

# AGENDA ADDENDUM

*REGULAR MEETING OF COUNCIL*

**Monday, September 15, 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



[www.dnv.org](http://www.dnv.org)

THIS PAGE LEFT BLANK INTENTIONALLY

## REGULAR MEETING OF COUNCIL

7:00 p.m.  
September 15, 2014  
Council Chamber, Municipal Hall  
355 West Queens Road, North Vancouver

### AGENDA ADDENDUM

#### THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

#### 9. REPORTS FROM COUNCIL OR STAFF

**9.5. DVP 31.14 – 858 Handsworth Road – Neighbour Notification**  
File No. 3060.20/031.14

*Recommendation:*

THAT the September 11, 2014 report of the Community Planner be received for information.

**9.6. Consideration of the City of North Vancouver's Official Community**  
File No. 13.6440.01/000.000

*Recommendation:*

THAT Council:

1. Receive the September 11, 2014 report of the Section Manager – Policy Planning on the consideration of the City of North Vancouver's Official Community Plan for information;
2. Communicate to the City of North Vancouver a strong desire to continue active planning and collaboration with the City to address joint transportation related issues; and
3. Direct staff to forward this report to the City of North Vancouver.

**9.8 Request for Contingency Noise Bylaw Variance – Keith Road Extension  
Roadwork for Seylynn Development**  
File No. 11.5210.01/000.000

*Recommendation:*

THAT Council relax the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night and on weekends, to complete off-site civil works for the Seylynn Development for the period from September 18<sup>th</sup> to October 31<sup>st</sup>, 2014.

THIS PAGE LEFT BLANK INTENTIONALLY

## REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>A.A. Sept 15, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

 Dept. Manager	9.5  GM/ Director	_____ CAO
---	--	--------------

## The District of North Vancouver REPORT TO COUNCIL

September 11, 2014  
File: 3060.20/031.14

**AUTHOR:** Kathleen Larsen, Community Planner

**SUBJECT:** DVP 31.14 - 858 Handsworth Road – Neighbour Notification

**RECOMMENDATION:**

THAT Council receive this report for information.

**REASON FOR REPORT:**

In accordance with Council's request to receive an indication as to the number of residents receiving notification, being in support or in opposition, the following information is submitted for the development variance permit being considered on September 15, 2014.

**DISCUSSION:**

As of 10:00 am on September 11, 2014:

- a) Development Variance Permit 31.14 – 858 Handsworth Road
  - i. 9 notices were sent out to adjacent property owners/residents and to the Edgemont/Upper Capilano Community Association. One response of support from an adjacent neighbour was received and is attached for the information of Council. The applicant has signed an agreement with this neighbour to maintain an existing fence along the west property line.

  
Kathleen Larsen  
Community Planner

Attachment – Neighbour Letter of Support

**RUSSELL H. BAKER**

870 Handsworth Road  
North Vancouver, B.C.  
Canada V7R 2A2  
TEL: 604.980.7619

August 15, 2014

Lucy Zhong and Jack Qi  
858 Handsworth Road  
North Vancouver, BC V7R 2A2

Subject: Variance Application for 858 Handsworth Road, North Vancouver BC

Dear Lucy and Jack

As the new owners of the residence at 858 Handsworth Road, we understand you have applied for a building permit with two variances for additions to the existing residence as outlined in a letter to the District Planning Department on July 30, 2014. We have reviewed your request and have no objection to the permit or its variances subject to two requests:

1. That you maintain the existing fence at your expense on the west side of your property consistent with the bylaws of North Vancouver required for the adjacent pool on our property immediately to the west.
2. That you replace any sections of the fence that might be removed for temporary construction access at the earliest possible date and that temporary construction fencing be put in place (again consistent with North Vancouver bylaws).

We look forward to being good neighbours and wish you all the best for your new project. Please indicate your agreement with these requests by returning a signed copy of the letter to us prior to August 25 2014.

Signed

  
\_\_\_\_\_  
Charlotte Baker

  
\_\_\_\_\_  
Russ Baker

Date: August 15, 2014

  
\_\_\_\_\_  
Lucy Zhong

  
\_\_\_\_\_  
Jack Qi

Date: Aug 20, 2014



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>SEPT 15/2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

SDS For Dept. Manager	9.6 GM/ Director	CAO
--------------------------------	------------------------	-----

## The District of North Vancouver REPORT TO COUNCIL

September 11, 2014  
File: 13.6440.01/000

**AUTHOR:** Sarah Dal Santo, Section Manager Policy Planning

**SUBJECT:** **Consideration of the City of North Vancouver's Official Community Plan (Bylaw No. 8400)**

### RECOMMENDATION:

THAT Council:

1. Receive for information this staff report on the consideration of the City of North Vancouver's Official Community Plan;
2. Communicate to the City of North Vancouver a strong desire to continue active planning and collaboration with the City to address joint transportation related issues; and
3. Direct staff to forward this report to the City of North Vancouver.

### REASON FOR REPORT:

To provide a status update and an opportunity for Council to comment on the City of North Vancouver's Official Community Plan (City) Bylaw No. 8400. This OCP Bylaw may be found at: (<http://www.cnv.org/attach/2014%2007%2021%20item%2009%20attach%2001.pdf>).

### SUMMARY:

District staff has received a referral from the City of North Vancouver (City) requesting comments on their Official Community Plan Bylaw No. 8400. This revised OCP provides additional clarity and addresses many items raised by District staff on reviewing an earlier (April 2014) draft of the OCP. In general, the City's OCP complements the District's OCP and enables opportunities for ongoing collaboration with neighbouring jurisdictions, including the District of North Vancouver, and other agencies on a wide range of key initiatives and programs. This staff report outlines recent key changes to the City's OCP and identifies a number of items for potential consideration by City of North Vancouver.

**BACKGROUND:**

North Vancouver City Council approved first reading of their new Official Community Plan (OCP) Bylaw No. 8400 on July 21, 2014 (see CNV staff report – Attachment 1). This bylaw was also referred to relevant agencies, including the District of North Vancouver (see attached referral letter – Attachment 2), for review and comment in advance of the public hearing which is scheduled for September 29, 2014.

District staff provided preliminary comments on the City's Draft OCP in April 2014 (see attached letter – Attachment 3), and the majority of these comments have been addressed in the updated OCP.

**EXISTING POLICY:**

The Provincial *Local Government Act* (Part 26, Division 2) requires that:

**879 (1)** During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

**ANALYSIS:**

The City of North Vancouver staff report notes a number of recent changes to their OCP since the July 7, 2014 CNV Council meeting. Highlights of these changes may be summarized as follows.

**A. Key Changes in the OCP**

**Land Use Designations Changes and Plan Capacity** Earlier comments from District staff identified the need for clarity as to how population projections address increased population and housing units arising from the potential uptake of density bonus provisions in the City's OCP land use designations. The City's staff report clarifies that the estimated capacity, assuming build-out at OCP land use densities without the density bonus, accommodates the 2031 population projections provided by Metro Vancouver. The estimated capacity, assuming build-out at the OCP land use densities with maximum bonus densities accommodates the 2041 population projection. Maximum densities and maximum density bonus provisions in the OCP land use designations provide additional clarity and certainty on allowable densities for the community and developers as redevelopment occurs.

**Density Bonus and Community Amenity Policy** While not specifically part of the OCP, the City has been working on a *Density Bonus and Community Amenity Policy* as a companion document to the OCP. This policy is intended to serve as a guide for consideration of density bonuses associated with specific OCP land use designations. It provides a blended approach of fixed rates, rental and non-market housing requirements, and negotiation (on limited projects) to secure identified community amenities. This policy is anticipated to be brought forward for Council's consideration of endorsement after the adoption of the updated OCP.

**Key Growth Areas and Frequent Transit Development Areas (FTDA)** The City's OCP and staff report identify key opportunities for new residential and commercial growth to 2031 in the

Lonsdale Regional City Centre (in particular Central Lonsdale around East 15<sup>th</sup> Street) as well as in two FTDA's: Marine Drive and East 3<sup>rd</sup> Street. Two key changes in density have occurred:

- (i) *Central Lonsdale* - The 1500 block of Eastern Avenue and the north side of the 200 block of East 15th Street have been returned to Residential Level 5 (1.6 FSR) with a maximum height of 6 storeys from the proposed Residential Level 6 (2.3 FSR) with a maximum height of 12 storeys.
- (ii) *East 3rd Street Area* - With limited exemptions, the 2014 OCP Bylaw now applies Residential Level 3 (0.75 FSR) to the majority of the area between St. Patrick's and Queensbury and the north side of East 3rd Street south to the Low Level Road.

**Secondary Suites and Coach Houses** The provision to allow both a secondary suite and a coach house in the Residential Level 1 category has been revised to exclude this option. This approach is consistent with the District's proposed gradual entry approach to coach houses.

**Regional Context Statement** As required under the Provincial *Local Government Act*, the City's OCP now includes a regional context statement that identifies how the updated OCP is consistent with the Metro Vancouver *Regional Growth Strategy*.

**OCP Targets Indicators and Monitoring Strategy (TIMS)** A set of targets and indicators are proposed to be added with the 2014 OCP to monitor the implementation of goals and objectives over time. Originally proposed to be included within the OCP, it was recently determined that their inclusion as a separate document would better ensure their long-term viability and flexibility to respond to best practices in monitoring and evaluation as more information becomes available over time. Many of the indicators proposed to be monitored by the City are consistent with those proposed to be used by the District.

Overall, District staff finds the City's Official Community Plan (OCP) to be a comprehensive and useful policy document to guide the City's community vision to 2031. In general, the City's OCP complements the District's OCP and enables opportunities for ongoing collaboration with neighbouring jurisdictions, including the District of North Vancouver, and other agencies on a wide range of key initiatives and programs. The City's OCP also demonstrates a strong commitment to their Sustainable City Framework and to the ongoing monitoring of progress towards their OCP objectives and policies.

## **B. Recommendations for Consideration by the City**

As a neighbouring community through which all vehicular traffic passes through on the way in and out of the City, the District of North Vancouver is concerned about potential transportation impacts to the District arising from development per the land use designations in this OCP. To address this concern we respectfully advise that the City consider the following.

### **Recommendations for transportation planning:**

1. Recognize that coordinated land use and transportation planning between the City and District is paramount in order to ensure integrated and cohesive communities and

to plan for efficient connections between key centres and frequent transit development areas in both municipalities.

2. Support key road improvements to facilitate movements in and out of the City. For example, consider adding 'future' Major Road Network (MRN) routes such as West 1st and part of East Keith Road.
3. Continue involvement with the District, the Provincial Ministry of Transportation and Infrastructure and TransLink on North Shore transportation-related issues: transit, cycling, pedestrian, road infrastructure, emergency services across municipal boundaries. Of particular note is the corridor along Marine Drive/3rd Street/Cotton Road/Main Street (to Phibbs Exchange) between Lions Gate and Second Narrows bridgeheads where planning for rapid level (B-Line type) transit service is under discussion as part of TransLink's Regional Transportation Plan development.
4. Coordinate consideration of reduced parking measures especially for neighbouring areas.

**Recommendations for land use planning:**

1. The Marine Drive and East 3rd Street Frequent Transit areas as identified in the City's OCP are proximate to, or have potential implications for DNV neighbourhoods. The District encourages the continued and ongoing need for coordinated land use, transportation and infrastructure planning for these areas.
2. With respect to the Special Study Areas identified in the OCP (Lucas Centre, Cloverley Elementary School and Westview), the District recommends consideration of a public assembly lands strategy that acknowledges the importance of public assembly lands and uses as ongoing community assets necessary to support community health and well-being, and that retention of publicly used lands and buildings (where appropriate) is supported for long-term community purposes to the greatest extent possible.
3. Redevelopment of the Westview Shopping Centre and the nearby Cypress Gardens could impact neighbouring District neighbourhoods, including planning for the redevelopment of the Delbrook Community Centre site. The District encourages opportunities to provide input to planning in these special study areas.
4. The District encourages the City to consider additional opportunities to protect employment lands, to encourage new business investment and job growth, and to ensure adequate transit to support these areas (e.g. Harbourside Waterfront). In addition, the City is encouraged to add an OCP policy to the effect that policy measures and strategic initiatives to encourage business investment, as well as retention of existing and growth of high quality, well-paying jobs (e.g. office, health, education, technical, industry) on the North Shore have a role to play in maintaining the vibrancy of our respective communities and are strategies where coordinated efforts would be beneficial.

**Recommendations for environment and infrastructure planning:**

1. Coordination of district energy systems and local green energy sources between North Shore municipalities should be encouraged. District staff welcomes ongoing opportunities to collaborate with neighbouring municipalities on emissions reductions, integrated watershed management planning and other environmental efforts.
2. The OCP should encourage opportunities to expand the integrated system of parks and greenways with new redevelopment. A growing number of City (as well as other regional visitors) access the natural areas in the surrounding District and the impact their urban footprint has on that resource needs to be monitored and mitigated.
3. The OCP should make reference to the Metro Vancouver *Drinking Water Management Plan*. The City has a number of high volume water consumers (e.g. Neptune Terminals and Lions Gate Hospital) and one of our municipal obligations under the *Drinking Water Management Plan* is to promote water conservation.
4. The City should consider providing a statement in the OCP re street lighting, particularly with respect to sufficiency and energy efficiency.

**Timing/Approval Process:**

The City of North Vancouver is seeking comments on their OCP in advance of the public hearing currently scheduled for September 29, 2014. It is anticipated that the OCP will be presented to City Council for consideration of approval in October 2014.

**Conclusion:**

Overall, District staff finds the City's Official Community Plan (OCP) to be a comprehensive and useful policy document to guide the City's community vision to 2031. Given the important role that effective and efficient transportation systems play on the liveability, economic vibrancy and success of both the City's and District OCP's staff recommends that the City and the District continue active planning and collaboration to address joint transportation related issues.

Respectfully submitted,







Sarah Dal Santo  
Section Manager Policy Planning

**Attachments:**

- 1) City of North Vancouver staff report to Council at first reading of the OCP on July 21, 2014.
- 2) OCP referral letter from the City of North Vancouver dated July 24, 2014.
- 3) Preliminary DNV staff comments on the City's Draft OCP (April 23, 2014).

<b>REVIEWED WITH:</b>		
<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: _____

 Section Manager	 Division Manager	 Director	 CAO
--	--	--	---



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**REPORT**

---

To: Mayor Darrell R. Mussatto and Members of Council

From: Neal LaMontagne, Manager, Long Range and Community Planning, on behalf of the CityShaping team

SUBJECT: CONSIDERATION AND REFERRAL OF THE 2014 OFFICIAL COMMUNITY PLAN (BYLAW NO. 8400).

Date: July 16, 2014 File No: 6480-01

---

COPY

*The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the Manager, Long Range and Community Planning, dated July 16, 2014, entitled "Consideration and Referral of the 2014 Official Community Plan (Bylaw No. 8400)":

**THAT** Official Community Plan Bylaw, 2014, No. 8400 (A Bylaw to Establish a New Official Community Plan) be considered;

**THAT** said Bylaw be referred to a Public Hearing on September 29, 2014;

**AND THAT** the said Bylaw be referred to the Squamish Nation Band Council, the District of North Vancouver and District of West Vancouver, the Metro Vancouver Board, TransLink, Port Metro Vancouver and North Vancouver School District for their review and comment.

**ATTACHMENTS:**

1. Bylaw No. 8400 (A Bylaw to Establish a New Official Community Plan);
2. 2014 Official Community Plan Targets and Indicators (OCP-TIMS) (Preliminary).

## **PURPOSE:**

The purpose of this report is to present the 2014 Official Community Plan Bylaw for Council's consideration of first reading, referral to relevant agencies and jurisdictions, and referral to a Public Hearing in September.

A set of indicators and targets (OCP-TIMS) has also been prepared to help monitor progress on the new Plan. These indicators and targets will support the implementation of the Plan but do not form part of the OCP Bylaw. Staff will report back to Council following adoption of the OCP with an update on the Targets Indicators and Monitoring Strategy.

## **BACKGROUND:**

CityShaping is the process to update the City's Official Community Plan (OCP) through an extensive broad-based community engagement program. Since the launch of CityShaping in 2011, staff has sought to engage and solicit ideas and input from as many residents as possible and to date over 4,600 community members have actively participated. This has involved over 91 events large and small including workshops, mobile open houses, focus groups with seniors, youth and immigrants, feedback forms and online input. A full summary of public input to date by Stage is available on the CityShaping website.

In December 2013, Council released a draft OCP for public review and comment, launching Stage Four of the process. Stage Four included a comprehensive public engagement program including four town hall meetings, changes to the draft OCP in response to public input, and consideration at a number of Council meetings. Background information, a summary of public input, and detail on changes to the draft OCP can be found in the following reports as well as at [www.cnv.org/CityShaping/draft\\_ocp.html](http://www.cnv.org/CityShaping/draft_ocp.html):

- 1) April 30<sup>th</sup> Council Report: "Official Community Plan Update: CityShaping Stage Four Input and Proposed Amendments". This report details the community engagement process and the staff proposed changes to the Draft OCP, primarily focused on land use, density, and building height.
- 2) April 30<sup>th</sup> Information Report: "Social Content in the Draft OCP". This report summarizes input to support a more comprehensive approach to social content in the final OCP.
- 3) May 15<sup>th</sup> Information Report: "CityShaping – Stage Four Supplemental Information". Provides further detail on participation targets and participants, further detail and rationale for the staff proposed changes to land use, and potential impacts of future development on infrastructure and services.



- 4) July 2nd Council Report: “Direction on the Draft OCP”. Provides detail on draft OCP changes following the June 18<sup>th</sup> Council Meeting including proposed revisions to policy content and land use and density.
- 5) July 2nd Information Report: “CityShaping Supplemental Information”. Provide supplemental information in response to Council requests regarding the East 3<sup>rd</sup> Street area.

Council provided direction on the Draft OCP at the July 7, 2014 Council Meeting which has been incorporated into the Bylaw version of the OCP which is under Council consideration with this report.

## **DISCUSSION:**

Following on Council’s direction at the July 7, 2014 Council Meeting, a final bylaw version of the updated OCP is being presented for Council’s consideration, first reading, and referral to Public Hearing.

### **Local Government Act Requirements**

The *Local Government Act* (LGA) requires that municipalities include specific items in their OCP. This includes the location of specific land uses to energy and emissions reduction targets, policies and actions and the inclusion of a Regional Context Statement. The 2014 OCP presented in the attached bylaw meets those LGA requirements. It is also consistent with the Metro Vancouver Regional Growth Strategy (Metro Vancouver 2040: Shaping our Future).

The LGA also articulates the municipality’s responsibility to consult with specific jurisdictions and agencies in the development of an updated Plan. Throughout the CityShaping process, the City has consulted neighbouring jurisdictions (Squamish Nation, District of North Vancouver, District of West Vancouver) as well as provincial and federal agencies (Metro Vancouver, TransLink, and Port Metro Vancouver). While adjacent jurisdictions have been consistently engaged in dialogue on the developing Draft Plan, additional agencies have been updated (with opportunity to provide input) through key contacts. In-depth discussions with North Vancouver School District have continued throughout the process. A formal agreement with Vancouver Coastal Health has provided an unprecedented amount of input and review from a locally represented provincial agency. The City is therefore exceeding its notification requirement.

## **Changes since the July 7 Council Meeting**

Key changes reflected in the 2014 OCP Bylaw (Attachment #1) as a result of Council direction provided at the July 7<sup>th</sup> Council Meeting include the following:

1. *Secondary Suites and Coach Houses.* The provision to allow both a secondary suite and a coach house in the Residential Level 1 category has been revised to exclude this option.

2. *Special Study Areas.* The proposal for a Special Study Area north of East 3<sup>rd</sup> Street between St. David's and Queensbury Avenues has been removed. In addition, the Special Study Area proposed for the 300 blocks of East 15<sup>th</sup> to 17<sup>th</sup> has been extended north to East 19<sup>th</sup> Street.

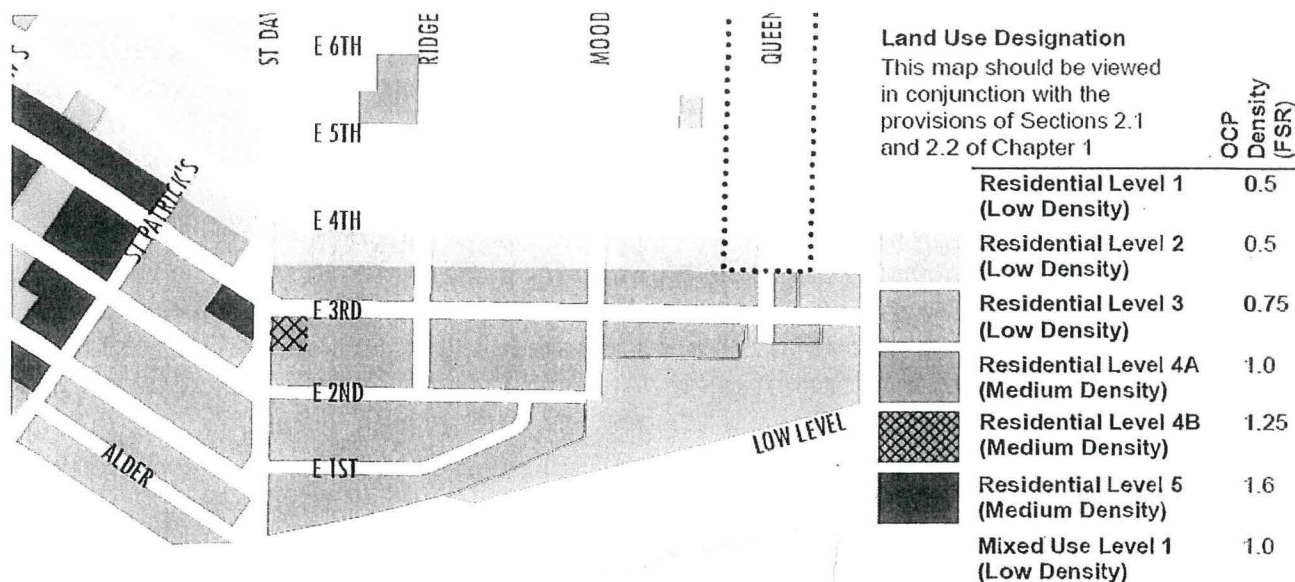
3. *Central Lonsdale.* The 1500 block of Eastern Avenue and the north side of the 200 block of East 15<sup>th</sup> Street have been returned to Residential Level 5 (1.6 FSR) with a maximum height of 6 storeys from the proposed Residential Level 6 (2.3 FSR) with a maximum height of 12 storeys.

4. *East 3rd Street Area.* The 2014 OCP Bylaw applies Residential Level 3 (0.75 FSR) to the majority of the area between St. Patrick's and Queensbury and the north side of East 3<sup>rd</sup> Street south to the Low Level Road. Exceptions to the Residential Level 3 designation are located at St. David's Avenue and East 3rd Street and are as follow:

- Mixed Use Level 1 (1.0 FSR) applies to a property with an existing commercial use (designated Commercial in the 2002 OCP and Mixed Use Level 2 (2.0 FSR) on the July 2014 draft OCP map);
- Residential Level 4B (1.25 FSR) applies to a property with an existing residential use and zoning at 1.25 FSR (designated Residential Level 5 (1.6 FSR) in the 2002 OCP and the July 2014 draft OCP map); and
- Residential Level 5 (1.6 FSR) applies to a property with an existing residential use and zoning at 1.43 FSR (designated Residential Level 5 (1.6 FSR) in the 2002 OCP and the July 2014 draft OCP map).

The revised Schedule A land use designations are illustrated in Figure 1: East 3<sup>rd</sup> Street Area Land Use Designations below.

**Figure 1: East 3<sup>rd</sup> Street Area Land Use Designations**



5. *2014 OCP Bylaw Text and Policy Content.* Since the July 7, 2014 Council Meeting, staff have continued work to refine the text and graphics in the 2014 OCP Bylaw (Attachment 1). This work includes editing and general housekeeping, as well as changes to reflect Council direction described above and the requested inclusion of a 2013 population estimate in the Regional Priorities Section. The attached Bylaw version of the OCP also includes a Regional Context Statement identifying how the updated OCP is consistent with the Metro Vancouver Regional Growth Strategy.

**Land Use Designation Changes and Plan Capacity**

Although it is impossible to precisely determine the capacity of a plan for an established city where the majority of new development occurs through redevelopment, staff have estimated the potential capacity of the Bylaw version of the OCP (Attachment 1) for two scenarios: Buildout at the OCP Schedule A Densities assuming no density bonuses; and Buildout at the OCP Schedule A densities assuming maximum bonus densities. The estimated capacity, assuming buildout at the OCP Schedule A densities, is sufficient to accommodate the 2031 population projections provided by Metro Vancouver. The estimated capacity, assuming buildout at the OCP Schedule A densities with maximum bonus densities, is sufficient to accommodate the 2041 population projection. As a result, the Bylaw version of the OCP is expected to meet Metro’s expectations of the City at this time.

**OCP Targets Indicators and Monitoring Strategy (OCP - TIMS)**

A set of targets and indicators (Attachment #2) are proposed to be added with the 2014 OCP to monitor the implementation of goals and objectives over time. Originally proposed to be included within the OCP, it has been determined that their inclusion as a

separate document will better ensure their long-term viability and flexibility to respond to best monitoring and evaluation practices over time. Staff will report back to Council following adoption of the OCP with an update on the Targets Indicators and Monitoring Strategy.

### **Density Bonus and Community Amenity Policy**

The draft Density Bonus and Community Amenity Policy, which has been a companion of the OCP through Stage Four of the CityShaping process, was presented at the July 14, 2014 Council meeting. The draft policy will be brought forward for Council for final endorsement after the adoption of the updated OCP. It will assist Council in implementing the OCP while retaining flexibility for change over time.

### **NEXT STEPS:**

Should Council refer the Final Draft OCP Bylaw to Public Hearing, the following steps are anticipated:

1. *Referral to relevant agencies/jurisdictions.* As part of the City's legislated responsibility to consult with adjacent jurisdictions and federal and provincial agencies, a copy of Bylaw No. 8400, including the attached OCP, will be forwarded to the District of North Vancouver, Squamish Nation Band Council, the Metro Vancouver Board, TransLink, Port Metro Vancouver and North Vancouver School District for their review and formal comment.
2. *Referral to Public Hearing.* A Public Hearing on the Bylaw No. 8400 is recommended to be scheduled on September 29, 2014. The Public Hearing provides a final opportunity for the community to speak to the bylaw version of the OCP. Should Council direct further changes to land use and/or density following the Public Hearing, another Public Hearing may be required. Small changes, such as the addition of special study areas, clarifications, and non-land use and density changes would not require a second Public Hearing.
3. *Statutory Review.* The 2014 OCP will be reviewed by staff with consideration for the City's Financial Plan and regional waste management plan.
4. *Metro Vancouver Review.* Consistent with Local Government Act requirements which state that an OCP must include a Regional Context Statement accepted by the Metro Vancouver Board, the 2014 OCP and a Regional Context Statement will be reviewed by the Metro Vancouver Board for consistency with the Regional Growth Strategy prior to the Public Hearing.
5. *Adoption.* Following the Public Hearing, the 2014 OCP Bylaw will return to Council for reconsideration and adoption. At this point, the 2014 OCP (Bylaw No. 8400) will

supersede the 2002 OCP (Bylaw No. 7425) and become the Official Community Plan for the City of North Vancouver.

5. *Implementation.* Action on the goals and objectives of the 2014 OCP will require an ongoing implementation effort including the creation of new Development Permit Area Guidelines, revisions to the Zoning Bylaw and other relevant City Bylaws and policy documents, and other future planning and implementation efforts. It is important to note that the OCP does not compel Council to any specific action but future decisions must be consistent with the OCP.

#### **FINANCIAL IMPLICATIONS:**

Adoption of a final bylaw version of the OCP completes Stage Five of the CityShaping process. The final stage, Stage Six: Implementation will include work on updating implementing plans, policies and bylaws (including the Zoning Bylaw) as well as the creation of Development Permit Guidelines and similar supporting policies. Following adoption of the updated OCP, staff will bring forward to Council recommended priorities for OCP implementation projects including work scopes and estimated project budgets.

#### **INTER-DEPARTMENTAL IMPLICATIONS:**

This report was presented to the Civic Projects Team and Directors Team on July 15, 2014, and reflects the on-going efforts of the OCP Staff Working Group. The OCP Working Group consists of representatives from all City departments, City Library, North Vancouver Recreation and Culture Commission, Police, Fire and Emergency Management Offices as well as our community partner Vancouver Coastal Health.

#### **SUSTAINABILITY COMMENTS:**

By engaging community members and key stakeholders in a dialogue about the City's future, key issues are identified, new ideas are formed and the community's capacity to become involved in the process increases. As a result, community members are more likely to take a more active role in the implementation of the plan in the future.

**CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

The OCP is a high-level planning document that will have an impact on policy development throughout the City and is expected to be implemented through the creation and coordination of this plan with more specific plans, including operational plans, bylaws, and other related policies which must conform to the OCP (detailed in the Implementation section of the Draft OCP).

RESPECTFULLY SUBMITTED:



---

Neal LaMontagne  
Manager, Long Range and Community  
Planning

NL/skj

# 2014 Official Community Plan – Targets and Indicators (OCP-TIMS)

Regular measurement and reporting provides feedback on the effectiveness of policies and their implementation. Indicators, each with a target to aim toward, have been developed for key objectives in each chapter to measure progress toward the Community Vision. The final targets and indicators, along with details of the Monitoring Strategy will be provided for consideration and endorsement when the 2014 OCP is presented for adoption.

Indicator	Brief Description	Rationale	Target	Implementation: Goals and Objectives
<b>Indicator #1:</b> Land Use	The number and percentage of new dwelling units and population located in the Lonsdale Regional City Centre and identified Frequent Transit Development Areas.	Concentrating population supports local businesses, receives better transit and reduces infrastructure costs per capita.	Increase the number and proportion of new units within those boundaries.	Goals: 1.1, 1.5 Objectives: 1.1.4, 1.5.1
<b>Indicator #2:</b> Land Use	The number of affordable rental housing units constructed – non-profit, affordable, and market.	Increasing the amount of non-profit, affordable and market rental housing to replenish the aging stock and provide for a growing population.	Meet the 10 year demand estimates articulated in the Regional Growth Strategy as outlined in Chapter 1 Land Use.	Goals: 1.5 Objectives: 1.5.1-9
<b>Indicator #3:</b> Land Use	The amount or share of commercial space in the City.	A strong economy, including office and retail space, provides the tax base to support communities and fund services.	Maintain or increase the City's commercial space per employed/ employable adult.	Goals: 1.1 Objectives: 1.1.4-6
<b>Indicator #4:</b> Transportation	The share of trips made by City residents by walking, cycling, and transit.	Investing in infrastructure and education to support these modes will help make them easier to use.	By 2030, at least 40 percent of all trips will be made by foot, bicycle, or public transit.  By 2030, 30% of trips under 8km are made by foot or bike.	Goals: 1.1, 2.1, 2.2, 2.3 Objectives: 2.1.1-7, 2.2.1, 2.2.6, 2.3.1-9
<b>Indicator #5:</b> Transportation	The number of daily vehicle kilometres driven per resident.	By locating population close to transit, shopping and local employment opportunities, daily commutes decrease in length.	By 2030, the average distance driven per resident will be reduced by 15 percent (from 2007 levels).  By 2020, GHG emissions from personal vehicles per capita	Goals: 1.1, 2.1, 2.2 Objectives: 1.1.2, 1.1.7, 2.1.1-7, 2.2.1

# 2014 Official Community Plan – Targets and Indicators (OCP-TIMS)

Attachment #2

			are 15 percent below 2007 levels.	
<b>Indicator #6:</b> Transportation	The Walkability Index – average result for City.	A compact, complete community brings everyday things closer together, within walking distance.	By 2030, 15% of the City will have a “Walk Score” of 90 or greater (walker’s paradise).	Goals: 1.1, 1.4, 2.1 Objectives: 1.1.3, 1.1.6, 1.4.3, 2.1.1-7
<b>Indicator #7:</b> Community Well-Being	Number of Adaptable Design Dwelling Units.	Accommodating people with disabilities and enabling people to age in place makes for a more inclusive community.	Increase in the number of Level 2 and 3 Adaptable Dwelling Units in the City.	Goals: 1.4, 1.5, 3.1 Objectives: 1.4.2, 1.5.7, 3.1.1, 3.5.1
<b>Indicator #8:</b> Community Well-Being	The number of community garden plots or area of local agriculture.	Access to local food contributes to healthy lifestyles, provides opportunities for social interaction and in some cases, economic development (urban farms).	Increase the number of plots and areas for growing food in the City.	Goals: 1.3, 3.4 Objectives: 1.3.9, 3.4.1, 3.4.2
<b>Indicator #9:</b> Community Well-Being	The number of child care spaces in the City by program type and number of facilities.	Access to safe, reliable, affordable local child care is currently a challenge for many City residents.	Seek an increase in the number of child care spaces in the City.	Goals: 1.1, 3.1 Objectives: 1.1.1, 3.1.3
<b>Indicator #10:</b> Natural Envir/ Climate	The Benthic Index of Biological Integrity (B-IBI) (water quality which supports good bugs).	Changes in indicators of environmental health reflect our ability to minimize human disturbances.	To maintain or improve B-IBI values in City streams.	Goals: 4.2 Objectives: 4.2.1
<b>Indicator #11:</b> Natural Envir/ Climate	City Corporate and Community GHG emissions.	Our ability to reduce GHG emissions from buildings and transportation and to adapt to the effects of climate change are key to the City’s future.	<u>Corp</u> : 25 percent reduction below 2007 levels by 2020; <u>Community</u> : 15 percent reduction below 2007 levels by 2020 and 50 percent by 2050.	Goals: 1.1, 1.2, 2.2, 2.3, 4.1 Objectives: 1.1.6-7, 1.2.2, 2.2.1, 2.3.1-9, 4.1.1
<b>Indicator #12:</b> Natural Envir/ Climate	The ratio of productive, permeable green space to impermeable surface areas.	Increasing permeable surfaces reduces the negative impacts of development and improves stormwater management, and aquatic and urban wildlife habitat.	Increase the ratio of permeable to impermeable surfaces as redevelopment occurs including on public lands and rights-of-way.	Goal: 1.2, 4.2 Objective: 4.2.6
<b>Indicator #13:</b> Parks, Recreation & Open Space	Number of park area improvements.	Parkland improvements and acquisition improve the quality of parkland and provide opportunities for social interaction and	Seek an increase of the proportion of the population who have access to a neighbourhood park and the	Goal: 4.2, 5.1 Objectives: 4.2.4, 5.1.1-9



## 2014 Official Community Plan – Targets and Indicators (OCP-TIMS)

Attachment #2

		education.	trail system within a 5 minute walk (400m).	
<b>Indicator #14:</b> Parks, Recreation & Open Space	The length of trail system connecting urban life and natural environment.	Connecting urban life with the natural environment, with more/ improved connections over time, as the community grows, will maintain quality of life.	Seek an increase in the length of trail system (metres of trail completed).	Goal: 5.1 Objectives: 5.1.1
<b>Indicator #15:</b> Parks, Recreation & Open Space	Recreation participation statistics for City facilities.	Participation in recreational activities makes for healthier communities. Ensuring adequate facilities in key locations will help support a wide range of activities.	Seek an increase in participation at City facilities (recreation and community centres).	Goal: 5.1, 5.2 Objectives: 5.1.2, 5.2.2
<b>Indicator #16:</b> Arts, Culture & Heritage	The number of visits to City cultural facilities.	Cultural Facilities in the City will increasingly function as outdoor livingrooms, enhancing quality of life for all community members.	Seek an increase in the number of visitors.	Goal: 6.1, 6.3 Objectives: 6.1.2, 6.3.1
<b>Indicator #17:</b> Arts, Culture & Heritage	The number of public events and participation levels.	Public events contribute to a 'sense of place', encourage social interaction and support local business.	Seek an increase in the participation in public events in the City.	Goal: 6.1, 7.1, 7.2 Objective: 6.1.2, 7.1.6, 7.1.7
<b>Indicator #18:</b> Arts, Culture & Heritage	The number of public art installations	Incorporating public art into the urban public landscape and design of new developments helps make art accessible to all, contributing to overall livability.	Seek an increase in the number of art installations in the City.	Goal: 6.1 Objective: 6.1.4
<b>Indicator #19:</b> Economic Development	A balance of resident labour force to jobs.	An important factor in becoming a more complete community is providing as many employment opportunities as members of the resident labour force.	Maintain a 1:1 ratio or better of jobs to resident labour force.	Goal: 1.1, 2.2, 7.1 Objectives: 1.1.3, 2.2.3, 7.1.2
<b>Indicator #20:</b> Economic Development	The amount of City tax levies.	Current tax levies reflect our ability to maintain existing and attract new businesses.	Continue to shift a portion of the tax burden to residential from commercial and industrial, in line with regional trends.	Goal: 7.2 Objectives: 7.2.4
<b>Indicator #21:</b>	The number of business	One measure of tracking	Seek an increase in the	Goal: 1.1, 7.1, 7.2

## 2014 Official Community Plan – Targets and Indicators (OCP-TIMS)

Attachment #2

Economic Development	licences Issued: reflecting an increase in local economic growth.	employment levels in the City, this indicator provides a snapshot of the health of the local economy.	number of business licences issued per year.	Objective: 1.1.3, 1.1.5, 1.1.7, 7.1.3, 7.2.1-13
<b>Indicator #22:</b> Economic Development	The number of home-based businesses.	Another measure of tracking employment levels in the City, this provides insight into the ability of people to live and work in the same community.	Seek an increase in the number of home-based businesses in the City.	Goal: 1.1, 7.1 Objective: 1.1.7, 7.1.3, 7.2.4
<b>Indicator #23:</b> Infrastructure	The number of water main breaks and emergency repairs needed and energy service interruptions.	Changes in the number of emergency repairs reflects the overall robustness of the system and our ability to plan for basic services over the long-term.	Seek a decrease in the number of unanticipated breaks or interruptions in the system.	Goal: 1.2, 8.2, 8.3 Objectives: 1.2.1, 8.2.1, 8.2.2, 8.3.1
<b>Indicator #24:</b> Infrastructure	The number of square metres served by Lonsdale Energy Corporation.	The larger the amount of building area serviced by LEC, the more sustainable the City will become in the long-term as sustainable energy sources become more available.	Seek an increase in the amount of square footage served by Lonsdale Energy Corporation.	Goal: 4.1, 8.1 Objective: 4.1.2, 8.1.5
<b>Indicator #25:</b> Infrastructure	The City's Solid Waste Diversion Rates.	Contribute to Metro Vancouver's Solid Waste Management Plan by reducing the amount of solid waste making it into the garbage stream reflects the desire to lessen negative human impacts on the environment.	Seek an increase in diversion rates to meet Metro Vancouver targets for 2015.	Goal: 4.3, 8.1 Objectives: 4.3.1, 4.3.3, 4.3.5, 8.1.8, 8.1.9
<b>Indicator #26:</b> Infrastructure	The amount of stormwater diversion or reduction activities in the City.	By improving stormwater management with detention ponds, rain-gardens and other measures, the negative impacts of development on aquatic and urban wildlife habitat will be reduced.	Increase the number of stormwater detention ponds, cisterns and related measures.	Goal: 4.3, 8.1, 8.3 Objectives: 4.3.1, 4.3.2, 4.3.6, 8.3.1-4, 8.1.8



July 24, 2014

File: 6480-01

James Gordon  
Municipal Clerk  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

Dear Mr. Gordon:

Re: Consideration and Referral of the 2014 Official Community Plan (Bylaw No. 8400)

City Council, at its Regular meeting of Monday, July 21, 2014, endorsed the following resolution:

**"PURSUANT** to the report of the Manager, Long Range and Community Planning, on behalf of the CityShaping Team, dated July 16, 2014, entitled "Consideration and Referral of the 2014 Official Community Plan (Bylaw No. 8400)":

**THAT** "Official Community Plan Bylaw, 2014, No. 8400" (A Bylaw to Establish a New Official Community Plan), be considered;

**THAT** said Bylaw be referred to a Public Hearing on September 29, 2014;

**AND THAT** the said Bylaw be referred to the Squamish Nation Band Council, District of North Vancouver, District of West Vancouver, Metro Vancouver Board, TransLink, Port Metro Vancouver and School District No. 44 (North Vancouver) for their review and comment."

The Public Hearing will be scheduled for Monday, September 29, 2014, in the Council Chamber, City Hall, 141 West 14<sup>th</sup> Street, North Vancouver at 6:00 pm.

Please find enclosed a copy of the Staff Report dated July 16, 2014, and the "Official Community Plan Bylaw, 2014, No. 8400", for your reference.

Yours truly,

  
for Karla Graham, MMC  
City Clerk

Encl. (Electronic version of report posted on [www.cnv.org/city\\_hall/council\\_meetings/council\\_meeting\\_agenda](http://www.cnv.org/city_hall/council_meetings/council_meeting_agenda))

cc Brian Bydwell, General Manager, Planning, Properties & Permits, DNV (Enclosure)  
G. Penway, Director, Community Development  
N. LaMontagne, Manager, Community and Long-Range Planning  
S. Smith, Planner, Community Development  
P. Lurbiecki, Assistant City Clerk

355 West Queens Road  
North Vancouver BC  
V7N 4N5

www.dnv.org



Brian Bydwell, MAIBC CP  
General Manager  
Planning, Properties & Permits Division  
Phone: 604 990 2387  
Fax: 604 984 9683

April 23, 2014  
File: 13.6440.01/000

Neal LaMontagne  
Manager of Long Range and Community Planning  
City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, BC V7M 1H9

Dear Neal:

**Re: District of North Vancouver Staff Comments on City of North Vancouver's Draft Official Community Plan**

Thank you for your recent letter requesting comments from the District of North Vancouver on the City of North Vancouver's (CNV) draft Official Community Plan (OCP). District staff appreciate the opportunity to have met recently with CNV staff to receive a presentation on the City's draft OCP and to provide initial comments. Below is a summary of interdepartmental staff comments on the draft OCP. As discussed, we understand the proposed OCP will be formally referred to the District at bylaw introduction anticipated later this spring. We anticipate providing further feedback via District Council at this time.

**General Comments:**

Overall, we find the City's draft OCP is comprehensive building on a strong foundation of the 2002 OCP while integrating new policy objectives and targets such as those pertaining to greenhouse gas reductions, climate adaptation, integrated stormwater management, urban agriculture, bonus density and community benefit strategies. Preparation of the draft OCP has involved an extensive community and stakeholder engagement process including opportunities for District staff feedback at key milestones.

Comments associated with various sections of the draft OCP follow:

**Foundations (Chapter 1) & Land Use, Housing, Population and Employment (Chapter 2)**

The draft OCP is consistent with Metro Vancouver's population, housing and employment projections contained in the Regional Growth Strategy (p. 17, OCP). Land use designations pp. 36-40, City Structure (Figure 7, p. 31), Land Use Schedule A (p. 41) and policy objectives in Chapter 2 identify how and where new population, housing and employment is to be accommodated. Based on this information, we would like to clarify:

- How do projections consider potential uptake of density bonus provisions (Section 2.6)?
- How are 'Special Study Areas' (Westview Mall and Cypress Gardens, Lucas Centre, Cloverly School Site) 'considered in projections?

As the locations of these areas, as well as new Frequent Transit Development Areas at East 3<sup>rd</sup> and Marine Drive and Upper Lonsdale medium density area (which are included in projections)

are proximate to DNV neighbourhoods, coordinated transportation and infrastructure planning will be essential to providing effective mobility, facilities and services.

As mentioned when staff met in March, we will be undertaking a neighbourhood planning exercise for the Delbrook community centre site (being consolidated with the new William Griffin recreation centre) in 2015 and encourage coordination with future planning by CNV at the Westview / Cypress Gardens Special Study Area. Similarly, we are pleased to participate in planning processes being led by School District 44 and involving CNV regarding the future of the Lucas Centre and former Cloverly School site to ensure coordinated land use, transportation and community amenities planning.

With regard to planning for the Harry Jerome Recreational Complex (2.5.5.1), the draft OCP indicates that the land use designations for this site can accommodate the various planning options under discussion from the 2012 process. It is noted regardless of planning option, there will be no loss of greenspace. Designations in the OCP for this complex are predominantly Mixed Use Level 2 (medium density residential commercial). It is not clear whether recreational/institutional uses are accommodated in this designation and it would be beneficial to reaffirm these uses.

The Land Use Concept (Fig. 7, p. 31), is a useful construct for CNV's urban structure and transportation network. It is difficult to graphically discern 'Major Focal Node' from 'Medium Density Areas.' Frequent and Rapid level Transit connections need definition. Reference to TransLink's North Shore Area Plan Transit Vision would be beneficial here. Harbourside doesn't appear to be connected in this conceptual diagram. What transportation policies/ strategies are being used to connect this Major Focal Node/ waterfront development (i.e. transit, multi-modal network)?

We suggest including a reference to coordinated land use and transportation planning occurring between the City and District and how CNV's City Structure / Land Use Concept (Fig. 7) connects frequent transportation corridors with the District's OCP Network of Centres concept which identifies our 4 town and village centres and frequent transit corridors. Of particular note in this coordinated land use and transportation system, is the Marine Drive to 3<sup>rd</sup> Street to Phibbs Exchange corridor between Lions Gate and Second Narrows bridgeheads where planning for rapid level (B-Line type) transit service is under discussion as part of TransLink's Regional Transportation Plan development.

### **Transportation (Chapter 3).**

- Road improvements are not mentioned in the draft OCP. If no changes are planned, it would be beneficial to add a goal/objective about supporting key road connections for movement in and out of the City.
- Suggest adding a goal/objective about continuing to coordinate with DNV and MOTI on North Shore transportation-related issues across municipal boundaries: transit, cycling, pedestrian, road infrastructure, emergency services (could expand Objective 3.4.1.9 about collaborating with neighbouring municipalities about goods movement).
- Consider adding 'future' Major Road Network (MRN) routes (such as West 1<sup>st</sup> and part of East Keith Road).

- If Transportation maps are revised and/or more maps are added to future versions, District staff would welcome the opportunity to review these to support coordinated transportation planning. Note: some staff feedback on Schedule B, Transportation Network Road Classification (p.56 ) discussed directly with CNV staff (Daniel Watson)

#### Community Well Being (Chapter 4)

- Suggest the Social Plan be referenced explicitly as an implementation policy to achieve social well-being objectives with the potential of being updated to include additional strategies supporting new OCP social well-being goals
- Re: Goal 4.4.1 – Enhance well-being and quality of life for all community members, we encourage the addition of policy objectives related to children and families, for example regarding child care
- Suggest including policy objectives regarding community partnerships (with non-profit, business and municipal and other government sectors) to achieve mutual goals
- Re: Goal 2.4.5 – Pursue attainable housing that meets the needs of its diverse community. Definition of 'attainable' would be helpful
- Suggest including a goal regarding accessibility of housing in this section

#### Natural Environment, Energy and Climate (Chapter 5)

- The draft OCP effectively addresses climate adaptation measures
- Re: 5.3 (third bullet) "Rising sea levels, ...as a result of climate change" – suggest including brief explanation of rationale
- Natural Areas –may want to reference that natural areas also support species at risk (rare, endangered and vulnerable species and ecosystems)
- Re: 5.4.1.1 – Staff are supportive of the GHG reduction targets; suggest adding intent to collaborate with neighbouring municipalities on emissions reductions efforts
- Re: 5.4.2.15 suggest adding 'watershed health' along with improved water quality objectives
- Re: 5.4.2.16, consideration of development in light of steep slopes, flood and wildfire risks identified in Schedule C, will Development Permit Areas and guidelines be developed?
- Re: 5.4.3.3. consider adding 'neighbouring municipalities' to list of stakeholders to work with to accelerate waste reduction (e.g. North Shore Recycling involves municipalities)
- Re: 5.4.3.4 supportive of policy to meet majority of future energy demand through conservation, demand management and leading technologies
- Is Harbourside waterfront development to be connected to LEC district energy? This is not apparent in LEC map.
- Coordination of district energy systems and local green energy sources between North Shore municipalities should be encouraged
- May want to cross reference Natural Assets Infrastructure and Emerging Green Technologies in Infrastructure Section (Chapter 9) with Natural Environment section (Chapter 5) . For example, there is little reference to Integrated Stormwater Management Plans, watershed planning in this section (see comment on Chapter 9).

### **5.5 Sustainability targets and indicators (Environment)**

- Re: 5.5.1 – may want to consider expand benthic indicator to adaptive management framework to improve watershed health per ISMP implementation practices (includes B-IBI, water quality, hydrology)
- May want to consider targets and/ or measures related to tree canopy cover and to progress implementing invasive species plan
- Under definitions, suggest expanding 'Riparian areas' to include areas bordering on streams, lakes and wetlands that link water to land.

### **Parks, Recreation and Open Space (Chapter 6)**

- Re: Goal 6.4.1, Expand the integrated system of parks and greenways, are there specific measures to expand the park and field space in the City with new development?
- Re: 6.5 Sustainability targets and indicators, suggest including a target related to the provision of park space in light of estimated population growth
- Waterfront access is addressed in Economy section and would be beneficial to also reference in the Parks, Recreation and Open Space chapter.

### **Economic Development (Chapter 8):**

- The employment projections (p. 17) see an increase in employment by over 20% by 2031 and also maintaining a 1:1 ratio of jobs to employable residents. A range of objectives related to diversifying the local economy and creating an attractive environment for local economic development are included in Chapter 8. A specific objective (8.4.2.2) is to increase the concentration of jobs in the Lonsdale Regional City Centre, supporting the area as the North Shore's business and service corridor. How will this be advanced and achieved? What kind of jobs are envisioned predominantly? We see policy measures to retain and create high quality/ paying jobs (e.g. office, health, education, technical, industry) on the North Shore as a key to the vibrancy of our respective communities and an area where coordinated efforts are beneficial.
- We support the protection of industrial and employment lands in the draft OCP and suggest this could be strengthened given the limited remaining supply of these lands in CNV
- May want to consider adding an objective related to the effective delivery of community services acknowledging joint services and potential with other local jurisdictions.

### **Municipal Services and Infrastructure (Chapter 9)**

- 9.3 Stormwater (page 92): suggest strengthening language re: opportunities to collaborate with other North Shore municipalities re: stormwater management planning.

We trust this feedback is useful and reflects mutual goals, coordinated policies and ongoing collaborative efforts of the City and District of North Vancouver. We look forward to receiving the proposed OCP for formal comment when the bylaw is introduced/ referred to public hearing.

Please contact Susan Haid, Manager, Sustainable Community Development at 604-990-2317 should you have any questions or wish to follow up on this matter.

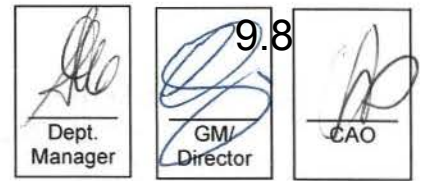
Sincerely,



Brian Bydwell, General Manager  
Planning, Permits and Properties

cc: DNV Council  
Susan Haid, Manager – Sustainable Community Development





## The District of North Vancouver REPORT TO COUNCIL

September 11, 2014  
File: 11.5210.01/000.000

**AUTHOR:**

David Desrochers, P. Eng., Section Manager Engineering Developments and Projects  
Raymond Chan, P. Eng. Transportation Engineering

**SUBJECT: Request for Contingency Noise Bylaw Variance - Keith Road Extension  
Roadwork for Seylynn Development**

---

**RECOMMENDATION:**

THAT Council relax the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night and on weekends, to complete off-site civil works for the Seylynn Development for the period from September 18th to October 31st, 2014.

**REASON FOR REPORT:**

The Noise Regulation Bylaw prohibits any construction-related noise during the night, except if such construction activities would be significantly more disruptive to vehicular traffic during the day time hours.

Creus Engineering, on behalf of the Seylynn Developers, has submitted a traffic management plan to conduct the civil works necessary to complete the Keith Road Extension during daytime hours. Staff have approved this traffic management plan; however are concerned that traffic delays could become lengthy and would like to have the authority to redirect the works to take place at night **if needed**. Additionally, because of the proximity of the work site to Highway 1, and the need to reconfigure traffic patterns, the Ministry of Transportation and Infrastructure (MOTI) has also given approval for daytime works with the provision that any traffic back-ups do not affect normal Highway operation. Given the concerns of DNV staff and the provisional approval from MOTI relaxing the noise bylaw will allow these works to be conducted at night if necessary.

**SUMMARY:**

Noise Regulation Bylaw 7188 prohibits construction noise during the night from 8 pm to 7 am. This Bylaw allows Council to grant a variance if the proposed construction activity would be significantly more disruptive to vehicular traffic during the day.

This work will see the tie in of the Keith Road Extension to the existing road network. Traffic control plans have been submitted and approved by transportation staff; however should the works result in long traffic delays working at night is the best alternative.

**SUBJECT: Request for Noise Bylaw Variance  
Keith Road Extension Roadwork for Seylynn Development**

September 11, 2014

Page 2

---

If required, the relaxation of the Bylaw will allow Seylynn's contractor to complete the work between the hours of 8 pm to 7am.

**BACKGROUND:**

The civil works required to tie the Keith Road Extension in to the existing road network are extensive and will require temporary re-configuration of traffic on roads under the jurisdiction of DNV and MOTI. Opening the Keith Road Extension this fall aligns with the Council priorities of improving transportation through this corridor, the Keith Road Bridge Replacement Project, and revitalizing Seylynn and Bridgman Parks.

**EXISTING POLICY:**

Under Section 6(b) of Noise Regulation Bylaw 7188 Council may, by resolution, relax the regulation that prohibits construction noise during the night (8 pm to 7 am) and on weekends when such activities would be more disruptive to vehicular traffic if carried out during the day.

If the variance to the Noise Regulation Bylaw is put into use, area residents will be notified in advance.

**ANALYSIS:**

The work required will take place largely on roads that are under the jurisdiction of the MOTI, however traffic delays could affect the travelling public in DNV jurisdiction. If delays are deemed too long by either the MOTI or DNV staff, these works will have to be carried out at night.

Traffic advisory signage will be installed on key roads in the District, the City of North Vancouver and on Highway 1 to alert road users of the construction work ahead and will advise the use of alternate routes.

The work is anticipated to take place over the course of several days and/or nights from September 18 to October 31, 2014. Should the variance to the Noise Regulation Bylaw be required, construction crews will generally be working between 8 pm and 7 am and commercial and residential properties potentially affected will be notified in writing in advance of the work.

Noise will be generated from the operation of construction equipment and vehicles and will be monitored by the District.

**Timing/Approval Process:**

Approval by Council is required before the start of this work, which is expected to be September 18, 2014. Subject to the approval of the noise variance, a Highway Use Permit will be extended for the completion of this work.

**Liability/Risk:**

Limited risk to the District provided adequate traffic management protocols are followed.

**SUBJECT: Request for Noise Bylaw Variance  
Keith Road Extension Roadwork for Seylynn Development**

September 11, 2014

Page 3

Respectfully submitted,

David Desrochers, P. Eng.,  
Section Manager Engineering Developments and Projects

Raymond Chan, P. Eng., Engineering Transportation

<b>REVIEWED WITH:</b>		
<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: _____

**Attachment 1 – Project Limit and Notification Area**



**Project Limit**



**Notification Area**