

AGENDA

REGULAR MEETING OF COUNCIL

**Monday, February 3, 2014
7:00 p.m.**

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

Council Members:

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



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, February 3, 2014
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 7998 – Parks, Recreation, and Open Space Zone Amendment

1. ADOPTION OF THE AGENDA

1.1. February 3, 2014 Regular Meeting Agenda

Recommendation:

THAT the agenda for the February 3, 2014 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

4.1. Civic Recognition Awards

Award of Honour:

- Kevin Bell
- David Cook
- Dirk Oostindie
- Elise Roberts
- Jim McCarthy
- Eric Anderson

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. January 20, 2014 Regular Council Meeting p. 11-17

Recommendation:

THAT the minutes of the January 20, 2014 Regular Council meeting be adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

8.1. January 27, 2014 Committee of the Whole

8.1.1. Update of OCP Regional Context Statement p. 21-54

THAT staff prepare the bylaw for amending the Regional Context Statement and forward it to Council for consideration.

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. Development Variance Permit 42.13 – 4410 Capilano Rd p. 57-64
for Lot Width**

File No. 08.3060.20/042.13

Presentation: Jennifer Paton, Section Manager – Development Planning

Presentation: Len Slade, Applicant

Recommendation:

THAT Development Variance Permit 42.13, to allow for the subdivision of the existing lot at 4410 Capilano Rd into two lots, is ISSUED;

AND THAT subdivision and other permit application fees in relation to the new North Shore Connexions facility on proposed Lot A in the subdivision at 4410 Capilano Road be waived.

- 9.2. Reconsideration of Remedial Action Requirement** **p. 65-108**
1576 Merlynn Crescent
File No. 01.0115.30/002.000

Recommendation:

THAT the report from the Municipal Clerk regarding Reconsideration of Remedial Action Requirement – 1576 Merlynn Crescent dated January 7, 2014 be received for information.

- 9.3. Bylaw 8034 (Rezoning Bylaw 1304): 962 Montroyal Blvd** **p. 109-114**
Zoning Bylaw Text Amendment (Subdivision Regulations)
File No. 08.3060.20/055.13

Recommendation:

THAT Bylaw 8034, which amends the Zoning Bylaw by adding specific lot size regulations for the property at 962 Montroyal Blvd to Section 310 Special Minimum Lot Sizes, is given FIRST Reading;

AND THAT Bylaw 8034 be referred to a Public Hearing.

- 9.4. Bylaws 8028 and 8031: Rezoning and Housing Agreement** **p. 115-150**
for a 32 Unit Townhouse Project: 1570, 1576 & 1584 East Keith Road
and 743, 763 & 777 Orwell St.
File No. 08.3060.20/041.13

Recommendation:

THAT Bylaw 8028, which rezones the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development 76 (CD76) to enable the development of a 32 unit residential townhouse project, is given FIRST Reading;

THAT Bylaw 8031, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading;

AND THAT Bylaw 8028 be referred to a Public Hearing.

- 9.5. Proposed Highway Closing and Dedication Removal** **p. 151-158**
Bylaw 8033- East Keith Road – Disposition to Brody
Development (2008) Ltd.
File No. 08.3160.20/045.000

Recommendation:

THAT “East Keith Road Highway Closure Bylaw 8033, 2014” is given FIRST Reading.

- 9.6. Bylaws 8029 and 8032: Rezoning and Housing Agreement p. 159 -195**
For a 7 Unit Townhouse Project: 3014 and 3022 Sunnyhurst Road
File No. 08.3060.20/04.13

Recommendation:

THAT Bylaw 8029, which rezones the subject site from Residential Single Family 6000 Zone (RS4) to Comprehensive Development 51 (CD51) to enable the development of a 7 unit residential townhouse project, is given FIRST Reading;

THAT Bylaw 8032, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading;

AND THAT Bylaw 8029 be referred to a Public Hearing.

- 9.7. Development Variance Permit 58.13 – 1080 Marine Drive p. 197-205**
File No. 08.3060.20/058.13

Recommendation:

THAT Development Variance Permit 58.13, to allow the construction of a new freestanding sign at 1080 Marine Drive sited on the corner of Lloyd Avenue and Marine Drive, is ISSUED.

- 9.8. Development Permit 86.11: 2151 Front Street and p. 207-280**
2011 Old Dollarton Road (Great West Life Realty Advisors)
File No. 08.3060.20/086.11

Recommendation:

THAT Development Permit 86.11, for a 4 storey, mixed use building and 2 freestanding commercial buildings on the vacant properties located at 2151 Front Street and 2011 Old Dollarton Road, is ISSUED.

- 9.9. Development Permit 45.13 – 1787 Riverside Drive p. 281-313**
File No. 08.3060.20/045.13

Recommendation:

THAT Development Permit 45.13, which includes a lot width variance, to allow for subdivision of 1787 Riverside Drive into 2 lots, is ISSUED.

- 9.10. Interim Support for Core-Funded Arts Groups: p. 315-320**
First Instalment on 2014 Grants
File No. 10.4794-90/001.000

Recommendation:

THAT Council approve the first scheduled instalment of annual core funding grants to support the four eligible arts groups identified in the January 22, 2014 report of the Cultural Development Officer;

THAT this first round of 2014 payments, totaling \$317,492 in operating and facility grants, be capped at an amount equivalent to 50% of grant support received in 2013;

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

AND THAT the balance of the 2014 core funding grants be disbursed in or after June 2014, further to Council's final approval of the budget.

**9.11. Committee to Study all of the Cost Benefits of Amalgamation p. 321-323
on the North Shore**

File No. 01.0470.20/001.001

Recommendation:

WHEREAS the North Shore municipalities face ever increasing capital and operating costs within an environment of rising concern over tax increases;

WHEREAS the North Shore communities share mutual concerns regarding the cost of major infrastructure challenges such as Transit, Roadways, Bridges and Sewage Treatment;

WHEREAS during the last election promises were made, almost across the board, to contain costs and control tax increases which were considered to be unsustainable;

WHEREAS the Canadian Federation of Independent Businesses (C.F.I.B.) has singled out our communities asking why there are three mayors and eighteen councillors on the North Shore and only one mayor and eight councillors in Surrey a community three times the size of our three communities;

WHEREAS the problem of traffic congestion has greatly inconvenienced the citizens of the North Shore caused by the ongoing densification and development in the City with its negative impact on transportation infrastructure capacity;

WHEREAS the lack of a fully integrated planning function among the North Shore communities has added to the problem and this deficiency can only be addressed through the full integration of all municipal functions;

WHEREAS it is incumbent on the elected local government representatives to explore every means of cost containment especially in regards to redundancies and 'triplication' of elected government, administration and services to ensure that municipal services are delivered in an effective, efficient and economical manner.

THEREFORE be it resolved that:

1. Council support the forming of an independent (Blue Ribbon) committee consisting of distinguished members of the three North Vancouver communities to examine all possible benefits of an amalgamation and report back to Council no later than September 8, 2014;
2. Council request that North Vancouver City and the District of West Vancouver support asking the Province to provide funding to assist in any research

and/or studies required on a possible amalgamation;

3. The Minister responsible for Municipal Auditor General's office be formally requested to direct the Auditor to assist in this review;
4. Both the City of North Vancouver and the District of West Vancouver be invited to participate in the selection of the members of the committee;
5. In order to ensure that the entire process is impartial and its findings are driven by evidence, politicians and staff should not directly participate except for the selection of the members of the "Blue Ribbon Committee" and to provide any necessary support or requested information;
6. Subject to the results of the review, the question of amalgamating the three North Shore municipalities be put to our communities by way of referenda in the next municipal election; and,

THAT the referendum question be crafted in consultation with the Province in accordance with appropriate legislation and best practises.

9.12. District Participation in the National Energy Board Public Hearing Process for the Kinder Morgan Trans Mountain Pipeline Expansion Project **p. 325-331**
File No. 01.0595.20/006.000

Recommendation:

THAT Council direct staff to apply for intervenor status in the National Energy Board's Public Hearing process for the Kinder Morgan Trans Mountain Pipeline Expansion Project.

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 February 3, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.

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, January 20, 2014 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. J. Gordon, Manager – Administrative Services
Ms. C. Grant, Manager – Corporate Planning & Projects
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. L. Brick, Confidential Council Clerk
Ms. C. Rucci, Social Planner
Ms. T. Smith, Transportation Planner

Also in

Attendance: Mr. John Rice, Cultural Development Officer, The Arts Office

Council expressed their condolences to the family of Mr. Tim Jones, North Shore Search and Rescue, who passed away suddenly on Sunday, January 19, 2014.

1. ADOPTION OF THE AGENDA

1.1. January 20, 2014 Regular Meeting Agenda

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor NIXON

THAT the agenda for the January 20, 2014 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.** Ms. Nina Meredith, 2900 Block Thorncliffe Drive:
- Spoke in support of the Safe Routes Advocates delegation; and,
 - Commented on her experiences as a crossing guard and being struck by vehicles.

- 2.2.** Ms. Suzy Lunn and Mr. Matthew Lunn, 2600 Block Ailsa Crescent:
- Expressed condolences to the family of Tim Jones;
 - Commented on the lack of a safe route to Boundary School; and,
 - Expressed concern regarding children crossing 29th Street at William Avenue.
- 2.3.** Ms. Erin MacMair, 3400 Block Emerald Crescent:
- Spoke regarding safe routes to schools; and,
 - Expressed concern for pedestrian and bicyclist safety on District roads.
- 2.4.** Mr. Ellis Herbert, 5400 Block Blueberry Lane:
- Spoke in support of the Safe Routes Advocates delegation;
 - Commented on pedestrian safety on Nancy Greene Way; and,
 - Requested increased safety and accessibility on District roads.
- 2.5.** Mr. John Sharpe, 1100 Block East 29th Street:
- Spoke in support of the District applying for intervenor status in the Kinder Morgan application to the National Energy Board;
 - Spoke regarding an independent environmental trail assessment on the North Shore mountains; and,
 - Queried if staff would be considering further study of the trail conditions in the North Shore mountains.

Mr. David Stuart, Chief Administrative Officer, advised that an independent review is warranted and staff will be reporting back to Council in the future.

- 2.6.** Mr. JJ Asfar and Mrs. Sandy Asfar, 4700 Block Eastridge Road:
- Spoke regarding slope stability on their property;
 - Alleged that their neighbours have deposited unstable rocks on their property; and,
 - Expressed concern for their personal safety on their property.

Mr. David Stuart advised that a geotechnical evaluation was conducted on the slope in question and a report was provided to Mr. Asfar. Mr. Stuart advised that if conditions have changed Mr. Asfar may contact staff to review the slope stability again.

- 2.7.** Mr. John Beresford, 1300 Block East Keith Road:
- Spoke in support of the District applying for intervenor status in the Kinder Morgan application; and,
 - Urged Council to consider economic opportunity and the environment in their submission.
- 2.8.** Mr. John Hunter, 100 Block Roche Point Drive:
- Commented on the Kinder Morgan recommendation; and,
 - Encouraged that the District take an active position in the hearings but be conservative with the costs.
- 2.9.** Ms. Chloe Heartley, 1100 Block Kinloch Lane:
- Spoke in support of the District applying for intervenor status regarding Kinder Morgan; and,

- Commented that the hearings will provide a chance to hear if Kinder Morgan will be adequately taking the residents' concerns into consideration.

2.10. Ms. Janice Edmonds, 700 Block Baycrest Drive:

- Spoke in support of the District applying for intervenor status in the Kinder Morgan application to the National Energy Board; and,
- Opined that legal requirements for the hearings are not being met by the National Energy Board.

2.11. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Presented a proposed a traffic demand management system for Lions Gate and Iron Workers Memorial Bridges.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Mel Montgomery, Safe Routes Advocates

Re: Safe/healthy routes to school report submission

Mr. Mark Small and Ms. Erin MacMair, Safe Routes Advocates, spoke on behalf of Montroyal, Highlands, Canyon Heights, Cleveland, Handsworth, and Boundary schools requesting improved safety measures for students traveling to and from school on foot and by bike.

Mr. Small requested that staff review the recommendations in the Safe Routes Advocates report, implement the District Bicycle Master Plan, and proposed that a safe route pilot project to Highlands Elementary School be implemented.

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT the Safe Routes Advocates delegation be received for information.

CARRIED

Staff advised that the District has partnered with the School Board in the past for six other District schools.

5.2. Dave Watt, Committee to Save Handy Dart

Re: Sustainable funding for custom transit

Mr. Dave Watt reviewed the cut backs to service that Handy Dart has implemented on the North Shore since 2009. Mr. Watt expressed concern that

there is an increase in denials of rides and that the need for the service is increasing.

Mr. Eric Dority submitted his report "Metro Vancouver's Aging Population and the Need for Handy Dart Service" which highlights the reduction in service and decrease in hours between 2009 and 2013.

Ms. Angus McQuinny, North Shore Handy Dart Alliance, requested Council pass a motion in support of improving the Handy Dart service.

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT the Save Handy Dart delegation be received for information.

CARRIED

6. ADOPTION OF MINUTES

6.1. January 6, 2014 Regular Council Meeting

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the January 6, 2014 Regular Council meeting be adopted.

CARRIED

6.2. January 13, 2014 Special Council Meeting

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the January 13, 2014 Special Council meeting be adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

9.1. Reconsideration of Remedial Action Requirement

1576 Merlynn Crescent

File No. 01.0115.30/002.000

This item was withdrawn from the agenda.

9.2. Kinder Morgan Westridge Terminal Expansion
File No.

Public Input:

Mr. Gil Rosenfeld, 2600 Block Panorama Drive

- Commented on the proposed Kinder Morgan Terminal expansion and its impact of on the North Shore environment; and,
- Encouraged the District to apply for intervenor status in the National Energy Board process.

Mr. David Stuart, Chief Administrative Officer, provided an overview of the process the District has engaged in regarding the Kinder Morgan Westridge Terminal expansion application. Mr. Stuart advised that the District will focus at the local level on the impact of the application. Staff clarified that they will work with other groups to ensure that duplication of efforts is minimized.

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the District write to Kinder Morgan Canada and the National Energy Board indicating that the District cannot support the expansion of the terminal and the increase in the oil tanker traffic unless concerns regarding impact to the marine and foreshore environment are addressed through improvements to oil spill management and capacity;

THAT staff be directed to explore options with respect to District participation in the National Energy Board public hearing process on the proposed project including Intervenor status and report back to Council prior to the application deadline date; and,

THAT staff prepare a detailed list of improvements to oil spill management and capacity that would reduce the impact of a spill on the marine and foreshore environment.

CARRIED

Council recessed at 9:10 pm and reconvened at 9:15 pm.

Councillor MacKay-Dunn returned to the meeting at 9:17 pm.

Councillor Nixon returned to the meeting at 9:19 pm.

9.3. Follow-up Report re. North Shore Food Charter
File No. 10.6440.01/000.000

Ms. Margaret Broughton, Vancouver Coastal Health, spoke in support of the North Shore Food Charter and the importance of developing a food policy.

Mr. Scott Rowe, New Hope Cuisine Program, Salvation Army, outlined the connection between health and nutrition and encouraged Council to support the North Shore Food Charter.

MOVED by Councillor HICKS
SECONDED by Councillor NIXON

THAT the North Shore Food Charter as included in the January 14, 2014 report of the Social Planner be endorsed in principle;

AND THAT this endorsement be conveyed to members of the North Shore Congress for their information.

CARRIED

Opposed: Councillor LITTLE

9.4. Arts Office Grants: Deferred Recommendations - 2014, Round One

File No. 10.4794.90/006.000

Public Input:

Mr. Paul Tutsch, Chair, Kay Meek Centre Board and Ms. Elaine McHarg, Director, Marketing, Community Relations and Development:

- Commented on the importance of the support received from the District of North Vancouver and City of North Vancouver;
- Provided an overview of the patron base for the Kay Meek Centre; and,
- Outlined the application of the grant in relation to the “On a First Name Basis” production.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented on Advisory Committees and core funding;
- Encouraged a policy be implemented for phase out procedures for grants; and,
- Encouraged that a regular review of core funding be conducted.

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT the project grant recommendation for the Vancouver International Mountain Film Festival deferred from the January 6th Council meeting be considered and approved under the current grants policy framework;

THAT the project grant recommendation for the Kay Meek Centre program be denied;

THAT the Blueridge Community Association be awarded the full amount of their requested grant;

AND THAT the District's 50% contribution to these grants be released in payment to the City of North Vancouver.

DEFEATED

Opposed: Mayor WALTON, Councillors HICKS, LITTLE, MACKAY-DUNN, and MURI

MOVED by Councillor MURI
SECONDED by Councillor LITTLE

THAT the project grant recommendations for the Vancouver International Mountain Film Festival and for the Kay Meek Centre program deferred from the January 6th Council meeting be considered and approved under the current grants policy framework;

AND THAT the District's 50% contribution to these grants be released in payment to the City of North Vancouver.

CARRIED

Opposed: Councillor BASSAM, NIXON

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor MacKay-Dunn requested that discussions for recognizing Tim Jones be suspended until after his funeral services.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT the January 20, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:05 pm)

Mayor

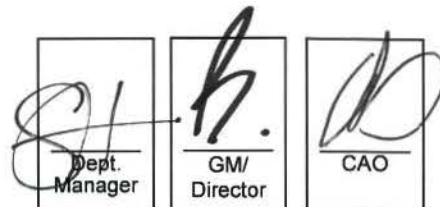
Municipal Clerk

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COMMITTEE OF THE WHOLE REPORT

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Committee of the Whole	Date: <u>Jan. 27. '14.</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

January 16, 2014
File:

AUTHOR: Susan Haid – Manager, Sustainable Community Development
David Hawkins – Policy Planner

SUBJECT: Update of OCP Regional Context Statement

RECOMMENDATION:

THAT the Committee of the Whole provide comments on the draft updated Regional Context Statement outlined in this report; and

THAT the Committee of Whole recommend to Council:

THAT staff prepare the bylaw for amending the Regional Context Statement and forward it to Council for consideration

REASON FOR REPORT:

To gain feedback on the update of the OCP Regional Context Statement at the Council Committee of Whole meeting, January 27, 2014. Metro Vancouver staff will also attend this meeting to assist in the discussion and respond to potential questions pertaining to the Regional Growth Strategy (RGS).

SUMMARY:

The update of the Regional Context Statement is predominantly an administrative or housekeeping matter to recognize the RGS's adoption and the rescinding of the former Livable Region Strategic Plan, which have occurred since the OCP was adopted by Council. The District's OCP was adopted in June, 2011 just prior to the Metro Board's acceptance of the new Regional Growth Strategy in July, 2011. As such, the Regional Context Statement in the OCP recognizes the status of both regional plans at that time.

Under the *Local Government Act*, Municipal OCP's are required to have Regional Context Statements to identify how the OCP is generally consistent with or working towards consistency of the Regional Growth Strategy for their area. The District's Regional Context Statement needs to be updated to reflect the adoption of the RGS.

Overall, there are no changes to the OCP policies associated with this Regional Context Statement update. The update to the Regional Context Statement primarily:

- removes references to the former Livable Region Strategic Plan
- further articulates how the OCP policies relate to regional housing, employment and population projections
- acknowledges that as the OCP plans to 2030 and the RGS to 2041, the District will consider and work towards 2041 projections in subsequent OCP reviews
- updates Frequent Transit Development Areas from proposed to designated (as approved by TransLink)
- references OCP implementation plans approved by Council as key means to advance regional goals in the context of the District (Town and Village Centre implementation plans, Transportation Plan, Parks and Open Space Strategic Plan)
- references new Development Permit Areas for the Natural Environment and for Natural Hazards in support of regional goals.

BACKGROUND:

The OCP was adopted by Council in June, 2011. It contains a Regional Context Statement that identifies the relationship and general consistency of the OCP with the Regional Growth Strategy for Metro Vancouver as required under Section 866 of the *Local Government Act*. At the time of the OCP adoption, a new RGS was in the process of being considered for acceptance by municipalities in the Region. It was subsequently accepted by all municipalities and the Metro Vancouver Board in July 2011. Due to this transition period whereby the previous regional plan, the Livable Region Strategy Plan, was in force and the new RGS was about to be adopted, the District's Regional Context Statement necessarily related to both regional plans. This Regional Context Statement, which was approved by Council and accepted by the Metro Board at the time, is contained as Schedule C within the OCP (see: <http://identity.dnv.org/article.asp?c=1149>)

With adoption of the new RGS in July 2011, the Livable Region Strategic Plan was rescinded. Municipalities are required to submit an updated Regional Context Statement that identifies how the OCP is generally consistent with the RGS. Regional Context Statements must be approved by Council and accepted by the Metro Board (per *Local Government Act, Section 866*). The District's Regional Context Statement has been updated to remove references to the former Livable Region Strategic Plan, show the relationship to RGS policies more clearly in several areas, and refer to District OCP implementation policies subsequently approved by Council to further show how OCP actions support regional goals.

The District's OCP strongly recognized and related to the emerging RGS goals at the time it was developed. Our Regional Context Statement was acknowledged at the time as a useful template for municipal Regional Context Statement updates under the new RGS. The current update of the Regional Context Statement is largely a plan administration or 'housekeeping' matter. No Council adopted OCP policies need to be amended to achieve general consistency with the RGS. It is only the previous Regional Context Statement (Schedule C) that needs amending for administrative purposes.

District staff have worked with staff at Metro Vancouver as well as TransLink to prepare the draft update to the District's Regional Context Statement. Council feedback is sought at this time. Following Council feedback and any further refinements, the updated Regional Context Statement will be forwarded as an amending bylaw to the OCP for Council consideration. Once the amending bylaw has received public hearing, it is submitted to the Metro Board for consideration of acceptance.

EXISTING POLICY:

The District's Official Community Plan, Bylaw 7900, adopted by Council June 27, 2011, contains a Regional Context Statement (Schedule C, pp. 134 – 158) that identifies how the OCP is generally consistent with the Livable Region Strategic Plan 1996 (now rescinded) and the (about to be adopted) Metro Vancouver Regional Growth Strategy. The existing Regional Context Statement was accepted by the Metro Board In June, 2011.

The Regional Growth Strategy, Bylaw 1136, Metro Vancouver 2040, Shaping our Future, was accepted by the Metro Vancouver Board on July 29, 2011. All member municipalities in the Metro Region ultimately approved the RGS prior to its acceptance by the Board (District Council accepted the RGS in March, 2011).

The Local Government Act, Section 866, requires that OCPs include a Regional Context Statement that identifies how the OCP is generally consistent with the RGS and where necessary, how the OCP will work towards consistency over time.

Metro Vancouver has prepared and the Board has endorsed a guidebook for municipalities to prepare updated Regional Context Statements to support the new RGS (available at: http://public.metrovancouver.org/planning/development/strategy/GrowthStrategyDocs/1136RGS_ContextGuide1_Mar2a.pdf)

ANALYSIS:

The updated draft RCS is provided in Attachment 1. The essence of how the OCP is consistent with the five main goals of the RGS is summarized in the Introduction of the updated draft Regional Context Statement (copied below) which is the same as that within the OCP except references to the previous Livable Region Strategic Plan have been removed:

Introduction

The District of North Vancouver is a member municipality of Metro Vancouver and Council has endorsed the Regional Growth Strategy. The District provides a number of significant regional assets and will continue to play a valuable role within the wider Metro Vancouver region. Our extensive and pristine alpine areas provide a high quality drinking water supply and outstanding recreational opportunities. Our major highway and railway transportation corridors, in addition to nationally significant deep water port terminals, help connect and strengthen the regional economy.

Traditionally, the District has functioned as an inner-suburb of Metro Vancouver, providing predominantly residential land uses within close commuting proximity to the City of North Vancouver and the downtown peninsula. While the character of our residential

neighbourhoods will be sensitively preserved, the OCP recognizes and promotes the maturation of the District of North Vancouver into a more complete and diverse community. These directions work very effectively in concert with the broader vision and strategy for a sustainable future for the region expressed in *the* 2011 Regional Growth Strategy.

Compact Growth Management

Metro Vancouver 2040: Shaping our Future Goal 1: Create a Compact Urban Area

- The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

Sustainable Economy

Metro Vancouver 2040: Shaping our Future Goal 2: Support a Sustainable Economy

- The District OCP facilitates greater opportunities for local economic development and employment. Concentrated populations and enhanced transit and pedestrian access support businesses in centres. Industrial land is protected and economic activity intensified and diversified.

The Natural Environment and Climate Change

Metro Vancouver 2040: Shaping our Future Goal 3: Protect the Region's Environment and Respond to Climate Change Impacts

- The District OCP protects local environmental assets through the establishment of an Urban Containment Boundary. Conservation, recreation and ecological functions are preserved. Growth is directed to established urban areas through coordinated land use, transportation and infrastructure planning to reduce energy consumption and greenhouse gases.

Complete Communities

Metro Vancouver 2040: Shaping our Future Goal 4: Develop Complete Communities

- The District OCP establishes a network of commercial residential mixed use centres to enable residents to meet their day-to-day needs close to home. Jobs, services and amenities are concentrated in transit supportive centres. A greater diversity of housing types provides options for a balanced population.

Transportation Choice

Metro Vancouver 2040: Shaping our Future Goal 5: Support Sustainable Transportation Choices

- The District OCP enables greater alternatives to the car through transit supportive settlement patterns and high pedestrian and bicycle design standards. Pedestrian, bicycle, transit and road networks are managed and integrated to provide safe and efficient options for all modes and users.

Remaining updates are summarized in the table below with those sections of the updated draft regional context statement shown in green italicized text¹ (Attachment 1):

Regional Goal 1: Create a Compact Urban Region	
RGS Strategy	DNV OCP
1.1.3b Population, dwelling unit and employment projections	<ul style="list-style-type: none"> Additional detail on OCP base numbers and projections for dwelling units, employment and population As RGS projections to 2041 are beyond the OCP planning horizon, the District will work towards consistency with RGS projections to 2041 in subsequent OCP reviews
1.2.6a dwelling unit and employment projections for Urban Centres and Frequent Transit Development Areas	<ul style="list-style-type: none"> Additional detail on OCP projections for centres Reference to implementation plans for centres including Lynn Valley predominantly as a low-medium rise centre and Lower Lynn with high rise and higher density forms District's intention to seek an RGS amendment in the future to add Lower Lynn as a Municipal Town Centre (from the current designation as a Frequent Transit Development Area) when development in Lower Lynn has progressed is further highlighted
1.2.6 b ii Encourage office development in Centres	<ul style="list-style-type: none"> District's intention to seek an RGS amendment in the future to add Lower Lynn as a Municipal Town Centre (from the current designation as a Frequent Transit Development Area) when development in Lower Lynn has progressed is further highlighted Reference to Council approved implementation plans for Lower Lynn, Lower Capilano and Lynn Valley to specifically guide form of development, transportation strategies, infrastructure improvements, community amenities and parks and open spaces. Note that Maplewood Village Centre implementation plan will also be prepared. Specific reference to major office and retail development being focussed to designated Frequent Transit Development Areas (Lower Lynn and Lower Capilano) and Lynn Valley Centre
1.2.6 b iv- Reduce parking in Centres where appropriate	<ul style="list-style-type: none"> Reference to centre implementation plan strategies including principles for considering reduced parking

¹ While staff endeavored to show updated text using the 'track changes' tool, changes typically required multiple iterative refinements and were not legible through this approach. To assist in showing changes, sections or paragraphs where updates have been made within are shown in green, italicized font on the attached draft updated Regional Context Statement.

1.2.6 d iv Exclude non-residential major trip generating uses outside Centres and Frequent Transit Development Areas	<ul style="list-style-type: none"> • Clarification that new non-residential major trip generating uses outside of centres exclude those related to tourism, recreation and education (e.g. Grouse Mountain, Capilano Suspension Bridge, Capilano University) • Further definition and policy guidance regarding major office and retail uses anticipated to occur in subsequent OCP reviews
13.3 b Limit development in Rural areas	<ul style="list-style-type: none"> • Reference to Rural land use designation not supporting subdivision or intensification or extension of services
Regional Goal 2: Support a Sustainable Economy	
2.1.4 b	<ul style="list-style-type: none"> • Reference to Town and Village Centre (Schedule A) policies supporting office and commercial development
Regional Goal 3: Protect the Region's Environment and Respond to Climate Change Impacts	
Introduction	<ul style="list-style-type: none"> • Reference added to the Parks and Open Space Strategic Plan approved by Council and centres implementation plans advancing regional goals regarding parks, environment, integrated stormwater management and green infrastructure
3.1.4 c - Where appropriate, buffer Conservation and Recreation areas from adjacent activities	<ul style="list-style-type: none"> • Reference to new Development Permit Areas for Natural Environment and Natural Hazards
Regional Goal 4: Develop Complete Communities	
4.1.7 a i Articulate the need for housing diversity	<ul style="list-style-type: none"> • Reference to Town and Village Centre housing policies (Schedule A) and strategies in Centres implementation plans
Regional Goal 5: Support Sustainable Transportation Choices	
Preamble	<ul style="list-style-type: none"> • Reference to the District's Transportation Plan as a strategic action plan supporting OCP and regional plan goals
5.1.6 b- Support transportation system demand management and supply measures	<ul style="list-style-type: none"> • Reference made to Centres Implementation Plans parking strategies
5.2.3 d Support protection of rail rights of way and waterway access	<ul style="list-style-type: none"> • Reference to OCP Map 2 (Land Use) protecting port uses and Map 5 (Roads and Goods Movement Concept) maintaining rail corridors

Timing/Approval Process:

Updated regional context statements are intended to be prepared within 2 years from the acceptance of the new RGS.

Concurrence: Staff across many District departments were closely involved in preparing and reviewing OCP policies and subsequent implementation policies. The Regional Context Statement simply refers to these adopted policies.

Financial Impacts:

The update of the Regional Context Statement has no associated financial impacts. The Financial Statement in Section 12.4 of the OCP acknowledges that the “network of centres” concept is anticipated to bring long term financial efficiencies to the operations of the municipality.

Liability/Risk:

The updated Regional Context Statement does not involve any changes to policies within the OCP. Staff feel the context statement is generally consistent with the RGS and do not see any liability/ risk issues associated with its update.

Social Policy Implications:

See relevant RGS goals and OCP policy consistency noted in the Analysis of this report (p.4)

Environmental Impact:

See relevant RGS goals and OCP policy consistency noted in the Analysis of this report (p.4)

Public Input:

Extensive public consultation occurred during the OCP process and subsequent OCP implementation planning. Policies referenced in the Regional Context Statement were subject to these consultations. Metro Vancouver also held public consultations on the RGS. The updated Regional Context Statement will be subject to bylaw readings and a public hearing thereby facilitating further public input on this matter.

Conclusion:

The update of the Regional Context Statement is predominantly an administrative or housekeeping matter to recognize the RGS’s adoption and the rescinding of the former Livable Region Strategic Plan, which have occurred since the OCP was adopted by Council.

The main updates :

- remove references to the former Livable Region Strategic Plan
- further articulate how OCP policies relate to regional housing, employment and population projections
- acknowledges that as the OCP plans to 2030 and the RGS to 2041, the District will consider and work towards 2041 projections in subsequent OCP reviews
- updates Frequent Transit Development Areas from proposed to designated (as approved by TransLink)
- references new OCP Development Permit Areas and implementation plans as means to advance regional goals.

Options:

The Committee of Whole may recommend to Council:

THAT staff prepare the bylaw for amending the Regional Context Statement and forward it to Council for consideration. Alternatively,

The Committee of the Whole may direct staff on an alternate course of action.

Respectfully submitted,



Susan Haid
Manager, Sustainable Community Development



David Hawkins
Policy 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 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: _____

OCP SCHEDULE C: REGIONAL CONTEXT STATEMENT

AUTHORITY AND PURPOSE OF SCHEDULE C

The District of North Vancouver is required under Section 866 of the Local Government Act to include a Regional Context Statement in its Official Community Plan. This legislation establishes that the function and requirement of the Regional Context Statement is to identify the relationship between the Official Community Plan and the Regional Growth Strategy and, if applicable, identify how the Official Community Plan will be made consistent with the Regional Growth Strategy over time. This document is included as Schedule C of the District's OCP to meet that requirement with respect to Metro Vancouver 2040: Shaping our Future Regional Growth Strategy (Bylaw 1136, 2011).

The District of North Vancouver may amend this Official Community Plan to adjust the boundaries of the District's regional land use designations within the Urban Containment Boundary, provided such adjustments satisfy the requirements set out in section 6.2.7 of the Regional Growth Strategy (Metro Vancouver 2040: Shaping our Future, Bylaw 1136).

The District of North Vancouver may amend this Official Community Plan to adjust the boundaries of the District's Urban Centres or Frequent Transit Development Areas, provided such adjustments satisfy the requirements set out in section 6.2.8 of the Regional Growth Strategy (Metro Vancouver 2040: Shaping our Future, Bylaw 1136).

INTRODUCTION

The District of North Vancouver is a member municipality of Metro Vancouver and Council has endorsed the Regional Growth Strategy. The District provides a number of significant regional assets and will continue to play a valuable role within the wider Metro Vancouver region. Our extensive and pristine alpine areas provide a high quality drinking water supply and outstanding recreational opportunities. Our major highway and railway transportation corridors, in addition to nationally significant deep water port terminals, help connect and strengthen the regional economy.

Traditionally, the District has functioned as an inner-suburb of Metro Vancouver, providing predominantly residential land uses within close commuting proximity to the City of North Vancouver and the downtown peninsula. While the character of our residential neighbourhoods will be sensitively preserved, the OCP recognizes and promotes the maturation of the District of North Vancouver into a more complete and diverse community. These directions work very effectively in concert with the broader vision and strategy for a sustainable future for the region expressed in the 2011 Regional Growth Strategy.

Compact Growth Management

Metro Vancouver 2040: Shaping our Future Goal 1: Create a Compact Urban Area

The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres. Growth is restricted outside

the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

Sustainable Economy

Metro Vancouver 2040: Shaping our Future Goal 2: Support a Sustainable Economy

The District OCP facilitates greater opportunities for local economic development and employment. Concentrated populations and enhanced transit and pedestrian access support businesses in centres. Industrial land is protected and economic activity intensified and diversified.

The Natural Environment and Climate Change

Metro Vancouver 2040: Shaping our Future Goal 3: Protect the Region's Environment and Respond to Climate Change Impacts

The District OCP protects local environmental assets through the establishment of an Urban Containment Boundary. Conservation, recreation and ecological functions are preserved. Growth is directed to established urban areas through coordinated land use, transportation and infrastructure planning to reduce energy consumption and greenhouse gases.

Complete Communities

Metro Vancouver 2040: Shaping our Future Goal 4: Develop Complete Communities

The District OCP establishes a network of commercial residential mixed use centres to enable residents to meet their day-to-day needs close to home. Jobs, services and amenities are concentrated in transit supportive centres. A greater diversity of housing types provides options for a balanced population.

Transportation Choice

Metro Vancouver 2040: Shaping our Future Goal 5: Support Sustainable Transportation Choices

The District OCP enables greater alternatives to the car through transit supportive settlement patterns and high pedestrian and bicycle design standards. Pedestrian, bicycle, transit and road networks are managed and integrated to provide safe and efficient options for all modes and users.

The remaining sections 1 to 5 of this Schedule, and the accompanying Regional Features Map, identify more closely the consistency of District OCP policies and objectives with the five regional goals contained in the proposed Regional Growth Strategy Metro Vancouver 2040: Shaping our Future (Bylaw 1136).

Regional Goal 1: Create a Compact Urban Area

The growth management and land use policies contained in the District's OCP (chapters 1 and 2) direct future development and redevelopment in the District in a way to create a compact urban area. This OCP affirms an Urban Containment Boundary, restricts uses and development outside this boundary, and directs residential, office and retail growth to a transit efficient Network of Centres.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
<p>Strategy 1.1.3 a</p> <p>Depict the Urban Containment Boundary</p>	<p>Urban Containment Boundary illustrated on Regional Features Map</p>
<p>Strategy 1.1.3 b</p> <p>Provide population, dwelling unit and employment projections</p>	<p><i>Urban Containment Boundary established and growth restricted outside it (Policy 1.1 and 1.2)</i></p> <p><i>Parks, Open Space and Natural Areas and Rural Residential Land Use designations applied to areas outside Urban Containment Boundary (District wide Land Use Map, Parks and Trails Map)</i></p> <p><i>The OCP identifies capacity for an additional 20,000 population, 10,000 housing units, and 10,000 jobs for year 2030 (Chapter 1). The assumed baseline population for the OCP is 85,000 (2006 census counted 82,500; 2011 census has since confirmed 84,500). The OCP therefore provides capacity for a population of 105,000 by 2030. The assumed baseline employment for the OCP is around 26,000 (2006 census counted 22,000 fixed workplace jobs, and between 4,000 and 5,000 no fixed workplace jobs are assumed). The OCP therefore provides capacity for 36,000 jobs by 2030. The assumed baseline dwelling unit count is 30,500 (2006 census counted 30,000 units, 2011 census confirmed 30,500). The OCP therefore provides capacity for 40,500 by 2030. These figures meet or are generally consistent with RGS guidelines provided in Table A.1 up to year 2031. RGS projections for year 2041 are beyond the planning horizon of this plan. Section 12.1 of the OCP anticipates formal reviews of the OCP to occur every five years. The District will work towards consistency with the RGS projections to 2041 in subsequent OCP reviews. Current 2041 RGS figures (114,000 population 45,000 dwelling units, 40,000 jobs) are recognized as being consistent with the trajectory described in the OCP.</i></p>

<p>Strategy 1.2.6 a</p> <p>Provide dwelling unit and employment projections for Urban Centres and Frequent Transit Development Areas (FTDAs)</p>	<p><i>75-90% of residential growth is directed to four centres on a 'Network of Centres' (Target 1, Map 1 – Network of Centres Concept). The three DNV growth centres with regional designations (i.e. Lynn Valley Municipal Town Centre, and Lower Lynn and Lower Capilano/Marine Drive FTDAs) are anticipated to account for up to 75% of new residential development (up to approximately 25% in Lynn Valley, 30% in Lower Lynn, and 20% in Lower Capilano/Marine Drive). This nodal growth pattern generally supports the RGS region-wide guideline (Table 2) of 68% of residential growth to occur within Urban Centres and Frequent Transit Development Areas. One of the District's four growth centres (Lynn Valley) is designated as a Municipal Town Centre in the RGS, and two (Lower Lynn and Lower Capilano/Marine) are FTDAs. Implementation planning that has occurred since OCP adoption had refined the vision for Lynn Valley as a predominantly low to medium rise centre. As the OCP designates Lower Lynn as a Town Centre and this area is beginning to redevelop as such with high rise and higher density forms, it is the District's intention to seek an amendment to the RGS in the future to recognize this area as a Municipal Town Centre.</i></p> <p><i>Medium and higher density residential and mixed use land use designations are applied to these centres, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), as shown in OCP Map 2.</i></p> <p><i>Policies direct residential growth to these centres (Policies 1.3, 2.1.2, 2.2.3, 2.2.4, 2.2.5).</i></p> <p><i>RGS guidelines (Table 2) indicate employment growth region-wide is anticipated to occur at specific regional locations beyond the boundaries of the District, such as the Metropolitan Core (10% of job growth), Surrey Metro Core (5% of job growth) and across Regional City Centres (19% of job growth). RGS Table 2 also anticipates 16% of the region's overall job growth may occur within the 17 Municipal Town Centres, of which Lynn Valley Town Centre is one. RGS Table 2 also indicates 27% of regional job growth may occur in Frequent Transit Development Areas, which includes Lower Lynn Town Centre and Lower-Capilano Village Centre. The District's intent, as it develops over time, is for Lower Lynn in addition to Lynn Valley to achieve regional status as a Municipal Town Centre. The OCP provides significant policy support for job growth in our Municipal Town Centre and FTDAs. Office and retail development are directed to these centres (Policies 2.1.3, 3.1.3, 3.1.4). Higher density Commercial Residential Mixed Use land use designations are applied to these centres, including Commercial Residential Mixed Use Level 2 (up to 2.5 FSR) and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR) to facilitate office and retail development, as shown in OCP Map 2. OCP policies and land use designations are anticipated to direct employment growth to Lynn Valley Municipal Town Centre and Lower Lynn and Lower Capilano - Marine Drive</i></p>
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	<p>FTDAs in a manner consistent with the job distribution described in the RGS Table 2, and the District will work towards detailed job allocation between these centres in subsequent OCP reviews.</p> <p>Employment growth is also anticipated in locations immediately adjacent to OCP growth centres. The Marine Drive frequent transit corridor, anchored by the Lower-Capilano FTDA provides frequent transit access to Light Industrial Commercial designated lands on Pemberton Avenue. Light Industrial Commercial lands on Pemberton Avenue are all situated between 100m and 800m of frequent transit on Marine Drive. Maplewood Village Centre also has significant employment growth potential through relatively high density Commercial Residential Mixed Use designations (Commercial Residential Mixed Use Level 2, up to 2.5 FSR) and Light Industrial Commercial areas both within and adjacent to the centre boundary. Light Industrial Commercial areas outside the centre boundary are immediately adjacent (across the street) and will benefit from the same transit improvements facilitated by residential and commercial growth within the centre.</p> <p>In addition to policies and land use designations encouraging employment growth in centres and corridors, a strong emphasis in the OCP is placed on preserving and intensifying economic activity in the District's Industrial and Light Industrial Commercial employment lands (Chapter 3), policies that are consistent with RGS Strategy 2.2.</p> <p>The OCP provides for approximately 3000 units in Lower Lynn Town Centre, up to approximately 2500 new units in Lynn Valley Town Centre; and 2000 in Lower Capilano-Marine Drive Village Centre and corridor, the latter both FTDAs. It also accommodates an estimated 1500 units in Maplewood Village Centre. The target of concentrating 75-90% of growth to these centres provides flexibility and units may be adjusted within the proposed range as needed. Implementation plans further guide development form, density, transportation improvements and amenities. The OCP targets an increase from a baseline of 22,000 fixed workplace jobs, and 26,000 to 27,000 total jobs (including jobs with no fixed workplace) to 36,000 total jobs in 2030 which is consistent with RGS Table A.1. The OCP directs these jobs to the Municipal Town Centre and FTDAs as described above. RGS projections for year 2041 are beyond the planning horizon of this plan. Section 12.1 of the OCP commits to formal reviews of the OCP to occur every five years. Consistency with the RGS projections to 2041 will be achieved through these reviews and 2041 RGS figures are recognized as being consistent with the trajectory described in the OCP.</p>
<p>Strategy 1.2.6 b i</p> <p>Identify location and</p>	<p>Urban Centres illustrated on Regional Features Map</p>

<p>boundaries of Centres</p>	<p>Lynn Valley is identified at the Municipal Town Centre</p> <p>Lower Lynn is as a FTDA (Policy 2.4.1). The District's intent, as it develops over time, is for Lower Lynn (in addition to Lynn Valley) to achieve regional status as a Municipal Town Centre</p> <p>Lower Capilano-Marine is a FTDA</p>
<p>Strategy 1.2.6 b ii</p> <p>Focus growth and development in Centres</p>	<p>Lynn Valley (the District's Municipal Town Centre) is designated a Town Centre (Policy 2.1.1). <i>The District's intent is to request Lower Lynn, which is also designated as a Town Centre in the District's OCP, be designated as a Municipal Town Centre in the RGS once development in this centre has advanced.</i></p> <p><i>Medium and higher density residential and Commercial Residential Mixed Use land use designations are applied, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), to focus residential and commercial development as shown on Land Use Map (OCP Map 2).</i></p> <p>Mix and intensity of land uses, and transit oriented infrastructure and design, facilitated to support frequent transit (Policy 1.4, Section 5.1)</p> <p>Residential growth directed to Centres, including focus on affordable and rental housing (Policies 2.1.2, 7.2.7)</p> <p>Infrastructure investment directed to Centres (Policy 2.1.4) and infrastructure planning coordinated with Centres planning (Section 11.1)</p> <p><i>Major office and retail development directed to Centres, specifically regionally designated FTDA's and the Municipal Town Centre (Policies 2.1.3, 3.1.3, 3.1.4)</i></p> <p>New park and open space planned for Town Centres (Policy 4.2.2)</p> <p>Objective established for Town Centres to create complete communities with diverse housing, employment and recreation (Objective for Section 2.1)</p> <p><i>District Council has approved implementation plans for Lower Lynn Town Centre (2013), Lower Capilano Marine Village Centre (2013) and Lynn Valley Town Centre (2013) to provide specific guidance on development of these centres including transportation strategies, form and character of development, infrastructure improvements, community amenities and parks and open spaces. An implementation plan for Maplewood Village Centre will</i></p>

	<i>also be prepared.</i>
<p>Strategy 1.2.6 b iii</p> <p>Encourage office development in Centres</p>	<p><i>Major office development directed to centres specifically regionally designated FTDA's and the Municipal Town Centre (Policies 2.1.3, 3.1.4)</i></p> <p>Higher density mixed use land use designations are applied to centres to facilitate office development, Commercial Residential Mixed Use Level 2 (up to 2.5 FSR) and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR) <i>as shown on Land Use Map (OCP Map 2).</i></p>
<p>Strategy 1.2.6 b iv</p> <p>Reduce parking in Centres where appropriate</p>	<p>Parking reductions in centres and corridors considered (Policy 5.1.8)</p> <p><i>Since OCP adoption the District has developed Parking Principles for Centres, which include reduced parking standards where warranted by transit service</i></p>
<p>Strategy 1.2.6 c i</p> <p>Identify Frequent Transit Development Areas (FTDAs)</p>	<p>Proposed Frequent Transit Development Areas illustrated on Regional Features Map</p>
<p>Strategy 1.2.6 c ii</p> <p>Focus growth and development in Frequent Transit Development Areas (FTDAs)</p>	<p>Lower Lynn is proposed as a FTDA (Policy 2.4.1). OCP designates Lower Lynn a Town Centre (Policy 2.1.1). The District's intent, as it develops over time, is for Lower Lynn (in addition to Lynn Valley) to achieve regional status as a Municipal Town Centre.</p> <p>Lower Capilano/Marine is proposed as a FTDA (Policy 2.4.1). OCP designates Lower Capilano/Marine a Village Centre (Policy 2.2.1)</p> <p>Lower Lynn and Lower Capilano/Marine are situated at both bridgeheads and positioned to be major nodes on the lower level frequent transit corridor.</p> <p>Higher density residential and Commercial Residential Mixed Use land use designations are applied, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), to focus residential and commercial development <i>as shown on Land Use Map (OCP Map 2).</i></p> <p>Land use policies, including residential growth and affordable and rental housing (Policies 2.1.2, 7.2.7), office and retail development (Policies 2.1.3,</p>

	<p>3.1.3, 3.1.4), and infrastructure investment (Policy 2.1.4) provide transit support</p> <p>Transit policies established to facilitate frequent service (Policy 1.4, Section 5.1, 5.4.2, 5.4.3, 5.4.4, 5.5.2)</p>
<p>Strategy 1.2.6 c iii</p> <p>Reduce parking in Frequent Transit Development Areas (FTDAs) where appropriate</p>	<p>Parking reductions in centres (<i>including regionally designated FTDAs</i>) considered (Policy 5.1.8)</p> <p><i>Since OCP adoption the District has developed Parking Principles for Centres, which include reduced parking standards where warranted by transit service</i></p>
<p>Strategy 1.2.6 d i</p> <p>Identify the General Urban Area</p>	<p>Urban Area illustrated on Regional Features Map</p>
<p>Strategy 1.2.6 d ii</p> <p>Ensure development outside Centres and Frequent Transit Development Areas (FTDAs) is generally lower density</p>	<p>Land Use designations are generally of lower density outside the Municipal Town Centre and proposed Frequent Transit Development Areas. Commercial Residential Mixed Use designations are lower density at 1.75 FSR (compared to 2.5 FSR and 3.5 FSR within centres/FTDAs), and residential densities are lower at 0.55 FSR to 1.75 FSR, with some existing 2.5 FSR (compared to 1.2 FSR to 3.5 FSR within centres/FTDAs) <i>as shown on Land Use Map (OCP Map 2) and Regional Features Map (OCP Map 14).</i></p>
<p>Strategy 1.2.6 d iii</p> <p>Identify small scale Local Centres where appropriate</p>	<p>The Network of Centres (Chapter 2) contains existing Village Centres that provide and are encouraged to continue to provide a mix of housing, local serving commercial uses, and remain significant nodes on the transit network. These are largely reflected in RGS Map 11.</p>
<p>Strategy 1.2.6 d iv</p> <p>Exclude non-residential major trip-generating uses outside Centres and</p>	<p><i>Major office and retail uses (Policies 2.1.3, 3.1.3, 3.1.4) and community infrastructure investment (Policy 2.1.4) are directed to centres. The existing non-residential major trip generating uses of Capilano University, Capilano Suspension Bridge and Grouse Mountain are already established on the transit network. New non-residential major trip generating uses, defined as non-residential major trip generating uses excluding those related to tourism,</i></p>

Frequent Transit Development Areas (FTDAs)	<i>recreation and/or education, are excluded outside of centres consistent with the land use designations in Map 2, DNV OCP Land Uses. Further definition and policy guidance regarding major office and retail uses is anticipated to occur in subsequent OCP reviews.</i>
Strategy 1.2.6 d v Encourage infill development	Sensitive infill may be enabled through potential intensification of established centres (Section 2.2), neighbourhoods (Policy 2.3.5, 2.3.6, and 7.1.2) and transit corridors (Policies 2.4.2 and 2.4.3)
Strategy 1.2.6 e Ensure Industrial, Mixed Employment, or Conservation and Recreation policies prevail in Centres and Frequent Transit Development Areas (FTDAs)	N/A - the District's centres and FTDAs overlay General Urban designations in the RGS and do not overlay Industrial, Mixed Employment, or Conservation and Recreation Areas
Strategy 1.2.6 f i Minimize the impacts of urban uses on industrial activities	Buffering is encouraged between employment and non-employment lands (Policy 3.4.3)
Strategy 1.2.6 f ii Encourage safe and efficient transit, cycling and walking	Target established of achieving a 35% mode share of transit, walking and cycling trips (Target 5) Policy sections to support transit (Section 5.4), cycling (Section 5.3) and walking (Section 5.2), with particular focus on integrating these modes with the Network of Centres land use concept (Section 5.1)
Strategy 1.2.6 f iii Implement transit priority measures	Transit priority measures are to be implemented where appropriate (Policies 5.4.4, 5.5.2) Centres policies in Schedule A (<i>as shown in Mobility Maps in Schedule A of the</i>

where appropriate	<i>OCP)</i>
Strategy 1.2.6 f iv Support district and renewable energy where appropriate	District and renewable energy systems are supported where appropriate (Policies in Section 10.2, Policy 11.2.4)
Strategy 1.3.3 a Identify Rural areas	Rural areas illustrated on Regional Features Map
Strategy 1.3.3 b Limit development in Rural areas	<p>Growth restricted outside Urban Containment Boundary (Policy 1.2) <i>and Rural Residential land use designation does not envision intensification of use through subdivision.</i></p> <p>Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) <i>and Rural Residential land use designation does not envision intensification of use through the extension of services.</i></p> <p>Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary <i>as shown on Land Use Map (OCP Map 2) and Regional Features Map (OCP Map 14).</i></p>
Strategy 1.3.3 c i Specify allowable density and form of land uses in Rural areas	Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary (Land Use Map in Schedule A), providing for low density detached housing on large lots (up to 0.35 FSR)
Strategy 1.3.3 c ii Support agricultural uses in agricultural areas	The District does not have any agricultural areas. Urban agriculture and other food initiatives are supported (Policies 6.3.12, 6.3.13, 6.3.14, 6.3.15)

Regional Goal 2: Support a Sustainable Economy

The urban structure, employment lands and economic development policies contained in the District's OCP (chapters 1, 2, 3 and 8) place a strong emphasis on supporting sustainable economic activity in the District. This OCP protects employment lands for economic activity, seeks to intensify and diversify activity in these lands, encourage office development within a Network of Centres, and create a positive investment climate.

Specific Actions

<p>Strategy 2.1.4 a</p> <p>Support appropriate economic activity in Urban Centres, FTDA's, Industrial and Mixed Employment Areas</p>	<p>New retail, service and major office development concentrated in two OCP Town Centres: Lynn Valley Municipal Town Centre, and Lower Lynn FTDA (Policy 2.1.3) .</p> <p>Appropriate industrial and light industrial commercial economic activity is protected, intensified, diversified, and a high quality business environment ensured through 12 policies in Chapter 3. Note: the District does not have lands within Metro Vancouver's 'Mixed Employment' designation.</p> <p>Economic development is promoted by: maintaining community competitiveness and providing competitive government services (17 policies in Chapter 8), encouraging appropriate and compatible economic activity including office, retail and live-work uses in and adjacent to centres, and industrial and light industrial uses in employment lands (Policy 8.1.3 b and c)</p>
<p>Strategy 2.1.4 b</p> <p>Support the development of office space in Urban Centres</p>	<p>New retail, service and major office development concentrated in two OCP Town Centres: Lynn Valley Municipal Town Centre, and Lower Lynn FTDA (Policy 2.1.3)..</p> <p>Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres. <i>Schedule A (Town and Village Centre Policies) includes policies promoting office development in Lynn Valley Municipal Town Centre, and commercial floorspace in Lower Lynn and Lower Capilano FTDA's.</i></p> <p>Policy 3.1.4 directs major office uses to the Network of Centres</p>

<p>Strategy 2.1.4 c</p> <p>Discourage major commercial and institutional development outside of Urban Centres and FTDA's</p>	<p>Retail, service, major office and community infrastructure investment are directed to centres (Policies 2.1.3, 2.1.4, 3.1.3, 3.1.4)</p> <p>Infrastructure provision is integrated with land use and transportation planning (Policy 1.6) and coordinated with the District's centres (Section 11.1)</p> <p>A target of providing one community hub type facility within easy access of every centre is established (Chapter 6, Policy 6.3.6)</p> <p>Commercial and Commercial Residential Mixed Use designations applied outside of centres are generally of a lower density (1.75 FSR) than those applied within centres (2.5 FSR and 3.5 FSR)</p> <p>Institutional and/or commercial development within Capilano University is integrated with the District's Network of Centres (Policy 2.2.8). Capilano University is connected via transit corridors to the Network of Centres (<i>OCP Map 1</i>) and is deemed suitable for development where this is integrated with the District's urban structure. Capilano University is identified on Regional Growth Strategy Map 11, Local Centres, Hospitals and Post-Secondary Institutions <i>and OCP Map 14 (Regional Features Map)</i>.</p>
<p>Strategy 2.1.4 d</p> <p>Support the economic development of Special Employment Areas, post-secondary institutions and hospitals through land use and transportation</p>	<p>The economic development of Capilano University is to be integrated with the District's urban structure, i.e. the Network of Centres concept that coordinates land use and transportation planning (Policy 2.2.8). Capilano University is identified on Regional Growth Strategy Map 11, Local Centres, Hospitals and Post-Secondary Institutions.</p> <p>Expansion of post- secondary institutions (Capilano University) is encouraged (Policy 8.1.6)</p> <p>Goods movement and improved access to key port areas and airports are supported (Policies 5.5.3, 8.1.4, 8.1.5)</p> <p>Infrastructure and transportation improvements in employment lands (<i>District and RGS industrial land</i>, including the port) are promoted (Policy 3.4.1)</p> <p>General land use policies (including housing, parks) are directed to promote economic development by attracting investment to the community (Section 8.1)</p>

Strategy 2.2.4 a Identify Industrial areas	Industrial areas illustrated on Regional Features Map
Strategy 2.2.4 b i Support and protect industrial uses	Industrial lands are supported and protected (Policy 1.7 and policies in Section 3.1)
Strategy 2.2.4 b ii Support appropriate accessory uses to Industrial	Accessory caretaker residential and accessory commercial uses may be permitted (Policy 3.1.2, 3.1.3, and description of Industrial land use designation)
Strategy 2.2.4 b iii Exclude inappropriate uses from Industrial	Retail uses are restricted to accessory and limited, conditional uses (Policy 3.1.3) and major retail and office uses are directed to centres (Policies 3.1.3, 3.1.4) <i>and residential uses are limited to accessory caretaker units (Policy 3.1.2)</i>
Strategy 2.2.4 b iv Encourage better utilization and intensification of Industrial	Intensification and better utilization of Industrial areas encouraged (Section 3.2)
Strategy 2.2.4 c Identify Mixed Employment areas	<i>N/A - The District does not have Mixed Employment areas</i>

Strategy 2.2.4 d Policies for Mixed Employment areas	<i>N/A - The District does not have Mixed Employment areas</i>
Strategy 2.2.4 e Help reduce environmental impacts and promote energy efficiency	<p>Energy conservation considerations are integrated with land use, transportation, parks planning and urban design (Policy 1.6)</p> <p>High quality development standards are encouraged in employment lands (Policy 3.4.2)</p> <p>Goods movement and transportation improvements, including access to key port areas help reduce environmental impacts (Policies 3.4.1, 5.5.3, 8.1.4, 8.1.5)</p> <p>Green building and water conservation practices promoted (Policy 10.1.1)</p>
Strategy 2.3.6 a Identify Agricultural areas	N/A - The District does not have Agricultural areas
Strategy 2.3.6 b i Assign regional land use designations for agriculture	N/A - The District does not have Agricultural areas
Strategy 2.3.6 b ii Discourage subdivision of agricultural land	N/A - The District does not have Agricultural areas
Strategy 2.3.6 b iii Improve infrastructure services to agricultural areas	N/A - The District does not have Agricultural areas

Strategy 2.3.6 b iv Manage the agricultural-urban interface	N/A - The District does not have Agricultural areas
Strategy 2.3.6 b v Support agricultural economic development opportunities	Community gardens, urban agriculture and farmers markets are promoted (Policies 6.3.12, 6.3.13)
Strategy 2.3.6 b vi Encourage use of agricultural land	N/A - The District does not have Agricultural areas
Strategy 2.3.6 b vii Support information programs on food and local agriculture	<p>Initiatives promoting healthy local foods and food production supported (Policy 6.3.12)</p> <p>Collaboration with agencies and partners to provide food access (Policy 6.3.14)</p> <p>A food policy to support community and environmental health to be developed (Policy 6.3.15)</p>

Regional Goal 3: Protect the Region's Environment and Respond To Climate Change Impacts

The Environmental Management and Climate Action policies contained in the District's OCP (chapters 9 and 10) seek to preserve our vast natural assets and mitigate and adapt to climate change. This OCP preserves natural areas for conservation and recreation, protects and enhances ecosystems and habitats, and manages land use and infrastructure to reduce greenhouse gases, adapt to climate change and to manage risks from natural hazards. The Conservation and Recreation areas *illustrated on the Regional Features Map (Map 14)* include regionally significant natural assets, major parks, watersheds and ecologically important areas. Since the adoption of the OCP, District Council approved the Parks and Open Space Strategic Plan (POSSP) in 2012 which is a strategic action plan to implement OCP policies. Centres implementation plans being developed following the OCP include consideration of integrated stormwater management and green infrastructure measures.

Specific Actions

Strategy 3.1.4 a Identify Conservation and Recreation areas	Conservation and Recreation areas illustrated on Regional Features Map
Strategy 3.1.4 b i to vi Include land use policies for Conservation and Recreation areas generally consistent with public service infrastructure, environmental conservation, recreation, education and research, commercial, tourism and cultural uses, and limited agriculture	<p>Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, and outdoor recreation (<i>Map 2, DNV OCP Map</i>). <i>Map 3, DNV Parks and Trails Concept Map identifies different types of park and conservation areas and trail linkages.</i></p> <p>A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where uses include outdoor recreation, watershed and resource management, conservation, and research (Policy 1.2)</p>
Strategy 3.1.4 c Where appropriate, buffer Conservation and Recreation areas from adjacent activities	<i>Schedule B of the OCP, Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment, its Ecosystems and Biodiversity (Natural Environment and Streamside) and for Protection of Hazard Conditions (Wildfire, Creek and Slope Hazard) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.</i>
Strategy 3.2.4 Manage ecologically important areas	<p>Policy direction to map ecologically important areas and develop a management plan (Policy 9.1.1)</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7)</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4)</p>

<p>Strategy 3.2.5</p> <p>Develop and manage municipal components of regional greenways and trails</p>	<p>Greenways and trails system managed and coordinated with regional and other authorities (Policies 4.1.3, 4.1.4, 4.1.5, 4.1.14, 4.1.15)</p> <p>New trails planned for in growth areas (Policy 4.2.2)</p> <p>Region-wide cycling network coordinated (Policy 5.3.4)</p> <p>Pedestrian and bicycle networks integrated with trails system (Policies 5.2.6, 5.3.5)</p>
<p>Strategy 3.2.6</p> <p>Identify measures to protect, enhance and restore ecologically important systems</p>	<p>Acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3)</p> <p>Conservation tools such as covenants, land trusts and tax exemptions supported where appropriate (Policy 9.1.6)</p>
<p>Strategy 3.2.7</p> <p>Consider watershed, ecosystem and/or integrated stormwater management</p>	<p>Policy and Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1)</p> <p>Policies in Section 9.3 established to manage watershed and foreshore aquatic systems (Section 9.3)</p>
<p>Strategy 3.3.4 a</p> <p>Identify land development and transportation strategies to reduce greenhouse gases</p>	<p>Targets to reduce greenhouse gas emissions by 33% by 2030 (Target 10), which works towards regional target</p> <p>Growth management strategy to direct 75-90% of anticipated residential development to four transit friendly centres (Target 1, Policy 1.3, 1.4). Centres include the Municipal Town Centre and two proposed FTDA's.</p> <p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1)</p> <p>Transit, bicycle, pedestrian mode share of 35% established for 2030 (Target 5)</p>

<p>Strategy 3.3.4 b</p> <p>Identify land use and transportation infrastructure policies to reduce energy consumption and greenhouse gases, and improve air quality</p>	<p>Network support for alternative energy vehicles provided as necessary (Policy 5.5.8)</p> <p>Green building practices promoted (Policy 10.1.1, and Centres policies in Schedule A)</p> <p>Building retrofits and energy ratings for home sales encouraged (Policies 10.1.2, 10.1.3)</p> <p>Section established to support alternative energy systems, including district systems (Section 10.2)</p> <p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1), includes design expectations (Policies 5.1.3, 5.1.4, 5.1.5, 5.2.4, 5.3.6)</p> <p>Pedestrian and bicycle access to transit enhanced (Policies 5.2.7, 5.3.7, 5.4.5, 5.5.6)</p> <p>Air quality considered in land use and transportation planning (Policies 9.5.2, 9.5.3)</p>
<p>Strategy 3.3.4 c</p> <p>Focus infrastructure and amenity investments in centres and corridors</p>	<p>Infrastructure provision integrated with land use, transportation planning, energy conservation considerations and urban design (Policy 1.6)</p> <p>Infrastructure investment directed to centres (Policy 2.1.4)</p> <p>Infrastructure planning, management and investment, coordinated with the Network of Centres and corridors connecting them (Policies in Section 11.1)</p> <p>Specific Community Amenity Contributions strategies to be developed for growth centres (Section 12.3.3)</p>
<p>Strategy 3.3.4 d</p> <p>Support integrated stormwater management and water conservation</p>	<p>Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1)</p> <p>Green building practices promoted (Policy 10.1.1, and Centres policies in Schedule A), includes water conservation</p>

<p>Strategy 3.4.4</p> <p>Encourage settlement patterns that minimize climate change and natural hazard risks</p>	<p>Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B)</p> <p>Climate change risks to be assessed to inform community planning and design (Policy 10.4.2)</p>
<p>Strategy 3.4.5</p> <p>Consider climate change and natural hazard risk assessments in planning municipal assets</p>	<p>Climate change risks to be assessed to inform asset management and infrastructure planning (Policy 10.4.2)</p>

Regional Goal 4: Develop Complete Communities

The establishment of a Network of Centres through growth management and urban structure policies, and the housing, social well-being and community infrastructure directions to support those centres, contained in the District's OCP (chapters 1, 2, 6 and 7) work together to establish complete communities. This OCP leverages residential growth to provide more diverse and affordable housing options, and promotes social well-being and community health through accessible services and amenities.

Specific Actions

<p>Strategy 4.1.7 a</p> <p>Work towards meeting future housing demand estimates</p>	<p>OCP identifies capacity for an additional 10,000 units over a 20-year planning horizon, which fully accommodates the 10-year housing demand estimate of 4,000 units over the next 10 years. The District will work towards addressing the sub-components of this demand (Strategy 4.1.7 a i to iv) as described below.</p> <p>Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) and are identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p>
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<p>Strategy 4.1.7 a i</p> <p>Articulate the need for housing diversity</p>	<p>The District's urban structure directs Commercial Residential Mixed Use and multifamily developments to centres (Policies 2.1.2, 2.2.4, 2.2.5)</p> <p>A broad range of housing types are provided for (Policies in Section 7.1)</p> <p>Balanced and diverse housing supply promoted as an economic benefit (Policy 8.1.1)</p> <p><i>Schedule A, Town and Village Centre Policies includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible housing relative to specific centres current and future profiles. More detailed housing policies are being developed in Centres Implementation plans.</i></p> <p>Target established to move from 70/30 to 55/45 percent split of single to multifamily units by 2030 (Target 2)</p>
<p>Strategy 4.1.7 a ii</p> <p>Increase diverse supply through infill and increased density</p>	<p>Commercial Residential Mixed Use and multifamily developments in centres (Policies 2.1.2, 2.2.4, 2.2.5, Target 2) increase supply and diversity of housing by allowing increased density and more compact housing than existing predominantly single family stock</p> <p>Neighbourhood Infill Plans and Housing Action Plans to be undertaken to identify sensitive infill options (such as coach houses, duplexes) in appropriate locations including sites adjacent to centres, corridors, commercial, institutional uses (Policies 2.3.5, 2.3.6, 2.4.3, 7.1.2, Section 12.3.1)</p>
<p>Strategy 4.1.7 a iii</p> <p>Assist senior governments in providing affordable rental</p>	<p>Collaboration with senior levels of government to achieve housing goals promoted (Policies 7.3.6, 7.4.1, 7.4.5)</p> <p>Rental housing supported through Section 7.2, with specific direction to include rental and affordable housing policies in plans for transit-oriented centres (Policies 7.2.7, 7.3.2).</p> <p>Housing policies in sections on Lynn Valley and Lower Lynn Town Centres and in Maplewood and Lower Capilano-Marine Village Centres promote provision of affordable and rental housing</p> <p>Density bonus provisions and other incentives applied as appropriate to incentivize affordable housing (Policy 7.3.3)</p>
<p>Strategy 4.1.7 a iv</p>	<p>District land and facilities to facilitate and help leverage affordable housing</p>

Facilitate affordable housing through diverse municipal measures	<p>(Policies 7.4.3, 7.4.4)</p> <p>Parking reductions in centres considered (Policy 5.1.8) and applied as appropriate as an incentive to affordable housing (Policy 7.3.3)</p> <p>Financial incentives such as reduced development cost charges considered (Policy 7.3.7)</p>
Strategy 4.1.8 a to f Prepare and implement Housing Action Plans	<p>Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Consistency with regional expectations of the Housing Action Plans described in 4.1.8 sub-bullets a to f will be achieved through the District's Housing Action Plans.</p>
Strategy 4.2.4 a Support compact Commercial Residential Mixed Use communities	<p>Residential and commercial growth is directed to a network of transit oriented centres (Policies 1.3, 1.4)</p> <p>Land use and urban design considerations are made to ensure centres have high quality transit, pedestrian and bicycle infrastructure and service opportunities (Section 5.1 and Policies in sections on Lynn Valley and Lower Lynn Town Centres and in Maplewood and Lower Capilano-Marine Village Centres)</p>
Strategy 4.2.4 b Locate community hubs and affordable housing in transit accessible areas	<p>Community infrastructure investment is directed to centres (Policy 2.1.4) and infrastructure planning is coordinated with the Network of Centres (Section 11.1)</p> <p>Target for a community hub facility within easy access of each centre established (Target 6)</p> <p>Provision of rental and affordable housing focussed in centres (Policies 7.2.7, 7.3.2 and policies in sections on Lynn Valley and Lower Lynn Town Centres and in Maplewood and Lower Capilano-Marine Village Centres)</p>
Strategy 4.2.4 c Provide public spaces	<p>New park and open space provided in centres (Policy 4.2.2)</p> <p>Public realm and pedestrian environment improved (Policies 5.1.5, 5.1.6)</p> <p>Target for a community hub facility within easy access of each centre</p>

	<p>established (Target 6)</p> <p>Public space in public facilities retained (Policy 6.3.8)</p> <p>Outdoor and indoor facilities integrated to contribute to public realm (Policy 6.3.10)</p> <p>Policies in sections on Lynn Valley and Lower Lynn Town Centres and in Maplewood and Lower Capilano-Marine Village Centres support community facility, open space and public realm enhancements</p>
<p>Strategy 4.2.4 d</p> <p>Support active living</p>	<p>Healthy and active living promoted (Policy 6.2.4)</p> <p>Extensive and high quality parks and outdoor recreation opportunities provided (Sections 4.1 and 4.2)</p> <p>Enhanced pedestrian and bicycle environments provided (Sections 5.1, 5.2, 5.3 and policies in sections on Lynn Valley and Lower Lynn Town Centres and in Maplewood and Lower Capilano-Marine Village Centres)</p>
<p>Strategy 4.2.4 e</p> <p>Support food production and distribution</p>	<p>Local food production and distribution supported through community gardens, urban agriculture, farmers markets and other initiatives (Policies 6.3.12, 6.3.13, 6.3.14, 6.3.15)</p>
<p>Strategy 4.2.4 f</p> <p>Assess health implications in planning</p>	<p>Memorandum of understanding signed between District and local health authority to integrate health perspectives into OCP planning process and content development (Introduction, Acknowledgements section). OCP urban structure of a network of pedestrian and cycle friendly centres has positive health implications (Chapters 2 and 5)</p> <p>Air quality improvements promoted through regional directives, land use and transportation planning, promotion of clean fuel, and anti-idling initiatives (Section 9.5)</p>
<p>Strategy 4.2.4 g</p> <p>Support universally accessible</p>	<p>Age and disability friendly community and services/facilities provided for (Policies 6.3.2, 6.3.3)</p> <p>Adaptive Design provided for in residential development (Policy 7.1.5)</p>

community design	Centres and corridors encouraged to be universally accessible (Policy 5.1.4) Universal accessibility at transit stops worked towards (Policy 5.4.8)
Strategy 4.2.4 h Identify small scale local centres	A Network of Centres established (Policy 1.3) comprising two Town Centres (<i>Lynn Valley and Lower Lynn</i> - Policy 2.1.1) and six Village Centres (<i>Maplewood, Lower Capilano/Marine drive, Queensdale, Deep Cove, Parkgate, Edgemont</i> - Policy 2.2.1) In addition to the Municipal Town Centre (Lynn Valley Town Centre), Lower Lynn Town Centre and Lower Capilano/Marine Village Centre are proposed as FTDA's A transit supportive mix of uses is provided in each centre according to their scale (Policies 1.4, 2.1.2, 2.1.3, 2.2.3, 2.2.4, 2.2.5)
Strategy 4.2.4 i Recognize Special Employment Areas	There are no Special Employment Areas of regional significance in the District Local Centres (as per regional Map 11) that are not FTDA's are recognized as Village Centres (Section 2.2) Capilano University is recognized as being integrated with the District's transit friendly Network of Centres (Policy 2.2.8)

Regional Goal 5: Support Sustainable Transportation Choices

This OCP coordinates land use and transportation planning to enable greater alternatives to the car, and provides for safe and efficient goods and vehicle movement (Chapters 2 and 5). The Network of Centres provides a compact and connected urban form that supports walkable communities, hubs for the bicycle network and enhanced transit potential. Managing the road network strategically enhances port access and supports people and goods movement. *The Plan Implementation Strategies in 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Transportation. Following adoption of the OCP, the Transportation Plan was prepared and approved by Council in 2012. It contains detailed strategies to implement OCP transportation policies and encompasses areas pertaining to: Walking, Cycling, Transit, Road Safety, Road Designation, Road Network, Transportation Demand Management and Funding, Implementation and Monitoring.*

Specific Actions

Strategy 5.1.6 a Encourage a greater share of transit, cycling and	Target established of achieving a 35% mode share of transit, walking and cycling trips (Target 5) An appropriate mix and intensity of land uses established to support
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<p>walking trips and support TransLink's Frequent Transit Network</p>	<p>enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6)</p> <p>Urban structure of a Network of Centres facilitates greater transit between centres and walking/cycling within (Chapter 2)</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within the Network of Centres (Section 5.1)</p> <p>Mobility maps and associated policies in sections on Lynn Valley, Lower Lynn, Maplewood and Lower Capilano-Marine centres support transit, cycling and walking</p>
<p>Strategy 5.1.6 b</p> <p>Support transportation system demand management and supply measures</p>	<p>Parking reductions in centres <i>and</i> FTDA's considered (Policy 5.1.8, <i>Regional Features Map</i>)</p> <p><i>Centres Implementation Plans include parking strategies and considering parking reductions where appropriate and frequent transit available.</i></p> <p>Transit priority measures provided where appropriate (Policies 5.4.4, 5.5.2)</p> <p>Policies supporting pedestrian facilities in Section 5.2</p> <p>Policies supporting bicycle infrastructure including end of trip facilities (Policy 5.3.6) in Section 5.3</p> <p>Policies in sections on Lynn Valley, Lower Lynn, Maplewood and Lower Capilano-Marine centres support transit, cycling and walking</p>
<p>Strategy 5.1.6 c</p> <p>Manage and enhance municipal infrastructure to support of transit, cycling and walking</p>	<p>Municipal infrastructure provision integrated with land use, transportation, parks planning and urban design (Policy 1.6)</p> <p>Infrastructure investment focussed in transit, cycle and pedestrian friendly centres (Policy 2.1.4)</p> <p>Pedestrian, bicycle, and transit needs considered in all road projects (Policies 5.2.1, 5.3.1, 5.4.1, 5.5.1)</p> <p>Transit supportive road treatments provided for (Policies 5.4.4, 5.5.2)</p> <p>Pedestrian and bicycle infrastructure enhanced (Policies 5.1.6, 5.1.7,</p>

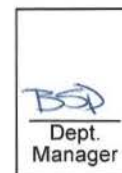
	<p>5.2.2, 5.2.3, 5.3.2, 5.3.3)</p> <p>Parks and trails integrated with pedestrian and bicycle networks (Policies 5.2.6, 5.3.5)</p>
<p>Strategy 5.2.3 a</p> <p>Map goods and service vehicle movement routes</p>	<p><i>Roads and Goods Movement Concept Map is included in the OCP as Map 5, which indicates routes for goods and service vehicles</i></p> <p>Detailed network maps <i>are included in</i> the Transportation Plan (described as an OCP implementation strategy, Section 12.3.1)</p>
<p>Strategy 5.2.3 b</p> <p>Support efficient movement of goods, services and passengers</p>	<p>Land use and integrated transportation policies creating a Network of Centres optimize passenger and goods movement on the road network by facilitating transit, pedestrian and bicycle transportation, thereby taking pressure off road network (Sections 2.1, 2.2, 5.1, 5.2, 5.3, 5.4)</p> <p>Goods movement facilitated (Policy 5.5.3)</p> <p>Arterials managed to maintain flow and mobility (Policy 5.5.5)</p> <p>Partner with regional, provincial and federal authorities to facilitate bridgehead and port access (Policies 5.5.3, 5.5.10)</p> <p>Detailed network management policies will be prepared through the Transportation Plan (described as an OCP implementation strategy, Section 12.3.1)</p> <p>Employment Lands Policy 3.4.1 to promote infrastructure, transportation and municipal service improvements in employment lands</p>
<p>Strategy 5.2.3 c</p> <p>Support development of transportation system,</p>	<p>Transit priority and network management supported through features such as signal timing and lanes (Policies 5.4.4, 5.5.2)</p> <p>Detailed network management policies will be prepared through the</p>

management strategies	Transportation Plan (described as an OCP implementation strategy, Section 12.3.1)
<p>Strategy 5.2.3 d</p> <p>Support protection of rail rights-of-way and waterway access</p>	<p>Policy 5.5.3 to facilitate effective goods movement and work with federal and provincial agencies to improve access to key port, industrial and commercial areas, while encouraging goods movement by rail or water</p> <p><i>Industrial land uses as indicated on Map 2, DNV OCP Land Use Map which protects port uses.</i></p> <p><i>Map 5 – DNV Roads and Goods Movement Concept Map maintains rail corridors.</i></p> <p>Goods movement and transportation improvements promoted for employment areas, including port (Policies 3.4.1, 8.1.4)</p> <p>Detailed network management policies prepared through the Transportation Plan (described as an OCP implementation strategy, Section 12.3.1). <i>Council approved the Transportation Plan in 2012.</i></p>

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: FEB 3, 2014
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 3, 2014
File: 08.3060.20/042.13

AUTHOR: Casey Peters, Planning Assistant

SUBJECT: 4410 Capilano Rd – Development Variance Permit 42.13 for Lot Width

RECOMMENDATION:

It is recommended that:

1. Council issue Development Variance Permit 42.13 (Attachment A) to allow for the subdivision of the existing lot at 4410 Capilano Rd into two lots; and
2. Council waive subdivision and other permit application fees in relation to the new North Shore Connexions facility on proposed Lot A in the subdivision at 4410 Capilano Road.

REASON FOR REPORT:

The applicant has applied for lot width variances that require Council's approval in order to allow for the subdivision of the subject property.

SUMMARY:

The application proposes to subdivide the existing property into two RS3 lots. Both lots exceed the requirements for lot depth and area but are deficient in lot width. The lot width variances are supportable as the overall lot size will be larger than the requirement for a RS3 lot and each lot will have an adequately sized building footprint.

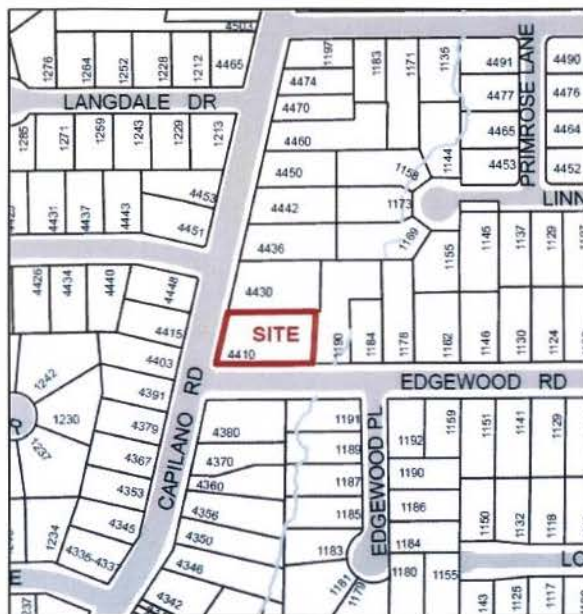
EXISTING POLICY:

The subject properties are designated "Residential Level 2: Detached Residential" in the District Official Community Plan and for reference, "Detached Residential" in the Upper Capilano Local Plan. The proposal is compatible with the Plan designations. The property is located within the Streamside Development Permit Area but is exempt as the minimum parcel area for each lot is met exclusive of the streamside protected area and both building footprints are outside the 15m creek setback.



BACKGROUND:Site and Surrounding Area:

The site and surrounding residential area is zoned Residential Single-Family (RS3) as seen in the following context map and air photo. Capilano Road has a variety of lot sizes and configurations with some variation in lot layout, size and width along the blocks near this site.

**Context Map****Air Photo**

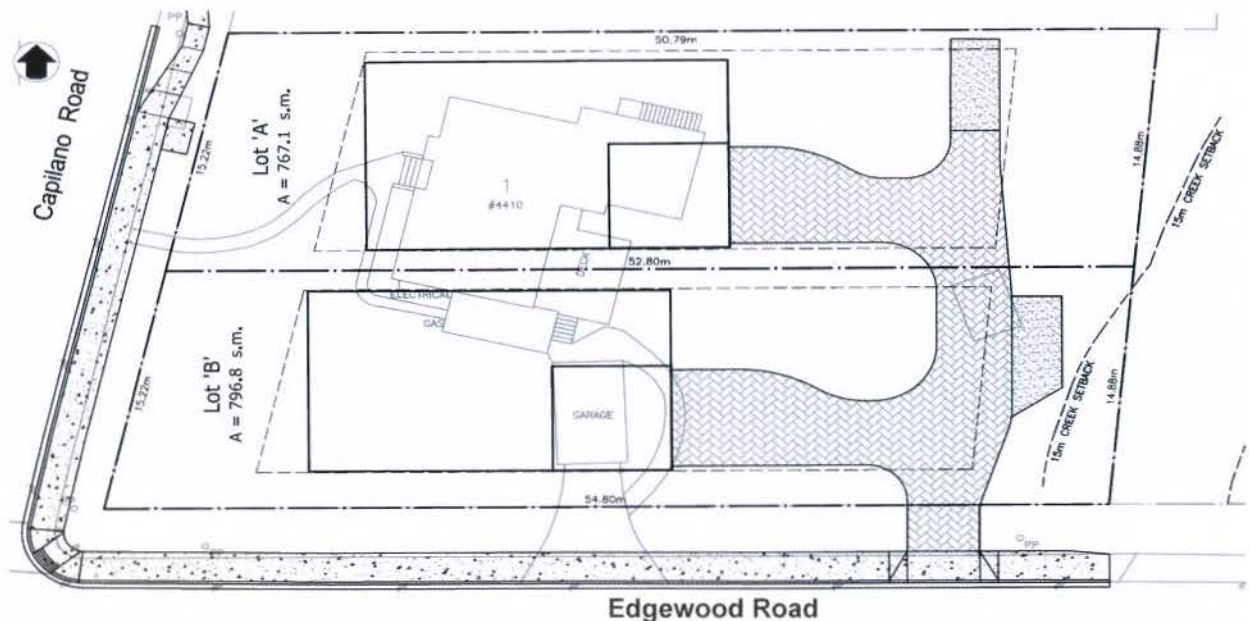
The property is owned by North Shore Connexions Society who is a non-profit society providing housing and programs for individuals with a developmental disability. The current house at 4410 Capilano Road is used as a group home supporting four adults with developmental disabilities. It was determined that it would be practically infeasible and financially prohibitive to renovate the existing house in order to provide wheelchair accessibility and other related facility requirements and improvements which are required by North Shore Connexions Society tenants. Accordingly, the applicant's intention is to build a new house on the new northern lot (proposed Lot A) that will allow for their residents' unique needs and to sell the second lot.

To this end the North Shore Connexions Society are working with a local single-family development company experienced in the District with a view to entering into an agreement whereby in return for turning over title to the newly created southern lot (proposed Lot B), the development company would build a new turn-key facility for North Shore Connexions that meet their current and future needs on the newly created northern lot.

If Council is inclined, with North Shore Connections being a non-profit society, Council can waive permit and subdivision application fees associated with the development of the new North Shore Connexions facility. Staff are proposing that Council endorse waiving of subdivision application fees, permit application fees and any associated administration fees but not waive costs and charges where there is a hard costs such as service connections

and Development Cost Charges. A suitable resolution is included in the recommendation. Waiving of fees would not apply to any development of the southern lot (proposed Lot B).

The proposed subdivision configuration is shown below.



The proposed subdivision dimensions are provided below. Both the proposed lots exceed depth and area to create two RS3 lots but both are deficient in lot width.

	RS3 ZONE	LOT A	LOT B
Lot Width	18 m (59.06 ft)	14.8m (48.5 ft)	14.8m (48.5 ft)
Lot Depth	34 m (111.5 ft)	53 m (174 ft)	55m (180 ft)
Lot Area	660 m ² (7104 sq ft)	768m ² (8,267 sq ft)	797m ² (8579 sq ft)

ANALYSIS:

Zoning Bylaw Compliance:

The proposed subdivision requires the following variances for proposed Lots A and B:

Regulation	Required	Proposed	Variance
Lot Width (Lot A)	18m (59.06 ft)	14.8m (48.5 ft)	3.2m (10.5 ft)
Lot Width (Lot B)	18m (59.06 ft)	14.8m (48.5 ft)	3.2m (10.5 ft)

Subdivision Proposal:

The proposed lots are 14.8m wide (measured 9m back from the front of the lot) and 768m² and 797m² in area. The proposed frontage of these lots, where each lot meets Capilano Rd,

is 15.22m. Each proposed lot is relatively deep at 53m or 55m. These lots are not considered “small lots” under the Approving Officer’s best practices discussed at the Council Committee of the Whole on November 5, 2013. During that discussion on subdivision best practices, the initiatives applicable to “small lots” (i.e. 50% block face) don’t apply but the initiatives such as unique house design and access do apply. Lots in this neighbourhood are generally larger with some variety in width and layout. Many lots along Capilano Road have dense hedging, fences and trees screening them from Capilano Road masking the appearance of a distinct lot pattern character. With a 30m frontage the existing lot is larger than most in the block which ranges between 15m, 17m, 21-22m and 30m. The proposal for two lots exceeding the required lot area and depth, each with a 15.22m frontage (14.8m “width” measured 9m back as per the zoning bylaw) appears to fit reasonably well into the block.

Access:

The Transportation Department has required that access be shared via a driveway from Edgewood Road to ensure no new driveways are located on Capilano Road. A cross access easement will be required as a condition of subdivision and the engineering drawings are proposing the shared driveway be constructed with permeable pavers. No changes are proposed to the existing signalized pedestrian crosswalk at Capilano Road but there are upgrades planned for sidewalks and wheelchair letdowns adjacent to the site.

Trees:

A professional arborist determined that eight (8) trees on the eastern side of the property and a row of cedar hedging on the southeast portion of the property will need to be removed in order to provide for driveway access. One spruce tree within the building envelope of Lot B and another row of hedging cedars along the northern edge of Lot A’s building envelope also require removal.

The District Arborist reviewed the report and requested that the project arborist review 4 trees adjacent to the proposed driveway. An addendum report examined these trees in more detail and identifies that the root systems of these trees are quite shallow and the impact from the driveway construction would likely result in damage to these trees. The District Environment Department has reviewed this addendum report and agrees with the removal of these trees. Twelve (12) trees within or adjacent to the subdivision parcel will be retained and protected throughout the development process. Should the variance be approved tree replacement will be determined through the subdivision approval process.

General:

The new houses proposed for the Lots A and B will be sited and sized in conformance with the RS3 Zoning regulations. On-site parking for two cars will need to be provided for each of the two new houses with a third parking space required for any house proposed to include a secondary suite. All parking will be located at the rear of the lots off the shared driveway. A covenant will be required to ensure unique designs for each dwelling.

CONCURRENCE:

The application has been reviewed by the Engineering, Transportation Planning, Environment, and Building Departments.

The Engineering Department notes that Servicing Plan revisions which will be a condition of final subdivision approval. Development Cost Charges are estimated at \$15,507.23 and will payable at the time of subdivision.

The Environment Department notes that there is knotweed on the site and the applicant is to submit a plan for the removal and treatment of the invasive species. A condition of subdivision approval would be the submission of this plan and a security deposit for the required work.

PUBLIC INPUT:

An information letter was sent out to 41 neighbours within a 75m radius and the Edgemont/ Upper Capilano Community Association. The Community Association responded that they had no objections to the application.

Four responses have been received representing three neighbouring addresses. One immediate adjacent neighbour asked questions regarding tree removal, setbacks and height and these questions were answered by staff. The other responses were opposed to the variance siting opposition to a reduction in lot width.

Municipal notification advising that Council will be considering issuance of a Development Variance Permit will be sent to the adjacent property owners and the Community Association. Response to the notification will be provided to Council prior to consideration of this application.

CONCLUSION:

Staff are supportive of the lot width variance to allow for the subdivision of this lot noting that the proposed lots exceed the required RS3 size, an adequate buildable area will be created for each lot, no driveway access will be permitted from Capilano Road and there is some variety of lot frontage in the block. The Approving Officer will require covenants ensuring unique house design for each lot as part of the subdivision process. The shared driveway will provide parking behind the houses and be constructed in permeable paving.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 42.13 (Attachment A) to allow for the subdivision and waive application fees; (staff recommendation) or;
2. Issue Development Variance Permit 42.13 (Attachment A) to allow for the subdivision and not waive application fees;
3. Deny Development Variance Permit 42.13 including the associated variance.



Casey Peters
Planning Assistant

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 VARIANCE PERMIT 42.13

This Development Variance Permit 42.13 is hereby issued by the Council of The Corporation of the District of North Vancouver to North Shore Connexions Society to allow for the subdivision of 4410 Capilano Road legally described as Amended Lot 1 (see 217960L) Block 5 District Lot 596, Plan 7375 (010-646-205) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under subsection 922(1)(b) of the Local Government Act:
1. The minimum lot width for Lots A and B is reduced from 18m (59.06 ft) to 14.8m (48.5 ft).
 2. The relaxation above applies only to the subdivision layout as illustrated on the attached plan (42.13 A).
- B. The following requirement is imposed under subsection 926(1) of the Local Government Act:
1. Substantial completion of the subdivision requirements as determined by the Approving Officer shall occur within two years of the date of this permit or the permit shall lapse.




Mayor

Municipal Clerk

Dated this day of , 2014



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>January 20, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.2		
 Dept. Manager	 GM/ Director	 CAO

The District of North Vancouver REPORT TO COUNCIL

January 7, 2014
File: 01.0115.30/002.000

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: **Reconsideration of Remedial Action Requirement - 1576 Merlynn Crescent**

RECOMMENDATION:

THAT the report from the Municipal Clerk regarding Reconsideration of Remedial Action Requirement – 1576 Merlynn Crescent dated January 7, 2014 be received for information.

REASON FOR REPORT:

To provide Council with background information on a request for reconsideration by the subject of a remedial action requirement.

BACKGROUND:

Council issued the following remedial action requirement at the December 9, 2013 regular meeting of Council:

THAT:

1. *Council declares, pursuant to section 73 of the Community Charter, SBC 2003 c. 26, that the property, legally described as:*

1576 Merlynn Crescent, PID: D-9772-20: Lot 20, Block D, Westlynn Plan 9772

(the "Property") is in and creates an unsafe condition due to slope stability.

2. *Council hereby imposes the following remedial action requirements (the "Remedial Action Requirements") on Mr. Mostafa Madaninejad and Ms. Fatemeh Khosravi-Amiri, the registered owners (the "Owners") to address and remediate the above unsafe condition:*

1. *Select a remediation plan option and indicate to the District in writing the selected option by January 15, 2014 and submit all necessary permit applications to the District by February 15, 2014.*

2. *Complete the work in accordance with the selected remediation plan and issued permits by April 30, 2014.*
3. *The Owner's Qualified Professional must provide a report to the District within three weeks following completion of the work, certifying the safe condition of the slope.*
4. *Council hereby directs that in the case of failure of the Owner to comply with the Remedial Action Requirements, then:*
 - a. *The District, its contractors or agents may enter the Property and may carry out the following remedial actions:*
 - i. *Generally restore the Property to a safe condition (Option A: 1582 Remediation Plan and Option A: 1576 Remediation Plan) to the satisfaction of the Chief Building Official; and*
 - ii. *For the foregoing purposes may retain the services of a professional engineer to provide advice and certifications;*
 - b. *The charges incurred by the District in carrying out the aforementioned remedial actions will be recovered from the Owner as a debt; and*
 - c. *If the amount due to the District under 4(b) above is unpaid on December 31st in any year then the amount due shall be deemed to be property taxes in arrears under section 258 of the Community Charter.*

The *Community Charter* allows the subject of a remedial action requirement to request that Council reconsider the requirement if the request is received by the local government within fourteen days of the date on which the notice of remedial action requirement was sent to the property owner.

The attached request from the lawyer for the owners of 1576 Merlynn Crescent meets this requirement so Council is required to provide an opportunity for them to make representations. Council must hear the representations and then may confirm, amend, or cancel the remedial action requirement. Notice of the reconsideration decision is then served upon the owners in the same manner as the original notice.

EXISTING POLICY:

Part 3, Division 12 of the *Community Charter* is the relevant legislation.

OPTIONS:

Council must hear representations from the subject. Afterwards Council may confirm, amend, or cancel the remedial action requirement.

**SUBJECT: Reconsideration of Remedial Action Requirement - 1576 Merlynn
Crescent**

January 7, 2014

Page 3

Respectfully submitted,


James Gordon
Municipal Clerk

Attachments: December 24, 2013 letter from lawyer of property owner
 December 10, 2013 letter to property owners
 December 5, 2013 staff report

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: _____

Straith Litigation Chambers

Barristers and Solicitors

Straith Law Corporation
Ocean House (Pacific)
6438 Bay Street
West Vancouver, BC V7W 1G9
Phone: (604) 921-1272
Fax: (604) 921-1867
e-mail: joe.strathlit@gmail.com

December 24, 2013

North Vancouver District
355 West Queens Road
North Vancouver, British Columbia
V6Z 2S9
Attention: James A. Gordon CMC
Municipal Clerk



Dear Mr. Gordon;

RE: 1567 Merlynn Crescent- Remedial Action Requirement Order

We are counsel for the property owners with the civic address of 1576 Merlynn Crescent, North Vancouver, Mostafa Madaninejad and Ms. Fatemeh Khosravi-Amiri.

We have just been retained as counsel in this matter. We have had a preliminary review of the documents yesterday.

We understand that a Remedial Action Requirement Order has been granted by counsel for the District of North Vancouver on December 9, 2013 with respect to the property and that is fully set out in your December tenth 2013 letter which is attached as a schedule to this notice.

Our clients did not have proper notice of this request to Council.

We write to advise that pursuant to section 78 of the Community Charter, S.B.C. 2003, c.26

That we are seeking a reconsideration of this remedial order granted on December 9, 2013.

We would like to be provided with all background material with respect to these lands, including all staff reports and engineering studies that address this property and the area immediately downslope of this property. That way we can fully consider and canvas the issue and the need for this alleged urgent need for remediation. This will allow to more fully consider our position and advise our clients .

We will make are more formalized request to DNV staff concerning information we require.

We will make further submissions but wish to advise as background, the following facts:

1. Our clients have resided continuously in this property since 1997 and it is in conformity with both the district bylaws, and any other legal requirements. There is been no modifications and/or changes to either the structure or the lands.
2. There is been no modification to the slope.
3. Our clients are seniors and have limited financial resources.
4. There is been cost estimates of up to 200,000 dollars for this remedial work.
5. The District of North Vancouver has proposed a tarping option on an interim basis until this remedial work can be undertaken.

We fail to see the urgency to this matter. Given that the existing situation has on an ongoing for 50 years. Should there be danger to our client's property, we would like for staff to advise immediately.

Could you please acknowledge receipt of this request for an extension under section 78 of the Community Charter.

Thank you in advance.

Yours truly
Straith Litigation Chambers;

A handwritten signature in black ink, appearing to read 'K. Joseph Spears', is written over a horizontal line. The signature is stylized and cursive.

cc. Client



December 10, 2013
File: 09.4000.30/000.001

Mr. Mostafa Madaninejad and Ms. Fatemeh Khosravi-Amiri
1576 Merlynn Cres
North Vancouver, BC V7J 2X9

Dear Sir/Madam:

Re: 1576 Merlynn Crescent – Remedial Action Requirement Order

This is to advise that on December 9, 2013 the Council for the District of North Vancouver considered the December 5, 2013 report of the Public Safety Section Manager regarding 1576 Merlynn Crescent, North Vancouver. Council subsequently passed the following resolution:

THAT:

1. *Council declares, pursuant to section 73 of the Community Charter, SBC 2003 c. 26, that the property, legally described as:*

1576 Merlynn Crescent, PID: D-9772-20: Lot 20, Block D, Westlynn Plan 9772

(the "Property") is in and creates an unsafe condition due to slope stability.

2. *Council hereby imposes the following remedial action requirements (the "Remedial Action Requirements") on Mr. Mostafa Madaninejad and Ms. Fatemeh Khosravi-Amiri, the registered owners (the "Owners") to address and remediate the above unsafe condition:*

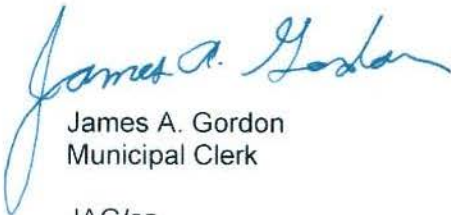
1. *Select a remediation plan option and indicate to the District in writing the selected option by January 15, 2014 and submit all necessary permit applications to the District by February 15, 2014.*
2. *Complete the work in accordance with the selected remediation plan and issued permits by April 30, 2014.*
3. *The Owner's Qualified Professional must provide a report to the District within three weeks following completion of the work, certifying the safe condition of the slope.*
4. *Council hereby directs that in the case of failure of the Owner to comply with the Remedial Action Requirements, then:*
 - a. *The District, its contractors or agents may enter the Property and may carry out the following remedial actions:*

- i. *Generally restore the Property to a safe condition (Option A: 1582 Remediation Plan and Option A: 1576 Remediation Plan) to the satisfaction of the Chief Building Official; and*
- ii. *For the foregoing purposes may retain the services of a professional engineer to provide advice and certifications;*
- b. *The charges incurred by the District in carrying out the aforementioned remedial actions will be recovered from the Owner as a debt; and*
- c. *If the amount due to the District under 4(b) above is unpaid on December 31st in any year then the amount due shall be deemed to be property taxes in arrears under section 258 of the Community Charter.*

The time limit for a written notice of a request for Council to reconsider the Remedial Action Requirements is set at 14 days, commencing December 13, 2013.

Please note that the person subject to the remedial action order, or the owner of the land where the required action is to be carried out, may request reconsideration by council in accordance with section 78 of the *Community Charter*. A request that Council reconsider the remedial action requirement must be provided to the Clerk's office, in writing, within 14 days of December 13, 2013. As stated in the resolution, if the remedial action requirement is not completed by the date specified, the District of North Vancouver may commence legal proceedings or may take action at the owner's expense as per section 17 of the *Community Charter*.

Regards,



James A. Gordon
Municipal Clerk

JAG/ca

cc: Gavin Joyce, General Manager – Engineering, Parks & Facilities
Brett Dwyer, Chief Building Official
Michelle Weston, Public Safety Section Manager

encl: December 5, 2013 report of the Public Safety Section Manager.

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

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

December 5, 2013

File:

AUTHOR: Michelle Weston

SUBJECT: Remedial Action Requirements - 1576 Merlynn Crescent: Unsafe Condition

RECOMMENDATION:

That Council pass the following Resolutions:

1. Council declares, pursuant to section 73 of the *Community Charter*, SBC 2003 c. 26, that the property, legally described as:

1576 Merlynn Crescent, PID: D-9772-20, Lot 20 Block D Westlynn Plan 9772

(the "Property") is in and creates an unsafe condition due to slope stability.

2. Council hereby imposes the following remedial action requirements (the "Remedial Action Requirements") on, Mr. Mostafa Madaninejad and Ms. Fatemeh Khosravi-Amiri the registered owners (the "Owners") to address and remediate the above unsafe condition:
 1. Select a remediation plan option and indicate to the District in writing the selected option by January 15, 2014 and submit all necessary permit applications to the District by February 15, 2014.
 2. Complete the work in accordance with the selected remediation plan and issued permits by April 30, 2014.
 3. The Owner's Qualified Professional must provide a report to the District within 3 weeks following completion of the work, certifying the safe condition of the slope.
 4. Council hereby directs that in the case of failure of the Owner to comply with the Remedial Action Requirements, then:

- a. the District, its contractors or agents may enter the Property and may carry out the following remedial actions:
 - i. generally restore the Property to a safe condition (Option A: 1582 Remediation Plan and Option A: 1576 Remediation Plan) to the satisfaction of the Chief Building Official; and
 - ii. for the foregoing purposes may retain the services of a professional engineer to provide advice and certifications;
- b. the charges incurred by the District in carrying out the aforementioned remedial actions will be recovered from the Owner as a debt; and
- c. if the amount due to the District under 4(b) above is unpaid on December 31st in any year then the amount due shall be deemed to be property taxes in arrears under section 258 of the *Community Charter*.

REASON FOR REPORT:

To address an unsafe condition related to slope stability on the property of 1576 Merlynn Crescent by ordering remedial action requirements to restore the slope to a safe condition to mitigate landslide risk.

BACKGROUND:

The District's adopted landside risk tolerance for existing development is 1:10,000 for Tolerable properties and 1:100,000 for Broadly Acceptable properties. The District has approximately 110 properties where landslide risks meet existing development but exceed the criteria for new development.

1576 Merlynn Crescent was rated as Tolerable during the 2008 Landslide Risk Assessment. The District retained Horizon Engineering to evaluate the slope condition of the property in 2013 and other adjacent properties of the crest of the escarpment. Horizon Engineering rated the Landslide Hazard Likelihood rating as High and Qualitative Risk Rating as Very High for 1576 Merlynn Crescent (Attachment A). The Property was reevaluated in a Quantitative Risk Assessment by BGC Engineering in 2013. According to the District risk criteria, the property still falls within the Tolerable range as the landslide runout path is predicted to impact Carmaria Court Road and Utilities infrastructure and not a home. The landslide risk potential for loss of life is limited to the potential for the landslide to impact one of the Carmaria Court residents driving a car on the road. Nine homes are accessed from Carmaria Court and would be inaccessible if a landslide blocks the road. The District staff have requested the Owners to mitigate the risk of landslide based on the potential of the landslide impacting the road and causing potential injury to drivers on the road. Engineering staff and BGC

SUBJECT: Remedial Action Requirements -1582 Merlynn Crescent, Unsafe condition

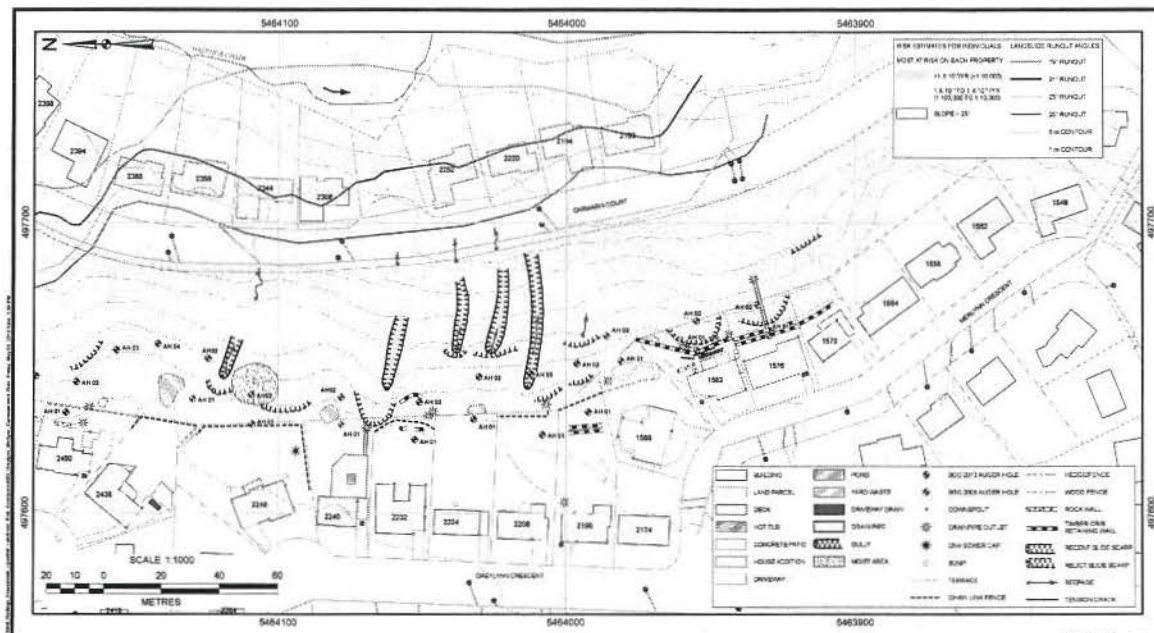
Page 3

Engineering met with Carmaria Court homeowners on May 23, 2013 to discuss and disclose the landslide risk.

This property is not connected to the storm network. The District has developed cost estimates and a rear yard option to provide storm connections to the properties along Merlynn Crescent at the crest of the slope. The District will continue to work with homeowners on the crest of the slope to obtain access for a rear yard storm connection in 2014.



Location of Properties



Quantitative Risk Assessment BGC 2013

Both geotechnical consultants retained by the District provided the same recommendation of removing the fill load and the removal/replacement of the retaining walls on the property for landslide mitigation.

The Owners were provided copies of geotechnical reports relating to the slope stability of the property on May 23, 2013 and met with BGC Engineering and District Staff to interpret reports. At that time the property owners were requested to voluntarily:

“Submit a plan, prepared by a Qualified Professional retained by you, to address and remediate the unsafe slope stability condition by removing backyard fill and the retaining wall on the Property (the “Remediation Plan”), acceptable to the District’s General Manager, Parks and Engineering Services, (the “General Manager”), by no later than August 1, 2013; and,

Perform the remedial work required by the Remediation Plan. This work must be commenced within 30 days of the approval of the Remediation Plan by the General Manager and must be completed in accordance with the Remediation Plan and to the satisfaction of the General Manager by no later than October 15, 2013.”

The Owners complied with this request and retained Horizon Engineering to develop remediation plan. The District received the remediation plan (Attachment B) on November 15, 2013 and notified the homeowners that all of the presented options were acceptable with Option A meeting the remediation requirements.

ANALYSIS:

The landslide risk to residents using Carmaria Court road creates an unsafe condition. The remediation order is needed to insure that the risk of landslide impacting the road is mitigated.

The Owners are currently obtaining price estimates from contractors on the scope of work for each remediation plan option. The cost of the remediation to each property is estimated to start at \$75,000-\$100,000 based on the amount of fill needed to be removed from the slope and the difficulty of access to the rear yards. The Owners have indicated limited financial ability to be able to fund the remediation needed on the Property.

An alternative of a debris fence being constructed at the base of the slope was explored. Preliminary cost estimates to design and install the fence start at \$150,000. Installation of a fence would not stop the impending landslide from occurring and clean-up costs would be additional once the landslide occurred.

EXISTING POLICY:

Section 72 of the Community Charter authorizes local governments to impose "remedial action requirements" with respect to hazardous conditions and declared nuisances. Council can require a person to remove, demolish, alter, or otherwise deal with the matter in accordance with the directions of Council or a person authorized by Council.

Section 73 of the Charter specifically authorizes local councils to impose a remedial action requirement where council considers a "matter or thing is in or creates an unsafe condition or the matter or thing contravenes the provincial building regulations or a bylaw under section 8(3)(1) of Division 8 [building regulation] of this Part."

The resolution imposing a remedial action requirement must specify a time by which the required action must be taken which must be at least 30 days after notice of the order is sent. If the person wishes to appeal, they have 14 days to request reconsideration by Council.

If the remedial action requirements are not completed within the time permitted, the District can complete the requirements at the expense of the property owner (per s. 17 of the Charter). If the costs are unpaid at the end of the year, they may be added to the property taxes (s. 258).

Timing/Approval Process:

The District has requested the homeowners notify the District of a decision on which alternative is chosen by January 15, 2014. The Community Charter requires that the deadline cannot be earlier than 30 days after the notice of the remedial action requirements is sent to the owner. The work should be completed by April 30, 2014.

Concurrence:

The Municipal Solicitor has reviewed the recommendations.

Financial Impacts:

In the case of default, the District may undertake the remedial action requirements at the expense of the owner and recover the costs as a debt (s. 17 of the Charter). If the debt remains unpaid on December 31, the amount may be added to the property taxes (s. 258 of the Charter).

The homeowners, as seniors have indicated a limited financial ability to carry out the remediation. In recognition of the financial limitations of the homeowners, the District has provided \$2,000 in geotechnical assistance towards development of the remediation plan, has waived permit fees and is providing a location to dump fill for the remediation. The District has offered to tarp the property to lessen the risk of landslide prior to the remediation. This offer has not been accepted by the homeowners of 1576 Merlynn Crescent.

Conclusion:

A remedial action order is required from Council to ensure that remediation to mitigate landslide risk is addressed.



Michelle Weston
Section Manager, Public Safety

REVIEWED WITH:

- ☐ Sustainable Community Dev. _____
- ☐ Development Services _____
- ☐ Utilities _____
- ☐ Engineering Operations _____
- ☐ Parks & Environment _____

- ☐ Clerk's Office _____
- ☐ Communications _____
- ☐ Finance _____
- ☐ Fire Services _____
- ☐ ITS _____

External Agencies:

- ☐ Library Board _____
- ☐ NS Health _____
- ☐ RCMP _____
- ☐ Recreation Com. _____

SUBJECT: Remedial Action Requirements -1582 Merlynn Crescent, Unsafe condition

Page 7

<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:	_____



HORIZON
ENGINEERING INC

Attachment A
Unit 1
2433 I
North Vancouver, BC
Canada V7H 0A1
Fax 604-990-0583
www.horizoneng.ca

April 4, 2013

Our File: 112-3072

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: Michelle Weston

**Re: Slope Stability Assessment
West Hastings Escarpment, North Vancouver, BC
Geotechnical Investigation Report**

1.0 INTRODUCTION

This document reports on the results of the geotechnical assessment carried out at the West Hastings Escarpment in North Vancouver and provides geotechnical comments and recommendations regarding slope stability. The scope of this assessment included a general site reconnaissance, subsequent detailed site investigation at three areas of concern, slope stability analyses of these selected areas, and preliminary runout analyses and risk assessment. This report is prepared in conformance with our proposed scope of services, dated May 4, 2012. Authorization to proceed was received on May 11, 2012. Subsequently, the scope of services was increased to include more detailed runout analyses and risk assessment for selected properties located at the toe of the subject slope.

2.0 SITE DESCRIPTION

The West Hastings Escarpment is located in the Westlynn Terrace area of North Vancouver, as shown on Figure 1 (attached following the text of this document) and is approximately 500 metres (1,600 feet) in length (north-south) and approximately 40 to 60 metres (130 to 200 feet) in width (east-west). This area is bounded by residential properties off of Merlynn Crescent, Greylynn Crescent, and Lauralynn Drive to the west, Carmaria Court with residential properties and Hastings Creek beyond to the east, and residential developments to the north and south. This area is also known as Hastings Park and is currently undeveloped and forested.

Topography within the park generally slopes down from west to east and comprises moderate to steep upper slopes and gentle to moderate lower slopes, with an existing Lock Block retaining wall that retains a road cut on the west side of Carmaria Court at the south portion of the site. Topography west of the site is generally flat and sloping gently down to the south, while topography east of the site is generally flat to gently sloping down to the south across Carmaria Court and adjacent building areas and then moderately to steeply sloping down to Hastings Creek.

At the times of our site visits, the properties at the crest of the West Hastings Escarpment were generally developed with one to two storey houses at the central portion of the sites. The west portions of the properties were generally developed with both soft and hard landscaping. The back yard areas situated at the east portions of these properties were typically developed with soft landscaping from the houses to the slope crest, with the balance consisting of undeveloped forested terrain. Some properties were noted to have wood retaining walls near the crest of the slope. The properties at the crest of the West Hastings Escarpment slope that were reviewed as part of the current assessment include:

- 1552, 1558, 1564, 1570, 1576, 1582, and 1588 Merlynn Crescent,
- 2190, 2208, 2224, 2232, 2240, and 2248 Greylynn Crescent, and
- 2438, 2450, 2474, 2486, 2498, 2510, 2526, 2542, 2558, 2574, 2590, and 2602 Lauralynn Drive.

At the toe of the slope, all properties on Carmaria Court (i.e., 2180 through 2424 Carmaria Court) were considered with respect to the effects of upslope conditions.

3.0 BACKGROUND INFORMATION

3.1 Reference Documents

We have read and interpreted the following reports that were provided to us for relevant background information:

- 'Westlynn and Pemberton Heights Escarpments: Preliminary Landslide Hazard Assessment' report prepared by BGC Engineering Inc., dated November 29, 2007
- 'District of North Vancouver: 2009 Landslide Risk Assessment For Select Escarpment Slopes' report prepared by BGC Engineering Inc., dated January 4, 2010
- 'District of North Vancouver: Landslide Risk Summary' report prepared by BGC Engineering Inc., dated November 12, 2010

Based on the above published information by BGC Engineering, the properties at the crest of the Hastings Park slopes for which a landslide hazard is identified are understood to have previously assessed risk levels of "Broadly Acceptable" (i.e., 1588 Merlynn Crescent, 2240 and 2448 Greylynn Crescent, and 2438, 2558, 2574, 2590, and 2602 Lauralynn Drive) or "Tolerable" (i.e., 1576 and 1582 Merlynn Crescent) per the District of North Vancouver's Risk Tolerance Criteria.

It should be noted that Horizon Engineering has previously issued the following documents pertaining to properties that are within the subject site:

- Geotechnical Comments - Proposed Foundation Drainage Discharge at 2498 Lauralynn Drive, North Vancouver, BC - Site Reconnaissance July 6, 2012 (dated July 11, 2012),
- Geotechnical Comments - Linear Ground Depressions at 1582 Merlynn Crescent, North Vancouver, BC (dated April 27, 2012),
- Geotechnical Comments - Slope Stability Reconnaissance at 1570, 1576, and 1588 Merlynn Crescent, North Vancouver, BC (dated May 22, 2012), and

- Geotechnical Investigation Report - Landslide Investigation and Remediation at 2248 Greylinn Crescent, North Vancouver, BC (dated May 24, 2008, which pertains to a landslide caused by an upslope water main break).

The District of North Vancouver's online GeoWeb Geographical Information System was referenced to obtain aerial photos, building footprint locations, and topographic contours, the latter of which is understood to be based on aerial LiDaR (Light Detection and Ranging) mapping. Survey data collected by the District of North Vancouver in March, 2013 was also referenced, as described in Section 6.3.

3.2 Geological Survey of Canada

Based on information provided by the Geological Survey of Canada, the subsurface materials at the subject site are expected to be Capilano Sediments, comprising "raised deltaic and channel fill medium sand to cobble gravel up to 15 metres thick deposited by proglacial streams and commonly underlain by silty to silty clay loam" (Geological Survey of Canada: Surficial Geology of Vancouver, Map 1486A). These expected soil conditions have been previously observed in the general vicinity of the subject site and have generally been found to be in a dense to very dense / very stiff to hard state.

3.3 Seismic Hazard Calculation

Based on published information in the 2012 edition of the British Columbia Building Code (Division B - Appendix C), seismic events with 2% and 10% probabilities of exceedance in 50 years for the subject site would have peak ground accelerations of 0.429g and 0.226g, respectively, where g is the gravitational acceleration. This peak ground acceleration is for firm ground conditions and assumed to have no vertical acceleration component. The published 5% damped horizontal spectral acceleration values for North Vancouver for different natural periods associated with the aforementioned peak ground accelerations are presented in Table 1.

Table 1: 2012 BCBC Design Ground Motions

Probability of Exceedance in 50 Years	Sa(0.2)	Sa(0.5)	Sa(1.0)	Sa(2.0)
2%	0.866	0.603	0.322	0.169
10%	0.456	0.314	0.166	0.085

3.4 District of North Vancouver

Based on the District of North Vancouver's online GeoWeb Geographical Information System, the houses on the subject properties were constructed between 1958 and 1978 (85% were constructed in 1958). The only property for which a storm sewer connection is listed or shown is 1582 Merlynn Crescent; the balance of the properties are not listed as being connected to the municipal storm sewer, which is shown graphically to exist on Merlynn Crescent.

None of the subject properties west of the West Hastings Escarpment are identified as being within Natural Environment, Creek Hazard, or Streamside Protection Development Permit Areas; however, the east portions of some of these properties are identified as being within a Slope Hazard Development Permit Area.

4.0 SITE INVESTIGATIONS

4.1 Previous Site Investigations

4.1.1 *Geotechnical Reconnaissances at 2248 Greyllynn Crescent*

On April 12, 2006, Ms Karen Savage, P.Eng. and Mr Robert Ng, P.Eng. of Horizon Engineering attended 2248 Greyllynn Crescent and the adjacent slope, accompanied by Mr Ariel Estrada, P.Eng. of the District of North Vancouver. This initial site visit was carried out in order to provide recommendations pertaining to public safety following a landslide that occurred on April 9, 2006, which was caused by an upslope water main break. A subsequent site reconnaissance was carried out on April 20, 2006 by the above Horizon engineers to collect landslide geometry measurements, observe surficial soil characteristics, and develop remediation strategies.

4.1.2 *Geotechnical Reconnaissance at 1582 Merlynn Crescent*

On April 27, 2012, Mr Robert Ng, P.Eng. of Horizon Engineering attended 1582 Merlynn Crescent to carry out a geotechnical reconnaissance to make observations and collect measurements pertaining to linear ground depressions that were reported at the site. A reconnaissance of the upper slope adjacent to the property was also carried out during this site visit.

4.1.3 *Foundation Drainage Reconnaissance at 2498 Lauralynn Drive*

On July 6, 2012, Mr Robert Ng, P.Eng. and Ms Pamela Bayntun, P.Eng. of Horizon Engineering attended 2498 Lauralynn Drive to carry out a geotechnical reconnaissance with regard to foundation drainage discharge near the subject slope crest. Observations of topography, surficial soil conditions, erosion, slope stability, and existing drainage conditions were collected during the site visit.

4.1.4 *Slope Stability Reconnaissance at 1570, 1576, and 1588 Merlynn Crescent*

On April 27, 2012, Mr Robert Ng, P.Eng. and Ms Pamela Bayntun, P.Eng. of Horizon Engineering attended 1570, 1576, and 1588 Merlynn Crescent to carry out a geotechnical reconnaissance with regard to slope stability. Observations of topography, surficial settlement, surficial soil conditions, and slope stability were collected during the site visit. A reconnaissance of the upper slope adjacent to the properties was also carried out during the site visit.

4.2 Geotechnical Reconnaissance

On May 9, 2012, Ms Pamela Bayntun, P.Eng. of Horizon Engineering attended the subject site to carry out a geotechnical reconnaissance and to carry out a peer review of the concurrent geomorphological site investigation. The portions of the accessible subject properties at the crest of the West Hastings Escarpment were assessed, and observations of topography, slope stability conditions, drainage, and groundwater seepage were made. Several properties were inaccessible; however, observations from adjacent properties were made wherever possible. A subsequent

geotechnical reconnaissance was carried out on January 24, 2013 by Ms Pamela Bayntun and Ms Karen Savage, P.Eng. of Horizon Engineering to 'ground truth' preliminary results of the slope stability analyses.

After issuing a draft version of this report, our scope of services was increased as described in Section 6.3. The increased scope warranted an additional geotechnical and geomorphological reconnaissance to refine the landslide hazards at the site, which was carried out on March 13, 2013 by Ms Pamela Bayntun, P.Eng. of Horizon Engineering and Mr Pierre Friele, M.Sc., P.Geo. of Cordilleran Geoscience.

4.3 Geomorphological Site Investigation

In order to obtain an understanding of the potential natural hazards at the subject site, a geomorphological site investigation was carried out concurrently with the May 9, 2012 geotechnical reconnaissance by Mr Pierre Friele, M.Sc., P.Geo. of Cordilleran Geoscience. This involved conducting traverses of the sloping terrain within the site and providing peer review to aspects of the geotechnical assessment. As described above, Mr Friele re-attended the site on March 13, 2013 to refine the landslide hazards at the site.

4.4 Subsurface Investigations

During the geotechnical reconnaissances and the geomorphological site investigation, multiple suspected active or ancient landslide scarps were identified within the subject site at three main locations, as shown on Figure 2 and as further described in Section 4.5 below. The first suspected landslide scarp intersects 1564 to 1582 Merlynn Crescent, the second intersects 2190 and 2208 Greylynn Crescent, and the third intersects 2574 to 2590 Lauralynn Drive. These three areas of concern were the focus of the subsurface investigations described below, as well as subsequent slope stability analyses, which are described in Section 5.0. It should be noted that the suspected ancient landslide scarp shown on Figure 2 intersecting 1552 and 1558 Merlynn Crescent appeared to be inactive and had been previously stabilized by retention at the toe of the slope; therefore, further analysis of this area was not judged to be required at this time.

4.4.1 *WildCat Dynamic Cone Penetration Tests*

On July 24, 2012 Mr Adam Jessop of Horizon Engineering and Mr Ben Tam of HE Testing attended the subject site to carry out the first portion of the subsurface investigation. One WildCat Dynamic Cone Penetration Test, labelled WCT12-1, was advanced at the east portion of 1576 Merlynn Crescent. On August 1, 2012 Mr Adam Jessop and Ms Alisa Andreeva of Horizon Engineering attended the subject site to carry out the second portion of the subsurface investigation. One WildCat Dynamic Cone Penetration Test, labelled WCT12-2, was advanced at the east portion of 2190 Greylynn Crescent, while a second WildCat Dynamic Cone Penetration Test, labelled WCT12-3, was advanced at the central portion of 2574 Lauralynn Crescent. WildCat Dynamic Cone Penetration Tests were advanced to depths of approximately 0.8 to 5.1 metres (2 feet 7 inches to 16 feet 9 inches) below existing grades.

Based on the WildCat DCPT sounding data, the compactness of the subsurface materials at these locations was determined to be:

- WCT12-1
0 - 3.0 metres (0 - 9 feet 10 inches) depth very loose to loose
3.0 - 5.0 metres (9 feet 10 inches - 16 feet 5 inches) loose to compact
5.0 - 5.1 metres (16 feet 5 inches - 16 feet 9 inches) dense to very dense
- WCT12-2
0 - 0.2 metre (0 - 8 inches) depth very loose to loose
0.2 - 0.4 metre (8 inches - 1 foot 4 inches) compact
0.4 - 0.8 metre (1 foot 4 inches - 8 feet 7 inches) dense to very dense
- WCT12-3
0 - 0.9 metre (0 - 3 feet) depth very loose
0.9 - 1.0 metre (3 feet - 3 feet 3 inches) compact
1.0 - 1.1 metre (3 feet 3 inches - 3 feet 7 inches) very dense

WildCat test hole locations are approximately shown on Figure 2 and detailed descriptions of the inferred soil compactness encountered at the WildCat penetration test locations are provided on the attached logs. This investigation was to have included manually-excavated test pits but was curtailed due to the presence of a bear.

4.4.2 Test Pits

On January 10, 2013, Ms Alisa Andreeva and Mr Clive Clarke of HE Testing attended the subject site to carry out the third and final portion of the subsurface investigation. Three manually excavated test pits, labelled TP13-1 through TP13-3, were advanced on the sloping terrain east of 2190 Merlynn Crescent to depths of approximately 0.9 to 1.4 metre (3 feet to 4 feet 7 inches) below existing grades. Test pit locations are approximately shown on Figure 2.

The soil stratigraphy encountered at the test pit locations was found to comprise:

- TP13-1
0 - 0.5 metre (0 - 1 foot 9 inches) depth topsoil
0.5 - 1.0 metre (1 foot 9 inches - 3 feet 4 inches) sandy silt
1.0 - 1.1 metre (3 feet 4 inches - 3 feet 6 inches) sand
- TP13-2
0 - 0.3 metre (0 - 1 foot) depth topsoil
0.3 - 1.4 metre (1 foot - 4 feet 6 inches) sandy silt to silty sand
1.4 - 1.5 metre (4 feet 6 inches - 4 feet 7 inches) sand
- TP13-3
0 - 0.2 metre (0 - 6 inches) depth topsoil
0.2 - 0.9 metre (6 inches - 3 feet) sandy silt

The silty sand to sandy silt was observed to be reddish brown and was inferred to be compact / stiff. The sand was observed to be grey, fine to medium grained, and was inferred to be very dense.



Detailed descriptions of the soil encountered at the test pit locations are provided on the attached logs.

It is noteworthy that the unweathered soil exposed in a landslide scar in 2006 (described in Section 7.3.2) was observed to comprise glacial till-like sand that was inferred to be very dense.

4.5 Slope Assessment

A visual assessment of the ground conditions on the sloping terrain within the subject site was carried out in an effort to identify any ancient, existing, or potential slope stability problems.

Anthropogenic topographic alterations that were observed to have affected the slope include filling at the east portions of properties both at the slope crest and at Carmaria Court near the slope toe, as well as excavation at the Carmaria Court road cut. In addition, a Lock Block retaining wall was observed immediately west of Carmaria Court at the south portion of the subject site, which retains the road cut and which we understand was constructed in 1996 to stabilize a shallow slope failure on the slope to the west. It was also noted that the slope located east of 2248 Greyllyn Crescent that was remediated following the 2006 landslide event (caused by a District of North Vancouver water main failure) had been revegetated, and no further signs of slope instability were noted in this area.

During the geotechnical reconnaissance of the east portions of the properties at the crest of the subject slope and the adjacent District of North Vancouver property to the east, multiple signs of slope movement were observed, as shown in the photographs provided on Figures 3 through 8. These signs included tension cracks and bulging and failing of existing retaining walls (Photographs 1 and 2 on Figure 3, respectively). In addition, linear topographic features were noted, which may correspond to either ancient landslide scarps and / or anthropogenic landscaping features (Photographs 3 and 4 on Figure 4, respectively). Also, pistol butted trees, ground settlement, and a recent landslide scar (estimated to be approximately one to two years old) were observed at the locations shown on Figure 2. Although detailed reconnaissance of each house at the crest of the slope was beyond the current scope, no obvious signs that would indicate movement of the subject houses were noted, including noticeable exterior cracking, noticeable foundation settlement, or signs of slope instability immediately adjacent to the west sides of the houses.

Significant fill materials were observed to be present near the crest of the slope at many of the subject properties, as indicated on Figure 2. At some locations, retaining walls or large stumps at the crest of the slope retained fill materials (Photograph 5 on Figure 5), and yard waste was observed at many locations to be dumped at or over the crest of the slope (Photograph 6 on Figure 5). Household debris was also observed at several locations to be dumped at or over the crest of the slope. The expected presence of fill materials at the crest of the slope is supported by the observation of loose to very loose soil within the upper portions of WildCat Penetration Test holes, as well as by the observation of local oversteepening of the slope at the slope crest. Using handheld equipment, the gradient of the upper slope was measured to vary from about 26 to 39 degrees, and locally as steep as approximately 53°.

Multiple first growth stumps (expected to be of the order of 500 years old) were observed to be present on the subject slope, including at some areas of the upper, middle, and lower portions of the slope (Photographs 5 and 12 on Figures 5 and 8, respectively). Some of these stumps were

observed to be decomposing, and at least one stump located below 1576 Merlynn Crescent was observed to be lying on its side, which suggests that it may have been pushed over the crest of the slope during original site preparation (Photograph 11 on Figure 8) .

4.6 Surface and Groundwater Conditions

During the geotechnical reconnaissance, drain pipes were observed at nine properties located at the crest of the slope, which were directed onto the upper portion of the sloping terrain or onto the portions of the properties located immediately west of the slope crest. These properties include (but are not limited to) the following:

- 1582 Merlynn Crescent,
- 1588 Merlynn Crescent,
- 2208 Greylynn Crescent,
- 2224 Greylynn Crescent,
- 2240 Greylynn Crescent,
- 2486 Lauralynn Drive,
- 2498 Lauralynn Drive (downspouts and foundation drainage) ,
- 2510 Lauralynn Drive (downspouts), and
- 2526 Lauralynn Drive.

Observations were limited by dense vegetation. These drain pipes included 'Big O' or PVC type drain pipes and ceramic drain tiles that are envisaged to provide drainage for foundations, landscaping, and retaining walls (Photograph 7 on Figure 6). Several properties were observed to be directing rainwater downspouts onto the ground (Photograph 8 on Figure 6), and landscaping water features were observed to be located at the crest of the slope at 2526 and 2558 Lauralynn Drive (Photograph 9 on Figure 7). No signs of erosion or concentrated water flow were observed in these areas. The only evidence of concentrated surface water flows were observed downslope of 2248 Greylynn Crescent and 2602 Lauralynn Drive, where we understand that upslope water main breaks in recent years resulted in erosion of the subject slope.

At the times of our site investigations, no groundwater discharge was observed on the upper portions of the subject slope with the exception of minor seepage observed at the slope break located downslope of 2542 Lauralynn Drive. However, significant groundwater discharge was observed on May 9, 2012 during the geotechnical reconnaissance at the toe of the slope immediately west of Carmaria Court and particularly at the north portion of the slope, as shown on Figure 2 and Photograph 10 on Figure 7.

Moist soil conditions were generally observed within the surficial soil; however, seepage was observed at a depth of 1.1 metre (3.5 feet) below existing grade at the location of test pit TP13-2. It is envisaged that the groundwater table is located within the near-surface materials and may be perched on the dense to very dense sand materials as described in Section 4.4.

5.0 SLOPE STABILITY ANALYSIS

5.1 General

A commercially available limit equilibrium slope stability analysis program (XStabl, version 5.204) was used to carry out the analyses for the selected slope profiles under both static and design seismic ground conditions. A Bishop's method of analysis was used to search for the most critical potential circular failure surfaces that could influence the modelled portions of the subject slope.

For the purpose of communicating the comparative stability of a slope, a Factor of Safety may be determined for a given slope condition. A Factor of Safety is based on the ratio of resisting forces to driving forces, where the resisting forces help to stabilize a slope and the driving forces contribute to instability. A Factor of Safety greater than 1.0 would indicate that the slope is more likely to be stable, while a Factor of Safety less than 1.0 would indicate that the slope is likely to be unstable.

In accordance with the District of North Vancouver's document regarding "Natural Hazards Risk Tolerance Criteria" (File: 11.5225.00/000.000; dated November 10, 2009) the following slope stability criteria is presented:

- i) For re-developments involving an increase to gross floor area on the property of less than or equal to 25%:
 - a) under static conditions the slope stability Factor of Safety must be greater than 1.3; and
 - b) under non-static conditions (e.g. for earthquake ground motions) the slope stability Factor of Safety must be greater than 1.0 or predicted ground displacement must be less than 0.15 metre with a 1:475 annual chance of exceedance.
- ii) For new developments and for re-developments involving an increase to gross floor area on the property of greater than 25%:
 - a) under static conditions the slope stability Factor of Safety must be greater than 1.5; and
 - b) under non-static conditions (e.g. for earthquake ground motions) the slope stability Factor of Safety must be greater than 1.0 or predicted ground displacement must be less than 0.15 metre with a 1:2,475 annual chance of exceedance.

Since no development is currently proposed, the analyses were based on a minimum slope stability Factor of Safety of 1.3 under static conditions and 1.0 under seismic conditions. The design seismic condition was based on a seismic event with a 1:475 annual chance of exceedance, which is a 10% probability of exceedance in 50 years.

5.2 Slope Stability Models

The District of North Vancouver provided the topographic map shown on Figure 2, which we understand was developed using LiDAR technology, and which was judged to be suitably detailed for use in the slope stability analyses. It should be noted that we are not in a position to validate all of the slope angles and topographic features shown on this map; however, selected slope angles

and features were confirmed during the geotechnical reconnaissances and the topographic information provided by the District of North Vancouver appeared to be reasonably representative. If more detailed, reliable, and/or accurate topographic survey data becomes available in the future, it may be beneficial to refine the following slope stability analyses if there are significant slope geometry differences.

The locations and elevations of existing houses included in the slope stability models were estimated from aerial photographs acquired from the District of North Vancouver's GeoWeb mapping application and from site observations and measurements by Horizon Engineering.

Three slope profiles (Profiles A, B, and C) were selected for slope stability analyses through the subject slope, the locations of which are shown on Figure 2 and slope profiles for which are shown on Figures 9, 10, and 11, respectively. These slope profile locations were selected because observations were made in these areas of concern that indicated potential slope instability, as described in Section 4.5. It should be noted that a fourth slope profile was prepared (Profile D, shown on Figure 12) due to the presence of localised fill and observed signs of potential slope instability at the slope crest; however, site specific site investigation and slope stability analyses were not carried out on this slope profile due to budget constraints. Based on the results of the slope stability analyses discussed below, we do not expect that slope stability analyses of Profile D would yield less favourable results than those determined for Profiles A, B, and C.

Three generalized soil types were used in the slope stability models, consisting of a natural, weathered, sandy soil, a natural, unweathered, sandy soil, and sand fill. Based on the soil conditions observed during the subsurface investigation and our experience in the vicinity of the site, the weathered soil near the surface was considered to be cohesionless and approximately 1 to 2 metres (3 to 6 feet) thick. The thickness of fill materials on the slope profile was inferred based on the subsurface investigation results, retaining wall heights, and topography. The unweathered soil at depth may be considered to have a nominal amount of apparent cohesion resulting from in-situ effects such as matric suction, soil aging, or cementation.

As described in Section 4.6, groundwater discharge could be expected near the surface, perched on the dense to very dense sand materials (which is judged to be a conservative estimate), as well as at Hastings Creek at the toe of the slope. A phreatic surface has been included in the slope stability models to represent these conditions.

Vertical, uniform surcharge pressures of 100 and 200 psf (5 and 10 kPa) were conservatively applied to the slope stability models to represent existing one-storey building additions (i.e., Profile A) and two-storey houses.

The observed soil conditions were correlated with estimated soil strength parameters from the WildCat test results and available published information for inferred soil types and from previous projects in the vicinity of the subject site. Sensitivity analyses were carried out to refine these modelled soil strengths based on observed site conditions. The soil parameters used in this slope stability analysis are presented in Table 2.

Table 2: Soil Parameters Used in Slope Stability Analyses

Soil Type	Estimated Unit Weight		Cohesion		Friction Angle
	(pcf)	(kN/m ³)	(psf)	(kPa)	(degrees)
sand fill	120	19	0	0	33
weathered sand	120	19	0	0	33
unweathered sand	130	20	100	5	42

Both shallow, surficial failures and deep-seated failure surfaces were investigated as part of the slope stability analyses. Potential failure surfaces were modelled at the upper portion of the slope in addition to the overall slope. Additional analyses whereby the stability of global failures that could intersect the existing houses at the crest of the slope were also carried out.

5.3 Static Condition Analysis

5.3.1 Profile A

As presented on Figure 13, the potential critical overall slope failure surface on Profile A (daylighting at the crest of the slope, and therefore not intersecting the existing house and addition footprint areas) was determined to be marginally stable under static conditions, with a Factor of Safety of approximately 1.2, while the potential critical upper slope failure surface was determined to be unstable under static conditions, with a Factor of Safety of approximately 0.9. Since both of these critical failure surfaces are expected to terminate within the fill materials comprising the retaining wall that was observed to be bulging (i.e., slowly failing) and due to the observed slope angle and loose soil condition in the upper portions of the soil profile as previously described, this shallow failure mechanism is expected to be probable (and ongoing if site conditions are not improved).

It is likely, and born out by sensitivity analyses varying cohesion of the fill and unweathered soil, that root mass cohesion is contributing to current local slope stability and an actual Factor of Safety higher than 0.9. Decreases in root mass cohesion, resulting from decomposition, frost heave, or significant rainfall events could be slow or sudden but would be expected to be associated with ongoing slope movement, which may also be slow or sudden.

The potential critical failure surface intersecting the existing house (specifically, the addition at the southeast portion of the building) was determined to be stable under static conditions, with a Factor of Safety of approximately 1.5, which is allowable per the District of North Vancouver's Risk Tolerance Criteria.

5.3.2 Profile B

As presented on Figure 14, the potential critical overall slope failure surface on Profile B (daylighting at the crest of the slope, and therefore not intersecting the existing house footprint area) was determined to be stable under static conditions, with a Factor of Safety of approximately 1.4. Although this meets the District of North Vancouver Risk Tolerance Criteria, this critical failure surface is expected to terminate in the vicinity of an observed linear

topographic feature as previously described (which may represent an ancient scarp), this location should be monitored, as described more fully in Section 6.4, if site conditions are not improved. It should be noted that these analyses for Profile B assume that there is no pre-existing subsurface weakened zone along a surface coincident with the linear topographic feature previously described in Section 4.5.

The potential critical failure surface intersecting the existing house was determined to be stable under static conditions, with a Factor of Safety of approximately 1.5, which is allowable per the District of North Vancouver's Risk Tolerance Criteria.

5.3.3 Profile C

As presented on Figure 15, the potential critical overall slope failure surface on Profile C (daylighting below the crest of the slope, and therefore not intersecting the existing house footprint area) was determined to be stable under static conditions, with a Factor of Safety of approximately 1.4, while the upper slope was determined to be unstable under static conditions, with a Factor of Safety of approximately 0.9 (which ignores root mass cohesion). Since no obvious indicator signs of existing slope instability were noted near the termination zone of the overall slope critical failure surface, this shallow failure mechanism is expected to be improbable, as these analyses predict. However, smaller-scale failures, such as that predicted for the upper slope, are expected to be probable (and ongoing if site conditions are not improved) as a result of expected loose soil conditions within the fill materials and local oversteepening of the slope.

The potential critical failure surface intersecting the existing house was determined to be stable under static conditions, with a Factor of Safety of approximately 1.6, which is allowable per the District of North Vancouver's Risk Tolerance Criteria.

5.4 Seismic Condition Analysis

5.4.1 General

As described in Section 5.1 and in accordance with the District of North Vancouver's document regarding "Natural Hazards Risk Tolerance Criteria", the seismic slope stability analyses would be based on a seismic event with a 1:475 annual chance of exceedance, which is a 10% probability of exceedance in 50 years. As described in Section 3.3, a seismic event with a 10% probability of exceedance in 50 years for the subject site would have a peak ground acceleration of 0.226g, where g is the gravitational acceleration. Based on the aforementioned published information, the design seismic event would not be expected to have a vertical acceleration component; therefore, the vertical seismic acceleration coefficient was set at zero.

It should be noted that in the seismic condition analyses, although the fill materials were assumed to be removed as recommended in Section 6.4 below (and were modelled as having been removed), critical failure surfaces were found to be prevalent in the weathered sand stratum. As described below, the potential critical failure surfaces intersecting the existing houses on the three analysed slope profiles were determined to have Factors of Safety of at

least unity when modelled as being subjected to the design seismic conditions. Factors of Safety less than unity might be expected if these fill materials are not removed.

5.4.2 Profile A

As presented on Figure 13, the potential overall slope critical failure surface on Profile A (daylighting at the crest of the slope, and therefore not intersecting the existing house and addition) was determined to be stable under design seismic conditions, with a Factor of Safety of approximately 1.0, while the upper slope was determined to be unstable under design seismic conditions, with a Factor of Safety of approximately 0.7. This upper slope failure mechanism should be expected as a result of a seismic event due to the observed slope angle and loose to compact soil conditions in the weathered, natural sand at the upper portions of the soil profile, even after fill materials are removed.

The potential critical failure surface intersecting the existing house and addition footprint areas once the fill was removed was determined to be stable under design seismic conditions, with a Factor of Safety of approximately 1.0, which is allowable per the District of North Vancouver's Risk Tolerance Criteria.

5.4.2 Profile B

As presented on Figure 14, the potential overall slope critical failure surface on Profile B (daylighting at the crest of the slope, and therefore not intersecting the existing house) was determined to be unstable under design seismic conditions, with a Factor of Safety of approximately 0.9.

Although the potential critical failure surface intersecting the existing house footprint area was modelled to have a Factor of Safety of approximately 0.9 when subjected to the design seismic event, the predicted slope displacement along the critical slip surface was estimated to be less than 1 cm (less than 0.5 inch), which is considered to be within the range allowed by the District of North Vancouver's Risk Tolerance Criteria. This calculation was carried out in accordance with standard practice, based on the "Slope Displacement - Method 1" approach from Appendix E of APEGBC's "Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC" document, dated May 2010.

As noted above, these analyses for Profile B assume that there is no pre-existing subsurface weakened zone along a surface coincident with the linear topographic feature previously described in Section 4.5.

5.4.3 Profile C

As presented on Figure 15, the potential overall slope critical failure surface on Profile C (daylighting below the crest of the slope, and therefore not intersecting the existing house) was determined to be stable under design seismic conditions, with a Factor of Safety of approximately 1.0, which is allowable per the District of North Vancouver's Risk Tolerance Criteria. The upper slope was determined to be unstable under design seismic conditions, with a Factor of Safety of approximately 0.7. This failure mechanism should be expected as a result of the design seismic event due to expected loose to compact soil conditions in the

weathered, natural sand at the upper portions of the soil profile, even after fill materials are removed.

The critical failure surface intersecting the existing house footprint area once the fill was removed was determined to be stable under design seismic conditions, with a Factor of Safety of approximately 1.0., which is allowable per the District of North Vancouver's Risk Tolerance Criteria.

6.0 RUNOUT ANALYSES AND RISK ASSESSMENT

As described in Section 1.0, the original scope of this assessment included preliminary runout analyses and risk assessment for properties at the toe of the subject slope, which are described in Sections 6.1 and 6.2. Subsequently, the scope of services was increased to include more detailed runout analyses and risk assessment for selected properties located at the toe of the subject slope, as described in Sections 6.3 and 6.4. Comprehensive runout analyses and risk assessment were beyond the current scope and have not been carried out. Recommendations for such comprehensive analyses are provided in Section 6.5.

6.1 Preliminary Runout Analyses

As previously discussed, downslope movement of the fill and weathered sand materials should be expected to continue if not remediated. In order to assess the landslide risk to Carmaria Court properties at the toe of the slope, preliminary runout analyses were carried out using available information. Topographic data shown on Figure 2 was used, and the locations and elevations of existing houses were estimated from aerial photographs acquired from the District of North Vancouver's GeoWeb mapping application (subsequently refined by surveying for the detailed runout analyses, as described in Section 6.3). The angle between the west side of each house and the relevant slope crest was estimated, which were estimated to range from approximately 16 to 24 degrees.

6.2 Preliminary Risk Assessment

As discussed in Section 4.5, no obvious signs that would indicate movement of the subject houses at the crest of the subject slope were noted. Accordingly, static-condition slope stability analyses (described in Section 5.3) indicate that the potential critical failure surfaces intersecting the existing houses in the three areas of concern were determined to be stable (i.e., with Factors of Safety greater than 1.3). As a result, slope failure mechanisms that could impact the houses at the crest of the slope are expected to be improbable and therefore are not judged to warrant risk assessment.

A preliminary "Landslide Hazard Likelihood Rating" was estimated for each property based on Table 2 of BGC Engineering's "Geotechnical Stability Study: Partial Risk Analysis" (April 2009), which is a "...qualitative measure of likelihood of occurrence of a harmful or potentially harmful landslide". The preliminary Landslide Hazard Likelihood Ratings for the subject properties were estimated based on the information and observations previously described in this report, and were estimated to range from "low" to "high".



The "Spatial Probability Rating" was estimated for each property based on Table 4 of the aforementioned BGC Engineering report, which is based on the angle between each house and the relevant slope crest above, as described in Section 6.3.3. It should be emphasized that there were significant uncertainties in the estimated preliminary Spatial Probability Ratings at this stage: precision of house locations (both lateral positions and elevations), and accuracy and detail of topography (as discussed in Section 5.2), both for determining crest elevation and with regard to the presence or absence of microtopography that could affect landslide runout or catchment. Spatial Probability Rating designations are only separated by two degrees in slope angle (i.e., "high" is greater than 23 degrees, while "low" is between 19 and 21 degrees); therefore, the preliminary runout analysis is judged to be a general approximation only. We understand that a "not rated" designation, based on the source table, could be referred to as "very low" Spatial Probability Rating. The preliminary Spatial Probability Ratings for the subject properties were estimated to range from "very low" to "high".

A "Preliminary Qualitative Risk Rating" estimate of partial landslide risk for each property was determined by multiplying the preliminary Landslide Hazard Likelihood Rating and the preliminary Spatial Probability Rating for each property in accordance with Table 5 of the aforementioned BGC Engineering report. The resulting Preliminary Qualitative Risk Ratings were estimated to range from "very low" to "very high".

6.3 Detailed Runout Analyses

The Preliminary Qualitative Risk Rating based on the aforementioned preliminary runout analysis ranged from "very low" to "very high", suggesting that multiple properties warranted more detailed analyses. Subsequently, following presentation of the preliminary risk assessment results to the District of North Vancouver in the draft version of this report, our scope of services was increased to include detailed runout analyses and risk assessment for selected properties located at the toe of the subject slope such that risk for these properties could be more accurately estimated. It should be noted that these assessments are not comprehensive, as they do not account for microtopography (which may not be reflected in the LiDaR topographic data), nor do they account for fill volumes.

In order to carry out detailed runout analyses, accurate locations and elevations of the subject houses and the relevant slope crests were required and were subsequently surveyed by the District of North Vancouver. The expected landslide path that could affect each of the subject Carmaria Court houses was estimated based on the LiDaR topography by drawing potential landslide paths from the crest of the slope to Carmaria Court below, crossing contours perpendicularly (as shown on Figure 2). The surveyed elevation difference between the west side of each downslope house and the slope crest at the top of the landslide path was used with the graphically-determined horizontal length of the estimated landslide path to calculate an angle for each Carmaria Court property. These angles were estimated to range from approximately 18 to 25 degrees, and these values are shown along with the resulting Spatial Probability Ratings in Table 3 below.

6.4 Detailed Risk Assessment

In order to carry out a detailed risk assessment for the subject Carmaria Court properties of concern and refine the Landslide Hazard Likelihood Rating, an additional geotechnical and geomorphological site reconnaissance was carried out on March 13, 2013 by Mr Pierre Friele,



M.Sc., P.Geo. of Cordilleran Geoscience and Ms Pamela Bayntun, P.Eng. of Horizon Engineering, as described in Sections 4.2 and 4.3. A traverse of the sloping terrain near the slope crest was carried out in order to refine the Landslide Hazard Likelihood Rating for each area at the crest of the slope that could affect the subject houses of concern on Carmaria Court below. The resulting Landslide Hazard Likelihood Ratings are provided in Table 3 below, which were estimated to range from "low" to "high".

A Preliminary Qualitative Risk Rating estimate of partial landslide risk for each property on Carmaria Court was determined by multiplying the Landslide Hazard Likelihood Rating and the Spatial Probability Rating for each property, as previously described. The resulting Qualitative Risk Ratings were estimated to range from "very low" to "very high".

Table 3: Partial Landslide Risk Analysis

Carmaria Court Address	Relevant Properties at Crest of Slope	Angle Between House and Slope Crest Along Estimated Landslide Path	Upslope Observations Supporting Landslide Likelihood Rating	Landslide Hazard Likelihood Rating	Spatial Probability Rating	Qualitative Risk Rating
2180	1576, 1582, & 1588 Merlynn Crescent	24.7	<ul style="list-style-type: none"> tension cracks at 1582 Merlynn bulging retaining wall at 1576 Merlynn fill materials near crest pistol-butted trees on slope suspected ancient landslide scarp slopes steeper than 35° 	HIGH	HIGH	VERY HIGH
2194	1588 Merlynn Crescent, 2190 & 2208 Greylynn Crescent	24.4	<ul style="list-style-type: none"> minor settlement of fill materials at crest at 1588 Merlynn Crescent significant fill at 2190 Greylynn Crescent crest slopes flatter than approximately 35° 	MODERATE (LOW IF FILL REMOVED AT CREST)	HIGH	HIGH (MODERATE IF FILL REMOVED AT CREST)
2220	2224 & 2232 Greylynn Crescent	21.5	<ul style="list-style-type: none"> significant fill materials at crest fill settlement at 2232 Greylynn Crescent slopes steeper than 35° 	HIGH	MODERATE	HIGH
2252	2232 & 2240 Greylynn Crescent	20.7	<ul style="list-style-type: none"> significant fill materials at crest fill settlement at 2232 Greylynn Crescent slopes steeper than 35° 	HIGH	LOW	MODERATE
2306	2240 & 2248 Greylynn Crescent	23.1	<ul style="list-style-type: none"> fill materials at crest pistol-butted trees on upper slope slopes steeper than 35° 	MODERATE	HIGH	HIGH

2344	2248 Greylynn Crescent & 2438 Lauralynn Drive	20.9	<ul style="list-style-type: none"> fill materials at crest pistol-butted trees on upper slope slopes steeper than 35° 	MODERATE	LOW	LOW
2358	2438 & 2450 Lauralynn Drive	19.4	<ul style="list-style-type: none"> fill materials generally located behind crest on nearly flat ground slopes flatter than 35° 	LOW	LOW	VERY LOW
2388	2450 Lauralynn Drive	23.01	<ul style="list-style-type: none"> no fill materials observed at crest slopes flatter than 35° 	LOW	HIGH	MODERATE
2394	2462, 2474, 2486, 2498, 2510, & 2526 Lauralynn Drive	17.5	<ul style="list-style-type: none"> bulging retaining walls at 2462 Lauralynn Drive linear topographic feature at crest fill materials at crest pistol-butted trees at crest slopes steeper than 35° 	HIGH	VERY LOW*	MODERATE*
2398	2510 & 2526 Lauralynn Drive	19.1	<ul style="list-style-type: none"> significant fill materials at crest slopes flatter than 35° 	MODERATE (LOW IF FILL REMOVED AT CREST)	LOW	LOW (VERY LOW IF FILL REMOVED AT CREST)
2404	2526 Lauralynn Drive	19.1	<ul style="list-style-type: none"> significant fill materials at crest lower slopes steeper than 35° 	MODERATE	LOW	LOW
2410	2526 Lauralynn Drive	20.4	<ul style="list-style-type: none"> significant fill materials at crest lower slopes steeper than 35° 	MODERATE	LOW	LOW
2412	2526 & 2542 Lauralynn Drive	19.1	<ul style="list-style-type: none"> fill materials at crest potential recent slide area on upper slope (seepage and lack of vegetation observed) slopes steeper than 35° 	HIGH	LOW	MODERATE
2416	2542, 2558, 2574, 2590, 2602 Lauralynn Drive	17.5	<ul style="list-style-type: none"> fill materials at crest pistol-butted trees on slope suspected ancient landslide scarp recent landslide observed on upper slope slopes steeper than 35° 	HIGH	VERY LOW*	MODERATE*

2420	2558, 2574, 2590, 2602 Lauralynn Drive	17.9	<ul style="list-style-type: none"> • fill materials at crest • pistol-butted trees on slope • suspected ancient landslide scarp • recent landslide observed on upper slope • slopes steeper than 35° 	HIGH	VERY LOW*	MODERATE*
2424	2590 & 2602 Lauralynn Drive	20.4	<ul style="list-style-type: none"> • fill materials at crest • pistol-butted trees on slope • suspected ancient landslide scarp • recent landslide observed on upper slope • slopes steeper than 35° 	HIGH	LOW	MODERATE

* No designation for "very low" Spatial Probability Rating is provided in the source table; therefore, designations for "low" Spatial Probability Rating were deferred to when determining Qualitative Risk Ratings.

6.5 Risk Assessment Summary

As described in Table 3, all of the Carmaria Court properties are estimated to have Qualitative Risk Ratings of "moderate", "low", or "very low", with the exception of the following four properties, which are estimated to have Qualitative Risk Ratings of "high" or "very high" and are therefore judged to warrant comprehensive risk assessment (further mitigation recommendations are provided in Section 7.4):

- 2180 Carmaria Court,
- 2194 Carmaria Court,
- 2220 Carmaria Court, and
- 2306 Carmaria Court.

It is noteworthy that the property at 2194 Carmaria Court could see a reduction in Landslide Hazard Likelihood Rating from "moderate" to "low" if the fill materials currently present at the crest of the slope above (at 1588 Merlynn Crescent and 2190 Greyllyn Crescent) are removed. This reduction in Landslide Hazard Likelihood Rating would, in turn, reduce the current Qualitative Risk Rating from "high" to "moderate" and therefore negate the recommendation for comprehensive risk assessment.

If comprehensive risk assessment highlights microtopography that could affect the Spatial Probability Rating at any Carmaria Court properties, then additional comprehensive risk assessment may be warranted, as microtopography was not expressly considered in the current assessment, as described in Section 6.3. Microtopography should be assessed during the comprehensive risk assessment at all portions of the subject slope, as variations in topography that may not be reflected in the LiDaR topographic data (and therefore may not have influenced the estimated potential landslide paths shown on Figure 2) could have a positive or negative influence on the Spatial Probability Ratings by lengthening or shortening these landslide paths, or by affecting the relevant slope crest location. In particular, it is judged that Spatial Probability Ratings and therefore Qualitative Risk Ratings could be vulnerable to increases due to microtopography above the following addresses:



- 2252 Carmaria Court,
- 2412 Carmaria Court,
- 2416 Carmaria Court,
- 2420 Carmaria Court, and
- 2424 Carmaria Court.

Surveying of the slope in these areas is recommended, as is further review of landslide hazards, as described in Section 7.4.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 General

Based on the results of the site investigations and subsequent slope stability analyses, it is concluded that the subject site has been and is currently affected by both ancient and active slope instability. The following recommendations should be initiated as soon as possible to improve the slope stability and safety of residents living above and below the subject slope, as well as users of the park and its adjacent roads and creek.

7.2 Ancient Landslide Activity

As described in Section 4.5, multiple suspected ancient landslide scarps were identified within the subject site. The geologic origin of the Westlynn Terrace area is a glacial outwash deposit, which was laid down by proglacial streams as upslope glacial ice melted. For the last 10,000 years, Hastings Creek has been eroding these materials, which could be expected to slough toward the creek channel as the slopes are undercut by erosion. It should be noted that this sloughing would have been more prevalent at the beginning of the Capilano geologic era, when the subject deposits were younger and saturated. Within the current geologic era, this type of movement would be expected to be limited to the creek bank.

At least three suspected ancient landslide scarps are evident on the contours of the topographic map of the subject site, which have crests coincident with the current slope crest, as shown on Figure 2. In addition, the previously noted linear topographic features may be evidence of ancient scarps. These topographic features and more recent tension cracks are noted to be concentric with the suspected ancient landslide scarps at the south portion of the subject site, which may or may not be coincidental.

As described in Section 4.5, multiple first growth stumps (expected to be of the order of at least 500 years old) were observed to be present on the subject slope, including at some areas of the upper, middle, and lower portions of the slope. The presence of such large, intact, and upright stumps suggests that significant landslide activity has not affected the subject slope since these trees existed. Therefore, we expect that the aforementioned ancient landslides occurred more than approximately 500 years ago and the topography we see today could be considered "global equilibrium" - that is, until or unless a failure of upslope water infrastructure triggers a landslide or Hastings Creek erodes the slopes enough to result in further large scale landslides (which is not expected in the foreseeable future). We do not expect that naturally-caused, large-scale, global

slope stability problems such as those that occurred earlier in this era would affect the subject slopes at this time.

7.3 Recent and Ongoing Landslide Activity

7.3.1 *General*

Based on the signs of recent slope movement described in Section 4.5 and the results of static slope stability analyses described in Section 5.3, we conclude that recent and ongoing creep movement of the near-surface, weathered sand and fill materials has been occurring within the subject slope above Carmaria Court. We envisage that under natural conditions (i.e., had development or placement of fill materials at the crest of the slope not occurred), movement of the near-surface, weathered materials would be minimal. However, the significant fill materials and concentrated surface water being introduced at the upper portions of the slope are judged to be increasing slope movement. Fill materials that are acting as a surcharge load at the crest of the slope are envisaged to include large stumps, logs, and, soil pushed over the crest in the 1950's and 1960's during original site preparation (during which time bulldozers, not excavators, were the common site preparation equipment), yard and household debris dumped at the crest by previous and current home owners, and soil purposefully retained at the crest to provide flat back yards. In addition, other surcharge loads would include structures including building additions and sheds that are present near the slope crest. Some first growth stumps and aged logs appear to be locally integral to crest slope stability; however, these stumps appear to be decomposing to the point where this root mass cohesion contribution to slope stabilization may be approaching zero.

Without remediation, downslope movement of these weathered sand and fill materials should be expected to continue and may worsen if fill volumes and directed drainage accumulates and retention structures (natural and man-made) decompose.

7.3.2 *Landslides Caused by Water Main Rupture*

As referenced in Section 3.1, a landslide occurred in 2006 on the subject slope below 2248 Greylynn Crescent, as shown on Figure 2. This landslide occurred as a result of an upslope water main rupture, which entrained the surficial soils near the crest of the slope and resulted in significant erosion. The entrained materials were mobilized to Carmaria Court below and impacted the nearby residential properties. Remediation of the landslide scar comprised fill placement for erosion protection, revegetation, and construction of a small segmental retention structure on the slope to minimize and retain erosion protection materials.

We understand that the aforementioned water main rupture may have resulted from a short term increase in operating pressure within the water service utility in conjunction with aging infrastructure, which may comprise asbestos concrete pipe (a material which is expected to experience ongoing material degradation over time). Although we understand that the operating pressure within the utility has since been reduced, we envisage that the aging infrastructure may be susceptible to rupture in the future, possibly even without an increase in operating pressure. Therefore, we recommend that the water main pipes upslope of the subject site be replaced with a suitable material. In the mean time, we recommend that the fill materials near the crest of the subject slope are removed and site drainage be connected

to the municipal system, as recommended in Section 6.4. This would minimize the water main rupture-induced landslide hazard to the Carmaria Court residential properties below, as well as minimize the potential slope remediation costs that might otherwise be incurred in the event of a future water main rupture.

It is noteworthy that, as described in Section 4.6, evidence of concentrated surface water flow was also observed downslope of 2602 Lauralynn Drive. At the time of our site reconnaissance, the property owner informed us of an upslope water main break that occurred in 2011. A landslide scar was observed mid-slope in this area (as shown on Figure 2), which was estimated to be approximately one to two years old based on the amount of vegetation that had grown over the scar. Based on this estimate and the landslide location, we envisage that it may have been caused by the aforementioned 2011 upslope water break. Minor surficial erosion was noted on the lower slope below; however, no evidence of landslide debris was observed at the lower portion of the slope or near Carmaria Court.

It should be noted that the discussions within this report regarding runout analysis, risk assessment, and slope stability management do not specifically consider the potential for water main rupture-induced landslides.

7.4 Recommended Mitigative Measures and Comprehensive Risk Assessment

Where the landslide Qualitative Risk Ratings are estimated to be "high" or "very high" as described in Section 6.4 (i.e., 2180, 2194, 2220, and 2306 Carmaria Court), we recommend that mitigation of the landslide risk is carried out. Based on the current risk assessment, mitigation of the landslide risk is recommended at the following properties at the crest of the slope:

- 1576 Merlynn Crescent
- 1582 Merlynn Crescent
- 1588 Merlynn Crescent
- 2190 Greylynn Crescent
- 2232 Greylynn Crescent
- 2240 Greylynn Crescent
- 2248 Greylynn Crescent

We recommend that property owners of the above listed Merlynn and Greylynn Crescent properties, as well as the owners of the properties at 2180, 2194, 2220, and 2306 Carmaria Court be notified of the potential landslide risk as described in this report. We recommend that mitigative works be undertaken as soon as possible, designed and field-reviewed by individually hired qualified professionals.

Removal of the crest fill materials at these properties would be expected to reduce the Landslide Hazard Likelihood Ratings at the downslope Carmaria Court properties; however, reduction to acceptable levels may not be possible without removal of all near-surface, weathered soil (i.e., the potential sliding mass), which may not be feasible. However, removal of crest fill materials may reduce the travel angle and, hence, the Spatial Probability Ratings. Further comprehensive assessments at the subject properties at risk are recommended.

The comprehensive risk assessments should be carried out using detailed topographic information to highlight microtopography, which we envisage would be obtained by surveying the slope above the aforementioned four Carmaria Court properties. Each comprehensive risk assessment should include a vulnerability assessment, which would require characterization of the potential landslide affecting each house (i.e., potential volume, depth of debris, velocity of impact, etc.). Re-assessment of the Spatial Probability Rating and Qualitative Risk Rating for each property should follow. If comprehensive risk assessments indicate an unacceptable risk to any Carmaria Court properties, construction of a mitigative structure such as a debris catchment berm, retaining wall, or debris fence may be required.

7.5 Slope Stability Management

As described in Section 7.3.1, downslope movement of the weathered sand and fill materials on the subject slopes should be expected to continue and may worsen if slope conditions do not improve at the crest of the slope. The following recommendations are provided with respect to improving the stability of the slopes within and adjacent to the West Hastings Escarpment, and pertain to all properties located near the slope crest:

- Fill materials and associated retaining walls at and near the crest of the slope should be removed, including retained fills, yard debris, and fill materials that have been pushed or dumped onto the upper portions of the slope. Fill removal and slope recontouring at private property should be carried out under the direction of a qualified geotechnical engineer. It is noteworthy that retaining walls were observed near the crest of the slope at the following properties:
 - 1570 Merlynn Crescent
 - 1576 Merlynn Crescent (observed to be bulging)
 - 1582 Merlynn Crescent (fence above observed to be bowed)
 - 2190 Greylynn Drive (located behind crest)
 - 2208 Greylynn Drive (located behind crest)
 - 2462 Lauralynn Drive (observed to be failing)
 - 2498 Lauralynn Drive
 - 2542 Lauralynn Drive
 - 2590 Lauralynn Drive (observed to be failing)
- No additional surcharge loads, such as fill, retaining walls, or other structures, should be placed on the slope without suitable engineering recommendations regarding slope stability. If property owners want to extend their back yards following fill removal, this could be attained by constructing decks or retaining walls founded upon the unweathered soil at depth and utilizing lightweight or reinforced fill materials to restore grades. Any proposed development at the crest of the slope should undergo site specific geotechnical analysis and design by a suitably qualified professional adhering to the District of North Vancouver's requirements.
- A review of existing structures near the crest of the slope should be carried out by the District of North Vancouver to determine if they were permitted. The observed structures in question include, but are not limited to, the following:



- house addition at 1576 Merlynn Crescent (suspected to be an enclosure beneath a deck),
 - two garden sheds at 2208 Lauralynn Drive,
 - garden shed at 2462 Lauralynn Drive, and
 - deck at 2498 Lauralynn Drive.
- Intercepted water from all houses and hard landscaped surfaces, including rainwater leaders and perimeter drainage, should either be connected to the District of North Vancouver's storm sewer system or another suitable dispersion system. If connection to the municipal storm sewer is not possible, intercepted water should be managed by a system designed by a qualified geotechnical engineer.
 - Landscaping water features (such as those observed at 2526 and 2558 Lauralynn Drive) and other potential sources of water near the crest of the slope should be repaired or removed if leakage is observed or suspected.
 - Vegetation on the slope should be retained where possible in an effort to reduce surface erosion and soil ravelling.
 - The existing slope geometry should not be steepened.
 - Excavation work at the toe of the slope should not be carried out without prior review and recommendations from a geotechnical engineer.

Should there be any observed signs of increased ground movement such as recent settlement or new / widened / extended tension cracks, these areas should be immediately reviewed by a qualified professional engineer.

We recommend that a public education and reporting program be initiated to provide property owners at the crest of the subject slope with information regarding slope stability, with emphasis on increased vigilance in areas near the crest and toe of the subject slope. We recommend that this program include the following:

- a brief explanation of slope stability issues and potential risks to properties at the crest and toe of the slope,
- instructions not to dump yard waste or fill onto the upper portions of a slope, or to stockpile materials near the crest (we recommend that an enforcement system is adopted in this regard),
- instructions regarding disposal of intercepted water, as described above,
- information regarding development near the slope crest (including house additions, sheds, decks, hot tubs, etc.) and the associated permitting process required, and
- recommendations pertaining to monitoring their property for signs of slope instability (including tension cracks, ground settlement, foundation cracks, leaning trees, displaced fences, etc.) and reporting any such signs to the District of North Vancouver and a

qualified geotechnical engineer. Installation of stake lines parallel to the slope crest are recommended as a simple and effective means of visual slope stability monitoring.

Consideration could be given to including reporting as an element of the monitoring program. If there is a lack of confidence that this monitoring program will be effective, consideration could be given to installing inclinometer(s) in deep drillhole(s) at select locations near the crest of the West Hastings Escarpment slope. These inclinometers could be monitored on an annual basis by a suitably qualified party. In addition, installation of these drillholes would have the benefit of confirming soil strengths at depth, particularly in the areas of concentric topographic features, as described above.

8.0 CLOSURE

This report has been prepared for the sole use the District of North Vancouver and other consultants for this project. Any use or reproduction of this report for other than the stated intended purpose is prohibited without the written permission of Horizon Engineering Inc.

We are pleased to be of assistance to you on this project and we trust that our comments and recommendations are both helpful and sufficient for your current purposes. If you would like further details or require clarification of the above, please do not hesitate to contact us.

For
HORIZON ENGINEERING INC

For
HORIZON ENGINEERING INC

Karen E. Savage, P.Eng.
President

Pamela Bayntun, P.Eng.
Project Engineer

Attachments:

Figure 1	Site Location Plan
Figure 2	Site and Test Hole Location Plan
Figure 3	Photographs 1 and 2
Figure 4	Photographs 3 and 4
Figure 5	Photographs 5 and 6
Figure 6	Photographs 7 and 8
Figure 7	Photographs 9 and 10
Figure 8	Photographs 11 and 12
Figure 9	Slope Profile A
Figure 10	Slope Profile B
Figure 11	Slope Profile C
Figure 12	Slope Profile D
Figure 13	Slope Profile A - Slope Stability Assessment Results
Figure 14	Slope Profile B - Slope Stability Assessment Results
Figure 15	Slope Profile C - Slope Stability Assessment Results
Test Pit Logs (TP13-1 through TP13-3)	
Wildcat Cone Penetration Data & Results (WCT12-1 through WCT12-3)	



DISTRICT OF NORTH VANCOUVER

SITE LOCATION
PLAN

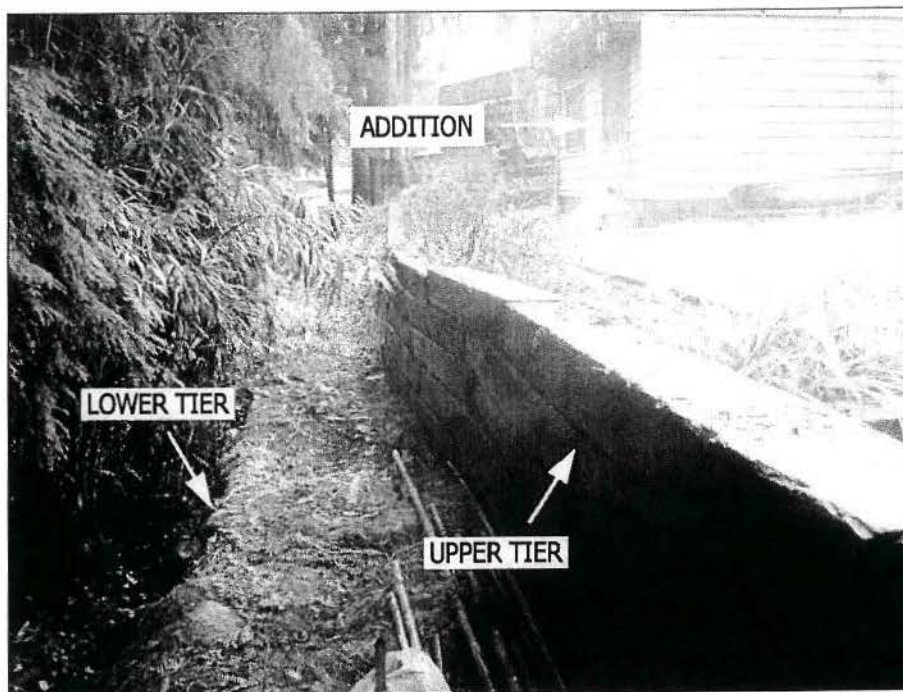
WEST HASTINGS ESCARPMENT
SLOPE STABILITY ASSESSMENT



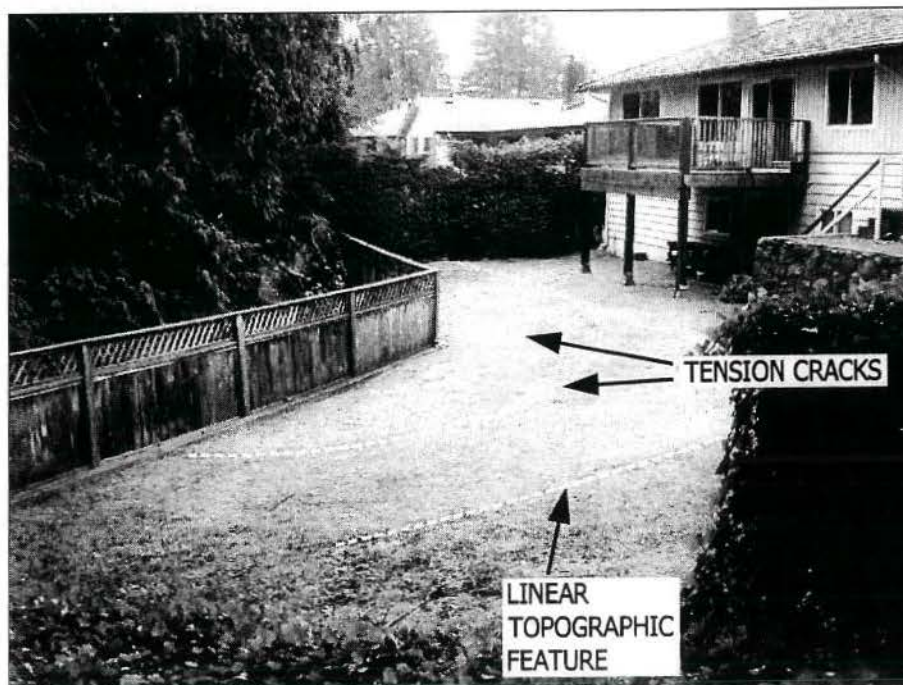
HORIZON
ENGINEERING INC

Scale:	NTS	Job No:	112-3072	Date:	JAN/2013	FIGURE
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PHOTOGRAPH 1. BULGING TIMBER RETAINING WALL OBSERVED AT 1576 MERLYNN CRESCENT.



PHOTOGRAPH 2. LINEAR TOPOGRAPHIC FEATURE AND TENSION CRACKS OBSERVED AT 1582 MERLYNN CRESCENT.

DISTRICT OF NORTH VANCOUVER

WEST HASTINGS ESCARPMENT
SLOPE STABILITY ASSESSMENT

PHOTOGRAPHS
1 AND 2

106










HORIZON
ENGINEERING INC

Scale:	NTS	Job No:	112-3072	Date:	JAN/2013
Des:	PB	Dwn:	BB	Chk:	KS

FIGURE
3



LEGEND:

-  - Approximate location of Test Pit
-  - Approximate location of Wildcat Cone Penetration Test
-  - Proposed extent of resloping (Options 1 & 2)
-  - Approximate crest of existing & proposed retaining walls (Option 3)
-  - Proposed extent of Engineered fill for retaining wall (Option 3)
-  - Proposed extent of Geogrid reinforced Engineered fill for retaining wall (Option 3)
-  - Section location



Reference: District of North Vancouver Aerial Photography

MR. MOSTAFA MADANINEJAD
1576 Merlynn Crescent, North Vancouver, BC

PROPOSED REMEDIAL EARTHWORKS
1576 Merlynn Crescent, North Vancouver, BC

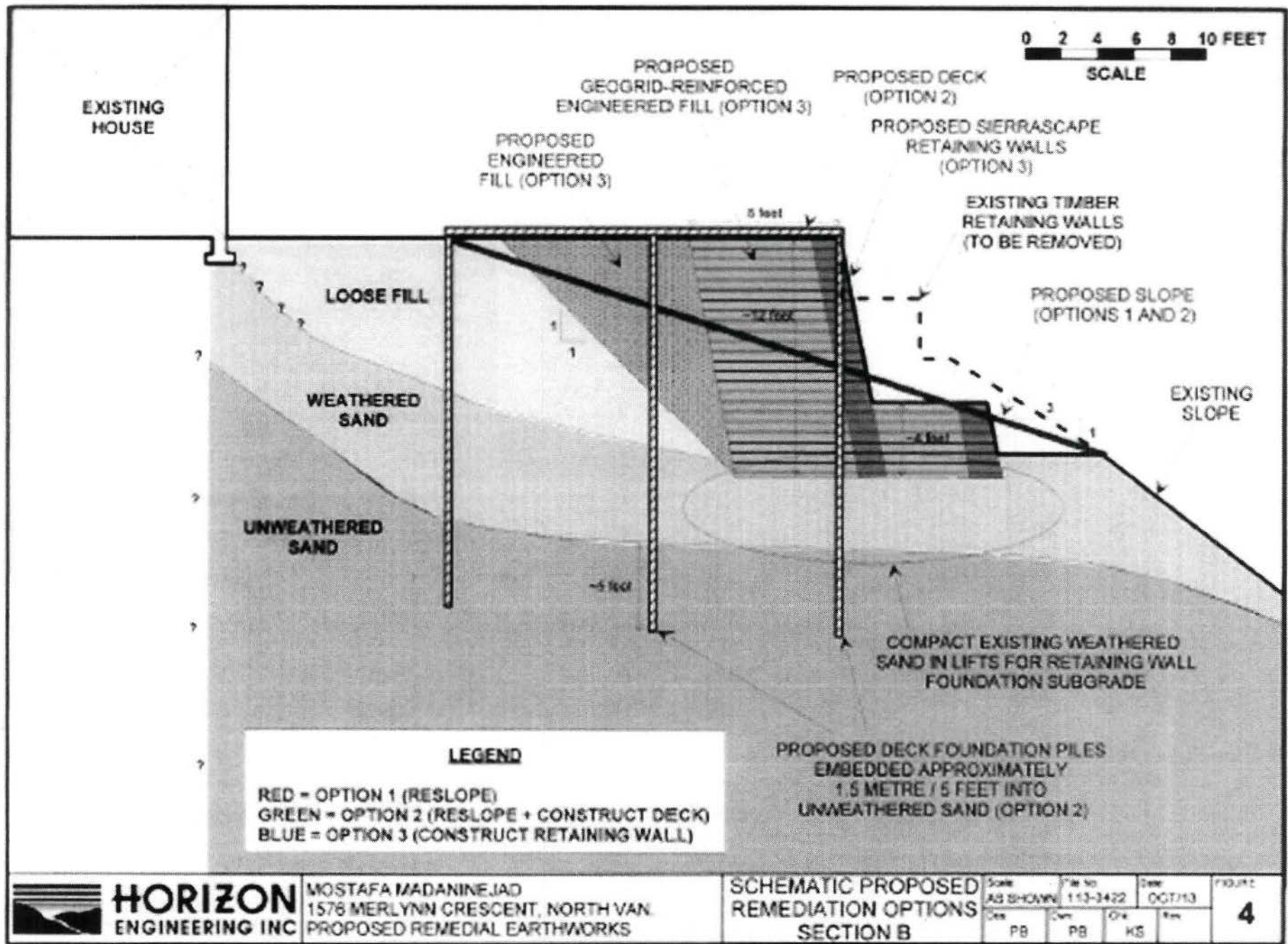
**SITE & TEST HOLE
LOCATION PLAN**



**HORIZON
ENGINEERING INC**

Scale:	NTS	Job No:	113-3422	Date:	OCT/2013	FIGURE:	2
Drawn:	PB	Checked:	BB	Drawn:	KS		

Attachment B



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB 3, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

B.D.
Dept.
Manager

B.
GM/
Director

AK
CAO

The District of North Vancouver REPORT TO COUNCIL

January 17, 2014
File: PLN2013-00055

AUTHOR: Kathleen Larsen, Community Planner

**SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 8034, which amends the Zoning Bylaw by adding specific lot size regulations for the property at 962 Montroyal Blvd to Section 310 Special Minimum Lot Sizes:

1. be given First Reading; and
2. be referred to a Public Hearing.

REASON FOR REPORT:

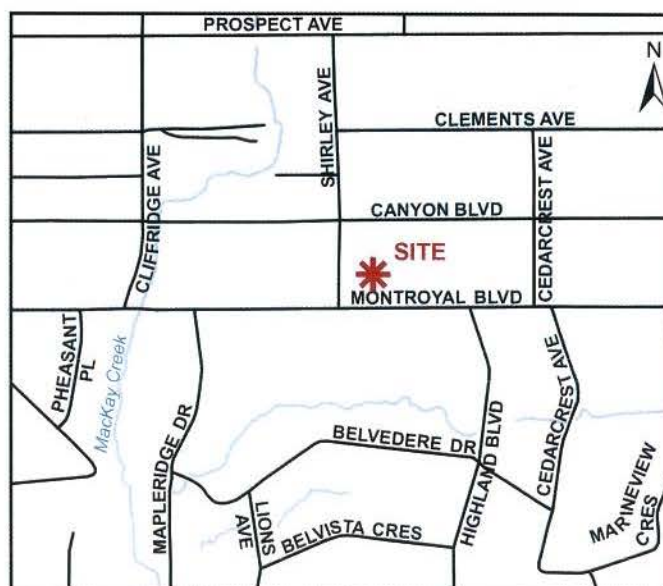
The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

In order to create the two 10m (33 ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two 10m (33ft) lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference as "Detached Residential" in the Upper Capilano Community Plan.



**SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

January 17, 2014

Page 2

BACKGROUND:

A Bylaw to allow for the rezoning of this property, previously received FIRST reading on April 2013. A Public Hearing was held and closed on May 7, 2013. The Bylaw was subsequently defeated at the Council meeting of May 27, 2013 with concerns from Council regarding the need for unique house design and impact of secondary suites where lane access is not being opened.

Subsequently, the Approving Officer adopted a suite of enhanced best practices to address infill subdivisions and presented them to Council on November 5, 2013. This new application is subject to the Approving Officers's enhanced subdivision best practices that include registration of Section 219 Covenants to both prohibit secondary suites and ensure unique house designs for each lot.

ANALYSIS:

Site & Surrounding Area:

The subject lot and surrounding area is characterized by single-family development and zoned Single-Family Residential (RS-3) and Single-Family Canyon Heights (RSCH) across Montroyal to the south. The subject lot is not located in any Development Permit Areas.

Subdivision Proposal:

This application is to subdivide the current lot into two 10m (33 ft) lots and demolish the existing home on the property.



The proposed subdivision is generally in keeping with the lot pattern along the north side of the 900 block of Montroyal between Shirley Ave and Cedarcrest Ave. Of the 16 lots on the block a total of 12 (75%) are established 33 ft lots. Note that the property directly to the west (4818 Shirley Ave) is a single family home straddling two 10m (33 ft) legal lots.

SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

January 17, 2014

Page 3

The following table compares the current minimum RS-3 requirements with the proposed lot sizes:

	RS-3 Zone	Proposed Lots
Lot Width	18m (59 ft)	10m (33 feet)
Lot Depth	34m (112 ft)	36.48m (119.7 feet)
Lot Area	660m ² (7,104 sq ft)	366.9m ² (3,950 sq ft)

To move forward with this proposal Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) will need to be amended to establish minimum lot size regulations as the proposed lots do not comply with the minimum RS-3 zone lot size requirements. The other 33 ft lots in this block are also zoned RS3 giving similar siting and size regulations to the block.

A site plan illustrating the proposed subdivision is shown:

Best Practices - Secondary Suites and House Design:

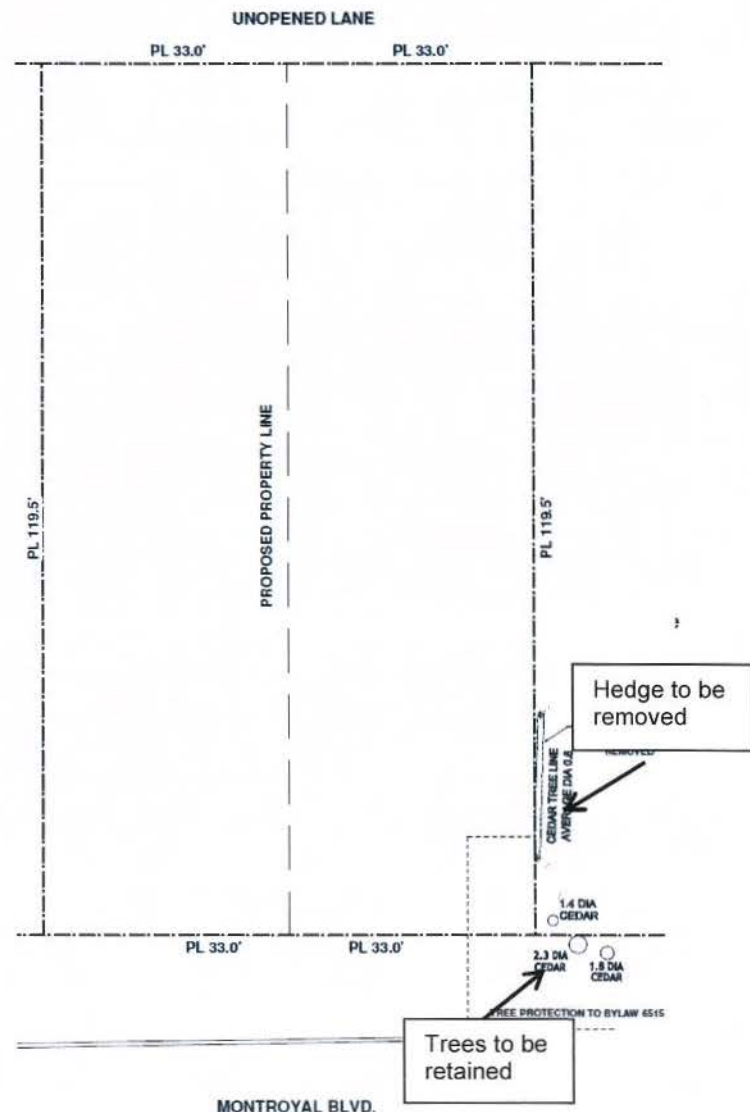
As a condition of subdivision approval covenants will be required to be registered on the title of each of the properties to prohibit secondary suites as the proposed 10m (33ft) lots do not have access from the unopened lane allowance to the north.

Covenants will also be required to ensure that the new houses are uniquely designed. As front access to the lot is proposed permeable paving will be required for all driveways and paving

Trees:

Currently there are no trees in the front yard of the subject lot. As a condition of subdivision, two street trees will be planted in the boulevard.

Three western red cedar trees are located in the District boulevard in front, and in the south-west corner, of the adjacent property to the east. The arborist report recommends retention of these trees and provided a tree retention plan, including installation of tree protection fencing.



A row of smaller cedar trees exists on the neighbour's property just east of the subject site north of the District's boulevard trees. At the neighbour's request these trees will be removed. The neighbour supports the subdivision application.

GREEN BUILDING REQUIREMENT:

As implementation of this proposal will require an amendment to the Zoning Bylaw and a subdivision, compliance with the District's Green Building Strategy is mandatory. Covenants requiring that the new homes meet or exceed an Energuide 80 energy efficiency rating and achieve a Built Green™ "Gold" equivalency will be required prior to subdivision approval.

Public Input:

A notification letter was sent to the owners and occupants of properties within a 75m radius as per the Public Notification Policy. Notices were sent to owners, residents and the Edgemont/Upper Capilano Community Association.

2 neighbours responded in favour of the application and noted the following:

- The proposed houses will offer opportunities for Green Building.
- The proposal reflects the need for increased housing options as outlined in the OCP
- Support the revised application including prohibition of secondary suites and unique house design

1 neighbour responded in opposition as outlined below:

- Object to the approval of further small lot infill subdivisions along Montroyal due to street parking and safety concerns. Larger lots offer increased opportunities for on-site parking.

This neighbour concern has been referred to the Transportation Section to review the specific safety concerns raised. The Transportation Section regularly deal with these type of requests and typical improvements include a range of measures including signs, pavement markings and visibility improvements such as bush trimming.

CONCLUSION:

The proposed subdivision is generally in keeping with the lot pattern on the north side of the subject block and the proposal incorporates the Approving Officer's enhanced best practices for infill subdivisions. This proposal has been amended to address concerns previously raised including not allowing secondary suites and requiring unique house design. Bylaw 8034 (Attachment A) is ready for Council consideration of First Reading and referral to a Public Hearing.

**SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

January 17, 2014

Page 5

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8034 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8034 at First Reading and thereby reject the subdivision.

Kathleen Larsen

Kathleen Larsen
Community Planner

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 8034

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

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1304 (Bylaw 8034)".

2. Amendments

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

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

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

READ a first time this the

PUBLIC HEARING held this the

READ a third time the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB 3, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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

January 17, 2013
File: 3060-20/41.13

AUTHOR: Casey Peters, Community Planner

SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH ROAD AND 743, 763 & 777 ORWELL ST

RECOMMENDATIONS: It is recommended that:

1. Bylaw 8028, which rezones the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development 76 (CD76) to enable the development of a 32 unit residential townhouse project, be given First Reading;
2. Bylaw 8031, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading; and
3. Bylaw 8028 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8028 to rezone the subject properties; and
- Bylaw 8031 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.

SUMMARY:

The applicant proposes to redevelop 6 single family lots located at 1570, 1576 and 1584 East Keith Road and 743, 763 and 777 Orwell St and a small portion of road allowance for a 32 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.



**SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR
A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH
ROAD AND 743, 763 & 777 ORWELL ST**

January 17, 2013

Page 2

BACKGROUND:

Official Community Plan

The subject properties are designated as *Residential Level 3: Attached Residential* in the District Official Community Plan (OCP), which envisions ground oriented multifamily housing up to approximately 0.8 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).

The Lynnmour Inter-River Local Plan Reference Policy document designated this site as “Low Density Multi-Family Housing” up to 0.7 FSR. A plan goal of the Lynnmour Inter-River Local Plan Reference Policy document was “to support the primarily family orientation of the residential area, while ensuring any new development contributes directly to the overall improvement of the community”.



The density of the proposal is 0.8 FSR and therefore compliant with the Official Community Plan. While the density is greater than the 0.7 envisioned in the Lynnmour Inter-River Local Plan Reference Policy document it is supportable as the Lynnmour Inter-River design guidelines support exemptions for storage areas, basements and garages. When these areas are deleted from this proposal the density is approximately 0.73 FSR. In addition, this proposal meets the intent of the design guidelines by providing a continuous building wall along the E. Keith Road frontage to act as a noise abatement buffer for the neighbourhood. Finally, this proposal includes a very narrow (10m wide) lot that would be very challenging to redevelop on its own.

Zoning:

The subject properties are zoned Residential Single Family 7200 Zone (RS3) and therefore rezoning is required to permit this multi-family project. Bylaw 8028 proposes the establishment of a new Comprehensive Development Zone 76 (CD76) tailored specifically to this project.

Development Permit

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

SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH ROAD AND 743, 763 & 777 ORWELL ST

January 17, 2013

Page 3

- Form and Character of Multi-Family Development (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reductions;
- Protection from Natural Hazards (Creek Hazard);

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 8031 is provided to implement that Policy.



ANALYSIS

The Site and Surrounding Area:

The site consists of 6 single family lots and a small portion of road allowance located on the corner of East Keith Road and Orwell Street.

Adjacent properties consist of single family lots (zoned RS3) to the west, Lynnmoor Elementary School to the north, existing townhouses to the east and the Trans-Canada Highway to the South. The OCP designates the surrounding single family properties as Residential Level 3: Attached Residential.



**SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR
A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH
ROAD AND 743, 763 & 777 ORWELL ST**

January 17, 2013

Page 4

Project Description:

Site Plan/Building Description:

The project consists of 32 townhouses in 4 buildings arranged around an interior courtyard as illustrated on the Site Plan.

The townhouses are three storeys each with their own at grade parking garage. The garages are accessed off the central driveway with one driveway access to Orwell Street. All the units have 3 bedrooms on the upper level and range in size from 128.9m² (1,388 sq ft) to 155.6m² (1,675 sq ft), excluding the garages. The individual buildings are approximately 12.3m (40.5 ft) in height.



South Elevation – E Keith Road



West Elevation – Internal Street

Parking

Vehicle access to the site is off Orwell Street between the two front buildings. The proposal requires 64 parking stalls as is proposed for an overall project ratio of 2 spaces per unit. Individual parking in each unit is either in a side by side or tandem arrangement with 8 of the stalls being tandem and a total of 28 small car stalls.

**SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR
A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH
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January 17, 2013

Page 5

Landscaping

The landscaping is included at the perimeter of the site, on the interior drive aisles and at the central courtyard. The landscape architect has also included planting at the garages to soften the interior. A tulip tree is proposed to be retained in the courtyard and a cedar tree is proposed to be retained on the south end of the site. The courtyard includes a picnic area, benches, a raised planter for urban agriculture, and a grass passive play area.

Acoustic Regulations

Bylaw 8028 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. The applicant has provided a report from a qualified noise consultant confirming the building/glazing design will enable these standards to be met. As a condition of a development permit, minor glazing changes to bedroom windows facing E. Keith Road will be required per the report.

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

Road Closure:

There are two pieces of road allowance on E. Keith Road that are proposed to be consolidated with the subject site. By consolidating this land with the site, it allows for a straight east west lot line with the adjacent parcels. The District's Transportation department has reviewed the proposal and has determined that the two parcels are not required for future plans for E. Keith Road. Ministry of Transportation and Infrastructure (MOTI) have been notified and have no concerns with the project and land sale. Bylaw 8028 will require MOTI approval. An opportunity for public input on the road closure will be provided prior to the public hearing.

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8028, and a Housing Agreement Bylaw, Bylaw 8031, as well as issuance of a development permit and registration of legal agreements.



**SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR
A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH
ROAD AND 743, 763 & 777 ORWELL ST**

January 17, 2013

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Bylaw 8028 (Attachment B) rezones the subject properties from Single Family Residential 7200 Zone (RS3) to a new Comprehensive Development 76 Zone (CD76) which:

- establishes the multi-family 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 0.8 subject to payment of a \$182,841.45 CAC and entering into a housing agreement to restrict future strata rental restrictions;
- establishes setback, height, building coverage and site coverage regulations;
- incorporates acoustic requirements; and
- establishes parking regulations specific to this project.

Bylaw 8031, (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

The project has been designed to ensure the required Flood Construction Levels are met and in addition to CACs a contribution of \$73,757 will be required to the dyke infrastructure fund for future maintenance of the flood works installed in the Inter-River area. This contribution will be collected prior to adoption of Bylaw 8028.

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 \$182,841.45 has been calculated and this amount is included in the proposed CD76 Zone. It is anticipated that the CACs from this development will include contributions toward public art and park, trail or other public realm improvements.

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'.

**SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR
A 32 UNIT TOWNHOUSE PROJECT: 1570, 1576 & 1584 EAST KEITH
ROAD AND 743, 763 & 777 ORWELL ST**

January 17, 2013

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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.

Advisory Design Panel

The application was considered by the Advisory Design Panel on November 14, 2013 and the panel recommends approval of the project subject to a review of the pedestrian connectivity within the site, ensuring a successful definition between public and private areas, and consideration of continuation of proposed colour elements from front doors to rear elevations to further accentuate unit identity.

The applicant has noted that they will ensure the pathway on the north side of the site is clearly identified as private property. Staff have reviewed the pedestrian connectivity within the site and are satisfied that the site is well connected for pedestrian movement.

The applicant is proposing to include unit numbers on the rear elevation and will be exploring the option of having the unit numbers on a coloured background plaque to match the individual unit's front door.

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated Public Information Meeting on November 28, 2013. The meeting was attended by 16 residents. There was a concern expressed by a number of residents at the meeting regarding the delays experienced due to an unusual level of congestion on Highway 1 last fall and the impact of this congestion on residents' ability to enter and exit the Inter-River neighbourhood. The additional lane through the Cassiar Tunnel has been opened since that meeting and the unusual delays experienced in the fall of 2013 seem to have eased.

In response to the concerns with traffic, the applicant has engaged a Traffic consultant to review the impacts of this development on the neighbourhood. This report will be reviewed by Transportation staff and will be available prior to the Public Hearing.

In response to this project, comment sheets were received from 3 adjacent owners. The responses indicated they liked the design of the project and are concerned about the existing regional traffic issues. Comments were also received regarding transportation concerns within the neighbourhood. These comments were passed along to Transportation Planning who noted that curb bulges and other traffic calming measures have been completed with

**SUBJECT: BYLAWS 8028 AND 8031: REZONING AND HOUSING AGREEMENT FOR
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January 17, 2013

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other projects in the area and the proposal includes the addition of a curb bulge at E. Keith Road and Orwell St. Transportation Planning are open to ideas from the neighbourhood for further improvements to try and address these concerns.

CONCLUSION:

This project is consistent with the directions established in the OCP. 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.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8028 and 8031 and refer Bylaw 8028 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8028 and 8031 at First Reading.

Casey Peters
Community Planner

A – Reduced project plans
B – Bylaw 8028
C – Bylaw 8031

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: _____

MATERIAL & COLOUR LEGEND

A	Grey / Brown	IKO	Cambridge 30 NW Driftwood	Asphalt roof shingles
B	Grey / green	Benjamin Moore	HC-100 Glaucoater Sage	HardiePlank Siding 7" exposure Cedarmit texture 1 st, 2nd, 2nd story
C	Brown	Benjamin Moore	HC-73 Plymouth Brown	Hardie Shingles @ bay windows, (for stained cedar shingles)
D	Dark Grey	Benjamin Moore	SW-7047 Porpoise	HardiePanel smooth texture - bay windows
E	Brown / Grey	Stone veneer	NSTV or Pro-Fit Adgestone	Stone veneer @ selected locations
F	Charcoal	Sherrin Williams	SW 7048 Urban Bronze	Wood trim, fascia, balcony edge
G	Stained Cedar	Sikkens	Catal SRD 005 Natural Oak	Fascia trim @ flat roof overhangs bay windows, timber elements
H	Beige	Vinyl Windows	Beige	Windows
I	White panel	alternating colours	1-1 BM 2004-10 "DEEP ROSE" 1-2 BM CC-810 "HUDSON BAY" 1-3 BM 2165-20 "VIETNAM GOLD"	
J	Charcoal	SUPERMEL Powder Coatings	Rideau Brown H0410-0433	Aluminum railing @ balcony entrance
K	Grey	Beaded vinyl soffit	State	Soffits @ roof overhangs and balconies
L	Stain	Cedar soffits	Sikkens Catal SRD 005 Natural Oak	Soffits @ lower elements selected location
M	Charcoal	Makon Metals Ltd.	Charcoal	Flashing, downspouts, gutters
N		Grey	Architectural concrete	
O		Amarr Garage Door	Alternating 1. Terrations 2. Grey	Metal Garage Door Structure 3000 Clear glass panels



WEST ELEVATION - INTERNAL STREET GARAGE
BUILDING 2 (BUILDING 1 - WEST ELEVATION MIRROR)



EAST ELEVATION - INTERNAL STREET
BUILDING 3 / 4



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
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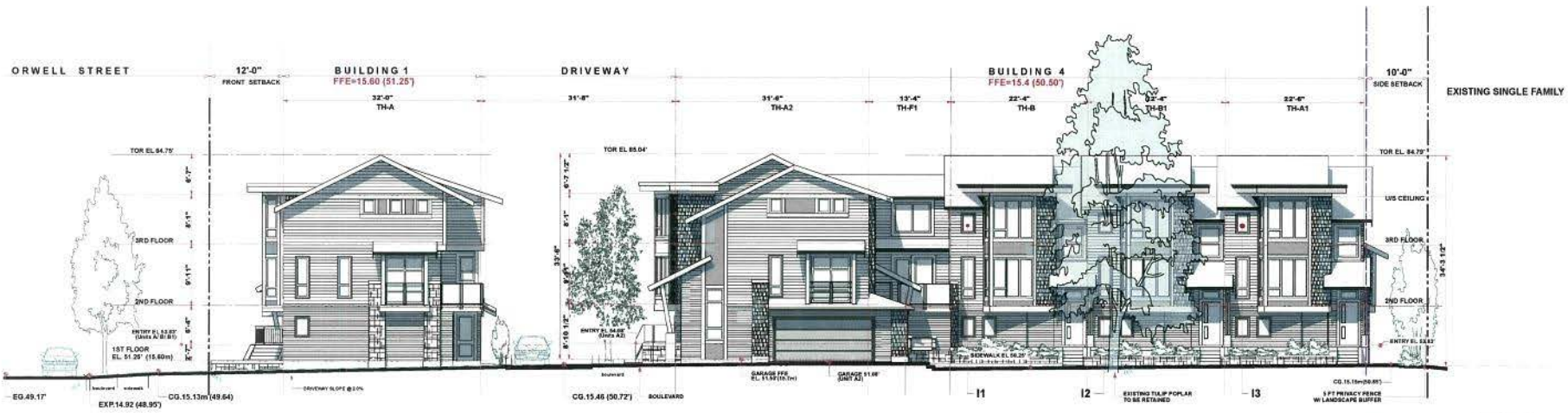
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RESIDENTIAL DEVELOPMENT
ORWELL STREET / KEITH ROAD
NORTH VANCOUVER, BC

INTERNAL STREET
BLDG 2 / 3 / 4

13315 (P10-2013)
1/8" = 1'-0" (2014-02)
NOV 20, 2013 (2014-02)
4 - DPA RESUBMISSION (2014-02)

A-4.20



NORTH ELEVATION ALONG ENTRANCE / COURTYARD
BUILDING 1 / 4



SOUTH ELEVATION INTERNAL STREET
BUILDING 4

• A	Grey/Brown	IKO	Cambridge 3D NW Driftwood	Asphalt roof shingles
• B	Grey/Green	Benjamin Moore	HC-100 Oldecastle Sage	HardiePlank Siding 7" exposure Cedar mill texture 1st, 2nd, 3rd story
• C	Brown	Benjamin Moore	HC-73 Plymouth Brown	Hardie Shingles @ bay windows, (or stained cedar shingles)
• D	Dark Grey	Benjamin Moore	SW-7047 Purpase	HardiePanel smooth texture - bay windows
• E	Brown / Grey	Stone veneer	NSTV or Pro-Fit hedgeshale	Stone veneer @ selected locations
• F	Charcoal	Sherrin Williams	SW 7048 Urban Bronze	Wood trim's, fascia, balcony edge
• G	Stained Cedar	Sikkens Cetol SRD 005 Natural Oak		Fascia trim's @ flat roof overhangs bay windows, timber elements
• H	Beige	Vinyl Windows	Beige	Windows
• I	Infills panel	alternating colours	I-1 BM 2004-10 "DEEP ROSE" I-2 BM CC-410 "HUDSON BAY" I-3 BM 2105-20 "VENETIAN GOLD"	
• J	Charcoal	SUPERMEL Powder Coatings	Riviera Brown HG410 9435	Aluminum railing @ balconies/ entries
• K	Grey	Beaded vented vinyl soffit	Slate	Soffits @ roof overhangs and balconies
• L	Slate	Cedar soffits	Sikkens Cetol SRD 005 Natural Oak	Soffits @ tower elements selected location
• M	Charcoal	Makin Metals Ltd.	Charcoal	Flashing, downspouts, gutters
• N			Grey	Architectural concrete
• O		Amarr Garage Door	Alternating col 1. Terracotta 2. Grey	Metal Garage Door Stratford 3000 Clear glass panels



INTEGRA ARCHITECTURE INC.

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13315
1/8" = 1'-0"
NOV 20, 2013
4 - DPA RESUBMISSION

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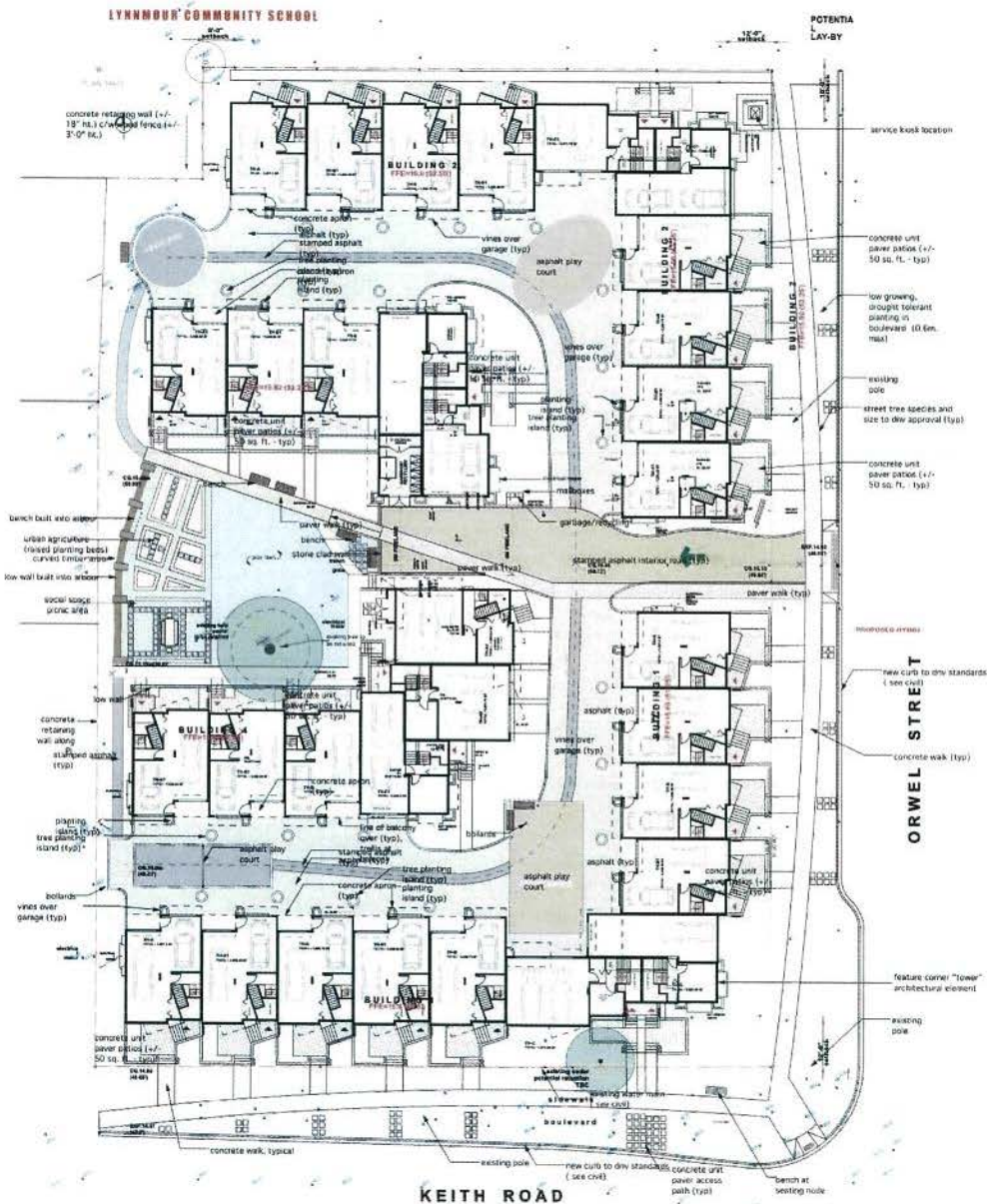
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FORMA DESIGN INC.
www.formadesign.ca

239-628 Markham Rd.
North York, Ontario
M2H 3P5
Canada 905-707-2899
info@formadesign.ca
www.formadesign.ca

1. Issue ADP modification No. 02 2011

Orwel Engineering
Orwel and Keith Road
Townhouse Development

LANDSCAPE LAYOUT

DATE	2011-05-11
BY	FORMA DESIGN INC.
SCALE	1/8" = 1'-0"
PROJECT	Orwel and Keith Road Townhouse Development
DATE	2011-05-11
BY	FORMA DESIGN INC.
SCALE	1/8" = 1'-0"
PROJECT	Orwel and Keith Road Townhouse Development

The Corporation of the District of North Vancouver

Bylaw 8028

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 1302 (Bylaw 8028)".

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 76 CD76"

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

"4B76 Comprehensive Development Zone 76 CD76"

The CD76 Zone is applied to:

1570 E Keith Rd, Lot 11 Except: Part on Statutory Right of Way Plan 109; of Lot 6 Block A District Lot 613 Plan 2459, PID: 013-739-590

1576 E Keith Rd, Lot 12 Except: Part in Plan 21096; of Lot 6 Block A District Lot 613 Plan 2459, PID: 006-089-615

1584 E Keith Rd, Lot E of Lot 6 Block A District Lot 613 Plan 21096, PID: 006-111-645

743 Orwell St, Lot D of Lot 6 Block A District Lot 613 Plan 21096, PID: 006-111-637

763 Orwell St, Lot B Block A District Lot 613 Group 1 New Westminster District Plan BCP39525, PID: 027-780-236

777 Orwell St, The South ½ of Lot 15 of Lot 6 Block A District Lot 613 Plan 2459, PID: 008-106-193

The portions of road allowance as shown on Schedule B.

4B76-1) Intent:

The purpose of the CD76 Zone is to establish specific land use and development regulations for a 32 unit townhouse project.

4B76-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 76 Zone:

(a) Uses Permitted Without Conditions:

- (i) Residential building, multiple-family townhouse

(b) Conditional Uses:

Not Applicable

4B76-3) Conditions of Use:

Not Applicable

4B76-4) 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

4B76-5) Density:

- (a) The maximum permitted density in the CD76 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 within the parking garage is excluded.

4B76-6) Amenities:

(a) Despite subsection 4B76-5, density in the CD76 Zone is increased to a maximum floor space ratio of 0.8 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 \$182,841.45 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; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social

service facility or service / facility improvements; and/or the affordable housing fund.

(b) For the purposes of calculating floor space ratio, the area within the parking garage is excluded.

4B76-7) Maximum Principal Building Size:

Not applicable

4B76-8) 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)
Orwell	3.66m (12 ft) to the building face
East Keith Road	3.66m (12 ft) to the building face
West Property Line	2.44m (8 ft) to the building face (Building 1 and 2) 4.57m (15 ft) to the building face (Building 3) 3.05m (10 ft) to the building face (Building 4)
North Property Line	3.05m (10 ft) to the building face

4B76-9) Building Orientation:

Not applicable

4B76-10) Building Depth and Width:

Not applicable

4B76-11) Coverage:

(a) Building Coverage shall not exceed 45%.

(b) Site Coverage shall not exceed 70%.

4B76-12) Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.3m (40.5 ft);

4B76-13) 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

4B76-14) Flood Construction Requirements:

No basement, or habitable floor space, shall be constructed below the established flood construction levels as identified in a floor hazard report prepared by a qualified registered professional engineer.

4B76-15) 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.

4B76-16) Subdivision Requirements:

Not applicable

4B76-17) Additional Accessory Structure Regulations:

Not applicable.

4B76-18) Parking and Loading Regulations:

- (a) Parking spaces shall be provided on the basis of 2 spaces/unit;
- (b) Not more than 28 spaces may be small car spaces;

- (c) Not more than 8 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.”
- (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 7200 Zone (RS3) to Comprehensive Development Zone 76 (CD 76).

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PUBLIC HEARING held on this the

READ a second time this the

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APPROVED by the Ministry of Transportation and Infrastructure this the

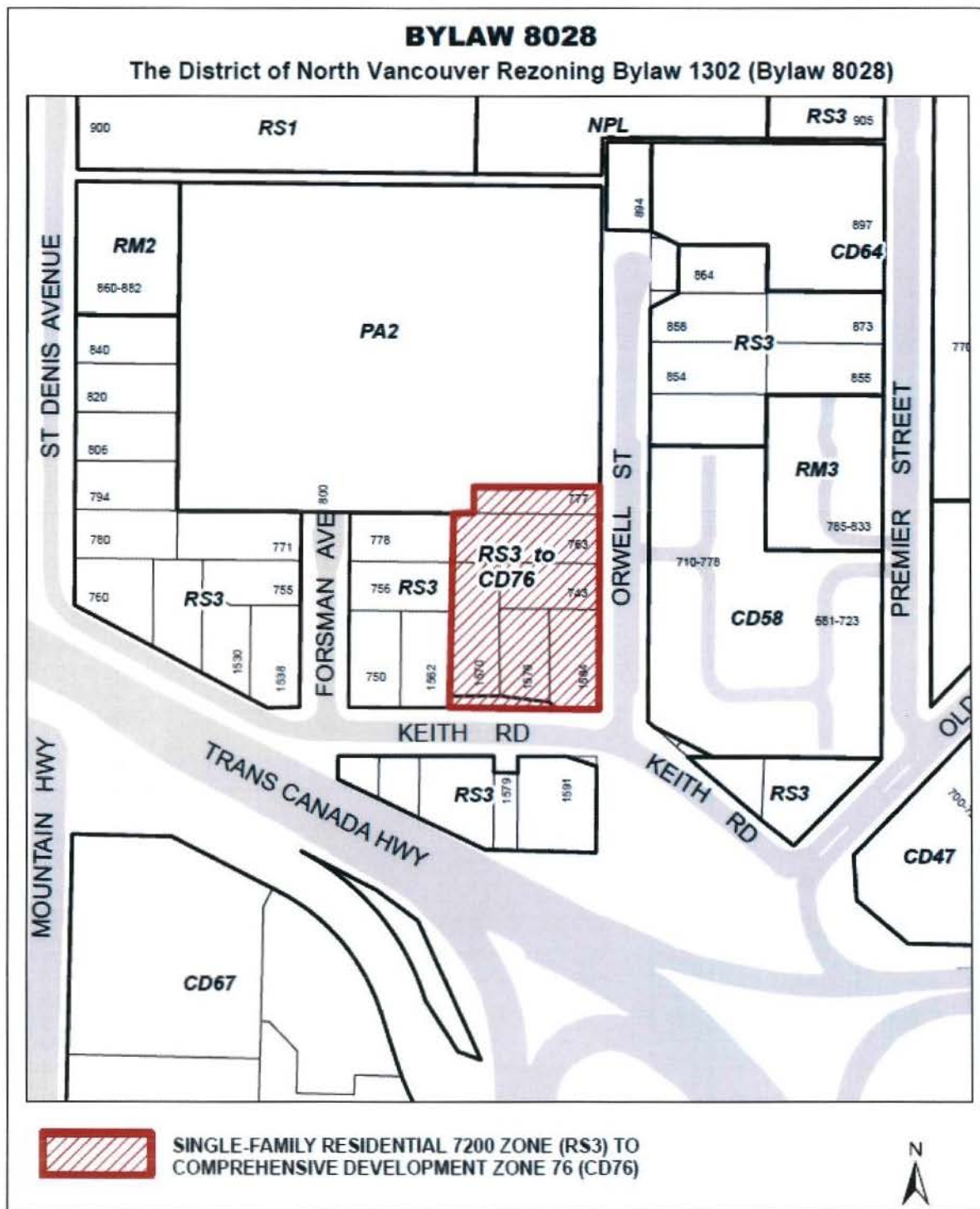
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Mayor

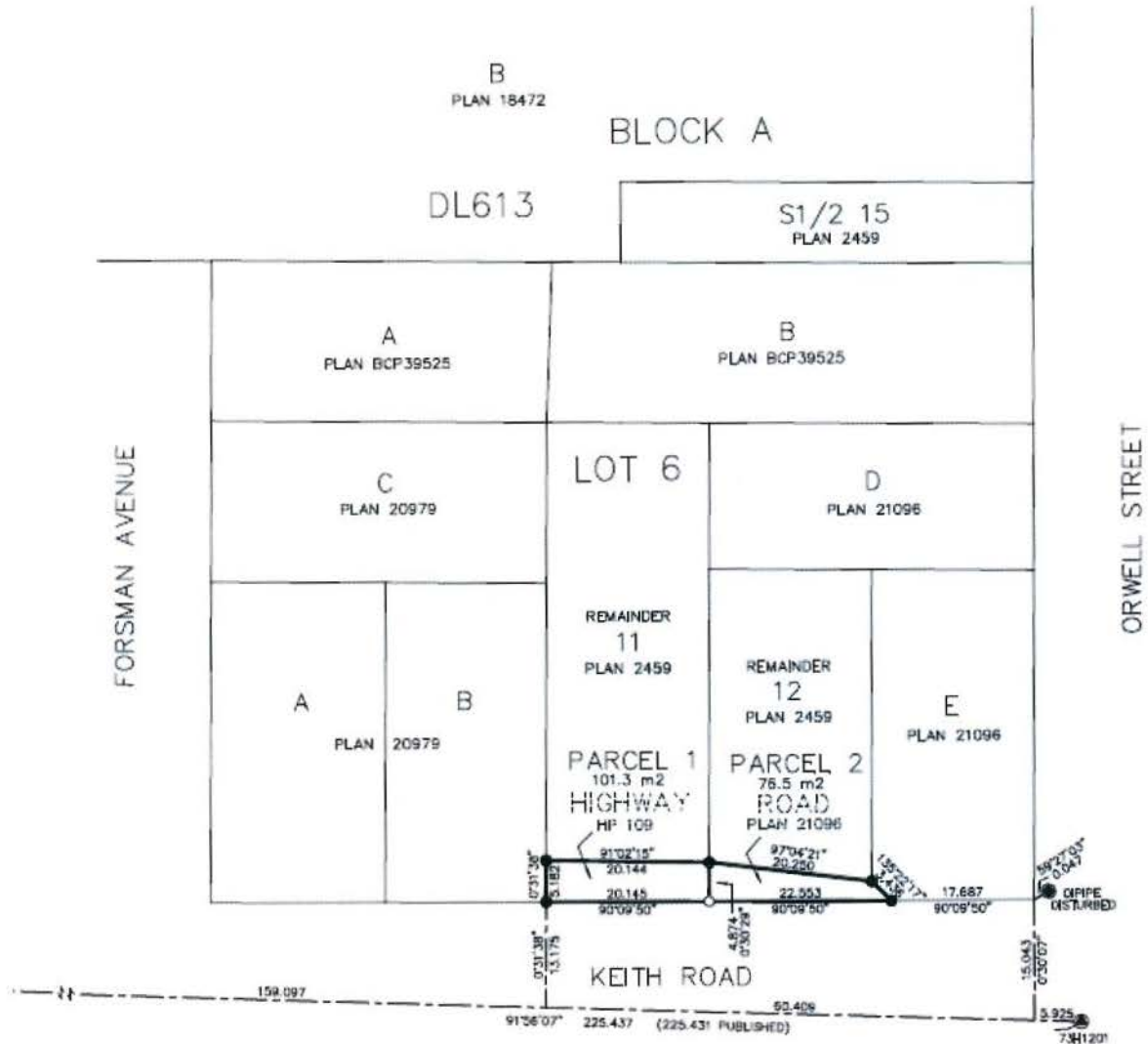
Municipal Clerk

Certified a true copy

Bylaw 8028 Schedule A: Zoning Map



Bylaw 8028 Schedule B: Road Closure



The Corporation of the District of North Vancouver

Bylaw 8031

A bylaw to enter into a Housing Agreement
(1570, 1576, 1584 East Keith Road and 743, 763, 777 Orwell Street)

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 8031, 2013".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes the District of North Vancouver to enter into an agreement, substantially in the form attached to this bylaw as Schedule "A" (the "Housing Agreement"), between The Corporation of the District of North Vancouver and Brody Development 2008 Ltd., with respect to the following lands:

- (a) Lot 11 Except: Part on Statutory Right of Way Plan 109; of Lot 6 Block A District Lot 613 Plan 2459, (PID: 013-739-590);
- (b) Lot 12 Except: Part in Plan 21096; of Lot 6 Block A District Lot 613 Plan 2459, (PID: 006-089-615);
- (c) Lot E of Lot 6 Block A District Lot 613 Plan 21096, (PID: 006-111-645);
- (d) Lot D of Lot 6 Block A District Lot 613 Plan 21096, (PID: 006-111-637);
- (e) Lot B Block A District Lot 613 Group 1 New Westminster District Plan BCP39525, (PID: 027-780-236);
- (f) The South ½ of Lot 15 of Lot 6 Block A District Lot 613 Plan 2459, (PID: 008-106-193)
- (g) the portions of municipal road and lane outlined in bold on the road closure plan attached to this Bylaw as Schedule "B".

3. Execution of Documents

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

READ a first time this the

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8031
SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the ____ day of _____, 20____ is

BETWEEN:

Brody Development (2008) Ltd. of _____

(the “Owner”)

AND:

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

(the “District”)

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement::

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 32 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8028 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

3.03 Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners. .

3.04 Strata Bylaw Invalid

Any strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.05 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.07 Notice

The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within thirty (30) days of delivery of the notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District upon demand all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. **LIABILITY**

5.01 Indemnity

Except if arising directly from the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its board members, officers, directors, employees, agents, and elected or appointed officials,, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities that all or any of them will or may be liable for or suffer or incur or be put to any act or omission by the Owner or its officers, directors, employees, agents, contractors, or other persons for whom the Owner is at law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

If to the District:

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

Attention: Planning Department
Facsimile: (604) 984-9683

If to the Owner:

Attention:
Facsimile: (604)

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word “including” when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as “without limitation” or “but not limited to” are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words “must” and “will” and “shall” are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8031.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

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

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

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

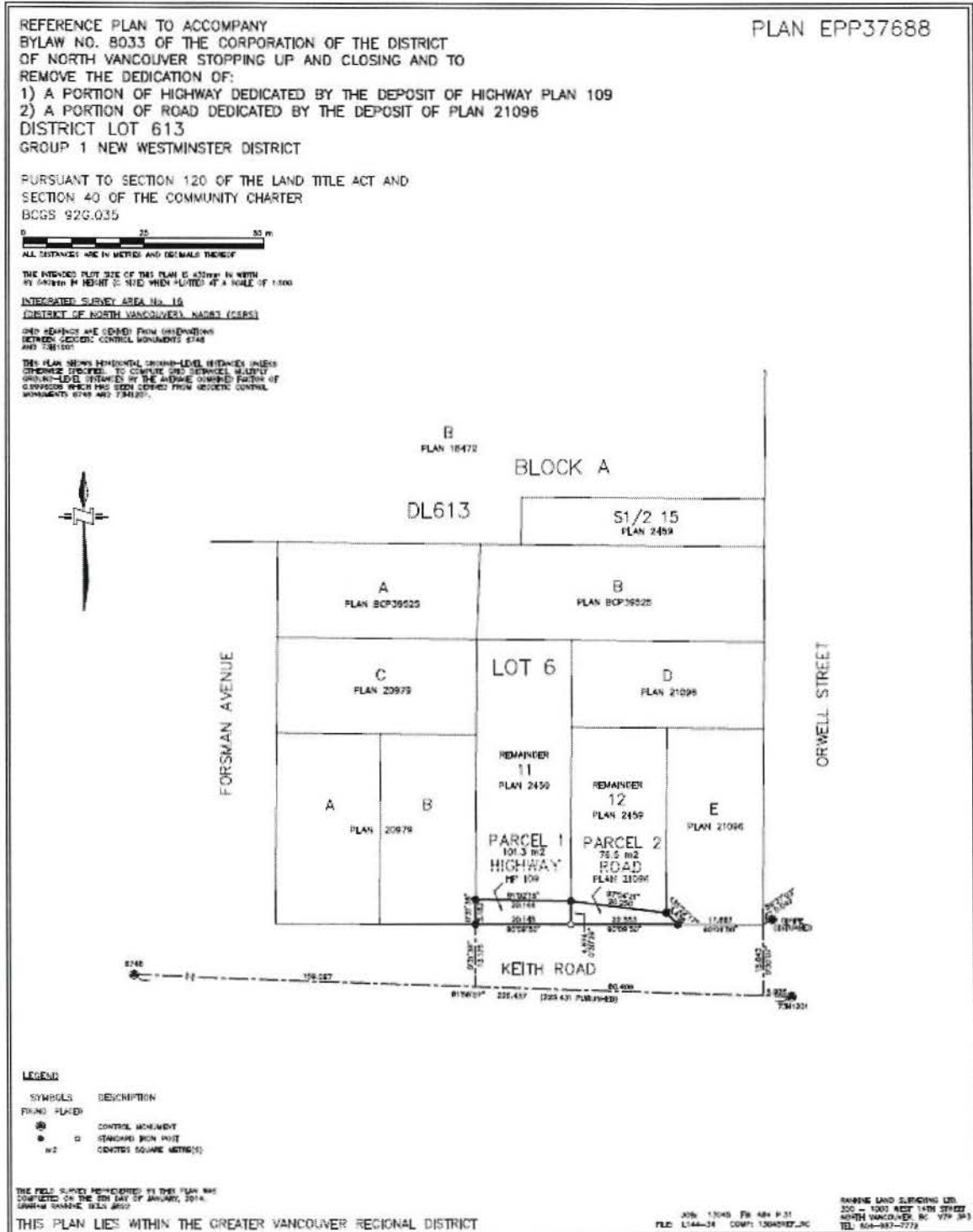
THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

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

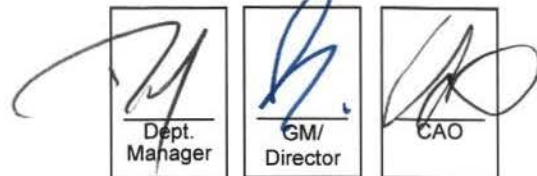
As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargeholder has executed the Land Title Office Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule B to Bylaw 8031

Road Closure Plan



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: February 3 rd , 2014
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 10, 2014
File: 08.3160.20.45

AUTHOR: Janine Ryder – Property Services Agent

SUBJECT: **Proposed Highway Closing and Dedication Removal Bylaw 8033 - East Keith Road - Disposition to Brody Development (2008) Ltd.**

RECOMMENDATION:

THAT “East Keith Road Highway Closure Bylaw 8033, 2014” is given FIRST READING.

REASON FOR REPORT:

“East Keith Road Highway Closure Bylaw 8033, 2014” will authorize the closure and the raising of title to 1,911 square feet of the District road allowance along East Keith Road (the “Road Allowance”), and will authorize the subsequent transfer of the Road Allowance to Brody Development (2008) Ltd. (“Brody”), for the purpose of consolidation with adjacent six single family properties in order to construct a 32 unit townhouse development. The Agreement is conditional upon the completion of the public process for the necessary rezoning.

SUMMARY:

The District has entered into a conditional Agreement of Purchase and Sale (the “Agreement”) with Brody for the disposition of a 1,911 square feet (177 square metres) portion of East Keith Road, (**See Attachment 1**), for the appraised value of \$200,000. Prior to completing the transaction contemplated in the Agreement, the District must close to traffic, and remove that dedication of this portion of road as set out in the proposed Bylaw. (**See Attachment 2**)

The Agreement is conditional upon the completion of the public process for the necessary rezoning.

BACKGROUND:

At a closed meeting held on January 27th, 2014 Council authorised Mayor and Clerk to execute the Purchase and Sale Agreement for the disposition of a portion of East Keith Road for the appraised fair market value of \$200,000, subject to the necessary rezoning and the required road closure processes.

EXISTING POLICY:

Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land.

Timing/Approval Process:

In accordance with Section 40 and Section 94 of the *Community Charter* council must provide notice of its intention to close a portion of Road Allowance. Council must then provide an opportunity for persons who consider they are affected by the bylaw to make representations at a subsequent Council meeting.

Notification for the disposition of the Road Allowance has already been approved by Council, will be advertised concurrently.

Concurrence:

The proposed Road Closure has been reviewed and approved by the Planning, Finance and Transportation departments.

As the Road Allowance is within 800 metres of an arterial highway, Ministry of Transportation and Infrastructure approval is required before adoption of the bylaw.

Financial Impacts:

An appraisal of the subject Road Allowance was completed by Cunningham Rivard on July 26th, 2013. Based upon mutually agreed terms of reference between the District and Brody, the appraised value of the 1,911 square feet of District Road allowance is \$200,000. The proceeds of the disposition of this Road Allowance will be placed into the Land Opportunity Fund as per the Land Opportunity Reserve Fund Policy 5-1840-8.

Liability/Risk:

The Road Allowance does not contain any utilities and is not currently being used for vehicular or pedestrian access. The Road Allowance currently provides additional boulevard area to the adjacent properties.

Transportation has confirmed there is no future use of this road allowance and there is sufficient road area for the widening of East Keith Road.

Public Input:

There will be opportunities for public input regarding this proposal:

1. Public representation before adoption of the road closure bylaw, and
2. Public Hearing for the rezoning.

Conclusion:

Staff recommends that Council give the proposed Bylaw 8033 first reading and direct staff to publish notice of the road closure and disposition in accordance with the *Community Charter*.

**SUBJECT: Proposed Highway Closing and Dedication Removal Bylaw 8033 - East
Keith Road – Disposition to Brody Development (2008) Ltd.**

January 10, 2014

Page 3


Options:

1. Council to give the proposed Bylaw 8033 first reading and direct staff to publish notice of road closure in accordance of the *Community Charter*.
2. Council does not give the proposed Bylaw 8033 first reading.

Respectfully submitted,



Janine Ryder
Property Services Agent

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 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: _____

ATTACHMENT 1

Road Allowance



Site Outline

Road Allowance
to be closed.

ATTACHMENT 1

Subject Road Allowance fronting 1570 and 1576 East Keith Road



ATTACHMENT 2

Bylaw 8033

The Corporation of the District of North Vancouver

Bylaw 8033

A bylaw to close and remove highway dedication.

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

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

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

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

1. Citation

This bylaw may be cited as "East Keith Road Highway Closure Bylaw 8033, 2014".

2. Bylaw to close and remove highway dedication

2.1 The portion of highway dedicated by Highway Plan 109 and the portion of road dedicated by Road Plan 21096 each of which is shown outlined in bold of the Plan attached to this bylaw as Schedule A, are closed to all types of traffic and the dedication as highway of both is removed.

2.2 The Mayor and Clerk are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are required to affect the aforesaid closure and removal of highway dedication.

READ a first time this the

NOTICE given under Section 94 of the Community Charter this

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

READ a second time this the

READ a third time this the

Certified a true copy of "East Keith Road Highway Closure Bylaw 8033, 2014" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on this the

ADOPTED this the

Mayor

Municipal Clerk

Road Closure Plan

REFERENCE PLAN TO ACCOMPANY
BYLAW NO. 8033 OF THE CORPORATION OF THE DISTRICT
OF NORTH VANCOUVER STOPPING UP AND CLOSING AND TO
REMOVE THE DEDICATION OF:
1) A PORTION OF HIGHWAY DEDICATED BY THE DEPOSIT OF HIGHWAY PLAN 109
2) A PORTION OF ROAD DEDICATED BY THE DEPOSIT OF PLAN 21096
DISTRICT LOT 613
GROUP 1 NEW WESTMINSTER DISTRICT

PLAN EPP37688

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND
SECTION 40 OF THE COMMUNITY CHARTER
BCGS 926.035

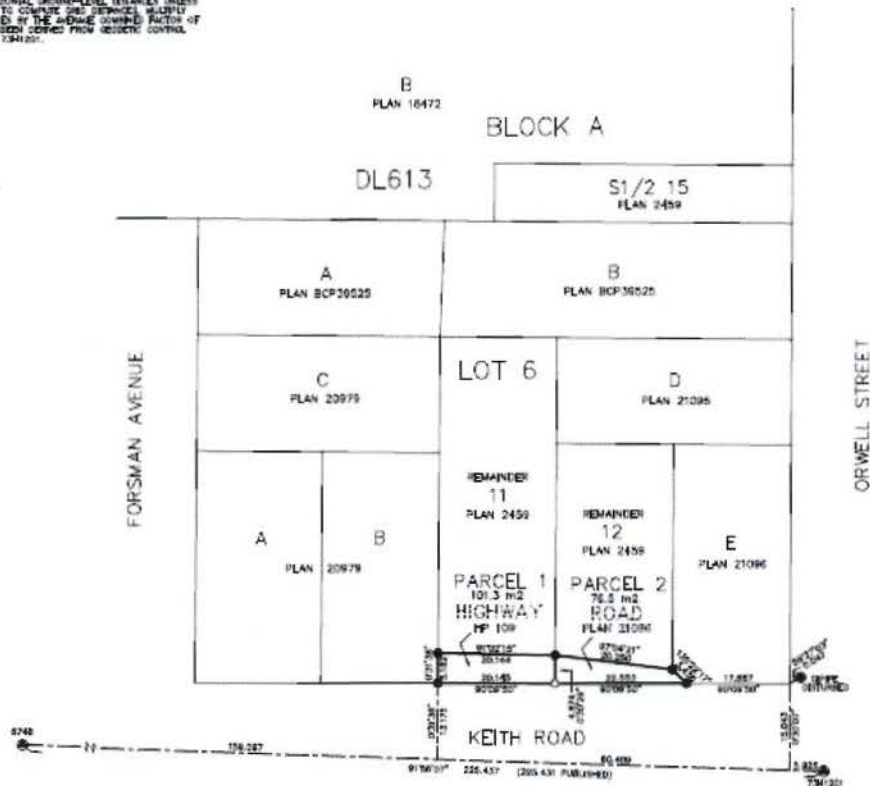
0 25 50 m
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 430mm IN WIDTH
BY 610mm IN HEIGHT TO BE USED WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 16
(DISTRICT OF NORTH VANCOUVER) NAD83 (CSRS)

AND REMAINDER ARE DERIVED FROM OBSERVATIONS
BETWEEN GEODETIC CONTROL MONUMENTS STAB
AND 7341201

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE AND DERIVE VERTICAL
DISTANCES BY THE AVERAGE CORRECTION FACTOR OF
CORRECTION WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
MONUMENTS STAB AND 7341201



LEGEND

SYMBOLS	DESCRIPTION
FOUND PLACED	
●	CONTROL MONUMENT
○	STANDARD IRON POST
m2	DETERMINED SQUARE METRES


THE FIELD SURVEY REPRODUCED BY THIS PLAN WAS
COMPLETED ON THE 10th DAY OF JANUARY, 2014.
DRAWN BY: BCGS 926.035

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

JOB: 13045 FR 484 P.31
FILE: L144-24 COMP: 13045REP_JAC

BARBER LAND SURVEYING LTD.
300 - 1000 WEST 14TH STREET
NORTH VANCOUVER, BC V7P 3P3
TEL: 604-987-7778

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB 3, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 20, 2014
File: 3060-20/46.13

AUTHOR: Casey Peters, Community Planner

SUBJECT: BYLAWS 8029 AND 8032: REZONING AND HOUSING AGREEMENT FOR A
7 UNIT TOWNHOUSE PROJECT: 3014 AND 3022 SUNNYHURST ROAD

RECOMMENDATIONS: It is recommended that:

1. Bylaw 8029, which rezones the subject site from Residential Single Family 6000 Zone (RS4) to Comprehensive Development 51 (CD51) to enable the development of a 7 unit residential townhouse project, be given First Reading;
2. Bylaw 8032, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading; and
3. Bylaw 8029 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8029 to rezone the subject properties; and
- Bylaw 8032 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.

SUMMARY:

The applicant proposes to redevelop 2 single family lots located at 3014 and 3022 for a 7 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.



BACKGROUND:

Official Community Plan

The subject properties are designated as *Residential Level 3: Attached Residential*, which envisions ground oriented multifamily housing up to approximately 0.8 FSR. The site is located just outside of the Lynn Valley Town Centre.

The proposed townhouse units are a mix of 2 and 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."

The proposal also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families and encouraging a range of multifamily housing sizes (Policy 7.1.4).

The Lynn Valley Local Plan Reference Policy document identified this block as Site 5 for family townhouse development with a maximum density of 0.8 FSR. The Local Plan required 30m (98.4 ft) of site width and at 24.5m (80ft) the subject site does not meet this requirement. An easement will be required on the subject site to allow for future access for the site to the north to ensure that the site can redevelop as envisioned by the Local Plan.

Zoning:

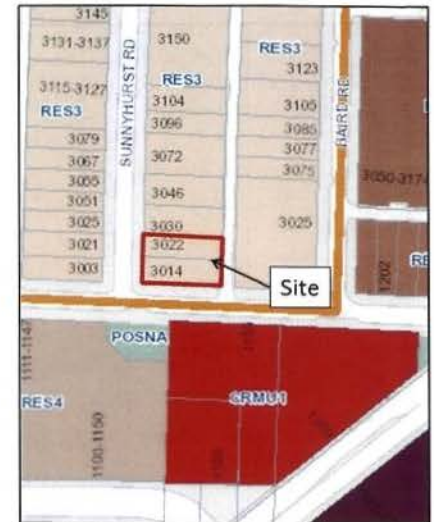
The subject properties are zoned Residential Single Family 6000 Zone (RS4) and therefore rezoning is required to permit this multi-family project. Bylaw 8029 proposes to rezone the site to Comprehensive Development Zone 51 (CD51) to match the existing multifamily zoning on this block.

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); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

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.



**SUBJECT: BYLAWS 8029 AND 8032: REZONING AND HOUSING AGREEMENT FOR
A 7 UNIT TOWNHOUSE PROJECT: 3014 AND 3022 SUNNYHURST RD**

January 20, 2014

Page 3

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 8032 is provided to implement that Policy.

ANALYSIS

The Site and Surrounding Area:

The site consists of 2 single family lots located on the corner of Sunnyhurst Road and Ross Road. Adjacent properties consist of single family lots (zoned RS4) to the west and north, existing townhouses to the east, and existing multifamily apartments to the south. The OCP designates the surrounding single family zoned properties as Residential Level 3: Attached Residential.



**SUBJECT: BYLAWS 8029 AND 8032: REZONING AND HOUSING AGREEMENT FOR
A 7 UNIT TOWNHOUSE PROJECT: 3014 AND 3022 SUNNYHURST RD**

January 20, 2014

Page 4

The north side setback is proposed at 2.12m (6.96 ft) which is compliant with the Schedule B Design Guidelines but will require a variance of 0.32m (1.04 ft) at the Development Permit stage. The north neighbour is generally supportive of the shared driveway access.

Parking

Vehicle access to the site is from the existing open lane. The proposal requires and is providing 14 parking stalls. Individual parking in each unit is in a side by side arrangement for 6 of the units and 1 unit is a tandem arrangement. The applicant has submitted an autoturn analysis to confirm that all parking spaces are accessible. There may be a driveway width variance at the DP stage to permit a narrower driveway in order to retain trees at the driveway entrance.

Landscaping

The landscaping is proposed to mirror other developments on the block with the inclusion of a meandering sidewalk. Several trees are proposed to be preserved along the north property line. A seating area is proposed at the corner of Ross Road and Sunnyhurst Road.

Acoustic Regulations

Bylaw 8029 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 8029, and a Housing Agreement Bylaw, Bylaw 8032, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8029 (Attachment B) rezones the subject properties from Single Family Residential 6000 Zone (RS4) to the existing Comprehensive Development 51 Zone (CD51). CD 51 permits multifamily residential use, and specific to this site, establishes a base density FSR (Floor Space Ratio) of 0.45 and establishes a density bonus to an FSR of 0.8 subject to payment of a \$36,778.20 CAC and entering into a housing agreement to restrict future strata rental restrictions.

Bylaw 8032, (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.

Finally, an easement will be required to allow for future access to the property to the north to assist with the efficient future development of this property.

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 \$36,778.20 has been calculated and this amount is included in Bylaw 8029. It is anticipated that the CACs from this development will include contributions towards public art, park, trail, environmental or other public realm improvements and/or the Affordable Housing Fund.

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.

Advisory Design Panel

The application was considered by the Advisory Design Panel on December 12, 2013 and the panel recommends approval of the project subject to resolution of items to the satisfaction of staff. In particular, the ADP requested a review of options for differentiation of the proposed development from 'Vicinity', the existing townhouse project to the east, use of the autocourt and unit entrances.

The ADP also suggested simplification of material choices, exploration of more urban treatments for landscape and streetscapes, a review of the drive court for compatibility with residential uses and exploration of options for providing grade level access to one or more dwelling units.



Proposed South Elevation (Ross Road)



Proposed West Elevation (Sunnyhurst Road)

A revised submission has been received and reviewed by Staff. Changes include revisions to colour and materials by changing cedar siding to panel and cultured stone to stone panel. Details regarding roof overhangs, guardrails, and soffits have also been changed. Additional changes have been made to window proportion, size and design.

Staff feel that the changes made have worked to differentiate the project from the adjacent 'Vicinity' townhouses but believe that additional changes can be made to ensure that the projects feel distinct. Staff will continue to work with the applicant to address this concern.

The applicant notes that the intent for the landscape and streetscape treatment was to maintain a continuous feel to the remainder of the block. The applicant noted that the use of the autocourt will be dictated by the future inhabitants and expressed an interest in

encouraging use other than purely vehicle movement. Finally, the applicant noted that due to the somewhat sloping nature of the site and the townhouse form, it would not be possible to create units with grade level access.

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated Public Information Meeting on November 26, 2013. The meeting was attended by 16 residents. The facilitator's report is attached as Schedule D.

Concerns were expressed at the meeting and by email regarding the availability of parking on Sunnyhurst Road, the similarity of design of the completed 'Vicinity' townhouse project located to the east of the site, safety issues on the lane and loss of the current rental housing in the house and suite.

The proposal meets the requirements for parking by providing two spaces per unit. In addition, there are a limited number of dividing walls between parking for the units so it is expected that the open design of the parking spaces are more likely to be used for parking rather than storage which often occurs in fully enclosed parking. The parking concern has been forwarded to the District's Transportation department to be monitored.

As noted above, changes have been made to the design to address the similarity to the 'Vicinity' townhouses. Staff will continue to work with the applicant to address this concern.

Staff feel that the addition of units built adjacent to the lane will add "eyes" and additional lighting to the lane helping to address the concerns raised.

Finally, a concern was raised regarding the loss of rental units provided by the current single family homes. Staff note that a Housing Agreement is required for this application to ensure that there is no future strata rental restrictions. Finally, Bylaw 8029 proposes to put a portion of the Community Amenity Contribution for this project towards the Affordable Housing Fund.

CONCLUSION:

This project is consistent with the directions established in the OCP. 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.

**SUBJECT: BYLAWS 8029 AND 8032: REZONING AND HOUSING AGREEMENT FOR
A 7 UNIT TOWNHOUSE PROJECT: 3014 AND 3022 SUNNYHURST RD**

January 20, 2014

Page 8

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8029 and 8032 and refer Bylaw 8029 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8029 and 8032 at First Reading.



Casey Peters
Community Planner

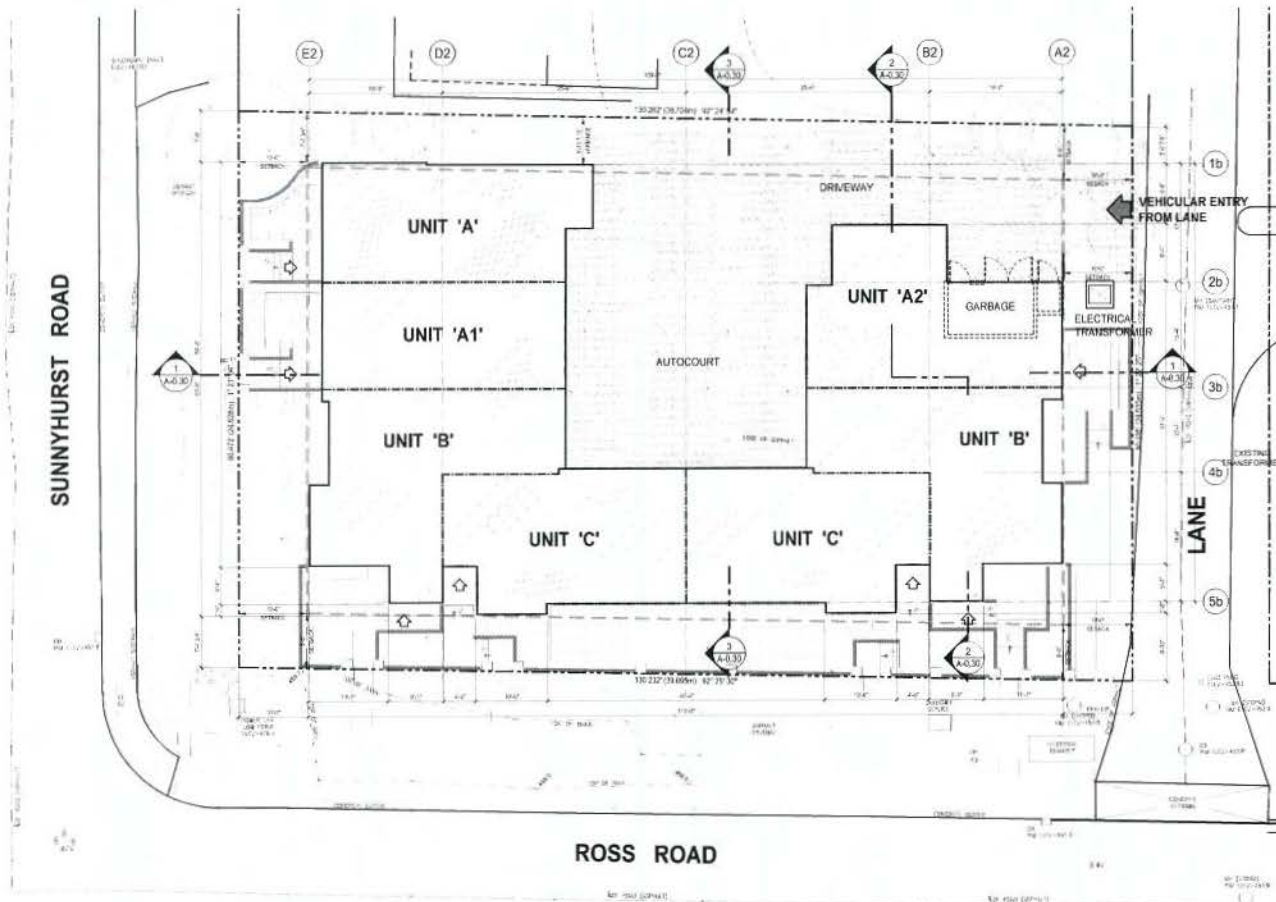
A – Reduced project plans

B – Bylaw 8029

C – Bylaw 8032

D – Facilitator's Report

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: _____



LEGAL DESCRIPTION:

LOT 9 AND LOT 10
BOTH OF THE SOUTH 1/2 OF LOT 4
DISTRICT LOT 2023
PLAN 3170

CIVIC ADDRESS:

3014-3022 SUNNYHURST ROAD
DISTRICT OF NORTH VANCOUVER

ZONING:

EXISTING ZONING: RS4
PROPOSED ZONING: CD

SITE AREA:

TOTAL LOT AREA: 10,480.984 sqft. 973.715 sqm.

FLOOR AREA RATIO:

MAXIMUM F.A.R. .80 8,384.78 sqft. 778.97 sqm.
PROPOSED F.A.R. .799 8,383.78 sqft. 778.88 sqm.

TOTAL G.F.A.:

	UNIT AREA	# UNIT	TOTAL
UNIT 'W'	1,148.30 sqft.	1	1,148.30 sqft.
UNIT 'A1'	1,024.67 sqft.	1	1,024.67 sqft.
UNIT 'A2'	1,009.78 sqft.	1	1,009.78 sqft.
UNIT 'B'	1,267.02 sqft.	2	2,534.03 sqft.
UNIT 'C'	1,333.35 sqft.	2	2,666.70 sqft.
TOTAL UNITS		7	
TOTAL G.F.A.		8,383.50 sqft.	778.88 sqm.

PARKING REQUIRED:

RESIDENT PARKING	7 UNITS @ 2 STALLS / UNIT	14 CARS
VISITOR PARKING (Inclusive)		9 CARS
TOTAL PARKING REQUIRED		14 CARS
TANDEM PARKING ALLOWED (30%) x 14		4 CARS
BICYCLE PARKING		10 PROVIDED

SITE COVERAGE:

MAX. LOT COVERAGE 70%
PROPOSED LOT COVERAGE 44% 4,663.37 sqft. 433.24 sqm.

BUILDING SETBACKS:

SOUTH (ROSS RD.)	8'-0"	2.40 m
EAST (LANE)	10'-0"	3.05 m
WEST (SUNNYHURST RD.)	10'-0"	3.05 m
NORTH (VARIANCE)	6'-11 1/2"	2.10 m



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
VANCOUVER, BC V6B 1Y5
T 604.688.4220 F 604.688.4270
info@integra-arch.com
www.integra-arch.com



3014-3022
SUNNYHURST RD.

3014-3022
Sunnyhurst Road
District of North Vancouver B.C., Canada
August 8, 2015

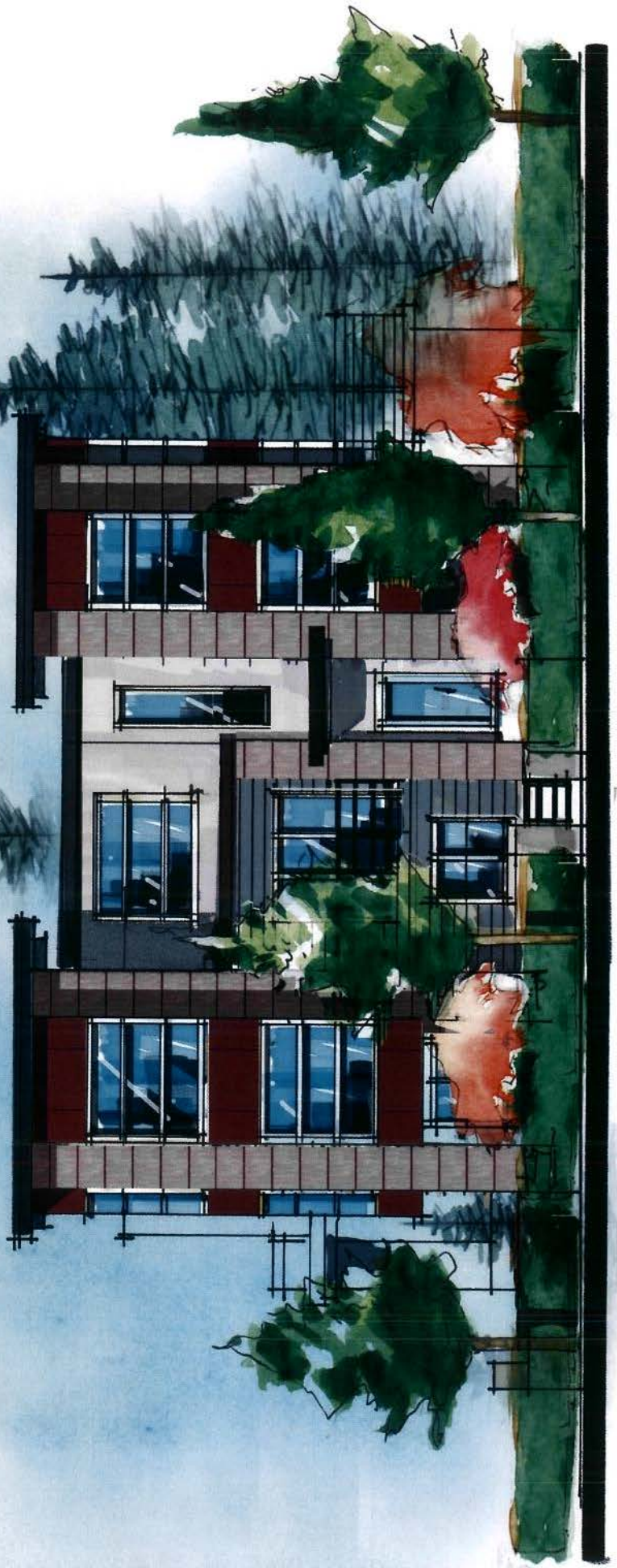
SITE PLAN

DESIGNED BY	PROJECT 1
CHECKED BY	PROJECT 1
DATE	PROJECT 1
BY	PROJECT 1

A-0.20

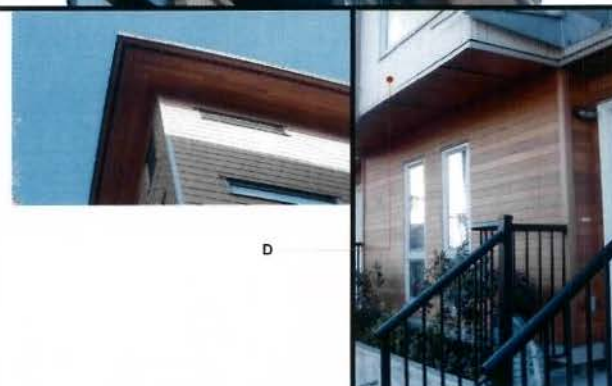
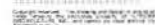
ATTACHMENT A
























3014-3022 SUNNYHURST RD., NORTH VANCOUVER, BC

A		Benjamin Moore CC-547 Willow	Handpainted 7" exposure Cademill texture 1 st. 2nd story exterior walls	H		White	Window	Window
B		Benjamin Moore CC-544 Overcast	Handpainted 5" exposure Cademill texture garage elevation-column elements	I		Alumnium	SUPERMET Powder Coatings	Menhight Silver Aluminum railing @ balconies/entries
C		Benjamin Moore CC-152 Laurentian Red	Handpainted: Smooth texture - Bay elements	J		Grey	Isolated ventil vinyl soffits	Soffits @ roof overhangs and balconies
D		Flat (steel)		K		Rust	Color soffits	Soffits @ lower elements selected location dentils
E		Tan	Stone Panel - Natural Materials	L		Limestone	Charcoal	Flashing, downspouts, gutters
F		Benjamin Moore Sherwin Williams SW 7048 Urban Bronze	Wood trim, face, balcony edge	M		Grey		Architectural concrete
G		Medium beige Benjamin Moore	DC38 Collingwood					

(SOL.)	(DATE)	(REMARKS)
-	APR 8, 2013	Issued for 4387
1	APR 8, 2013	Issued for 175

1001007

1997年12月

**3014-3022
SUNNYHURST RD.**
3014-3022 Sunnyhurst Road
Richmond City, B.C.

1076

MATERIALS AND FINISHES

OPTION 3

1999/2000

15313

 $118^{\circ}=1^{\circ}-6^{\circ}$

January 22, 2014 10:10

2010年12月10日

1999

A-4.03



Fig 1.CONTEXT (Sunnyhurst Road)
Grass boulevard with inlaid 18" x 18" concrete pavers along a curved concrete walkway, planting beyond.

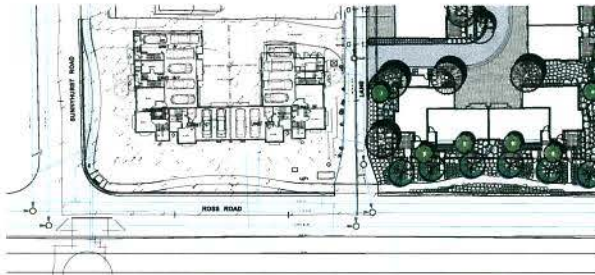


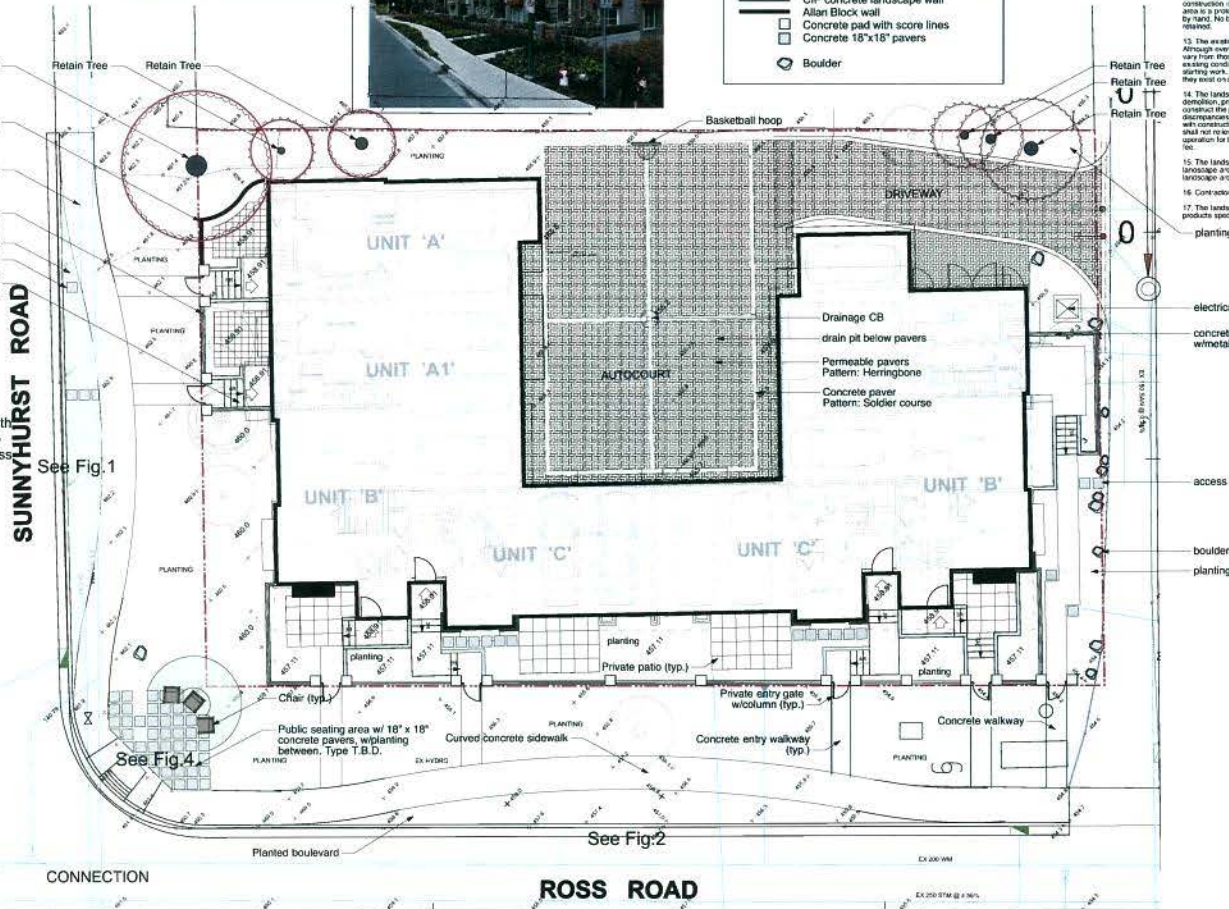
Fig.3 CONTEXT (Plan)
Existing adjacent development: Heavily planted streetscape with a curved concrete pathway, and planted boulevard.

Fig.2 CONTEXT (Ross Road)
Existing adjacent development: Heavily planted streetscape with a curved concrete pathway, and planted boulevard.



LANDSCAPE LEGEND	
---	PL
---	Tree Protection
---	CIP concrete landscape wall w/guardrail
---	CIP concrete landscape wall
---	Allan Block wall
---	Concrete pad with score lines
---	Concrete 18"x18" pavers
---	Boulder

Fig.4 CONTEXT (connection)
Existing pedestrian landscape corridor/pathway to connect with a proposed seating area at the corner of Sunnyhurst and Ross road.



- General Notes
1. All materials and execution of landscape works shall conform to the BC LIA/ICMA Landscape Standard. Refer to the specifications for complete landscape documentation. If applicable.
 2. All works to be inspected and approved by geotech and structural engineer.
 3. Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways shall maintain 2% positive drainage away from buildings.
 4. All walls to conform to multiple guidelines and standards.
 5. Where soft landscape areas meet building foundation wall, 12-18" wide gravel strip to be installed at landscape grade.
 6. All landscape works including boulevard to be automatically in-grade.
 7. The Landscape Contractor shall ensure that on site planting medium meets the specifications and recommendations of the soil analysis (taken at the time of Substantial Completion). All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
 8. Minimum planting medium depths:
Lawn: 6"/150 mm
Groundcover: 12"/300 mm
Shrub: 18"/450 mm
Trees: 24"/600 mm (ward and beneath rootball) 12"/300 mm on walls
 9. All plant material shall meet minimum size requirements as indicated on the plan list. Quality of plant material and grading of site to conform to the BC LIA/ICMA standard for container grown stock.
 10. All plant material to be supplied on the job site must be obtained from a nursery participating in the BC LIA/ICMA Telephone Nursery Certification Program. Plant material provided by the contractor found to be carrying fire will be removed, disposed of and replaced at the contractor's expense.
 11. Discrepancies between plant numbers on the plant list and on the plan shall be reported to the landscape architect prior to ordering plant material. In the case of a discrepancy between plant list and plant numbers, the plan shall supersede the list.
 12. Tree Protection Measures
Where construction, demolition, or excavation is to take place within an 8' drop-up of a tree to be retained, a protection barrier at least 12" (305 mm) in height must be installed around the tree or group of trees to be retained. The barrier shall be constructed of steel fencing material every 2' (610 mm) spaced closely together to enclose the tree or group of trees. The barrier shall be constructed prior to any site work and shall remain in place until construction is complete. The barrier shall clearly display all weather signage indicating that the area is a protected zone. Any work which is to be done within the protection zone is to be done by hand. No burning is to take place close enough for the flames or heat to damage any tree to be retained.
 13. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The architect/landscape contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The landscape contractor shall assume responsibility for actual conditions as they exist on-site.
 14. The landscape contractor shall be responsible for testing the site to determine the extent of demolition, preparation, and removal necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the architect/engineer prior to proceeding with construction. Failure to report, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
 15. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect/engineer of any discrepancies prior to the start of the final layout with the landscape architect/engineer prior to construction.
 16. Contractor to repair any damage resulting from work on site.
 17. The landscape contractor shall refer to any questions on materials, finishes, labour and/or products specified herein to the landscape architect.

FORMA DESIGN INC.
www.formadesign.ca

230-628 Westcoast Dr.
North Vancouver
British Columbia
Canada V7P 5A9
Tel: 604-980-6100
Fax: 604-980-7200

Issued for DP - August 8, 2013

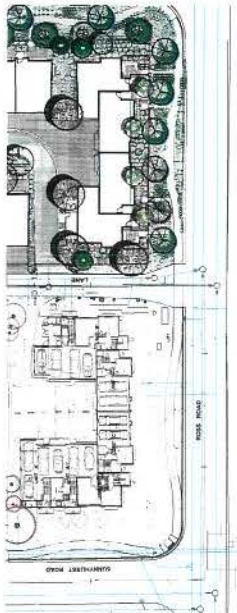
Sunnyhurst /
Ross Road

North Vancouver

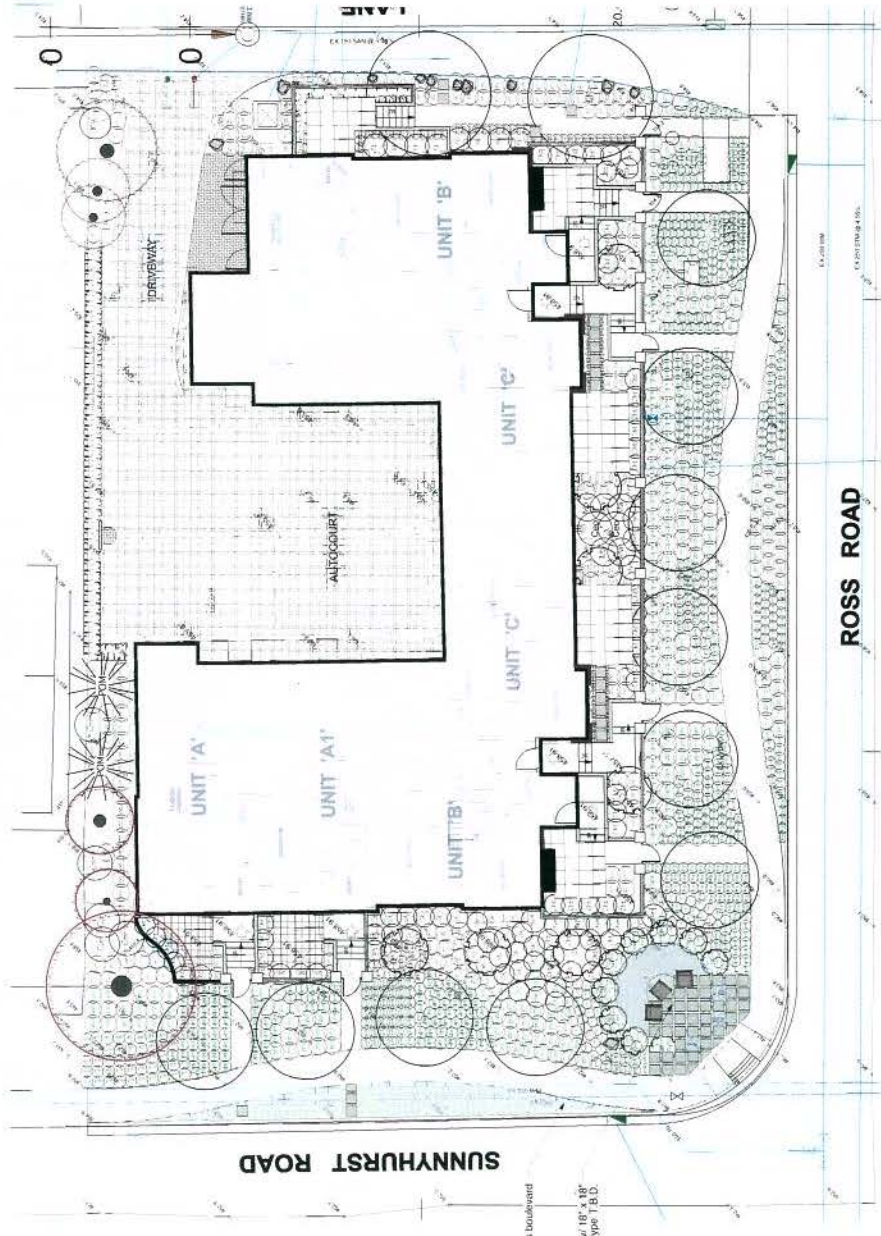
LANDSCAPE
CONCEPT PLAN

Scale: 1" = 10'
1/8" = 1'

13.021 L1 of L2



- Planting Notes**
1. All material and quantities of landscape works shall conform to the BCLARBOTV Landscape Manual. These are the minimum specifications for the works.
 2. All landscape works (including irrigation, lighting, etc.) shall be installed in accordance with the BCLARBOTV Landscape Manual.
 3. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 4. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 5. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 6. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 7. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 8. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 9. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.
 10. The landscape works shall be installed in accordance with the BCLARBOTV Landscape Manual.



PLANT LIST

ITEM	QTY	DESCRIPTION	COMMON NAME	SIZE	CONDITION
1	1	Planting Area	Planting Area	10' x 10'	Good
2	1	Planting Area	Planting Area	10' x 10'	Good
3	1	Planting Area	Planting Area	10' x 10'	Good
4	1	Planting Area	Planting Area	10' x 10'	Good
5	1	Planting Area	Planting Area	10' x 10'	Good
6	1	Planting Area	Planting Area	10' x 10'	Good
7	1	Planting Area	Planting Area	10' x 10'	Good
8	1	Planting Area	Planting Area	10' x 10'	Good
9	1	Planting Area	Planting Area	10' x 10'	Good
10	1	Planting Area	Planting Area	10' x 10'	Good

OFF-SITE PLANT LIST

ITEM	QTY	DESCRIPTION	COMMON NAME	SIZE	CONDITION
1	1	Planting Area	Planting Area	10' x 10'	Good
2	1	Planting Area	Planting Area	10' x 10'	Good
3	1	Planting Area	Planting Area	10' x 10'	Good
4	1	Planting Area	Planting Area	10' x 10'	Good
5	1	Planting Area	Planting Area	10' x 10'	Good
6	1	Planting Area	Planting Area	10' x 10'	Good
7	1	Planting Area	Planting Area	10' x 10'	Good
8	1	Planting Area	Planting Area	10' x 10'	Good
9	1	Planting Area	Planting Area	10' x 10'	Good
10	1	Planting Area	Planting Area	10' x 10'	Good

FORMA DESIGN INC.
www.formadesign.ca

3000 10th Avenue
North Vancouver
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Tel: 604.261.1200
Fax: 604.261.1201

Issued for: 10/10/2010
Project: 10/10/2010

Sunnyhurst /
Ross Road
North Vancouver
LANDSCAPE
PLANTING PLAN

Scale: 1/8" = 1'-0"
Date: 10/10/2010
Sheet: 174

The Corporation of the District of North Vancouver

Bylaw 8029

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 1303 (Bylaw 8029)".

2. Amendments

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

a) Amend Part 4B, Comprehensive Development Zone 51, (CD51), as follows:

(1) The following text is added to Section 4B276 :

Lot 9 South ½ of Block 4 District Lot 2023 Plan 3170 and Lot 10 of the South ½ of Lot 4 District Lot 2023 Plan 3170

(2) A new subsection (5) is added to Section 4B281, as follows:

(5) For development on Lot 9 South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-618) and Lot 10 of the South ½ of Lot 4 District Lot 2023 Plan 3170 (003-430-472):

- a)) enter into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
- b) a contribution in the amount of \$36,778.20 to the municipality to be used for the following amenity:
 - (i) public art;
 - (ii) park, trail, environmental, pedestrian or other public realm, infrastructure improvements; and/or
 - (iii) affordable housing fund.

b) The Zoning Map is amended in the case of the lands legally described Lot 9 South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-618) and Lot 10 of the South ½ of Lot 4 District Lot 2023 Plan 3170 (PID: 003-430-472) by rezoning the land from Residential Single-Family Zone 4 (RS4) to Comprehensive Development Zone 51 (CD51) as shown on Schedule A.

READ a first time this the

PUBLIC HEARING held on this the

READ a second time this the

READ a third time the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

The Corporation of the District of North Vancouver

Bylaw 8032

A bylaw to enter into a Housing Agreement (3014 and 3022 Sunnyhurst Rd.)

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 8032, 2013".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes the District of North Vancouver to enter into an agreement, substantially in the form attached to this bylaw as Schedule "A" (the "Housing Agreement"), between The Corporation of the District of North Vancouver and Mohammad Tavangar, with respect to the following lands:

(a) Lot 9 South ½ of Block 4 District Lot 2023 Plan 3170
(PID: 013-086-618)

(b) Lot 10 of the South ½ of Lot 4 District Lot 2023 Plan 3170
(PID: 003-430-472)

3. Execution of Documents

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

READ a first time this the

READ a second time this the

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8032
SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the ____ day of _____, 20__ is

BETWEEN:

Mohammad Tavangar. of _____

(the “Owner”)

AND:

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

(the “District”)

WHEREAS:

- A. The Owner is the registered owner of the Lands (as hereinafter defined);
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
- D. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement::

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 32 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8028 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing a ninety-nine (99) year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

3.03 Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners. .

3.04 Strata Bylaw Invalid

Any strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.05 No Bylaw

The strata corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.07 Notice

The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within thirty (30) days of delivery of the notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District upon demand all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. **LIABILITY**

5.01 Indemnity

Except if arising directly from the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its board members, officers, directors, employees, agents, and elected or appointed officials,, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities that all or any of them will or may be liable for or suffer or incur or be put to any act or omission by the Owner or its officers, directors, employees, agents, contractors, or other persons for whom the Owner is at law responsible, or by reason of or arising out of the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

If to the District:

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

Attention: Planning Department
Facsimile: (604) 984-9683

If to the Owner:

Attention:
Facsimile: (604)

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.13 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. INTERPRETATION

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word “including” when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as “without limitation” or “but not limited to” are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words “must” and “will” and “shall” are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8032.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

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

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

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

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

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

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

REPORT TO DISTRICT OF NORTH VANCOUVER

PUBLIC INFORMATION MEETING**November 26, 2014**

Proposed seven-unit townhouse development (3014-3022 Sunnyhurst Road)

Gordon Price, *Moderator*

On the evening of November 26th, a public information meeting was held at the Community History Centre (3203 Institute Road) in Lynn Valley on the proposed project: a seven-unit townhouse project at the corner of Sunnyhurst and Ross Roads.

Prior to the event, an information package was distributed to owners and occupants within 75 metres of the proposed project.

I functioned as moderator, having been contracted through the project managers, Saadat Enterprises Inc. (SEI), at the request of the district.

In attendance, to present information and answer questions on behalf of the proponent, Sunnyhurst Development Ltd, were the following:

- **Mr. Tavanger**, Sunnyhurst Development Ltd.
- **Duane Siegrist**, Project architect, Integra Architecture
- **Bill Harrison**, Landscape architect, Forma Design
- **Brian Saadatmandi**, Project manager, Saadat Enterprises

Also in attendance was Casey Peters, Community Planner, District of North Vancouver.

MEETING PROCESS

The meeting began at 6:30 pm, and finished at approximately 9 pm.

Twenty-eight people attended (including three children). I would estimate that 16 were members of the public from the local community.

The sign-in sheet, with 16 names, is attached.

The meeting began with presentations by the architect and landscape architect, followed by a question-and-answer period, including concerns and statements by the public. All present were encouraged to fill out comment sheets, transcribed below.

Opportunities for further comment, contact names and additional process were explained.

The evening ended with one-to-one discussion among the participants.

QUESTIONS, ISSUES AND CONCERNS

In order of discussion:

Preferred façade treatment

North boundary treatment, including access arrangement

Apparent use of rendering from 'Vicinity' project for townhouse proposal, and lack of uniqueness in design

Safety issues and illegal activities in adjacent alley

Loss of rental housing and displacement of renters

Size of units

Traffic and parking on Sunnyhurst Road

Amount of parking and congestion on Sunnyhurst Road

Quality of finishings

Parking availability in lane, and use of courtyard in project for parking

Drainage on site, and regrading for project

Location of garbage/recycling bins and mailboxes

Parking in neighbourhood, and spillover from office complex

Lack of visitor parking, and potential use of courtyard

Parking constraints

Timing of construction

TRANSCRIPT OF COMMENT SHEETS

Don Harder, 1219 Harold Road

I like the look and scale. The parking problem is caused by the office building; the district should solve that problem first.

Do not make this development change to fit the other problem. Make Sunnyhurst a permit-only street.

I strongly believe we are close to being a transit and pedestrian community. If we continue to build to accept two cars per house, we will never turn the next corner.

Anonymous

Please remove the cedar tree in the northwest corner and remove the group of trees in the northeast corner.

Please ensure the right-of-way is registered on title for access to the north.

Steven Peterson, 1145 29th Street East

I support the concept of continuing *Vicinity's* design direction on the Ross Road frontage, as long as it is not identical.

I'd be happy with any of the presented façade options.

There are illegal activities in the lane: better lighting for increased security and CEPTED principles should be considered.

I support this project.

Stacey Berisarac, 3022 Sunnyhurst Road

There are major issues down the alley – there is a drug dealer three houses down with people leaving all hours of the day and night. As well, he brings prostitutes and there have been fights.

Another house – the neighbour feeds racoons and skunks, and they come into our patio.

There is also no parking currently. Ross and Sunnyhurst are dangerous areas to walk across with a dog or child.

The following was also received via email:

From: Stacey Michelle [<mailto:sberisavac@gmail.com>]
 Sent: Monday, November 25, 2013 5:05 PM
 To: Richard Walton, Mayor; Mike Little; Doug MacKay-Dunn; Lisa Muri; Roger Bassam; Robin Hicks; Alan Nixon; Casey Peters

Subject: Opposing Development at 3014-3022 Sunnyhurst Road

Dear Mayor Walton, Members of Council and Ms. Peters,

I am writing to you to express my views on the proposed 7 unit townhouse development. I am a 36 year old renter residing at a suite on 3022 Sunnyhurst with my 6.5 year old daughter Isabella.

As you may know I am an active citizen in the District, with a daughter attending Ross Road's French Immersion program, I work full-time for the Canadian Cancer Society and am considered one of the best athletes on the North Shore with a positive reputation as someone who is involved and cares about this wonderful community.

I am not one of the many 'haves' in the District. In fact, I'd really love to be able to buy something here one day but as council approves more and more developments like this, I see that dream quickly slipping away. The goal of council and OCP's should really be to move people like me along the housing continuum. In fact, the DNV OCP as stated below would seem to get me excited and think there are great things in the works in the Lynn Valley Centre, but in fact as we will see with this development there are not.

I am opposed of this development, I feel that there should be rental options included in this development to help with the obvious gap (as stated in the OCP) that exists. I understand the development that is taking place in other areas within the DNV such as the Lower Lynn project, which is GREAT for that area BUT as you know as council members the goal is to keep people in the communities in which they reside, shop and where their children attend school- as this will help to reduce the footprint with travel (car) and keep businesses and the general community thriving.

Truthfully I can also prove a good point that the 'affordable' term is not fully defined and understood. Affordable for who? Is the goal- of even this development to further drive good citizens like me out?

The options for renting here are extremely limited. I cannot tell you how many (illegal) suites I visit and the owners of the house charge rent so I pay half their mortgage but they don't want you making a peep, using the backyard and more all while charging \$1300-1500/month+ utilities for rent.

Also, I'd like it be well known that the current owners (who are developing) have ignored my request to fix and change an outside light that I cannot reach as it is dangerous for me to take the garbage at night. As well when I moved in in May 2012 told me he was indeed going to fix the roof (it is covered with a tarp for 3 years now) the roof has continued to leak and NOT be fixed, small repairs to patch it as well previous tenants sued and won the previous landlord because water damage and their lack of attention to the property. In my eyes that is no way to treat anyone, regardless of a view of just tearing down the houses to build for the wealthy.

I am passionate about this topic, and frustrated that a hard working professional like myself is being ignored and pushed out of my unit and not sure where I will rent next and would appreciate your consideration with having developers put in rental units as per the DNV OCP clearly identifies the need for housing diversity.

From the DNV OCP. Lack of housing diversity and affordability

As much as 70% of housing in the District is in the form of detached homes. As the population ages and household sizes decrease, more than 10% of our detached homes now have only one person living in them.

This form of housing is the most expensive and presents a barrier to first-time buyers and to seniors wishing to downsize. With an effective 0% vacancy rate and a dwindling and aging rental housing stock, there are few options for renters. Examples include an increasing gap between the rich and poor, with over 10,000 of our residents (about 12% of the population) living in low income households. Our homeless population has also seen a dramatic increase, tripling from 44 in 2002 to 127 in 2008.

Thank you for your time. I look forward to the open house for the proposed development on Tuesday November 26, 2013.

In best health,
Stacey Berisavac - 604-328-7202

Matt and Fionna Finden, 3051 Sunnyhurst Road

Visitor parking seems to be poorly thought out despite having this issue raised in previous meetings. Sunnyhurst Road is abnormally narrow and already quite congested.

Cognizant of lights from the new structure shining into the houses already there.

SUMMARY

The public information was reasonably well attended for the scale of the project, indicating an aware and involved community.

The issues raised were all responded to by the project principles and the district planner, and recorded for further consideration.

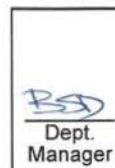
I believe the meeting met the expectations of the District for the public to be briefed on the proposed project, to receive answers to questions raised, an opportunity to raise issues and concerns, and to understand the ongoing process.

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AGENDA INFORMATION

☒ Regular MeetingDate: FEB 3, 2014☐ Workshop (open to public)

Date: _____


 Dept.
Manager


 Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

January 14, 2014

File: 3060.20/058.13

AUTHOR: Erik Wilhelm, Planner
SUBJECT: 1080 Marine Drive – Development Variance Permit
Development Variance Permit 58.13
RECOMMENDATION:

It is recommended that Council approve Development Variance Permit 58.13 (Attachment A) to allow the construction of a new freestanding sign at 1080 Marine Drive sited on the corner of Lloyd Avenue and Marine Drive.

REASON FOR REPORT: The applicant has applied for a variance that requires Council's approval.

SUMMARY:

The applicant (on behalf of BlueShore Financial) has applied for a development variance permit to construct a new freestanding sign at 1080 Marine Drive. The Marine Drive Sign Design Guidelines, which are a section of the sign bylaw, do not permit freestanding signs. As the proposal will improve the functionality of the corner of Lloyd Avenue and Marine Drive, staff recommends approval of the variance.

EXISTING POLICY:

The Marine Drive Sign Design Guidelines, which forms part of the Sign Bylaw, prohibits freestanding signs within the Marine Drive Corridor. At the same time it is acknowledged that there is an existing legally non-conforming pylon sign in this location.



ANALYSIS:

Purpose: To allow for the construction of a new freestanding sign on the southwest portion of the site near the corner of Lloyd Avenue and Marine Drive.

Site and Surrounding Area: The BlueShore Financial building occupies the northeast portion of the site. In function, the BlueShore Financial property forms part of the strip mall on the north side of Marine Drive between Lloyd Avenue and Mackay Road. The surrounding commercial properties are zoned Marine Drive Commercial Zone (C9).



Context Map



Air Photo

Background:

BlueShore Financial recently installed new signage on the western and eastern façades in conjunction with their recent rebranding. (Photo 1)



At the time Blue Shore installed their new fascia signage they removed the old North Shore Credit Union pylon sign seen atop the architectural trellis (Photo 2). This architectural trellis was originally installed as part of Development Permit 11.04 when the North Shore Credit Union renovated the building and landscaping in 2004. In conjunction with the freestanding sign proposal, the applicant wishes to remove the architectural trellis seen in Photo 2. This trellis is replicated on the southwest corner of the BlueShore Financial building (Photo 1).



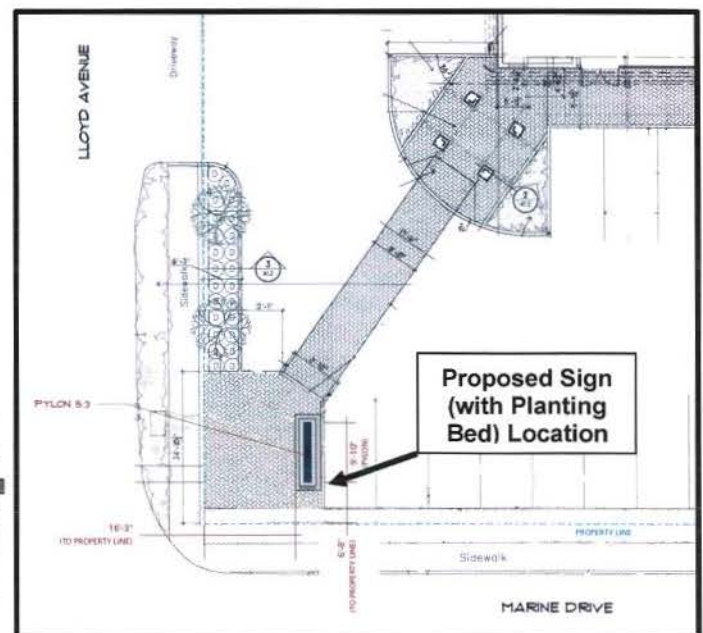
Photo 2

Proposal:

The original proposal was for an 8.5 ft tall freestanding sign (see Drawing 1 & 2). This taller sign was circulated to local businesses in the vicinity and applicable community associations (Lower Capilano Community Residents Association, Norgate Park Community Association and the Pemberton Heights Community Association). All involved community associations objected to the proposed freestanding sign.



Drawing 1 – Original Proposal



Drawing 2 – Proposed Location

Given community association and staff feedback, the applicant was requested to reduce the size of the sign in order to possibly provide a compromise. Subsequently, the applicant submitted the revised 4.5 ft sign (See Drawing 3).

The community associations continued to object to any new freestanding signage within the Marine Drive corridor.

The community association representatives felt that Marine Drive, and particularly this portion of Marine Drive, has enough freestanding signs and that the general requirements of the Marine Drive Sign Guidelines should be maintained in accordance with the Sign Bylaw.



Drawing 3 – Revised Proposal

Concurrence:

Transportation Department

The district's transportation department was forwarded the initial sign proposal. It was determined that the sign would not pose traffic visibility concerns.

Concerns were raised regarding the overall size of the initial sign and requested that the height of the sign be reduced to allow for better pedestrian sightlines. As requested, the height of the sign was reduced to 1.37 metres (4.5 ft) as seen in Drawing 3.

Urban Designer

The district's urban designer was forwarded the sign proposal. It was determined that signage at this corner is not favourable.

The urban designer outlined that the architectural trellis slated for removal would improve the functionality of the corner. Preferably, removal of the trellis and installation of street furniture would provide a less cluttered and more inviting corner treatment.

Public Input:

An initial information letter outlining the proposed sign was mailed to surrounding commercial businesses. No responses were received from local businesses.

As outlined previously, the Lower Capilano Community Residents Association, Norgate Park Community Association and the Pemberton Heights Community Association were also

consulted on the sign proposal. Their comments were not in support for any freestanding signage within the Marine Drive corridor.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent. Response to the notification will be provided to Council prior to consideration of this application.

Recommendation Rationale:

The following highlights a number of possible reasons to deny approval of the proposed freestanding sign:

- The Marine Drive Design Guidelines within Schedule B of the District OCP states "Freestanding signs are not allowed" along Marine Drive;
- There are two recently installed internally illuminated signs on the south and west façade of the BlueShore building which provides sufficient signage for the business;
- On the north side of the street, within the same block of Marine Drive, there are already two freestanding signs to the east of the proposed location;
- The existing boulevard landscaping and trees along the north side of Marine Drive would not allow the proposed sign to be effective for vehicles travelling in a western direction. Equally, eastbound traffic is already afforded an ample sightline to the two recently installed signs on the façade of the BlueShore building.
- Negative feedback for the proposed sign from community associations;
- Approval of a sign is permanent given that the sign would be grandfathered (if approved) and the sign content could be altered regardless of tenancy in the future; and
- The general intent of the Marine Drive Sign Design Guidelines is to decrease the amount of freestanding signs in the area.

However, BlueShore Financial is within their land use rights to reinstall a similar sign atop the architectural trellis. Although a sign atop the trellis is not preferred, BlueShore Financial intends to reinstall a similar sign atop the trellis if the application is denied.

In review of the sign proposal (with consideration provided to the alternative), removal of the trellis and installation of a street level sign would be preferred and improve the functionality of the corner. The development variance requires installation of street furniture (such as benches and trash containers) to improve the public realm in accordance with the Marine Drive Streetscape Guidelines. Accordingly, staff recommends approval of the development variance permit to allow a freestanding sign on the basis that the existing freestanding signage structure at the corner would be removed with this approval.

Conclusion

The removal of the existing architectural trellis and installation of a street level a freestanding sign and street furniture will improve the northeast corner of Lloyd Avenue and Marine Drive. Staff recommends approval of the development variance permit.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 58.13 (Attachment A) to allow a freestanding sign at 1080 Marine Drive(Staff Recommendation); or
2. Deny Development Variance Permit 58.13.



Erik Wilhelm
Planner

Attach
A – DVP 58.13

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 VARIANCE PERMIT 58.13**

This Development Variance Permit DVP number is hereby issued by the Council of The Corporation of the District of North Vancouver to North Shore Credit Union to allow a freestanding sign located at 1080 Marine Drive legally described as Lot J, Block 44, District Lot 552, Plan 10409 (PID:009-603-620), subject to the following terms and conditions:

- A. The following Sign Bylaw regulations are varied under subsection 922(1)(b) of the Local Government Act:
1. To vary Schedule A.1. "Marine Drive Sign Design Guidelines", No 1, subsection 1.1 of Schedule A within the Sign Bylaw to allow a freestanding sign.
 2. The relaxation above applies only to the proposed freestanding sign as illustrated in the attached drawings (Drawings 58.13 A and 58.13 B).
 3. The height of the freestanding sign must not exceed a total height from grade exceeding 1.37 m (4 feet 6 inches).
 4. In accordance with the Marine Drive Streetscape Guidelines, street furniture must be installed in the area indicated on Drawing 58.13 B to the satisfaction of the District's urban designer.
 5. The existing freestanding signage structure located in the south-western corner of the property must be removed.
- B. The following requirement is imposed under subsection 926(1) of the Local Government Act:

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

Mayor

Municipal Clerk

Dated this day of , 2014.

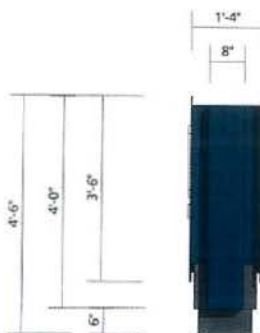
Attachment 58.13 A



TO REPLACE EXISTING PYLON DISPLAY



SIDE B.



SIDE A.



TYPICAL ILLUMINATED NIGHT VIEW

S.3

1X NEW D/F ILLUMINATED LOW PROFILE ROUTED ALUMINUM PYLON DISPLAY

- ALUMINUM CABINET PAINTED GARGOYLE GREY CMS 2117A
- SHAPED ALUM. SHROUD PAINTED BLUE SHORE PMS 302U W/ 1/4" ROUTED ALUM. WAVE ACCENTS PAINTED CREAM PMS 4515U / COMPLETE W/ BLUE LED HALO

UNDERSCORE

- GRAPHICS: 1/2" PUSHED THRU CLEAR ACRYLIC W/ WHITE, CUSTOM BLUE SHORE 302U & CREAM 4515U APPLIED VINYL GRAPHICS



THIS DRAWING IS FOR THE COMMUNICATION OF DESIGN INTENT ONLY AND SPECIFIES SIZE, COLOUR, MATERIAL & LOCATION ONLY. IT IS NOT TO BE USED FOR FABRICATION.

WRITTEN CONSENT MUST BE OBTAINED FOR ANY USE OR APPLICATION OF THIS DESIGN BEYOND THE PRESENTATION, AS THE RIGHTS TO SAME BELONG TO IMPERIAL SIGN.

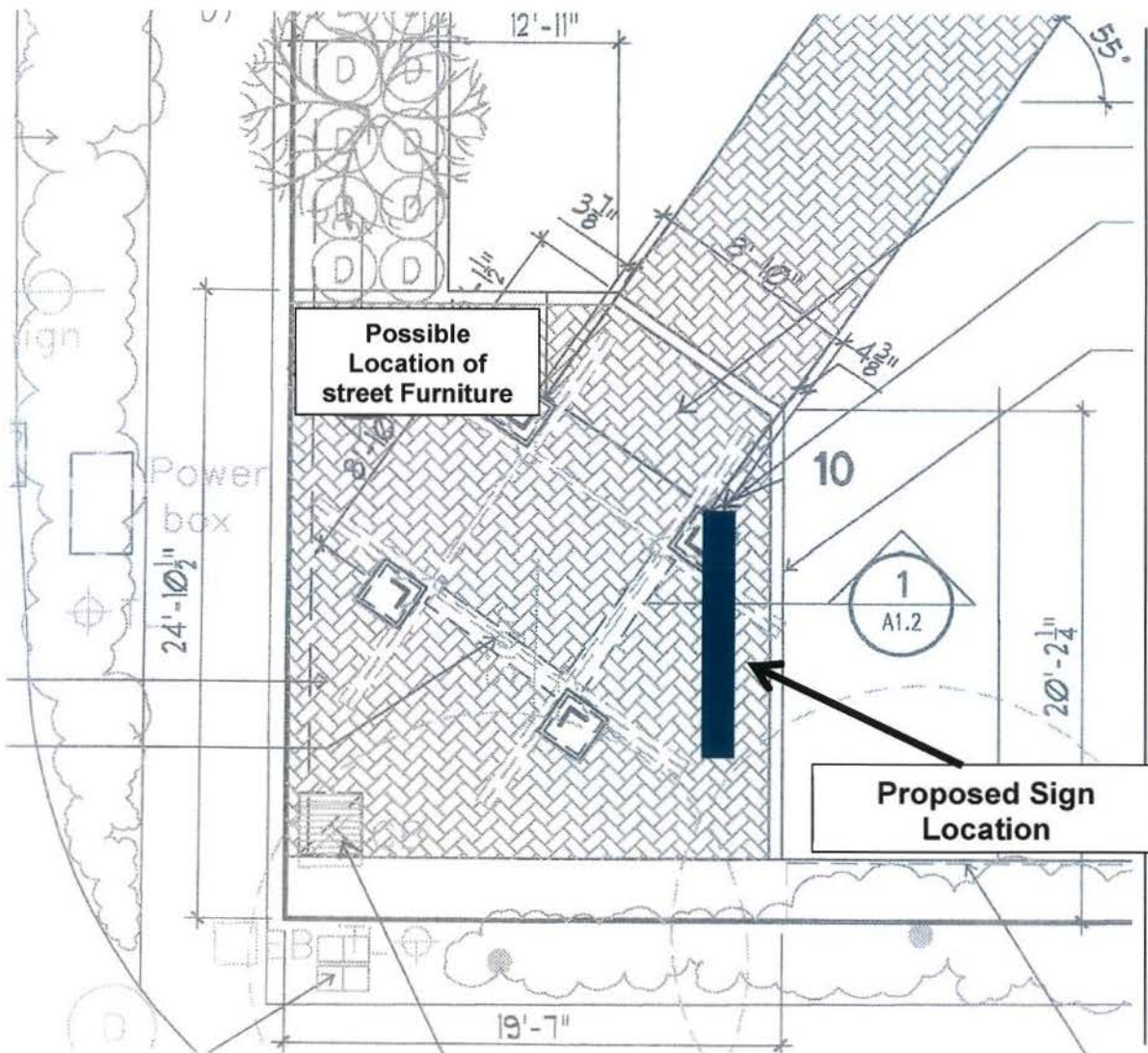
THE COLOURS SHOWN IN THIS PRESENTATION MAY VARY SLIGHTLY FROM THOSE USED IN THE FABRICATION OF YOUR DISPLAY. FOLLOW SPECIFICATIONS ONLY.

SCALE	DESIGN#	SALES	CLIENT	PROJECT
3/8" = 1'-0"	12-12504	MILES	NORTH SHORE CREDIT UNION	SAPPHIRE, 1080 MARINE DRIVE, NORTH VANCOUVER
PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
NOV/29/2013	NOV/29/2013 (DEC/19/2012)	SCHNEIDER	A1/MILES/2012/BANKS/SAPPHIRE/MARINER/PYLON-S.3	



SHEET
3.1

Attachment 58.13 B



SHEET 3.2

DESIGN# 12-12504 SALES MILES
 SCALE 3/16" = 1'-0" DESIGNER SCHNEIDER
 PRINT DATE NOV/29/2013 DWG DATE NOV/29/2013 (JAN/23/2013)
 FILE NAME A1/MILES/2013/BANKS/SAPPHIRE/MARINE DRIVE/ PLYON

FOOTS CUSTOM

CLIENT NORTH SHORE CREDIT UNION

CLIENT APPROVAL

DATE

PROJECT SAPPHIRE- MARINE DRIVE
 1080 MARINE DRIVE
 NORTH VANCOUVER

This drawing is for the communication of design intent only and specifies size, colour, material & location only. It is not to be used for fabrication.

Written consent must be obtained for any use or application of this design beyond the presentation, as the rights to same belong to Imperial Sign.

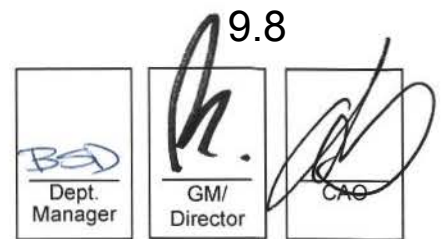
The colours shown in this presentation may vary slightly from those used in the fabrication of your display; follow specifications only.



IMPERIAL SIGN

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB 3, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 20, 2014
File: 3060-20/86.11

AUTHOR: Doug Allan, Community Planner

SUBJECT: **ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET AND 2011 OLD DOLLARTON ROAD (GREAT WEST LIFE REALTY ADVISORS)**

RECOMMENDATIONS:

That Development Permit 86.11 (Attachment A) for a 4 storey, mixed use building and 2 freestanding commercial buildings on the vacant properties located at 2151 Front Street and 2011 Old Dollarton Road, be issued.

REASON FOR REPORT:

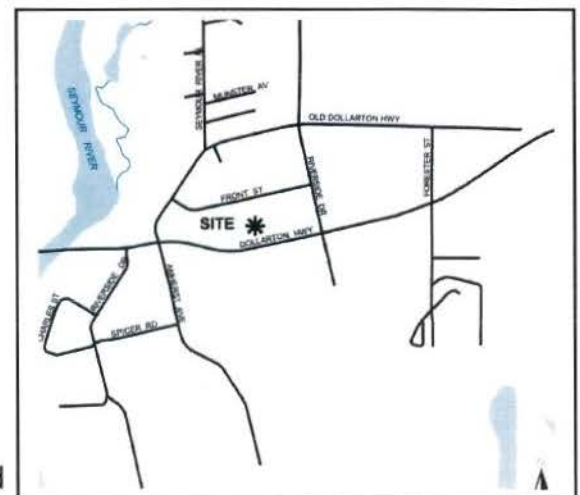
The site is in Development Permit Areas for Form and Character of Commercial and Mixed Use Buildings and for Energy and Water Conservation and Greenhouse Gas Emission Reductions. Portions of the site are also designated for Creek Hazard (flooding) purposes. Undertaking the proposed development requires issuance of a Development Permit by Council.

SUMMARY:

Bylaw 7962, rezoning the subject land to a new CD68 Zone, was adopted on January 6, 2014 and a Development Permit is ready to be considered for issuance.

The development site consists of 2 lots located between Dollarton Highway and Front Street and between Old Dollarton and Riverside Drive.

This development permit covers the first phase of a 2 Phase development scheme and this Phase 1 is situated on the west half of the site. Phase 1 consists of 3 buildings: a 4 storey, mixed use building containing 1631m² (17,556ft.²) of commercial floor space and 80 rental residential units; and, 2 freestanding commercial buildings with an



**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
AND 2011 OLD DOLLARTON ROAD (GREAT WEST LIFE REALTY
ADVISORS)**

January 20, 2014

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additional 970m² (10,441ft.²) of floor space in the 2 buildings. Phase 2, on the east half of the site, will be developed for commercial uses in the future.

The proposal is in compliance with the Official Community Plan (Maplewood Village Centre) land use directions and the Development Permit Area Guidelines for the Form and Character of Commercial and Mixed Use Buildings, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Creek Hazard, as well as the CD68 zone regulations.

BACKGROUND:

Bylaw 7962, rezoning the property to CD68, was adopted on January 6, 2014. Prior to the adoption of Bylaw 7962, a Development Covenant was registered on the lands requiring: tree preservation (on the Phase 2 lands); rental restrictions; shared surface parking; adaptable design features, specifying a number of building details; road dedication; and, the submission of an engineering services agreement. The Development Covenant also requires the registration of separate covenants for flood construction, green building, stormwater management and public art. A building safety covenant requiring the installation of specific chemical hazard safety measures and shelter-in-place requirements including the details of these safety and shelter-in-place measures to be kept in each residential and commercial unit, has been registered on the subject site. A licence agreement, authorizing the developer to utilize the unopened lane allowance separating the two parcels for parking, landscaping and pedestrian purposes, has been issued by the District.

EXISTING POLICY:

Land Use Designation

The subject properties are located in the Maplewood Village Centre plan area and are designated as '*Commercial*' which permits commercial use up to an FSR of approximately 1.0 and '*Commercial/Residential Mixed Use Level 1*' which allows for a mix of commercial and multi-family uses up to an FSR of approximately 1.75.



**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
AND 2011 OLD DOLLARTON ROAD (GREAT WEST LIFE REALTY
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Development Permit Area Designations

The site is designated as a Development Permit Area for:

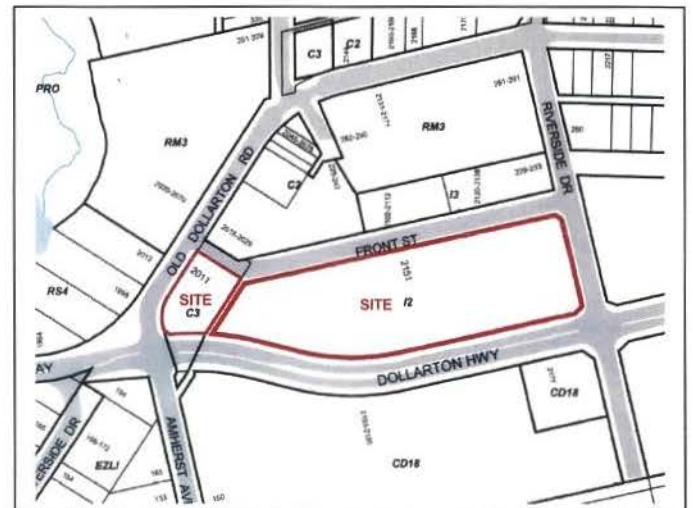
- Form and Character of Commercial and Mixed Use Buildings;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction; and
- Creek Hazard (potential flood hazard).

ANALYSIS:

Site and Surrounding Area:

The development site consists of two lots, approximately 2.25ha (5.55 acres) in size, located between Dollarton Highway, Front Street, Old Dollarton and Riverside Drive as illustrated on the following aerial photograph. The two parcels are separated by a 4m wide, unopened lane allowance which is incorporated into the development for access, parking and pedestrian purposes under a licence agreement. The lane allowance is traversed by a Metro Vancouver sanitary sewer line which is required to be protected under the licence agreement. The former service station site was partially contaminated and some contamination had migrated onto the larger Lot A parcel. The Province has issued Certificates of Compliance for both parcels with limitations on slab excavations and the construction of the proposed underground parking structure and the proposal is consistent with these Certificates of Compliance.

As shown on the zoning map below, surrounding land uses include: to the south and southeast, developed light industrial/commercial buildings (CD18); to the east, a mixed business/commercial project (CD19); to the north, developed light industrial (I3) and mixed commercial/residential (C2) properties and, to the west, single family (RS4) and townhouse (RM3) development.



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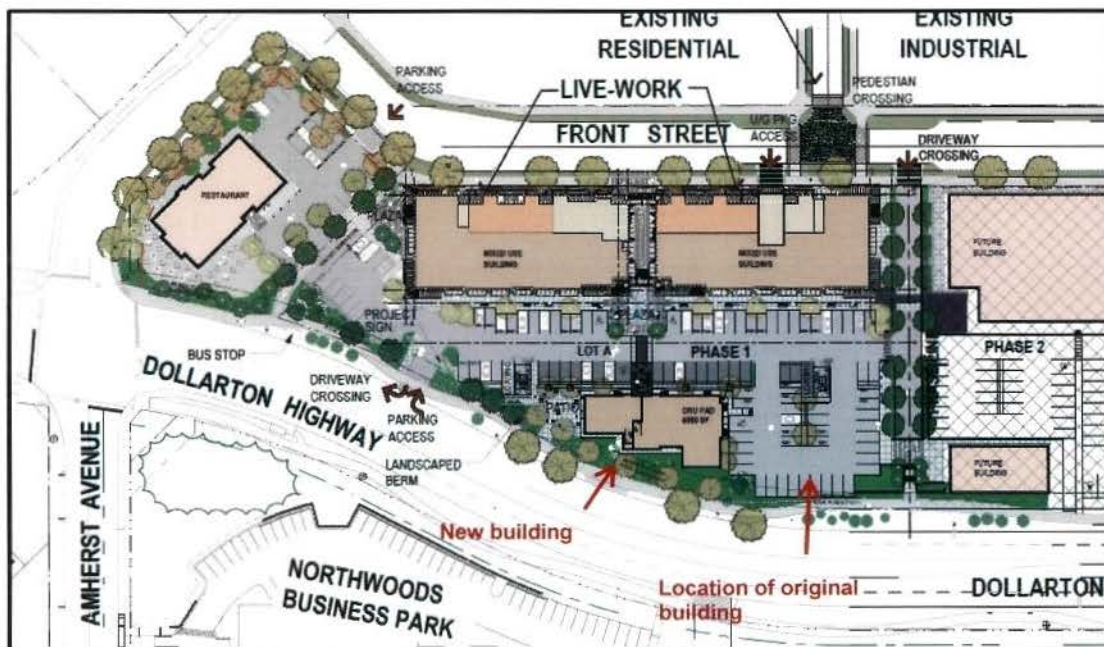
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Phase 1 Proposal:

Site Plan

The Phase 1 site plan incorporates a 4 storey, mixed commercial/residential building and 2 freestanding, single storey commercial buildings. GWL had originally proposed two smaller freestanding buildings along Dollarton Highway and these have been consolidated into one larger building with a more prominent street presence.

Access to the site is provided at two points off Front Street with an additional, right-in/right-out driveway on Dollarton Highway. Access to the underground parking is provided off Front Street. Pedestrian access incorporates connections from Dollarton Highway north through the site to Front Street, including an enhanced walkway crossing at Front Street. In addition, there are several outdoor plazas at the west ends of the mixed use and Dollarton Highway commercial buildings and an outdoor seating plaza associated with the restaurant.



PHASE 1 SITE PLAN

Parking:

Under the CD68 Zone, a total of 158 parking spaces are required: 58 spaces for commercial use; 80 spaces for residential units and 20 spaces for resident visitor parking and 208 spaces are provided. Parking for the residential and live/work units (82 spaces) is provided underground and the remainder are provided on the surface for shared commercial and residential visitor needs. Development Permit 86.11 requires that a parking plan be

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established to identify a minimum of 20 surface parking spaces which must be available and signed for visitor usage ensuring that they are available during higher demand periods.

Development Permit for Form and Character of Commercial and Mixed Use Buildings

a) Building Design

The mixed commercial/residential building located on the north side of the site consists of 1,631m² (17,556sq.ft.) of grade level commercial space and 77 rental apartment units on three floors. This building also includes 3 live/work units located at grade on the north side of the building, for a total of 80 residential rental units. The residential mix consists of 6 bachelor/studios; 34, 1 bedroom units including the 3 live/work units; 12, 1 bedroom + den units and 28, 2 bedroom units. The units vary between 41.62m² (448sq.ft.) and 79.15m² (852sq.ft.) in size. The building is approximately 18.9m (62ft.) in height which complies with the CD68 zoning.

As illustrated on the site plan, the mixed use building's massing has been reduced by a combination of roof line treatment and the incorporation of a grade level pedestrian breezeway. Otherwise, the upper residential floors of the building extend across the breezeway as illustrated on the detail plan below.



South (Interior) Elevation of Mixed Use Building



Building Detail at Breezeway

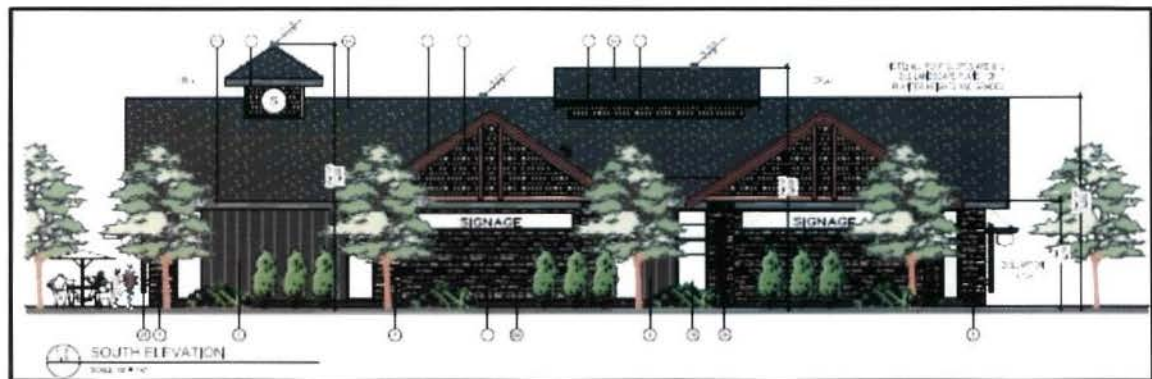
**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
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The new freestanding retail building is 465m² (5,000sq.ft.) in size and the restaurant building is 505.5m² (5,441sq.ft.) in size. These two buildings are single storey structures although the restaurant building has been designed with a vaulted central roof to appear as a two storey structure, creating a more significant gateway building at the entrance into the Village Centre. The retail building is approximately 10.7m (35ft.) in height and the restaurant is 9.1m (30ft.) high. The following images illustrate the new retail pad building as viewed from Dollarton Highway and the east elevation of the restaurant building.

The total commercial/residential floor area amounts to 8,684.6m² (93,480sq.ft.). For the Phase 1 development, building coverage is approximately 27.8%, site coverage is 83% and the FSR is 0.74.



South (Dollarton Highway) Elevation – Retail Building



East Elevation – Restaurant Building

The principal building materials consist of: fibre cement siding and shingle panels; corrugated metal siding; cultured stone; painted wood trim; and, architectural wood timbers. A steel and glass canopy is provided over the commercial spaces in the mixed use building. Roof materials consist of asphalt shingles on the mixed use free-standing commercial buildings and the restaurant has a metal roof. The material and colour palette and an example of the material application are illustrated as follows.

**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
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b) Landscaping

As illustrated on the following plan, the principal focus of the landscaping concept is to provide perimeter planting and augment the planting along Dollarton Highway which assists in screening the open parking area. Within the site, tree and shrub planting is intended to soften visual impact of the surface parking area. The project incorporates a central pedestrian plaza with a water feature on the south side of the mixed use building at the entry to the breezeway.



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The water feature plaza is illustrated in the following perspective rendering and design character examples are shown.



c) Adaptable Design:

The developer proposes to combine the District's existing Level 2 Adaptable Design Guidelines as they pertain to the outside of the individual units with the SAFERHomes standards to the interiors of 100% of the units which results in both a building and individual units with a high standard of universal adaptability.

d) Acoustic Performance

The CD68 Zone includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Development Permit 86.11 requires that GWL provide a report from an acoustical consultant to confirm that the building/glazing design of the residential component meets these standards.

This project has been designed to address the Development Permit Guidelines for the Form and Character of Commercial and Mixed Use Buildings. The guidelines have resulted in:

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- a mixed use building facade which expresses individual storefront identity;
- the incorporation of a breezeway to break the length of the mixed use building, augmented with a mid-block plaza on the south side;
- storefronts which 'turn the corner' at both ends of the mixed use building;
- identifiable and accessible pedestrian pathway links within the site;
- interior landscaping to soften the hardsurfaced parking areas;
- the use of substantial and durable materials;
- transparent canopies for weather protection.

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

In accordance with the Green Building Strategy, the Development Covenant requires that the mixed use building achieve a minimum energy performance of 35% better than the Model National Energy Code for Buildings (1997) or, 13% better than ASHRAE 90.1-2007 and, incorporate 135 BuiltGreen™ points to achieve a building performance equivalent to the 'Gold' level.

The commercial buildings are required to achieve a minimum of 3 Energy and Atmosphere Credit 1 points under the LEED® Canada rating system for Core and Shell Buildings. The buildings are also required to incorporate measures to meet or exceed a building performance of 54 points.

In order to augment energy and building performance of the commercial buildings, the Development Covenant requires that they be designed to allow for the future installation of solar photo voltaic panels on the roof with the potential to provide electricity back to the grid.

With reference to the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, the mixed use building:

- incorporates roof overhangs to provide shading for south facing windows;
- is designed with a southern solar orientation improves the passive performance of the building;
- incorporates programmable thermostats and direct metering for the individual units;
- includes a high efficiency domestic hot water heating system;
- incorporate under slab insulation and higher value wall insulation to improve the effectiveness of the building envelope in reducing heat loss;
- uses locally or regionally sourced building products;

In addition, the site plan incorporates:

- permeable paving to enhance stormwater infiltration;
- on-site stormwater detention; and
- drought tolerant planting and efficient irrigation technologies.

**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
AND 2011 OLD DOLLARTON ROAD (GREAT WEST LIFE REALTY
ADVISORS)**

January 20, 2014

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Development Permit Area For Creek Hazard:

To address the potential flood hazard, the applicant provided a flood hazard assessment, prepared by Golder Associates, dated November 14, 2013 and this information was incorporated in a report by InterCAD Consulting Engineers, dated November 19, 2013 to establish flood construction levels (FCLs) for each building. In these reports, the recommended flood construction levels are: Building 1 (restaurant building), 7.8m; Building 2/3(mixed use building), 7.5m; and, Building 4 (freestanding commercial building), 6.1m. The proposed buildings exceed these elevations. However, due to alterations in the size and location of Building 4, Development Permit 86.11 requires that the FCL for this building be reviewed by the project engineer and adjusted as necessary. Both Development Permit 86.11 and the Flood Hazard Covenant require compliance with the recommendations of the consulting reports.

Reduced site, architectural and landscape plans are attached to the Development Permit 86.11.

OFF-SITE IMPROVEMENTS:

In order to facilitate widening of a portion of Front Street for improved vehicle and pedestrian movement and safety, a 5m strip of land will be dedicated along the north end of the former service station site and a narrower dedication of about 1.1m will be dedicated off the Front Street frontage of Phase 2. The Development Covenant requires the registration of a subdivision plan to facilitate the dedication and this will also include the dedication of a small triangular portion of the former service station lot which legally exists on the south side of Dollarton Highway at Amherst Avenue.

BUILDING SAFETY MEASURES:

Given the potential chlorine hazard, GWL retained Gage Babcock & Associates to develop specific chemical safety measures for the mixed use building including the incorporation of:

- exterior chlorine gas detectors on the building tied to the HVAC system;
- a voice communication system tied to the fire alarm system;
- sealed/weatherstripped exterior doors and windows for the ground floor commercial and live/work units;
- stairwells/egress corridors designed to provide shelter-in-place protection for occupants; and
- mechanical ventilation to maintain positive pressure in egress corridors to inhibit the intrusion of chlorine gas in the event of a chlorine spill.

The registered Building Safety Covenant also requires that a shelter-in-place package be provided for each tenancy and the developer is required to ensure the package is maintained and available for future tenants. All commercial and residential tenants are required to

**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
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register with the North Shore Emergency Management Office telephone rapid notification system.

COMMUNITY AMENITY CONTRIBUTION / PUBLIC ART:

The Community Amenity Contribution was set prior to adoption of the rezoning bylaw and includes the provision of public art in both development phases based on an accepted Public Art Plan.

NUISANCE COVENANT:

In view of the location of the project relative to surrounding commercial and industrial businesses, Development Permit 86.11 includes a requirement that GWL register a restrictive covenant on the property obligating the company to include in their disclosure statement, the potential for commercial and industrial noise and odors and traffic impacts, etc.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN:

In accordance with the requirements of the Development Covenant and Development Permit 86.11, a construction traffic management plan is required to be accepted by the District prior to issuance of a building permit and any Highway Use Permit, 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.

**SUBJECT: ISSUANCE OF DEVELOPMENT PERMIT 86.11 - 2151 FRONT STREET
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Advisory Design Panel:

This application was reviewed by the Advisory Design Panel on September 13, 2012 and the Panel passed the following motion:

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

An excerpt from the minutes of the ADP meeting is included as Attachment B to this report.

PUBLIC INPUT:

Through the zoning process, a facilitated public information meeting was held on June 29, 2012 and a public hearing was held on February 19, 2013. Staff will maintain on-going communication with adjacent neighbors should any questions arise during construction.

CONCLUSION:

The project has been developed in accordance with the CD68 Zone regulations and the OCP Development Permit Area Guidelines for Commercial and Multi-Family Buildings, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Creek Hazard. It also addresses the policy directions in the OCP with reference to the provision of rental housing with varying unit sizes as an alternative to home ownership. Therefore, Development Permit 86.11 is ready for Council's consideration and staff recommend its issuance.

Respectfully submitted,


Doug Allan
Community Planner

Attachments:

A – Development Permit 86.11

B – ADP Excerpt

REVIEWED WITH:

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

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

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

DEVELOPMENT PERMIT 86.11

This Development Permit 86.11 for the Form and Character of Commercial and Mixed Use Buildings, Energy and Water Conservation and Greenhouse Gas Emission Reductions and Creek Hazard, is hereby issued by the Council for The District of North Vancouver to bclMC Realty Corporation (Inc. No. A41891) to allow for construction of a mixed commercial/residential development at 2011 Old Dollarton Road and 2151 Front Street, on the land legally described as:

Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan LMP 44272 (PID: 024-721-930); and

Lot A Except: Part Dedicated Road on Plan LMP52867, Block 18, Group 1, District Lot 193, New Westminster District, Plan 1587 (PID: 014-538-415);

subject to the following terms and conditions:

- A. The following requirement is hereby imposed under subsections 920(2)(c) and 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 General Manager, Planning, Properties and Permits, or the permit shall lapse.
- C. The following requirements are hereby imposed under subsections 920(1), 920(2), (7), (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 86.11A – 86.11BB).
 2. The site shall be developed and the buildings shall be designed to meet the minimum flood construction levels as stipulated in the flood assessment report by Golder Associates, dated November 14, 2013 and the report prepared by InterCAD Consulting Services, dated November 19, 2013 (Appendices 86.11CC and 86.11DD).
 3. The development of buildings, including slab excavations and the design of the underground parking structure for the mixed-use building, shall be undertaken in accordance with the Certificates of Compliance, dated July 27, 2011 and September 6, 2011 (Appendices 86.11EE and 86.11FF).
 4. The buildings shall be constructed in accordance with a report from a qualified acoustical consultant confirming that the acoustic regulations in the CD68 Zone are met.
 5. Prior to issuance of a Building Permit the following shall be submitted to:

(a) Community Planning:

- (i) a finalized landscape plan package for the approval of the General Manager, Planning, Properties & Permits;
- (ii) a written landscape cost estimate for the installation of all landscaping as shown on the final approved landscape plan for the acceptance of the General Manager, Planning, Properties & Permits;
- (iii) a completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan;
- (iv) a sign design package for all site, commercial and residential building signage in compliance with the Sign Bylaw, for the approval of the General Manager, Planning, Properties and Permits;
- (v) a parking plan which establishes that a minimum of 20 surface spaces may be used for residential visitor parking in accordance with the Section 4B418 of the CD68 Zone;
- (vi) a restrictive covenant in registerable form which requires that the company include in a disclosure statement, that tenants may expect noise, odors, traffic and similar nuisances arising from adjacent commercial and industrial uses;

b) Engineering:

- (i) revised engineering drawings for the acceptance of the General Manager, Engineering, Parks and Facilities;
- (ii) an Engineering Services Agreement for the acceptance of the General Manager, Engineering, Parks and Facilities; and
- (iii) as required in the Development Covenant registered as CA3525384, a Construction Management Plan, prior to issuance of the Building Permit and Excavation Permit, which may require amendments during the course of construction to ensure that construction impacts are minimized.

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 CA3525384 and the Building Safety Covenant registered in favor of the District under Registration Number CA3525301.

Mayor

Municipal Clerk

Dated this the day of , 2014.

NORTHWOOD'S

DISTRICT OF NORTH VANCOUVER, B.C.

PROJECTS STATISTICS

SITE AREA : SEE TABLE BESIDE

PROJECT DESCRIPTION :

PROPOSED COMMERCIAL + RESIDENTIAL DEVELOPMENT BETWEEN DOLLARTON HIGHWAY (AT SOUTH), OLD DOLLARTON ROAD (AT WEST), FRONT STREET (AT NORTH) AND RIVERSIDE DRIVE (AT EAST), IN DISTRICT OF NORTH VANCOUVER. PHASE 1 INCLUDES TWO - ONE STOREY COMMERCIAL BUILDINGS AND ONE - FOUR STOREY MIXED USE BUILDINGS (WITH RETAIL SPACE FACING DOLLARTON HIGHWAY AND LIVE / WORK UNITS FACING FRONT STREET ON THE GROUND FLOOR, AND THREE STOREY RESIDENTIAL UNITS ABOVE).

MUNICIPAL ADDRESS :

2011 and 2131 OLD DOLLARTON HIGHWAY, DISTRICT OF NORTH VANCOUVER, B.C.

LEGAL DESCRIPTION :

Lot A, Block H, Plan LMP 44272 and Remainder of Lot A, Except: Part Dedicated Road on Plan LMP 52867, Block 18, Plan 1587, District 183, Group One New Westminster District
LOT "A" PD 024-221-030
REM. LOT "A" PD 014-538-415

CURRENT ZONE :

GENERAL INDUSTRIAL ZONE (I2)

FSR :

0.35 PHASE 1 ONLY

SITE COVERAGE:

46.12 % PHASE 1 ONLY

PROPOSED SETBACKS :

SOUTH (DOLLARTON HIGHWAY): 4.0 m (13.12) R.O.W.

EAST (OLD DOLLARTON ROAD): 2.0 m (6.56)

NORTH (FRONT STREET): 0.46 m (1.51) FROM MIX USE BLDG. ENTRY ROOF

WEST (PHASE 2):

PROPOSED BUILDING HEIGHT :

CRU: 1 STOREY / 40' (12M) FROM LESSER OF

NATURAL OR FINISHED GRADE

MIX USE COMMERCIAL / RESIDENTIAL: 4 STOREY / 62' (18.9M) FROM LESSER

OF NATURAL OR FINISHED GRADE

RESTAURANT: 1 STOREY / 40' (12M) FROM LESSER OF

NATURAL OR FINISHED GRADE

DRIVEWAY/PARKING ACCESS POINTS :

UNDERGROUND PARKING FOR RESIDENTIAL AND LIVE / WORK UNITS,

ACCESSSED FROM FRONT STREET. SURFACE PARKING FOR

COMMERCIAL USE, ACCESSSED FROM DOLLARTON HIGHWAY, OLD

DOLLARTON ROAD AND FRONT STREET.

PARKING STALL SIZE :

REGULAR SIZE PARKING STALLS: 2.7 m x 5.7 m (8.87' x 18.7')

SMALL SIZE PARKING STALLS: 2.6 m x 4.9 m (8.5' x 16.1')

DISABILITY PARKING STALLS: 3.7 m x 5.7 m (12.1' x 18.7')

LOADING SPACE: 3.0 m x 9.0 m (9.8' x 29.5')

NORTHWOODS MIXED-USE PROJECT

Legal Tables:
Lot A, Block H, Plan LMP 44272 and Remainder of Lot A, Except: Part Dedicated Road on Plan LMP 52867, Block 18, Plan 1587, District 183, Group One New Westminster District
LOT "A" PD 024-221-030
REM. LOT "A" PD 014-538-415

Site Area: 2,204 HA 201,824.26 sq. ft. 22,947.54 m² 1,681.20 m² PHASE 1

Site Coverage: 46.12% PHASE 1 ONLY

Proposed Site Coverage per individual Phase 1 only: 46.12% PHASE 1 ONLY

Proposed FSR Phase 1 only: 0.35 PHASE 1 ONLY

Proposed Building Height: 40' (12M) FROM LESSER OF NATURAL OR FINISHED GRADE

Proposed Building Height: 62' (18.9M) FROM LESSER OF NATURAL OR FINISHED GRADE

Proposed Building Height: 12M (40') FROM LESSER OF NATURAL OR FINISHED GRADE

Proposed Building Height: 18.9M (62') FROM LESSER OF NATURAL OR FINISHED GRADE

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Proposed Building Height: 18.9M (62') FROM LESSER OF NATURAL OR FINISHED GRADE



PROJECT DIRECTORY:

OWNER: G.W. REALTY ADVISORS
3300 - 650 WEST GEORGIA STREET
VANCOUVER, BC
V6H 1K7

CONTACT: GREGG HEU
PHONE: 604.713.5464
FAX: 604.883.5384

ARCHITECT: ROBINSON HEMPHILL ARCHITECTS
410 - 120 POMEY STREET
VANCOUVER, B.C. V6A 1G1

CONTACT: ROBIN HEMPHILL
PHONE: 604.689.8032
FAX: 604.689.1091

LANDSCAPE: SHAW & OLMOND
ARCHITECT: 880-1601 WEST BROADWAY
VANCOUVER, BC
V6H 1Y6

CONTACT: DAVID STOKRO
PHONE: 604.881.3323
FAX: 604.881.3327

CIVIL: INTERCAD SERVICES LTD.
1111 WEST 8TH AVENUE
VANCOUVER, BC
V6H 1C3

CONTACT: GRAHAM WOOD
PHONE: 604.739.7707
FAX: 604.739.7727

MIXED-USE CHARACTER SKETCH

SURVEY: RAWKING LAND SURVEYING LTD.
300 - 100 WEST 11TH STREET
NORTH VANCOUVER, BC
V7P 3P3

CONTACT: GUYAN RANKINE
PHONE: 604.987.7722
FAX: 604.980.7234



LOCATION MAP

APPENDIX "A"

DEVELOPMENT PERMIT

APPROVED BY THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DRAWINGS LIST:

A0.0	COVER PAGE/PROJECT STATS	N/A
A0.1.0	DISTRICT OF N. VAN MASTER PLAN	N/A
A0.1.1	3D RENDERING DOLLARTON	N/A
A0.1.2	3D RENDERING FRONT STREET	N/A
A0.2.0	MIXED USE BUILDING WEST PLAZA CRUI	N/A
A0.2.1	MIXED USE BUILDING BREEZEWAY	N/A
A0.2.2	LIVELINE INVESTIGATION	N/A
A0.3	RETAIL PLAN & ELEVATIONS	N/A
A0.4	RESTAURANT PLAN & ELEVATIONS	N/A
A0.5	REFERENCE IMAGES	N/A
A1.0	CONTEXT PLAN	1"=80'-0"
A1.1	PEDESTRIAN SYSTEM	1"=40'-0"
A1.2	SITE CONCEPT PLAN	1"=30'-0"
A1.2a	PED. CROSSING CONNECTION FRONT STREET	1/8"=1'-0"
A1.3a	PARTIAL SITE PLAN - NORTHWEST 1/4-10'-0"	
A1.3b	PARTIAL SITE PLAN - NORTH CENTER	1"=10'-0"
A1.3c	PARTIAL SITE PLAN - NORTHEAST	1"=10'-0"
A1.3d	PARTIAL SITE PLAN - SOUTHWEST	1"=10'-0"
A1.3e	PARTIAL SITE PLAN - SOUTH EAST	1"=10'-0"
A1.5	STREETSCAPE	N/A
A2.0	MIXED - USE PARKADE PLAN	1/8"=1'-0"
A2.0a	PARTIAL PARKADE PLAN - WEST	1/8"=1'-0"
A2.0b	PARTIAL PARKADE PLAN - EAST	1/8"=1'-0"
A3.0	MIXED - USE LEVEL 1 - COMMERCIAL	1/8"=1'-0"
A3.0a	PARTIAL LEVEL 1 PLAN - WEST	1/8"=1'-0"
A3.0b	PARTIAL LEVEL 1 PLAN - EAST	1/8"=1'-0"
A3.1	MIXED - USE LEVEL 2 - RESIDENTIAL	1/8"=1'-0"
A3.1a	PARTIAL LEVEL 2 PLAN - WEST	1/8"=1'-0"
A3.1b	PARTIAL LEVEL 2 PLAN - EAST	1/8"=1'-0"
A3.2	MIXED - USE LEVELS 3 - RESIDENTIAL	1/8"=1'-0"
A3.2a	PARTIAL LEVEL 3 PLAN - WEST	1/8"=1'-0"
A3.2b	PARTIAL LEVEL 3 PLAN - EAST	1/8"=1'-0"
A3.3	MIXED - USE LEVELS 4 - RESIDENTIAL	1/8"=1'-0"
A3.3a	PARTIAL LEVEL 4 PLAN - WEST	1/8"=1'-0"
A3.3b	PARTIAL LEVEL 4 PLAN - EAST	1/8"=1'-0"
A3.4	MIXED - USE ROOF PLAN	1/8"=1'-0"
A3.4a	PARTIAL ROOF PLAN - WEST	1/8"=1'-0"
A3.4b	PARTIAL ROOF PLAN - EAST	1/8"=1'-0"
A3.5	MIXED - USE UNIT FLOOR PLANS	1/8"=1'-0"
A3.6	MIXED - USE UNIT FLOOR PLANS	1/8"=1'-0"
A4.0	MIXED - USE ELEVATIONS	1/8"=1'-0"
A4.1	MIXED - USE ELEVATIONS	1/8"=1'-0"
A4.2	MIXED - USE ELEVATIONS	1/8"=1'-0"
A4.3	MIXED - USE ELEVATIONS	1/8"=1'-0"
A4.4	MIXED - USE ELEVATIONS	1/8"=1'-0"
A5.0	MIXED - USE SECTIONS A-A, B-B	1/8"=1'-0"
A5.1	MIXED - USE SECT: C-C, D-D PROJECT SIGNAGE	1/8"=1'-0"
A5.2	MIXED - USE SECTIONS E-E, F-F	1/8"=1'-0"
A5.3	MATERIALS BOARD	N/A
TOTAL PAGES: 49		



120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

1 604.689.6002
1 604.689.1091

www.rharchitects.ca

ISSUED:	DATE:
1. REZONING PRE APPLICATION	4 MARCH 2014
2. REZONING APPLICATION	28 APRIL 2014
3. DISCUSSION	28 APRIL 2014
4. DISTRICT COMMENTS	20 JUNE 2014
5. CIVIL PLAN REVIEW	20 APRIL 2014
6. CIVIL PLAN REVIEW	26 MAY 2014
7. CIVIL ELEVATION REVIEW	28 JUNE 2014
8. CIVIL ELEVATION REVIEW	11 JULY 2014
9. PROGRESS REVIEW	28 JULY 2014
10. CIVIL REZONING	18 OCT 2014
11. DESIGN PANEL	24 JUNE 2014
12. CIVIL REZONING REVIEW	21 OCT 2014
13. CIVIL REZONING REVIEW	14 JUNE 2014
14. CONSULTANTS DISTRIBUTION	13 OCT 2014
15. PROGRESS SET	29 OCT 2014
16. CIVIL REZONING REVIEW	19 NOV 2014
17. 75% BP CHILCHEN SET	21 NOV 2014
18. BP COORDINATE SET	18 DEC 2014
19. BPA	13 DEC 2014
20. CIVIL REZONING UPDATE	15 JAN 2015

ISSUED FOR
DP REZONING
UPDATE
28 JAN 2014

NO REVISION: DATE:
This drawing is an instrument of service in the province of British Columbia and shall not be reproduced without the written consent of the architect. It is the responsibility of the client to ensure that the drawing is used in the manner intended and that the client is aware of the limitations of the drawing. The architect shall not be responsible for any errors or omissions in the drawing or for any consequences arising therefrom.

ARCHITECTURAL SEAL:



PROJECT:
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE:
COVER SHEET

DATABASE: 0919-A0.0.dwg
SCALE: N/A
PLOT DATE: 15 JAN 2014
DRAWN: CJ
CHECKED: KSH

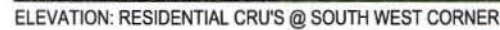
PROJECT NO:
0919

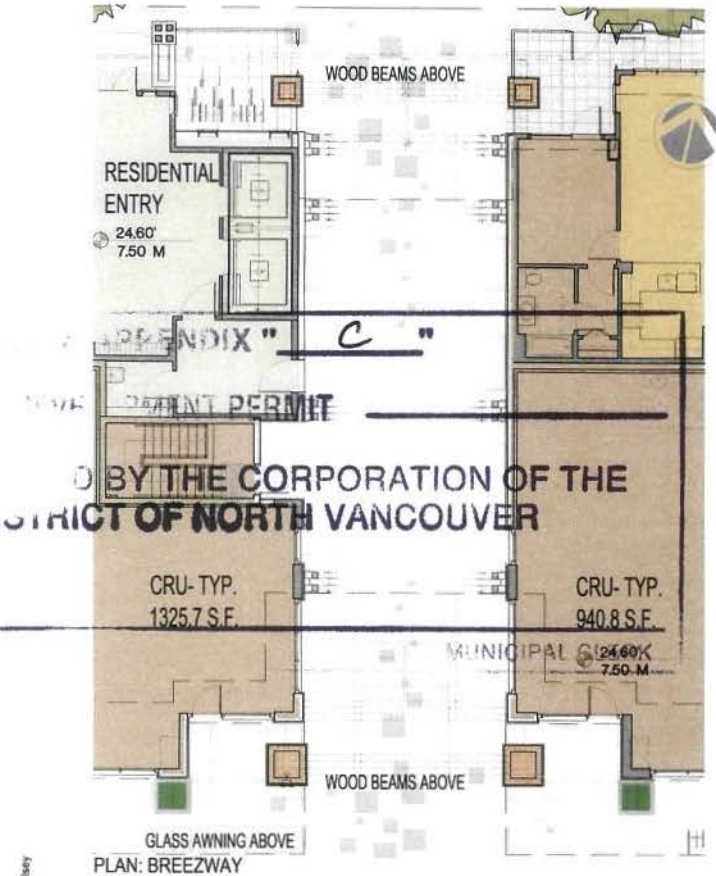
DWG NO:
A0.0

D.P. NO.

MUNICIPAL CLERK

DATE





ISSUED:	DATE:
1. REZONING PRE-APPLICATION	4 MARCH 20
2. REZONING APPLICATION	06 APRIL 20
3. DISCUSSION	01 JUNE 20
4. DISTRICT COMMENTS	30 JUNE 20
5. CIVIL PLAN REVIEW	20 APRIL 20
6. CIVIL PLAN REVIEW	26 MAY 20
7. CIVIL ELEVATION REVIEW	28 JUNE 20
8. CIVIL ELEVATION REVIEW	11 JULY 20
9. PROGRESS REVIEW	28 SEPT 20
10. DP / REZONING	18 DEC 20
11. DESIGN PANEL	28 JUNE 20
12. DP / REZONING RE SUB	21 OCT 20
13. DP / REZONING RE SUB	14 JUNE 20
14. CONSULTANTS DISTRIBUTION	15 OCT 20
15. PROGRESS MEET	28 OCT 20
16. DP / REZONING RE SUB	15 NOV 20
17. DP / REZONING RE SUB	08 DEC 20
18. DP COORDINATION	15 DEC 20
19. DP REZONING UPDATE	15 JAN 20

ISSUED FOR
**DP REZONING
UPDATE**
18 JAN 2024

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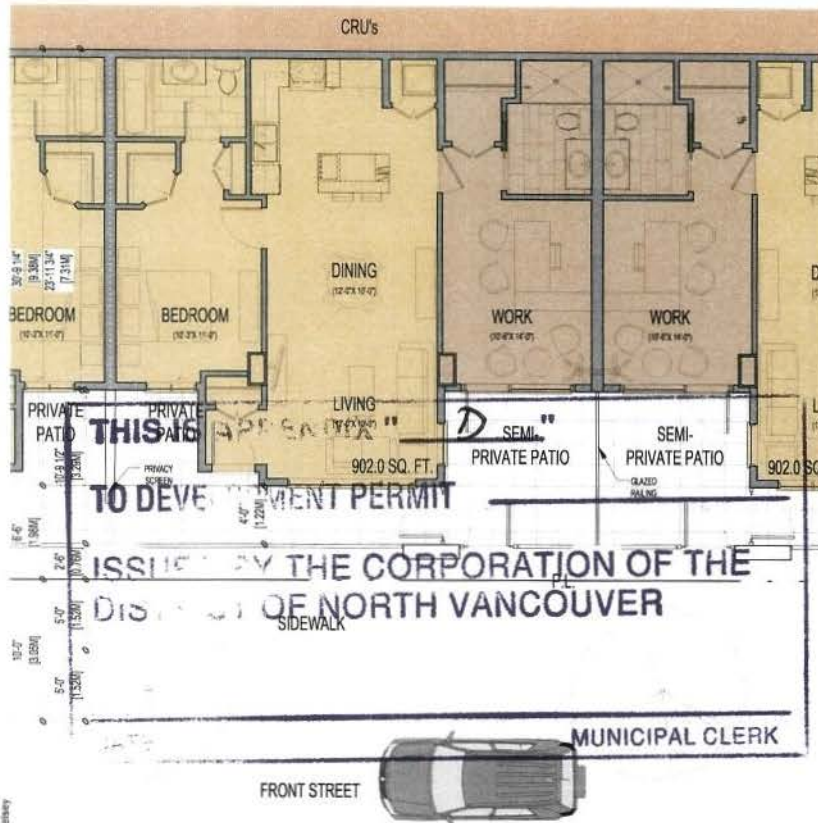
CLIENT: **GWL REALTY ADVISORS**

PROJECT:
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE:
**MIXED USE BUILDING
BREEZEWAY**

DATABASE: 0919-A0.2.dwg
SCALE: N/A
PLOT DATE: 15 JAN 2014
DRAWN: CJ / KM
CHECKED: KSH
PROJECT NO.: **0919**

DWG. NO.: **A0.2.1**

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1 604.669.1091

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1. REZONING PRE APPLICATION	4 MARCH 2012
2. REZONING APPLICATION	08 APRIL 2012
3. DISCUSSION	01 JUNE 2012
4. DISTRICT COMMENTS	20 JUNE 2012
5. CIVIL PLAN REVIEW	20 APRIL 2012
6. CIVIL PLAN REVIEW	24 MAY 2012
7. CIVIL ELEVATION REVIEW	28 JUNE 2012
8. CIVIL ELEVATION REVIEW	12 JULY 2012
9. PROGRESS REVIEW	26 SEP 2012
10. DP / REZONING	30 DEC 2012
11. DESIGN PANEL	26 JUNE 2013
12. DP / REZONING RE SUB	21 OCT 2013
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	13 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	18 NOV 2013
17. TYP. BP CHECK SET	21 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. BPA	13 DEC 2013
20. DP REZONING UPDATE	16 JAN 2014

ISSUED FOR
DP REZONING
UPDATE
16 JAN 2014

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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE:
LIVE WORK INVESTIGATION

DATABASE: 0919-A0.2.2.dwg
SCALE: N/A
PLOT DATE: AUGUST 2014
DRAWN: CH / CJ
CHECKED: RSH
PROJECT NO:
0919

DWG. NO:
A0.2.2
D.P. A. No.



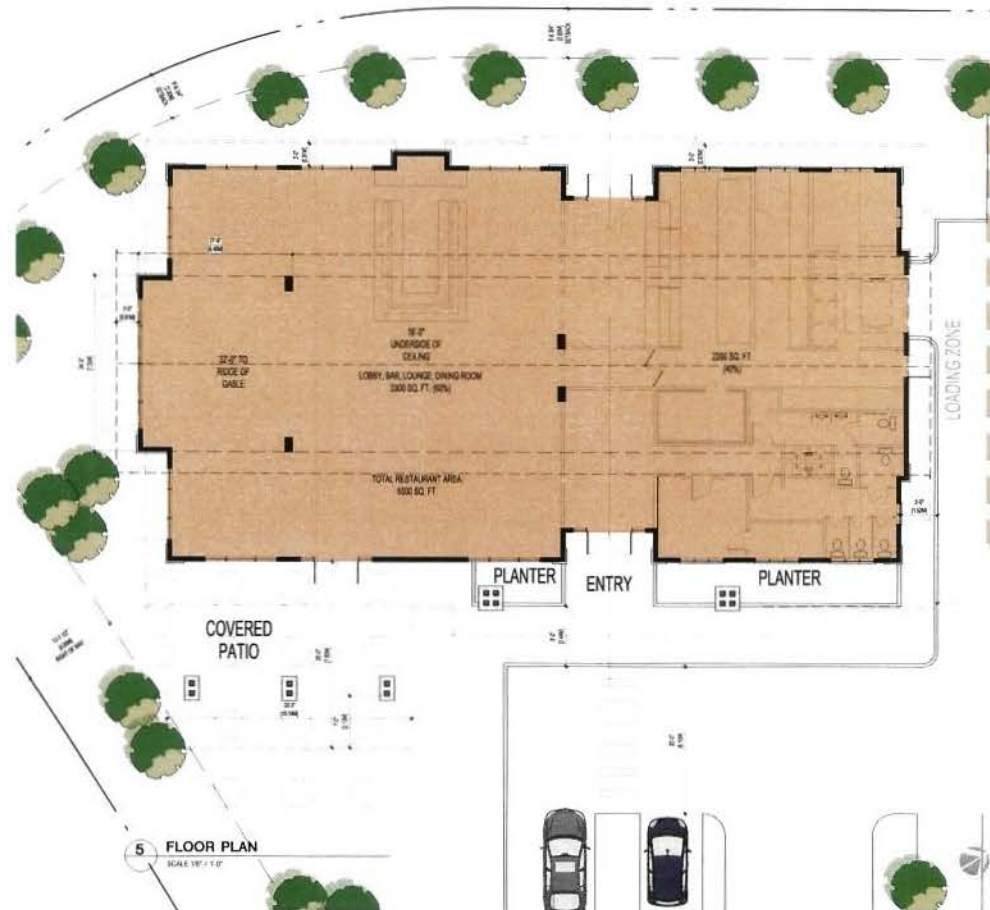
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



5 FLOOR PLAN
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



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4. DISTRICT COMMENTS	20 JUNE 2010
5. CIVIL PLAN REVIEW	20 APRIL 2011
6. CIVIL PLAN REVIEW	26 MAY 2011
7. CIVIL ELEVATION REVIEW	28 JUNE 2011
8. CIVIL ELEVATION REVIEW	13 JULY 2011
9. PROGRESS REVIEW	26 SEPT 2011
10. DP / REZONING	16 DEC 2011
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	10 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	19 NOV 2013
17. TDS BP CHECK SET	21 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. IPA	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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DP REZONING
UPDATE
18 JAN 2014

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PROJECT:
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE:
RESTAURANT
PLAN & ELEVATIONS

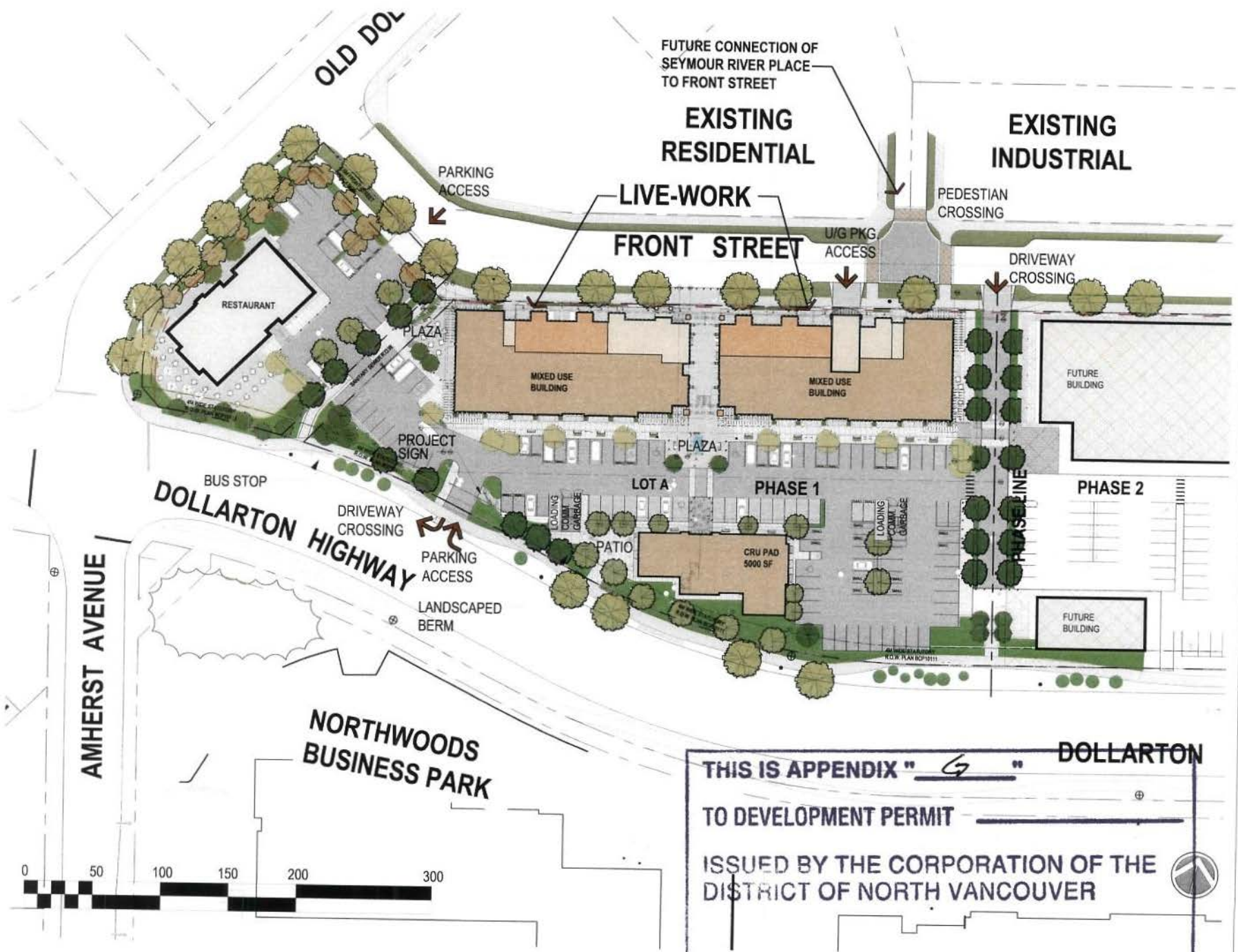
DATABASE: 0919-A0.4.dwg
SCALE: N/A
PLOT DATE: 05/11/2014
DRAWN: CH / CJ
CHECKED: KSH

PROJECT NO: 0919



D.P. A. No.

E:\acadjob\2009\0919\Rezoning DP-0919A1.0-revision 1.dwg 2014/1/16 02:20:26 PM amy



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1. REZONING PRE APPLICATION	4 MARCH 2013
2. REZONING APPLICATION	08 APRIL 2013
3. DISCUSSION	03 JUNE 2013
4. DISTRICT COMMENTS	20 JUNE 2013
5. CIVIL PLAN REVIEW	29 APRIL 2013
6. CIVIL PLAN REVIEW	26 MAY 2013
7. CIVIL ELEVATION REVIEW	28 MAY 2013
8. CIVIL ELEVATION REVIEW	11 JULY 2013
9. PROGRESS REVIEW	28 JULY 2013
10. DP / REZONING	28 DEC 2013
11. DESIGN PANEL	28 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012
13. DP / REZONING RE SUB	24 JUNE 2013
14. CONSULTANTS DISTRIBUTION	13 OCT 2012
15. PROGRESS SET	29 OCT 2012
16. DP / REZONING RE SUB	13 NOV 2013
17. FIRM BY CHECK SET	21 NOV 2013
18. DP COORDINATION	06 DEC 2013
19. SIGN	13 DEC 2013
20. DP REZONING UPDATE	16 JAN 2014

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UPDATE
16 JAN 2014

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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
SITE CONCEPT PLAN

DATABASE: 0919-A1.0.dwg
SCALE: 1" = 30'
PLOT DATE: AUG 2013
DRAWN: CH / CJ
CHECKED: KSH
PROJECT NO: 0919

DWG NO.
A1.2
DP & No.

EXISTING
RESIDENTIAL

EXISTING
INDUSTRIAL

FRONT STREET

U/G PARKADE
ACCESS

PEDESTRIANT
CROSSING

DRIVEWAY
CROSSING

MIXED USE BUILDING

FUTURE BUILDING

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1. REZONING PRE APPLICATION	4 MARCH 2012
2. REZONING APPLICATION	08 APRIL 2012
3. DISCUSSION	01 JUNE 2012
4. DISTRICT COMMENTS	20 JUNE 2012
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7. CIVIL ELEVATION REVIEW	28 JUNE 2013
8. CIVIL ELEVATION REVIEW	11 JULY 2013
9. PROGRESS REVIEW	26 SEPT 2013
10. DP / REZONING	06 DEC 2013
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	21 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	15 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	19 NOV 2013
17. 75% BP CHECK SET	26 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. BPA	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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UPDATE
16 JAN 2014

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PROJECT:
NORTHWOODS MIXED USE

2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.

DRAWING TITLE:
PEDESTRIAN CROSSING
CONNECTION
FRONT STREET

DATABASE: 0919-A1.0.dwg

SCALE: 1/16" = 1'-0"

PLOT DATE: 2014/03/21

DRAWN: CJ

CHECKED: KSH

PROJECT NO: 0919

DWG. NO: A1.2a

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5. GVL PLAN REVIEW	29 APRIL 2011
6. GVL PLAN REVIEW	28 MAY 2011
7. GVL ELEVATION REVIEW	11 MAY 2011
8. GVL ELEVATION REVIEW	28 MAY 2011
9. PROGRESS REVIEW	20 MAY 2011
10. DP / REZONING	18 OCT 2011
11. DESIGN PANEL	20 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	15 OCT 2013
15. PROGRESS LET	29 OCT 2013
16. DP / REZONING RE SUB	13 NOV 2013
17. FOR DP CHECK SET	21 NOV 2013
18. DP COORDINATION	06 DEC 2013
19. DP	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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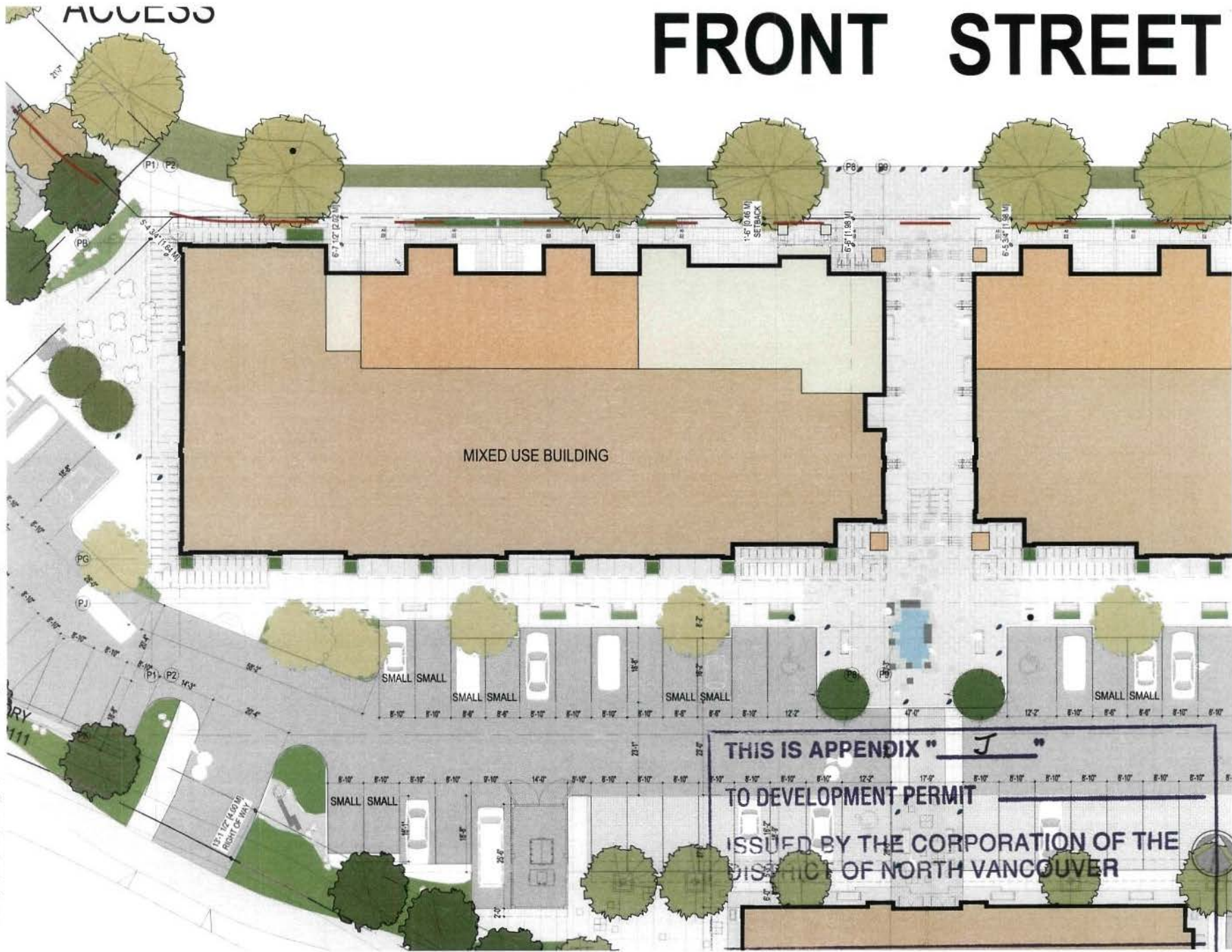
CLIENT
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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
PARTIAL SITE PLAN
NORTHWEST

DATABASE: 0919-A1.0.dwg
SCALE: 1" = 10'
PLOT DATE: AUGUST 2014
DRAWN: CJ
CHECKED: KSH
PROJECT NO: 0919

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A1.3a

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2. REZONING APPLICATION	08 APRIL 2014
3. DISCUSSION	01 JUNE 2014
4. DISTRICT COMMENTS	20 JUNE 2014
5. GVL PLAN REVIEW	20 APRIL 2014
6. GVL PLAN REVIEW	28 JUNE 2014
7. GVL ELEVATION REVIEW	28 JUNE 2014
8. GVL ELEVATION REVIEW	11 JULY 2014
9. PROGRESS REVIEW	26 SEPT 2014
10. DP / REZONING	16 DEC 2014
11. DESIGN PANEL	26 JUNE 2015
12. DP / REZONING RE SUB	31 OCT 2015
13. DP / REZONING RE SUB	14 JUNE 2016
14. CONSULTANTS DISTRIBUTION	15 OCT 2016
15. PROGRESS SET	15 OCT 2016
16. DP / REZONING RE SUB	29 NOV 2016
17. 75% BP CHECK SET	29 NOV 2016
18. BP COORDINATION	06 DEC 2016
19. BP	13 DEC 2016
20. DP REZONING UPDATE	15 JAN 2017

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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
PARTIAL SITE PLAN
NORTH CENTER

DATABASE: 0919-A1.0.dwg
SCALE: 1" = 10'
PLOT DATE: 2016-07-24
DRAWN: C3
CHECKED: KSH
PROJECT NO: 0919

DWG NO: A1.3b
O.P.A. No.

ONT STREET

U/G PARKADE
ACCESS

PEDESTRIANT
CROSSING

DRIVEWAY
CROSSING

MIXED USE BUILDING

SMALL SMALL

SMALL SMALL

SMALL SMALL

SMALL SMALL

SMALL

SMALL

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DISTRICT OF NORTH VANCOUVER

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1. REZONING PRE-APPLICATION	4 MARCH 2011
2. REZONING APPLICATION	08 APRIL 2011
3. DISCUSSION	03 JUNE 2010
4. DISTRICT COMMENTS	20 JUNE 2010
5. GML PLAN REVIEW	20 APRIL 2011
6. GML PLAN REVIEW	26 MAY 2011
7. GML ELEVATION REVIEW	26 JUNE 2011
8. GML ELEVATION REVIEW	11 JULY 2011
9. PROGRESS REVIEW	26 SEPT 2011
10. DP / REZONING	16 DEC 2011
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	21 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	19 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	19 NOV 2013
17. 25% BP CHECK SET	21 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. UPA	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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UPDATE
16 JAN 2014

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PROJECT:
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE:
PARTIAL SITE PLAN
NORTHEAST

DATABASE: 0919-A1.0.dwg
SCALE: 1" = 10'
PLOT DATE: 2014/01/16
DESIGNER: KSH
PROJECT NO: 0919

DWG. NO.
A1.3c

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2. REZONING APPLICATION	08 APRIL 2011
3. DISCUSSION	03 JUNE 2011
4. DISTRICT COMMENTS	20 JUNE 2011
5. GVL PLAN REVIEW	20 APRIL 2012
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7. GVL ELEVATION REVIEW	28 JUNE 2011
8. GVL ELEVATION REVIEW	11 JULY 2011
9. PROGRESS REVIEW	26 SEPT 2011
10. DP / REZONING	16 OCT 2011
11. DESIGN PANEL	20 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	13 OCT 2013
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18. DP COORDINATION	06 DEC 2013
19. DP	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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PROJECT:

NORTHWOODS MIXED USE

2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.

DRAWING TITLE:

**PARTIAL SITE PLAN
SOUTHWEST**

DATABASE: 0919-A1.0.dwg

SCALE: 1" = 10'

PLIST DATE: 03/08/2014

DRAWN: C3

CHECKED: KSH

PROJECT NO: 0919

DWG NO: **A1.3d**

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E:\scadjob\2009\0919\Rezoning\DP\0919-A1.0.dwg 2014/1/16 02:22:55 PM amy



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ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 20
2. REZONING APPLICATION	08 APRIL 20
3. DISCUSSION	01 JUNE 20
4. DISTRICT COMMENTS	20 JUNE 20
5. CIVIL PLAN REVIEW	20 APRIL 20
6. CIVIL PLAN REVIEW	20 MAY 20
7. CIVIL ELEVATION REVIEW	28 JUNE 20
8. CIVIL ELEVATION REVIEW	11 JULY 20
9. PROGRESS REVIEW	26 SEPT 20
10. DP / REZONING	16 DEC 2011
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	15 OCT 2013
15. PROGRESS SET	20 OCT 2013
16. DP / REZONING RE SUB	28 NOV 2013
17. TOP OF CHECK SET	20 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. BPA	13 DEC 2013
20. DP REZONING UPDATE	10 JAN 2014

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10 JAN 2014

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ADVISORS**

PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
**PARTIAL SITE PLAN
SOUTHEAST**

DATABASE: 0919-A1.0.dwg
SCALE: 1" = 10'
PLOT DATE: 09/09/2014
DRAWN: CJ
CHECKED: KSH

PROJECT NO.
0919

DWG NO.
A1.3e

D.P. & No.



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ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 21
2. REZONING APPLICATION	08 APRIL 21
3. DISCUSSION	05 JUNE 21
4. DISTRICT COMMENTS	20 JUNE 21
5. CIVIL PLAN REVIEW	20 APRIL 21
6. CIVIL PLAN REVIEW	26 MAY 21
7. CIVIL ELEVATION REVIEW	26 JUNE 21
8. CIVIL ELEVATION REVIEW	11 JULY 21
9. PROGRESS REVIEW	26 SEPTEMBER 21
10. DP / REZONING	16 OCTOBER 2021
11. DESIGN PANEL	26 JUNE 2021
12. DP / REZONING RE SUB	31 OCTOBER 2021
13. DP / REZONING RE SUB	14 JUNE 2021
14. CONSULTANTS DISTRIBUTION	15 OCTOBER 2021
15. PROGRESS SET	29 OCTOBER 2021
16. DP / REZONING RE SUB	15 NOVEMBER 2021
17. 75% DP CHECK SET	23 NOVEMBER 2021
18. DP COORDINATION	08 DECEMBER 2021
19. DP	13 DECEMBER 2021
20. DP REZONING UPDATE	15 JANUARY 2022

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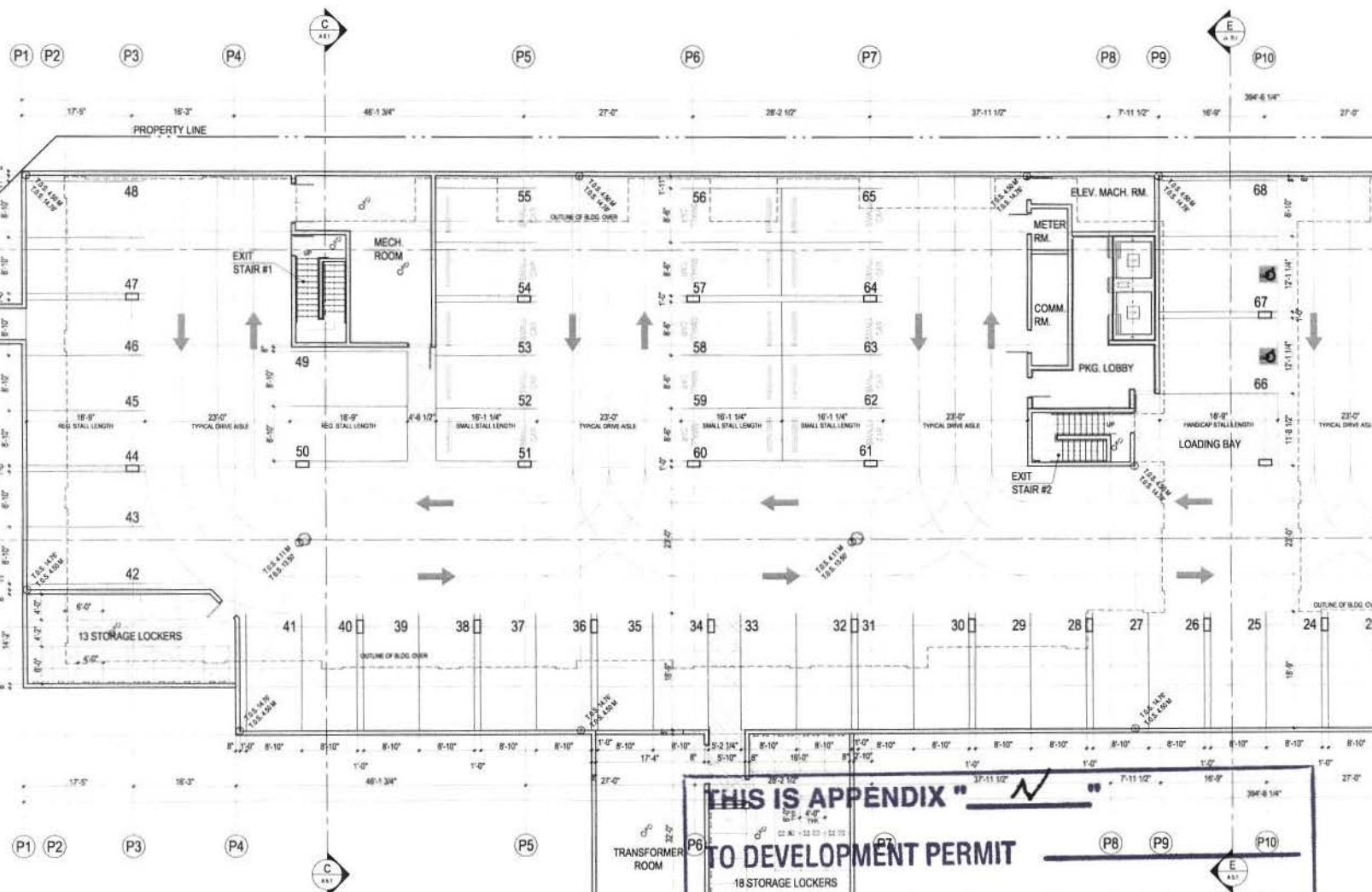
CLIENT: **GWL REALTY ADVISORS**

PROJECT: **NORTHWOODS MIXED USE**
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE: **PARTIAL PARKADE WEST**

DATABASE: 0919-A2.0.dwg
SCALE: 1/8"=1'-0"
PLOT DATE: 05/23/2022
DRAWN: AY
CHECKED: KSH
PROJECT NO: **0919**

DWG. NO. **A2.0a**

D.P. A. No.



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TO DEVELOPMENT PERMIT

ISSUED BY THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

18 STORAGE LOCKERS

DATE _____ MUNICIPAL CLERK _____

E:\workspace\2009\0919\Rezoning\0919-A2.0.dwg 2014/11/15 01:56:37 PM amy



Rosach Hengill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

1 604.669.6002
1 604.669.1091

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REVISION	DATE
1. REZONING PRE APPLICATION	4 MARCH 2010
2. REZONING APPLICATION	08 APRIL 2010
3. DISCUSSION	05 JUNE 2010
4. DISTRICT COMMENTS	20 JUNE 2010
5. GWA PLAN REVIEW	20 JUNE 2010
6. GWA PLAN REVIEW	20 JUNE 2010
7. GWA ELEVATION REVIEW	20 JUNE 2010
8. GWA ELEVATION REVIEW	13 JULY 2010
9. PROGRESS REVIEW	26 SEPTEMBER 2010
10. DP / REZONING	16 DEC 2010
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	11 OCT 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	15 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	19 NOV 2013
17. 75% BP CHECK SET	31 NOV 2013
18. BP COORDINATE SET	26 DEC 2013
19. EPA	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

NO. REVISION: DATE:
This drawing is an endorsement of the project by the City of North Vancouver. It is not a guarantee of the accuracy of the information provided. The City of North Vancouver is not responsible for the accuracy of the information provided. The City of North Vancouver is not responsible for the accuracy of the information provided.

ARCHITECTURAL SCALE:

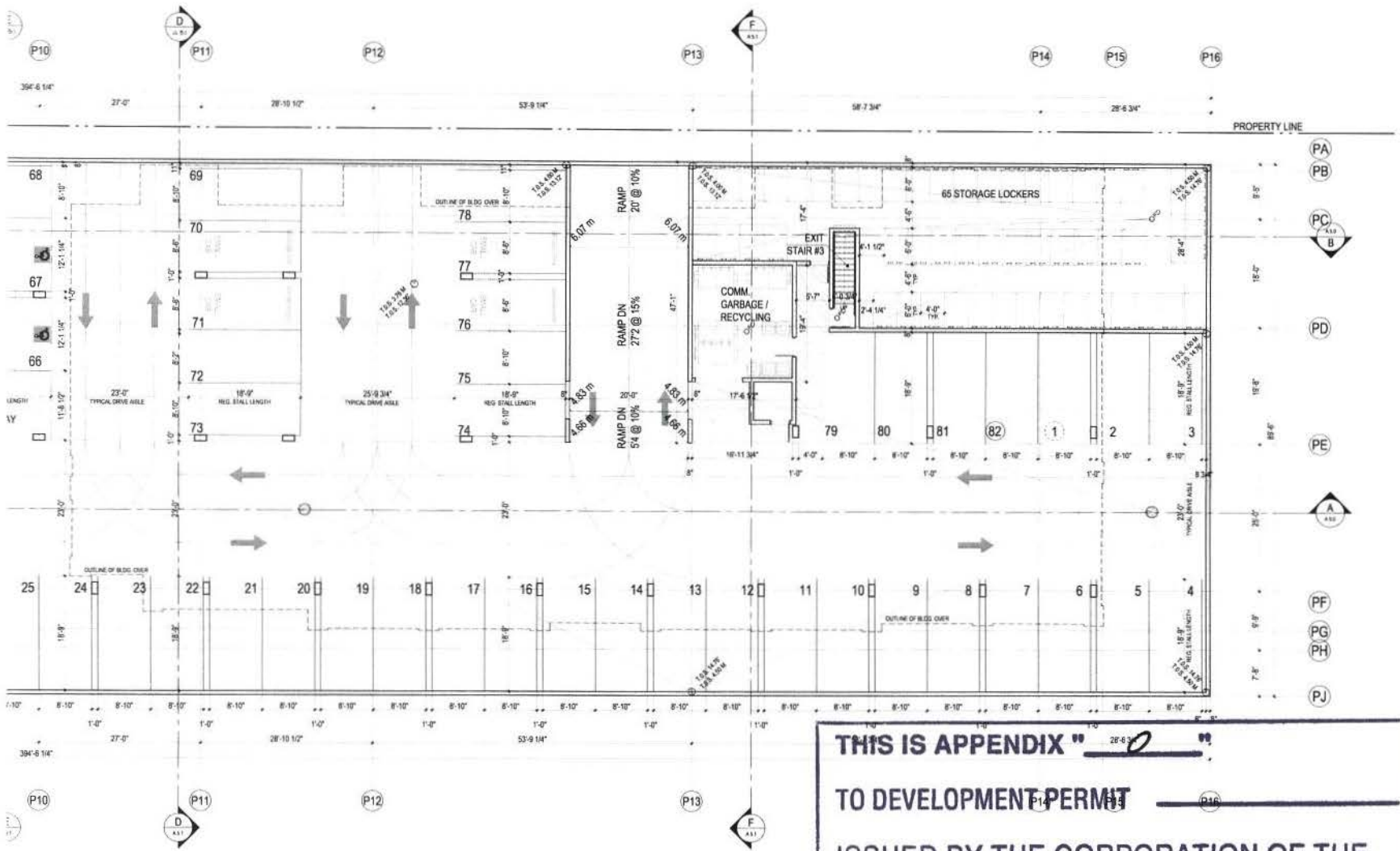
CLIENT: **GWL REALTY ADVISORS**

PROJECT: **NORTHWOODS MIXED USE**
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE: **PARTIAL PARKADE EAST**

DATABASE: 0919-A2.0.dwg
SCALE: 1/8"=1'-0"
PLOT DATE: 09/19/2014
DRAWN: AY
CHECKED: KSH

PROJECT NO: **0919**

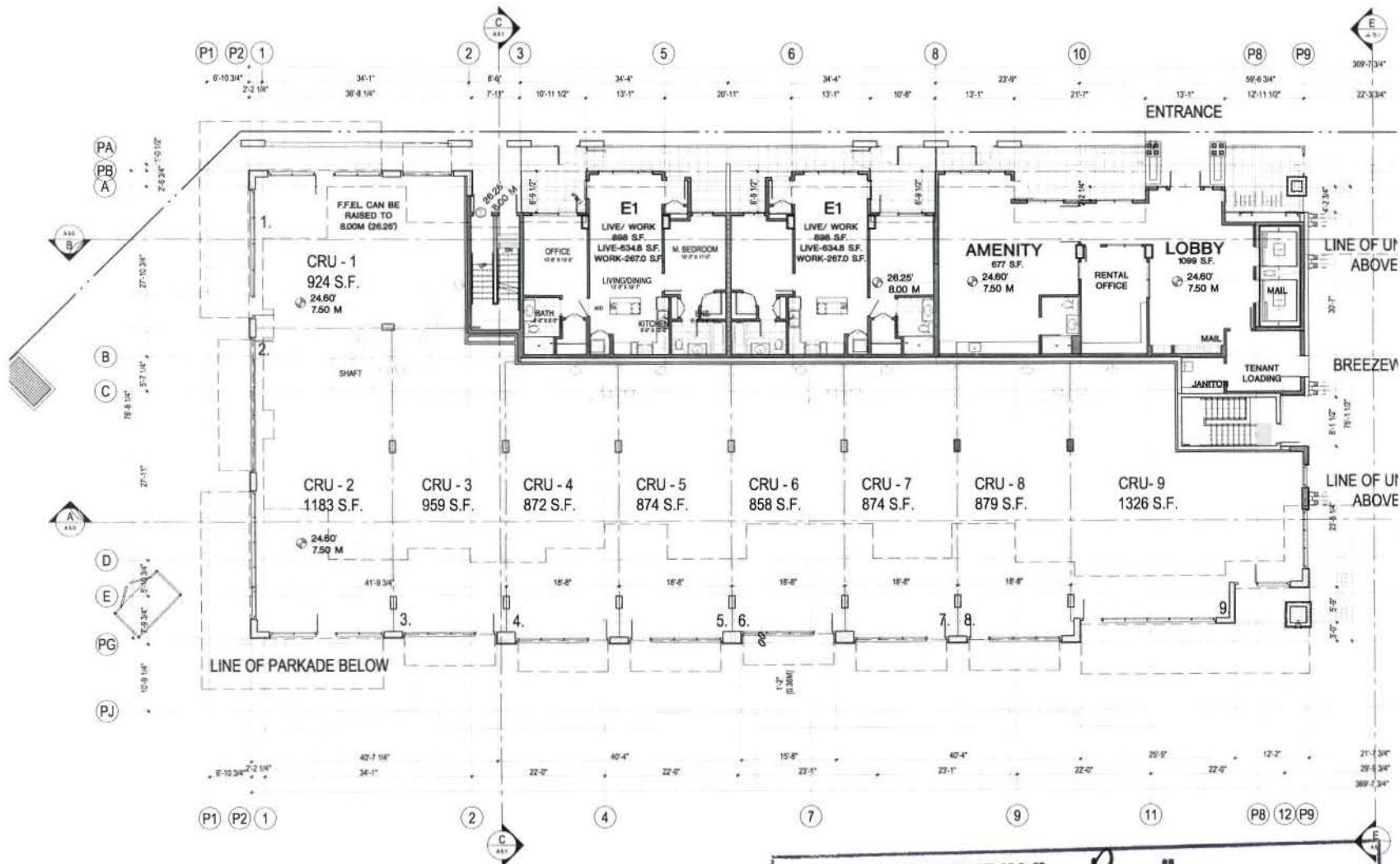
DWG NO: **A2.0b**
B.P.A. No.:



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E:\asaf\job 2009\0919\Restoring DP\0919-A2.0.dwg 2014/1/16 01:56:42 PM amy



1a LEVEL 1 - COMMERCIAL
SCALE: 1/8" = 1'-0"

CRU-L1-A
(CRU: 8732 SQ. FT.)

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DISTRICT OF NORTH VANCOUVER

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1 604.669.1091

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ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 20
2. REZONING APPLICATION	08 APRIL 20
3. DISCUSSION	03 JUNE 20
4. DISTRICT COMMENTS	20 JUNE 20
5. CIVIL PLAN REVIEW	20 APRIL 20
6. CIVIL PLAN REVIEW	20 MAY 20
7. CIVIL ELEVATION REVIEW	20 JUNE 20
8. CIVIL ELEVATION REVIEW	13 JULY 20
9. PROGRESS REVIEW	20 SEPTEMBER 20
10. DP / REZONING	18 OCTOBER 20
11. DESIGN PANEL	20 JUNE 20
12. DP / REZONING RE SUB	20 OCTOBER 20
13. DP / REZONING RE SUB	14 JUNE 20
14. CONSULTANTS DISTRIBUTION	15 OCTOBER 20
15. PROGRESS SET	20 OCTOBER 20
16. DP / REZONING RE SUB	15 NOVEMBER 20
17. 77% BP CHECK SET	23 NOVEMBER 20
18. BP COORDINATION	08 DECEMBER 20
19. MPA	13 DECEMBER 20
20. DP REZONING UPDATE	15 JANUARY 2021

ISSUED FOR
DP REZONING
UPDATE
16 JAN 2024

NO REVISION: DATE:
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CLIENT: GWL REALTY ADVISORS

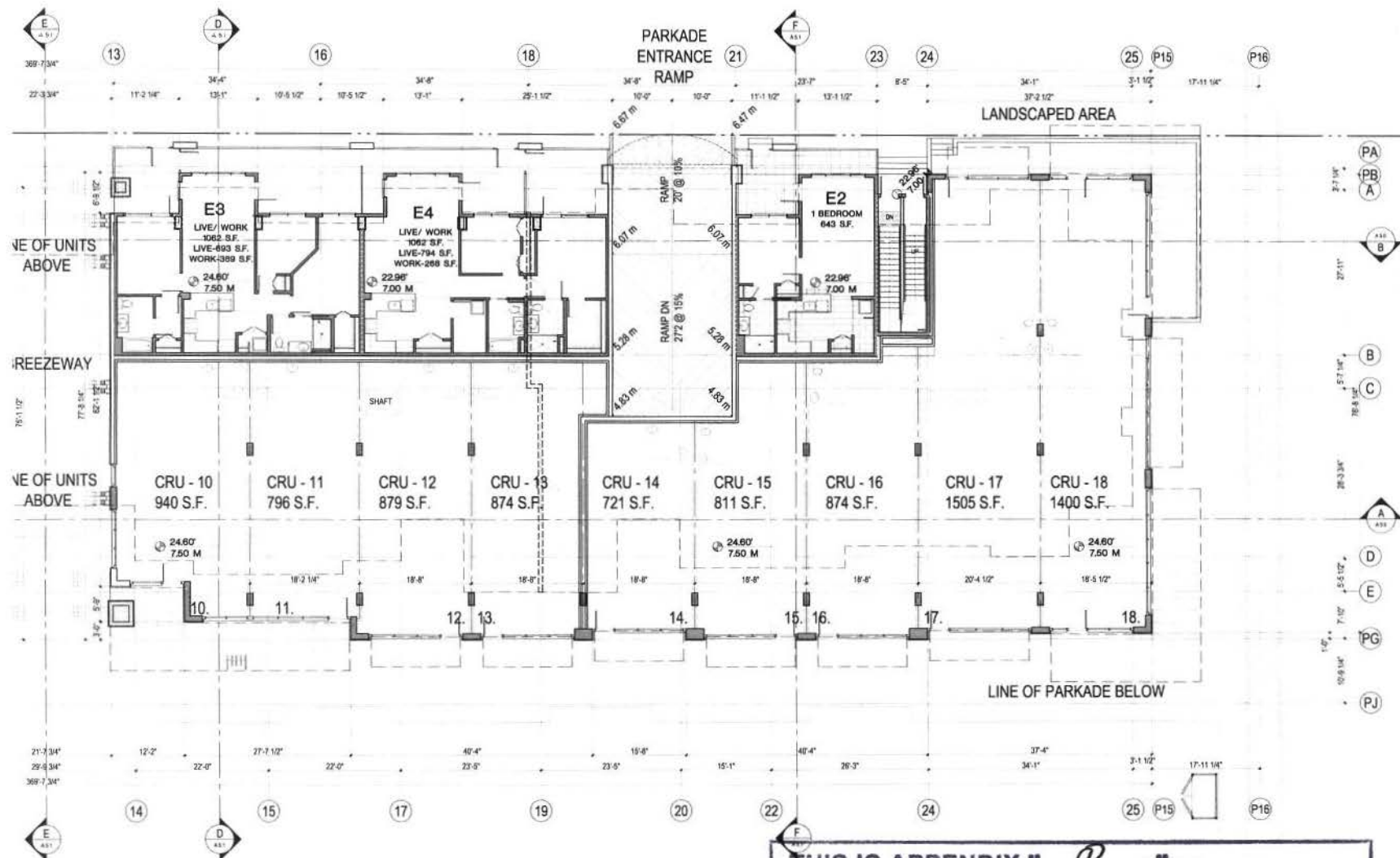
PROJECT: NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE: PARTIAL MAIN FLOOR PLAN
CRU-L1-A

DATABASE: 0919-A3.0.dwg
SCALE: 1/8" = 1'-0"
PLOT DATE: 2023.09.04
DRAWN: AH
CHECKED: KSH
PROJECT NO: 0919

DWG. NO: A3.0a

S.P. & No.

E:\projects\2009\0919\Rezoning DP\0919-A3.Dwg 2014/1/15 12:42:57 PM kshary



THIS IS APPENDIX " P "
CRU-L1 AREA:
17555 S.F.
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DISTRICT OF NORTH VANCOUVER

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ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 2013
2. REZONING APPLICATION	08 APRIL 2013
3. DISCUSSION	03 JUNE 2013
4. DISTRICT COMMENTS	20 JUNE 2013
5. CIVIL PLAN REVIEW	20 APRIL 2013
6. CIVIL PLAN REVIEW	26 MAY 2013
7. CIVIL ELEVATION REVIEW	26 JUNE 2013
8. CIVIL ELEVATION REVIEW	13 JULY 2013
9. PROGRESS REVIEW	26 SEP 2013
10. DP / REZONING	18 DEC 2013
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	31 OCT 2012
13. DP / REZONING RE SUB	14 APR 2012
14. CONSULTANTS DISTRIBUTION	13 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	13 NOV 2013
17. DP / REZONING RE SUB	27 NOV 2013
18. DP COORDINATION	08 DEC 2013
19. DP REZONING UPDATE	15 JAN 2014

ISSUED FOR
DP REZONING
UPDATE
18 JAN 2014

NO. REVISION	DATE
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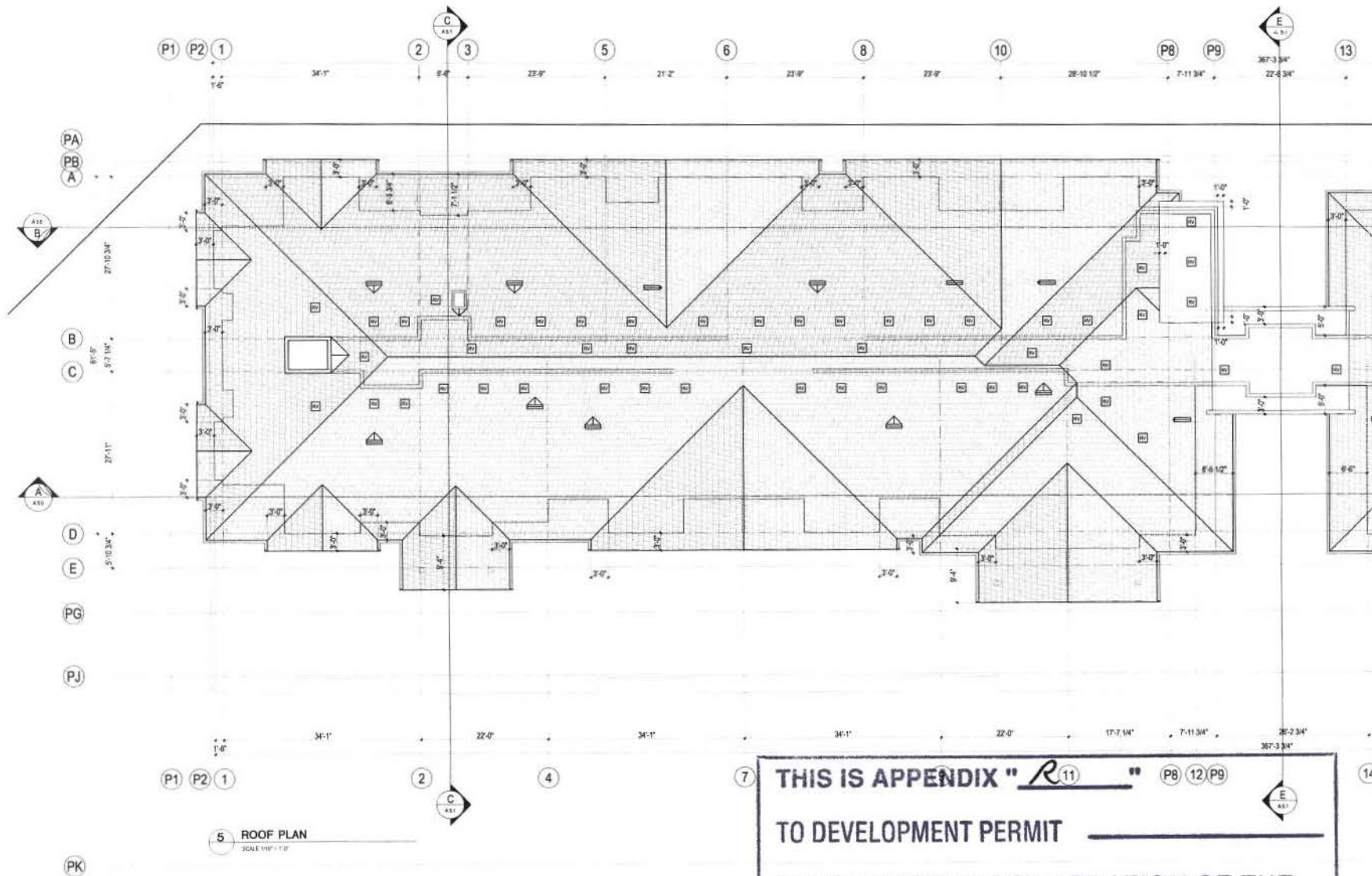
GWL REALTY
ADVISORS

PROJECT:
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE:
PARTIAL MAIN FLOOR PLAN
CRU-L1-B

DATABASE: 0919-A3.Dwg
SCALE: 1/8"=1'-0"
PLOT DATE: 5/15/2014
DRAWN: DT / AY
CHECKED: KSH

PROJECT NO:
0919

DWG NO:
A3.0b
D.P. A. No.



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ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 2013
2. REZONING APPLICATION	08 APRIL 2013
3. DISCUSSION	01 JUNE 2013
4. DISTRICT COMMENTS	20 JUNE 2013
5. GVL PLAN REVIEW	20 APRIL 2013
6. GVL PLAN REVIEW	26 MAY 2013
7. GVL ELEVATION REVIEW	26 JUNE 2013
8. GVL ELEVATION REVIEW	13 JULY 2013
9. PROGRESS REVIEW	26 SEPT 2013
10. DP / REZONING	18 OCT 2013
11. DESIGN PANEL	20 JUNE 2013
12. DP / REZONING RE SUB	21 OCT 2013
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	15 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	19 NOV 2013
17. DP / REZONING RE SUB	21 NOV 2013
18. DP COORDINATION	26 DEC 2013
19. DP COORDINATION	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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DP REZONING
UPDATE
16 JAN 2014

NO	REVISION	DATE
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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
PARTIAL ROOF PLAN
RESIDENTIAL

DATABASE 0919-A3.0.dwg
SCALE 1/8"=1'-0"
PLOT DATE 15/01/2014
DRAWN DT / AY
CHECKED KSH
PROJECT NO 0919

DWG NO
A3.4a

D.P. & No.

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DISTRICT OF NORTH VANCOUVER

DATE

MUNICIPAL CLERK

ISSUED	DATE
1. REZONING PRE APPLICATION DISCUSSION	4 MARCH 2013
2. REZONING APPLICATION DISCUSSION	08 APRIL 2013
3. DISTRICT COMMENTS	10 JUNE 2013
4. GML PLAN REVIEW	20 APRIL 2013
5. GML PLAN REVIEW	26 MARCH 2013
7. GML ELEVATION REVIEW	28 MARCH 2013
8. GML ELEVATION REVIEW	13 JULY 2013
9. PROCESS REVIEW	26 SEPTEMBER 2013
10. DP / REZONING	16 DECEMBER 2013
12. DESIGN PLAN	26 APRIL 2013
13. DP / REZONING RE SUB	18 OCTOBER 2013
14. DP / REZONING RE SUB	14 NOVEMBER 2013
15. CONSULTANTS DISTRIBUTION	13 OCTOBER 2013
16. PROGRESS SET	29 OCTOBER 2013
17. DP / REZONING RE SUB	19 NOVEMBER 2013
17. TSP RP CHECK SET	31 NOVEMBER 2013
18. RP COORDINATION	06 OCTOBER 2013
19. TSP RP CHECK SET	13 NOVEMBER 2013
20. DP REZONING UPDATE	11 JANUARY 2014

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UPDATE
16 JAN 2014

[illegible]

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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
PARTIAL ROOF PLAN
RESIDENTIAL

DATABASE 0919-A3.0.dwg
SCALE 1/8"=1'-0"
PLOT DATE 15/06/2014
DRAWN DT / AY
CHECKED KSH

PROJECT NO. 0919



DRWG NO:
A3.4b

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OP REZONING
UPDATE
16 JAN 2014

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DATABASE 0919-A4 0.dwg
SCALE 1/16"=1'-0"
PLOT DATE AUG 29 2014
DRAWN AH
CHECKED KSH
PROJECT NO 0919

DFA No. 11[illegible]

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DISTRICT OF NORTH VANCOUVER

241

DATE _____

MUNICIPAL CLERK



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3.0 BREEZEWAY ELEVATION
SCALE 1/8" = 1'-0"

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Rositch Hemphill Architects

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Vancouver, BC Canada
V6A 1G1

t 604.669.6002
f 604.669.1091
www.rharchitects.ca

ISSUED:	DATE:
1. REZONING APPLICATION	4 MARCH 2010
2. REZONING APPLICATION	08 APRIL 2010
3. DISCUSSION	01 JUNE 2010
4. DISTRICT COMMENTS	20 JUNE 2010
5. GVL PLAN REVIEW	20 APRIL 2011
6. GVL PLAN REVIEW	26 MAY 2011
7. GVL ELEVATION REVIEW	26 JUNE 2011
8. GVL ELEVATION REVIEW	13 JULY 2011
9. PROGRESS REVIEW	26 SEPT 2011
10. DP / REZONING	18 SEPT 2011
11. DESIGN PANEL	26 SEPT 2011
12. DP / REZONING RESUB	31 OCT 2012
13. DP / REZONING RESUB	14 JUNE 2013
14. CONSULTANTS DISCUSSION	15 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RESUB	19 NOV 2013
17. 75% DP CHECK SET	23 NOV 2013
18. DP COORDINATION	26 DEC 2013
19. RPA	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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**DP REZONING
UPDATE**
16 JAN 2014

ARCHITECTURAL SEAL:

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PROJECT: **NORTHWOODS MIXED USE**
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE: 0919-A4.0.dwg
SCALE: 1/4" = 1'-0"
PLOT DATE: 26 MAR 2014
DRAWN: AH
CHECKED: KSH
PROJECT NO: **0919**



DWG. NO.
A4.1

D.P. & No.

ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 2010
2. REZONING APPLICATION	08 APRIL 2010
3. DISCUSSION	01 JUNE 2010
4. DISTRICT COMMENTS	20 JUNE 2010
5. ENV. PLAN REVIEW SUB	20 JUNE 2010
6. CIVIL PLAN REVIEW	20 MAY 2011
7. GUL ELEVATION REVIEW	28 JUNE 2011
8. GUL ELEVATION REVIEW	11 JULY 2011
9. PROGRESS REVIEW	28 SEPTE 2011
10. DP / REZONING	16 DEC 2011
11. DESIGN PLAN	26 JUNE 2011
12. DP / REZONING RES SUB	31 JULY 2011
13. DP / REZONING RES SUB	14 APRIL 2011
14. CONSULTANTS DISTRIBUTION	01 OCT 2012
15. PROGRESS SET	29 OCT 2012
16. REZONING RES SUB	15 NOV 2012
17. 75% OF HIGHWAY	21 NOV 2012
18. BP COORDINATION	06 DEC 2012
19. DP / REZONING	15 JAN 2013
20. DP REZONING UPDATE	15 JAN 2014

ISSUED FOR
DP REZONING
UPDATE
16 JAN 2014

[illegible]

ARCHITECTURAL SEAL

CLIENT:



PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
ELEVATIONS

DATABASE: 0919-A4.0 ifwg
SCALE: 1/4"=1'-0"
PLOT DATE: AUG 20 2014
DRAWN: CH
CHECKED: RSH

PROJECT NO. 0919



STWQ NO.

A4.2

D.P. A. No.



UNDERGROUND
PARKING

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TO DEVELOPMENT PERMIT UNDERGROUND
PARKING

ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

DATE _____

MUNICIPAL CLERK

10 SOUTH WEST CORNER ELEVATION

D1

A3

ELEVATOR
OVERUN

B3

B2

FRONT
STREET

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DISTRICT OF NORTH VANCOUVER

10 NORTH ELEVATION
SCALE 1/4" = 1'-0"



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V6A 1G1

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ISSUED:	DATE:
1. REZONING PRE APPLICATION	4 MARCH 20
2. REZONING APPLICATION	08 APRIL 20
3. DISCUSSION	01 JUNE 201
4. DISTRICT COMMENTS	20 JUNE 201
5. GVL PLAN REVIEW	20 JUNE 201
6. GVL PLAN REVIEW	26 MAY 201
7. GVL ELEVATION REVIEW	28 APRIL 201
8. GVL ELEVATION REVIEW	11 JULY 201
9. PROGRESS REVIEW	26 JULY 201
10. DP / REZONING	26 JULY 201
11. DESIGN PANEL	26 JULY 201
12. DP / REZONING RE SUB	26 JULY 201
13. DP / REZONING RE SUB	14 JUNE 201
14. CONSULTANTS DISTRIBUTION	15 OCT 2011
15. PROGRESS SET	29 OCT 2011
16. DP / REZONING RE SUB	19 NOV 2011
17. TSM-BP CHECK SET	21 NOV 2011
18. BP CORRELATION	09 DEC 2011
19. SPA	13 DEC 2011
20. DP REZONING UPDATE	13 JAN 2014

ISSUED FOR
DP REZONING
UPDATE
18 JAN 2014

NO. REVISION:	DATE:
<p>Rev. Drawing is an indication of action in the project. It should be used to determine and then add or subtract from the base drawing. All construction should be shown in the plan of this drawing except where and what has been changed. All construction should be shown in the official drawings, and the official drawings should be used for all construction. All construction should be shown in the official drawings, and the official drawings should be used for all construction.</p>	

ARCHITECTURAL SEAL:

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PROJECT:

NORTHWOODS MIXED USE

2135 FRONT STREET

DISTRICT OF NORTH VANCOUVER, B.C.

DRAWING TITLE:

ELEVATIONS

DATABASE: 0919-A4.0.dwg

SCALE: 1/4" = 1'-0"

PLOT DATE: AUG 08 2014

DRAWN: AH

CHECKED: KSH

PROJECT NO:

0919

DWG. NO.

A4.3

O.P.A. No.

E:\vaadjob\2009\0919\Rezoning\DP-0919-A4.0.dwg 2014/1/13 12:24:51 PM Holsky

10 NORTH WEST CORNER ELEVATION
SCALE 1/8" = 1'-0"



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DISTRICT OF NORTH VANCOUVER**

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RHA
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120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1
t 604.689.8002
f 604.689.1091
www.rharchitects.ca

ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 2011
2. REZONING APPLICATION	08 APRIL 2011
3. DISCUSSION	01 JUNE 2011
4. DISTRICT COMMENTS	20 JUNE 2011
5. GVL PLAN REVIEW	20 APRIL 2011
6. GVL PLAN REVIEW	20 MAY 2011
7. GVL ELEVATION REVIEW	28 JUNE 2011
8. GVL ELEVATION REVIEW	11 JULY 2011
9. PROGRESS REVIEW	26 SEPT 2011
10. DP / REZONING	25 OCT 2011
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	22 NOV 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISSEMINATION	15 OCT 2013
15. PROGRESS SET	29 OCT 2013
16. DP / REZONING RE SUB	18 NOV 2013
17. 75% BP CHECK SET	23 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. BPA	13 DEC 2013
20. DP REZONING UPDATE	15 JAN 2014

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DP REZONING
UPDATE
16 JAN 2014

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PROJECT
NORTHWOODS MIXED USE
2135 FRONT STREET
DISTRICT OF NORTH VANCOUVER, B.C.
DRAWING TITLE
ELEVATIONS

DATABASE: 0919-A4.0.dwg
SCALE: 1/4" = 1'-0"
PLOT DATE: 08/04/2014
DRAWN: AH
CHECKED: KSH

PROJECT NO.
0919

DWG. NO.
A4.4

D.P. A. No.



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ISSUED	DATE
1. REZONING PRE APPLICATION	4 MARCH 2011
2. REZONING APPLICATION	08 APRIL 2011
3. DISCUSSION	01 JUNE 2011
4. DISTRICT COMMENTS	20 JUNE 2011
5. CIVIL PLAN REVIEW	29 APRIL 2011
6. CIVIL PLAN REVIEW	26 MAY 2011
7. CIVIL ELEVATION REVIEW	26 JUNE 2011
8. CIVIL ELEVATION REVIEW	11 JULY 2011
9. PROGRESS REVIEW	26 SEPTEMBER 2011
10. DP / REZONING	18 OCTOBER 2011
11. DESIGN PANEL	26 JUNE 2012
12. DP / REZONING RE SUB	31 OCTOBER 2012
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	13 OCTOBER 2013
15. PROGRESS SET	29 OCTOBER 2013
16. DP / REZONING RE SUB	19 NOVEMBER 2013
17. 75% BP CHECK SET	21 NOVEMBER 2013
18. BP COORDINATION	08 DECEMBER 2013
19. BP	13 DECEMBER 2013
20. DP REZONING UPDATE	10 JANUARY 2014

NO.	REVISION	DATE
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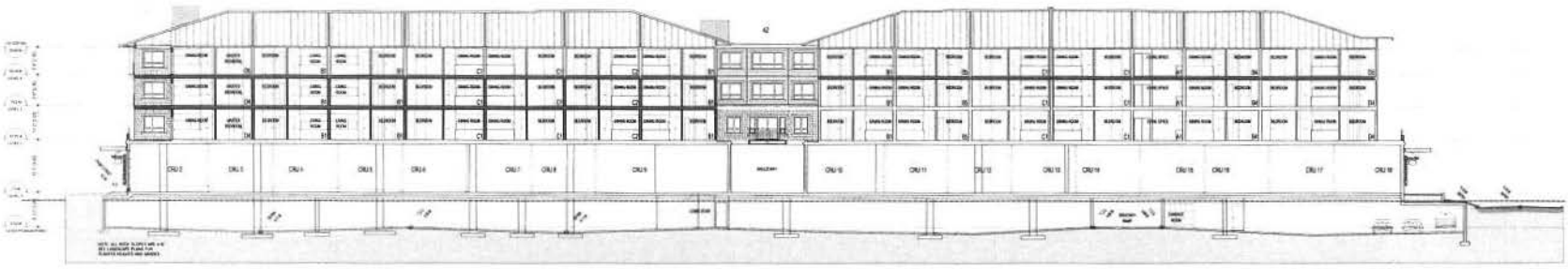
CLIENT: **GWL REALTY ADVISORS**

PROJECT:

DRAWING TITLE:
**SECTIONS
A-A B-B**

DATABASE: 0910-A5.0.dwg
SCALE: 1/16"=1'-0"
PLOT DATE: 5/5/2014
DRAWN: CH
CHECKED: KSH
PROJECT NO: 0919

DWG. NO.
A5.0
D.P. A. No.



1.0 SECTION A-A
SCALE 1/16" = 1'-0"



2.0 SECTION B-B
SCALE 1/16" = 1'-0"

THIS IS APPENDIX "Y"

TO DEVELOPMENT PERMIT

**ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER**

DATE _____ MUNICIPAL CLERK _____

ISSUED	DATE
1. REZONING PRE APPLICATION	8 MARCH 2010
2. REZONING APPLICATION	08 APRIL 2010
3. DISCUSSION	01 JUNE 2010
4. DISTRICT COMMENTS	20 JUNE 2010
5. GML PLAN REVIEW	20 JUNE 2010
6. GML PLAN REVIEW	20 JUNE 2010
7. GML ELEVATION REVIEW	28 JUNE 2010
8. GML ELEVATION REVIEW	11 JULY 2010
9. DISCUSSION	26 JULY 2010
10. DP / REZONING	10 DEC 2013
11. DESIGN PLAN	26 JUNE 2012
12. DP / REZONING RE SUB	10 APRIL 2013
13. DP / REZONING RE SUB	14 JUNE 2013
14. CONSULTANTS DISTRIBUTION	33 OCT 2013
15. PRELIMINARY SET	29 OCT 2013
16. DP / REZONING RE SUB	18 NOV 2013
17. 75% BP CHECK SET	21 NOV 2013
18. BP COORDINATION	06 DEC 2013
19. DP	15 JAN 2014
20. DP REZONING UPDATE	15 JAN 2014

NO. REVISION	DATE
--------------	------

One finding in our examination of service in the capacity of Muslim chaplain, however, and that we do not report, is that without the chaplain's endorsement, no interviewees were able to identify any of the chaplains, except one, and that the one named chaplain in fact neither performed such duties nor officiated at such events. This finding, and the implications for the study, are discussed in the next section.

ARCHITECTURAL SEAL

CLIENT  **GWL REALTY ADVISORS**

PROJECT

DRAWING TITLE
SECTIONS C-C, D-D
PROJECT SIGNAGE

DATABASE 0919-A5.0.SWG

SCALE 1/8"=1'-0"

PLOT DATE: 5/17/2014

DRAWN: CH
CHECKED: KSH

PROJECT NO.: _____

0919

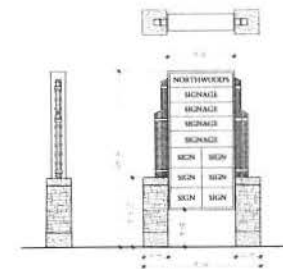
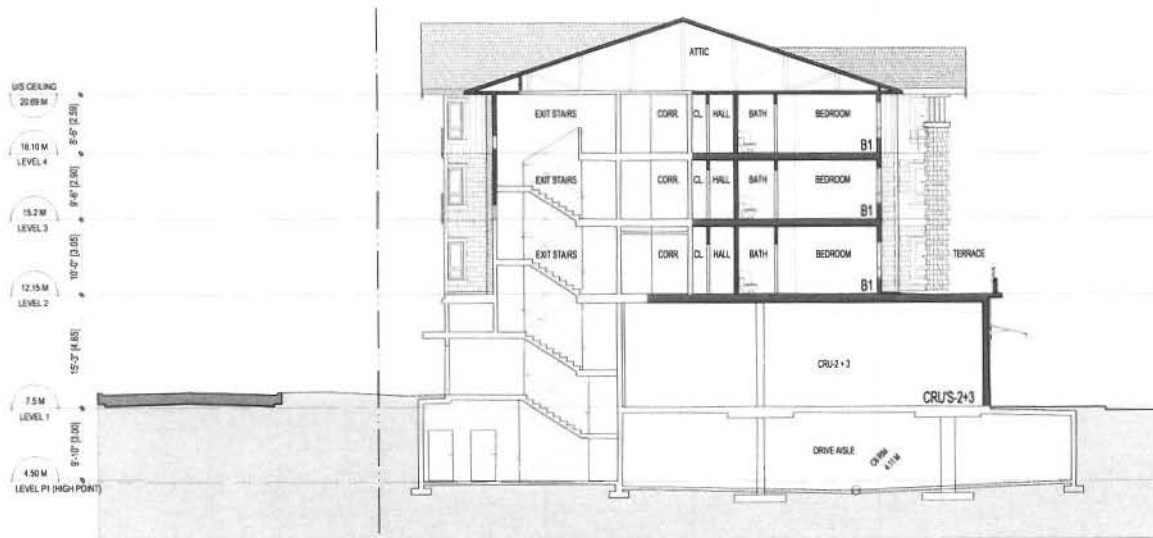
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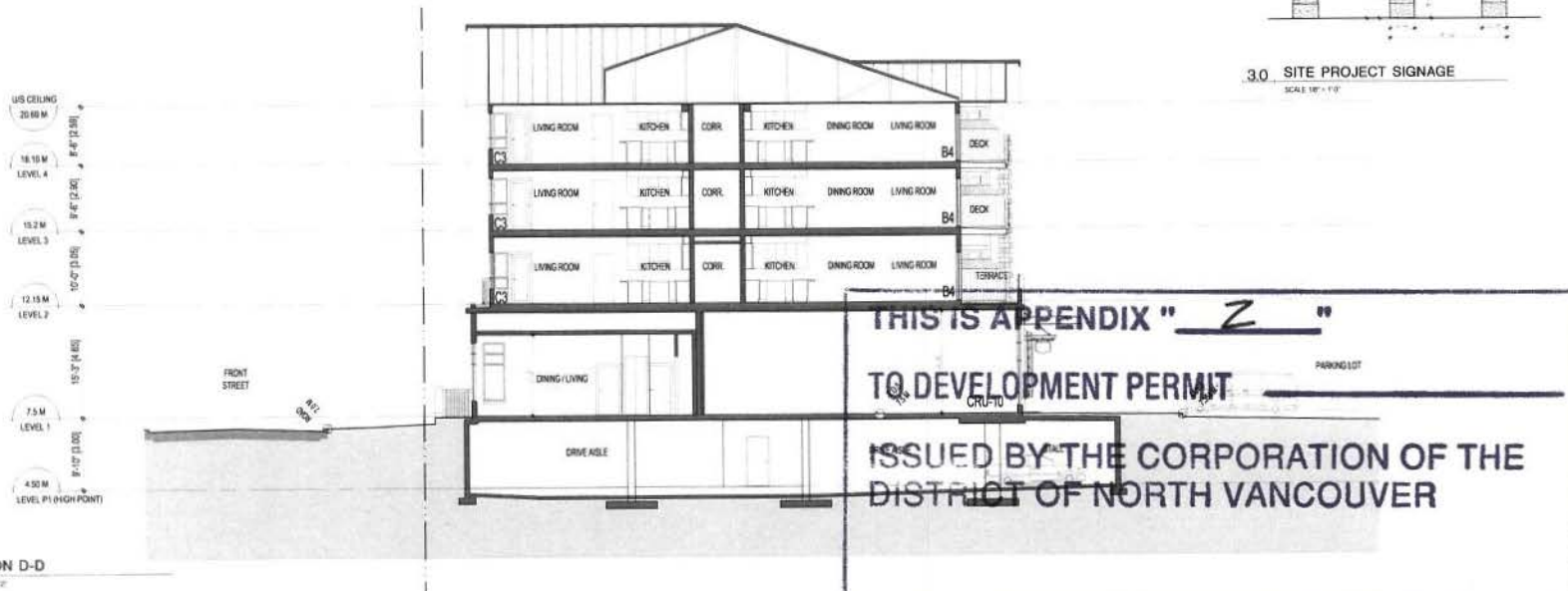
D.P.A. 4th

1.0 SECTION C-C
SCALE 1/8" = 1'-0"



3.0 SITE PROJECT SIGNAGE

2.0 SECTION D-D
SCALE 1/8" = 1'-0"



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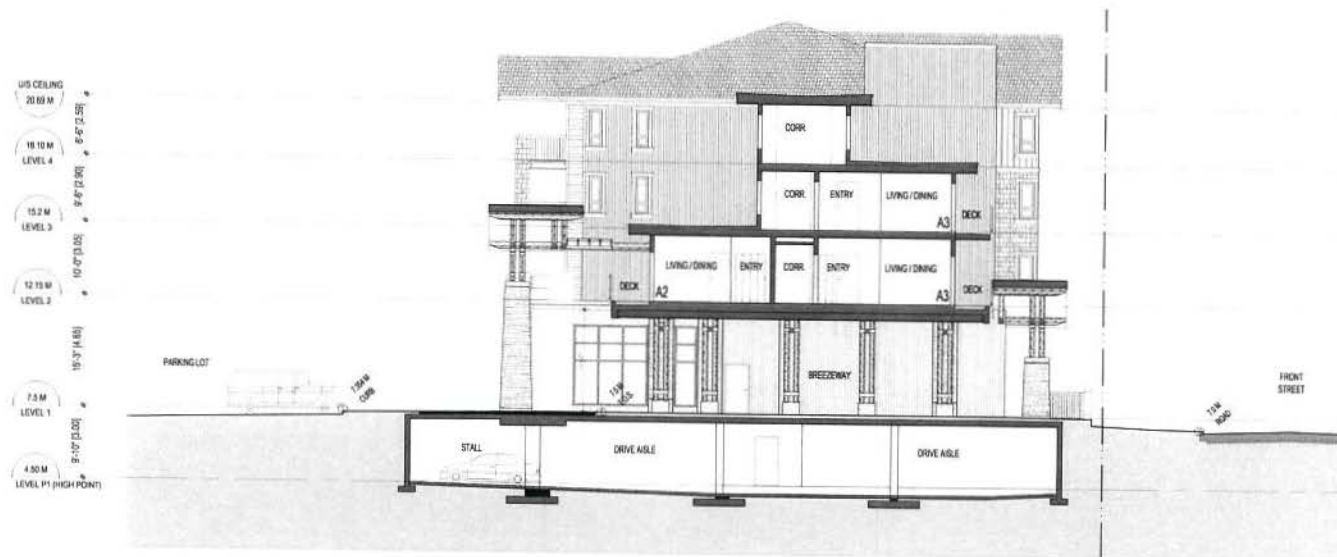
TO DEVELOPMENT PERMIT

ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

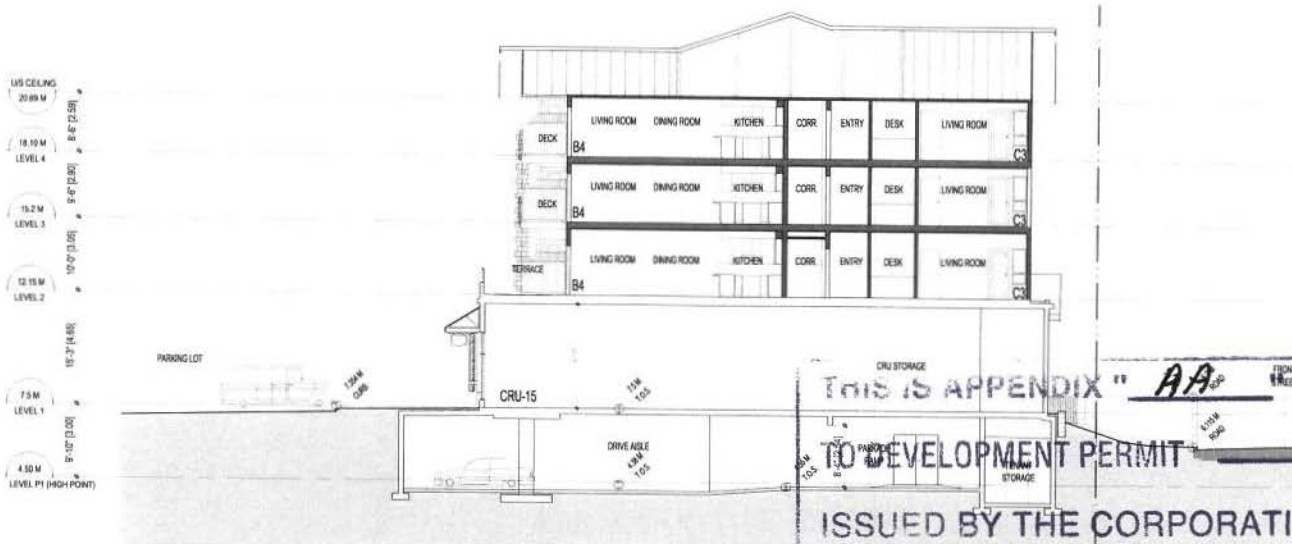
DATE _____

MUNICIPAL CLERK

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10 SECTION E-E
SCALE 1/8" = 1'-0"



20 SECTION F-F
SCALE 1/8" = 1'-0"



120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

T 604.669.6002
F 604.669.1091

www.rharchitects.ca

NO.	REVISION	DATE
1.	REASONING PRE APPLICATION	4 MARCH 2014
2.	REASONING APPLICATION	08 APRIL 2014
3.	DISCUSSION	05 JUNE 2014
4.	DISTRICT COMMENTS	20 JUNE 2014
5.	GWL PLAN REVIEW	20 APRIL 2014
6.	GWL PLAN REVIEW	26 MAY 2014
7.	GWL ELEVATION REVIEW	28 JUNE 2014
8.	GWL ELEVATION REVIEW	11 JULY 2014
9.	PROGRESS REVIEW	26 SEPTEMBER 2014
10.	DP / REZONING	18 OCTOBER 2014
11.	DESIGN PANEL	26 JUNE 2014
12.	DP / REZONING RE SUB	24 OCTOBER 2014
13.	DP / REZONING RE SUB	14 JUNE 2014
14.	CONSULTANTS DISTRIBUTION	15 OCTOBER 2014
15.	PROGRESS MET	29 OCTOBER 2014
16.	DP / REZONING RE SUB	19 NOVEMBER 2014
17.	DP / REZONING RE SUB	21 NOVEMBER 2014
18.	DP COORDINATION	08 DECEMBER 2014
19.	DP	13 DECEMBER 2014
20.	DP REZONING UPDATE	15 JANUARY 2015

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18.	DP COORDINATION	08 DECEMBER 2014
19.	DP	13 DECEMBER 2014
20.	DP REZONING UPDATE	15 JANUARY 2015

ARCHITECTURAL SEAL:



CLIENT:

PROJECT:

DRAWING TITLE:
SECTIONS
E-E, F-F

DATABASE: 0919-A5.0.dwg
SCALE: 1/8" = 1'-0"
PLOT DATE: 30/11/2014
DRAWN: CH
CHECKED: KSH

PROJECT NO: 0919



D.P. A. No.



Rosich Hemphill Architects

150 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

1 604.689.6002

1 604.689.1091

www.rosichhemphill.ca

DATE	REVISION
08 APRIL 2014	1. PRELIMINARY APPLICATION
20 APRIL 2014	2. REZONING APPLICATION
20 APRIL 2014	3. PRELIMINARY APPLICATION
20 APRIL 2014	4. PRELIMINARY APPLICATION
20 APRIL 2014	5. PRELIMINARY APPLICATION
20 APRIL 2014	6. PRELIMINARY APPLICATION
20 APRIL 2014	7. PRELIMINARY APPLICATION
20 APRIL 2014	8. PRELIMINARY APPLICATION
20 APRIL 2014	9. PRELIMINARY APPLICATION
20 APRIL 2014	10. PRELIMINARY APPLICATION
20 APRIL 2014	11. PRELIMINARY APPLICATION
20 APRIL 2014	12. PRELIMINARY APPLICATION
20 APRIL 2014	13. PRELIMINARY APPLICATION
20 APRIL 2014	14. PRELIMINARY APPLICATION
20 APRIL 2014	15. PRELIMINARY APPLICATION
20 APRIL 2014	16. PRELIMINARY APPLICATION
20 APRIL 2014	17. PRELIMINARY APPLICATION
20 APRIL 2014	18. PRELIMINARY APPLICATION
20 APRIL 2014	19. PRELIMINARY APPLICATION
20 APRIL 2014	20. PRELIMINARY APPLICATION

ISSUED FOR
DP REZONING
UPDATE
18 JAN 2014

DATE

18 JAN 2014

ARCHITECTURAL SEAL

CLIENT
GWL REALTY ADVISORS

PROJECT
NORTHWOODS MIXED USE

205 FRONT STREET
VICTORIA, BC
DRAWING TITLE
MATERIAL BOARD

DATE
09/19/2014

BY
N/A

PROJECT NO.
0919

CHECKED
KSH

DATE
09/19/2014

BY
N/A

PROJECT NO.
0919

CHECKED
KSH

DATE
09/19/2014

BY
N/A

PROJECT NO.
0919

CHECKED
KSH

DATE
09/19/2014

BY
N/A

PROJECT NO.
0919

CHECKED
KSH

DATE
09/19/2014

BY
N/A

PROJECT NO.
0919



ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

DATE

MUNICIPAL CLERK

MATERIALS	COLORS
1. 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")	1. 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")
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4. 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")	4. 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")
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20. 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")	20. 1/2" x 1/2" x 1/2" (3/4" x 3/4" x 3/4")



KERR WOOD LEIDAL
consulting engineers

Greater Vancouver
200 - 4185A Still Creek Drive
Burnaby, BC V5C 6G9
T 604 294 2088
F 604 294 2090

November 14, 2013

Graham Wood
InterCAD Services Ltd
1111 West 8th Avenue
Vancouver, B.C.
V6H 1C5

Email: mail@intercad.bc.ca

Dear Mr. Wood:

THIS IS APPENDIX " CC "

TO DEVELOPMENT PERMIT _____

ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

DATE

MUNICIPAL CLERK

RE: NORTHWOODS BUSINESS PARK – NORTH VANCOUVER
Proposed Commercial – Residential Development along Dollarton Highway
Our File 402.016

GWL Realty Advisors is proposing development of two parcels located between Dollarton Highway and Front Street, east of Old Dollarton Road (includes Lot A, Plan 44272 as shown on the attached drawing C-102). The development includes construction of four buildings distributed across the site. This site is located near the margin of the coastal flood zone, and is located on the Seymour River fan. InterCAD Services Ltd has retained Kerr Wood Leidal Associates Ltd (KWL) to outline the coastal flood protection criteria and requirement for the site.

As part of the floodplain mapping assessment prepared for the District of North Vancouver by KWL, an assessment of coastal flood levels, climate change issues, and impacts to river flooding was conducted, which led to development of coastal flood protection guidance. The following description of coastal processes is summarized from *Creek Hydrology, Floodplain Mapping, and Bridge Hydraulic Assessment* (January, 2013).

Coastal Water Levels and Components

Coastal water level estimates are regional values and are based on:

- tidal water levels,
- storm surge,
- Sea Level Rise (SLR), and
- local ground uplift/subsidence rates.

These components combined give a Designated Flood Level (DFL). The derivation of each of these parameters is summarized below.

Tidal Water Levels

The tidal water levels are based on Canadian Hydrographic Services data for Vancouver. The tide of interest is the Higher High Water, Large Tide (HHWLT), or maximum high tide. The HHWLT for Vancouver is 1.9 m.

Storm Surge

The storm surge is the non-tidal rise in a body of water due to atmospheric effects. From the British Columbia Ministry of Environment (BCMOE) the 200-year return period storm surge for the Georgia Strait is 1.3 m.



Sea Level Rise (SLR)

To adjust the predicted water levels further into the future, the expected SLR is taken into account. The SLR for the scenario years 2012, 2100 and 2200 are based on regional and local effects as outlined in the BCMOE Draft Policy Discussion Paper. The predicted SLR is 10 mm/year.

Ground Uplift Rate

The future predicted water levels also need to be adjusted for the local ground uplift in the Vancouver area. This ground uplift rate is 1.2 mm/year.

Designated Flood Level (DFL)

The DFL is the sum of the previous components. The DFL for a 200-year return period event is summarized in Table 1.

Table 1: Summary of Components for the Designated Flood Level

Component	2012	2100	2200
Tide – HHWLT (m GSC)	1.9	1.9	1.9
Storm Surge - 500-Year Return Period (m)	1.3	1.3	1.3
Sea Level Rise (m)	0.12	1.0	2.0
Local Adjustment (m)	0	-0.12	-0.24
Designated Flood Level	3.32	4.08	4.96

The DFL accounts for water level, storm surge, tide, SLR and local uplift rates. It does not account for wave effects. These are considered as part of determining the flood construction reference plan and estimating flood construction levels.

Flood Construction Levels

Flood Construction Levels (FCLs) for the North Vancouver waterfront margin along the Burrard Inlet are determined by combining the DFL with estimated wave effects and adding an appropriate freeboard. All current flood protection criteria for the District has been developed in include climate change effects up to 2100. It should also be noted that the Northwoods Business Park site is set substantially back from the coastal margin, and wave area.

Wave Effects

Waves developed from wind events, typically coincident with storm surge events were estimated for the Seymour foreshore / tidal flats area. Wave effects are estimated for a foreseeable dyke structure that would be constructed near the present coastal margin. The results of the wave effects are presented for context for this project.

Wave runup is the vertical component of the uprush of waves on the shoreline or structure above the defined water level (DFL in this case). For the purposes of this project, the wave runup was calculated based on the expected runup elevation exceeded by no more than 2% of the waves.

For the Seymour foreshore area, the estimated wave runup on a dyke slope at the coastal margin would be:

- 2012: 1.4 m;
- 2100: 1.5 m; and



- 2200: 1.6 m.

These values would require additional protection for areas near the shoreline and would be relevant for construction of a dyke, or protection of a development on the coastal margin in the absence of a dyke. For the Northwoods development, protection from wave runup will be addressed at a neighbourhood level with either a flood protection sea dyke or other measures, and would be mitigated for other sites.

For areas behind the coastal margin, and clearly beyond wave effects, the flood construction level (FCL) is the designated flood level plus 0.6 m freeboard (4.78 m).

Site Grading

The four buildings proposed at the Northwoods site, and detailed in the attached drawings had tentative minimum floor elevation (MFE) as follows:

- Building 1: MFE 7.8 m;
- Building 2: MFE 7.5 m;
- Building 3: MFE 7.5 m; and
- Building 4: MFE 6.1 m.

Building 4 is located closest to the coastal hazard, and is accessed from Dollarton Highway, whereas, the three other buildings are accessed from either Old Dollarton Road or Front Street.

Dollarton Highway grades down from west to east, ranging from about 7.7 m at the corner of Old Dollarton Road to 4.45 m near the east corner of Building 4, and a grade of 4.6 m at west corner of Building 4.

The proposed MFE for Building 4 is 6.1 m, which exceeds the minimum FCL requirement of 4.78 m. In addition, the proposed elevation provides more than the minimum 0.6 m freeboard above adjacent floodways.

Based on the elevations currently proposed, all four buildings would be situated well above foreseen coastal flood hazards. Please contact the undersigned, if you have any questions regarding this assessment.

Yours truly,

KERR WOOD LEIDAL ASSOCIATES LTD.

David Matsubara
Senior Hydrotechnical Engineer

DTM/dtm
Encl.

KERR WOOD LEIDAL ASSOCIATES LTD.
consulting engineers

November 19, 2013

File: AC74 Page: 1 of 3

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

Attention: **Mr. Doug Allan**
Senior Community Planner

Re: **Northwoods Business Park - Lot A Phase 1**
Flood Construction Levels

THIS IS APPENDIX " DD "**TO DEVELOPMENT PERMIT****ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER**

DATE

MUNICIPAL CLERK

GWL Realty Advisors are proposing a commercial/residential development on Lot A of the Northwoods Business Park development. The property is bound by Front Street to the north, Riverside Drive East to the east, Dollarton Highway to the south and Old Dollarton Road to the west. The development is situated on two parcels of land located at 2151 Front Street (Lot A Plan 1587 and Lot A Plan 44272).

KWL Consulting Engineers have prepared a flood assessment report on behalf of the District of North Vancouver that addresses flooding in the Burrard Inlet low lands, and in particular flooding in the subject neighbourhood from coastal sea level rise, storm surge and land subsidence, as well as from adjacent river/creek systems breaching their banks. It is our understanding through discussions with KWL and the District that a design guideline has been established to situate new buildings 0.6m (minimum) above adjacent curb elevations for the purpose of protecting developments from flooding of the river systems. The roadways will then behave as emergency floodways as flood waters pass through the neighbourhood eventually discharging to the Burrard Inlet.

We have established minimum Flood Construction Levels (FCLs) for the Lot A Phase 1 buildings to ensure safety of life and property with respect floods generated from both ocean (coastal) and river flooding. These FCLs are summarized below.

Coastal Flooding

GWL Realty Advisors engaged KWL Consulting Engineers to assess the specific flood levels generated from coastal flooding for the subject property. This assessment considers tidal water levels, storm surge, sea level rise and local ground subsidence. Enclosed is the KWL report dated November 14, 2013 confirming a coastal Flood Construction Level (FCL) of 4.78m for the Northwoods' neighbourhood.

The four buildings proposed at the Lot A development have main floor elevations well above the FCL. The proposed building elevations are:

- Building 1 - 7.8m
- Buildings 2/3 - 7.5m
- Building 4 - 6.1m

The residential buildings (Buildings 2 and 3) share a below-grade parking structure with a minimum floor elevation of approximately 4 to 4.5m. While the design team received an initial comment from the District's Engineering department indicating that the mechanical and electrical rooms should be located on the main level (7.5m) so that the equipment isn't damaged during a flooding event, the proposed design has these rooms located in the underground parking structure as the equipment generates noise and requires vehicle access for maintenance. Locating these rooms near commercial and residential occupied units is not practical and is not typical industry practice. In addition, the underground parking structure is protected from coastal flooding since the parking entrance elevation (6.6m) is higher than the FCL (4.78m). Flood waters only have the opportunity to enter the building through the parking entrance or the storm or sanitary service connections (elevations 5.24m and 5.95m respectively). Therefore, it is expected that the mechanical and electrical rooms can be located in the underground parking level as they are protected from coastal flooding.

Seymour River Flooding

The proposed development is located at a high point within the Northwoods' neighbourhood; the intersection of Old Dollarton Road and Front Street is elevation 8.6m. This intersection is closest to the Seymour River and is approximately 2.5m to 3.0m higher than all other surrounding roads. Should the Seymour River overflow its banks upstream of the proposed development, flood waters will move through the neighbourhood via geographically lower floodways (roadways). The major overland flood route is along Seymour River Place to Old Dollarton Road (elevation 6.0m) then east to Riverside Drive East (elevation 5.4m) or Forester Street (elevation 3.5m). Flood waters would then continue south along these roads until crossing the industrial lands and discharging to Burrard Inlet. Flood waters will move away from the Lot A development in an easterly and southerly direction with approximately 1.5m to 2.0m vertical clearance between proposed buildings and the road elevations along the most probable flood route through the neighbourhood. The Lot A Phase 1 development has the advantage of being perched higher than the surrounding lands with all grades sloping away. Enclosed is Figure 1 - Overland Flood Route Plan illustrating the elevations in the Northwoods' neighbourhood and direction of major flood routes.

Considering that the development is located up to 2.0m higher than the major flood route along Old Dollarton Road and Riverside Drive East, building elevations should not be

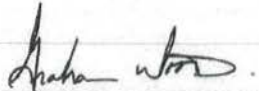
November 19, 2013

File: AC74 Page: 3 of 3

required to be set 0.6m higher than the adjacent roadway (ie: Front Street). The governing Flood Construction Level would be applicable to buildings immediately adjacent to the major flood route. New development along Old Dollarton Road will be required to be a minimum 0.6m above the road grade to meet the District's requirement, which would result in a FCL elevation of 6.6m. Considering the proximity to the subject development, all new buildings fronting Old Dollarton Road, Riverside Drive East and Front Street should maintain a minimum FCL of 6.6m for protection from flooding associated with the Seymour River.

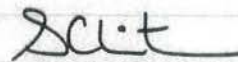
We trust that the forgoing Flood Construction Level evaluation are acceptable to the District of North Vancouver as they relate to the outstanding approval of the GWL Realty Advisors' Development Permit for the subject project. Please do hesitate to call the undersigned should you have any questions or concerns.

Prepared by,




Graham Wood, ASCT
Project Manager

Reviewed by,



Stephen Clinton, PEng
Manager



THIS IS APPENDIX " <u>EE</u> "	
TO DEVELOPMENT PERMIT _____	
ISSUED BY THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER	
 BRITISH COLUMBIA The Best Place on Earth	DATE _____ MUNICIPAL CLERK _____

REGISTERED MAIL

Regional File: 26250-20/6502
 Victoria File: 26250-20/6502
 SITE ID: 6502

September 6, 2011

Mr. Brad Kavanagh
 BCIMC Realty Corporation, Inc. No. A41891
 c/o GWL Realty Advisors Inc.,
 3000-650 West Georgia St.
 P.O. Box 11505, Vancouver Centre
 Vancouver, BC V6B 4N7

Dear Mr. Kavanagh:

Re: Certificate of Compliance - Lot A – Near the Intersection of Dollarton Highway and Riverside Drive, North Vancouver, British Columbia

Please find enclosed a Certificate of Compliance for the lands referenced above.

In addition to the conditions provided in the Certificate of Compliance please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or to require additional remediation measures as the Director may deem necessary in accordance with applicable laws. Nothing contained in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. Groundwater wells that are no longer required shall be properly decommissioned in accordance with the *Water Act's* Groundwater Protection Regulation.

Pursuant to *Environmental Management Act* section 53 (5) a Director may rescind a Certificate of Compliance if conditions imposed in the Certificate are not complied with or any fees payable under Part 4 of the Act or the regulations are outstanding. If a new Certificate of Compliance is required, the submission of an application and associated fees for a new Certificate of Compliance would be necessary.

Ministry of Environment	Land Remediation	Mailing Address:	Telephone: 250 387-9513
	Environmental Management	PO Box 9342 Stn Prov Govt	Facsimile: 250 387-8897
	Environmental Protection Division	Victoria BC V8W 9M1	Website: www.gov.bc.ca/env

This Certificate is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of the Certificate, please contact the undersigned at (250) 387-9513.

Yours truly,



W. David Lockhart
Senior Contaminated Sites Officer

Enclosure

cc: Jozsef Dioszeghy, P.Eng – Director Environment, Parks and Engineering Division
District of North Vancouver, 355 West Queens Road, North Vancouver, BC V7N 4N5

Lori C. Larsen, P.Ag. – Approved Professional
c/o Keystone Environmental Ltd.
Suite 320, 4400 Dominion Street, Burnaby, BC. V5G 4G3

Barb Dickey, Ministry of the Environment, Surrey

CSAP Society



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for **residential land soil use**^{1,2}.

The lands covered by this Certificate are located: Near the Intersection of Dollarton Highway and Riverside Drive, North Vancouver, British Columbia which are more particularly known and described as:

Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan 44272, which is included in the following metes and bounds legal description:

Starting at the Southwest Corner of Part Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan 44272

Thence 32° 35' 32" for 33.400 metres, to the Point of Commencement.

Thence 32° 35' 32" for 13.216 metres.

Thence 77° 08' 35" for 250.998 metres.

Thence 347° 08' 35" for 3.568 metres.

Thence 77° 08' 35" for 7.549 metres.

Thence 167° 08' 35" for 2.500 metres.

Thence 77° 08' 35" for 4.263 metres.

Thence 167° 08' 35" for 1.068 metres.

Thence 77° 08' 35" for 28.391 metres.

Thence 122° 08' 35" for 5.657 metres.

Thence 167° 08' 30" for 71.540 metres.

Thence 43° 50' 00" for 8.376 metres.

Thence 77° 08' 35" for 140.413 metres.

¹ Soil, water and vapour standards listed in Schedules 10 and 11 of the Contaminated Sites Regulation are specific to human health only. It is the responsibility of the responsible person for the site to ensure that use of the standards of Schedules 10 and 11 do not constitute a significant risk or hazard to ecological health.

² Site investigations which occurred before any handling, management or treatment of contamination determined that soil vapour concentrations are less than the Generic Numerical Vapour Standards in Schedule 11 of the Contaminated Sites Regulation when the appropriate attenuation factor is applied. Remediation for vapours was therefore not required.

Sept 6/11
Date Issued

Doug Walton
Doug Walton
For Director, *Environmental Management Act*

SITE Identification Number 6502
R

1 of 8

Thence Northerly being an arc of a 170.000 metre radius curve having a radial bearing of 167° 08' 30" to the centre of said curve and a radial bearing of 14° 17' 20" to the end of said curve an arc distance of 80.543 metres.
 Thence 284° 17' 20" for 25.721 metres.
 Thence 66° 50' 53" for 4.070 metres.
 Thence 339° 14' 08" for 11.850 metres.
 Thence 331° 13' 49" for 4.860 metres.
 Thence 347° 07' 48" for 4.400 metres.
 Thence 261° 41' 51" for 8.630 metres.
 Thence 288° 30' 23" for 9.610 metres.
 Thence 347° 15' 59" for 9.500 metres.
 Thence 334° 29' 05" for 3.780 metres.
 Returning to the Point of Commencement.

As depicted in the engineered plan prepared by Keystone Environmental Ltd. January 27, 2011.

PID: 024-721-930

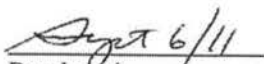
Approximate centre of the lands *

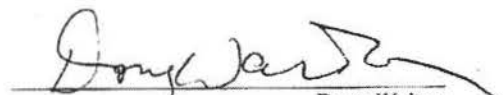
Latitude:	49°	18'	20.1"	* Using the NAD (North American
Longitude:	123°	0'	58.1"	Datum) 1983 convention

A site plan is attached as Schedule "A" to this Certificate.

I have issued this Certificate based on the information summarized in:

- *Summary of Site Condition*, prepared by Lori C. Larsen, P.Ag., dated January 28, 2011;
- *Results of Groundwater Sampling and Monitoring for the Nexen Inc. Property located near the intersection of Dollarton Highway and Riverside Drive in North Vancouver, BC*, prepared by Keystone Environmental Ltd., dated September 25, 2003;
- *Soil Remediation and Supplemental Groundwater Investigation Report, Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan LMP44272, North Vancouver, B.C.*, prepared by Jacques Whitford Environment Limited, dated February 11, 2003;
- *Stage 1 Preliminary Site Investigation, Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan LMP44272, North Vancouver, B.C.*, prepared by Jacques Whitford Environment Limited., dated January 22, 2003;
- *Supplemental Site Investigation, New Dollarton Highway Site, North Vancouver, B.C.*, prepared by Jacques Whitford Environment Limited., dated January 10, 2003;


 Date Issued


 Doug Walton
 For Director, *Environmental Management Act*

SITE Identification Number 6502

2 of 8

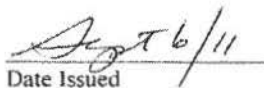
- *Soil Management and Disposal, Former North Vancouver Cardlock, 2151 Front Street North Vancouver, B.C.*, prepared by O'Connor Associates Environmental Inc., dated July 31, 2000;
- *Environmental Investigation Summary, Former Imperial Oil Limited Cardlock Facility, on Can Oxy Property*, prepared by O'Connor Associates Environmental Inc., dated July 24, 2000;
- *Results of Lessee Site Inspection, COPL Dollarton Highway Property (Northeast Portion of Lot 5), North Vancouver, B.C.*, prepared by Norecol, Dames and Moore Inc., dated June 1, 2000;
- *Additional Site Investigation, COPL Dollarton Highway Property (Northeast Portion of Lot 5), North Vancouver, B.C.*, prepared by Norecol, Dames and Moore Inc., dated December 17, 1999;
- *Phase II Environmental Site Assessment, COPL Dollarton Highway Property, North Vancouver, B.C.*, prepared by Norecol, Dames and Moore Inc., dated April 29, 1996;
- *Environmental Investigation Report Proposed North Vancouver Cardlock Can Oxy Property, North Vancouver, BC*, prepared by O'Connor Associates Environmental Inc., dated April 24, 1996; and
- *Phase I Environmental Site Assessment of Canadian Oxy Chemicals Property Located in North Vancouver, B.C.*, prepared by Norecol, Dames and Moore Inc., dated February 22, 1994.

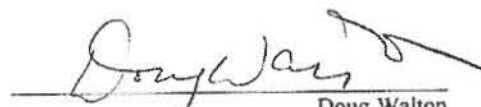
This Certificate of Compliance is qualified by the conditions described in Schedule "B" which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule "C".

This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

A Director may rescind this Certificate of Compliance if conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present on the site described above.

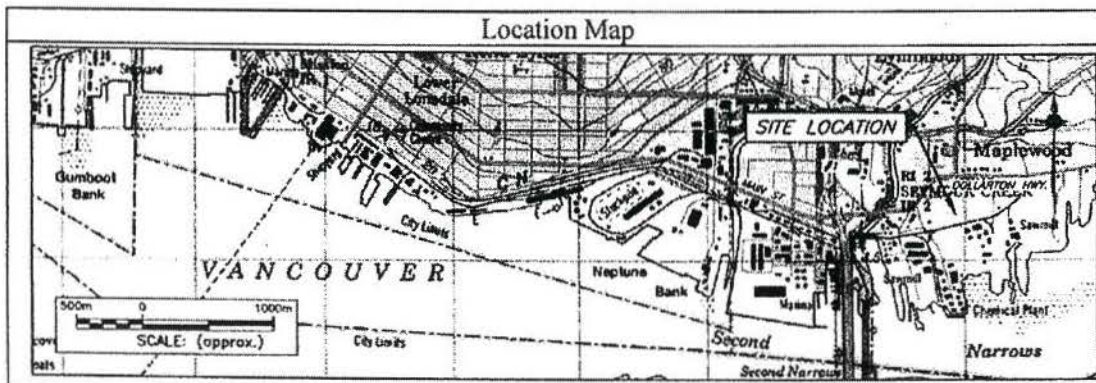
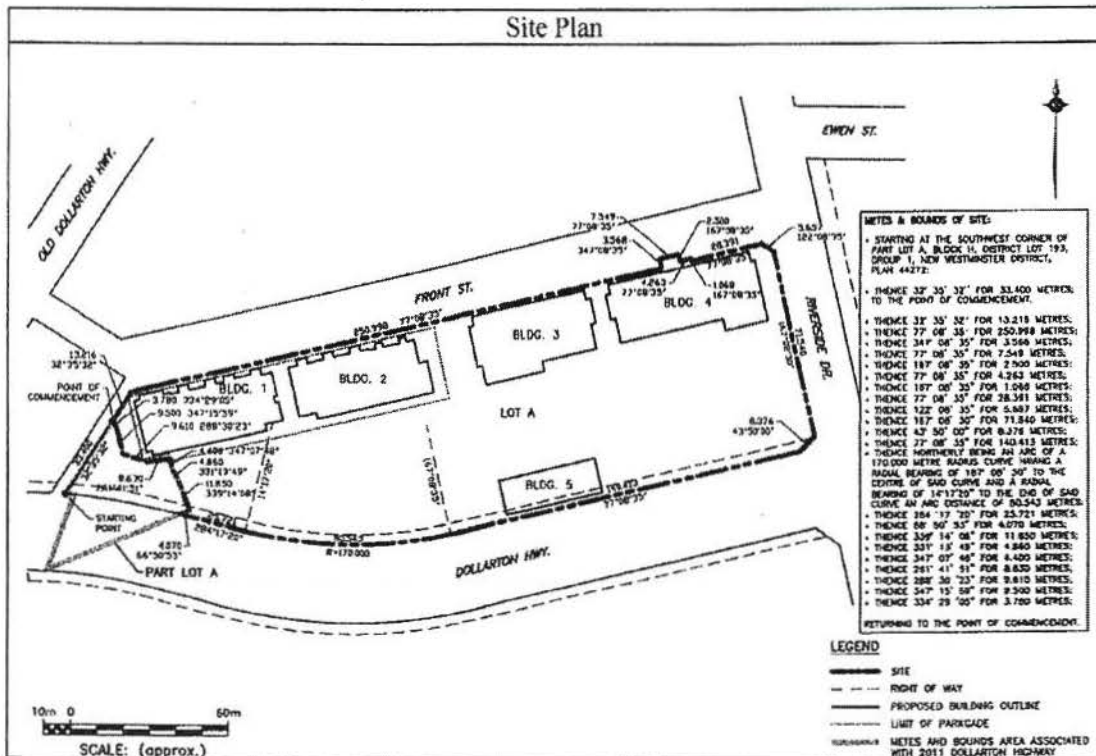

Date Issued


Doug Walton
For Director, Environmental Management Act

SITE Identification Number 6502

3 of 8

Schedule "A"



Sgt 6/11
Date Issued

Doug Walton
Doug Walton
For Director, Environmental Management Act

SITE Identification Number 6502

4 of 8

Schedule "B"

Conditions

1. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work at the site.
2. As attenuated vapour concentrations have been applied to the Site, the depth of underground livable spaces are restricted to the depths where the attenuated vapour concentrations meet the Residential Land use standard. Thus proposed building number 1 may have underground basements or parking garages extending to a maximum depth of 5 meters below grade. Proposed building number 4 may have underground basements or parking garages extending to a maximum depth of 1 meter below grade. If a proposed building mentioned above has underground basements or parking garages that exceed the specified depth identified above, there must be vapour vents or barriers installed which have been designed by a qualified engineer.

There are no conditions applied to proposed buildings numbered 2, 3 and 5 with respect to the depth of underground livable spaces.

The metes and bounds description of Proposed Building 1:

Starting at the Northwest Corner Of Part Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan 44272:

Thence 116° 03' 26" for 3.084 Metres; to the point of commencement.

Thence 77° 18' 32" for 9.095 Metres;

Thence 167° 18' 32" for 1.683 Metres;

Thence 77° 18' 32" for 2.591 Metres;

Thence 167° 18' 32" for 0.438 Metres;

Thence 77° 18' 32" for 3.264 Metres;

Thence 347° 18' 32" for 2.070 Metres;

Thence 77° 18' 32" for 3.988 Metres;

Thence 167° 18' 32" for 2.070 Metres;

Thence 77° 18' 32" for 6.375 Metres;

Thence 347° 18' 32" for 2.070 Metres;

Thence 77° 18' 32" for 3.988 Metres;

Thence 167° 18' 32" for 2.070 Metres;

Thence 77° 18' 32" for 3.251 Metres;

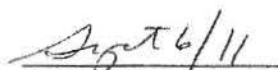
Thence 347° 18' 32" for 2.070 Metres;

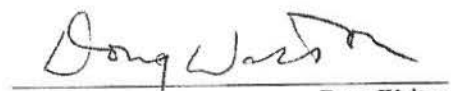
Thence 77° 18' 32" for 3.988 Metres;

Thence 167° 18' 32" for 1.445 Metres;

Thence 77° 18' 32" for 6.579 Metres;

Thence 347° 18' 32" for 1.446 Metres;


Date Issued


Doug Walton
For Director, Environmental Management Act

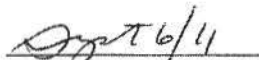
Thence 77° 18' 32" for 3.988 Metres;
 Thence 167° 18' 32" for 2.553 Metres;
 Thence 77° 18' 32" for 3.951 Metres;
 Thence 167° 18' 32" for 8.836 Metres;
 Thence 257° 18' 32" for 1.245 Metres;
 Thence 167° 18' 32" for 2.424 Metres;
 Thence 77° 18' 32" for 1.394 Metres;
 Thence 167° 18' 32" for 7.246 Metres;
 Thence 257° 18' 32" for 6.756 Metres;
 Thence 167° 18' 32" for 2.364 Metres;
 Thence 257° 18' 32" for 44.451 Metres;
 Thence 347° 18' 32" for 1.703 Metres;
 Thence 257° 18' 32" for 2.037 Metres;
 Thence 347° 18' 32" for 20.068 Metres;
 Thence 77° 18' 32" for 2.037 Metres;
 Thence 347° 18' 32" for 1.703 Metres;
 Returning to the point of commencement.

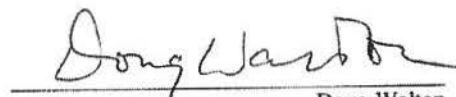
The metes and bounds description of Proposed Building 4:

Starting At The Northeast Corner Of Part Lot A, Block H, District Lot 193, Group 1, New Westminster District, Plan 44272:

Thence 257° 08' 35" for 5.678 Metres
 Thence 167° 08' 35" for 1.633 Metres;
 To the point of commencement.

Thence 167° 18' 32" for 3.658 Metres;
 Thence 77° 18' 32" for 1.829 Metres;
 Thence 167° 18' 32" for 23.622 Metres;
 Thence 257° 18' 32" for 17.069 Metres;
 Thence 347° 18' 32" for 4.420 Metres;
 Thence 257° 18' 32" for 40.666 Metres;
 Thence 347° 18' 32" for 9.525 Metres;
 Thence 257° 18' 32" for 1.829 Metres;
 Thence 347° 18' 32" for 9.678 Metres;
 Thence 77° 18' 32" for 1.829 Metres;
 Thence 347° 18' 32" for 3.658 Metres;
 Thence 77° 18' 32" for 55.906 Metres;
 Returning to the point of commencement.


 Date Issued


 Doug Walton
 For Director, Environmental Management Act

SITE Identification Number 6502

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Thus proposed building number 1 may have underground basements or parking garages extending to a maximum depth of 5 meters below grade. Proposed building number 4 may have underground basements or parking garages extending to a maximum depth of 1 meter below grade. If either proposed building numbered 1 or 4 has underground basements or parking garages that exceed the specified depth identified above, there must be vapour vents or barriers installed which have been designed by a qualified engineer.

Soil vapour attenuation factors were not used to meet the Residential Land vapour standards for the remainder of the site so there are no conditions applied to the depths of livable spaces applied to any proposed building outside the metes and bounds descriptions of proposed buildings 1 and 4.

Sept 6/11
Date Issued

SITE Identification Number 6502

Doug Walton
Doug Walton
For Director, *Environmental Management Act*

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Schedule "C"

In soil:

To meet Contaminated Site Regulation Numerical Standards:

- Antimony, arsenic, cadmium, chromium, copper, lead, molybdenum, nickel, selenium and zinc;
- Xylene; and
- LEPHs and HEPHs.

Sept 6/11
Date Issued

SITE Identification Number 6502

Doug Walton
Doug Walton
For Director, *Environmental Management Act*

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To: RelayFax via port COM4
07/27/2011 11:09 FAX 250 387 8897

From: 250 387 8897 7/27/2011 11:14:01 AM (Page 1 of 12)

ENV. MGMT. BRANCH

THIS IS APPENDIX " FF " 001



DEVELOPMENT PERMIT

ISSUED BY THE CORPORATION OF THE
DISTRICT OF NORTH VANCOUVER

DATE

MUNICIPAL CLERK

REGISTERED MAIL

Regional File: 26250-20/0666
Victoria File: 26250-20/0804
SITE ID: 1500

July 27, 2011

Linda Eastcott
Imperial Oil Limited
405 - 5945 Kathleen Ave
Burnaby, BC V5H 4J7

Dear Linda Eastcott,

**Re: Certificate of Compliance - 2011 Old Dollarton Road and adjacent lands,
North Vancouver, British Columbia**

Please find enclosed a Certificate of Compliance for the lands referenced above.

In addition to the conditions provided in the Certificate of Compliance please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or to require additional remediation measures as the Director may deem necessary in accordance with applicable laws. Nothing contained in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. Groundwater wells that are no longer required shall be properly decommissioned in accordance with the *Water Act's* Groundwater Protection Regulation.

Pursuant to *Environmental Management Act* section 53 (5) a Director may rescind a Certificate of Compliance if conditions imposed in the Certificate are not complied with or any fees payable under Part 4 of the Act or the regulations are outstanding. If a new Certificate of Compliance is required, the submission of an application and associated fees for a new Certificate of Compliance would be necessary.

Ministry of Environment

Land Remediation
Environmental Management
Environmental Protection Division

Mailing Address:
PO Box 9342 Stn Prov Govt
Victoria BC V8W 9M1

Telephone: 250 387-9513
Facsimile: 250 387-8897
Website:
www.gov.bc.ca/env

- 2 -

This Certificate is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of the Certificate, please contact the undersigned at (250) 387-9513.

Yours truly,



W. David Lockhart
Senior Contaminated Sites Officer

Enclosures

cc: Richard Boase, Natural Parkland Operations and Environmental Officer
District of North Vancouver
355 West Queens Road North Vancouver, BC V7N 4N5

BCIMC Realty Corporation c/o GWL Realty Advisors Inc.
PO Box 11505 Vancouver Centre Vancouver, BC V6B 4N7

Ajay Tumber, O'Connor Associates Environmental Inc.
Fax number: 604-513-1040

Greg Sutherland, O'Connor Associates Environmental Inc.
Fax number: 604-513-1040

Barb Dickey, Ministry of Environment, Surrey, BC

CSAP Society



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for **commercial land and industrial land soil uses**^{1,2}, and **marine aquatic life water use**¹. The substances for which remediation has been satisfactorily completed are as follows:

In soil:

To meet Contaminated Sites Regulation numerical standards:

- HEPHs.

To meet Contaminated Sites Regulation risk-based standards:

- Benzene, ethylbenzene, toluene and xylene;
- VPHs and LEPHs; and
- Naphthalene.

In water:

To meet Contaminated Sites Regulation numerical standards:

- Benzene and toluene; and
- VHW₆₋₁₀ and EPHW₁₀₋₁₉.

To meet Contaminated Sites Regulation risk-based standards:

- VPHw and LEPHw; and
- Naphthalene.

The lands covered by this Certificate are located at and adjacent to 2011 Old Dollarton Road, North Vancouver, British Columbia which are more particularly known and described as:

¹ Soil, water and vapour standards listed in Schedules 10 and 11 of the Contaminated Sites Regulation are specific to human health only. It is the responsibility of the responsible person for the site to ensure that use of the standards of Schedules 10 and 11 do not constitute a significant risk or hazard to ecological health.

² Site investigations which occurred before any handling, management or treatment of contamination determined that soil vapour concentrations are less than the Generic Numerical Vapour Standards in Schedule 11 of the Contaminated Sites Regulation when the appropriate attenuation factor is applied. Remediation for vapours was therefore not required.

July 27/11
Date Issued

Doug Walton
Doug Walton
For Director, Environmental Management Act

SITE Identification Number 1500
R

1 of 10

Commercial Land Use

Part Lot A (North) Except: Part Dedicated Road on Plan LMP52867 Block 18 Group 1 District Lot 193 New Westminster District Plan 1587.

COMMENCING at the Northwest corner of said Part Lot A;

Thence 122° 28' 53" and following in the Northerly limit of said Lot A a distance of 41.18 metres more or less to the Northeast corner of said Lot A.

Thence 212° 35' 32" and following in the Easterly limit of said Lot A a distance of 52.34 metres more or less to the Southeast corner of said Lot A.

Thence Westerly being an arc of a 215.00 metre radius curve having a radial bearing of 182° 49' 37" to the centre of said curve and a radial bearing of 355° 20' 11" to the end of said curve an arc distance of 28.11 metres more or less.

Thence 305° 58' 52" and following in the Southerly limit of said Lot A a distance of 6.06 metres more or less.

Thence 347° 09' 06" a distance of 2.89 metres more or less.

Thence Northerly being an arc of a 32.25 metre radius curve having a radial bearing of 77° 09' 54" to the centre of said curve and a radial bearing of 302° 33' 03" to the end of said curve an arc distance of 25.55 metres more or less.

Thence 32° 32' 19" and following in the Westerly limit of Lot A a distance of 42.43 metres more or less to the point of commencement, said Part Lot A containing 2505 square metres more or less.

Commercial Land Use

Part Lot A (South) Except: Part Dedicated Road on Plan LMP52867 Block 18 Group 1 District Lot 193 New Westminster District Plan 1587.

COMMENCING at a point 8.55 metres more or less northwest of the Southwest corner of Lot B Plan LMP44272;

Thence 347° 09' 06" a distance of 9.78 metres more or less.

Thence 28° 11' 17" a distance of 4.30 metres more or less.

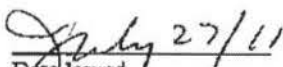
Thence Easterly being an arc of a 185.00 metre radius curve having a radial bearing of 176° 18' 34" to the centre of said curve and a radial bearing of 359° 04' 11" to the end of said curve an arc distance of 8.91 metres more or less.

Thence 212° 38' 00" a distance of 16.25 metres more or less to the point of commencement, said Part Lot A containing 73.5 square metres more or less.

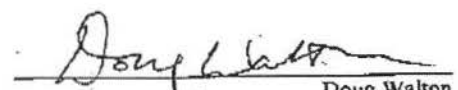
Commercial Land Use

Part Lot A Block H District Lot 193 Group 1 New Westminster District Plan LMP44272.

COMMENCING at the Southwest corner of said Lot A;


Date Issued

SITE Identification Number 1500


Doug Walton
For Director, Environmental Management Act

2 of 10

Thence 32° 35' 32" and following in the Westerly limit of said Lot A a distance of 33.40 metres.

Thence 154° 29' 05" a distance of 3.78 metres.

Thence 167° 15' 59" a distance of 9.50 metres.

Thence 108° 30' 23" a distance of 9.61 metres.

Thence 81° 41' 51" a distance of 8.63 metres.

Thence 167° 07' 48" a distance of 4.40 metres.

Thence 151° 13' 49" a distance of 4.86 metres.

Thence 159° 14' 08" a distance of 11.85 metres.

Thence 237° 35' 18" a distance of 3.40 metres more or less to a point on the Southerly limit of said Lot A.

Thence 284° 16' 12" and following in the said Southerly limit of Lot A a distance of 7.08 metres more or less.

Thence Westerly being an arc of a 215.00 metre radius curve having a radial bearing of 194° 16' 12" to the centre of said curve and a radial bearing of 4° 13' 15" to the end of said curve an arc distance of 37.71 metres more or less to the point of commencement, said Part Lot A containing 762 square metres more or less.

Commercial Land Use

Part Lot B Except: Part Subdivided by Plan LMP50704 Block H District Lot 193 Group 1 New Westminster District Plan LMP44272.

COMMENCING at the Southwest corner of said Lot B;

Thence 32° 38' 00" and following in the Westerly limit of said Lot B a distance of 22.45 metres more or less.

Thence 347° 10' 15" a distance of 3.21 metres more or less.

Thence Easterly being an arc of a 185.00 metre radius curve having a radial bearing of 180° 28' 25" to the centre of said curve and a radial bearing of 7° 16' 53" to the end of said curve an arc distance of 21.98 metres more or less.

Thence 237° 35' 18" a distance of 1.47 metres.

Thence 239° 07' 19" a distance of 27.24 metres.

Thence 215° 54' 31" a distance of 12.99 metres more or less to a point on the southerly limit of said Lot B.

Thence 347° 10' 16" a distance of 4.86 metres more or less to the point of commencement, said Part Lot B containing 246 square metres more or less.

Industrial Land Use

Part Road (Dollarton Highway) dedicated on Plan LMP44272 District Lot 193 Group 1 New Westminster District.

July 27/11
Date Issued

Doug Walton
Doug Walton
For Director, Environmental Management Act

COMMENCING at the said Southwest corner of Lot A Plan LMP44272;

Thence Easterly being an arc of a 215.00 metre radius curve having a radial bearing of 184° 13' 15" to the centre of said curve and a radial bearing of 14° 16' 12" to the end of said curve an arc distance of 37.71 metres more or less.

Thence 104° 16' 12" and following in the said Southerly limit of Lot A a distance of 7.08 metres.

Thence 237° 35' 18" a distance of 43.12 metres more or less to a point on the northerly limit of said Lot B Plan LMP44272.

Thence Westerly being an arc of a 185.00 metre radius curve having a radial bearing of 187° 16' 53" to the centre of said curve and a radial bearing of 0° 28' 25" to the end of said curve an arc distance of 21.98 metres more or less.

Thence 347° 10' 15" a distance of 5.34 metres more or less.

Thence 32° 35' 32" a distance of 28.74 metres more or less to the point of commencement, said Part Road containing 1066 square metres more or less.

Industrial Land Use

Part Lane District Lot 193 Group 1 New Westminster District.

COMMENCING at the said Northeast corner of Lot A Plan 1587 (North);

Thence 122° 28' 53" a distance of 4.57 metres more or less.

Thence 212° 35' 32" a distance of 78.55 metres more or less.

Thence 167° 10' 15" a distance of 8.55 metres more or less.

Thence 212° 38' 00" and following in the said Westerly limit of Lot B Plan LMP44272 a distance of 22.45 metres more or less to the said Southwest corner of Lot B Plan LMP44272.

Thence 347° 09' 06" a distance of 8.55 metres more or less.

Thence 32° 38' 00" a distance of 17.88 metres more or less.

Thence 347° 10' 15" a distance of 6.41 metres more or less.

Thence 32° 35' 32" a distance of 78.61 metres more or less to the point of commencement, said Part Lane containing 507 square metres more or less.

Industrial Land Use

Part Road (Dollarton Highway) dedicated on Plan LMP52867 District Lot 193 Group 1 New Westminster District.

COMMENCING at the said Southeast corner of Lot A Plan 1587 (North);

Thence 212° 35' 32" a distance of 26.27 metres more or less.

Thence 167° 10' 15" a distance of 6.41 metres more or less.

Thence 212° 38' 00" a distance of 1.63 metres more or less.

July 27/11
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Doug Walton
Doug Walton
For Director, Environmental Management Act

Thence Westerly being an arc of a 185.00 metre radius curve having a radial bearing of $179^{\circ} 04' 11''$ to the centre of said curve and a radial bearing of $356^{\circ} 18' 34''$ to the end of said curve an arc distance of 8.91 metres more or less.

Thence $208^{\circ} 11' 17''$ a distance of 4.30 metres more or less.

Thence $347^{\circ} 09' 06''$ a distance of 37.97 metres more or less.

Thence $125^{\circ} 58' 52''$ and following in the said Southerly limit of Lot A Plan 1587 (North) a distance of 6.06 metres more or less.

Thence Easterly being an arc of a 215.00 metre radius curve having a radial bearing of $175^{\circ} 20' 11''$ to the centre of said curve and a radial bearing of $2^{\circ} 49' 37''$ to the end of said curve an arc distance of 28.11 metres more or less to the point of commencement, said Part Road containing 616 square metres more or less.

Industrial Land Use

Part Road (Dollarton Highway) dedicated on Plan LMP52867 District Lot 193 Group 1 New Westminster District.

COMMENCING at a point 42.43 metres more or less southwest of the said Northwest corner of Lot A Plan 1587 (North);

Thence Southerly being an arc of a 32.25 metre radius curve having a radial bearing of $122^{\circ} 33' 03''$ to the centre of said curve and a radial bearing of $257^{\circ} 09' 54''$ to the end of said curve an arc distance of 25.55 metres more or less.

Thence $347^{\circ} 09' 06''$ a distance of 13.48 metres more or less.

Thence $32^{\circ} 32' 19''$ a distance of 13.49 metres more or less to the point of commencement, said Part Road containing 23.0 square metres more or less.

Industrial Land Use

Part Road (Amherst Avenue) District Lot 193 Group 1 New Westminster District.

COMMENCING at a point 4.86 metres more or less southeast of said Southwest corner of Lot B Plan LMP44272;

Thence $215^{\circ} 54' 31''$ a distance of 6.90 metres.

Thence $341^{\circ} 08' 24''$ a distance of 54.21 metres.

Thence $353^{\circ} 44' 00''$ a distance of 19.81 metres more or less.

Thence $32^{\circ} 32' 19''$ a distance of 12.07 metres more or less.

Thence $167^{\circ} 09' 06''$ a distance of 72.67 metres more or less.

Thence $167^{\circ} 10' 16''$ a distance of 4.86 metres more or less to the point of commencement, said Part Road containing 649 square metres more or less.

July 27/11
Date Issued

Doug Walton
Doug Walton
For Director, Environmental Management Act

Industrial Land Use

Part Road (Old Dollarton Road) District Lot 193 Group 1 New Westminster District.

COMMENCING at a point 23.00 metres more or less southwest of said Northwest corner of Lot A Plan 1587 (North);

Thence 212° 32' 19" and following in the said Westerly limit of Lot A Plan 1587 (North) a distance of 45.00 metres.

Thence 353° 44' 00" a distance of 15.46 metres.

Thence 304° 59' 29" a distance of 4.34 metres.

Thence 24° 47' 55" a distance of 16.19 metres.

Thence 56° 53' 46" a distance of 5.82 metres.

Thence 115° 58' 28" a distance of 3.97 metres.

Thence 74° 29' 24" a distance of 14.75 metres more or less to the point of commencement, said Part Road containing 442 square metres more or less.

As depicted by the metes and bounds survey prepared by Butler Sundvick, B.C. Land Surveyor on January 27, 2011.

PID: 014-538-415 and portions of 024-721-930 and 024-721-948

Approximate centre of the lands *

Latitude:	49° 18' 20.89"	* Using the NAD (North American Datum)
Longitude:	123° 1' 6.36"	1983 convention

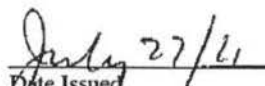
A site plan is attached as Schedule "A" to this Certificate.

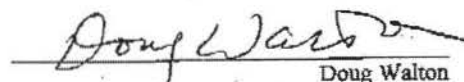
I have issued this Certificate based on the information summarized in:

- *Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Confirmation of Remediation, 2011 Old Dollarton Road, North Vancouver, British Columbia, Location No. 88004700; R02108, prepared by O'Connor Associates Environmental Inc., dated January 28, 2011; and*
- *Summary of Site Condition, prepared by O'Connor Associates Environmental Inc., dated January 28, 2011.*

This Certificate is qualified by the conditions described in Schedule "B" which is attached to and is part of this Certificate.

This Certificate is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.


Date Issued


Doug Walton
For Director, Environmental Management Act

The Director may rescind this Certificate of Compliance if conditions imposed in the Certificate are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate should not be construed as an assurance that there are no hazards present on the site described above.

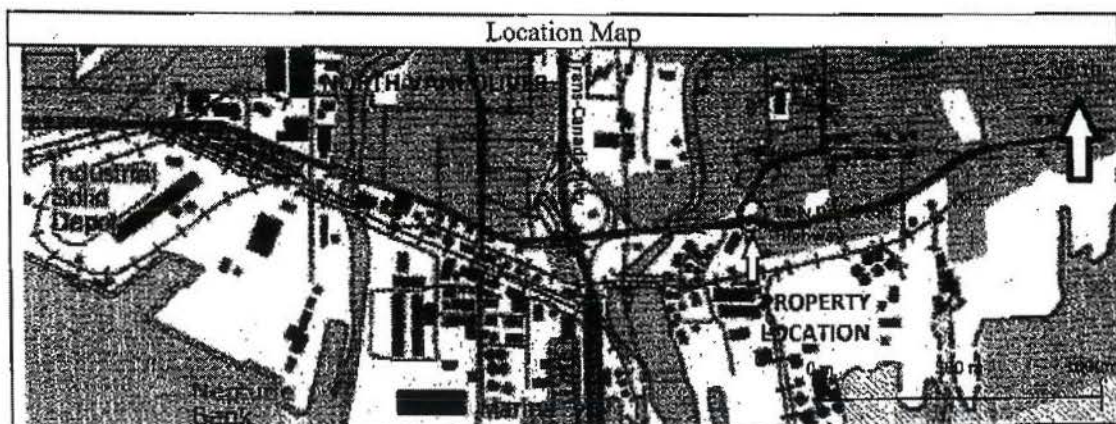
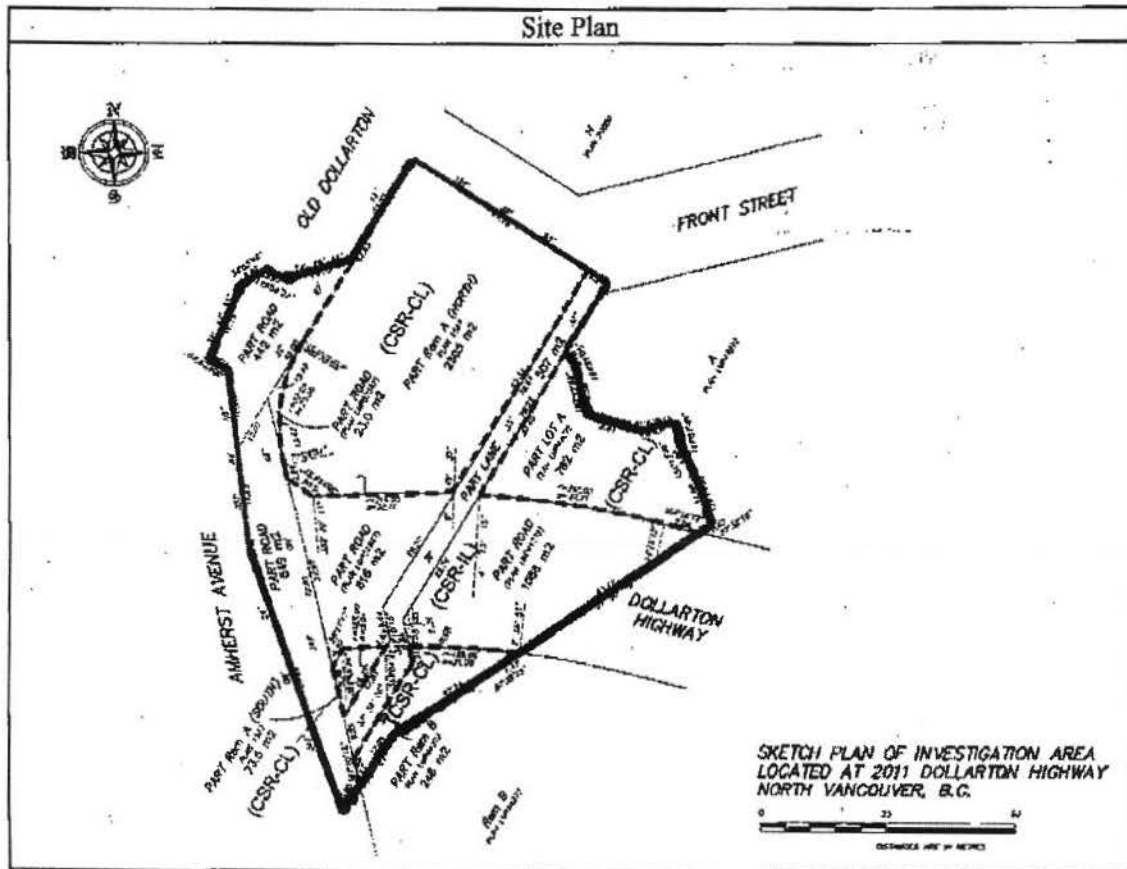
July 27/11
Date Issued

SITE Identification Number 1500

Doug Walton
Doug Walton
For Director, *Environmental Management Act*

7 of 10

Schedule "A"



July 27/11
Date Issued

Doug Walton
For Director, Environmental Management Act

Schedule "B"**Conditions**

1. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work at the site.³
2. Any changes to the conditions or circumstances described in the risk assessment could invalidate the assessments. The director may rescind this certificate of compliance if the conditions imposed herein are not complied with. Risk management measures required to satisfy risk-based standards shall be implemented as described in the following document:
 - (a) *Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Confirmation of Remediation, 2011 Old Dollarton Road, North Vancouver*, prepared by O'Connor Associates Environmental Inc., January 28, 2011.

The principal risk management conditions or circumstances upon which the risk assessment is based include the following:

- (a) Future land use at the IOL property will be commercial.
- (b) Future land use at the portion of 2151 Front Street within the Management Area will be commercial.
- (c) Portions of Dollarton Highway, Old Dollarton Road, Amherst Avenue and the laneway to the east of the IOL property within the Management Area will remain as roadways.
- (d) Exceedances of VPHw, LEPHw and naphthalene in groundwater at depths ranging from 4.5 m to 7.0 m below ground surface and benzene, ethylbenzene, toluene, xylenes (total), VPH, LEPH and naphthalene in soil at depths ranging from 6.7 m to 7.3 m below ground surface are present beneath the IOL property. Aside from exposures to construction/trench workers, no pathway for exposure to commercial workers or ecological receptors required evaluation in the risk assessment beneath the IOL property.
- (e) Exceedances of LEPHw and naphthalene in groundwater at depths ranging from 5.3 m to 6.8 m below ground surface and benzene, ethylbenzene, toluene, xylenes (total), VPH, LEPH and naphthalene in soil at depths ranging from 5.5 m to 9.1 m below ground surface are present beneath the portion of 2151 Front Street within the Management Area. Aside from exposures to construction/trench workers, no pathway for exposure to commercial workers or ecological receptors required evaluation in the risk assessment beneath the portion of 2151 Front Street within the Management Area.

³ Soil vapour concentrations present at this site meet the CSR numerical standards approach only after an attenuation factor was applied. This CoC is therefore only valid when the site development scenario maintains the attenuation factor.

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Doug Walton
For Director, Environmental Management Act

(f) Exceedances of VPHw, LEPHw and naphthalene in groundwater at depths ranging from 4.5 m to 7.0 m below ground surface and benzene, ethylbenzene, toluene, xylenes (total), VPH, LEPH and naphthalene in soil at depths ranging from 6.7 m to 7.3 m below ground surface are present beneath the portion of Old Dollarton Road within the Management Area. Aside from exposures to construction/trench workers, no pathway for exposure to commercial workers or ecological receptors required evaluation in the risk assessment beneath the portion of Old Dollarton Road within the Management Area.

(g) Exceedances of LEPHw and naphthalene in groundwater at depths ranging from 5.3 m to 6.8 m below ground surface and benzene, ethylbenzene, toluene, xylenes (total), VPH, LEPH and naphthalene in soil at depths ranging from 5.5 m to 9.1 m below ground surface are present beneath the portion of the laneway to the east of the IOL property within the Management Area. Aside from exposures to construction/trench workers, no pathway for exposure to commercial workers or ecological receptors required evaluation in the risk assessment beneath the portion of the laneway to the east of the IOL property within the Management Area.

(h) The foundation of the future commercial facilities to be built on the IOL property and the adjacent portions of the BCIMC properties that are within the Management Area, would not extend deeper than 2.3 m bgs.

(i) The proposed mixed residential/commercial building at the portion of 2151 Front Street located to the east, outside the Management Area, may contain an underground parkade with the concrete foundation extending to a maximum depth of 5.0 m bgs.

(j) If trench work occurs at Management Area, a worker health and safety plan will be in place to protect against potential vapours.

(k) The Management Area is serviced by a community water supply which will be used for drinking water purposes.

3. If requested by the director, the responsible person shall provide a statement on whether conditions set out in this Schedule are being met. This may include providing a statement by an Approved Professional.

July 27/11
Date Issued

Doug Walton
Doug Walton
For Director, *Environmental Management Act*

GREAT WEST LIFE LOT A PROJECT – SPETEMBER 2012 ADP MINUTE

a.) Detailed Application - 2151 Front Street- 2011 Old Dollarton Road (GWL Realty Advisors Inc.). Rezoning and Development permit for mixed commercial/residential project containing 83 residential units.

Mr. Doug Allan of the District Planning Department provided a brief review of the application under consideration. The application was previously reviewed by the Panel in June, and the applicant was asked to address a number of issues. The application is for a rezoning and development permit to accommodate a mixed commercial/residential development with 80 market rental units. The area surrounding the core of Maplewood Village is designated for multi-family uses at an FSR of 1.75-2.75. There was a need noted for greater context in relation to the existing surroundings, however the Maplewood Village plan does not yet include an implementation strategy nor does it outline building massing. This makes it difficult to show what future development will be around the site, and so the applicant has included drawings and images that are conceptual only.

Mr. Allan noted that the landscape architect has made significant changes to the project, as per the Panel's suggestions and the Planning Department is interested in the changes in both building form, and the site plan details.

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 the review by the Panel.

Mr. Heu representing the development firm noted that this proposal is for a mixed-use project containing 80 unit purpose-built rental units. Great West Life has a corporate responsibility program that has allowed them to present something unique and of high quality in a financially-challenging area so it is hoped the Panel can balance the economic limitations of rental housing with some of the other project objectives.

Project architect, Mr. Bryce Rositch, clarified that he is aware the applicant team was requested to address the issue of context, however the future of the surrounding area is still in discussion and the massing for nearby development has not yet been determined. It was noted that the drawings proposed are conceptual only but are intended to show possible relationships with the new buildings. The project's signature building is located at Dollarton Highway and Old Dollarton Road. There are now proposed two pedestrian routes through the site which will enhance pedestrian activity through the site and increase access to the plaza. As well, one of these routes will align with the proposed connection to the Village Centre.

The Panel had advised that the eastern end of the site needed more pedestrian orientation and the design team has moved the garage access further west to improve the pedestrian environment at the east end of the building. It was noted that the green areas on either side of the driveway access from Old Dollarton Road have been expanded, while still allowing for vehicle access.

Mr. Rositch noted that the commercial portion of the development has now been pulled around to the northern façade of the building and the team took to heart comments from the Panel in regards to the massing and encouragements to break up the roof massing. A flat roof is proposed above the breezeway which will help to break-up the length up the main building. The

building at the west portion of the site has been expanded in scale, with a higher roof, so that it can serve as a signature piece in the development. A number of changes have been made to simplify materials and the previously-proposed vinyl siding has been eliminated from the project.

Mr. Stoyko, the Landscape Architect, reviewed the amended landscape design and noted that the central plaza is the key focus of the development. The plaza has been expanded and includes an interactive water feature and custom outdoor furnishings to function as the heart of this community. There is now a connection for pedestrians within the parking lot and buildings to provide greater and easier access throughout the site.

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

Several questions of clarification were asked and answered regarding garage access, visibility through the breezeway, and the breezeway roof.

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

Mr. Hartford read into the record of the meeting the comments made by District Urban Design Planner, Mr. Tejada. The following comments were noted:

- The proposed buildings should contribute to strengthening the character of the “gate” to the Maplewood community and the building facing Front Street should work to define the character of the neighbourhood
- In general, the changes presented in the project are an improvement, but there may be merit in greater articulation of the roofline of the mixed-use building with the potential for a greater break in the roof line at the breezeway
- It is important that the project link to the village core to the north connecting to Seymour River Place and that a focal point for the walkway be provided in the project – establishing a wider sidewalk/boulevard/paving treatment to reduce the width of the Front Street crossing would help create this focal point
- There is an opportunity to create a gateway open space at the corner of Dollarton Hwy and Old Dollarton Road perhaps with an iconic element referring to the historical character of the area and to use even greater scale on the westerly building to mark the gateway

The Chair thanked Mr. Hartford for the comments and invited comments on the project from the Panel.

In general, Panel members noted that it appeared the applicant team had acknowledged and addressed the comments of the Panel successfully. The relocation of the parkade entrance was noted as being particularly successful.

It was noted by some Panel members that because this is a rental project, there needs to be some flexibility on project elements, given the economic realities of providing rental housing.

It was questioned whether the focal point water feature was in the right location – as an alternative, it was noted that the parking area around the westerly restaurant building could possibly be utilized for weekend markets and other community events, and perhaps the water feature would be better sited closer to this area.

With regard to accessibility issues, it was noted that some clarification is need regarding the paving features at the main entrance to the plaza (and the need for these to be flush) and that the access ramps from the parking areas to various plaza and sidewalk areas. These ramps should be wide, comfortable, and safe to use. It was further noted that handicapped parking needed to be located in convenient locations and the handicapped parking associated with the southerly CRU pad should be relocated to be closer to the pedestrian walkway.

It was noted that at the southerly terminus of the walkway through the site, there are currently stairs only and consideration should be given to adding a ramp in this area. Further, site furniture should give consideration to use by people with disabilities, including the addition of seatbacks.

It was suggested that the finished project would benefit from a consistent approach to signage, and that a signage package should be included in the development permit details.

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

Mr. Rositch thanked the Panel for their comments and noted that the Panel's question of whether to amalgamate the open space amenities or leave them dispersed was one that the applicant team put much thought into. In the end it was concluded that the project was best served by having three focal points, with amenities in each - this will allow multiple gathering spaces within the site. Mr. Rositch agreed with the comments about the benches, and clarified that the team is in the process of having a backed version developed for use on the site.

The Chair thanked the project architect for his comments, and invited the Panel to compose a motion.

MOVED by Mr. Hanvey and **SECONDED** by Ms. Werker:

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

CARRIED

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: FEB 3, 2014
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 15, 2014
File: 08.3060.20/045.13

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: Development Permit 45.13 – 1787 Riverside Drive

RECOMMENDATION:

It is recommended that Council issue Development Permit 45.13 (Attachment A), which includes a lot width variance, to allow for subdivision of 1787 Riverside Drive into 2 lots.

REASON FOR REPORT:

The Development Permit application includes a variance that requires Council's approval.

SUMMARY:

The applicant has applied for a Development Permit with a variance to facilitate subdivision of the property. The site is designated in Development Permit Areas for:

- Creek Hazard;
- Streamside Protection; and
- Wildfire Hazard.

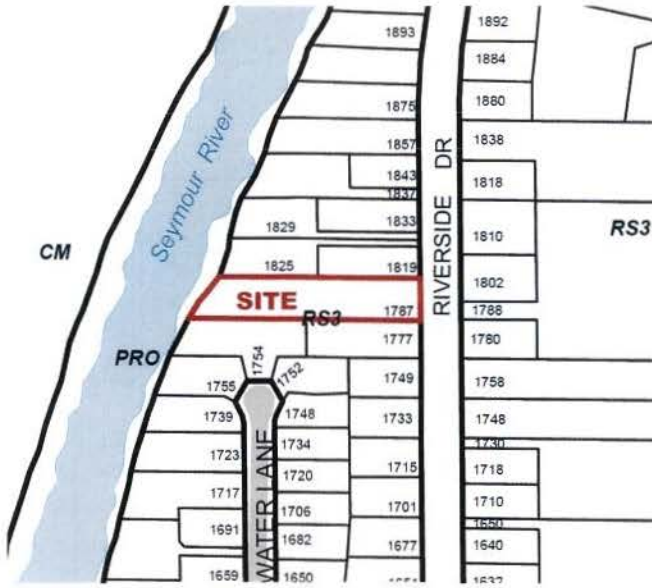
The proposed subdivision requires variance for minimum lot width.

ANALYSIS:

Purpose: Development Permit to facilitate subdivision and regulate development of the property.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family 7200 zone (RS3) as seen in the following context map and air photo. Seymour River runs to the west of the site.





Context Map



Air Photo

Zoning Bylaw Compliance:

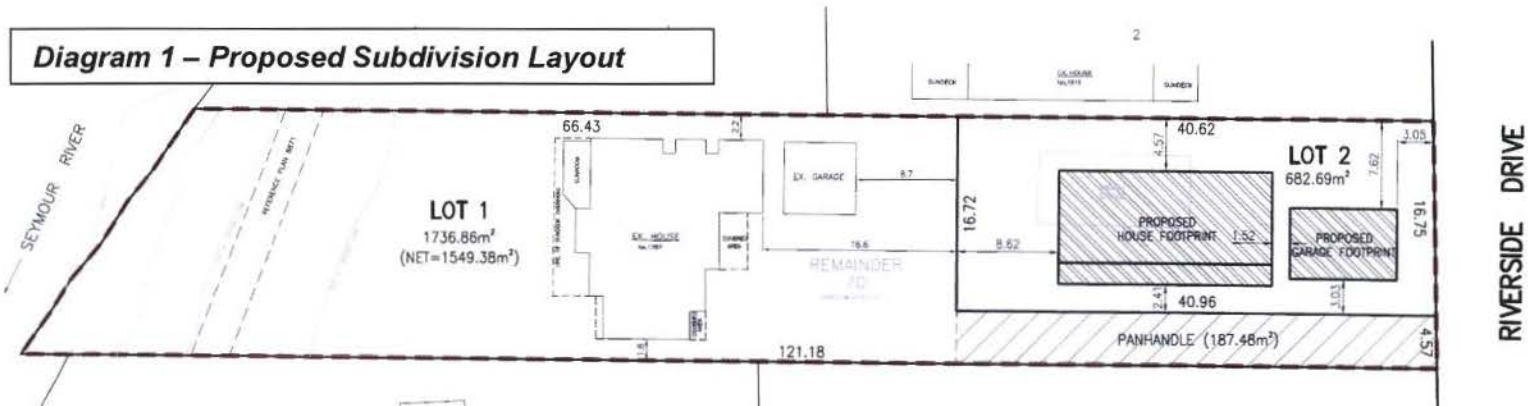
The subdivision requires the following variance:

Regulation	Required	New Work	Variance
Minimum Lot Width	18 m 59.05 ft	16.731 m 54.89 ft	1.269 m 4.16 ft

Discussion:

The proposed subdivision will create two lots. Lot 1 will be a panhandle configuration with primary/vehicular access from the existing driveway on the southern portion of the lot. The existing residence and side entry garage will be retained on Lot 1 and an accessory structure located on proposed Lot 2 will be removed. Lot 2 will be a conventional configuration with direct access off Riverside Drive. The minimum lot area for a lot within the RS3 zone is 660 m². Proposed Lot 1 is oversized for the RS3 zone at approximately 1,737 m² and Lot 2 attains the minimum lot area required within the RS3 zone at approximately 683 m².

Diagram 1 – Proposed Subdivision Layout



Development Permit Areas:

The proposal is in Development Permit areas for Creek Hazard, Streamside Protection and Wildfire Hazard.

Creek Hazard:

As the Seymour River runs west of the site, the property is in a Development Permit area for protection from Creek Hazard. Accordingly, the applicant has submitted a report from northwest hydraulic consultants (nhc) to address creek hazards. The report identifies that the basement elevation of the existing residence is approximately 5.7 m (18.7 ft) above the flood construction level and includes a safe certification for the proposed subdivision.

Development Permit 45.13 requires the registration of a Restrictive Covenant prior to subdivision to place the Report on the title of the property.

Streamside Protection:

The property is in a Development Permit area for Streamside Protection. The streamside protected area extends 15 m from the top of bank of the Seymour River. The proposal has been reviewed by the district's environment department and has been exempted from the Streamside Development Permit as there are no development activities slated to occur inside the protected area within 15 m from top of bank adjacent to the Seymour River.

Wildfire Hazard:

The property is in a Development Permit area for Wildfire Hazard. Accordingly, the applicant has submitted a Preliminary Wildfire Assessment report from Diamond Head Consulting Ltd. to address wildfire hazards.

The report includes guidelines for building design, construction practices and landscaping that will be incorporated onsite for the proposed subdivision. Development Permit 45.13 requires the registration of a Restrictive Covenant prior to subdivision to place the Report on the title of the property.

Variances:

Lot Width:

The requested lot width variance of 1.269 m (4.16 ft) relates to Lot 2 and can be seen on Diagram 1 on the preceding page.

The variance is supportable given that there is sufficient building envelope provided on Lot 2 and that Lot 2 attains the minimum lot area for the RS3 zone with a lot depth of over 40 m. The decreased width will allow Lot 1 to have a functional panhandle driveway without any encroachment or trespass concerns. There are also three similar panhandle configurations north of the subject property.

Concurrence:

The District's engineering department, arborist and plan checker have reviewed the proposal.

Arborist Comments:

The district arborist reviewed an arborist report submitted by Diamond Head Consulting Limited. The report outlines that there are 26 trees onsite and 8 are slated for removal. The trees to be removed are primarily along the northern property line of Lot 2. Diagram 1 identifies the potential building envelope for the residence on Lot 2. Even with an increased setback seen in the proposed building envelope, these trees need to be removed to provide for the excavation work and wildfire protection requirements for the residence on Lot 2. The arborist accepts removal of trees and will require tree protection fencing to be installed around the critical root zone of retained trees near potential development activities. The district arborist will require requisite tree permits for all trees to be removed and recommends that a tree protection covenant be registered on title to ensure the long-term protection of retained trees. The tree protection covenant will be considered as part of the subdivision process.

Public Input:

An information letter was sent out to residents within a 75 m radius of the property. This same letter was sent to the Seymour Valley Community Association to inform them of the application.

One neighbour expressed concern with development on the North Shore generally including associated traffic impacts. No comments directly related to the development were provided. The community association did not provide comment on the proposal.

Municipal notification advising that Council will be considering whether to issue a Development Permit will be sent to the adjacent property owners and the Community Association. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

The proposed Development Permit with associated lot width variance will facilitate subdivision of the property while still providing practical building envelopes on both lots within the subdivision; therefore, it is recommended that Council approve Development Permit 45.13.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 45.13 (Attachment A) to facilitate subdivision of the subject property (staff recommendation); or
2. Deny Development Permit 45.13.



Erik Wilhelm
Community Planner

Attach

Attachment A – DVP 45.13

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 NUMBER 45.13

This Development Permit 45.13 is hereby issued by the Council for The Corporation of the District of North Vancouver to Peter Kennedy Will and Karen Angela Will to facilitate a subdivision located 1787 Riverside Drive legally described as Lot 70, Except Lot A (Reference Plan 2963) District Lot 2044, Plan 2229, (PID: 013-966-782) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:
 1. The minimum lot width is decreased from 18 m (59 feet) to 16.731 m (54.89 feet); and
 2. The relaxation above applies only to the lot layout as illustrated on the attached drawing (Attachment DP45.13 A).
- B. The following requirement is imposed under Subsection 920(2)(c) of the Local Government Act:
 1. Substantial completion of the subdivision as determined by the Approving Officer shall commence within two years of the date of this permit or the permit shall lapse.
- C. The following requirements are imposed under Subsections 920(7.1) (11) of the Local Government Act:
 1. No work shall take place except to the limited extent shown on the attached plans (Attachment 45.13 A) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the Preliminary Floodhazard Assessment report prepared by northwest hydraulics consultants dated March 21, 2013 (Attachment 45.13 B).
 - (ii) The site shall be developed in accordance with the recommendations of the Wildfire Assessment report prepared by Diamond Head Consulting Limited dated October 18, 2013 (Attachment 45.13 C).
 - (iii) Strategic pruning of onsite trees and removal of trees shall be completed in accordance with Wildfire Assessment report referenced above.

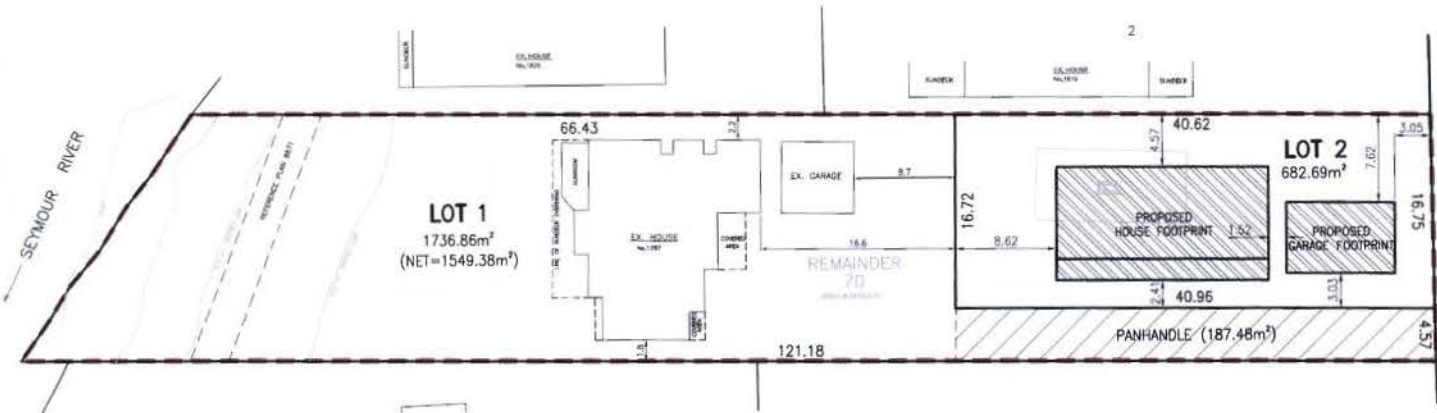
- (iv) A qualified professional shall confirm that the building permit drawings meet the recommendations of the Wildfire Assessment report referenced above, or meets and equivalent or higher degree of protection.
- (v) Confirmation of registration of section 219 restrictive covenants for creek hazard mitigation and wildfire mitigation.

Mayor

Municipal Clerk

Dated this the day of , 2014.

Attachment DP45.13 A





ATTACHMENT DP45.13 B

Job No. 300177
21 Mar 2013

Karen Will c/o
Pacific Land Group
Suite 1500 – 701 West Georgia Street,
Vancouver, BC, V7Y 1C6

Attention: Laura Jones

Subject: 1787 Riverside Drive
Preliminary Flood Hazard Assessment

Northwest Hydraulic Consultants (NHC) is pleased to present this Preliminary Flood Hazard Assessment for 1787 Riverside Drive, North Vancouver, BC. The subject property is located on the left¹ bank of the Seymour River, and is partly within the designated 200-year floodplain (**Drawing Sheet 300177-001**).

We understand that Karen and Peter Wills (property owners) wish to subdivide the property, and that the District of North Vancouver (DNV) typically requires a Flood Hazard Assessment satisfying the Master Requirement SPE 106 as a pre-condition for building and/or development permits. However, Schedule B, which identifies the Development Permit Areas of the Official Community Plan (DNV, 2012), specifies that a Preliminary Hazard Assessment may suffice if proposed construction is at a greater elevation than the Flood Construction Level (FCL) and that no erosion risk is identified. Based on available information, the proposed subdivision of the subject property meets these conditions, and the Preliminary Hazard Assessment is provided in this document.

SITE DESCRIPTION

The property is located at 1787 Riverside Drive in the District of North Vancouver on the left bank of Seymour River. The legal lot description is Lot 70 Except Lot A District Lot 2044, Plan 2229. The lot fronts on to Seymour River within a semi-confined reach characterized by a bed of large cobbles and small boulders. The larger bed material appears to be stable in the medium-term. The channel appears to have a slight decrease in slope immediately opposite the subject property.

The opposite bank is vegetated with semi-mature and mature trees dominated by conifers. Land-use on the opposite bank is forested park lands owned by DNV. The bank at the subject property has a fringe of semi-mature trees along the top of bank, heavy cover of ivy, and a grass lawn extending from the top of bank upwards to the existing house. A narrow fringe of boulders and large cobbles was exposed at the toe of the bank at the moderate flow levels during the site visit.

¹ references to left and right banks assume the viewer faces downstream

BACKGROUND

The following information has been reviewed as part of our investigation:

- *Topographic Survey Plan of Lot 70 Except Lot 'A' (Reference Plan 2963), District Lot 2044, Plan 2229* (Hobbs, Winter & MacDonald, 2013);
- *Floodplain Map 93-5: Floodplain Mapping, Seymour River, North Vancouver* (BC MoE, 1995);
- *Design Brief on the Floodplain Mapping Study: Seymour River, North Vancouver* (BC MoE, 1995b);
- *Flood Assessment Study, North Vancouver* (NHC, 2010);
- *Schedule B Development Permit Areas* (DNV, 2012);
- *Creek Hazard Development Permit Area Map 2.2* (DNV, 2012b);
- *Flood Hazard Report – Section 219 Covenant, Master Requirement SPE 106* (DNV, 2011c);
- *Preliminary Application Summary Letter – Subdivision of 1787 Riverside Drive* (DNV, 2012).

It is our understanding that updated 200-year flood event water depths (and corresponding flood construction levels) from a District-commissioned study by Kerr Wood Leidel Consulting Engineers (KWL) for the Seymour River are currently under review. Findings from the study have not been included in this Preliminary Flood Hazard Assessment; it is unlikely that recommendations in this report will change with the information provided in the KWL report.

FLOOD CONSTRUCTION LEVEL

Based on the existing floodplain mapping (BC MoE, 1995), the flood construction level (FCL) at the subject property ranges from El. 24.04 m GSC at the north (upstream) boundary to El. 23.82 m GSC² at the south (downstream) edge of the property (**Drawing Sheet 300177-001**). The FCL is based on the 200-year instantaneous return period flood with an allowance of 0.3 m freeboard (BC MoE, 1995b). The FCL levels were interpolated from BC MoE Floodplain Map 93-5 (**Figure 1**).

EXISTING FLOOD HAZARD

SEYMOUR RIVER FLOOD HAZARD

The designated floodplain of the Seymour River is defined by BC MoE Floodplain Map 93-5 (**Figure 1**). The floodplain boundary extends onto the subject property along the river bank. **Drawing Sheet 300177-001** shows the MoE floodplain boundary extending into the property approximately to the 5 m riparian setback³. The elevation of the FCL for 200-year flood as shown is El. 24.04 m and El. 23.82 m at the northwest and southwest corners of the subject property, respectively.

² All elevations in this report given to Geodetic Survey of Canada (GSC) datum

³ Refers to the riparian setback defined by the property survey of Hobbs, Winter and MacDonald, 2013

NHC (2010) updated the 1-dimensional 1995 MoE flood model based on more recent floodplain topography⁴, and provided a revised floodplain boundary (**Drawing Sheet 300177-001**). DNV has adopted the revised floodplain boundary (DNV, 2012b). The differences in the MoE and NHC floodplain boundaries are a results of; (a) inconsistencies in topographic data between the 1995 model and 2010 survey; and (b) error incurred in the approximate geo-referencing and overlaying of the floodplain map on the property survey.

The NHC floodplain boundary was compared with detailed topography from the site survey, and was found to adequately account for local topography (**Drawing Sheet 300177-001**). At the subject property, the updated floodplain boundary is similar to the 1995 MoE boundary, but more closely parallels the top of bank.

The FCL and 200-year water surface were plotted in comparison to the top of bank along the subject property (**Drawing Sheet 3001778-001**). Both the FCL and water surface remain below the top of bank, confirming that the floodplain boundary does not extend beyond the top of bank.

The subject property from the top of bank to the existing structure follows an upward sloping grade from the bank of approximately 10%. The minimum distance from the top of bank to the existing building is approximately 45 m. The basement elevation of the existing building on the subject property is at El. 29.51 m (Hobbs, Winter & MacDonald 2013), approximately 5.7 m above the FCL.

BANK EROSION

The subject property was inspected on March 7, 2013 by Ms. Joanna Glawdel and Mr. Derek Ray of NHC as part of the current flood hazard assessment. NHC does not consider there to be a significant erosion hazard at the property. The property is on the inside of a very gentle bend in the river, flow alignment at the property is parallel to the bank and the toe is composed of large cobbles and boulders (**Photo 1**), and there were no signs of recent or past erosion. Some historical erosion protection works likely took place at the toe of the bank as the boulders are angular in shape but these are at least 10 years old and show no signs of movement.

The bank material was not determined due to the thick vegetation cover of ivy (**Photo 2**). It is likely that the material is glacial till or diamict, which was noted in an exposed area of the bank. It is possible that minor erosion could occur during large flood events, but would probably be limited to the upper bank where materials are finer and the slope is steep. Upper bank erosion would not pose a hazard to the rest of the property.

PROPOSED CHANGES

Detailed construction plans are not available for the subject property; however, proposed changes to the property (**Figure 2**) include:

⁴ NHC (2010) cautioned that water levels in the floodplain may be artificially high due the inability of the model to account for flood attenuation. This effect is expected to be greatest in the lower reaches of the river, with lesser or no effect at the subject property. NHC recommended that 2-dimensional hydraulic modelling be undertaken to improve the accuracy of the modelled flood depths and extents.

- subdivision of the property into two lots, 'Lot A' adjacent to the Riverside Drive and 'Lot B' to the west, adjacent to the Seymour River;
- there will be new residential construction in 'Lot A'; and
- the existing residential building on 'Lot B' to remain; therefore, no construction between the existing residence and the river.

SAFE CERTIFICATION

NHC has not assessed the property for hazards related to fire, debris flow, debris flood, landslide, or any other hazards besides those resulting directly from flood and/or river erosion emanating from Seymour River. With respect to flood and erosion hazard, for flood events less than or equal to the 200-year peak instantaneous flow in the Seymour River, NHC certifies that the subject property is considered safe for the use intended if:

- changes to the property are as described above;
- all habitable space is above the FCL;
- all new construction is sited outside the 15 m riparian setback;
- any bank erosion which may occur is brought to the attention of a qualified registered professional as soon as is practically possible following occurrence; and
- final building plans and as-built conditions have been assessed and approved for compliance with the conditions specified herein by a qualified registered professional.

* * * * *

If you have any questions, please do not hesitate to contact me at 604.980.6011.

Sincerely,

northwest hydraulic consultants ltd.

original signed by



Joanna Glawdel, E.I.T
Hydrotechnical Engineer

original signed by



Derek Ray, P.Eng.
Principal





1787 Riverside Drive
Preliminary Flood Hazard Assessment
Page 5 of 14

LIMITATION

This document has been prepared by Northwest Hydraulic Consultants Ltd. in accordance with generally accepted engineering and geoscience practices and is intended for the exclusive use and benefit of the client for whom it was prepared and for the particular purpose for which it was prepared. No other warranty, expressed or implied, is made.

Northwest Hydraulic Consultants Ltd. and its officers, directors, employees, and agents assume no responsibility for the reliance upon this document or any of its contents by any party other than the client for whom the document was prepared. The contents of this document are not to be relied upon or used, in whole or in part, by or for the benefit of others without specific written authorization from Northwest Hydraulic Consultants Ltd. and our client.

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.** Flood Hazard Report – Section 219 Covenant, Master Requirement SPE 106
- District of North Vancouver, 2012.** Official Community Plan – Schedule B Development Permit Areas. Bylaw 7900. Adopted July 2012.
- District of North Vancouver, 2012b.** Creek Hazard Development Permit Area Map 2.2. Date Published May 31, 2012.
- District of North Vancouver, 2012c.** Preliminary Application Summary Letter – Subdivision of 1787 Riverside Drive. Letter to Peter and Karen Will. Dated November 14, 2012.
- Hobbs, Winter & MacDonald, B.C. Land Surveyors, 2013.** Topographic Survey Plan of Lot 70 Except Lot 'A' (Reference Plan 2963), District Lot 2044, Plan 2229
- Northwest Hydraulic Consultants Ltd., 2010.** Flood Assessment Study, North Vancouver. Prepared for Natural Resources Canada and District of North Vancouver.



1787 Riverside Drive
Preliminary Flood Hazard Assessment
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FIGURES



1787 Riverside Drive
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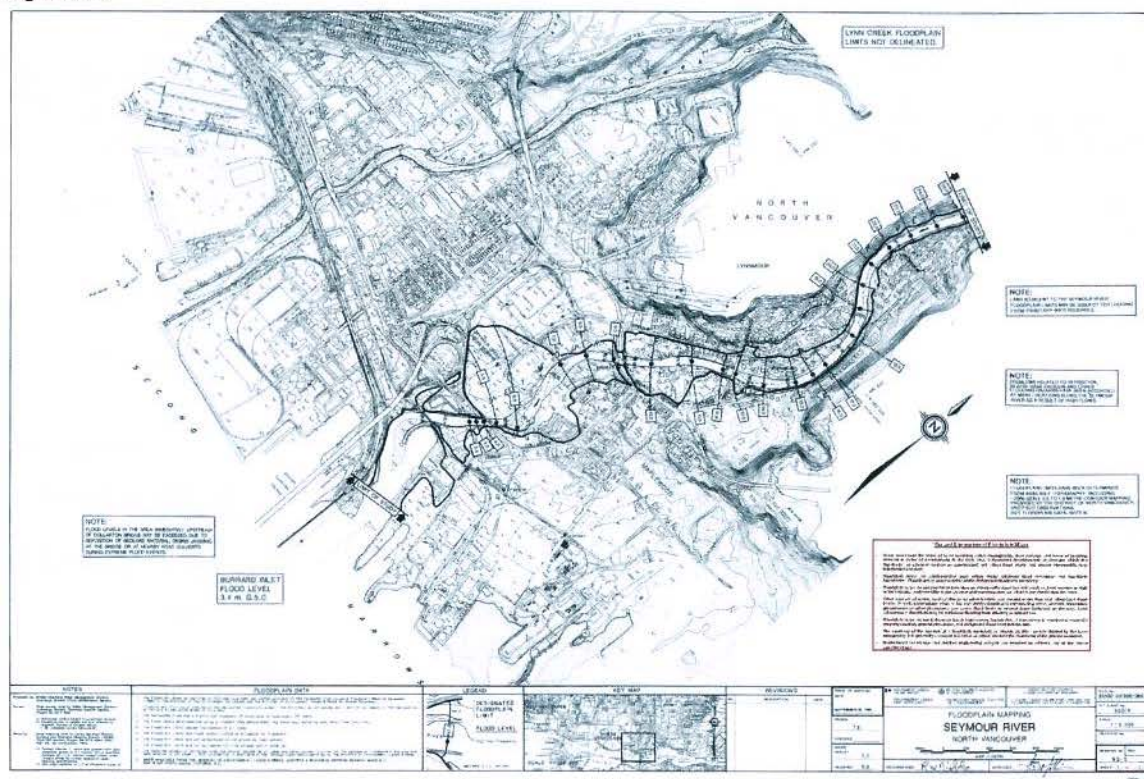


Figure 1 –BC MoE (1995) Seymour River Floodplain Mapping Sheet 93-5

water resource specialists



1787 Riverside Drive
Preliminary Flood Hazard Assessment
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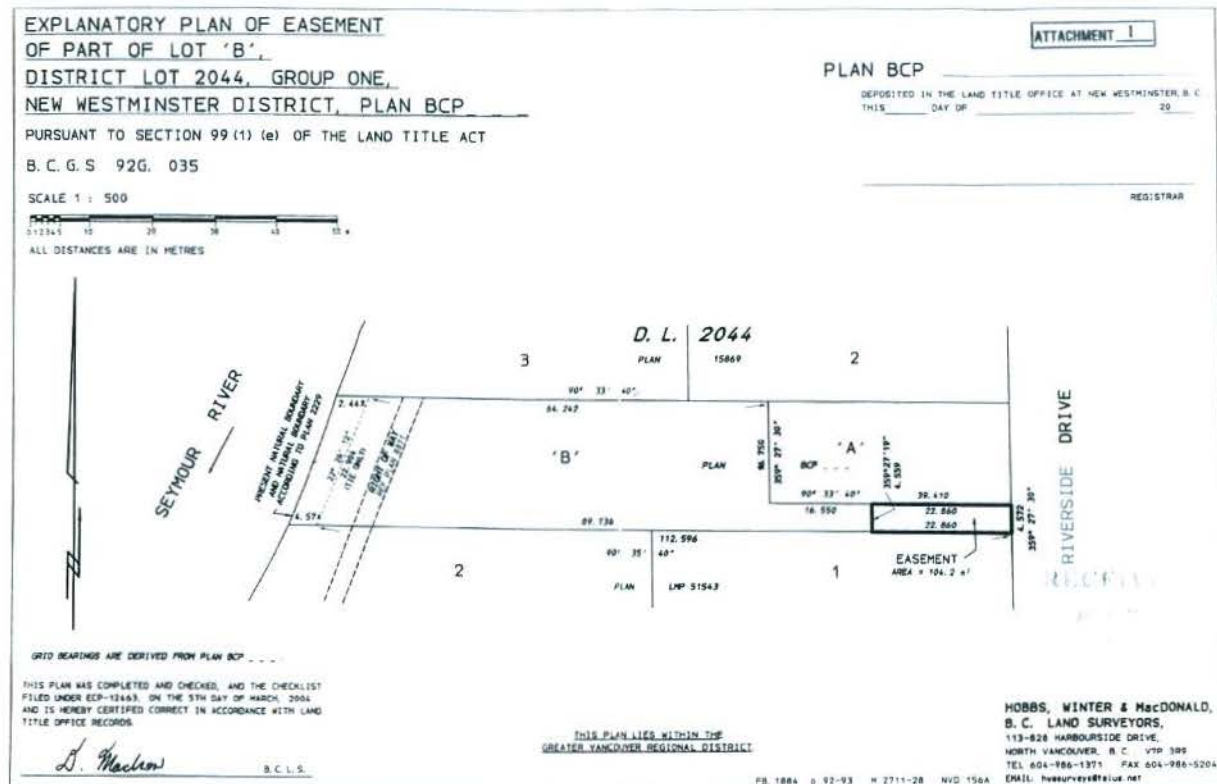


Figure 2- 1787 Riverside Drive Subdivision Plans



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PHOTOS



Photo 1. Large boulders (angular) placed at the bottom of the toe of bank, providing stability and limiting the risk of erosion. View looking from upstream from southern edge of property.

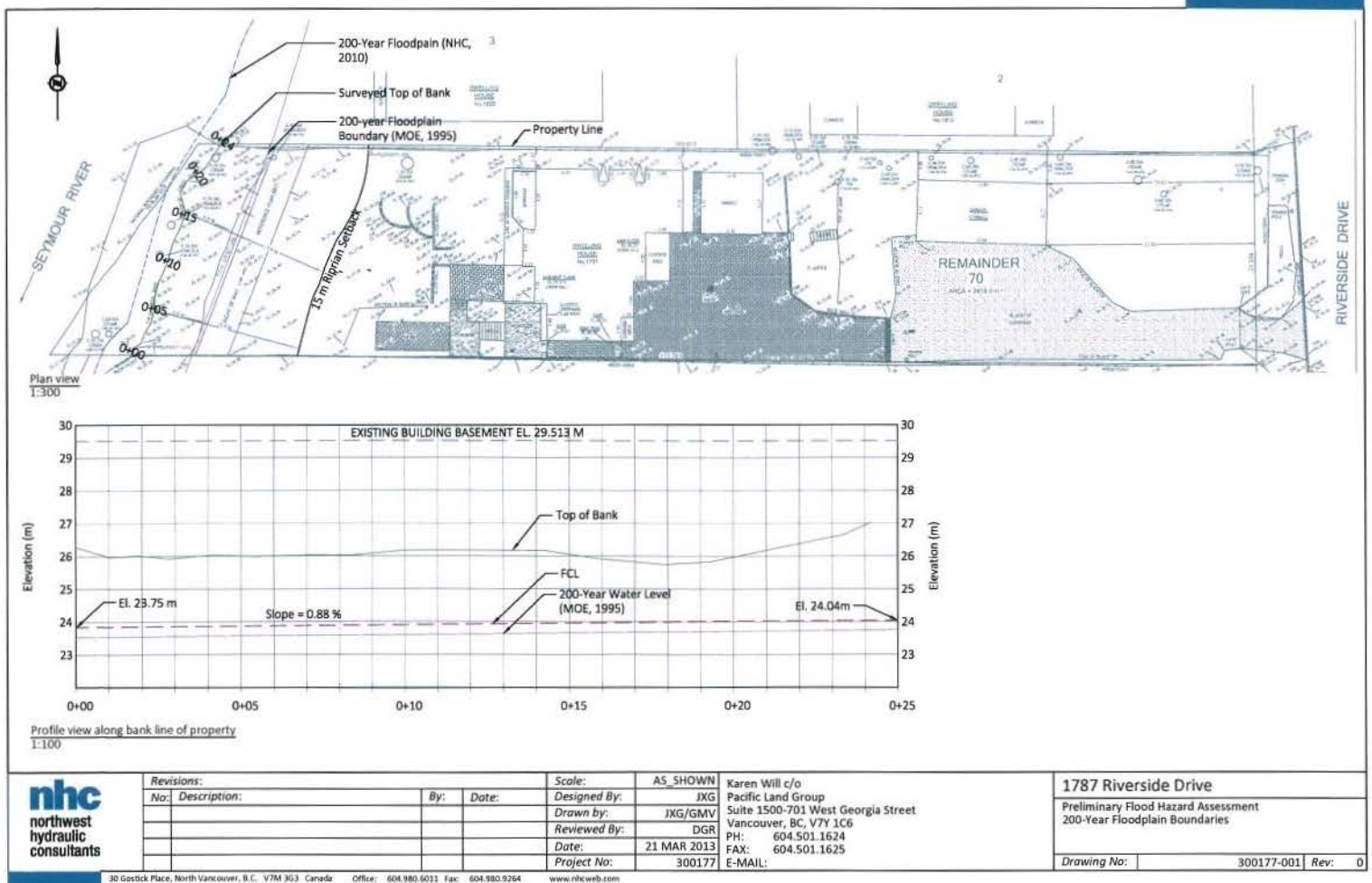


Photo 2. View of Seymour River bank at the subject property. The upper bank is steep and vegetated with ivy, fine material is likely behind ivy and minor erosional could occur during large floods.



1787 Riverside Drive
Preliminary Flood Hazard Assessment
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DRAWINGS



Diamond Head Consulting Ltd. Preliminary Wildfire Assessment

For:
1787 Riverside Drive
North Vancouver, BC

June 14, 2013
Updated October 18, 2013

Submitted to:

Pacific Land Group
Suite 1500-701 West Georgia
Street
Vancouver, BC

Submitted by:



342 West 8th Avenue
Vancouver, BC V5Y 3X2



The following Diamond Head Consulting staff performed the site visit and prepared the report. All general and professional liability insurance and individual accreditations have been provided below for reference.

Project Staff:



David Lishman, BNRS
ISA Certified Arborist (PN-7535A)
ISA Certified Tree Risk Assessor (1867)

Supervisor:



Mike Coulthard, R.P.Bio., R.P.F.
Senior Forester, Biologist
Certified Tree Risk Assessor (46)

Contact Information

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Website: www.diamondheadconsulting.com

Insurance Information

WCB: # 657906 AQ (003)
General Liability: The Dominion - Policy #CCP8442492, \$5,000,000 (Mar 2013 to Mar 2014)
Errors & Omissions: Lloyds Underwriters – Policy #1010346D, \$1,000,000 (June 2011 to June 2014)

1 Introduction

Diamond Head Consulting Ltd. (DHC) was asked to provide recommendations to mitigate wildfire risk for the following proposed development:

Civic address:	1787 Riverside Drive
Client name:	Pacific Land Group
Date of site visit:	June 07, 2013

This project includes one residential lot located within the District of North (DNV) Vancouver Wildfire Hazard Development Permit Area. A preliminary wildfire assessment is required for this project. This preliminary assessment must:

- be prepared and signed by a qualified professional;
- determine the extent, location and presence of wildfire hazard;
- determine the probability of a hazardous event affecting an element at risk;
- recommend whether a detailed assessment is required.

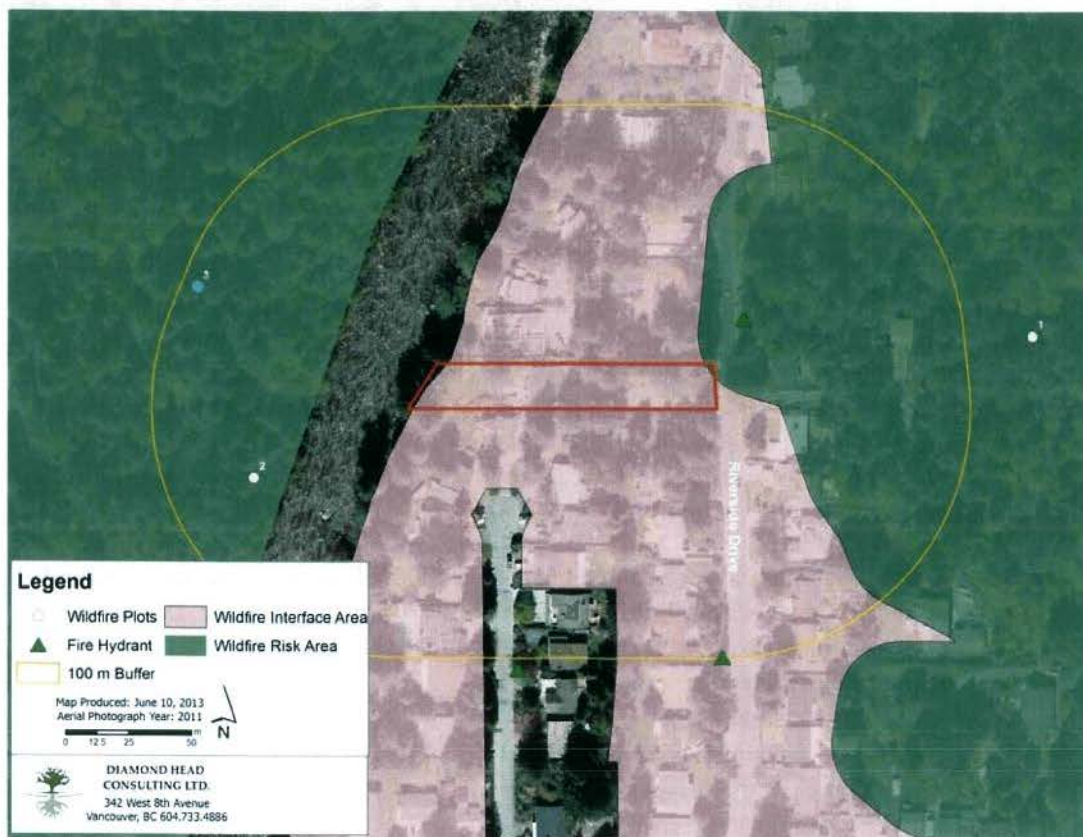


Figure 1 Location of site 1333 Riverside Drive in the Development Permit Area



Figure 2. Aerial view of site 1787 Riverside Drive

2 Assessment

This project falls within the DNV Wildfire Hazard Development Permit Wildfire Interface Area. Two nearby stands of trees were identified as a potential risk in the Community Wildfire Protection Plan (CWPP, 2007). These stands have been classified into fuel types. There are no fuel classifications specific to the coastal region in the Canadian Fire Behaviour Prediction System; instead, the site has been classified into the fuel type that best represents the fire behaviour potential of the forest types most accurately. Figure 3 is an aerial image with the fuel types located in relation to the project site.

Detailed fuel hazard assessments were completed within 100m of the lot using the provincial assessment system, "Rating Interface Wildfire Threats in BC" (Morrow, Johnson, Davies, 2008). These plots are shown on figure 3. Data collected at each fuel plot included:

- Biogeoclimatic classification;
- Soil and humus characteristics;
- Slope, aspect and terrain classification;
- Forest stand composition by layer (species, density, age, diameter, height, etc.);
- Vertical and horizontal stand structure;
- Quantity and distribution of ladder fuels;
- Composition and coverage of understory brush, herbs and grasses; and
- Quantity and distribution of ground fuels by size class.

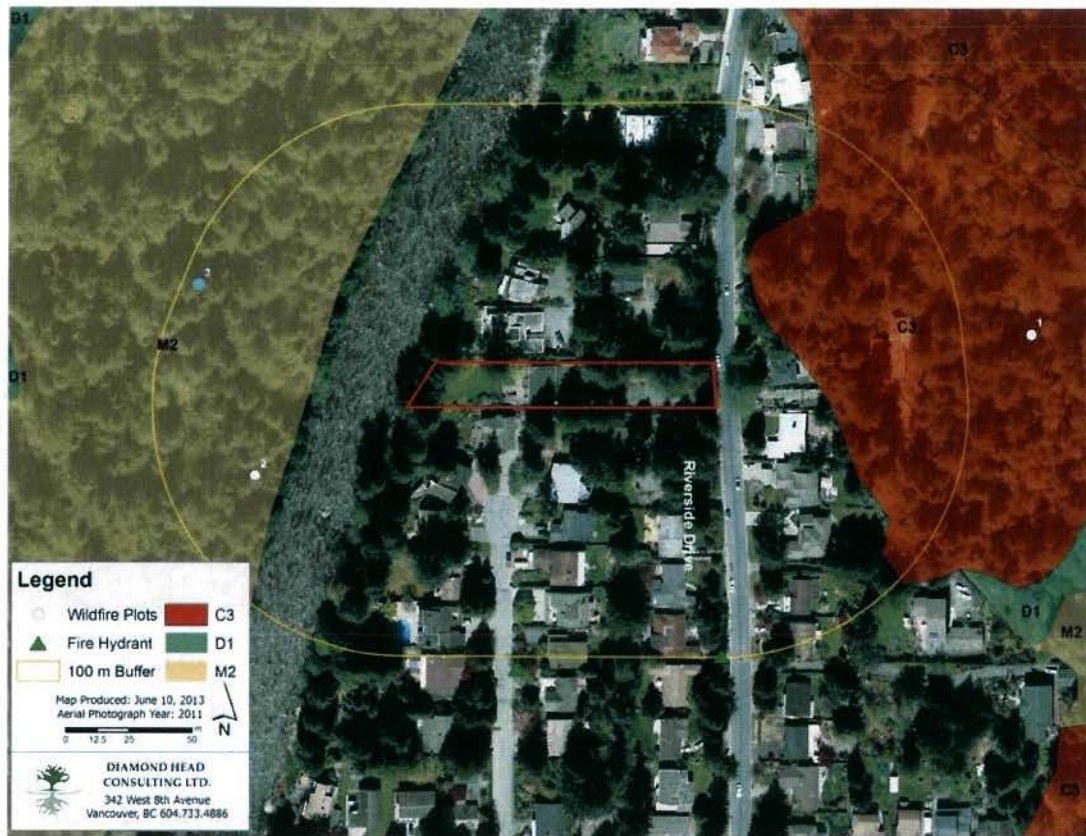


Figure 3. Location of the fuel types relative to project site.

2.1 Stand Assessment

Three fuel types were found to be at and around the project site. A large stand classified as M2 (mixed conifer and deciduous species) is located at the west side of the Seymour River, approximately 50m away from the project site. A M2 stand is also located ~150m southeast of the project area. These stands consist of a mixture of Bigleaf Maple, Red Alder, Western Redcedar, Western Hemlock, and Douglas –Fir. The stand has a relatively uniform canopy with moderate stand density. The conifer component in this stand is an average of 70 %, but is discontinuous.

A large conifer dominated stand classified as C3 is located approximately 40 m east of the site and is intermixed with houses.. This stand is located upslope from the project site. The stand consists of a relatively uniform canopy of mature Douglas-fir, Western Redcedar, and Western Hemlock. There is also a minor component of Bigleaf maple trees within the stand. The stand is moderately dense and has a moderate ground to crown height ratio.

The site assessment area includes some stands dominated by deciduous trees. These stands are classified as D1 fuel type. These stands consist mostly of Red Alder and Bigleaf Maple. A D1 stand is found approximately 200m east of the project site underneath the Hydro powerlines. Another small D1 stand is also found between Carman Place and Swinburne Avenue.

2.2 Onsite Trees

There are individual and small groups of trees growing on and adjacent to the project site. Many of these are deciduous trees that pose a low fire behavior risk. There are, however, a number of mature conifer trees growing on the property and on adjacent lots. These trees are inventoried in the project arborist report. They are generally individually or in small groups and have high base to crown heights.



Photo 1. Debris around the site should be removed from site.



Photo 2. View east towards the C3 stand.

2.3 Wildfire Risk

There is a risk that a crown fire could establish with the continuous coniferous forested areas of the C3 and M2 stands. The C3 stand poses a moderate to high risk, while the M2 stand poses a low to moderate risk. The deciduous dominated D1 stands pose a low wildfire risk and are effective as wildfire buffers. The proposed development site is separated from these stands. It is located approximately 40m west of the C3/M2 stand and 60m east of the M2 stand.

A row of residences, Riverside Drive, as well as the Seymour River provide effective fuel breaks for the project site. Because of these fuel breaks, the overall wildfire threat to this property is considered moderate. The greatest risk from a wildfire would be a result of spotting from embers that land on the structure on adjacent fuels such as conifer trees.

2.4 Recommendations

An arborist report has been completed for this project, which lists trees to be removed and trees to be retained on the development site. Trees 073, 074, 075, 076, 077, 078, and 079 are to be removed for construction purposes. For wildfire risk mitigation, an ideal situation would include a 10m fuel free defensible space established next to the structure. In this particular lot, removing all conifer trees within 10m of the structure would eliminate the majority of the trees on the property. Also, there are numerous conifer trees growing near the proposed structure on adjacent properties.

Recognizing that there is not a high wildfire risk associated with this project, it is recommended that strategic pruning take place to reduce the risk from adjacent trees. The trees located closest to the planned structure (Trees #081, 082, 083, 084, 085, 086, and City 071) should have

their ladder fuels removed to a height of 10m and should be laterally pruned so that no branches are within 5m of the structures if possible.

The conifer trees located further away from the structure that have been recommended to be retained in the current arborist report should have their ladder fuels removed to a height of 5m. These include all conifers on the property that are 10-20m from the structure.

There are also numerous trees on neighboring properties that if possible should be lift pruned with the neighbor's consent to a height of 5m. In addition to the removal and pruning of trees on the project site, this development must comply to the requirements outlined in Schedule B of the District of North Vancouver's Official Community Plan, which can be found at the District website (http://www.dnv.org/upload/pcdocsdocuments/15yn_01!.pdf). These standards along with additional recommendations are summarized as follows:

Guidelines for Building Design

- Fire retardant roofing material should be used, and asphalt or metal roofing should be given preference;
- Decks, porches and balconies should be sheathed with fire resistive materials;
- All eaves, attics, roof vents and openings under floors should be screened to prevent the accumulation of combustible material, using 3mm, non combustible wire mesh, and vent assemblies should use fire shutters or baffles;
- Exterior walls should be sheathed with fire resistive materials;
- All windows should be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the new building or structure;
- All chimneys and wood-burning appliances should have approved spark arrestors; and
- Building design and construction should generally be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.

Guidelines During Construction

- During construction of houses, all waste construction materials including brush and land clearing debris; needs to be cleaned up on a regular basis, to minimize the potential risk. No combustible materials should be left at the completion of construction.
- Prior to construction of any wood frame buildings, there must be fire hydrants within operating range.

Guidelines for Landscaping

- No conifer trees should be planted within 20m of the building.

- Landscaping should incorporate species that are fire resistant. These types of plants tend to have moist, supple leaves with low amounts of sap or resin. They also have a tendency not to accumulate dead material.
- Annual grasses within 10 meters of buildings should be kept mowed to 10 centimeters or less and watered regularly during the summer months;
- Ground litter and downed trees should be removed regularly and prior to the fire season;

2.5 Final Remarks

The intent of the Wildfire Hazard DPA is to reduce the risk from wildfire while recognizing the importance of natural features for both landscape character and environmental benefits. If the recommendations made within this report and the requirements of Schedule B are complied with, the risk of wildfire to this project site will be significantly reduced. If there are any questions or concerns as to the contents of this report, please contact us at any time.

Sincerely,

Project Staff:



David Lishman, BNRS
ISA Certified Arborist (PN-7535A)
ISA Certified Tree Risk Assessor (1867)

Supervisor:



Mike Coulthard, R.P.Bio., R.P.F.
Senior Forester, Biologist
Certified Tree Risk Assessor (46)

3 Appendix A

The following table outlines the results from the Wildland Urban Interface Wildfire Threat Rating System (WUI).

Plot	Duff and Litter Depth	Flammable Surface Vegetation Continuity	Vegetation Fuel Composition	How Woody Debris Continuity (0-1m)	Large Woody Debris Continuity (0-1m)	Kanifer Crown Closure	Deciduous Crown Closure	Kanifer Crown Base Height (m)	Suppressed Understory Kanifers (Stems/ha)	Continuous Forest (ha)	Deciduous Forest Health	BEC Zone	History	Aspect	Slope	Terrain	Position of Structures	Development Type	Total	Threat Class	Comments
1	3	1	2	2	2	10	7	2	2	1	4	1	10	12	10	7	0	0	76	2	Separated by road. Uphill slope away from house. Moderate Risk.
4	2	1	2	2	2	2	2	0	2	1	4	1	10	5	5	7	0	0	48	1	Deciduous trees under lines. Low risk
3	2	1	2	2	2	5	5	0	2	1	4	1	10	5	5	7	0	0	54	1	M2 layer just on other side of creek. Low risk.
2	2	1	2	2	2	10	7	0	2	1	4	1	10	5	5	7	0	0	61	2	M2 layer just on other side of creek. Low risk.



Figure 4. Location of Wildfire plots.

4 Limitations

1. Except as expressly set out in this report and in these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. ("**Diamond Head**") makes no guarantee, representation or warranty (express or implied) with regard to: this report; the findings, conclusions and recommendations contained herein; or the work referred to herein.
2. This report has been prepared, and the work undertaken in connection herewith has been conducted, by Diamond Head for the "**Client**" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head's sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
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4. Conditions affecting the trees subject to this report (the "**Conditions**", including without limitation structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated: information contained in this report covers only those Conditions and trees at the time of inspection; and the inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that the

trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will remain standing or will not fail. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

5. Nothing in this report is intended to constitute or provide a legal opinion, and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "**Government Bodies**") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including bylaws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
6. Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Loss or alteration of any part of this report invalidates the entire report.

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COUNCIL AGENDA/INFORMATION

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



North Vancouver Arts Office

REPORT TO THE DISTRICT OF NORTH VANCOUVER

January 22nd, 2014

File: 10.4794.90/001.000

AUTHOR: John Rice, Cultural Development Officer**SUBJECT:** Interim Support for Core-Funded Arts Groups: First Instalment on 2014 Grants**RECOMMENDATION**

It is recommended:

1. THAT Council approve the first scheduled instalment on annual core funding grants to support the four eligible arts groups identified in this report;
2. THAT this first round of 2014 payments, totaling \$317,492 in operating and facility grants, be capped at an amount equivalent to 50% of grant support received in 2013;
3. THAT the District's portion of this interim instalment, totalling \$148,746 in operating grants, be approved for release to the City of North Vancouver;
4. AND THAT the balance of the 2014 core funding grants be disbursed in or after June 2014, further to Council's final approval of the budget.

REASON FOR REPORT

To secure release of a first instalment of core funding grants to four eligible arts groups in North Vancouver: (1) the North Vancouver Community Arts Council; (2) Presentation House Gallery; (3) Presentation House Theatre; and (4) the Seymour Art Gallery.

EXISTING POLICY

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

SUMMARY

Core Funding consists of a combination of Operating Support Grants and Facility Grants in lieu of rent. The District and City of North Vancouver recognize four core-funded arts organizations that

operate municipally owned arts facilities, and that provide core arts and cultural services for the residents of North Vancouver. These groups are:

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

As outlined in policy, core-funded arts groups are scheduled to receive a first instalment on their operating grant early in the calendar year, while the balance of the annual grant awards are disbursed upon final approval of municipal budgets. This first instalment, referred to as "interim funding," is calculated at 50% of the previous year's approved grant.

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

BACKGROUND (Presentation House Theatre)

In late 2010 Councils for the District and City of North Vancouver provided Presentation House Theatre (PHT) with a one-time, emergency contribution of \$50,000 (DNV share: \$25,000). As a requirement of District support the Theatre has since provided annual progress reports to the Finance & Audit Committee, including recently a detailed review of the Theatre's cash flow projections that was presented on January 21st.

ANALYSIS

In order to qualify for core funding support, groups are required to report extensively on their financial position; account for use of funds in their most recent completed year; provide updates on their organizational targets; and review their annual work plans.

North Vancouver Community Arts Council:

Working largely in the context of community arts events, local music and visual arts practices, the Arts Council continues to develop a range of programs and services in response to identified community need. Financially, the Arts Council is in a healthy position. At year end June 30th, 2013, it posted an operating surplus equivalent to 2% of its operating budget and it continues to carry a appropriate balance in operating reserves and restricted funds. Staff notes, however, that the Arts Council is highly dependent on municipal grant support; over the course of the past three-year funding cycle, its average operating grant (\$205,000) has typically represented between 37% and 40% of its total operating budget.

Presentation House Gallery (PHG):

As previously reported, the Gallery is on a path to relocate to a new facility on the waterfront at the foot of Lonsdale. Having completed a feasibility study in 2011, PHG has now set a capital campaign target of \$15 million and completed work on a campaign plan. In 2012 PHG was forced to abandon an original plan to retrofit the iconic Cates Tug Shed, but by October 2013 was in a position to present a schematic design to City Council, together with a business plan that begins to outline the financial implications of moving to a stand-alone facility. As planning progresses, PHG proposes to update District Council in Spring 2014. At the end of its 2013 fiscal year the Gallery projects a small surplus, and continues to maintain an appropriate balance in operating reserves.

Presentation House Theatre (PHT):

In the past 18 months, spearheaded by new Artistic Director Kim Selody, PHT has worked hard to establish a new direction that includes: a focus on theatre for young audiences; establishing the Theatre as a venue for music and dance; developing new and stronger presenting partner-ships; building community support; strengthening revenues through a new program of touring shows; and establishing greater clarity with respect to the management of the aging facility.

At year end June 30th, 2013, however, despite a number of positive signs, PHT posted a deficit of \$28,000, bringing its total accumulated deficit in excess of \$100,000.

The Theatre's financial position was reported – as part of its annually scheduled update – to the December 10th meeting of the Finance & Audit Committee. At that meeting PHT was asked to develop a multi-year cash flow projection and to evidence how they will manage their deficit and ultimately reduce and eliminate their deficit. Finance staff has reviewed the cash flow, has taken considerable steps to understand the nature of the theatre's business and to verify the Theatre's projections.

At the January 21st meeting of the Finance & Audit Committee, Finance staff presented a report concluding that PHT's cash flow documents represent a reasonable recovery plan that can be supported.

An important element in proceeding with funding in 2014 is to ensure that the Theatre responds proactively to address changes in circumstances or revenues. To that end Finance staff recommends that PHT be required to report on a semi-annual basis to the Finance & Audit Committee.

Seymour Art Gallery (SAG):

In recent years the Seymour Art Gallery has largely redefined its role as a community art gallery. While it continues to act as a showcase for talented local artists, and continues to host a range of annual shows and gift galleries, the Gallery has generated a new regional profile that has enabled them to build new audiences beyond the confines of the Seymour area. Operationally, SAG is in a solid position. At the close of 2012, it registered a healthy surplus equivalent to 10% of its

operating budget, and over the past three years it has begun to achieve an appropriate balance in operating reserves and restricted funds.

FINANCIAL IMPLICATIONS

The first instalment on 2014 grants consists of \$252,500 in Operating Support and \$64,992 in Facility Grants. This amount is calculated at 50% of 2013 grants. The current report does not bring forward any changes or increases to the level of support for core funding.

Peer Jury Review / Grant Recommendations for 2014: Policy requires that Operating Support Grants be reviewed every three years by an independent jury of peer experts. As the next three-year funding cycle runs from 2014 through 2015 and 2016, a jury review of core funding grants took place on October 21st, 2013.

A brief summary of recommendations from that jury review process is provided below:

▪ North Vancouver Community Arts Council:	\$ 210,000
▪ Presentation House Gallery	\$ 150,000
▪ Presentation House Theatre	\$ 125,000
▪ Seymour Art Gallery	\$ 45,000

	\$ 530,000

Risk/Liability: As municipal budgets for the year have not yet been approved, the advance of interim funding precludes the municipalities' ability to completely eliminate these grants in the Financial Plan, but does allow some flexibility to adjust in response to budget priorities.

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

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

CULTURAL PLAN / POLICY IMPLICATIONS

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

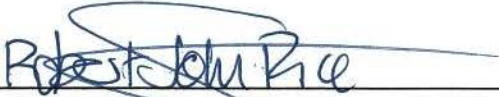
- recognizes that the core-funded arts groups contribute to the social vibrancy and economic sustainability of North Vancouver;

SUBJECT: Interim Support for Core-Funded Arts Groups: First Instalment on 2014 Grants

January 22nd, 2014

Page 5


- ensures that the community continues to benefit from the diverse activities that take place within a healthy mix of civic facilities;
- and establishes the municipality's commitment to providing stable, ongoing operating support for the groups that manage and program those facilities on its behalf.



John Rice, Cultural Development Officer

Attachments.

A. Core/Operating Support for Arts Organizations: Calculation of Interim Support 2014.

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

CORE/OPERATING SUPPORT FOR MAJOR ARTS ORGANIZATIONS

CALCULATION OF FIRST INSTALMENT / INTERIM FUNDING, 2014

Prepared by the Arts Office

	2013 ACTUAL			FIRST INSTALMENT 2014 (Calculated at 50% of 2013)			First Instalment (Jan. 2014)
	CNV	DNV	Combined	CNV	DNV	Combined	
North Vancouver Community Arts Council							
Operating Grant, Arts Council	53,450	69,050	122,500	26,725	34,525	61,250	
Operating Grant, Cityscape Community Art Space	41,250	41,250	82,500	20,625	20,625	41,250	102,500
Facility Grant in Lieu of Rent	15,600		15,600	7,800		7,800	
Core Funding Support to Organization	110,300	110,300	220,600	55,150	55,150	110,300	
BC Photography & Media Arts Society							
Operating Grant, Presentation House Gallery	64,635	80,366	145,000	32,317	40,183	72,500	72,500
Facility Grant in Lieu of Rent	15,731		15,731	7,866		7,866	
Core Funding Support to Organization	80,366	80,366	160,731	40,183	40,183	80,366	
Presentation House Cultural Society							
Operating Grant, Presentation House Theatre	18,174	96,826	115,000	9,087	48,413	57,500	57,500
Facility Grant in Lieu of Rent	78,652		78,652	39,326		39,326	
Core Funding Support to Organization	96,826	96,826	193,652	48,413	48,413	96,826	
Seymour Art Gallery							
Operating Grant, Seymour Art Gallery	30,000	10,000	40,000	15,000	5,000	20,000	20,000
Facility Grant in Lieu of Rent		20,000	20,000		10,000	10,000	
Core Funding Support to Organization	30,000	30,000	60,000	15,000	15,000	30,000	
TOTAL GRANT SUPPORT							
Operating Grant Support, TOTAL	207,509	297,492	505,000	103,754	148,746	252,500	252,500
Facility Grants in Lieu of Rent, TOTAL	109,983	20,000	129,983	54,992	10,000	64,992	
Core Funding Support to Arts Organizations, TOTAL	317,492	317,492	634,983	158,746	158,746	317,492	

AGENDA INFORMATION

- ☐ Regular Meeting Date: _____
- ☐ Workshop (open to public) Date: _____

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

REPORT TO COUNCIL

January 23, 2014
File: 01.0470.20/001.001

AUTHOR: Doug MacKay-Dunn, Councillor

SUBJECT: **Committee to Study all of the Possible Benefits of Amalgamation on the North Shore**

RECOMMENDATION:

WHEREAS the North Shore municipalities face ever increasing capital and operating costs within an environment of rising concern over tax increases;

WHEREAS the North Shore communities share mutual concerns regarding the cost of major infrastructure challenges such as Transit, Roadways, Bridges and Sewage Treatment;

WHEREAS during the last election promises were made, almost across the board, to contain costs and control tax increases which were considered to be unsustainable;

WHEREAS the Canadian Federation of Independent Businesses (C.F.I.B.) has singled out our communities asking why there are three mayors and eighteen councillors on the North Shore and only one mayor and eight councillors in Surrey a community three times the size of our three communities;

WHEREAS the problem of traffic congestion has greatly inconvenienced the citizens of the North Shore caused by the ongoing densification and development in the City with its negative impact on transportation infrastructure capacity;

WHEREAS the lack of a fully integrated planning function among the North Shore communities has added to the problem and this deficiency can only be addressed through the full integration of all municipal functions;

WHEREAS it is incumbent on the elected local government representatives to explore every means of cost containment especially in regards to redundancies and 'triplication' of elected government, administration and services to ensure that municipal services are delivered in an effective, efficient and economical manner.

THEREFORE be it resolved that:

1. Council support the forming of an independent (Blue Ribbon) committee consisting of distinguished members of the three North Vancouver communities to examine all possible benefits of an amalgamation and report back to Council no later than September 8, 2014;
2. Council request that North Vancouver City and the District of West Vancouver support asking the Province to provide funding to assist in any research and/or studies required on a possible amalgamation;
3. The Minister responsible for Municipal Auditor General's office be formally requested to direct the Auditor to assist in this review;
4. Both the City of North Vancouver and the District of West Vancouver be invited to participate in the selection of the members of the committee;
5. In order to ensure that the entire process is impartial and its findings are driven by evidence, politicians and staff should not directly participate except for the selection of the members of the "Blue Ribbon Committee" and to provide any necessary support or requested information;
6. Subject to the results of the review, the question of amalgamating the three North Shore municipalities be put to our communities by way of referenda in the next municipal election; and,

The referendum question be crafted in consultation with the Province in accordance with appropriate legislation and best practises.

REASON FOR REPORT:

To request Council's support for the forming of a "Blue Ribbon Committee" to study all of the possible benefits of amalgamation of the three North Shore municipalities with a view of putting the question of amalgamation to citizens of the North Shore in a referendum at the next municipal election.

BACKGROUND:

The question of amalgamation has been put to the people before and has been supported in large measure by District residents but not to the same extent by residents of the City. Since then the demographics of the North Shore has changed and more and more citizens are asking why there are three local governments for only 180,000 residents.

Conclusion:

I do appreciate that there may be resistance in some quarters to this proposal, but I argue that the current governance model is not effective, efficient or economical and that it is incumbent on this Council to demonstrate that it will examine every possible way to contain costs while retaining current levels of services. I further argue that such opposition is self-directed and does not represent the wishes of the entire community of the North Shore.

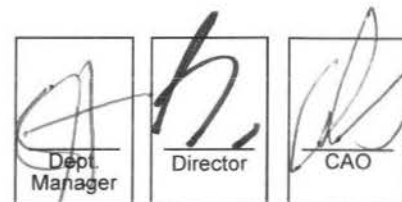
Respectfully submitted,

Doug MacKay-Dunn
Councillor

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: _____

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



The District of North Vancouver

REPORT TO COUNCIL

January 28, 2014

File: 01.0595.20/006

Tracking Number: RCA -

AUTHOR: Julie Pavey, Section Manager Environmental Sustainability

SUBJECT: District participation in the National Energy Board public hearing process for the Kinder Morgan Trans Mountain Pipeline Expansion project

RECOMMENDATION:

1. That Council direct staff to apply for intervenor status in the National Energy Board's public hearing process for the Kinder Morgan Trans Mountain Pipeline Expansion Project.

REASON FOR REPORT:

1. To provide Council with an overview of the options with respect to District participation as an intervenor in the National Energy Board (NEB) process for the Trans Mountain Pipeline Expansion (TMX) Project as requested at the January 20, 2014 Council meeting.
2. To seek Council's feedback on the preliminary list of TMX project impacts that may directly affect the District of North Vancouver.

SUMMARY:

At the January 20, 2014 Council meeting, staff were directed to explore options with respect to District participation in the NEB public hearing process for the TMX project, including intervenor status, and report back to Council prior to the application deadline date.

Staff have:

- reviewed the information and application package provided by the NEB
- participated in the NEB's online *Application to Participate* training session
- liaised with other stakeholders around Burrard Inlet
- compared a preliminary list of District-specific concerns against the list of 12 specific issues the NEB has stated it will consider

The NEB has established the public hearing process and invited parties who are directly impacted by the TMX project to apply to participate.

The District has to provide the following information to the NEB when applying for intervenor status:

1. a description of the individual or group that is applying;
2. a determination of District's interest and/or expertise in the matter; and
3. the identification of issues from the NEB-specified list that the District wishes to speak to; and preliminary identification of the type of information the District will be providing relative to a specific issue; and,
4. the level of participation for which the District is applying.

Staff recommends that the District apply to participate as an intervenor as there are a number of outstanding concerns including potential impacts to our marine and foreshore environment and the effectiveness and coordination of emergency response planning.

Ultimately, the NEB decides who will be allowed to participate and at what level.

BACKGROUND:

The January 14, 2014 staff report to Council regarding the Kinder Morgan Westridge Terminal Expansion Project provided information further to that which had been provided at the public information meeting held by the District in September 2013.

The January 14, 2014 report included:

- the project background
- a summary of Norwegian spill response capacity
- the presentations and a summary from the September 2013 public meeting
- correspondence between the Village of Belcarra and Kinder Morgan Canada
- an overview of the NEB regulatory process

EXISTING POLICY:

There are a number of policies that can inform and support the District's feedback on the TMX project including:

- Official Community Plan (OCP) goals include conserving the ecological integrity of our natural environment while providing for diverse park and outdoor recreation opportunities and to develop an energy-efficient community that reduces its greenhouse gas emissions and dependency on non-renewable fuels while adapting to climate change.
- The Parks and Open Space Strategic Plan (POSSP) identifies that public waterfront access continues to be highly valued for outdoor recreation and environmental and historical appreciation. The POSSP includes key recommendations to improve and strengthen public access to the waterfront and supports the Maplewood Conservation Area goal to protect and manage the last remaining waterfront wetland ecosystem on the North Shore. There are also key recommendations to promote and support broad community stewardship of parks and

open spaces to effectively conserve, protect and enhance ecologically integrity and biodiversity.

- The Corporate Policy – Harbour Development – Port of Vancouver Master Plan (13-6850-1) provides policy considerations for future developments in the harbour. The policy notes that the operation of loading and storage terminals for hazardous goods is deemed to be incompatible with the primary residential character of the District and that such facilities should be located outside the inner Port away from centres of population.

ANALYSIS:

The options for District consideration include:

1. A description of the individual or group that is applying.

Other municipalities and First Nations around Burrard Inlet have agreed that each entity should apply for intervenor status on the issues that directly impact their interests. There is interest in collaborating on issues that are shared and any additional studies that are required to provide expert testimony will be reviewed to see where collaboration and potential cost-sharing can be undertaken between all concerned parties.

2. A determination of District interest and/or expertise.

The District should be eligible to participate as it is directly affected by the TMX project and can provide relevant information or local expertise. The District represents the interests of the broader community including social, environmental and economic considerations, is a service provider and a land owner. Public participation is important to ensure that the NEB is provided with a variety of views and information on the project.

3. The identification of issues from the NEB list to which the District wishes to speak.

The NEB has determined a list of issues it will consider during the hearing process. It will ONLY consider these issues. Staff have identified six key issues (shown in boxes) from the NEB list of 12 issues that can directly impact the District and/or on which the District can provide relevant information or local expertise.

They are:

1. The need for the proposed project.
2. The economic feasibility of the proposed project.
3. The potential commercial impacts of the proposed project.

4. The potential environmental and socio-economic effects of the proposed project, including any cumulative environmental effects that are likely to result from the project, including those required to be considered by the NEB's *Filing Manual*.

5. The potential environmental and socio-economic effects of marine shipping activities that would result from the proposed Project, including the potential effects of accidents or malfunctions that may occur.

6. The appropriateness of the general route and land requirements for the proposed project.

7. The suitability of the design of the proposed project.

8. The terms and conditions to be included in any approval the Board may issue.

9. Potential impacts of the project on Aboriginal interests.

10. Potential impacts of the project on landowners and land use.

11. Contingency planning for spills, accidents or malfunctions, during construction and operation of the project.

12. Safety and security during construction of the proposed project and operation of the project, including emergency response planning and third-party damage prevention.

It should be noted that the NEB does not intend to consider any environmental or socio-economic effects associated with upstream activities, the development and exploitation of the oil sands, or the downstream use of the product transported by the pipeline.

4. The level of participation for which the District is applying.

There are different levels of participation in the NEB's hearing process:

- Commenters participate by submitting a Letter of Comment which allows a party to share their views on the applicator in a letter. Commenters do not ask questions about other participants' evidence or make a final argument at the oral portion of the hearing.
- Being an intervener requires a time commitment to the hearing process. Not only does an intervenor have to research and build their submission, interveners are also obligated to

respond to information requests on any evidence they submit. Interveners may ask information requests of other participants who have filed evidence, and present final argument.

The NEB makes the determination on who will be allowed to participate and at which level (commenter or intervener).

Because the NEB Public Hearing Process is iterative, it is recommended that the District submit an application in order to preserve the right to participate as an intervenor. There are a number of outstanding concerns including:

- the potential impacts to the marine and foreshore environment including conservation areas and District owned properties
- effectiveness and coordination of emergency response planning
- the behaviour of dilbit in our local environment under a range of conditions
- review of third party spill response capacity
- spill response times for first responders
- potential economic impacts associated with a large spill (remediation standards, emergency response, litigation costs, loss of workforce and productivity)
- permanent environmental impact to marine habitat as a result of expanded terminal
- marine vessel air quality impacts
- erosion from wave action from additional marine shipping activities including archaeological resources in Cates Park/Whalley-Whiten
- impacts to District residents as a result of increased noise and light from terminal operations and marine vessels at anchor
- concerns for human health risk from a large scale spill in a densely populated area and evacuation planning
- federal and provincial resources required to address recommendations from expert panel review on tanker safety

The District's objective will be to note unresolved issues and any others that may come to its attention through the review of the application materials, and the iterative process provided for by the NEB.

Timing/Approval Process:

- The TMX application was filed on December 16, 2013.
- The NEB's Apply to Participate process opened on January 15 and closes at noon on February 12, 2014.
- The NEB decides who can participate.
- The NEB expects to announce those who have been granted the opportunity to participate, and at which level, as part of the Hearing Order in late March 2014.
- The Hearing Order will include the dates and locations for the public hearing process.
- Under the NEB Act, the Board has no more than 15 months from the date the application has been determined to be complete to provide recommendations to the federal government.

Concurrence:

A number of municipalities in the lower mainland are considering or have already made a decision to apply to participate as intervenors in the NEB public hearing process for the TMX Project.

Those who have already decided to apply for intervenor status are:

- City of North Vancouver
- Belcarra
- City of Vancouver
- City of Burnaby
- Township of Langley
- City of Surrey
- Metro Vancouver Regional District
- Fraser Valley Regional District

District staff will continue to liaise with other municipalities and organizations to discuss cooperation and collaboration for issues of shared interest.

The District's participation in the NEB process for the TMX will include staff input from the Executive team, Communications and Corporate Planning, Community Planning, Environmental, Engineering and Parks, Public Safety, Emergency Management, Legal and Emergency Service Providers.

Financial Impacts:

There are costs associated with participating as an intervenor in the NEB process.

The costs to research and submit the application are relatively minor and the work can be completed with existing resources.

The cost to participate as an intervenor will depend on the level of participation granted by the NEB and the number of issues the District intends to address. The financial considerations include existing staff time as well as temporary staff resources (research analyst) with a projected budget for studies of \$25,000. Staff will report further to Council regarding financial plan implications and any funding requests as further information is available.

Any additional studies that are required to provide expert testimony will be reviewed with partners across the lower mainland to see where collaboration and potential cost-sharing can be found.

Liability/Risk:

Participation as an intervenor will allow the District the opportunity to have a voice at the table to speak to concerns about the expansion of the terminal and the increase in oil tanker traffic. This includes the mitigation of potential impacts to the marine and foreshore habitat through improvements to oil spill management and capacity.

Social Policy Implications:

The District is a community with a waterfront that ranges from industrial to sensitive estuary and as such our waterfront is a highly valued asset.

Environmental Impact:

An overview analysis of the likely and possible impacts from the proposed expansion was previously reported to Council on January 20, 2014. A key District concern remains the increased potential for a significant spill which could have a significant environmental impact to sensitive marine and foreshore habitats.

Public Input:

A meeting was hosted by the District on September 12, 2013 which provided the opportunity for public input. The information meeting was promoted on the District website, in local newspaper advertisements and was well attended.

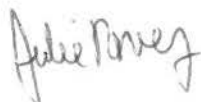
Conclusion:

This report provides further information on the options with respect to District participation as an intervenor in the NEB public hearing process for the TMX project. The NEB process is highly structured and the deadline to apply to participate is February 12, 2014.

Options:

1. That Council direct staff to apply to the National Energy Board (NEB) public hearing process for the Trans Mountain Pipeline Expansion Project (TMX) to participate as an intervenor.
2. That Council direct staff to apply to the National Energy Board (NEB) public hearing process for the Trans Mountain Pipeline Expansion Project (TMX) to participate as a commenter with a written Letter of Submission.
3. That Council provide additional feedback to staff on the list of issues identified for the District to include in the application package.

Respectfully submitted,



Julie Pavey

Section Manager Environmental Sustainability

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