aid training for volunteers and the general public. They currently own and receive permissive tax exemptions for two properties located at 223 Mountain Highway and have recently acquired a third property for which they are seeking a PTE. Given that St. John's Ambulance does provide a direct community service to District residents, CSAC felt that they meet the criteria for a tax exemption.

Turning Point Recovery Society

Turning Point is seeking a permissive tax exemption for the leased portion of District property located at 2670 Lloyd Avenue. This land will be home to a new 9-bed women's residential addiction support recovery program. Turning Point is a non-profit society and the program which will occur on the site will be operated as a licensed community care facility under the *BC Community Care and Assisted Living Act*. It was determined that this application meets the criteria included in the Taxation Exemptions by Council Guidelines.

Timing/Approval Process:

Pursuant to provision of the *Community Charter*, Council must adopt Permissive Tax Exemption Bylaws by October 31st of each year. Public notice must be provided in accordance with the *Charter Section 227* prior to adoption of the Permissive Tax Exemption Bylaw.

Financial Impacts:

Based on the three recommended applications with a combined assessment value of \$1,500,000 the total municipal taxes that would be exempted for 2013 is \$6,795. Based on approved section 224 permissive tax exemptions, the financial cap of 0.6% of the tax levy allows maximum exemptions of \$475,342. Including the exemptions provided for above there is a balance of \$39,648 remaining within the cap.

Social Policy Implications:

By providing permissive tax exemptions to non-profit organizations that deliver preventative and support services, the District furthers the aims of social sustainability by leveraging our resources effectively to assist in meeting the needs of people in our community.

The Corporation of the District of North Vancouver**Bylaw 8012**

A bylaw to exempt certain lands and improvements from municipal taxation

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

1. Citation

This bylaw may be cited as "2013 – 2015 Taxation Exemptions by Council Bylaw 7942, Amendment Bylaw 8012, 2013 (Amendment 2)".

2. Amendment

The 2013-2015 Taxation Exemptions by Council Bylaw 7942 is amended as follows:

- a) The following subsections are added to Section 2.a and are exempt from taxation for the remaining two years (2014 and 2015):
 10. St. John Society (British Columbia and Yukon) – Office/resource centre for first aid services. Strata Lot 8, District Lot 204, Strata Plan LMS 2284, PID: 023-336-242, (108 – 223 Mountain Highway, registered in the name of St. John Society (British Columbia and Yukon) - Roll # 090-6228-4008-8);
 11. WBT - Wild Bird Trust of British Columbia – Conservation Area – Nature House, Port Metro Vancouver Wildlife Conservation Area, Maplewood South. That portion of the land licenced by the Port for occupation by the WBT for the exclusive use and occupation of access to the Nature House land and building used for conservation and educational purposes. Described as Lot 5, Block D, District Lot 469, Plan 8885, Consolidated Lots 4-12 S of Hwy Plan 2383 Block 4 District Lot 469 Plan 1532 PID: 009-902-686, (2649 Dollarton Highway, - Roll # 100-0139-7551-X);
- b) The following subsections are added to Section 2.j and are exempt from taxation for the remaining two years (2014 and 2015):
 18. Turning Point Recovery Society – Residential addiction home. The leased portion of amended lot 2 (Reference Plan 2935) Block C, District Lots 598 to 601, Plan 6659, PID: 011-072-725, (2670 Lloyd Avenue, lease registered in the name of Turning Point Housing Society - Roll # 011-0294-2700-2);

READ a first time this the

READ a second time this the

READ a third time this the

NOTICE given in accordance with Section 227 of the *Community Charter* on the and
day of October, 2013.

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Finance	5
Sub-Section:	Permissive Tax Exemptions	1970
Title:	TAXATION EXEMPTIONS BY COUNCIL GUIDELINES	3

POLICY

The *Community Charter* provides that on or before October 31 in any year, Council may, by bylaw, exempt land and/or improvements from municipal property taxes. In addition to the *Community Charter* requirements, those organizations applying for exemption must comply with the guidelines set out in this policy.

REASON FOR POLICY

The Council recognizes that such organizations contribute to the well being of the citizens of the Municipality and to the improvement of their quality of life, and that exemption from taxation by Council may effectively promote enhanced community services.

AUTHORITY TO ACT

Retained by Council

PROCEDURECriteria for Taxation Exemption by Council

Exemptions provided for in Section 224 (General Authority for Permissive Tax Exemptions) and covered by these guidelines are at the discretion of Council. There is no obligation to give an exemption. Council may also consider partial exemptions of less than 100%.

A financial cap equal to 0.6% of the tax levy applies to Section 224 exemptions only and specifically exclude Section 225 (Partnering, heritage, riparian and other special exemption authority) or Section 226 (Revitalization tax exemptions). When the funding requested exceeds the financial cap of 0.6% of the tax levy, the Community Services Advisory Committee has authority to allocate funds to applicants (within the limits of the financial cap) in the best interests of the District and make its recommendation to council. Under this authority some applicants might receive 100% of a funding request while other applicants might receive less than 100%.

Council may impose restrictions on the use of the property and may require the applicant to enter into an operating agreement or other legal agreement as a condition of an exemption. (eg: a requirement that sports groups be open to the public on Saturdays).

Organizations applying for taxation exemptions must successfully meet each general criteria.

1.0 General Criteria

- 1.1 Exemptions are based on the Section 224 use of the property, not on the charitable status of the organization as a whole.
- 1.2 In the case of non-profit organizations seeking permissive tax exemption on private property, only private property that is entirely used for charitable, philanthropic will be considered for exemption (ie: no partial exemptions based on portions of property used for charitable or philanthropic).
- 1.3 The operations of the applicant on the property must be consistent with municipal policies, plans, bylaws, codes and regulations.
- 1.4 In the case of non-profit organizations seeking tax exemption, only property that is utilized to provide services for and/or to support to all District residents, without discrimination, will be considered.

- 1.5 PTEs will not be considered where Council believes that an exemption will result in the inappropriate downloading of responsibilities and costs of other levels of government to local taxpayers.
- 1.6 Organizations that disparage others are not eligible for a Permissive Tax Exemption.
- 1.7 Receipt of a Permissive Tax Exemption will be taken into consideration when organizations apply for other municipal grants.
- 1.8 Organizations must meet the guidelines of section 224 of the Community Charter;
- 1.9 Organizations must be non-profit and must provide needed:
 - direct social & community services to District residents; or
 - arts and cultural activities of demonstrable benefit to District residents and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or
 - recreational services to District residents that can reasonably be considered an extension of municipal recreational services.
- 1.10 Organizations must offer services primarily to the broader community of citizens of the District of North Vancouver, and justify the need for that service;

For the purposes of general provisions 1.9 and 1.10, in establishing need for direct social, community, cultural or recreational services, the Community Services Advisory Committee has the power to make a distinction between addressing "need" and providing "choice" and will recommend to Council only those applications that address need.
- 1.11 Organizations must show evidence of ongoing, active volunteer involvement;
- 1.12 Organizations must present proof of financial responsibility and accountability;
 - The organization must provide any financial information and supporting information requested and, at a minimum, provide the previous year's financial statements as per Section 7.1.
 - In assessing applications, the DNV will consider the ability of the organization to raise its own revenues.
- 1.13 Organizations must provide evidence of seeking funding from other sources, including exemptions from other levels of Government;

2.0 Applications

- 2.1 Application Form - The application form supplied by the municipality must be utilized by all applicants for tax exemption. The application form requires organizations to:
 - 2.1.1 declare under which subsection of section 224(2) of the *Community Charter* they are claiming the exemption;
 - 2.1.2 provide a full description of the organization, its purposes and programmes;
 - 2.1.3 provide all necessary documentation to support the status they claim, and
 - 2.1.4 provide financial statements in accordance with section 7 of this policy.
- 2.2 Completeness of Information Supplied - Unless all required information is supplied or a suitable explanation offered as to why this information cannot be supplied, the tax exemption application will not be considered.

2.3 Deadline - The deadline for applications in any year shall be set by the Community Services Advisory Committee and be strictly adhered to. The deadline must be on or before April 30th of the year preceding the year of tax exemption. Applications received after the deadline will only be considered if they meet the criteria under Section 2.4

2.4 Applications for Exemption Received after the Deadline – Subject to the provisions of the *Community Charter*, requests for exemption by Council which are received after the deadline will only be considered if they meet the following conditions:

2.4.1 The application complies with the tax exemption by Council guidelines as outlined in Section 1.0 of this policy;

2.4.2 The requirement for exemption was not reasonably foreseeable at the date of the deadline for exemptions for the current period;

2.4.3 Adequate justification is provided for not meeting the deadline for application for exemption for the current period.

2.4.4 A taxation exemption application form is completed.

Staff will review any application received after the deadline and provide recommendations to Council.

3.0 Review Process

3.1 Applications will be received by staff.

3.2 In the second year of council's mandate, the applications will be reviewed by the Community Services Advisory Committee, working with a staff liaison. A report and the necessary bylaw will be prepared for Council consideration by August 31st. Additional material, including completed applications, will be forwarded to Council only if specifically requested by Council.

3.3 Council approves a Permissive Tax Exemption bylaw once every three years in the second year of a Council's three year mandate. The bylaw is in effect for a three year period. The bylaw is supported by a full review of all applications.

3.4 New applications received in years one and three of a council mandate, will only be considered if there is room in the financial cap, if Council deems a service to be a District service or deems there to be a community "need".

3.5 Once Permissive Tax Exemption applications have been reviewed by the Community Services Advisory Committee and, it is confirmed that the total applications exceed the financial cap of .6% of the tax levy, the Community Services Advisory Committee will have the authority to allocate funds to applicants within the limits of the financial cap and make their recommendation to council. Staff will work with the Committee to establish allocation mechanisms.

4.0 Publication of Taxation Exemptions by Council Process and Criteria

4.1 The District Taxation Exemptions by Council Process and Guidelines will be publicized by posting a notice advising the Community of the Tax Exemption by Council process and criteria.

4.2 Taxation Exemptions by Council will be reported annually.

5.0 Council to Provide Notice of Permissive Tax Exemptions Prior to Adoption of Bylaw

- 5.1 Pursuant to Section 227 of the *Community Charter*, prior to adoption of a proposed bylaw to exempt property from taxation, Council is required to give notice of the bylaw. The notice must:
 - 5.1.1 identify the property that would be subject to the bylaw,
 - 5.1.2 describe the proposed exemption,
 - 5.1.3 state the number of years that the exemption may be provided, and
 - 5.1.4 provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years.

6.0 Acknowledgement of Taxation Exemptions by Council

- 6.1 All recipients of tax exemptions from the District of North Vancouver are required to publicly acknowledge the exemption.
- 6.2 This information is to be communicated to all beneficiaries, either in the local newspaper or through a letter, as well as, if applicable, in a prominent location in their publication.
- 6.3 If such publication lists community and government organizations in North Vancouver, such a list should also include the Council of the District of North Vancouver.

7.0 Accountability

- 7.1 When applying for a taxation exemption by Council, or upon request, the applicant will supply an audited financial statement for the most recent fiscal year, or where audited financial statements are not available, the applicant will supply financial statements that have been verified as correct by two signing officers from the organization.

Approval Date:	May 6, 2002	Approved by:	Regular Council
1. Amendment Date:	September 10, 2007	Approved by:	Regular Council
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	

Excerpt from Community Charter**General authority for permissive exemptions**

224 (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) or (3) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a) land or improvements that

- (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
- (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b) land or improvements that

- (i) are owned or held by a municipality, regional district or other local authority, and
- (ii) the council considers are used for a purpose of the local authority;

(c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a public authority or local authority, and
- (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
- (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
- (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
- (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],

- (i) an area of land surrounding the exempt building,
- (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
- (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);

(g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h) in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*], (j) [*hospitals*] or (l) [*private schools*], any area of land surrounding the exempt building;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a licensed community care facility or registered assisted living residence under the *Community Care and Assisted Living Act*;

(k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].

(4) Subject to subsection (5), a bylaw under this section

(a) must establish the term of the exemption, which may not be longer than 10 years,

(b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and

(c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).

(6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the assessment commissioner.

(7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.



North Vancouver Recreation Commission

September 30, 2013

Mayor Richard Walton and District Council
District of North Vancouver
355 West Queens Road
North Vancouver BC V7N 4N5

Dear Mayor Walton and Councillors:

Re: Motion Passed by the North Vancouver Recreation Commission

The North Vancouver Recreation Commission recently passed the following motion:

"THAT the North Vancouver Recreation Commission recommends that North Vancouver District Council supports the achievements of North Vancouver District residents Christopher More O'Ferrall, James Elson and Nicholas Nepomuceno by awarding Sport and Recreation Travel Grants of \$200 each."

The staff report upon which the motion was based is attached for your information.

We hereby request that District Council consider the Commission's recommendation to award the above applicants with Sport and Recreation Travel Grants as noted.

If further information or clarification is required, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Moira Lynch".

Moira Lynch
Executive Assistant

Attachment

cc. Tom Walker, Community Recreation Coordinator, NVRC



North Vancouver Recreation Commission

Commission Meeting Date:

September 19, 2013

Subject: Sport and Recreation Travel Grant Applications

RECOMMENDATION:

THAT the Recreation Commission recommends that North Vancouver District Council supports the achievements of District of North Vancouver residents Christopher More O'Ferrall, James Elson and Nicholas Nepomuceno by awarding Sport and Recreation Travel Grants of \$200 each.

BACKGROUND:

The City and District of North Vancouver have a Sport and Recreation Travel Grant Program (SRTG) that recognizes and encourages the efforts of all who pursue excellence in sport and recreation in significant out-of-province and international championship events.

Commission staff review travel grant requests from citizens of the two North Vancouver communities and make recommendations to the Commission. The Commission's motion is forwarded to District Council for the purpose of allocating travel grant funds if recommended.

The SRTG Program deals with individuals and teams who have achieved championship status and are advancing to interprovincial, national or international championship competition.

DISCUSSION:

A Sport and Recreation Travel Grant application was received on behalf of District of North Vancouver resident Christopher More O'Ferrall, a member of the NorWesters Track and Field Club, who qualified to compete in the Canadian Junior Track and Field Championships, held July 12-14 in St. Therese, Quebec. Another application was received on behalf of James Elson, also a member of the NorWesters Track and Field Club, who qualified to compete in the IAAF World Youth Championships, held July 10-14 in Donetsk, Ukraine. A third application was received on behalf of Nicholas Nepomuceno, a member of the iDive Diving Society, based out of the Vancouver Aquatic Centre, who qualified to compete in the Canadian Junior National Diving Championships August 3-4, 2013, in Saskatoon, Saskatchewan.

Supporting documentation verifying the regional qualification and cost of travel were submitted by the sport organizations and the applications meet the criteria of the SRTG guidelines.

BUDGET IMPLICATIONS:

There are no budget implications for the Recreation Commission. The City and District of North Vancouver have budgets for this grant program.

CONCURRENCE & COMMUNICATION PLAN:

The Commission's recommendation will be communicated to the Council of the District of North Vancouver.

POLICY/AUTHORITY:

In 1992, the City and District Councils authorized the Recreation Commission to review and make recommendations to the Councils on the merits of applications for Sport and Recreation Travel Grants.

CONCLUSION:

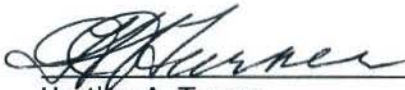
Staff recommends that a travel grant of \$200 per individual be awarded by the District of North Vancouver to each of the qualifying District resident applicants. The recommended individual travel grant of \$200 is the maximum allowable under the District of North Vancouver's Travel Grant guidelines.



Tom Walker, Recreation and
Community Services Coordinator



Leslie June, Manager
Recreation & Community Services



Heather A. Turner
Director of Recreation



The City of North Vancouver



The District of North Vancouver

SPORT AND RECREATION TRAVEL GRANTS APPLICATION

Please complete the application in full. If you have any questions, please contact the Recreation Commission Community Sport Co-ordinator (604-983-6317).

Attach only	◆ Latest financial statement (revenues and expenditures, assets and liabilities)
	◆ Membership information (roster)
	◆ Travel budget for competition below (minus municipal grant)

Organization Name: NorWesters Track and Field Club _____ Date: June 27, 2013 _____

Mailing Address: 2701 Byron Road, North Vancouver _____

Postal Code: V7H 1L9 _____

Individual submitting application: Dawn Copping _____ Phone: 604-929-3554 _____

for Christopher Move O'Ferrall
Position: Coaching Coordinator _____

Competition type: National Championship Yes _____
 International Championship _____
 Other (please specify) _____

Name of Competition: Canadian Junior Championships _____

Date of Competition: July 12-14 _____ Location: St Therese, Quebec _____

Number of Members on team: 1 _____

Number of City residents: Nil _____ Number of District residents: 1 _____

(Please provide a list of names and addresses of North Vancouver members on reverse of form)

Amount of travel funding requested: \$250 _____

Other funding sources acquired or being pursued: NorWesters Club _____ \$ _____
 Businesses _____ \$ _____
 _____ \$ _____

**Return to: Community Sport Coordinator
 North Vancouver Recreation Commission
 600 West Queens Road
 North Vancouver, B.C., V7N 2L3**

FOR OFFICE USE ONLY:			
Date received:	_____		
Grant Recommended: City	\$ _____	Approved	\$ _____
	District \$ _____	Approved	\$ _____
Applicant notified (date):	_____	By:	_____



The City of North Vancouver



The District of North Vancouver

SPORT AND RECREATION TRAVEL GRANTS APPLICATION

Please complete the application in full. If you have any questions, please contact the Recreation Commission Community Sport Co-ordinator (604-983-6317).

- Attach only
- ◆ Latest financial statement (revenues and expenditures, assets and liabilities)
 - ◆ Membership information (roster)
 - ◆ Travel budget for competition below (minus municipal grant)

Organization Name: NorWesters Track and field Club _____ Date: June 27, 2013 _____

Mailing Address: 2701 Byron Road, North Vancouver, B C _____

Postal Code: V7H 1L9 _____

Individual submitting application: Dawn Copping _____ Phone: 604-929-3554 _____

for James Elsom

Position: Coaching coordinator _____

Competition type: National Championship _____
 International Championship Yes _____
 Other (please specify) _____

Name of Competition: IAAF World Youth Championships _____

Date of Competition: July 10-14 _____ Location: Donetsk, Ukraine _____

Number of Members on team: 1 _____

Number of City residents: Nil _____ Number of District residents: 1 _____

(Please provide a list of names and addresses of North Vancouver members on reverse of form)

Amount of travel funding requested: \$200 _____

Other funding sources acquired or being pursued:

NorWesters _____	\$ _____
Service clubs _____	\$ _____
Businesses _____	\$ _____

**Return to: Community Sport Coordinator
 North Vancouver Recreation Commission
 600 West Queens Road
 North Vancouver, B.C., V7N 2L3**

FOR OFFICE USE ONLY:

Date received: _____

Grant Recommended: City \$ _____	Approved \$ _____
District \$ _____	Approved \$ _____

Applicant notified (date): _____ By: _____



The City of North Vancouver



The District of North Vancouver

SPORT AND RECREATION TRAVEL GRANTS APPLICATION

Please complete the application in full. If you have any questions, please contact the Recreation Commission Community Sport Coordinator (604-987-7529).

- | | |
|-------------|---|
| Attach only | ◆ Competition results from which the applicant(s) were selected to travel |
| | ◆ Membership information (roster/address) |
| | ◆ Travel budget for competition below (minus municipal grant) |

Organization Name: iDive Diving Society Date: July 15, 2013

Mailing Address: Yan Yang
c/o Vancouver Aquatic Centre
1050 Beach Ave Vancouver BC Postal Code: V6E 1T7

Individual submitting application: Yan Yang Phone: 778 330 6748
Position: Head Coach

Competition type: National Championship Canadian Jr. Nationals
International Championship _____
Other (please specify) _____

Name of Competition: Canadian Jr. National Diving Championships

Date of Competition: Aug 3-4, 2013 Location: Saskatoon, Sask

Number of Members on team: 1 (attending this meet)

Number of City residents: _____ Number of District residents: 1

(Please provide a list of names and addresses of North Vancouver members on reverse of form)

Amount of travel funding requested: \$ 200

Other funding sources acquired or being pursued: BC Diving Coach Grant \$ 500
\$ _____
\$ _____

**Return to: Community Sport Coordinator
North Vancouver Recreation Commission
600 West Queens Road
North Vancouver, B.C., V7N 2L3**

FOR OFFICE USE ONLY:			
Date received:	_____		
Grant Recommended: City	\$ _____	Approved	\$ _____
	District \$ _____	Approved	\$ _____
Applicant notified (date):	_____	By:	_____

Nicholas Nepomuceno (DOB - 04 Aug 2000)

2013 Cdn Jr Nationals Qualifying Standard for C-Age (12-13):

Board / Score
1m - 226
3m - 240
Platform - 208

Qualifying Meets and Results:

BC Winter Provincials (Vancouver, BC)
(01 Feb 2013 - 03 Feb 2013)

Board / Rank / Score
1m 1st 301.70
3m 1st 352.40
Platform 1st 282.15

Marc Le Poole Speedo Sting (Victoria, BC)
(07 Mar 2013 - 10 Mar 2013)


Board / Rank / Score
1m 7th 230.70
3m 5th 290.70
Platform 2nd 314.50

BC Summer Provincials (Victoria, BC)
(31 May 2013 - 02 June 2013)

Board / Rank / Score
1m 1st 313.30
3m 1st 362.55
Platform 1st 315.90

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT 21</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager	Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

October 8, 2013
File: 08.3060.20/079.12

AUTHOR: Natasha Letchford, Deputy Municipal Clerk

SUBJECT: **Bylaw 8000: 2135-2167 Heritage Park Lane (Rezoning Bylaw 1298) and
Bylaw 8001: Housing Agreement 2135-2167 Heritage Park Lane**

RECOMMENDATION:

THAT the "District of North Vancouver Rezoning Bylaw 1298 (Bylaw 8000)" is ADOPTED.

THAT the "Housing Agreement Bylaw 8001, 2013" is ADOPTED.

BACKGROUND:

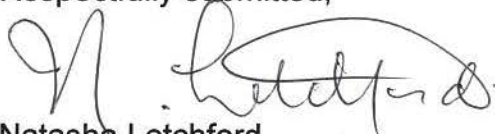
- Bylaws 8000 and Bylaw 8001 received FIRST readings on July 29, 2013
- A PUBLIC HEARING was held and closed for Bylaw 8000 on September 10, 2013
- Bylaw 8000 received SECOND and THIRD readings on September 23, 2013
- Bylaw 8001 received SECOND as Amended, followed by a THIRD on September 23, 2013
- Bylaw 8000 was approved by the Ministry of Transportation and Infrastructure on October 2, 2013

The Bylaws are now ready to be considered for adoption by Council.

OPTIONS:


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

Respectfully submitted,



Natasha Letchford
Deputy Municipal Clerk

Attachment: District of North Vancouver Rezoning Bylaw 1298 (Bylaw 8000)
 Housing Agreement Bylaw 8001, 2013
 Report to Council: July 17, 2013
 Public Hearing Minutes: September 10, 2013

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

Bylaw 8000

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1298 (Bylaw 8000)".

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 74 CD74"

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

" 4B74 Comprehensive Development Zone 74 CD74

4B74-1) Intent:

The purpose of the CD74 Zone is to establish specific land use and development regulations for a 30 unit townhouse project.

4B74-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 74 Zone:

(a) Uses Permitted Without Conditions:

- (i) Residential building, multiple-family townhouse

(b) Conditional Uses:

Not Applicable

4B74-3) Conditions of Use:

Not Applicable

4B74-4) Accessory Uses:

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

- (i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B74-5) Density:

- (a) The maximum permitted density in the CD74 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;
- (b) For the purposes of calculating floor space ratio, the area of all floors above grade and a portion of the garage level determined on the basis of a P1/P2 calculation, are counted.

4B74-6) Amenities:

Despite subsection 4B74-5, density in the CD74 Zone is increased to a maximum floor space ratio of 1.22 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
2. Contributes \$200,000 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; gateway signage or other gateway improvements; public plaza, park, trail, environmental or other public realm improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B74-7) Maximum Principal Building Size:

Not applicable

4B73-8) Setbacks:

Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback From	Buildings (Min Setback)
Heritage Park Lane	4.87m (16 ft) to the building face 4.26m (14 ft) to window projections
East Property Line	Building 2 1.2m (4ft.) Building 4 1.8m (6ft.)
South Property Line	2.44m (8ft.) to the building face 1.8m (6 ft) to window projections
West Property Line	2.1m (7ft.)

4B74-9) Building Orientation:

Not applicable

4B74-10) Building Depth and Width:

Not applicable

4B74-11) Coverage:

(a) Building Coverage shall not exceed 50%.

(b) Site Coverage shall not exceed 75%.

4B74-12) Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12m (39 ft);

4B74-13) 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

4B74-14) 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.

4B74-15) Subdivision Requirements:

Not applicable

4B74-16) Additional Accessory Structure Regulations:

Not applicable.

4B74-17) Parking and Loading Regulations:

- (a) Parking spaces shall be provided on the basis of 2 spaces/unit, inclusive of 2 handicapped spaces, plus an additional 5 designated visitor spaces;
 - (b) Not more than 30 spaces may be small car spaces;
 - (c) Not more than 42 parking spaces may be in a tandem arrangement;
 - (d) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw;
 - (e) The driveway shall meet the minimum manoeuvring aisle width standard established by Development Permit; and
 - (f) A minimum of 6 Class 2 bicycle parking spaces are required.”
- (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 6000 Zone (RS4) to Comprehensive Development Zone 74 (CD 74).

READ a first time this the 29th day of July, 2013

PUBLIC HEARING held on this the 10th day of September, 2013

READ a second time this the 23rd day of September, 2013

READ a third time the 23rd day of September 2013

Certified a true copy of "Rezoning Bylaw 1298 (Bylaw 8000)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the 2nd day of October, 2013

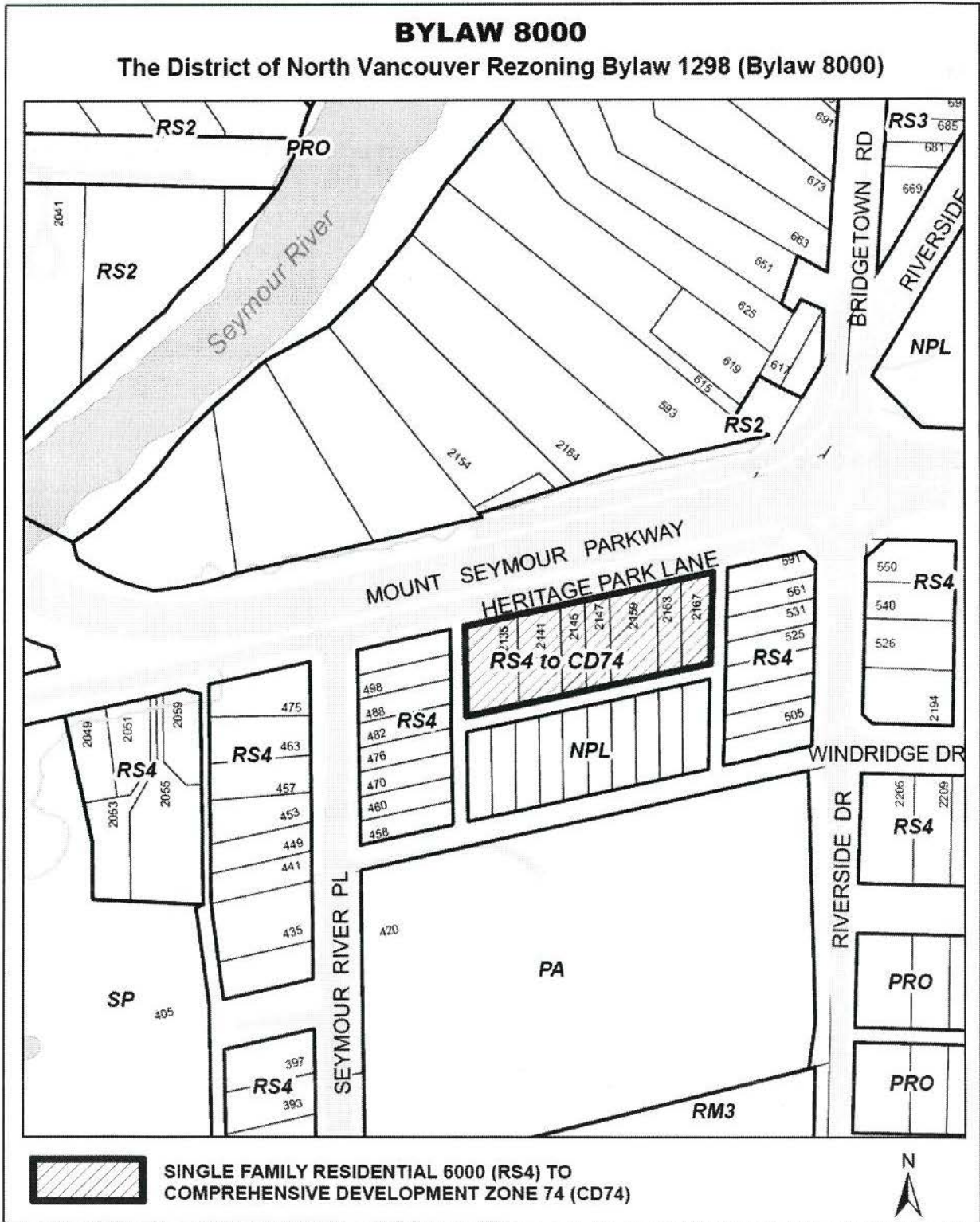
ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Bylaw 8000 Schedule A: Zoning Map



The Corporation of the District of North Vancouver

Bylaw 8001

A bylaw to enter into a Housing Agreement (Heritage Park Lane)

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 8001, 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 Guildford Brook Estates Inc. with respect to the following lands:

a) All the lands included within:

Lot 1, Block 4, District Lot 791, Plan 15921 (PID: 002-640-945);
Lot 2, Block 4, District Lot 791, Plan 15921 (PID: 005-028-078);
Lot 32, Block 4, District Lot 791, Plan 4255 (PID: 010-948-911);
Lot 31, Block 4, District Lot 791, Plan 4255 (PID: 010-948-899);
Lot A, Block 4, District Lot 791, Plan 4255 (PID: 011-683-384);
Lot 28, Block 4, District Lot 791, Plan 4255 (PID: 011-220-830); and
Lot 27, Block 4, District Lot 791, Plan 4255 (PID: 011-683-376).

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 29th day of July, 2013

READ a second time and amended on this the 23rd day of September, 2013

READ a third time this the 23rd day of September, 2013

ADOPTED this the

Mayor



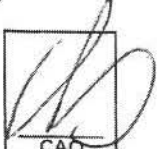
Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 29, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.5

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

July 17, 2013
File: 3060-20/79.12

AUTHOR: Doug Allan, Community Planner

SUBJECT: BYLAWS 8000 AND 8001: REZONING AND HOUSING AGREEMENT FOR A 30 UNIT TOWNHOUSE PROJECT: 2135-2167 HERITAGE PARK LANE (FORMERLY MOUNT SEYMOUR PARKWAY FRONTAGE ROAD)

RECOMMENDATIONS: It is recommended that:

1. Bylaw 8000, which rezones the subject site from Residential Single Family 6000 Zone (RS4) to Comprehensive Development 74 (CD74) to enable the development of a 30 unit residential townhouse project, be given First Reading;
2. Bylaw 8001, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading; and
3. Bylaw 8000 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8000 to rezone the subject properties; and
- Bylaw 8001 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.



SUMMARY:

The applicant proposes to redevelop 7 single family lots located at 2135 to 2167 Heritage Park Lane (formerly called the Mount Seymour Parkway "frontage road") for a 30 unit townhouse project which requires rezoning and issuance of a development permit. The rezoning bylaw and Housing Agreement Bylaw are recommended for Introduction and the rezoning bylaw is recommended for referral to a Public Hearing.

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A 30 UNIT TOWNHOUSE PROJECT: 2135-2167 HERITAGE PARK LANE
(FORMERLY MOUNT SEYMOUR PARKWAY FRONTAGE ROAD)**

July 17, 2013

Page 2

BACKGROUND:

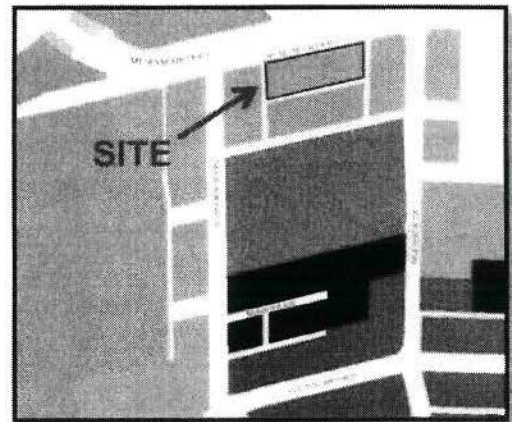
The proposal originally submitted was for a 40 unit townhouse project over underground parking. During the review process the applicant was advised to make design changes to reduce density in compliance with the OCP's density direction. The applicant has since submitted a revised project with 30 townhouse units each with enclosed at-grade parking. The project evolution has seen significant design changes and is now ready for Council consideration.

EXISTING POLICY:

Official Community Plan

The subject properties are located at the north end of the Maplewood Village Centre plan area and are designated as *Residential Level 4: Transition Multi-Family*, which envisions a mix of townhouse and apartment development up to approximately 1.2 FSR.

The proposed townhouse units are all 3 bedroom units, which will be attractive to families, and as such, the proposal responds to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life." It also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families (Policy 7.1.4) and, it incorporates units with accessibility features (Policy 7.1.5). The Maplewood Village Centre Plan includes similar housing policy directions as does the Maplewood Local Plan reference document.



OCP Land Use Designation

Zoning:

The subject properties are zoned Residential Single Family 6000 Zone (RS4) and therefore rezoning is required to permit this multi-family project. Bylaw 8000 proposes the establishment of a new Comprehensive Development Zone 74 (CD74) tailored specifically to this project.

Development Permit

The subject lots are designated as Development Permit Areas for the following purposes:

- Form and Character of Multi-Family Development (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reductions;

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July 17, 2013

Page 3

- The northwest corner of the site is designated as a Development Permit Area for Creek Hazard;
- The easterly lot is designated as a Wildfire Hazard Development Permit Area

A detailed development permit report, outlining the projects' compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

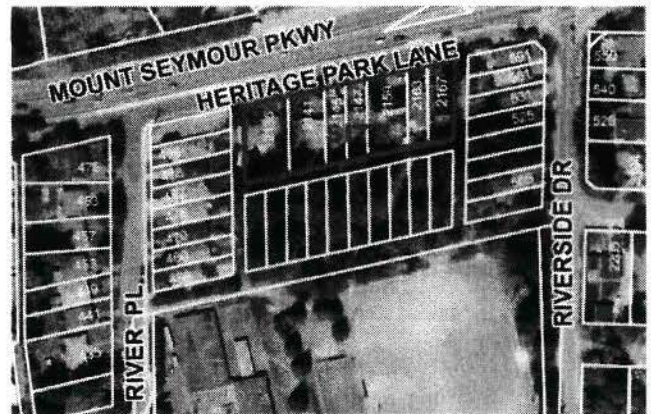
Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8001 is provided to implement that Policy.

ANALYSIS

The Site and Surrounding Area:

The site consists of 7 single family lots located on the south side of Heritage Park Lane, the newly renamed service road south of Mount Seymour Parkway. Unopened lane allowances surround the site to the east, south and west.

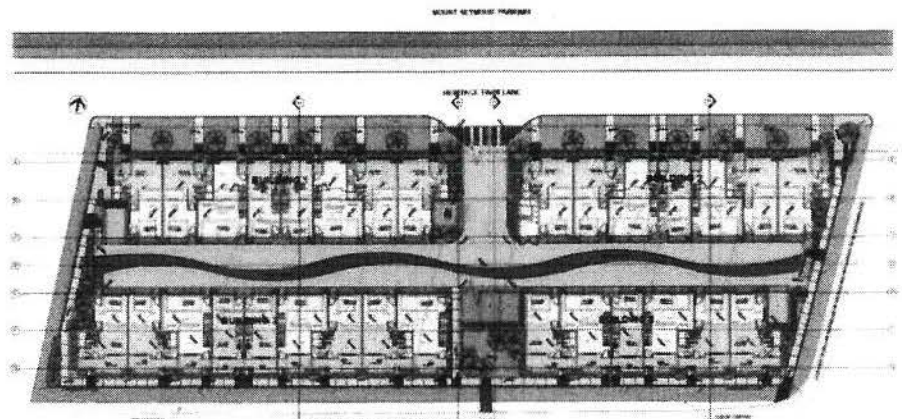


As shown in the air photo, adjacent properties consist of single family lots (zoned RS4) to the west and east and District lots zoned Natural Parkland (NPL) to the south. Kenneth Gordon School, zoned PA, is located south of the park lots. The OCP designates the surrounding single family properties as Residential Level 4: Transition Multi-Family.

Project Description:

Site Plan/Building Description:

The project consists of 30 townhouses in 4 buildings arranged on either side of an interior driveway courtyard as illustrated on the Site Plan.



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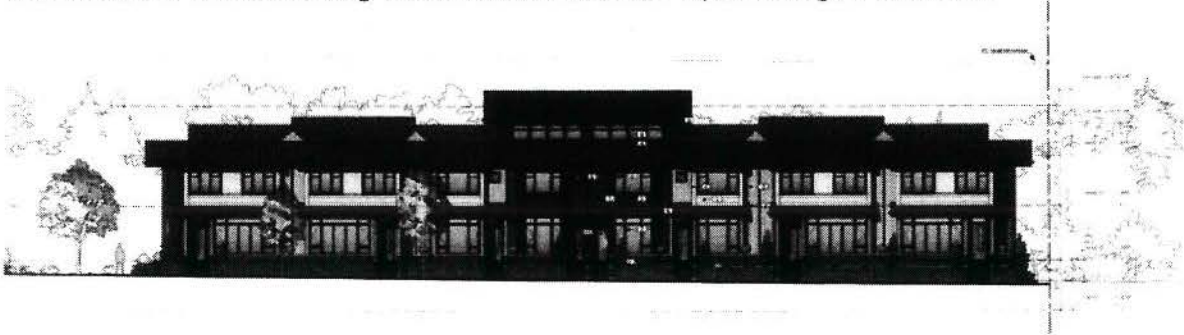
Page 4

The townhouses are predominantly 2 levels of living space each above their own parking garage with 6 of the units having a bedroom on the 4th level. The garages are accessed off the central drive court and the parking level is not visible from Heritage Park Lane. All the units are 3 bedrooms and average approximately 121m² (1300 sq ft) in size, excluding the garages. The individual buildings vary in height from approximately 10.7m (35ft.) to approximately 12m (39ft.). The floor space is 1.22 inclusive of any green building bonus density. Below is the front elevation on Heritage Park Lane with a close-up of the west building.

Below: Front Elevation: Heritage Park Lane



Below: North-West Building Front Elevation Close-Up: Heritage Park Lane



Two units in the north-east building have been designed as wheelchair accessible suites with access to the front of the units by ramps. All of the units will be designed to meet the District's Level 1A adaptable design guidelines.

Parking

Vehicle access to the site is off Heritage Park Lane between the two front buildings. The proposal requires 60 parking stalls and is providing 65 stalls for an overall project ratio of 2.16 spaces per unit. The proposal is for 2 dedicated stalls per unit plus 5 visitor stalls. Individual parking in each unit is either in a side by side or tandem arrangement and 30 of the spaces are small car stalls.

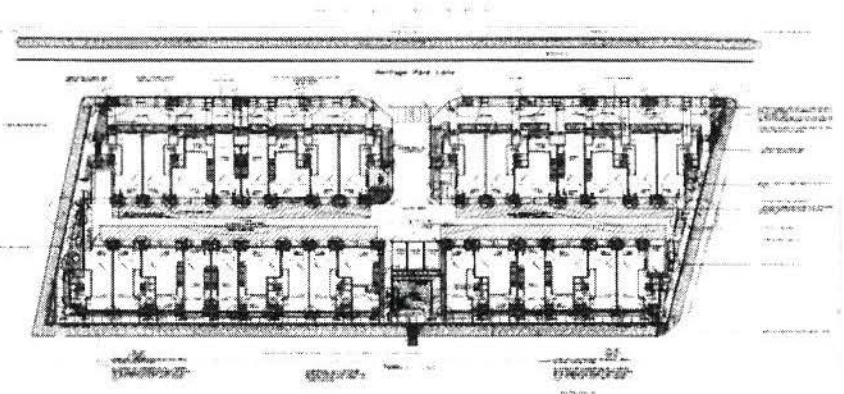
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July 17, 2013

Page 5

Landscaping

The landscaping focus is at the perimeter of the site and at the centrally located onsite play area. The landscape architect has also introduced planting at the garages to soften the interior courtyard. The play area is located at the south of the site to take advantage of the southern sun exposure with a pedestrian connection from the site into the District park to be developed in the future.



Acoustic Regulations

Bylaw 8000 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. If the rezoning proceeds, the applicant will be required to provide a report from a qualified noise consultant confirm that the building/glazing design will enable these standards to be met as a condition of a development permit.

Reduced copies of site, architectural and landscaping plans are included as Attachment A for Council's reference.

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8000, and a Housing Agreement Bylaw, Bylaw 8001, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8000 (Attachment B) rezones the subject properties from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development 74 Zone (CD74) which:

- establishes the permitted residential use;
- allows home occupations as an accessory use;
- establishes a base density FSR (Floor Space Ratio) of 0.45;
- establishes a density bonus to an FSR of 1.22 subject to payment of a \$200,000 CAC and entering into a housing agreement;
- establishes setback, height, building coverage and site coverage regulations;
- incorporates acoustic requirements; and
- establishes parking regulations specific to this project.

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July 17, 2013

Page 6

Bylaw 8001, (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

In addition, a Development Covenant will be required prior to zoning bylaw adoption to secure:

- a green building covenant;
- a stormwater management covenant; and
- a covenant to ensure that the project maintains a minimum flood construction level.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$200,000 has been calculated and this amount is included in the proposed CD74 Zone. It is anticipated that the CACs from this development will include contributions toward the Maplewood and Riverside neighbourhood gateways including gateway signage, park improvements, public art, gateway plantings and potentially other projects identified as part of the Maplewood Village Centre Implementation Strategy.

The applicant has submitted a letter of commitment to provide public art as part of the CAC. The concept is to partner with the District on a gateway art installation along the north side of Heritage Park Lane as part of the Mount Seymour Parkway bikeway/sidewalk improvement project east of the Seymour River Bridge. The art is intended to be incorporated into fencing which will separate Heritage Park Lane from Mt Seymour Parkway. While not yet designed the fence and art is intended to enhance the entrance to Seymour while providing a safe separation between pedestrians on Heritage Park Lane and cyclists on the new Mt Seymour Parkway bike route.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green™ 'Gold'.

CONCURRENCE:

Staff

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

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July 17, 2013

Page 7

Advisory Design Panel

The application was considered by the Advisory Design Panel on May 9, 2013 and June 13, 2013 and the panel recommends approval of the project as presented.

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated Public Information Meeting on the original building design (with 10 additional units) on February 5, 2013. The meeting was attended by 28 residents. The overall tone of the meeting was supportive of the project. Questions were in regard to: opportunities for rental of the units, visitor parking, tree removal; traffic mitigations measures; unit cost; development of the adjacent lanes; community amenity projects; height of the buildings; development of the District lots to the south and whether the project is limited by the Maplewood risk hazard contours (it is outside the risk contour area). The facilitator's report is included as Attachment D.

In response to this project, comment sheets were received from 5 adjacent owners. Several respondents indicated support for the project and one commented that they were not in favour because of increased density and also concerned about future potential park use of the NPL park area.

Revised Project:

Following submission of the revised project, copies of the new proposal were circulated to the surrounding properties and the Maplewood Community Association. No responses to this revised project were received.

CONCLUSION:

This project is consistent with the directions established in the OCP (Maplewood Village Centre Plan). It addresses OCP housing policies related to the provision of a range of housing options, in this case, family housing in a townhouse format.

The project is now ready for Council's consideration.

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July 17, 2013

Page 8

Options:

The following options are available Council's consideration:

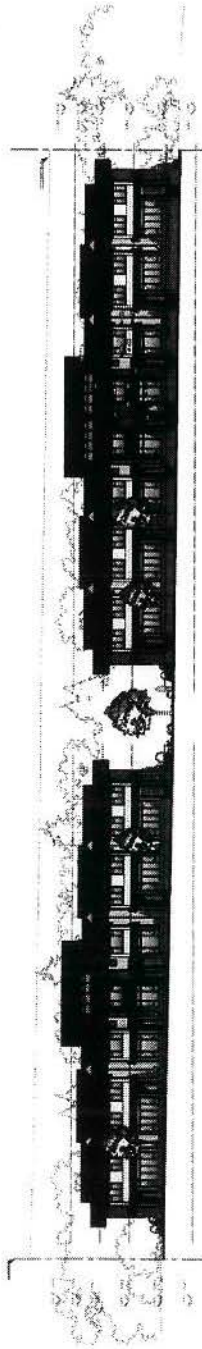
- 1) Introduce Bylaws 8000 and 8001 and refer Bylaw 8000 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8000 and 8001 at First Reading.

Respectfully submitted,

For 
 Doug Allan
 Community Planner
 da/
 attach.

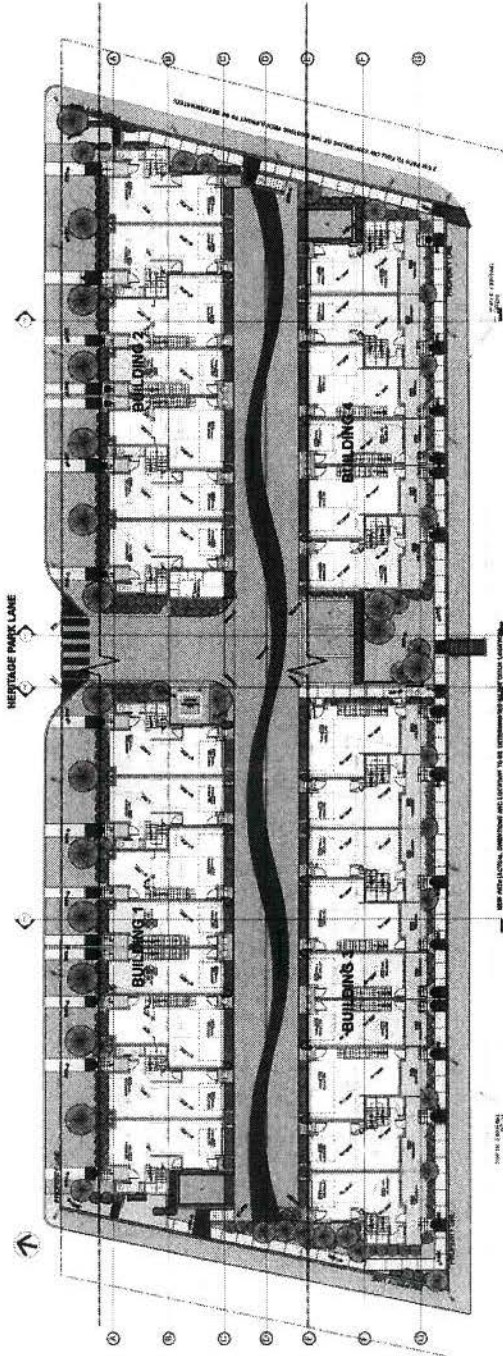
- A – Reduced project plans
- B – Bylaw 8000
- C – Bylaw 8001
- D – Facilitators report from the Public Information Meeting

REVIEWED WITH:		
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<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: _____



1 General Site Plan
Scale: 1/8" = 1'-0"

BOULEVARD SEYMOUR PARKWAY



1 Site Plan / Foot Print
Scale: 1/8" = 1'-0"

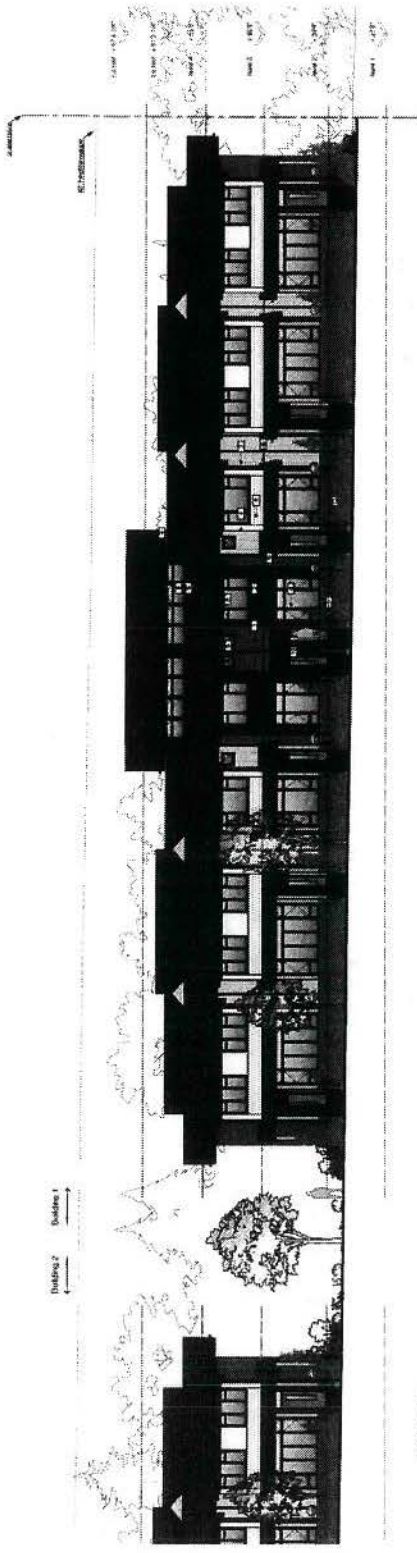
ATTACHMENT **A**

2118-2117 M. Simpson Parkway
Surrey, BC
V3R 2G5

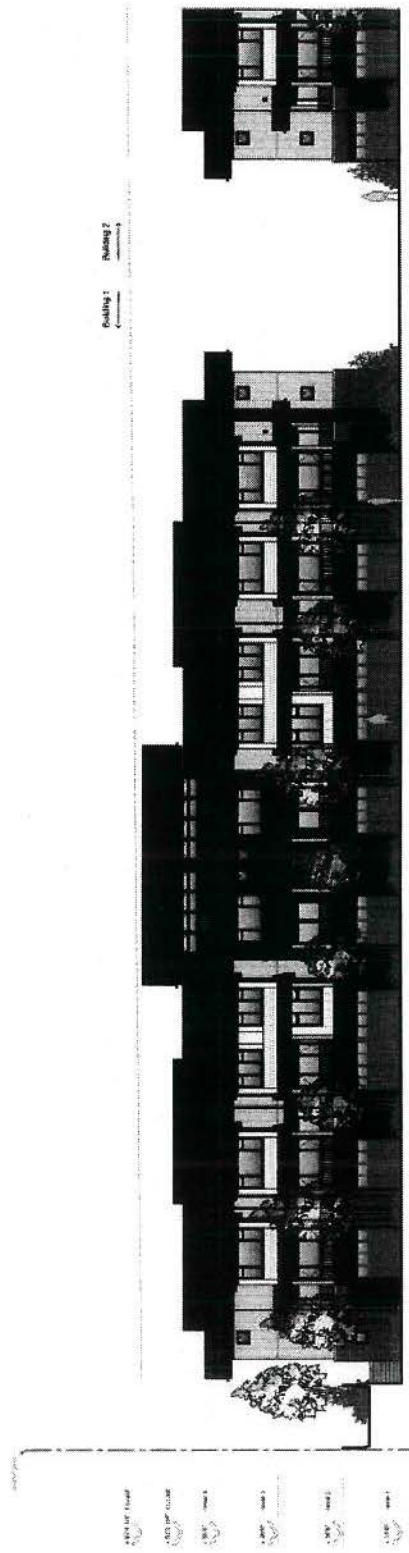
2118-2117 M. Simpson Parkway
Surrey, BC
V3R 2G5
Site Plan

cornestone architecture
1111 14th Street
Surrey, BC V3R 2G5
Tel: 604.581.1111
www.cornestone.ca

1308
A3.1



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



2 North Courtyard Elevation
Scale: 1/8" = 1'-0"

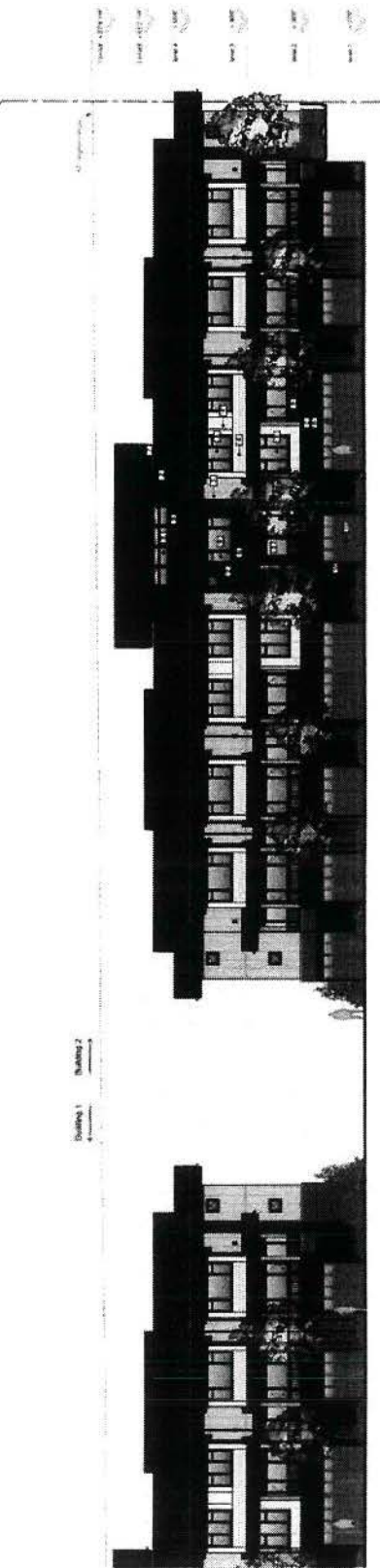
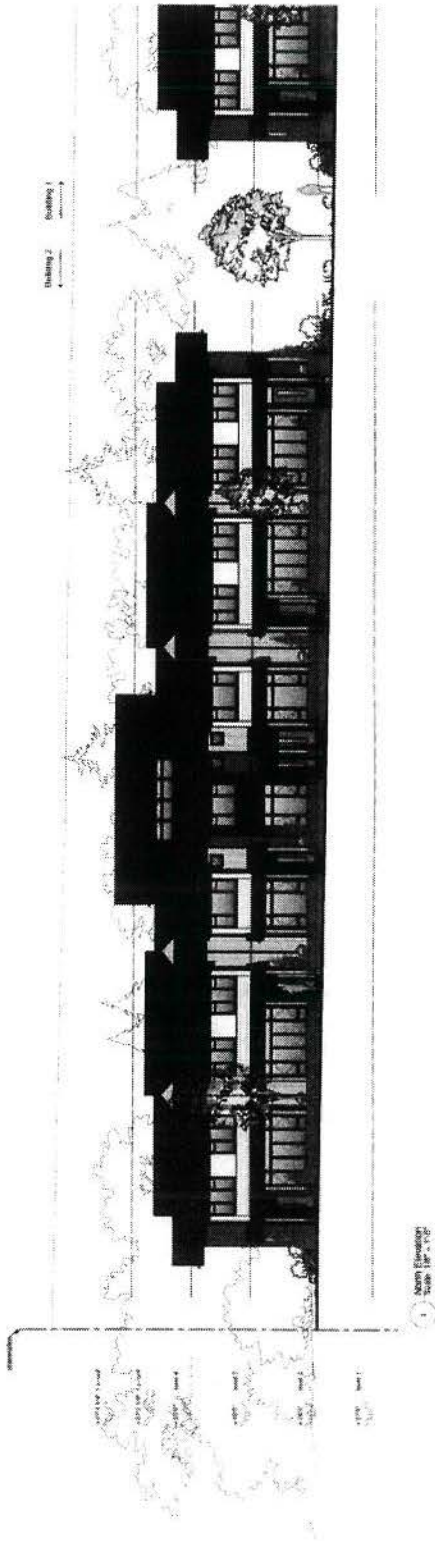
Building 1 Building 2
Commons

comerstone architecture
 2155-2167 Mt. Barnum Parkway
 Raleigh, NC 27608
 Phone: 919.876.8200
 Fax: 919.876.8201
 Email: info@comerstone.com
 Website: www.comerstone.com

**2155-2167 Mt. Barnum Parkway
 Building 1
 Elevations**

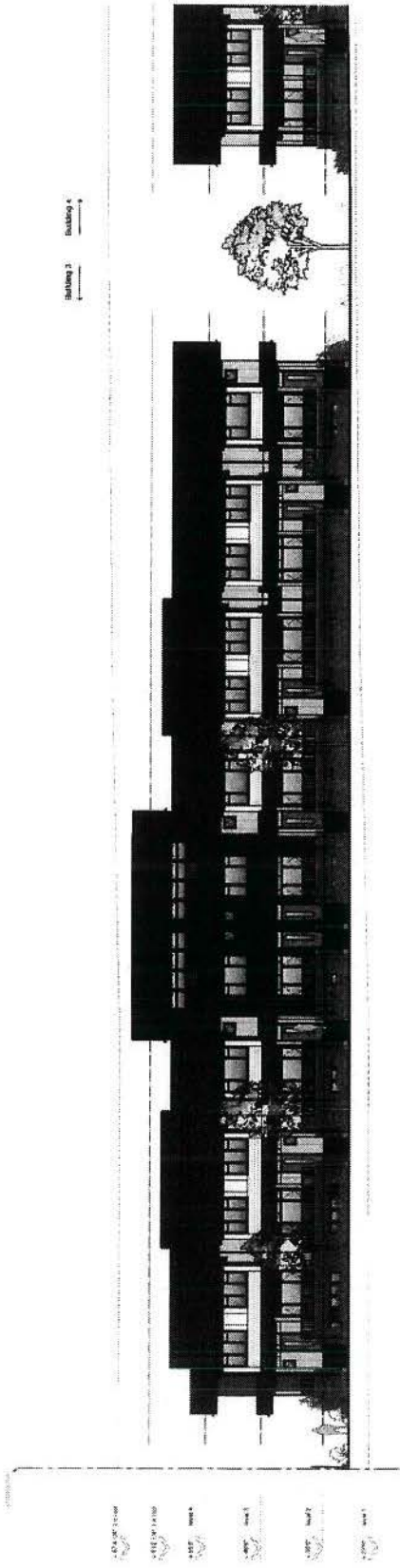
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 Date: 01/11/11

A4.1



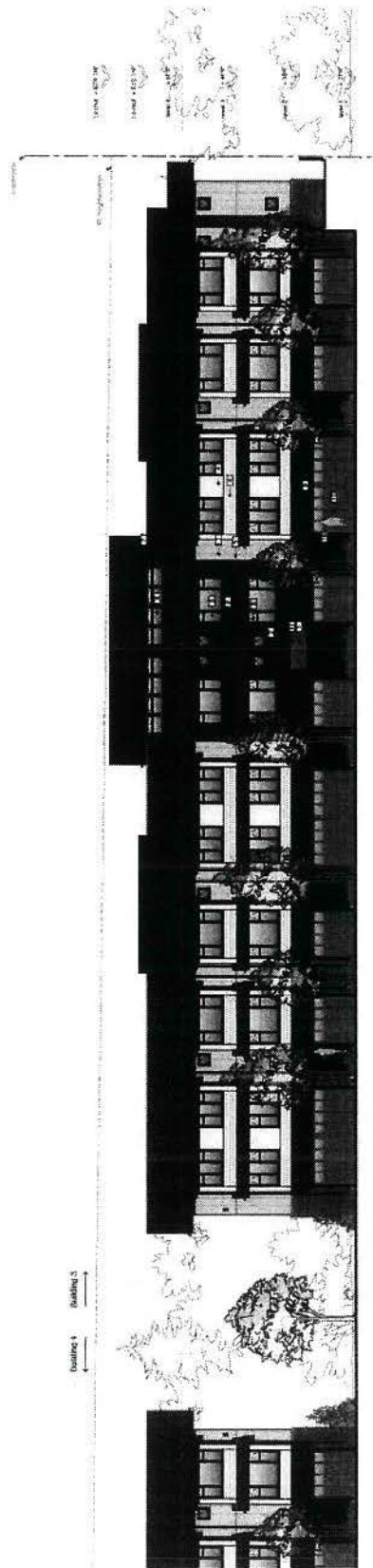
Corcoran Architecture
 1111 15th Street, N.W.
 Washington, D.C. 20004
 Phone: (202) 462-1111
 Fax: (202) 462-1112
 Website: www.corcoran.com

2115-2167 M. Sargent Parkway
 Building 2
 Elevations
 Date: 11/11/11
 Project Number: 1308
 Drawing Number: A4.2



Building 3 Building A

3 South Elevation
Scale: 1/8" = 1'-0"



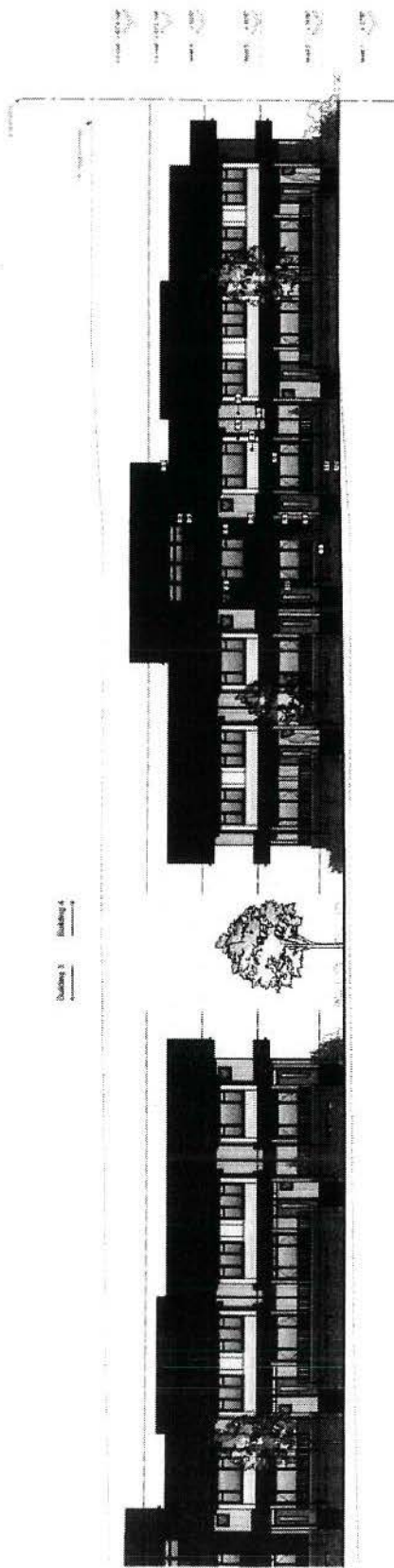
Building 3 Building 3

4 South Elevation
Scale: 1/8" = 1'-0"

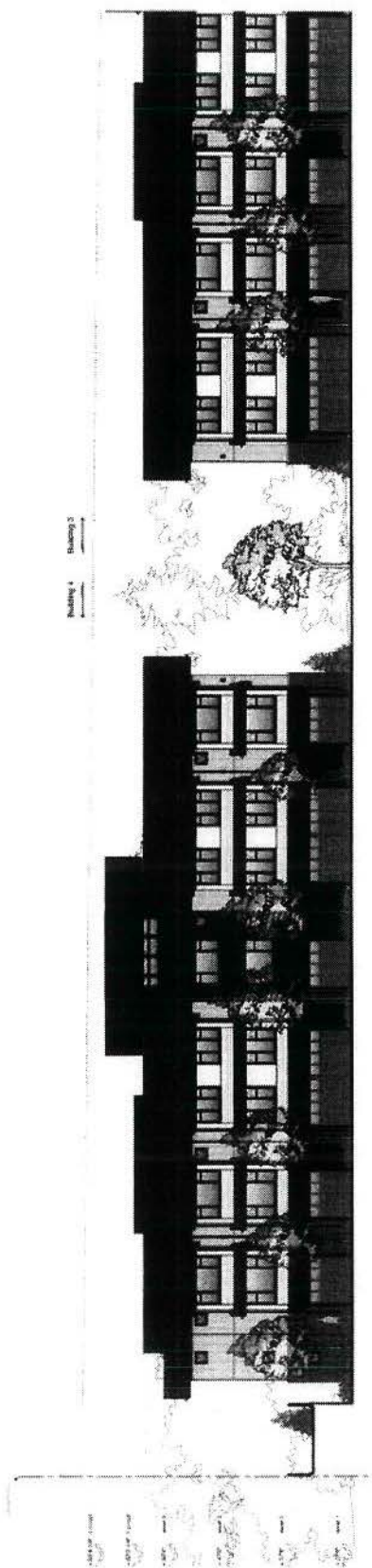
comestore architecture
 10000 10th Street, Suite 100
 Denver, CO 80231
 Phone: 303.733.1111
 Fax: 303.733.1112
 Website: www.comestore.com

2185-2187 M. Seymour Parkway
 Building 3
 Elevations
 Project Number: **1308**
 A4.3

PROJECT TEAM
 Architect: comestore architecture
 Structural Engineer: [unreadable]
 Mechanical Engineer: [unreadable]
 Electrical Engineer: [unreadable]
 Civil Engineer: [unreadable]
 Landscape Architect: [unreadable]
 Interior Designer: [unreadable]
 Construction Manager: [unreadable]



3 South Elevation
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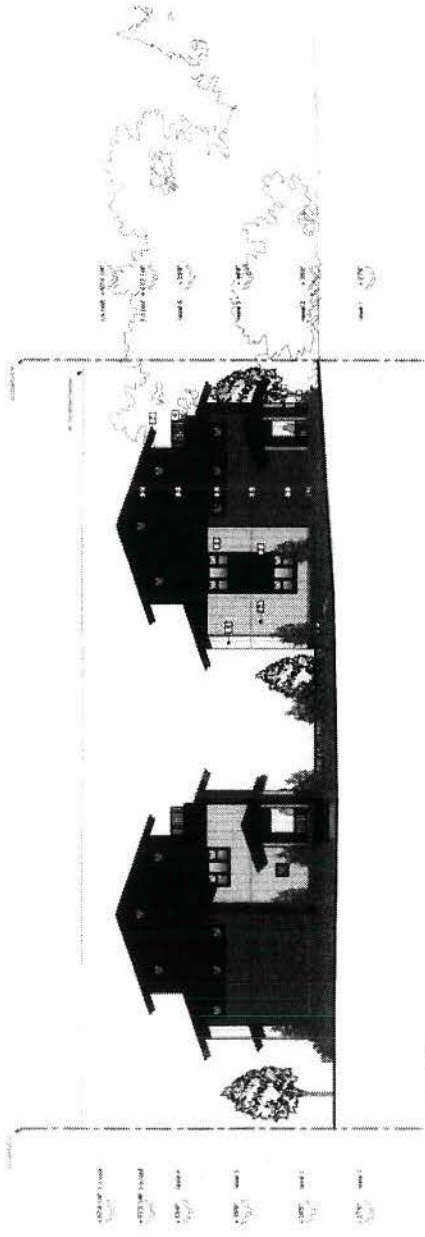
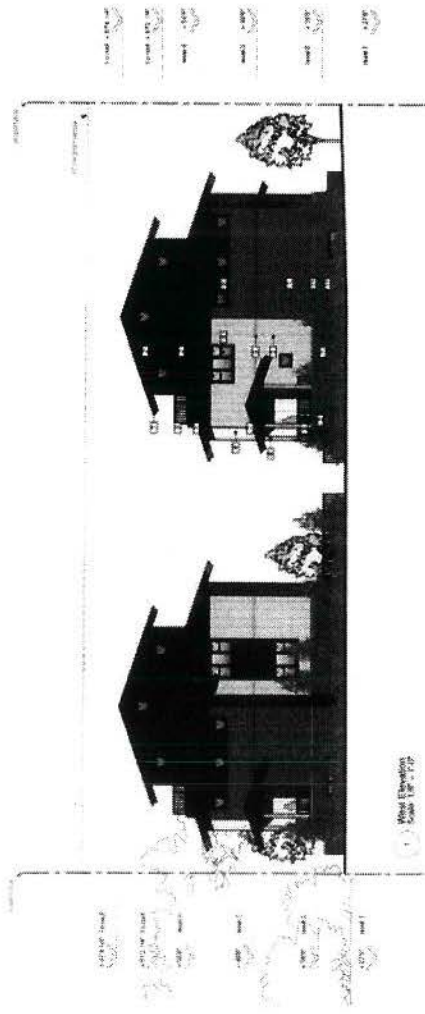


4 South-Corner Elevation
Scale: 1/8" = 1'-0"

cornerstone architecture
 2188-2187 M. Reynolds Parkway
 Cary, NC 27513
 Phone: 919.467.1308
 Fax: 919.467.1309
 Email: info@cornerstonearch.com
 Website: www.cornerstonearch.com

1308

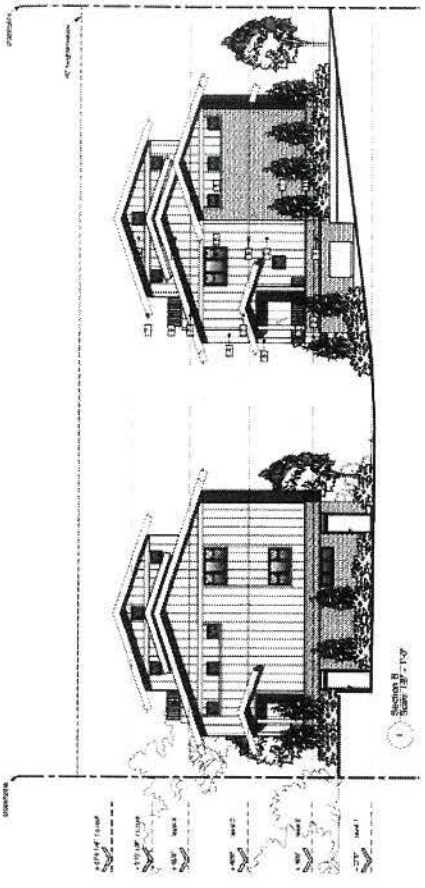
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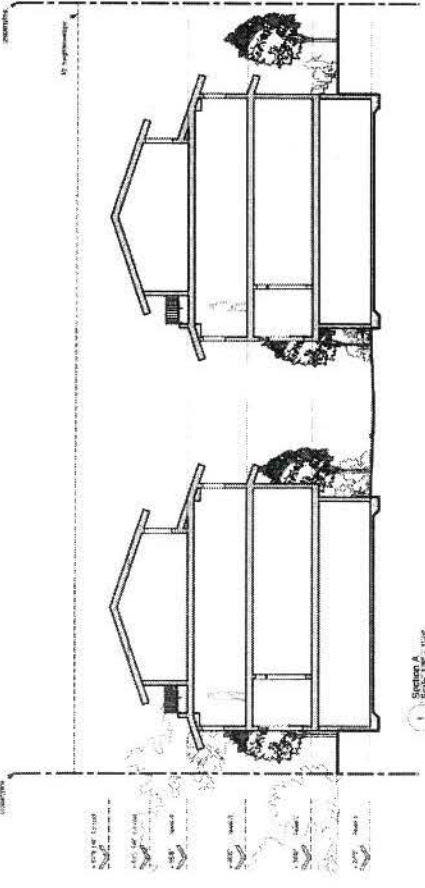
Comerstone Architects
 11111 111th Street, Suite 100
 Richmond, BC V6V 2G9
 Tel: 604.273.1111
 Fax: 604.273.1112
 Email: info@comerstone.ca
 Website: www.comerstone.ca

2126-2127 St. Joseph Parkway
 Richmond, BC, Canada V6V 2G9
Site Elevations
 Side Elevations
 & Details
 Date: 11/15/2013
 Drawing Number: **1308**
 Scale: **A4.5**

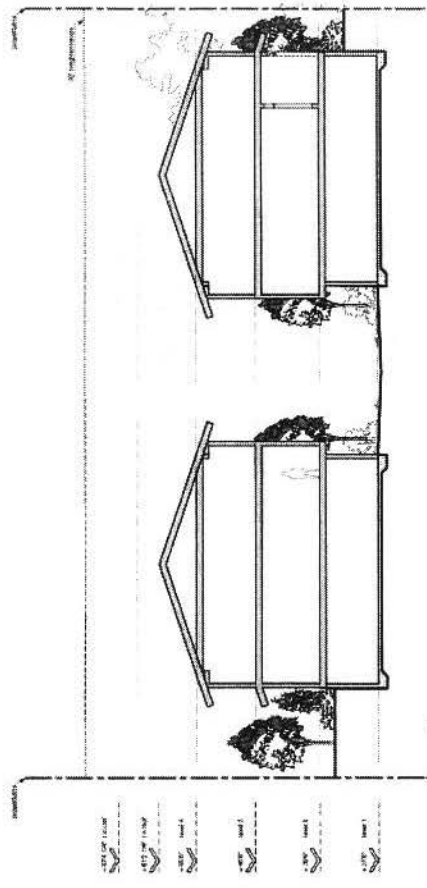
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6	11/15/2013	ISSUED FOR PERMIT
7	11/15/2013	ISSUED FOR PERMIT
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9	11/15/2013	ISSUED FOR PERMIT
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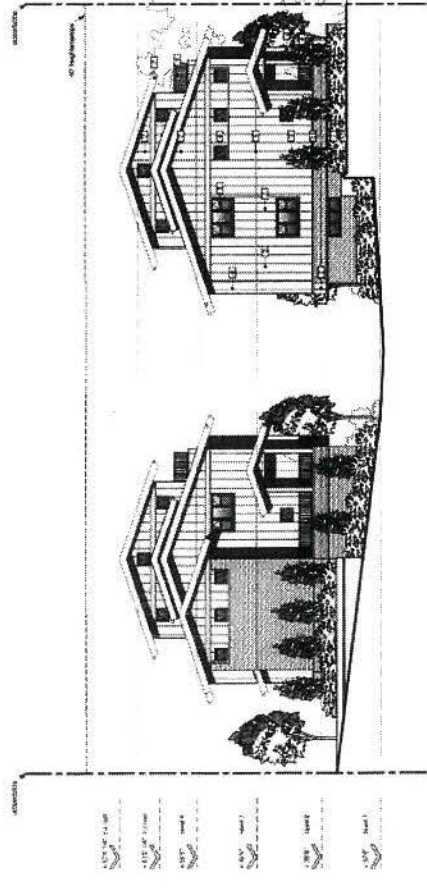
Section B
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Section A
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Section D
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Section C
Scale: 1/8" = 1'-0"

comerstone architecture
 2118-2127 M. S. Byrnes Parkway
 Columbia, South Carolina 29204
 Phone: 803.733.1308
 Fax: 803.733.1309
 Website: www.comerstone.com

1308
 Project Number

A4.6
 Drawing Title

DATE: 08/11/11
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: 1308
 SHEET: A4.6
 TOTAL SHEETS: 13

BP/2
 1/24/2018
 1/24/2018

M2
 LANDSCAPE ARCHITECTURE
 4320 - 36 Lane West
 New Westminster, British Columbia
 V3M 2L7
 Tel: 604.553.0564
 Fax: 604.553.0665
 Email: office@m2.ca

PROJECT: MT SEYMOUR PARKWAY
 200-202 Heritage Park Lane
 NORTH VANCOUVER

DATE	DESCRIPTION	BY
1/24/2018	REVISED PER COMMENTS	DA
1/24/2018	ISSUED FOR PERMIT	DA

DATE	DESCRIPTION	BY
1/24/2018	REVISED PER COMMENTS	DA
1/24/2018	ISSUED FOR PERMIT	DA

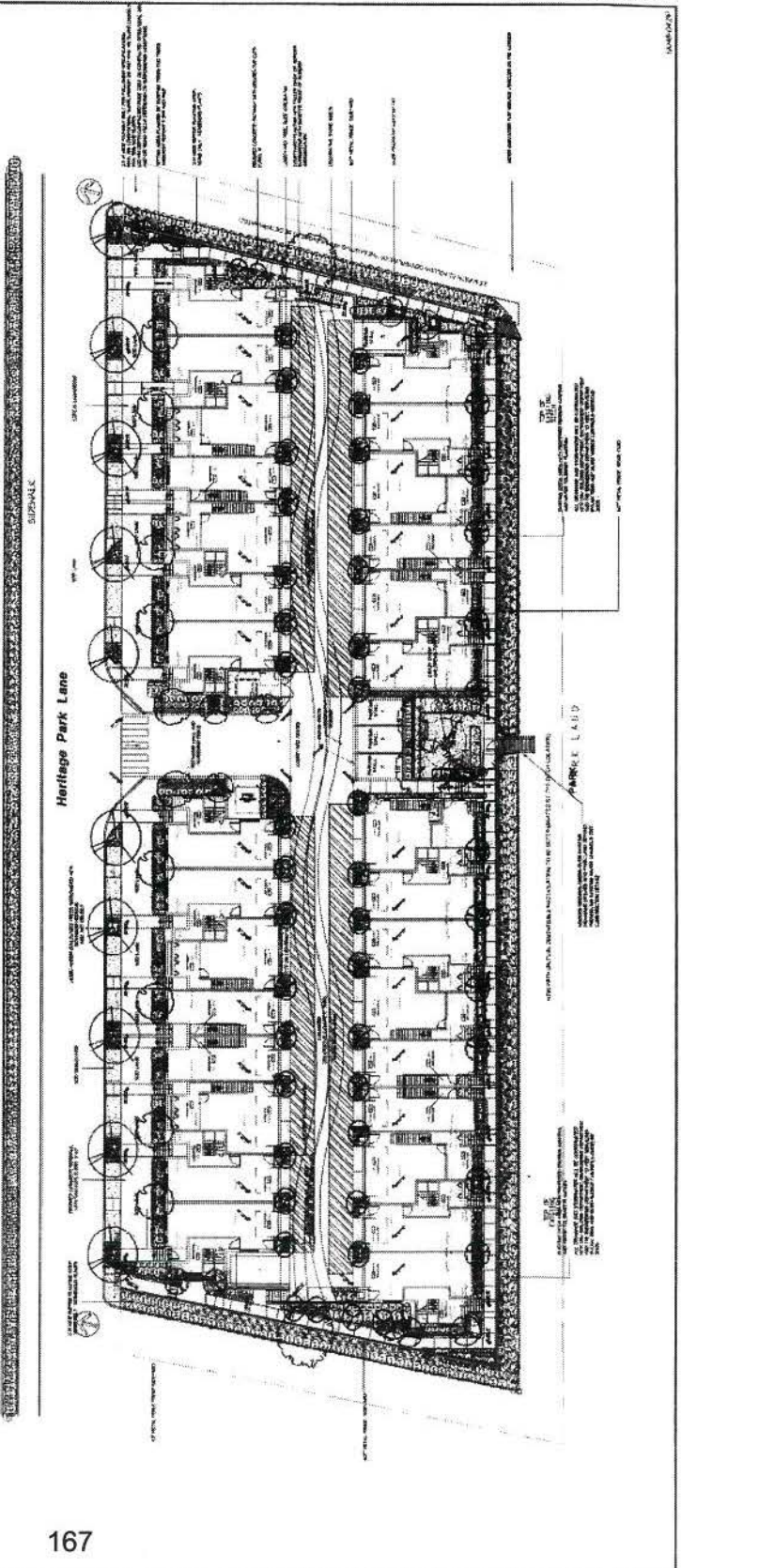
PROJECT: MT SEYMOUR PARKWAY
 200-202 Heritage Park Lane
 NORTH VANCOUVER

SHRUB PLAN
 L2

DATE: 01/24/18
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: [Number]
 JOB NO: 1804

PLANT SCHEDULE

NO.	SYMBOL	COMMON NAME	OR. OR. NUMBER	OR. OR. NAME
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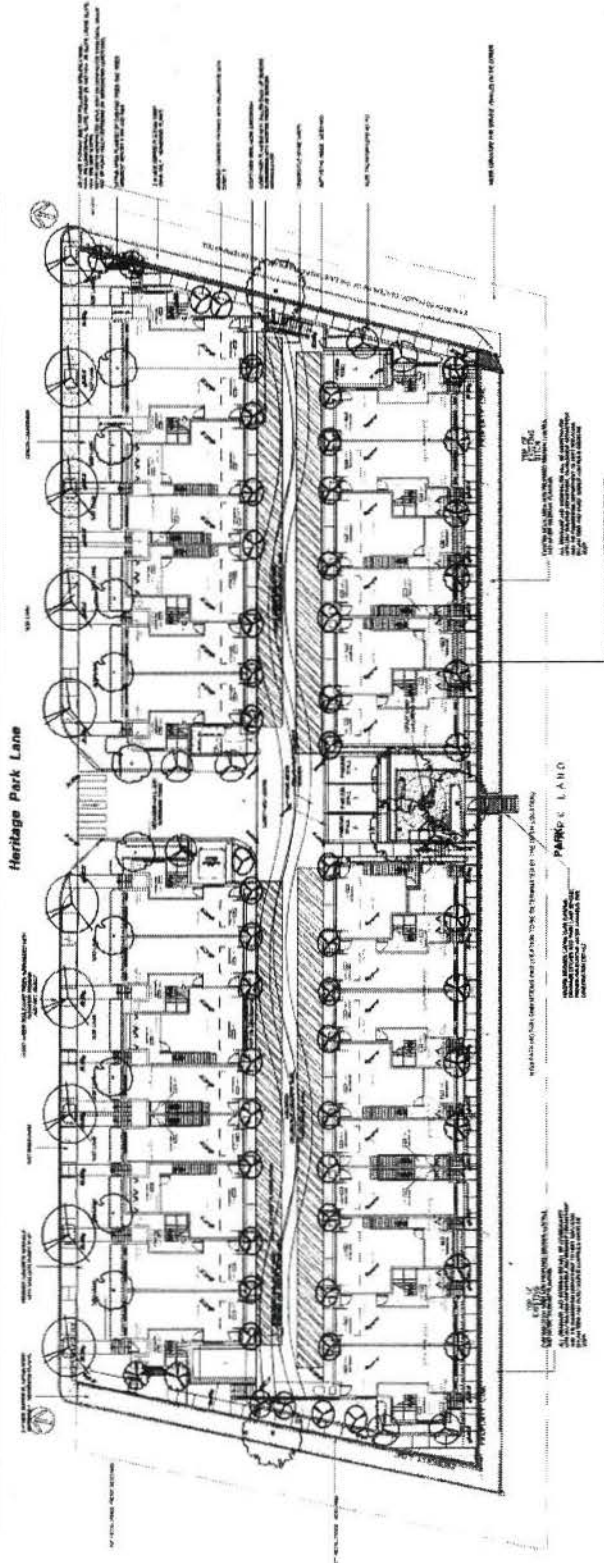


TREE SCHEDULE		COMMON NAME	PLANTED SIZE / REMARKS	SEE JOB NUMBER	TOTAL
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2	10' DBH	AMERICAN HICKORY	10' DBH	10	10
3	10' DBH	AMERICAN RED CEDAR	10' DBH	10	10
4	10' DBH	AMERICAN WHITE PINE	10' DBH	10	10
5	10' DBH	AMERICAN YEW	10' DBH	10	10
6	10' DBH	AMERICAN DOGWOOD	10' DBH	10	10
7	10' DBH	AMERICAN Sycamore	10' DBH	10	10
8	10' DBH	AMERICAN BIRCH	10' DBH	10	10
9	10' DBH	AMERICAN WALNUT	10' DBH	10	10
10	10' DBH	AMERICAN OAK	10' DBH	10	10
11	10' DBH	AMERICAN HEMLOCK	10' DBH	10	10
12	10' DBH	AMERICAN SPRUCE	10' DBH	10	10
13	10' DBH	AMERICAN FIR	10' DBH	10	10
14	10' DBH	AMERICAN JUNIPER	10' DBH	10	10
15	10' DBH	AMERICAN CEDAR	10' DBH	10	10
16	10' DBH	AMERICAN PINE	10' DBH	10	10
17	10' DBH	AMERICAN LARCH	10' DBH	10	10
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19	10' DBH	AMERICAN WHITE PINE	10' DBH	10	10
20	10' DBH	AMERICAN RED CEDAR	10' DBH	10	10
21	10' DBH	AMERICAN DOGWOOD	10' DBH	10	10
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23	10' DBH	AMERICAN BIRCH	10' DBH	10	10
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100	10' DBH	AMERICAN OAK	10' DBH	10	10

M2
LANDSCAPE ARCHITECTURE
 4279 - 24 Lane Street
 New Westminster, British Columbia
 V3M 3J7
 Tel: 604.533.0044
 Fax: 604.533.0044
 Email: office@m2a.com

MOUNT SEYMOUR PARKWAY

DATE: 10/10/2011
 TIME: 10:00 AM
 PROJECT: MOUNT SEYMOUR PARKWAY
 DRAWING: TREE PLAN
 SHEET: 1 OF 4



NO.	DATE	DESCRIPTION
1	10/10/2011	ISSUED FOR PERMIT
2	10/10/2011	ISSUED FOR CONSTRUCTION
3	10/10/2011	ISSUED FOR AS-BUILT

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 10, 2013 commencing at 7:00 p.m.

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

Absent: Councillor A. Nixon

Staff: Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Mr. D. Allan, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 8000: The District of North Vancouver Rezoning Bylaw 1298

Purpose of Bylaw:

The proposed bylaw is required to enable the redevelopment of the seven single family lots located at 2135-2167 Heritage Park Lane (formerly called the Mount Seymour Parkway "Frontage Road") for a thirty unit townhouse project.

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. INTRODUCTION OF BYLAW STAFF

Presentation: Mr. Doug Allan, Community Planner

Mr. Doug Allan, Community Planner, provided an overview of the proposal for the redevelopment of seven single family lots located at 2135-2167 Heritage Park Lane (formerly called the Mount Seymour Parkway "Frontage Road") for a thirty unit townhouse project.

Mr. Allan advised that:

- The project is in keeping with the Official Community Plan;
- The proposed development supports provision of housing for seniors and families;
- The project consists of thirty townhouses in four buildings arranged on either side of an interior driveway courtyard;
- All units are three bedrooms;
- The proposal requires sixty parking stalls and is providing sixty-five stalls for an overall project ratio of 2.16 spaces per unit;
- All units will meet the Level 1A adaptable design guidelines;
- The proposal will provide \$200,000 of Community Amenity Funds; and,
- Prior to adoption, covenants will be required for green building, storm water management, and flood construction level.

4. PRESENTATION BY APPLICANT

Presentation: Cornerstone Architecture

4.1 Mr. Scott Kennedy, Cornerstone Architecture:

- Commented that this development caters to families;
- Spoke to the Heritage Park trail;
- Acknowledged that the greenway will be maintained; and,
- Noted that flood proofing measures have been met.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Thomas Kyle, M2 Landscape Architects:

IN FAVOUR

- Commented that all existing trees will be preserved; and,
- Commented that the beauty of the District lands will be maintained.

5.2 Ms. Diana Sly, 300 Block Seymour River Place:

COMMENTING

- Expressed concern with regards to traffic; and,
- Urged Council to consider traffic calming measures.

5.3 Mr. Len Slade, Resident of Mount Seymour:

IN FAVOUR

- Spoke in support of the proposed development;
- Commented that affordable housing is essential; and,
- Stated that traffic concerns need to be addressed.

6. QUESTIONS FROM COUNCIL

Council queried if a traffic count has been done in the Maplewood Seymour area. Staff advised that the transportation department is currently working on a community wide traffic study and is in draft form.

Council suggested having a circulation pattern instead of a "T" directing traffic onto Seymour River Place. Staff advised that the draft traffic study plan recommends a one-way connection from Seymour River Place to Riverside Drive.

Staff noted that additional traffic calming measures have not been recommend in the traffic study.

7. COUNCIL RESOLUTION

**MOVED by Councillor LITTLE
SECONDED by Councillor BASSAM**

THAT the September 10, 2013 Public Hearing be closed;

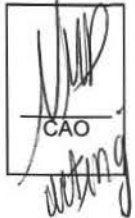
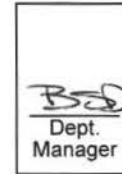
AND THAT Bylaw 8000 "The District of North Vancouver Rezoning Bylaw 1298", be returned to Council for further consideration.

CARRIED
(7:31 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT 21, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 3, 2013
File: 3060-20/79.12

AUTHOR: Doug Allan, Community Planner

SUBJECT: DEVELOPMENT PERMIT 79.12 - 2135-2167 HERITAGE PARK LANE

RECOMMENDATION:

That Development Permit 79.12 (Attachment A) for a 30 unit townhouse project at 2135-2167 Heritage Park Lane be issued.

REASON FOR REPORT:

The site is in Development Permit Areas for Form and Character of Ground-Oriented Housing, for Energy and Water Conservation and Greenhouse Gas Emission Reduction, for Creek Hazard (flooding) and for Wildfire Hazard. Undertaking the proposed development requires issuance of a Development Permit by Council.

SUMMARY:

Bylaw 8000, rezoning the subject land to a new CD74 Zone, received 2nd and 3rd Reading on September 23, 2013 and is scheduled for adoption on October 21, 2013. If Bylaw 8000 and Housing Agreement Bylaw 8001 are adopted, the project plans are ready to be considered for the issuance of a Development Permit.

This residential project includes 30 townhouse units in 4, three storey buildings on either side of an interior driveway with access of Heritage Park Lane.

The proposal is in compliance with the Official Community Plan (Maplewood Village Centre) land use directions and the OCP Schedule B Development Permit Area Guidelines.



BACKGROUND:

Bylaw 8000, rezoning the property to CD74, and Housing Agreement Bylaw 8001, were introduced on July 29, 2013 and, following a public hearing on September 10, 2013, received 2nd and 3rd Reading on September 23, 2013. Both Bylaws are scheduled for consideration of adoption on October 21, 2013.

In addition to the rezoning and housing agreement bylaws, the legal framework for the project includes a development covenant which requires compliance with the approved development concept and adaptable design features, and requires an engineering servicing agreement including a construction traffic management plan. In addition, the development covenant requires separate covenants for flood construction, green building and stormwater management. The development covenant sets out the developer's obligations with respect to this project.

EXISTING POLICY:

Land Use Designation

The subject properties are located at the north end of the Maplewood Village Centre plan area and are designated as *Residential Level 4: Transition Multi-Family*, which permits townhouse and apartment development up to approximately 1.2 FSR.

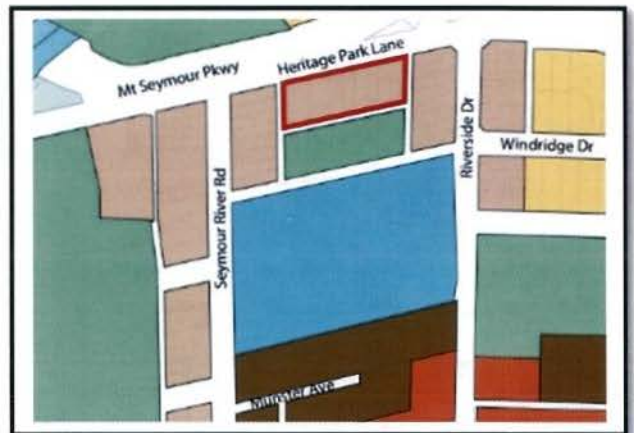
Development Permit Area Designations

The entire site is designated as Development Permit Areas for:

- Form and Character of Commercial and Multi-Family Development (Ground-Oriented Housing); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

In addition,

- the northwest corner is designated as a Development Permit Area for Creek Hazard (flooding); and
- the easterly lot is designated as a Wildfire Hazard Development Permit Area.



ANALYSIS:

Site and Surrounding Area:

The development site consists of 7 single family lots located on the south side of Heritage Park Lane and is 3737.3m² (0.22ha) in size. Unopened lane allowances surround the site to the east, south and west.

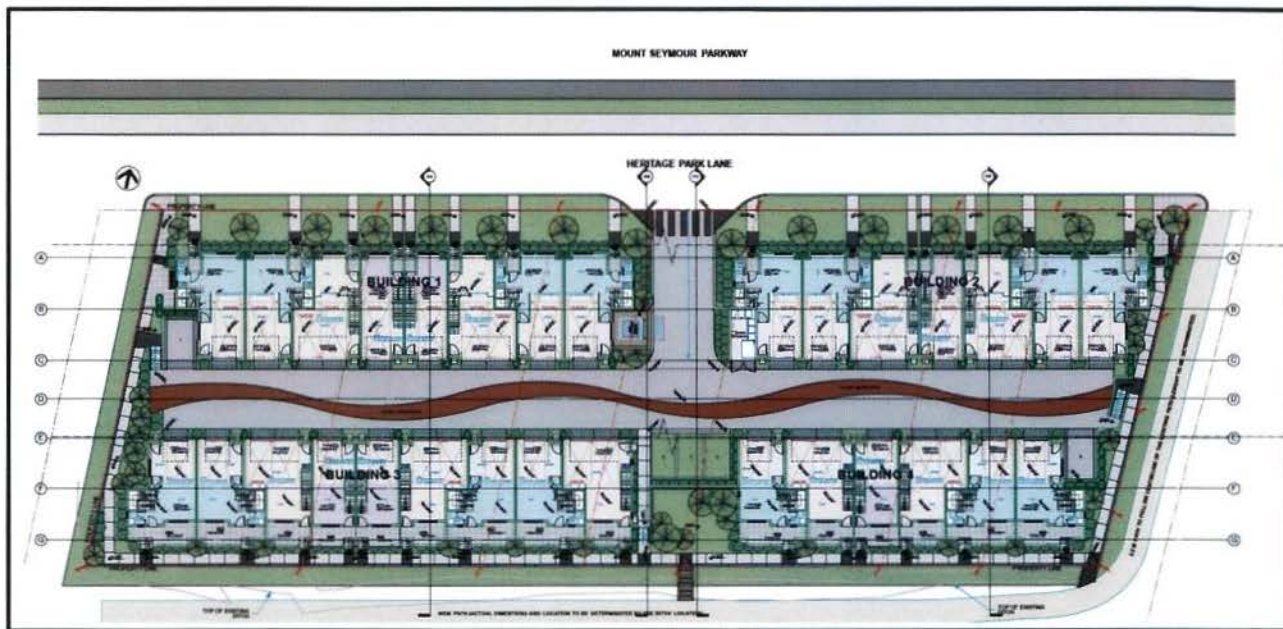
As shown in the following air photo, adjacent properties consist of developed single family lots (zoned RS4) to the west and east and District lots zoned Natural Parkland (NPL) to the south. Kenneth Gordon Maplewood School (zoned PA), is located south of the District lots. The OCP designates the surrounding single family properties as Residential Level 4: Transition Multi-Family with the same development potential as the subject lots.



The Proposal:

Site Plan

The project consists of 30 townhouses in 4 buildings arranged on either side of an interior driveway courtyard as illustrated on the following site plan:



Site Plan

Vehicle access to the site is off Heritage Park Lane leading to individual, two car garages, in a mix of side by side and tandem arrangements. A total of 60 resident spaces and 5 surface visitor spaces are provided.

The project complies with the CD74 Zone regulations.

Development Permit for the Form and Character of Ground-Oriented Housing:

a) Building Design:

As shown on the following section plan, the townhouses include 2 levels of living space above the parking level. Each block of units has one or two dwellings with a bedroom on a 4th level.



The following two images illustrate the front elevation which reads generally as a two storey elevation viewed from Heritage Park Lane.



View from Heritage Park Lane



Close Up of West Building from Heritage Park Lane

All of the units contain 3 bedrooms and average approximately 121m² (1300ft.²) in size, excluding the garages. The individual buildings vary in height from approximately 10.7m (35ft.) to 12m (39ft.).

Building materials consist of brick, hardiboard siding in a mix of grey, taupe and beige colours, dark grey asphalt shingle roof, complemented with charcoal grey metal doors and window frames.

b) Landscaping

The landscaping focus is around the perimeter of the site and at the centrally located on-site play area. The landscape architect has also introduced planting adjacent to the garage doors to soften the interior courtyard. The centrally located on-site play area is situated adjacent to the south property line to take advantage of the southern sun exposure, with a pedestrian connection from the site into the District park.



Play Area Detail

The landscape scheme proposes the installation of street trees and shrub planting on the boulevard adjacent to Heritage Park Lane and the final plan will be carefully chosen to be compatible with underground utilities.

The landscape plan also shows a constructed bioswale within the District lane allowance to the south of the site for drainage control and staff are reviewing this proposal. The Development Permit includes a requirement for a revised landscape package to address the street tree location and drainage issues, prior to issuance of a building permit.

c) Adaptable Design:

All of the units will meet Level 1A of the District's Adaptable Design Guidelines. Two units in the northeast corner of the project will accommodate access by persons in wheel chairs by using exterior ramps, rather than stairs. One of the parking spaces in each of these units is designed to meet the required handicapped stall size.

d) Acoustic Performance

The CD74 Zone includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. As a condition of the development permit, the applicant will be required to provide a report from a qualified noise consultant at the building permit stage demonstrating that the building and glazing designs will enable these standards to be met.

This project has been designed to address the Development Permit Guidelines for the Form and Character of Ground-Oriented Housing. The guidelines have resulted in:

- the use of architectural and varied roof treatments to reduce the apparent building height, particularly as viewed from Heritage Park Lane;
- the orientation and interface treatment which fosters a strong relationship between the units and the street and establishes a clear visibility to the front of the units;
- building massing which breaks up the front facades;
- the provision of semi-private outdoor spaces for residents;
- adequate separation between buildings across the driveway courtyard;
- a sustainable landscape design which incorporates native and drought-tolerant plants;
- creation of a shared outdoor on-site play area;
- a parking arrangement which is not visible from the street;
- the use of durable materials and roof shingles;
- the use of ramps to facilitate wheelchair access to two units from the street; and
- weather-protected entrances.

Reduced site and architectural plans are attached to the Development permit 79.12.

Development Permit For Energy and Water Conservation and Greenhouse Gas Emission Reductions:

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines and the Green Building Strategy, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. The applicant is utilizing the Built Green® system and is required to incorporate a range of features to meet a target equivalent to the Gold standard, as well as an energy performance baseline equivalent to Energuide 80.

To address the Development Permit guidelines:

- the east-west orientation of the site and buildings takes advantage of the southern exposure to incorporate passive solar design strategies;
- roof overhangs are incorporated to shade the south facing windows;
- the buildings will be constructed to be solar ready to facilitate easy conversion to solar hot water at a later date;

- the project will meet an energy performance baseline of Energuide 80 through a variety of measures, including building envelope and glazing performance to reduce heat loss;
- a stormwater management plan manages water discharge on site;
- native and drought-tolerant plants are used to minimize the need for irrigation; and
- trees within the driveway courtyard provide shade and reduce heat build-up.

The green building covenant will establish the minimum energy performance baseline and will incorporate measures to ensure the project meets the building performance targets.

Development Permit Area For Creek Hazard

To address the potential flood hazard issue, the applicant provided a flood hazard assessment, prepared by Northwest Hydraulics (nhc) and a geotechnical review of the nhc recommendations prepared by GeoPacific Consultants Ltd. The project has been designed to meet the recommended flood construction level of 9.9m with no habitable space below that elevation. The site grading has also been established to minimize the potential for flood waters to enter the site. Both Development Permit 79.12 and the Development Covenant require compliance with the recommendations of both assessment reports.

Development Permit Area for Wildfire Hazard

While it is only the east lot which is designated as a Wildfire Hazard, the project makes use of fire-resistive materials including asphalt shingle roofing; fibre board, brick and aluminium window frames and is therefore compliant with the Wildfire Hazard guidelines.

OFF-SITE IMPROVEMENTS:

As part of this application, the developer will be contributing to the cost of the Mount Seymour Bike Lane Project. The developer is also responsible for the reconstruction of Heritage Park Lane in front of the development site.

Other off-site improvements include:

- a pedestrian path within the lane allowance on the east side of the site to facilitate access into the District park to the south; and
- a pedestrian path, constructed to Spirit Trail standards, in the west lane allowance.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$200,000 has been calculated and this amount is included in the CD74 Zone. It is anticipated that the CACs from this development will include contributions toward the Maplewood and Riverside neighbourhood gateways including gateway signage, park improvements identified by the neighbourhood at the Public Information Meeting, public art, gateway plantings and

potentially other projects identified as part of the Maplewood Village Centre Implementation Strategy.

PUBLIC ART:

The applicant has submitted a letter of commitment to provide public art as part of the CAC and has agreed to partner with the District on a gateway art installation along the north side of Heritage Park Lane as part of the Mount Seymour Parkway bikeway/sidewalk improvement project east of the Seymour River Bridge. The art is intended to be incorporated into fencing which will separate Heritage Park Lane from Mount Seymour Parkway. While not yet designed, the fence and art is intended to enhance the entrance to Seymour while providing a safe separation between pedestrians on Heritage Park Lane and cyclists on the new Mount Seymour Parkway bike route.

CONSTRUCTION MANAGEMENT PLAN:

In accordance with the requirements of the development covenant, a construction management plan is required to be accepted by the District prior to issuance of the Building Permit and any Highway Use Permits in order to minimize, and where possible avoid, construction impacts on local traffic and the quality of life for nearby residents.

This plan must include a detailed description of construction activities and how they are addressed. In particular the plan must:

- include measures to reduce any impacts to traffic and pedestrians;
- provide a point of contact for all calls and concerns;
- identify methods of sharing the construction schedule with neighbours;
- identify a location for truck marshalling so that construction traffic does not impact traffic circulation in the surrounding community;
- provide parking options for construction workers; and
- limit the time of any road closures.

CONCURRENCE:

Staff

The project has been reviewed by staff from Environment, Permits, Parks, Engineering, Policy Planning, Urban Design, Transportation Planning, the Fire Department, the Arts Office and the Municipal Solicitor.

Advisory Design Panel:

The Advisory Design Panel reviewed the project on June 20, 2013. The Panel commended the applicant for the quality of the proposal, and recommended approval of the project as presented. A copy of the meeting minutes is included as Attachment B.

PUBLIC INPUT:

Through the zoning process, a facilitated public information meeting was held on February 5, 2013, attended by 28 residents and comment sheets were received from 5 adjacent owners. Several respondents indicated support for the project and one commented that they were not in favour because of increased density and were concerned about future potential use of the District's park land.

Following submission of the revised project, the surrounding properties and the Maplewood Community Association were notified and no responses were received.

At the Public Hearing on September 10, 2013, correspondence was received from 3 individuals indicating support for the project. At the hearing, one resident spoke in favour of the project and a second resident commented on the need for traffic calming measures.

CONCLUSION:

The project has been developed in accordance with the CD74 Zone regulations and the Development Permit Area Guidelines for Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction, Creek Hazard and Wildfire Hazard. in the OCP. It also addresses the policy directions in the OCP with reference to the provision of family housing. Therefore, Development Permit 79.12 is ready for Council's consideration.

Respectfully submitted,



Doug Allan
Community Planner

Attachments:

- A – Development Permit 79.12
- B – ADP Excerpt

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**DEVELOPMENT PERMIT 79.12**

This Development Permit 79.12 for the Form and Character of Ground-Oriented Housing, Energy and Water Conservation and Greenhouse Gas Emission Reductions, Creek Hazard and Wildfire Hazard, is hereby issued by the Council for The District of North Vancouver to 0950320 B.C. Ltd. to allow for construction of a 30 unit townhouse development at 2135-2167 Heritage Park Lane on the land legally described as:

Lot 1, Block 4, District Lot 791, Plan 15921 (PID: 002-640-945);
Lot 2, Block 4, District Lot 791, Plan 15921 (PID: 005-028-078);
Lot 32, Block 4, District Lot 791, Plan 4255 (PID: 010-948-911);
Lot 31, Block 4, District Lot 791, Plan 4255 (PID: 010-948-899);
Lot A, Block 4, District Lot 791, Plan 4255 (PID: 011-683-384);
Lot 28, Block 4, District Lot 791, Plan 4255 (PID: 011-220-830); and
Lot 27, Block 4, District Lot 791, Plan 4255 (PID: 011-683-376),

subject to the following terms and conditions:

- A. The following requirement is hereby imposed under subsection 926(1) of the *Local Government Act*:
1. Substantial construction shall commence within two years of the date of this permit, as determined by the Manager of Permits and Licenses, or the permit shall lapse.
 2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- B. The following requirements are hereby imposed under subsections 920(1), 920(2), (7.1), (8), (9), (10.1), (10.2) and (11) of the *Local Government Act*:
1. The site shall be developed in accordance with the attached site and building plans (Appendices 79.12A – 79.12T).
 2. The site shall be developed in accordance with the flood assessment report by Northwest Hydraulics Consultants Inc., dated May 23, 2013 and the report prepared by GeoPacific Consultants Ltd., dated July 22, 2013 (Appendices 79.12U and 79.12V);
 3. The buildings shall be constructed to be generally consistent with the highest current wildfire protection standards, including: the use of fire-resistive materials; screening of eaves, attics, roof vents and openings under floors to prevent the accumulation of combustible materials; fire shutters or baffles on vent assemblies, spark arrestors on chimneys and the use of tempered or double-glazed windows;

4. Prior to issuance of a Building Permit the following shall be submitted to:

(a) Community Planning:

- (i) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit (Decibels)	Noise Level
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- (ii) building plans which comply with the District's Level 1(A) Adaptable Design Guidelines, including a detailed layout of the two units in the northeast corner of Building 2 to be developed as wheelchair accessible units, and the layout of the parking garage confirming that one parking space satisfies the handicapped parking stall size regulations;
- (iii) a finalized landscape plan package approved by the General Manager, Planning, Properties & Permits;
- (iv) an invasive species assessment of the District lands to the south of the site, including a recommended treatment plan for the acceptance of the General Manager, Planning, Properties & Permits;
- (v) a written landscape estimate for the installation of all landscaping as shown on the final approved landscape plan, submitted by the Landscape Architect, and approved by the General Manager, Planning, Properties & Permits;
- (vi) a completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan;
- (vii) building plans which comply with the flood protection design requirements outlined in the letter form GeoPacific Consultants Ltd., dated July 22, 2013 (Appendix 79.12W);

b) Engineering:

- (i) revised engineering drawings for the acceptance of the General Manager, Engineering, Parks and Facilities; and
- (ii) An Engineering Services Agreement for the acceptance of the General Manager, Engineering, Parks and Facilities.

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

- 1. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate, or \$100,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, building and environmental works.

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

Mayor

Municipal Clerk

Dated this the day of , 2013.

Context
The site is located on the east side of the city, in the area of the former Millar Centre and has been designated as a residential neighbourhood. The site is currently vacant and is being prepared for development with this design.

Project Description
The building is a three-story structure with a total floor area of approximately 10,000 square metres. The building is designed to provide a mix of residential and commercial uses. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants.

Site Context
The site is located on the east side of the city, in the area of the former Millar Centre and has been designated as a residential neighbourhood. The site is currently vacant and is being prepared for development with this design.

Site Analysis
The site is located on the east side of the city, in the area of the former Millar Centre and has been designated as a residential neighbourhood. The site is currently vacant and is being prepared for development with this design.

Design Objectives
The design objectives for this project are to create a high-quality, modern structure that will provide a high level of amenity for its occupants. The design objectives for this project are to create a high-quality, modern structure that will provide a high level of amenity for its occupants. The design objectives for this project are to create a high-quality, modern structure that will provide a high level of amenity for its occupants.

Architectural Character
The architectural character of the building is modern and minimalist. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants. The architectural character of the building is modern and minimalist. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants.

Off-Site Improvements
The off-site improvements for this project include the installation of a new water main and sewer main. The off-site improvements for this project include the installation of a new water main and sewer main. The off-site improvements for this project include the installation of a new water main and sewer main.

Accessibility
The building is designed to be accessible to all people. The building is designed to be accessible to all people. The building is designed to be accessible to all people. The building is designed to be accessible to all people.

Response to Guidelines for Ground Oriented Housing
The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants. The building is designed to be a high-quality, modern structure that will provide a high level of amenity for its occupants.

Energy, Water Conservation and Greenhouse Gas Emission
The building is designed to be energy efficient and to have a low carbon footprint. The building is designed to be energy efficient and to have a low carbon footprint. The building is designed to be energy efficient and to have a low carbon footprint.

Construction
The construction of the building is expected to be completed within 12 months. The construction of the building is expected to be completed within 12 months. The construction of the building is expected to be completed within 12 months.

Conclusion
The building is a high-quality, modern structure that will provide a high level of amenity for its occupants. The building is a high-quality, modern structure that will provide a high level of amenity for its occupants. The building is a high-quality, modern structure that will provide a high level of amenity for its occupants.



THIS IS APPENDIX "A"
TO DEVELOPMENT PERMIT 79.12
ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

DATE _____ MUNICIPAL CLERK

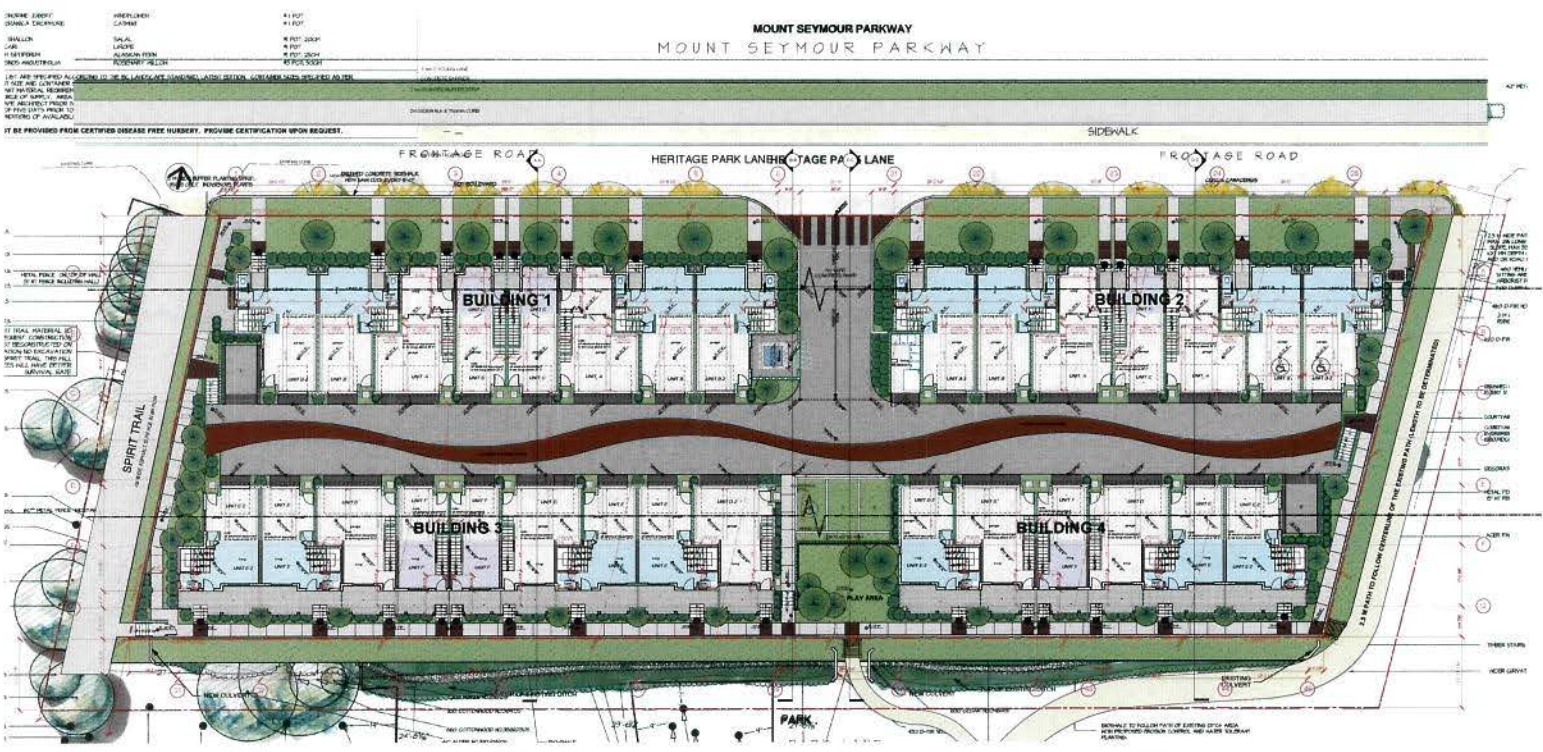
2135-2167 Mt Seymour Parkway
COVER SHEET

<p>Project Name: 2135-2167 Mt Seymour Parkway</p> <p>Project Number: 1308</p> <p>Project Date: Sept 20, 2013</p> <p>Project Location: 2135-2167 Mt Seymour Parkway, North Vancouver, BC</p>	<p>Scale: 1:100</p> <p>Author: [Name]</p> <p>Checked: [Name]</p> <p>Drawn: [Name]</p> <p>Approved: [Name]</p>
---	---

A1.1



1 General North Elevation
Scale: 1/16" = 1'-0"



1 Site Plan/Roof Plan
Scale: 1/16" = 1'-0"

Signs:
as shown in all utility parking lots
NO STORAGE OF GOODS
DANGEROUS BY PRODUCT
WATER NOT PERMITTED
EXCEPT ON DESIGN

THIS IS APPENDIX " C " 79.12
TO DEVELOPMENT PERMIT
ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

112

DATE _____ MUNICIPAL CLERK _____

REVISION / ISSUE	DATE
Issued for review	Apr 11, 2013
Issued for 2D	Apr 26, 2013
Issued for 3D	May 21, 2013
Issued for updated zoning application	Apr 16, 2013
Issued for marking drawings	Apr 26, 2013

REVISION / ISSUE	DATE
Issued for review	Apr 11, 2013
Issued for 2D	Apr 26, 2013
Issued for 3D	May 21, 2013
Issued for updated zoning application	Apr 16, 2013
Issued for marking drawings	Apr 26, 2013

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2135-2167 Mt Seymour Parkway
District of North Vancouver, BC
SIT PLAN

scale: 1/32" = 1'-0" (unless noted otherwise)

plot date: Sept 20, 2013

project number: 1308

revision: A3.1

drawing number: 1308



THIS IS APPENDIX "P" 79.12
 TO DEVELOPMENT PERMIT
 ISSUED BY THE CORPORATION OF THE
 DISTRICT OF NORTH VANCOUVER

113

DATE MUNICIPAL CLERK

Storage
 to be located in all units in parking lot
 NO STORAGE OF GOODS
 DAMAGED BY FLOOD
 WATER IS PERMITTED
 EXCEPT ON RESERVES

revision/issue	date
1	04/18/2013
2	04/25/2013
3	04/25/2013
4	04/25/2013
5	04/25/2013
6	04/25/2013

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2135-2167 Mt Seymour Parkway
 District of North Vancouver, BC
PARKING LEVEL PLAN
BUILDINGS 1 & 3
 scale 3/32"=1'0" (unless noted otherwise)
 plot date Sept 20, 2013
 project number 1308
 drawing number A3.2



THIS IS APPENDIX "E" 79.12
 TO DEVELOPMENT PERMIT
 ISSUED BY THE CORPORATION OF THE
 DISTRICT OF NORTH VANCOUVER

Signal
 No. 101-1011
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 No. 101-1014
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 No. 101-1016
 No. 101-1017
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 No. 101-1196
 No. 101-1197
 No. 101-1198
 No. 101-1199
 No. 101-1200

revision / issue	date
issued for review	2013-09-10
issued for approval	2013-09-26
issued for construction	2013-10-01
issued for updated marking application	2013-10-16
issued for marking installation	2013-10-25

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 conditions before proceeding
 with work.

2135-2167 Mt Seymour Parkway
 District of North Vancouver, BC
PARKING LEVEL PLAN
BUILDINGS 2 & 4
 scale: 3/32"=1'0" (unless noted otherwise)
 plot date: Sept 20, 2013
 project number: 1308
 drawing number: A3.3



THIS IS APPENDIX " F " 79.12
 TO DEVELOPMENT PERMIT
 ISSUED BY THE CORPORATION OF THE
 DISTRICT OF NORTH VANCOUVER

DATE _____ MUNICIPAL CLERK _____

2135-2167 Mt Seymour Parkway
 District of North Vancouver, BC
GROUND FLOOR PLAN
BUILDINGS 1 & 3

Scale: 1/32"=1'-0" (unless noted otherwise)
 Plot Date: Sept 20, 2013
 Project Number: **1308**
 Drawing Number: **A3.4**

revision / issue	date
1 - issued for review	09/16/2013
2 - issued for approval	09/25/2013
3 - issued for updated planning application	09/26/2013
4 - issued for final review	09/26/2013

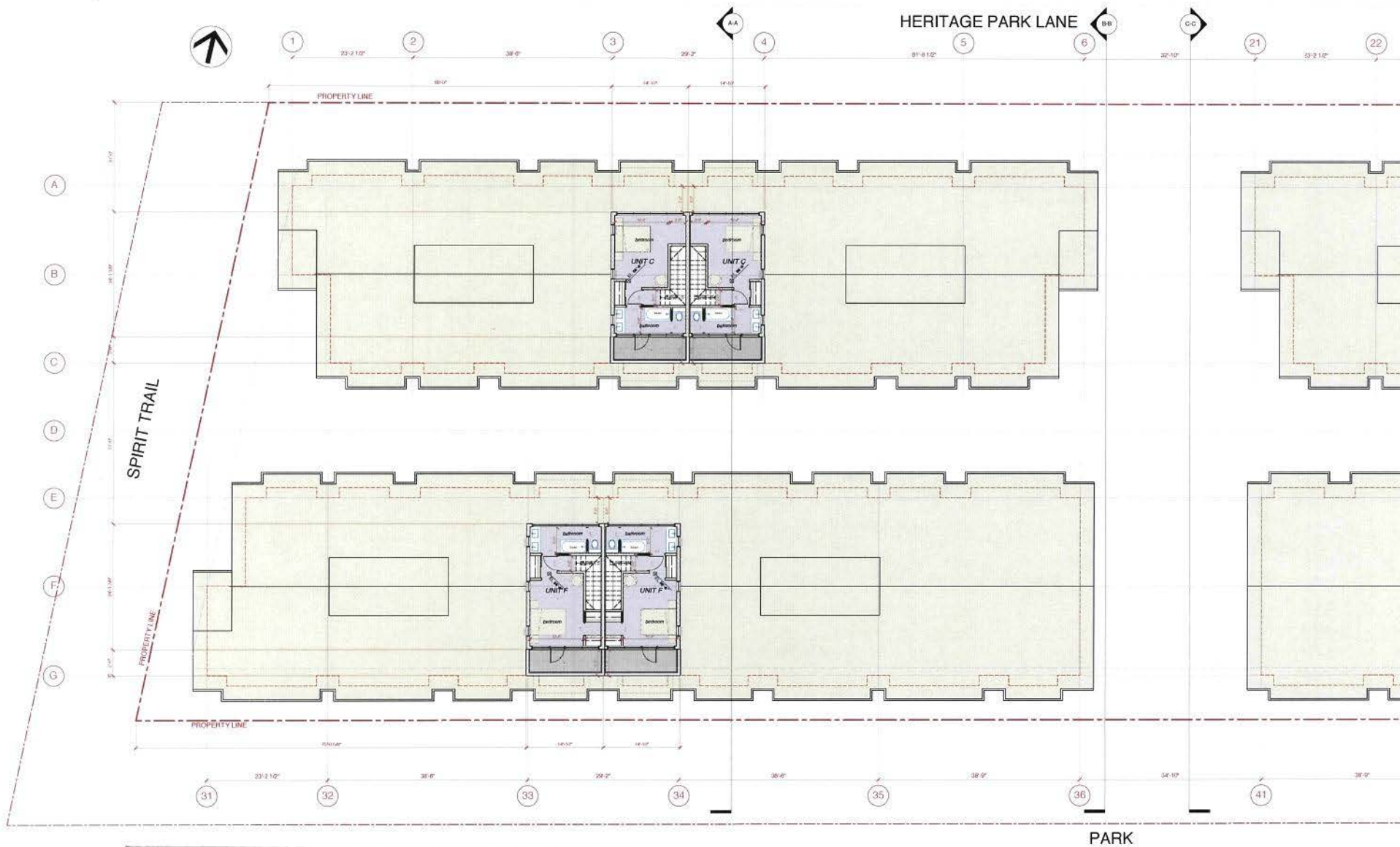
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Plan to complement of the Work: The Contractor shall review and verify the dimensions, quantities and levels shown on this drawing and shall be responsible for any discrepancies between the drawings on the drawings and in the field conditions, and if the Contractor finds any discrepancies, they shall be notified immediately to the Corporation of the District of North Vancouver. The Contractor shall be responsible for any discrepancies between the drawings and in the field conditions, and if the Contractor finds any discrepancies, they shall be notified immediately to the Corporation of the District of North Vancouver. The Contractor shall be responsible for any discrepancies between the drawings and in the field conditions, and if the Contractor finds any discrepancies, they shall be notified immediately to the Corporation of the District of North Vancouver.



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Prior to construction of the Work, the Contractor shall ensure and verify that all drawings, designs and plans are correct and complete and that all materials and workmanship are in accordance with the drawings and specifications.	
revision / issue 1001 issued for design 1002 issued for 2D model 1003 issued for updated parking arrangement 1004 issued for parking/landscaping	08/10/2013 08/26/2013 08/27/2013 08/27/2013
2135-2167 Mt Seymour Parkway District of North Vancouver, BC GROUND FLOOR PLAN BUILDINGS 2 & 4 scale: 3/32" = 1'-0" (unless noted otherwise) plot date: Sept 20, 2013 project number: 1308 drawing number: A3.5	

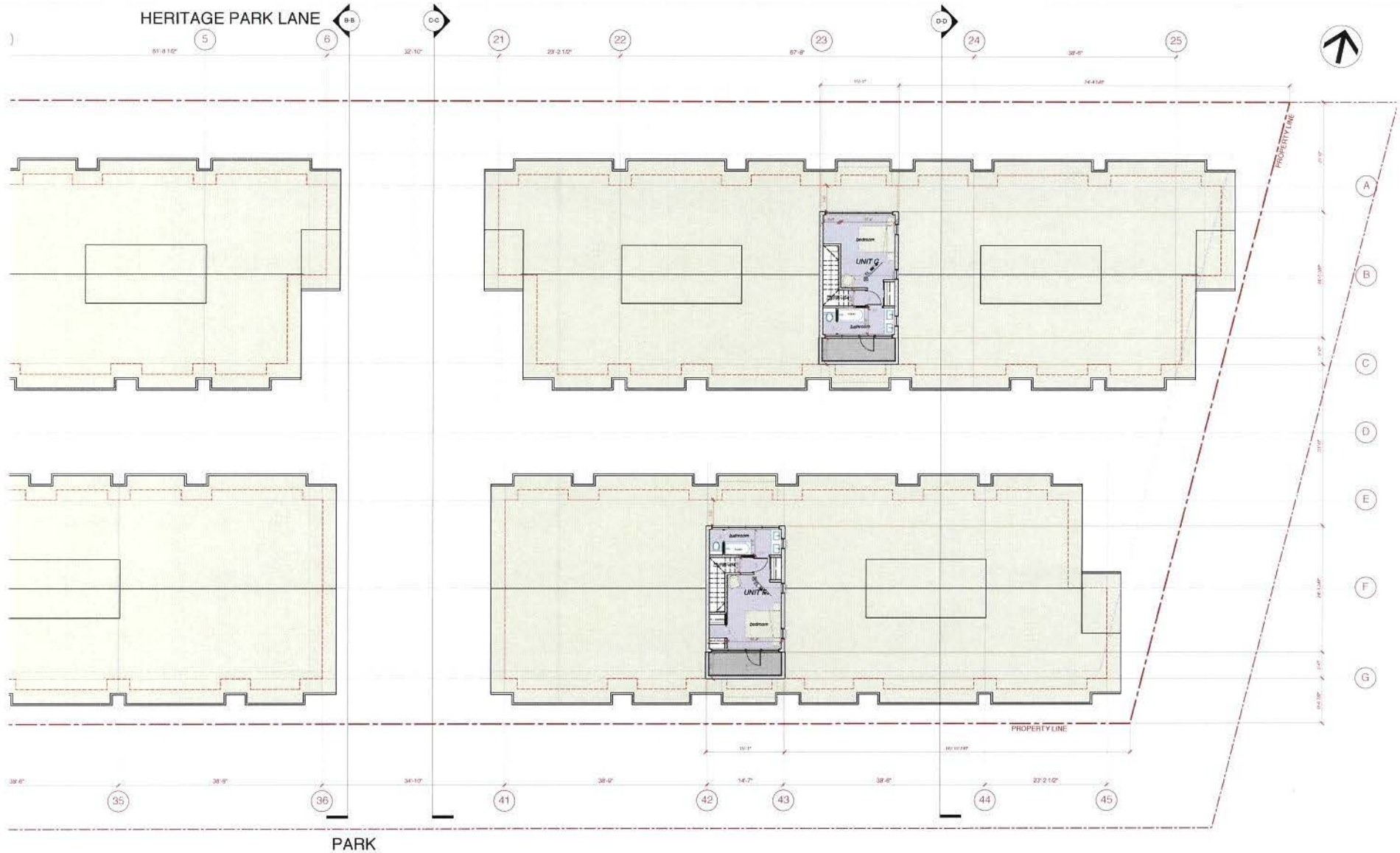


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 DISTRICT OF NORTH VANCOUVER

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2135- 2167 Mt Seymour Parkway
 District of North Vancouver, BC
**THIRD FLOOR PLAN
 BUILDINGS 1 & 3**
 scale 3/32"=1'-0" (unless noted otherwise)
 project number 1308
 drawing number A3.8
 revision / issue
 issued for name: apr 10, 2013
 issued for number: apr 29, 2013
 issued for updated moving application: may 11, 2013
 issued for updated moving application: sep 16, 2013
 issued for moving/condition: sept 20, 2013



THIS IS APPENDIX " F " 79.12
 TO DEVELOPMENT PERMIT
 ISSUED BY THE CORPORATION OF THE
 DISTRICT OF NORTH VANCOUVER

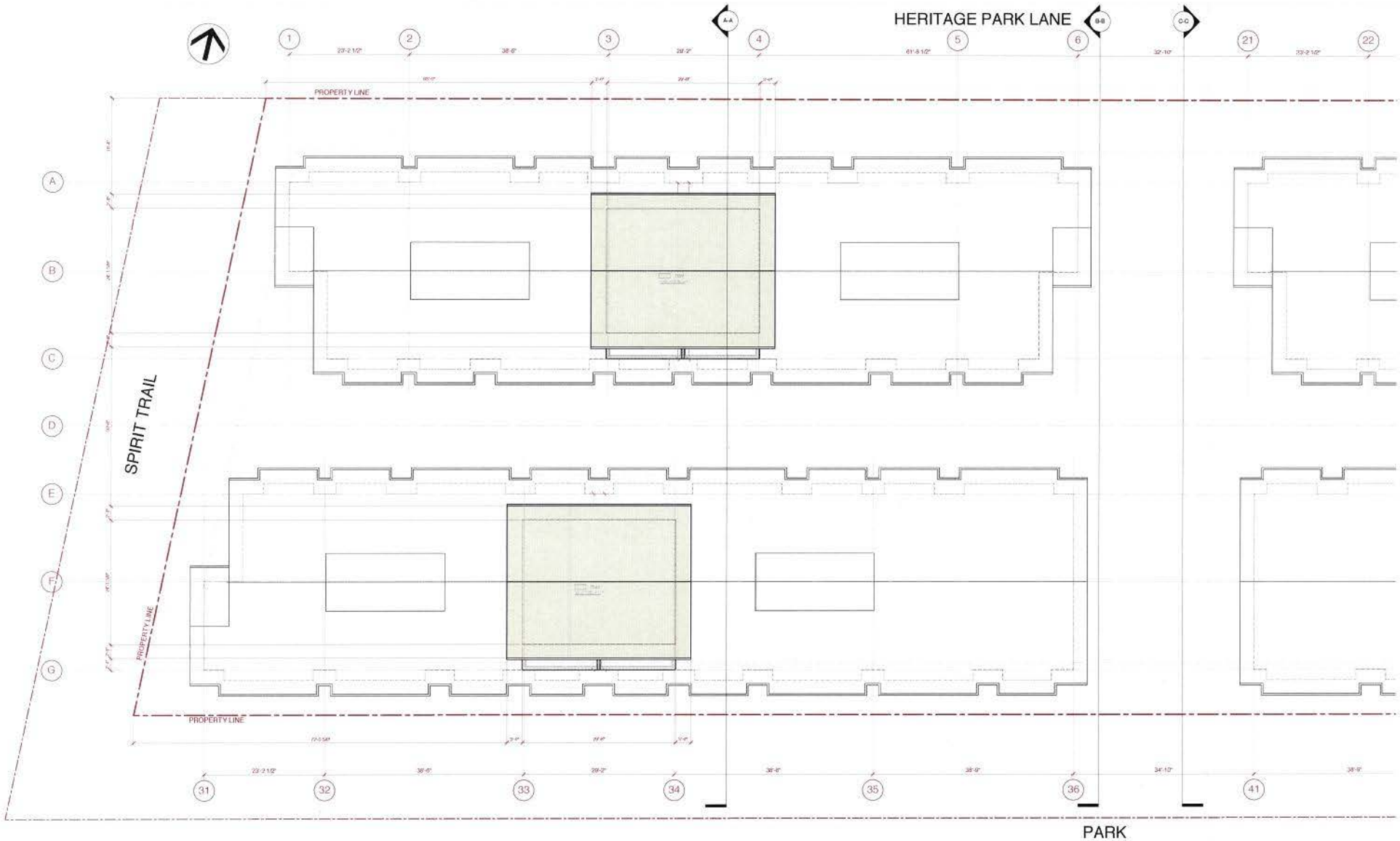
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 shall be used for application and
 issued for that purpose by the
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Plot to accommodate of the Work,
 the Contractor shall review and verify
 all dimensions, elevations and
 details to identify if any variations
 before submission of any drawings
 and it shall not be considered, until
 the Contractor, Client, Contractor,
 The Corporation shall verify these
 details to the satisfaction of the Authority
 and Contractor before proceeding
 with work.

2135-2167 Mt Seymour Parkway
 District of North Vancouver BC
**THIRD FLOOR PLAN
 BUILDINGS 2 & 4**

scale: 3/32"=1' (unless noted otherwise)
 plot date: Sept 20, 2013
 project number: 1308
 drawing number: **A3.9**

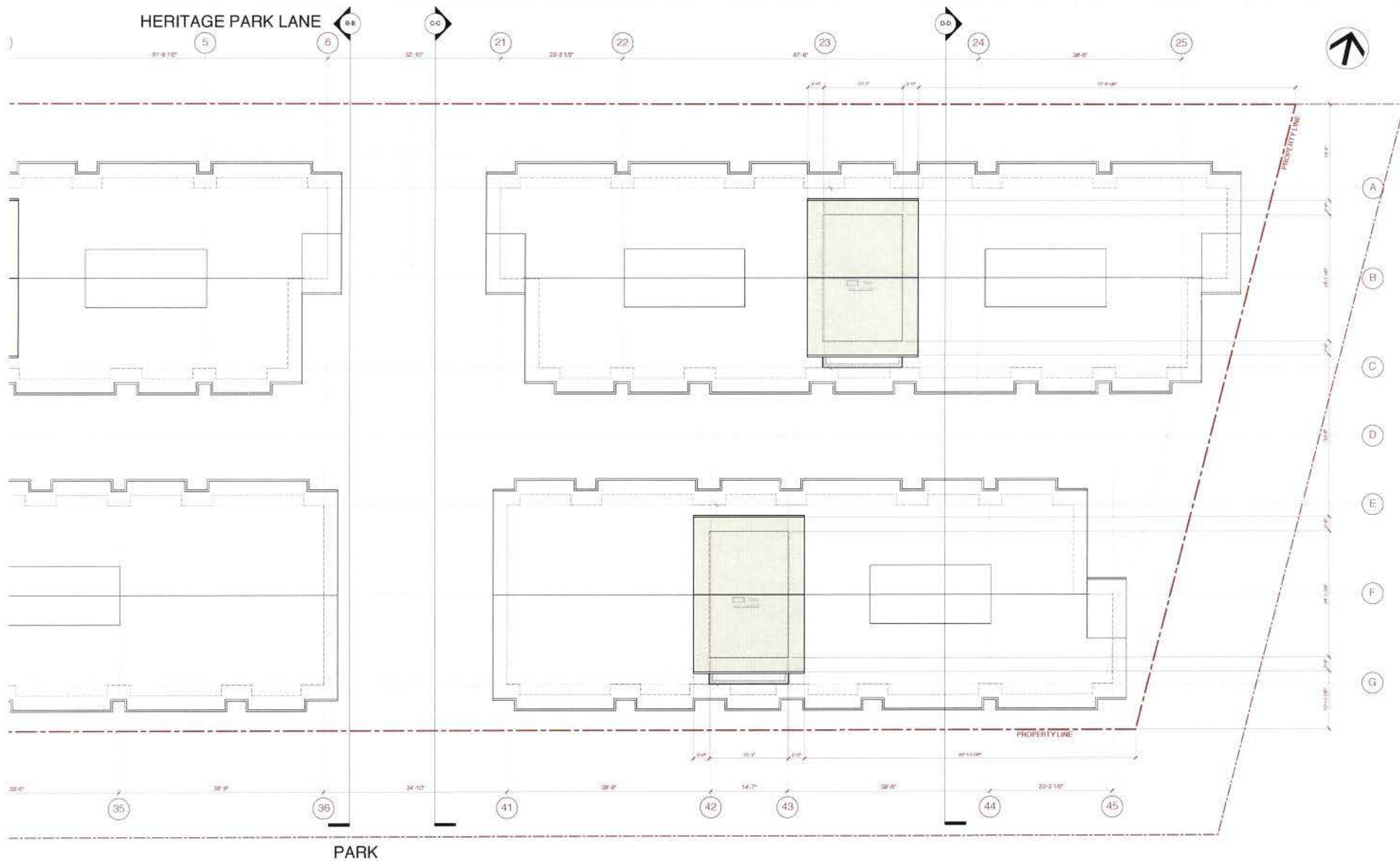
revision / issue	date
ISS: issued for review	2010.05.05
ISS: issued for approval	2010.05.05
ISS: issued for the contract	2010.05.05
ISS: issued for updated review application	2010.05.05
ISS: issued for accepting/submitting	2010.05.05



THIS IS APPENDIX " J " 79.12
 TO DEVELOPMENT PERMIT
 ISSUED BY THE CORPORATION OF THE
 DISTRICT OF NORTH VANCOUVER

DATE _____ MUNICIPAL CLERK _____

<p>2135- 2167 Mt Seymour Parkway District of North Vancouver BC</p>																
<p>ROOF PLAN BUILDINGS 1 & 3</p>																
<p>scale 3/32"=1'0" (unless noted otherwise)</p>	<p>project number 1308</p>															
<p>revision / issue</p> <table border="1"> <tr><td>1</td><td>issued for review</td><td>Aug 18, 2013</td></tr> <tr><td>2</td><td>issued for approval</td><td>Aug 29, 2013</td></tr> <tr><td>3</td><td>issued for the resident</td><td>Sept 11, 2013</td></tr> <tr><td>4</td><td>issued for updated planning application</td><td>Jul 16, 2015</td></tr> <tr><td>5</td><td>issued for meeting materials</td><td>Aug 20, 2015</td></tr> </table>	1	issued for review	Aug 18, 2013	2	issued for approval	Aug 29, 2013	3	issued for the resident	Sept 11, 2013	4	issued for updated planning application	Jul 16, 2015	5	issued for meeting materials	Aug 20, 2015	<p>sheet date Sept 20, 2013</p> <p>drawing number A3.10</p>
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2	issued for approval	Aug 29, 2013														
3	issued for the resident	Sept 11, 2013														
4	issued for updated planning application	Jul 16, 2015														
5	issued for meeting materials	Aug 20, 2015														



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<small>Due to circumstances of the Work, the Contractor shall remain fully responsible for the design and construction of the project. The Corporation shall not be liable for any errors or omissions in the drawing or for any damage or loss resulting therefrom.</small>		ROOF PLAN BUILDINGS 2 & 4	
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1 North Elevation
Scale: 1/8" = 1'-0"



2 North Courtyard Elevation
Scale: 1/8" = 1'-0"

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- materials & finishes**
- brick, 1/2" solid
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 - hardie board (exterior/interior) exterior stupe
 - horizontal slat (interior/exterior) maple, birch
 - limestone, sandstone (interior) ceiling
 - polyurethane, charcoal gray
 - polyurethane, charcoal gray
 - aluminum window, charcoal gray
 - metal ceiling (interior/exterior) charcoal gray
 - aluminum door, charcoal (interior)
 - natural, stainable, 2 1/2"
 - composite, stained and sealed
 - composite, stained and sealed

revision/issue

1	issued for review	Apr 18, 2013
2	issued for 30	Apr 26, 2013
3	issued for 30	May 13, 2013
4	issued for updated material application	Jul 16, 2013
5	issued for material needed	Aug 20, 2013

2135-2167 Mt Seymour Parkway
 District of North Vancouver, BC
ELEVATIONS
BUILDING 1

scale: 3/32"=1'0" (unless noted otherwise)
 plot date: Sept 20, 2013
 project number: 1308
 drawing number: A4.1



3 South Elevation
Scale: 1/8" = 1'-0"

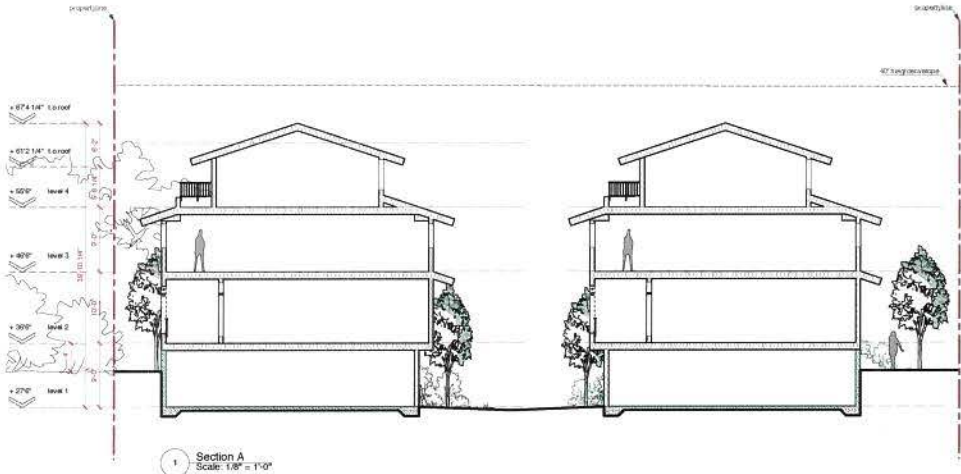


4 South Courtyard Elevation
Scale: 1/8" = 1'-0"

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2135- 2167 Mt Seymour Parkway
 District of North Vancouver, BC
ELEVATIONS
BUILDING 3
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 plot date: Sept 20, 2013
 project number: 1308
 drawing number: A4.3



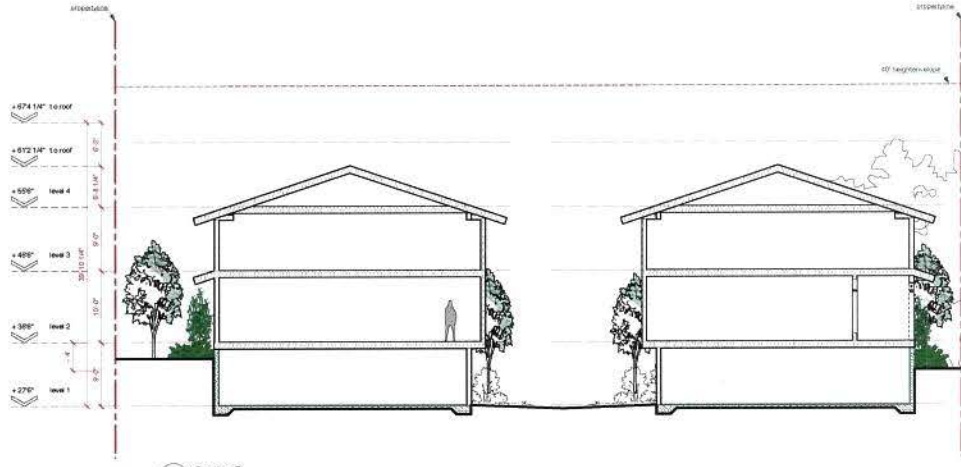
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1 Section B
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2 Section C
Scale: 1/8" = 1'-0"



2 Section D
Scale: 1/8" = 1'-0"

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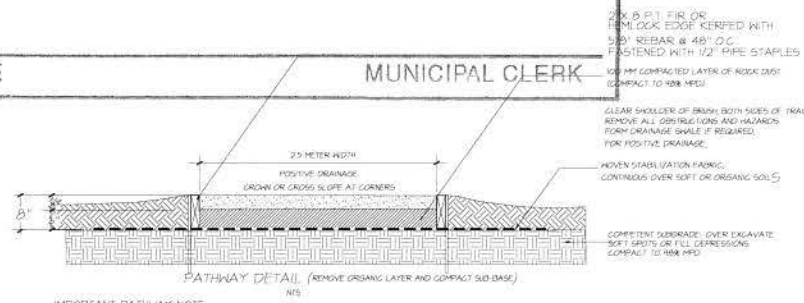
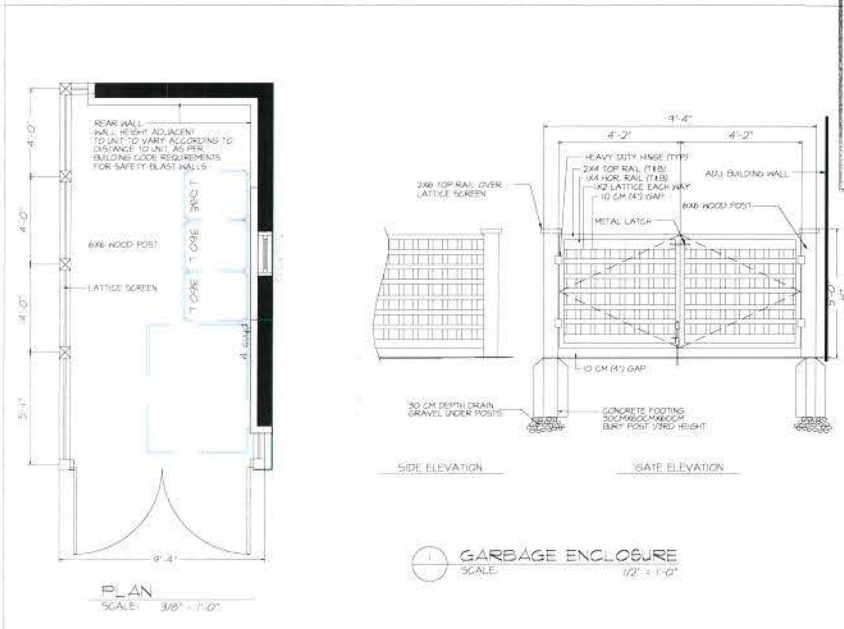
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Copyright Reserved This drawing and its contents are the property of the Corporation of the District of North Vancouver. It is not to be used for any other purpose without the written consent of the District. The drawing is not to be used for construction and is not to be reproduced without the written consent of the District.		2135-2167 Mt Seymour Parkway District of North Vancouver BC	
This is a representation of the work. The Contractor shall review and verify drawings, specifications, details and notes to identify all discrepancies and to advise the District of any such discrepancies in writing. The Contractor shall bring these items to the attention of the Architect and shall be responsible for resolving them with the Architect.		drawing SIDE ELEVATIONS & SECTIONS	
revision / issue 101 issued for review 102 issued for 2D model 103 issued for 3D rendering 104 issued for update/review application 105 issued for review/updates		scale 1/32" = 1'-0" (unless noted otherwise)	
date 2018.08.20 2018.09.26 2018.11.01 2019.01.21 2019.02.01		project date project number 1308	
		drawing number A4.6	

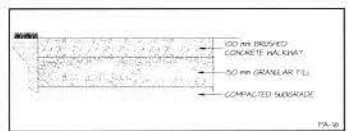
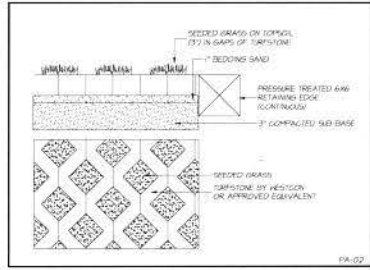
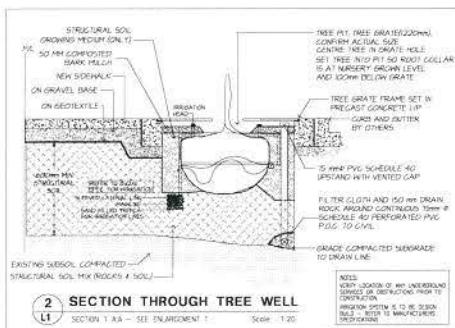
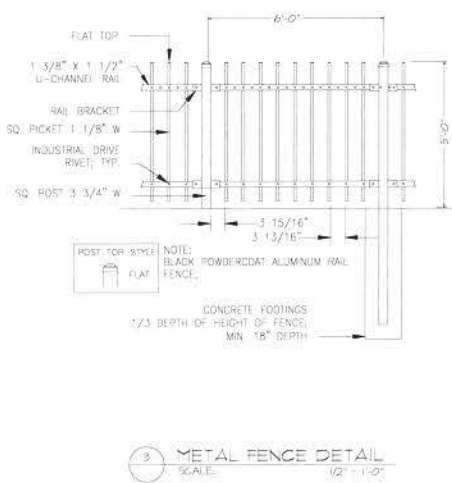
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IMPORTANT PATHWAY NOTE:
 PATH WIDTH AND ALIGNMENT TO VARY PER SITE CONDITIONS FOR CROSSING LOW AREAS OR TO ALLOW DRAINAGE UNDER TRAIL. PLACE 1000 PVC PIPE AS CULVERT. FILL BOTH SIDES WITH DRAINAGE GRAVEL TO FORM SMOOTH BANK OVER PIPE. FILL DEPRESSIONS WITH SUITABLE NATIVE MATERIAL. SOFT AREAS TO BE OVER EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL. ADVISE CITY OF SIGNIFICANT AREAS BEFORE PROCEEDING. TRAIL TO HAVE A SMOOTH ROLLING PROFILE, WITHOUT SHARP TRANSITIONS IN GRADE OR ALIGNMENT. STAKE ALIGNMENT FOR APPROVAL BEFORE PROCEEDING WITH CLEARING OR EXCAVATION.



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#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	09/24/18	ISSUED FOR CP	TRC/ML

PROJECT:
MT SEYMOUR PARKWAY
 2135 - 2167 MT SEYMOUR PARKWAY
 NORTH VANCOUVER

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 12 SEP 18	DRAWING NUMBER: L3
SCALE: 1/8" = 1'-0"	
DRAWN: JK	
DESIGN: TK	
CHTD: SAA	OF 4

M2LA PROJECT NUMBER: **JOB NO 12048**



Job No.300205

23 May 2013

cornerstone architecture
#408 – 611 Alexander Street
Vancouver, BC
V6A 1E1

Attention: Scott Kennedy

Dear Mr. Kennedy:

**Subject: Guildford Brook Estates
Flood Hazard Assessment**

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FCL

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1 Introduction

Available mapping from the District of North Vancouver shows that the properties owned by Guildford Brook Estates on Mt. Seymour Parkway are located within the Creek Hazard Development Permit Area near Seymour River. This is based on the plans submitted to The District by Cornerstone Architecture. Construction of a new dwelling within the permit area requires that a *Flood Hazard Report* be completed as described in the DNV Master Requirement SPE 106 Section 219 covenant.

The SPE 106 document lists the items that must be addressed in the flood report which identifies the hazards associated with surface and subsurface water and established the Flood Construction Level (FCL) for the property. The FCL is defined as water levels predicted to occur during a 200-year flood and included appropriate freeboard to address uncertainties in the predicted water levels. The Guildford Brook Estate properties are subject to potential flooding from Seymour River but not from any other creeks or rivers.

This report outlines the flood assessment for the properties located between 2135 and 2167 Mt. Seymour Parkway and is formatted to meet the requirements of the DNC Master Requirement SPE 106 and to obtain a creek hazard development permit. In addition, this report identifies potential mitigation works that could be undertaken by the developer. Final building plans and constructed conditions will need to be assessed and approved by a qualified registered professional for compliance with the specified conditions.

2 Credentials

This report has been completed by Darren Ham, Ph.D. and reviewed by Bruce Walsh, P.Eng. of Northwest Hydraulic Consultants Ltd (NHC). NHC is a specialist engineering consultant firm that provides professional services for the development, management and protection of water resources. NHC has completed hundreds of flood hazard assessments over its 40 year history, including a number of similar studies along Seymour River.



3 Statutes

The subject properties lie outside the provincially designated Seymour River floodplain. However, part of the property lies within the Creek Hazard Development Permit Area established by the District of North Vancouver, which requires completion of a flood hazard report.

4 Background Information

4.1 Data Review

In addition to the architectural and engineering drawings provided by Cornerstone Architecture, the following information has been collected and reviewed as part of our investigation:

1. Topographic Survey by Ken K. Wong & Associates of all lots, adjacent roadways and part of Seymour River near the bridge crossing of Mt. Seymour Parkway on April 26, 2013.
2. Floodplain Map 93-5: Floodplain Mapping, Seymour River, North Vancouver (BC MoE, 1995).
3. Design Brief on the Floodplain Mapping Study: Seymour River, North Vancouver (BC MoE, 1995b).
4. Flood Assessment Study, North Vancouver (NHC, 2010).
5. Natural Hazard Development Permit Areas (DNV, 2011).
6. Creek Hazard Development Permit Area Map (DNV, 2011b).
7. Flood Hazard Report – Section 219 Covenant, Master Requirement SPE 106 (DNV, 2011c).
8. Creek Hydrology, Floodplain Mapping and Bridge Hydraulic Assessment (KWL, 2012).
9. Overview-level site inspection conducted by NHC May 8 2013.
10. GIS data from the DNV GIS Website (orthophoto, contours, creeks centerlines, DPAs).

4.2 Property Description

Guildford Brook Estates is proposing a redevelopment of existing single family properties between 2135 and 2167 Mount Seymour Parkway into a 30 unit green townhouse complex in Maplewood Village Centre. The project would consist of 4 buildings each containing from 7 to 8 non-stacking homes with some parking up to 5 feet below grade. The address and legal descriptions of the subject properties are stated in **Table 1** and shown on **Figure 1**.

Table 1: Property Addresses and Legal Descriptions

Civic Address	Legal Description
2135 Mount Seymour Parkway	Lot 1 Block 4 District Lot 791 Plan 15921
2141 Mount Seymour Parkway	Lot 2 Block 4 District Lot 791 Plan 15921
2145 Mount Seymour Parkway	Lot 32 Block 4 District Lot 791 Plan 4255
2147 Mount Seymour Parkway	Lot 31 Block 4 District Lot 791 Plan 4255

2159 Mount Seymour Parkway	Lot A Block 4 District Lot 791 Plan 4255
2163 Mount Seymour Parkway	Lot 28 Block 4 District Lot 791 Plan 4255
2167 Mount Seymour Parkway	Lot 27 Block 4 District Lot 791 Plan 4255

The properties are bounded on the north by a frontage road parallel to Mount Seymour Parkway but separated by a barrier. The property is further bounded by parkland immediately south, Riverside Drive to the east and residential properties along Seymour River Place to the west (**Figure 1**). The site is generally flat from south to north and slopes gently upwards towards the east slopes gently upwards from the western to eastern limits rising from elevation 9.8 to 11.1 m (geodetic) along the frontage road based on the topographic survey.

A site visit was conducted on May 8, 2013 to assess the potential for drainage or erosion hazards on the properties. The site is currently occupied by single family residences so only the perimeter of the properties could be accessed. At the back of the properties is a small open ditch that drains the immediate upslope area and the adjacent forest and the ditch was conveying flow at the time of the visit. Given the extent of vegetation growth, the ditch does not appear to convey much flow at any time and does not appear to pose any local flooding issue. There were no other drainage issues observed and the site is too far from Seymour River to be at any risk from erosion.



Figure 1: Location map of proposed townhouse development. Red box outlines the 7 individual lots listed in Table 1 and dashed lines link to inset map showing civic address of each lot.

5 Existing Flood Hazard

5.1 Seymour River Flood Hazard

The designated floodplain of the Seymour River is defined by BC MoE Floodplain Map 93-5, 1995 (Figure 2). The MoE floodplain boundary shows that all of the properties identified for development area lie outside the designated 200-year flood. The 10-m contour intersects the property at the boundary between 2135 and 2141 Mt. Seymour Parkway and extends to the back boundary between 2147 and 2159 Mt. Seymour Parkway.

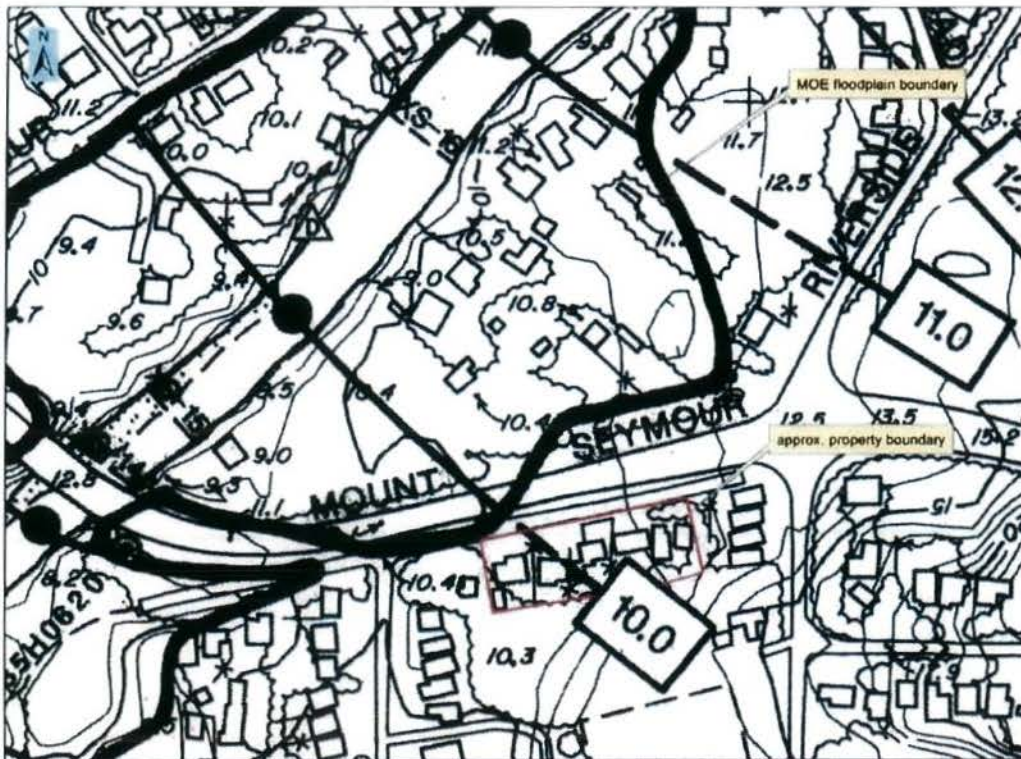


Figure 2: Enlarge section of MOE floodplain map 93-5 showing location of proposed development in relation to the floodplain boundary and the 10-m FCL.

NHC (2010) updated the 1-dimensional 1995 MOE flood model based on more recent floodplain topography¹ and provided a revised floodplain boundary that DNV adopted in the draft DPA bylaw (DNV, 2011). There are local differences in the two boundaries due to inconsistency in the ground elevations used in the two models. The DNV boundary also includes a conservative buffer to require more detailed assessment of properties that lie close to the boundary of the NHC model to account for limitations in that model. The revised NHC floodplain does not extend on to the properties but the northwest corner falls within the Creek Hazard Development Permit Area boundary (Figure 3).

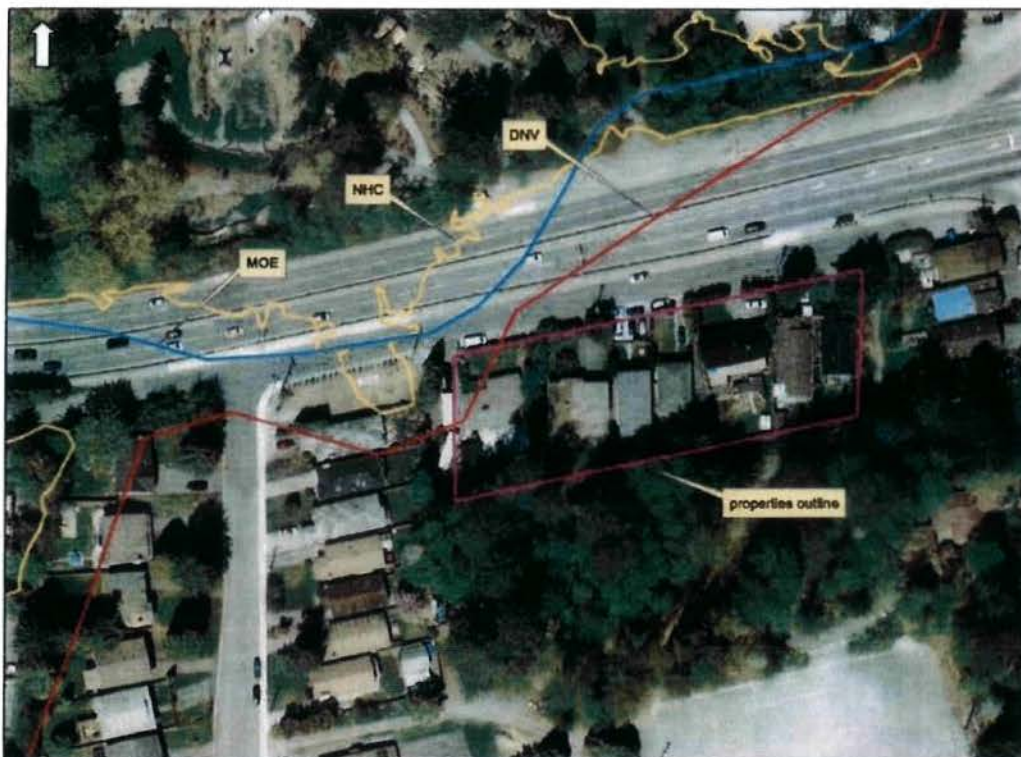


Figure 3: Flood (MOE and NHC) and Creek Hazard Development Permit Area (DNV) boundaries that have been developed for Seymour River.

¹ The updated topography is based on Lidar data collected on behalf of the district which can typically vary from true ground elevations by 30 cm. NHC also cautioned that water levels on the floodplain may be artificially high due to the inability of the model to account for flood attenuation with the greatest effect in the lower river. NHC further recommended that 2-D hydraulic modelling be completed to improve the accuracy of flood depths and extents.



5.2 Flood Construction Level

The flood construction level (FCL) is based on the 200-year instantaneous return period flood with an allowance of 0.6 m freeboard (BC MoE, 1995b) to account for uncertainty. No additional allowance is required to account for sedimentation in the main river channel. By definition, the 200-year flood has a 0.2% chance of occurring in any one year and a 10% chance of occurring in any 20-year period. The 200-year water level was interpolated from BC MoE Floodplain Map 93-5 between XS-15 and XS-16 (**Figure 2**). The FCL is 9.8 m (GSC) on the west edge of the properties and 10.3 m (GSC) at the eastern edge. The recommended FCL for the entire property is El. 9.9 m (GSC).

For the current study, the flood boundary is updated by comparing the FCL to the recently surveyed elevations. The individual survey points were used to model a TIN surface and interpolated contours were extracted to show whether the surveyed elevations were below the 9.9 m FCL. The results of this analysis reveal that water would flow south down the laneway on the western boundary of the property then turn eastwards up the existing open ditch and spilling onto the southern extent of the properties and northern extent of the adjacent parklands. There is a low point (el. 8.13 m) near the southwest corner of the property that would be inundated to a depth of 1.78 m. Velocities in the inundated areas would be very low given the distance from the river and the concrete barriers along Mt. Seymour Parkway that would partly buffer (but not stop) the flow. The 200-year flood without the freeboard would not encroach on the property. Provided all living space is at an elevation above the FCL, there would be no hazard to residents and the main vehicle access from the laneway would not be impacted. Below grade structures (parking, electrical) would potentially be affected by groundwater flows which requires a separate geotechnical assessment by a qualified professional.

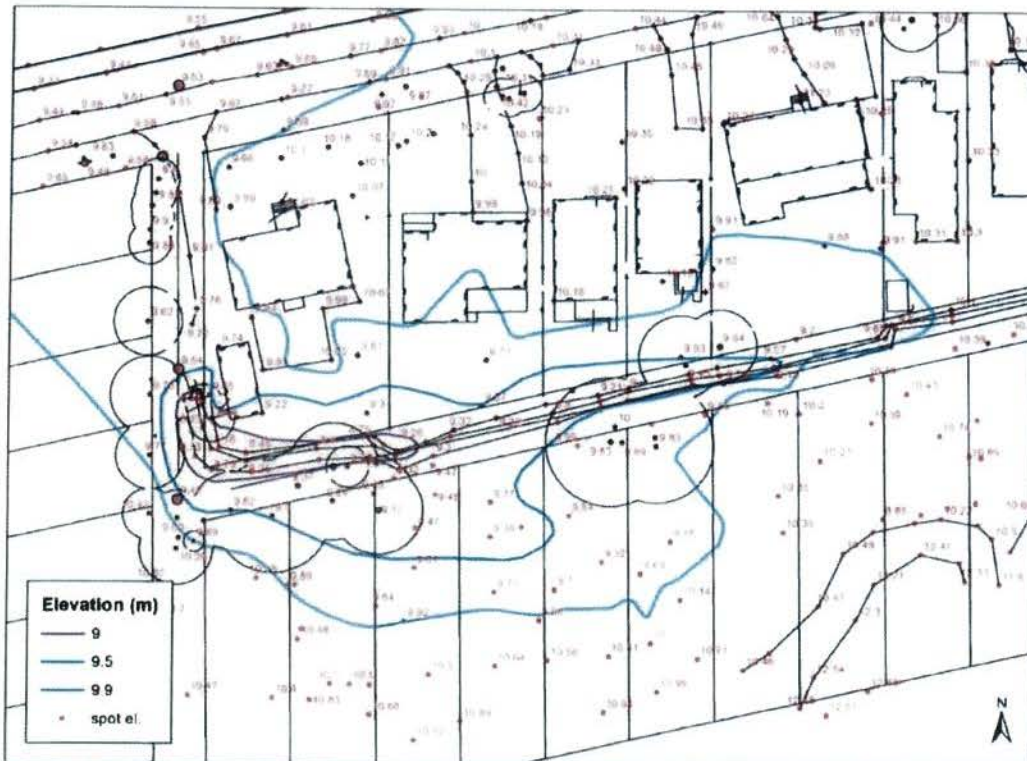


Figure 4: Elevation contours derived from the recent topographic survey showing potential inundation of floodwaters.

5.3 Other Hazards

According to DNV mapping, the property does not appear subject to any other natural hazards related to flooding, such as debris flows, and debris floods, and there is no risk of erosion by Seymour River. However, NHC has not assessed the property for hazards related to fire and landslide, or any other hazards besides those resulting directly from flood and/or erosion.

6 Proposed Mitigative Works

All habitable spaces shall be designed and constructed above the FCL. Additionally, any infrastructure, utilities and parking areas that are located below the FCL shall be constructed such that the invert of any access points are above the FCL and the structure is designed to withstand the appropriate hydrostatic pressures and potential inundation. If it is not practical to flood proof the parking areas, it may be necessary to install a sump pump to remove any water that collects. No erosion mitigation works are proposed for the site.

In order to limit potential minor flooding, it may be possible to protect the site by building a small (i.e. 0.6 m high) retaining wall along the western and southern extents of the property extending to where minimum ground elevations are above the FCL. Any required flood protection works are to be designed by a registered professional and all short and long term maintenance requirements must be outlined.



All development in the subject properties would be subject to safe certification described below.

7 Safe Certification

NHC has not assessed the property for hazards related to fire and landslide, or any other hazards besides those resulting directly from flood and/or erosion. The certification is limited to flood and erosion hazard for flood events less than or equal to the 200-year peak instantaneous flow in the Seymour River, and for site and river conditions present at the time of the inspection. Given these limitations, NHC certifies that the subject property is considered safe for the use intended if:

1. All habitable space is above the FCL;
2. All infrastructure, utilities, and parking areas that are located below the FCL shall be constructed such that the invert of any access points are above the FCL and the structure is designed to withstand the appropriate hydrostatic pressures;
3. All flood protection works are designed by a registered professional. Short and long term maintenance requirements for the flood protection works are outlined by a registered professional and these works are followed by the owner/operator of the property; and
4. Final building plans and constructed conditions have been assessed and approved for compliance with the conditions specified herein by a qualified registered professional.

8 Building Setbacks

The proposed development does not infringe upon the existing 200-year floodplain boundary and does not extend beyond the existing footprint of the site so no setbacks are required.

9 Environmental Approvals

If the mitigation works are included in the final design, it may be necessary to contact the District to see if environmental approvals are required.

10 Maintenance Requirements

No maintenance requirements are necessary with respect to flood and erosion hazards at the proposed development.

11 Closure

If you have any questions regarding the report analyses, assessments or reporting of results, please do not hesitate to contact us at the North Vancouver Office.

Sincerely,



Guildford Brook Estates
2100 Block Mt. Seymour Parkway Flood Hazard Assessment
Page 9 of 10

northwest hydraulic consultants ltd.

Prepared by:

Darren Ham, Ph.D.

Reviewed by:

Bruce Walsh, P.Eng.
Principal

B. Walsh 2013

LIMITATION

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REFERENCES

- BC Ministry of Environment, 1995. Floodplain Mapping – Seymour River; Dwg. 93-5.
- BC Ministry of Environment, 1995b. Design Brief on the Floodplain Mapping Study: Seymour River, North Vancouver.
- District of North Vancouver, 2011. Natural Hazard Development Permit Areas. Draft bylaw, document number 1551255.
- District of North Vancouver, 2011b. Flood Hazard Report – Section 219 Covenant, Master Requirement SPE 106. (<http://www.dnv.org/upload/pcdocsdocuments/63z01!.pdf>)
- District of North Vancouver, 2011c. Creek Hazard Development Permit Area Map. Downloaded from: <http://www.dnv.org/article.asp?a=5018&c=1024>.
- Ken K. Wong & Associates (2013). Topographic survey (digital files provided).
- Northwest Hydraulic Consultants Ltd., 2010. Flood Assessment Study, North Vancouver. Prepared for Natural Resources Canada and District of North Vancouver.

Mr Yashpal Parmar
C/o – Cornerstone Architecture
#408 – 611 Alexander Street
Vancouver, B.C.
V6A 1E1

22 July 2013
Job # 10775

Attention: Scott Kennedy

**Re: Geotechnical Review of Flood Hazard Assessment - Guildford Brook Estates;
2135 - 2167 Mt Seymour Parkway, North Vancouver, B.C.**

Based upon your request, (17th July 2013), this letter provides a summary of our geotechnical recommendations considering the information presented in the Flood Hazard Assessment Report from Northwest hydraulic consultants, dated May 2013.

We understand that the recommended Flood Construction Level (FCL) for the entire property is elevation 9.9 m geodetic. Plans provided by Cornerstone Architecture indicate that all habitable space is above FCL however, the parkade elevation is 8.4 m, 1.5 m below the recommended FCL.

For all structures constructed below the FCL we recommend the following:

- The invert of the entrance to the parkade is at or above the FCL level;
- All sensitive mechanical equipment/systems are located above the FCL level;
- A perimeter drainage system is installed to accommodate potential flows as recommended in this letter, or;
- That foundation walls are designed to withstand the hydrostatic pressures included in this letter.

We recommend a perimeter drainage system is installed behind foundation walls to relieve potential hydrostatic pressures acting on basement walls and floor slabs during flood events. The perimeter drain should be located at the base of the foundation wall and comprise 150 mm perforated PVC pipe surrounded by a minimum of 300mm of free-draining gravel. Backfill material placed against the basement walls should be approved by the Geotechnical Engineer.

The perimeter drain tile should be continuous, connected to a pumped sump and capable of pumping up to 250 liters per minute. Drainage shall be installed with a minimum fall of 1%. This flow rate should be confirmed during construction by the Geotechnical Engineer.

Alternatively, basement walls can be designed to accommodate additional hydrostatic pressures as follows:

CONSULTING GEOTECHNICAL ENGINEERS

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ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

Hydrostatic: Triangular pressure distribution of $10H$ kPa, where H is the distance from the base of the wall to the FCL level.

These pressures should be added to the static soil pressures shown in Section 6.7 of our geotechnical report.

This letter has been prepared exclusively for Mr Yashpal Parmar, for the purpose of providing a geotechnical comments and recommendations in relation to the flood hazard at the proposed residential development. The letter remains the property of GeoPacific Consultants Ltd. and unauthorized use of, or duplication of this report is prohibited.



We are pleased to assist you with this project and we trust this information is helpful and sufficient for your purposes at this time. However, please do not hesitate to call if you should require any clarification.

For:
GeoPacific Consultants Ltd.



Daniel Sims, B.E.(Hons), E.I.T.
Project Manager

Reviewed by:



Matt Kokan, M.A.Sc., P.Eng.
Principal

GEOPACIFIC CONSULTANTS LTD.

**EXCERPT FROM THE MINUTES OF THE JUNE 13, 2013 MEETING OF THE
ADVISORY DESIGN PANEL**

a. 2135 - 2167 Mount Seymour Parkway – Detailed Application for 30 unit townhouse project with at-grade parking

Mr. Doug Allan of the District Planning Department provided a review of the project context, and noted that the Panel last considered the proposal at its meeting of May 9, 2013. Mr. Allan gave a brief review of the development application including the site details, and context. Mr. Allan also reviewed in general terms the changes made to the project as a result of the Panel's previous review.

The Chair thanked Mr. Allan for his presentation and welcomed the applicant team to the meeting. The Chair outlined the procedure to be followed in presenting the proposal and for the review by the Panel.

Mr. Simon Richards of Cornerstone Architects made some opening comments and introduced his colleague, Mr. Andes Vargas.

Mr. Vargas reviewed the Panel's recommendations from the previous meeting and described the revised project with reference to display boards. Mr. Vargas stated that as a response to the Panel's previous motion, the number of visitor parking stalls has been reduced from 7 to a total of 5. Related to the adjustments to visitor parking, the solid waste collection area has been relocated to an enclosed area on the east side of the entry drive and the transformer moved to the west side of the entrance.

To address the Panel's concerns of linearity, more variation in the height of the elevations has been included and the roof line has been extended. Brick has been added to the exterior end walls of the buildings and the colour selected for the brick has been changed to a lighter, more reddish hue.

Ms. Meredith Mitchell of M2 Landscape Architecture reviewed the revised landscape proposal for the project and noted that plantings have been added throughout the project, including at the entrance drive, the communal amenity area, the ends of the drive court area, and at the driveway entrance of each dwelling unit. It was further noted that the three visitor parking stalls located directly beside the common amenity area will have grass-crete pavers to help add more greenery to the area.

The entrance driveway has been enlarged to ensure that all commercial and emergency vehicles can access to the site, and to help address the linear nature of the drive court, the drive court has been adjusted to feature a wave design in colored pavers.

Along the pathway that circles the development, all stairs have been eliminated and a ramp access to the north east corner has been provided to make it more accessible.

The Chair thanked the project team for the presentation and asked if there were any questions of clarification from the Panel members.

Questions of clarification were asked on the following topics:

Type of shrubs selected? A mix of shrub plantings, including laurels which will be pruned so they will not grow too tall.

Details of transformer installation? Unit will be placed on a concrete pad with a picket fence to provide screening.

The Chair thanked the applicant team and staff for their clarifications and asked for comments from the District Urban Design Planner, Mr. Alfonso Tejada.

Mr. Tejada complimented the project team for the improvements made to the development proposal. Mr. Tejada made three observations: 1.) it would be beneficial to highlight the "crossroads feature" at the intersection of the entrance drive and the east/west drive court; 2.) gates or some other design element at the east and west ends of the drive court would help create interest in these areas; and 3.) that the same articulation of the roof on the north side of the project, be repeated on the south side.

The Chair thanked Mr. Tejada for his input and invited comments from the Panel.

Panel members thanked the applicant for their presentation and remarked on the applicant's effort to implement the Panel's comments, with the general impression that the project was much improved.

It was noted that the paving details and landscape elements in the drive court resulted in a much improved space. It was suggested that the area could be further improved by drawing attention to the location where the entrance drive and the east/west driveway intersect.

Some discussion took place regarding the addition of a retaining wall between the common amenity space and the visitor parking. It was suggested that this wall be made more visually permeable to indicate a connection from the parking area, through the amenity area, to the public park beyond, or be treated with terracing as a way to reduce its impact.

Some Panel members expressed some concern with the proposed gabled roof vent elements, suggesting that a simpler roof line might be preferred. It was agreed however that these elements were not a major concern with the project.

The Chair thanked the Panel for their comments and invited the project architect to respond to the comments made by the Panel.

Mr. Simon Richards of Cornerstone Architects thanked the Panel for the comments and input and noted that the design team will take into consideration the comments made.

The Chair thanked the project architect and invited the Panel to compose a motion.

MOVED by Liane McKenna and **SECONDED** by Cedric Burgers:

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

MOTION CARRIED