

AGENDA

REGULAR MEETING OF COUNCIL

Monday, October 6, 2013

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER
DISTRICT

www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, October 6, 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 8029 – Rezoning Bylaw: 3014 and 3022 Sunnyhurst Road
- Bylaw 8061 – Rezoning Bylaw: Grouse Inn
- Bylaw 8082 – Park Zoning
- Bylaw 8077 – 3053 Edgemont Blvd.
- Bylaw 8079 – 2975 & 2991 Fromme Road

1. ADOPTION OF THE AGENDA

1.1. October 6, 2014 Regular Meeting Agenda

Recommendation:

THAT the agenda for the October 6, 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

3.1. World Mental Health Day – October 10, 2014

p. 7

4. RECOGNITIONS

5. DELEGATIONS

5.1. Christopher Libby & Christian Bates, Canadian Red Cross Re: Red Cross Activities in the District of North Vancouver

p. 11-12

- 5.2. Liz Schultze, North Shore Youth Film**
Re: North Shore Youth Film

6. ADOPTION OF MINUTES

- 6.1. September 8, 2014 Regular Council Meeting** **p. 17-25**

Recommendation:

THAT the minutes of the September 8, 2014 Regular Council meeting be adopted.

- 6.2. September 15, 2014 Regular Council Meeting** **p. 27-35**

Recommendation:

THAT the minutes of the September 15, 2014 Regular Council meeting be adopted.

- 6.3. September 16, 2014 Public Hearing – Park Zoning** **p. 37-38**

Recommendation:

THAT the minutes of the September 16, 2014 Public Hearing be received.

- 6.4. September 16, 2014 Public Hearing – 2975 & 2991 Fromme Road** **p. 39-41**

Recommendation:

THAT the minutes of the September 16, 2014 Public Hearing be received.

- 6.5. September 16, 2014 Public Hearing – 3053 Edgemont Boulevard** **p. 43-46**

Recommendation:

THAT the minutes of the September 16, 2014 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

9. REPORTS FROM COUNCIL OR STAFF

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

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

*Staff suggestion for consent agenda.

Recommendation:

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

*

- 9.1. Bylaw 8083: Lynn Valley Legion Taxation Exemption** **p. 49-56**
File No. 09.3900.20/000.000

Recommendation:

THAT “2015-2018 Royal Canadian Legion Branch 114 Lynn Valley Taxation Exemption Bylaw 8083, 2014” is ADOPTED.

- 9.2. Reunification Committee Report**
File No.

Materials to be circulated via agenda addendum.

- 9.3. Bylaw 8082: Park Rezoning** **p. 59-73**
File No. 08.3060.20/029.14

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)” is given SECOND and THIRD Readings.

- 9.4. Bylaw 8077: 3053 Edgemont Boulevard** **p. 75-88**
File No. 08.3060.20/024.14

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)” is given SECOND and THIRD Readings.

- 9.5. Bylaw 8079: 2975 & 2991 Fromme Road** **p. 89-101**
File No. 08.3060.20/013.14

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)” is given SECOND and THIRD Readings.

THAT “District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)” is ADOPTED.

- 9.6. Development Permit 29.13 – 5577 Indian River Drive** **p. 103-151**
File No. 08.3060.20/029.13

Recommendation:

THAT Development Permit 29.13, to allow a new house and garage at 5577 Indian River Drive, is ISSUED.

- 9.7. Bylaw 8036: Coach Houses – Zoning Bylaw Amendments** **p. 153-187**
File No. 13.6480.30/003.000

Recommendation:

THAT Bylaw 8036, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to enable implementation of coach house policy, is given FIRST Reading;

AND THAT Bylaw 8036 is referred to a Public Hearing.

- * **9.8. Request for Noise Bylaw Variance – Sanitary Work on Mountain Hwy for 1520 Barrow Street (Toby's Restaurant)** p. 189-194
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 weekends, for 1520 Barrow Street between October 8th and 22nd, 2014.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the October 6, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.



PROCLAMATION

“World Mental Health Day” (October 10, 2014)

WHEREAS: World Mental Health Day is an education campaign designed to encourage people to talk, reflect and engage with other on the importance of mental health and the reality of mental illness; and

WHEREAS: nearly 1 in 5 Canadian will suffer a mental disorder in their lives. The remaining 4 Canadians will be affected by a mental illness through a family member, friend, or co-worker; and

WHEREAS: of the 10 leading causes of disability worldwide, five are mental disorders: major depression, schizophrenia, bipolar disorder, substance abuse disorder and obsessive compulsive disorder: 30 – 40% of disability claims are for depression; and

WHEREAS: stigma is the number one reason people do not seek or receive treatment, experience workplace and social discrimination and experience barriers to recovers.

NOW THEREFORE I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **October 10, 2014** as **“World Mental Health Day”** in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 6th Day of October 2014

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DELEGATIONS

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Delegation to Council Request Form

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

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

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

Delegations have five minutes to make their presentation. Questions from Council may follow.

Name of group wishing to appear before Council: Canadian Red Cross

Title of Presentation: Red Cross Activities in Dist. of North Vancouver

Name of person(s) to make presentation: Christopher Libby & Christian Bates

Purpose of Presentation: ☒ Information only
☐ Requesting a letter of support
☐ Other (provide details below)

Please describe:

Canadian Red Cross wishes to thank the Dist. of North Vancouver for their support and to present a certificate of appreciation. A brief on activities of CRC in the District will be included.

Contact person (if different than above): same as above

Daytime telephone number: 604-709-6661

Email address: christopher.libby@redcross.ca

Will you be providing supporting documentation? ☐ Yes ☒ No

If yes: ☐ Handout ☐ DVD
☐ PowerPoint presentation

Note: All supporting documentation must be provided 12 days prior to your appearance date. This form and any background material provided will be published in the public agenda.

Presentation requirements: ☐ Laptop ☐ Tripod for posterboard
☐ Multimedia projector ☐ Flipchart
☐ Overhead projector

Arrangements can be made, upon request, for you to familiarize yourself with the Council Chamber equipment on or before your presentation date.

Delegation to Council Request Form

Rules for Delegations:

1. Delegations must submit a Delegation to Council Request Form to the Municipal Clerk. Submission of a request does not constitute approval nor guarantee a date. The request must first be reviewed by the Clerk.
2. The Clerk will review the request and, if approved, arrange a mutually agreeable date with you. You will receive a signed and approved copy of your request form as confirmation.
3. A maximum of two delegations will be permitted at any Regular Meeting of Council.
4. Delegations must represent an organized group, society, institution, corporation, etc. Individuals may not appear as delegations.
5. Delegations are scheduled on a first-come, first-served basis, subject to direction from the Mayor, Council, or Chief Administrative Officer.
6. The Mayor or Chief Administrative Officer may reject a delegation request if it regards an offensive subject, has already been substantially presented to council in one form or another, deals with a pending matter following the close of a public hearing, or is, or has been, dealt with in a public participation process.
7. Supporting submissions for the delegation should be provided to the Clerk by noon 12 days preceding the scheduled appearance.
8. Delegations will be allowed a maximum of five minutes to make their presentation.
9. Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
10. Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Canadian Red Cross

26-9-2014

Name of Delegate or Representative of Group

Date

Signature

For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk



Appearance date:

Receipt emailed on:

Oct 6 2014
Sept 26 2014

Rejected by:

Mayor

CAO

Applicant informed on:

Applicant informed by:

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

Liz Schultze, North Shore Youth Film
Re: North Shore Youth Film

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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 7:02 p.m. on Monday, September 8, 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
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. E. Geddes, Section Manager – Transportation
Ms. L. Brick, Deputy Municipal Clerk
Ms. T. Guppy, Planner
Ms. A. Mauboules, Social Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. September 8, 2014 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the agenda for the September 8, 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

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

4. RECOGNITIONS

4.1. Centennial Bursary Awards

Mayor Walton presented Centennial Bursary Awards to:

- Ji Young Park;
- Heather Mitchell;
- Yun Namgung;

- Summer McDonald;
- Odessa Jarman;
- Delainie Childs; and,
- Amanda Chung.

2. PUBLIC INPUT

2.1. Mr. Doug Curran, 2000 Block Curling Road:

- Commented on the Larco proposal; and,
- Urged Council to support this application.

2.2. Mr. Robert Gelling, 3000 Block Fromme Road:

- Spoke regarding catch basins; and,
- Requested that the District of North Vancouver set up a maintenance program to clean catch basins.

2.3. Mr. John Harvey, 1900 Block Cedarvillage Crescent:

- Spoke regarding the North Vancouver Policing Committee;
- Commented that he was denied an opportunity to speak as a delegation at the Policing Committee; and,
- Requested to make a delegation but has not heard back from the District regarding a date.

2.4. Mr. John Gilmour, 2900 Block Bushnell Place:

- Read a poem regarding walkable communities; and,
- Noted that Lynn Valley Community Association is discussing the public realm and the street scape of the community centre at their Annual General Meeting in September.

3. PROCLAMATIONS

3.1. North Shore Keep Well Society Week – September 15-19, 2014

5. DELEGATIONS

5.1. Linda Fox and Paul Harmon, North Shore Homelessness Task Force

Re: North Shore Homelessness Task Force Annual Update

Councillor MURI left the meeting at 7:28 pm and returned at 7:29 pm.

Ms. Linda Fox, Manager – Lookout Shelter North Vancouver and Mr. Paul Harmon, Lookout Shelter North Vancouver, spoke regarding the upcoming Homeless Action Week. Ms. Fox and Mr. Harmon provided an update on the issues of homelessness on the North Shore and the steps taken to address these issues.

MOVED by Councillor NIXON

SECONDED by Councillor MURI

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

CARRIED

6. ADOPTION OF MINUTES

6.1. July 7, 2014 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the July 7, 2014 Regular Council meeting be adopted.

CARRIED

6.2. July 21, 2014 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the July 21, 2014 Regular Council meeting be adopted.

CARRIED

**6.3. July 22, 2014 Public Hearing – Edgemont Village Form and Character/
Multi-Family Design Guidelines**

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the July 22, 2014 Public Hearing be received.

CARRIED

6.4. July 22, 2014 Public Hearing – 2295 Royal Avenue

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the minutes of the July 22, 2014 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT

8.1. July 22, 2014 Committee of the Whole

Councillor MACKAY-DUNN left the meeting at 7:41 pm and returned at 7:43 pm.

**8.1.1. Coach Housing – Results of Community Engagement
and Next Steps**

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT staff be directed to prepare, for Council's consideration, the Zoning Bylaw amendment and other implementation tools as may be needed to enable a gradual entry approach to coach houses in the District.

CARRIED

8.1.2. Lower Capilano Design Guidelines

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT staff be directed to complete the community consultation program and finalize the public realm guidelines for Council consideration in the fall of 2014.

CARRIED

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT items 9.1, 9.5, 9.11, 9.12, 9.13, and 9.14 be included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Bylaw 8076: Park Dedication Removal Bylaw (Bridgman Park)

File No. 09.3900.20/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT "Park Dedication Removal Bylaw 8076, 2014" is ADOPTED.

CARRIED

9.2. Bylaw 8039: OCP Amendment 1561-1583 Oxford Street

Bylaw 8040: Rezoning Amendment 1561-1583 Oxford Street

File No. 08.3060.20/054.13

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8039, 2014 (Amendment 11)" is ADOPTED.

THAT "The District of North Vancouver Rezoning Bylaw 1306" Bylaw 8040) is ADOPTED.

CARRIED by a majority of all members of Council

Opposed: Councillor MURI

9.3. Development Permit 54.13 – 1561-1583 Oxford Street (Darwin Properties (Oxford Street) Ltd.)
File No. 08.3060.20/054.13

MOVED by Councillor LITTLE
SECONDED by Councillor HICKS

THAT Development Permit 54.13 for a 112 unit rental apartment project at 1561-1583 Oxford Street, as shown by Attachment A to the August 22, 2014 report of the Community Planner, is ISSUED.

CARRIED

9.4. Bylaw 8067: Rezoning Bylaw 1312 (2995 Royal Avenue)
File No. 08.3060.20/003.14

MOVED by Councillor NIXON
SECONDED by Councillor BASSAM

THAT “The District of North Vancouver Rezoning Bylaw 1312 (Bylaw 8067)” is given SECOND and THIRD Readings.

THAT “The District of North Vancouver Rezoning Bylaw 1312 (Bylaw 8067)” is ADOPTED.

CARRIED

9.5. Bylaw 8072: Form and Character Guidelines – Edgemont Village Centre
File No. 13.6480.30/006.002

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)” is given SECOND and THIRD Readings.

THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8072, 2014 (Amendment 13)” is ADOPTED.

CARRIED by a majority of all members of Council

9.6. Bylaw 8027: Design Guidelines for Multi-Family Housing
File No. 13.6480.30/006.002

MOVED by Councillor NIXON
SECONDED by Councillor LITTLE

THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)” is given SECOND and THIRD Readings.

THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8027, 2014 (Amendment 10)” is ADOPTED.

CARRIED by a majority of all members of Council

**9.7. Bylaws 8041, 8042, 8043, and 8084: Rezoning Application –
LARCO - Mixed Use Development 2035 Fullerton Avenue**

File No. 08.3060.20/017.10

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT the Larco proposal be referred back to staff for further negotiations.

CARRIED

Opposed: Mayor WALTON and Councillors MACKAY-DUNN and NIXON

**9.8. Development Permit 28.13 – 3829/3919 Dollarton Highway
(Polygon Development 270 Ltd.)**

File No. 08.3060.20/28.13

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

THAT Development Permit 28.13, for a 95 unit mixed apartment/townhouse project at 3829/3919 Dollarton Highway, as shown by Attachment A to the August 22, 2014 report of the Community Planner, is ISSUED.

CARRIED

OPPOSED: Councillors BASSAM, MACKAY-DUNN, and MURI

**9.9. Bylaw 8083: Royal Canadian Legion Branch 114 Lynn Valley,
Permissive Tax Exemption**

File No.

Councillor HICKS declared a potential conflict of interest in the following item due to his membership in the Lynn Valley Legion and left the meeting at 8:46 pm.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Stated that tax exemptions should not exceed the term of council;
- Commented that members of Council involved in the Lynn Valley Legion should not be involved in deliberations; and,
- Commented that this item should not have been listed as a consent item.

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT "Bylaw 8083, 2015-2024 Royal Canadian Legion Branch 114 Lynn Valley Taxation Exemption Bylaw" is given FIRST, SECOND, and THIRD readings with the term in the bylaw reading four years rather than ten;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the Community Charter prior to adoption.

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON

THAT the main motion be amended by deleting the words following "Third reading" in the first clause thereby making the term ten years.

DEFEATED

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

The question was called on the main motion.

CARRIED

Councillor HICKS returned to the meeting at 9:05 pm.

9.10. Seeking Community Opinion on Amalgamation Issue

File No. 01.0115.30/002.000

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor MURI

THAT the issue of seeking community opinion on the amalgamation issue be referred to the Reunification Review Committee for their consideration and to report back to Council on September 15, 2014.

CARRIED

9.11. Appointment of a Deputy Chief Election Officer for the 2014 General Local Elections

File No. 01.0115.30/002.000

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT the appointment of Natasha Letchford as Deputy Chief Election Officer for the 2014 general local elections is rescinded;

AND THAT Linda Brick is appointed Deputy Chief Election Officer for the 2014 general local elections.

CARRIED

9.12. Request for Noise Bylaw Variance – Restoration Work on Main Street by Shaw Cablesystems

File No. 11.5210.01/000.000

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT Council relax the provision of Noise Regulation Bylaw 7199, which regulates construction noise during the night and weekends, for Shaw Cablesystems between September 15th and 26th, 2014.

CARRIED

**9.13. Request for Noise Bylaw Variance – Keith Road Bridge Roadwork
For Seylynn Development**
File No. 11.5210.01/000.000

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

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 9th to 23rd, 2014.

CARRIED

**9.14. Metro Vancouver Referral re City of Port Moody's Requested
Amendment to the Regional Growth Strategy – *Metro Vancouver
2040: Shaping Our Future***
File No. 13.6440.10/000.000

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

THAT Council:

1. Support the request to amend the Regional Growth Strategy as outlined in the letter from Metro Vancouver entitled "*Metro Vancouver 2040: Shaping Our Future Amendment Request from the City of Port Moody – Moody Centre Transit Oriented Development Area and Murray Street Boulevard Area*" dated July 14, 2014; and,
2. Direct Staff to forward this resolution to Metro Vancouver staff for consideration by the Greater Vancouver Regional District Board.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Walton reported his attendance at:

- The annual Ambleside Coho Festival;
- Parkgate Days; and,
- The Polish Festival.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor Little reported his attendance at:

- Parkgate Days;
- Deep Cove Days,
- The Polish Festival; and,
- The unveiling of the memorial at Cates Park.

Councillor Mackay-Dunn reported on the unveiling of the memorial at Cates Park and Turning Point's open house.

Councillor Nixon commented that September 17, 2014 is the District of North Vancouver Public Library's 50th anniversary.

Councillor Hicks reported his attendance at:

- The 16th Annual North Shore Candlelight Tribute;
- Parkgate Days;
- Deep Cove Days; and,
- The Polish Festival.

10.4.Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor NIXON

SECONDED by Councillor BASSAMS

THAT the September 8, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(9:30 pm)

Mayor

Municipal Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:01 p.m. on Monday, September 15, 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
Ms. N. Deveaux, General Manager – Finance & Technology
Ms. C. Grant, General Manager – Corporate Services
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk
Ms. C. Rucci, Social Planner
Ms. A. Mauboules, Social Planner

1. ADOPTION OF THE AGENDA

1.1. September 15, 2014 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the September 15, 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

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

4. RECOGNITIONS

4.1. Achievement Award

- Andrea Burk; and,
- Hilary Leith.

5. DELEGATIONS

5.2. Ms. Liz Schultze, North Shore Youth Film

Re: North Shore Youth Film

Ms. Liz Schultze, North Shore Youth Film, presented a film by the youth of Summer Visions 2014 recognizing the work of these young filmmakers. Ms. Schultze invited Council to the Summer Visions Gala Screening and Awards on Tuesday, September 23, 2014 at the Cinematheque in Vancouver.

2. PUBLIC INPUT

2.1. Mr. John Hunter, 300 Block Roche Point Drive:

- Provided comments regarding Kinder Morgan.

2.2. Ms. Barbara Brown, 2000 Block Fullerton Avenue:

- Spoke in support of the Larco proposal; and,
- Commented that the development will provide residents with a Community Centre, extended parklands, accessible housing, and increased rental accommodation.

2.3. Ms. A.J. Brown, 300 Block Kalhani Court:

- Commented that there have not been any improvements in the lower Capilano area since 1984.

2.4. Mr. Dwayne O’Kane, 2000 Block McLallen Court:

- Spoke in support of the Larco development;
- Commented that the development will provide many benefits to the community; and,
- Urged Council to support this proposal.

2.5. Mr. Adam Augar, 1600 Block East 5th Road, Vancouver:

- Spoke regarding Development Variance Permit 31.14 – 858 Handsworth Road;
- Commented that the design will complement the neighbourhood; and,
- Noted that views will not be affected.

2.6. Mr. Jai Jadhav, 1800 Block Belle Isle Place:

- Spoke in support of the Larco proposal;
- Commended the District of North Vancouver on the public consultation process; and,
- Urged Council to approve this application.

2.7. Mr. Art Phillips, 100 Block Park Royal, West Vancouver:

- Addressed questions raised at the previous Council meeting regarding the Larco proposal;
- Noted that storage has been included in units as well as the parkade;
- Stated that rental housing is an important component of the project; and,
- Commented on the success of the public consultation process.

2.8. Ms. Bernice Carmachael, 1900 Block Belle Isle Place:

- Spoke in support of the Larco proposal; and,

- Commented that the developer has incorporated the public's comments into their designs.

2.9. Mr. Regula Voser, 1800 Block Belle Isle Place:

- Spoke in support of the Larco proposal; and,
- Commented on the long term benefits of the development including: a community centre; public plaza; additional park space; senior housing; rental housing; streetscape improvements; safe crosswalks; and, improved transit and bus shelters.

2.10. Ms. Milica Hansen, 1500 Block East Broadway, Vancouver:

- Spoke as a staff member of Bonnie Bairns Childcare Centre;
- Expressed concerns with the closure of Capilano United Church;
- Spoke to the challenge of finding affordable rental space; and,
- Urged the District of North Vancouver to consider the positive impacts Bonnie Bairns has in the community.

2.11. Mr. Doug Curran, 2000 Block Curling Road:

- Commented on the economic opportunity of the Larco development; and,
- Commented that the proposal will provide a range of housing options.

2.12. Ms. Karen van Blankenstein, 4000 Block Mt. Seymour Parkway:

- Owns a small home-based business called Weed'em & Reap;
- Expressed concern that agricultural zoning is not permitted in the District and is unable to sell produce from home;
- Stated that all produce from Weed'em & Reap is certified organic by the Pacific Agricultural Certification Society; and,
- Requested Council to suspend the ban to allow for the sale of produce.

2.13. Mr. Barry Rich, 200 Block West Esplanade Road:

- Spoke on behalf of the Pacific Bipolar Foundation;
- Provided background information on bipolar disease; and,
- Requested Council's support.

2.14. Mr. John Harvey, 1900 Block Cedarvillage Crescent:

- Spoke regarding policing issues;
- Discussed an article in the Globe and Mail entitled "Gen Y's Salary Woes are Everyone's Problem"; and,
- Displayed two medals he won at the BC Senior's Games in lawn bowling.

Councillor HICKS left the meeting at 8:00 pm and returned at 8:01 pm.

5. DELEGATIONS

5.1. Ms. Susan Sherwin, Sunflower Preschool

Re: Appeal to Council for Preschool/Daycare Space

Ms. Susan Sherwin and Ms. Ileana Gaurila, provided an update on the closing of Capilano United Church and the impact it has had on Sunflower Preschool.

Councillor Nixon provided an update advising that the District of North Vancouver is continuing to work with Capilano United Church to find a solution to this issue. Councillor Nixon noted that the District of North Vancouver remains committed to supporting quality daycare services.

MOVED by Councillor MURI
SECONDED by Councillor HICKS

THAT the Sunflower Preschool delegation be received for information.

CARRIED

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT staff report back to Council with an update on options for the District to assist Sunflower Preschool.

CARRIED

Council recessed at 8:18 pm and reconvened at 8:19 pm.

3. PROCLAMATIONS

3.1. North Shore Culture Days – September 26, 27, 28, 2014

3.2. Library Month – October 2014

6. ADOPTION OF MINUTES

Nil

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

**9.7. Bylaws 8041, 8042, 8043, and 8084: Rezoning Application –
LARCO - Mixed Use Development 2035 Fullerton Avenue**
File No. 08.3060.20/017.10

Mr. Brian Bydwell, General Manager – Planning, Properties, and Permits, provided an update regarding amendments to the Community Amenity Contributions and the Letter of Credit.

MOVED by Councillor HICKS
SECONDED by Councillor NIXON
THAT

1. Bylaw 8041, which rezones the subject site from C5 to Comprehensive Zone 79 (CD79) to enable the development of a mixed use project with 451 residential units, be given FIRST Reading;
2. Bylaw 8042, which authorizes a Phased Development Agreement for the project, be given FIRST Reading;
3. Bylaws 8041, and 8042 be referred to a Public Hearing;
4. Bylaw 8043, which authorizes a Housing Agreement to ensure the seniors' building and the market rental building remain rental in perpetuity, be given FIRST Reading;
5. Bylaw 8084, which authorizes a Housing Agreement to prevent future rental restrictions, be given FIRST Reading; and,
6. The Mayor and Clerk be authorized to execute all necessary documentation to implement the associated Housing Agreements.

CARRIED

Council recessed at 8:52 pm and returned at 8:58 pm.

9.1. Kinder Morgan Status Update

File No.

Verbal Presentation: David Stuart, Chief Administrative Officer

Mr. David Stuart, Chief Administrative Officer, provided an update on Kinder Morgan. Mr. Stuart advised that the National Energy Board has identified twelve issues, six of which Council wishes to explore through this process. They include:

1. Potential environmental and social economic impacts;
2. Environmental and social economic effects of marine shipping activities that might result in accidents;
3. Potential impacts of the project on land owners and land use in the District;
4. What contingency planning is in place with regards to spills and accidents during construction of this project;
5. Safety and security of this project; and,
6. What are the terms and conditions needed to be included if the National Energy Board intends on approving this project.

Mr. Stuart noted that the National Energy Board has announced new dates and the District of North Vancouver has an opportunity to ask additional questions until January 9, 2015.

Mr. Stuart advised that the next steps include working on information requests that need to be filed in January and to continue providing updates to Council and the community.

Councillor MURI left the meeting at 9:00 pm and returned at 9:03 pm.

MOVED by Councillor MURI
SECONDED by Councillor NIXON

THAT the presentation of the Chief Administrative Officer entitled Kinder Morgan Status Update be received for information.

CARRIED

9.2. Reunification Review Committee Report

File No.

Verbal Presentation: David Stuart, Chief Administrative Officer

Mr. David Stuart, Chief Administrative Officer, provided an update on the Reunification Committee's report on a possible referendum question on the issue of North Shore amalgamation. Mr. Stuart noted that it was the unanimous view of the Committee members present that it was premature to proceed with a question on the 2014 ballot. They were concerned that it might prejudice their endeavour in that it might be perceived that a conclusion on amalgamation had already been reached in advance of completing their work. They also felt that the referendum question may be more appropriately placed on the 2018 ballot after they had completed their work, all the necessary analysis had been done and a conclusion reached, and after appropriate community engagement had occurred possibly with the residents of all three municipalities.

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the presentation of the Chief Administrative Officer entitled Reunification Review Committee Report be received for information.

CARRIED

9.4. Development Permit 35.13 – 1700 Marine Drive (0912328 BC Ltd.)

File No. 08.3060.20/035.13

Public Input:

Stefan Slot, 3500 Block West Cordova Street, Vancouver:

- Advised that as the architect, he is here to answer any questions.

Councillor MURI left the meeting at 10:04 pm and returned at 10:10 pm.

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT Development Permit 35.13, for a mixed commercial/residential project including 39 apartment units at 1700 Marine Drive, is ISSUED.

CARRIED

Opposed: Councillor MACKAY-DUNN

9.5. Development Variance Permit 31.14 – 858 Handsworth Road

File No. 08.3060.20/031.14

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT Development Variance Permit 31.14, to allow for the construction of a second storey addition to the existing house at 858 Handsworth Road, is ISSUED.

CARRIED

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

MOVED by Councillor MURI
SECONDED by Councillor NIXON

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.

CARRIED

- 9.3. Approval for Single Sourced Procurement of Traffic Controllers**
File No. 11.5460.85/000.000

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT Council approve the single sourced procurement of three (3) traffic signal controllers in the amount of \$130,571.40 from Econolite Canada Inc.

CARRIED

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

MOVED by Councillor NIXON
SECONDED by Councillor BASSAM

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.

CARRIED

At 10:22 pm the following motion was made:

MOVED by Councillor MURI
SECONDED by Councillor LITTLE

THAT the Regular Council meeting of September 15, 2014 be authorized to carry on beyond 10:30 pm.

CARRIED

It was Council's desire to return to item 9.2 for further consideration.

9.2. Reunification Review Committee Report

Discussion ensued regarding amalgamation.

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT the following question be put to the electors of the District of North Vancouver on November 15, 2014:

Do you support the District continuing to undertake a comprehensive investigation regarding amalgamation of the North Shore municipalities?

DEFEATED

Opposed: Mayor WALTON, Councillors BASSAM, HICKS, and NIXON

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor MacKay-Dunn reported on his attendance at the following:

- Community History Centre;
- North Vancouver Candlelight Ceremony;
- The 100th anniversary of cadets on the North Shore;
- Terry Fox run; and,
- Seymour Art Gallery.

Councillor Little reported on his attendance at the following:

- Community History Centre; and,
- Reception at the TransCanada Trail in Capilano Regional Park.

Councillor Hicks reported on his attendance at the following:

- Community History Centre;
- North Vancouver Candlelight Ceremony; and,
- Capilano Fish Hatchery.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the September 15, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:45 pm)

Mayor

Municipal Clerk

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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 7:00 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. N. Letchford, Community Planner
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)

Purpose of Bylaw:

The bylaw proposes to allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

1. OPENING BY THE MAYOR

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

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Ms. Natasha Letchford, Community Planner

Ms. Natasha Letchford, Community Planner, provided an overview of the proposal which would allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

Ms. Letchford advised that:

- To accommodate the construction of the new Keith Road Bridge a narrow strip of parkland was removed from Bridgman and Seylynn Parks;
- As a replacement for this piece of land, a larger piece of land north of East Keith Road is proposed to be rezoned Natural Park Land; and,
- The proposed parkland is approximately 7,313 m² in area, whereas the narrow strip of parkland removed was 3,540m² in area. This approximately doubles the amount of park zoned land in the neighbourhood.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Queried the public process required to remove District parkland.

4.2 Ms. Linda Barrett, 1300 Block East 8th Street: COMMENTING

- Expressed concerns with parking in the area.

5. QUESTIONS FROM COUNCIL

Staff advised that the District undertook an alternative approval process whereby voters could express their opposition to the removal of land from Bridgman and Seylynn Parks by signing an elector response form and returning it to the District. Voters had until August 29, 2014 to respond.

6. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)" be returned to Council for further consideration.

CARRIED
(7:15 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 7:16 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)

Purpose of Bylaw:

The bylaw proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

1. OPENING BY THE MAYOR

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

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mr. Erik Wilhelm, Community Planner

Mr. Erik Wilhelm, Community Planner, provided an overview of the proposal which proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

Mr. Wilhelm advised that:

- The subdivision proposal is compatible with the lot pattern along Fromme Road and in the immediate area;
- The subdivision provides for a subtle density transition on the periphery of the Lynn Valley Town Centre; and,
- Covenants will be required to ensure that the new houses have unique designs.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Mr. Gerald Crittenden, 900 Block Shakespeare Avenue: OPPOSED

- Spoke in opposition to the subdivisions west of Fromme Road; and,
- Expressed concerns with increased traffic and parking issues.

4.2 Mr. Keith Willett, 1000 Block Ross Road: OPPOSED

- Spoke in opposition to the proposed subdivisions;
- Expressed concerns with parking issues;
- Expressed concerns with increased noise;
- Expressed concerns with the loss of cultural history; and,
- Urged Council to not support this development.

4.3 Mr. Paul Warburton, 20000 Block A Avenue, Langley: IN FAVOUR

- Spoke as the applicant;
- Commented that the lot pattern is consistent with the area of Fromme Road;
- Noted that the houses are in poor condition;
- Mentioned that the houses are not on the Heritage Registry; and,
- Commented that three non-tandem parking stalls are required for each lot to incorporate a secondary suite.

4.4 Mr. Steven Whitworth, 3100 Block Chauser Avenue: OPPOSED

- Spoke in opposition to the proposed subdivisions;
- Expressed concerns with basement suites; and,
- Opined that the proposed subdivision does not fit in with the neighbourhood.

4.5 Ms. Jennifer Clay, 700 Block East 8th Street: OPPOSED

- Spoke representing the North Shore Heritage Preservation Society;
- Expressed concerns with the destruction of the character home at 2975 Fromme Road;
- Opined that the home at 2975 is a well-built craftsman house; and,
- Urged the developer to keep this home in place.

4.6 Ms. Cindy Chandler, 1000 Block Shakespeare Avenue: IN FAVOUR

- Spoke in support of the proposed bylaw;
- Commented that residential traffic is not an issue but is generated by the schools; and,
- Opined that the houses are old and not worth keeping.

4.7 Mr. Steven Peterson, 1100 Block East 29th Street: IN FAVOUR

- Spoke in support of the proposed development;
- Commented that this is a good location for the proposed subdivisions;

- Spoke in support of increased density; and,
- Commented that three out of the four homes could be accessed through lanes.

4.8 Mr. Peter Miller, West Vancouver:

IN FAVOUR

- Commented on the possible condition of the interior of the house;
- Commented that the exterior of the house is in excellent condition;
- Noted that relocation of homes is commonly done but prefers the building to stay in its original location; and,
- Commented that the Mollie Nye house is a good example of lifting heritage buildings.

5. QUESTIONS FROM COUNCIL

Council questioned the state of the two houses. Staff advised that they are older houses but not on the Heritage Registry.

Council acknowledged that the traffic bulges in front of the houses are awkward and limit the amount of parking.

Council commented that this site may be more appropriate for a three lot subdivision.

6. COUNCIL RESOLUTION

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)" be returned to Council for further consideration.

CARRIED
(7:57 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 8:00 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)

Purpose of Bylaw:

The bylaw proposes to allow for a thirty seat restaurant at the Edgemont Commons commercial building.

1. OPENING BY THE MAYOR

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

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mr. Erik Wilhelm, Community Planner

Mr. Erik Wilhelm, Community Planner, provided an overview of the proposal which would allow for a thirty seat restaurant at the Edgemont Commons commercial building.

Mr. Wilhelm advised that:

- The Bakehouse Restaurant wishes to move to the new Edgemont Commons building under construction at 3053 Edgemont Boulevard;
- The restaurant intends to move their current operation into a ground floor unit within the building that occupies 1325 sq. ft.;
- The restaurant will provide seating for 30 people; and,
- 46 underground parking stalls within the 2 level parkade are available for public use during business hours.

4. APPLICANT

Mr. Joe Khalifa, 1000 Block West 29th Street:

- Stated that the Bakehouse is a special restaurant;
- Noted that a restaurant is a key element to attract people; and,
- Commented on the importance of redesigning the park area outside of the building.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Mike McMaster, 2000 Block Bellevue Avenue: IN FAVOUR

- Spoke as the owner of the Bakehouse Restaurant;
- Provided history and context of this application;
- Requested 30 indoor seats;
- Commented that more parking in Edgemont Village is needed; and,
- Commented that the Bakehouse Restaurant will improve the quality of the Village.

5.2 Mr. Bryan Albinson, 3400 Block Wellington Crescent: IN FAVOUR

- Spoke in support of the proposed bylaw;
- Expressed concern with parking deficiencies; and,
- Commented that Edgemont Village needs a good restaurant.

5.3 Mr. Ishrat Khan, 800 Block Hendecourt Road: IN FAVOUR

- Spoke as a local artist whose work is shown in the Bakehouse Restaurant; and,
- Spoke in support of the relocation of the restaurant to the Edgemont Commons Building.

5.4 Mr. Ed Bryant, 2500 Block Newmarket Drive: IN FAVOUR

- Spoke in support of the proposed bylaw;
- Commented on the quality local food made on site; and,
- Commented that the Bakehouse Restaurant has become an extension of the Edgemont neighborhood.

5.5 Mr. Peter Debias, 1000 Block Terrace Avenue: IN FAVOUR

- Commented that the Bakehouse Restaurant is an important part of Edgemont Village;
- Commented that the new building does not fit in with the surroundings of the area;
- Expressed concern that there is no outdoor seating; and,

- Stated that the new building is not conducive to people gathering.
- 5.6 Ms. Susan Hyam, 2900 Block Aurora Road: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented that parking is not an issue; and,
 - Stated that the building is too large and not welcoming.
- 5.7 Mr. Rolf Ahrens, 3900 Block Sunset Blvd: IN FAVOUR**
- Stated that parking is not an issue as many customers will walk.
- 5.8 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Expressed concerns with parking; and,
 - Queried if a liquor licence was included in this application.
- 5.9 Mr. Peter Debias, 1000 Block Terrace Avenue: SPEAKING A SECOND TIME**
- Noted the importance of having a restaurant in Edgemont Village.
- 5.10 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**
- Commented that there would be a 15 parking space deficiency as per the 2006 Zoning Bylaw; and,
 - Noted that there is already a large restaurant proposed for the Super Value site.

Councillor LITTLE left the meeting at 8:45 pm and returned at 8:46 pm.

- 5.11 Ms. Louise Nagel, 3400 Block Aintree Drive: COMMENTING**
- Spoke neither in opposition or in support of the proposed bylaw;
 - Expressed the opinion that the Bakehouse Restaurant provides a sense of community; and,
 - Expressed concerns that residents living above Delaney's may have to relocate.
- 5.12 Mr. Joe Khalifa, 1000 Block West 29th Street: SPEAKING A SECOND TIME**
- Acknowledged that a ventilation system will be installed at the top of the roof; and,
 - Indicated that all 46 underground parking stalls within the 2 level parkade are available for public use during business hours.
- 5.13 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A THIRD TIME**
- Provided comments on the Public Hearing notification.

6. QUESTIONS FROM COUNCIL

Council queried the proposed location of the restaurant in the Edgemont Commons Building. Staff advised that the Bakehouse Restaurant intends to move their current operation into the ground floor unit within the building between the pharmacy and Blueshore Financial.

Council commented that there is not a lot of outdoor space. Staff advised that there could be a small outdoor seating area but not on the entire frontage.

Staff advised that notification was sent to 130 residents within 75 meters of the site.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)" be returned to Council for further consideration.

CARRIED

(8:56 p.m.)

CERTIFIED CORRECT:

A handwritten signature in cursive script, appearing to read "A. Dale", is written over a horizontal line.

Confidential Council Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 6, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 22, 2014
File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8083: Lynn Valley Legion Taxation Exemption

RECOMMENDATION:

THAT "2015-2018 Royal Canadian Legion Branch 114 Lynn Valley Taxation Exemption Bylaw 8083, 2014" is ADOPTED.

BACKGROUND:

Bylaw 8083 was given First, Second and Third Readings on September 8th, 2014. Notice was given under Section 227 of the *Community Charter* on September 14th and 21st, 2014.

Bylaw 8083 is now ready to be considered for Adoption by Council.

OPTIONS:

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

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachment:

- 2015-2018 Royal Canadian Legion Branch 114 Lynn Valley Taxation Exemption Bylaw 8083, 2014
- Report to Council – July 18th, 2014

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 <i>NHP</i> _____	<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 8083

A bylaw to exempt certain lands and improvements from municipal taxation pursuant to the *Community Charter*

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

1. Citation

This bylaw may be cited as “2015-2018 Royal Canadian Legion Branch 114 Lynn Valley Taxation Exemption Bylaw 8083, 2014”.

2. Exemptions under section 224 of the *Community Charter*

The following lands and improvements are exempt from taxation levied pursuant to section 224(2) of the *Community Charter* for the period 2015 to 2018:

- a. land or improvements that:
 - i. are owned or held by a charitable, philanthropic or other not for profit corporation; and,
 - ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 - 1. The Royal Canadian Legion Branch 114 Lynn Valley – Community Lodge Club. Lot 24, District Lots 2087 & 2088, Plan 14752, PID: 007-749-244 (1630 Lynn Valley Road, registered in the name of Canadian Legion Lynn Valley Branch B.C. No. 114 – Roll # 052-1475-2230-7)

Exemption to remain in effect for a 4 year period based on the continuance of charitable and philanthropic purposes as set out per legislation. Upon any modification to the Legion's mandate removing charitable services the current exemption will terminate at December 31st of the year of any amendment.

READ a first time September 8, 2014

READ a second time September 8, 2014

READ a third time September 8, 2014

NOTICE given in accordance with Section 227 of the *Community Charter* on September 14th and September 21st, 2014

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Sept 8, 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

July 18, 2014

File:

AUTHOR: Elio Iorio, Manager Revenue and Taxation

SUBJECT: Bylaw 8083: Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption

RECOMMENDATION:

THAT "Bylaw 8083, 2015-2024 Royal Canadian Legion Branch 114 Lynn Valley Taxation Exemption Bylaw" is given FIRST, SECOND, and THIRD readings;

AND THAT the Clerk is directed to provide notice in accordance with s. 227 of the Community Charter prior to adoption.

REASON FOR REPORT:

The purpose of the Bylaw is to extend the exemption from taxation for the Royal Canadian Legion Lynn Valley Branch located at 1630 Lynn Valley Road.

SUMMARY:

The Royal Canadian Legion is empowered as a non-profit organization by virtue of Federal and Provincial legislation. The "1981 Act to Incorporate The Royal Canadian Legion, Chapter 84 of the Statutes of Canada 1948 and subsequent amendments" and the Provincial, "British Columbia Canadian Legion Act" are special Acts of government that establish detailed functions and objectives of the Legion. As one of the larger non-profit organizations in Canada, the Legion's focus per legislation is twofold. The Legion's mission consists of serving the welfare and needs of those veterans who have served in the Canadian Forces including current serving forces and their families. Also it is mandated to encourage, promote and support all forms of community service, charitable and philanthropic purposes.

BACKGROUND:

The Legion does not meet the qualifying eligibility criteria under the District's Property Taxation Exemption Policy for the Class 6 portion in operating a primary liquor club. The existing Taxation Exemption Policy is achieving its intended objectives but it does not contemplate special situations such as government legislation specifying the terms of reference for operating and controlling assets of a non-profit organization. The branch uses its facilities and services to raise funds for community charitable work which is at the core of

SUBJECT: Bylaw 8083: Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption

July 18, 2014

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its mandate. The operating of a pub within its building assists in achieving its overall purpose as set out in length in Section 4 of the Special Act. The Legion's historical significance set by Act and social purpose requires a separate bylaw be enacted in support of the permissive tax exemption as it is distinct from the process followed by the CSAC in determining tax exemptions for other properties.

EXISTING POLICY:

1981 Act to Incorporate The Royal Canadian Legion, Chapter 84 of the Statutes of Canada 1948, Act Respecting the Pacific Command and Branches of the Royal Canadian Legion, Chapter 53 of the Statutes of British Columbia 1956, Section 224 of the Community Charter and Taxation Exemptions by Council Guidelines Policy.

ANALYSIS:

Community Charter Section 224(4)(a) allows for a taxation exemption up to a term of 10 years. An exemption for this period provides easier administration of the tax exemption. The District proactively reviews permissive tax exemptions to ensure operations of non-profit organizations continue their philanthropic activities in support of the community they reside. Should this requirement cease to exist the permissive tax exemption will terminate.

Timing/Approval Process:

Bylaw must be approved before October 31, 2014 to be in effect for the 2015 taxation year.

Financial Impacts:

Based upon 2014 exempt assessment valuation the District will forgo \$15,214 of taxation revenue.

	Class 6	Class 8	Total
Municipal tax	\$14,363	\$851	\$15,214
Other agencies	\$13,162	\$568	\$13,730
	\$27,525	\$1,419	\$28,944

Liability/Risk:

There is limited risk of precedent setting as the Legion is distinct in its special creation through legislation, along with its historical significance and national symbolism.

Respectfully submitted,



Elio Iorio
Manager, Revenue and Taxation

SUBJECT: Bylaw 8083: Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption

July 18, 2014

Page 3

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: _____



Permissive Tax Exemption

**Council will be considering adoption of the following
bylaw on October 6, 2014**

Proposed Bylaw: 2015 - 2018 Royal Canadian Legion Branch 114
Lynn Valley Taxation Exemption Bylaw 8083, 2014

The proposed bylaw will provide the following property with a 100% exemption from the payment of municipal taxes for the years 2015 - 2018.

Organization	Address	Est. Taxes 2015	Est. Taxes 2016	Est. Taxes 2017
Lynn Valley Legion	1630 Lynn Valley Road	\$15,974	\$16,773	\$17,612

Note: The tax figures above are estimates only and will be modified based on changes in assessment, as supplied by BC Assessment, and tax rates as determined by Council.



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dnv.org



@NVanDistrict


Reunification Committee Report

Materials to be circulated via agenda.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 6, 2014</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 24, 2014
File: 08.3060.20/029.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8082: Park Rezoning

RECOMMENDATION:

THAT the "The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)" is given SECOND and THIRD readings.

BACKGROUND:

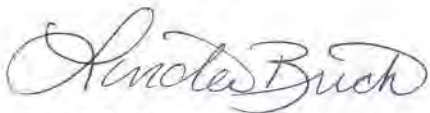
Bylaw 8082 received First Reading and referral to a Public Hearing on July 21st, 2014. A Public Hearing was held and closed on September 16th, 2014.

The bylaw is now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaws Second and Third Readings; or,
2. Give no further Readings to the bylaw and abandon the bylaw at First Reading.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)
- Public Hearing Minutes – September 16th, 2014
- Report to Council - July 10th, 2014

REVIEWED WITH:

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

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

External Agencies:

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

The Corporation of the District of North Vancouver

Bylaw 8082

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the subject properties outline in Schedule A from RS3 to NPL.

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 1318 (Bylaw 8082)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- 2.1. The Zoning Map is amended to rezone from Single Family Residential 7200 (RS3) to Natural Parkland Zone (NPL) the lands as illustrated in Schedule A to this bylaw and legally described as follows:

Lot 22 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-591)

Lot 21 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-574)

Lot 20 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-566)

Lot 19 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-531)

Lot 18 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-523)

Lot 17 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-515)

Lot 16 Except: Part on Highway Plan 41, Block 107 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-926-485)

Lot 11 Block 108 District Lot 553 Plan 3411 (PID: 012-925-438)

Lot 12 Block 108 District Lot 553 Plan 3411 (PID: 012-925-471)

Lot 13 Block 108 District Lot 553 Plan 3411 (PID: 012-925-501)

Lot 14 Block 108 District Lot 553 Plan 3411 (PID: 012-925-535)

Lot 15 Block 108 District Lot 553 Plan 3411 (PID: 012-925-551)

Lot 16 Block 108 District Lot 553 Plan 3411 (PID: 012-925-586)

Lot 17 Block 108 District Lot 553 Plan 3411 (PID: 012-925-608)

Lot 18 Block 108 District Lot 553 Plan 3411 (PID: 012-925-624)

Lot 19 Block 108 District Lot 553 Plan 3411 (PID: 012-925-641)

Lot 20 Block 108 District Lot 553 Plan 3411 (PID: 012-925-659)

Lot 1 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1
New Westminster District Plan 3411 (PID: 012-923-010)

Lot 2 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1
New Westminster District Plan 3411 (PID: 012-923-028)

Lot 3 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1
New Westminster District Plan 3411 (PID: 012-923-044)

Lot 4 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1
New Westminster District Plan 3411 (PID: 012-923-052)

Lot 9 Block 109 District Lot 553 Plan 3411 (PID: 012-923-117)

Lot 8 Block 109 District Lot 553 Plan 3411 (PID: 012-923-109)

Lot 7 Block 109 District Lot 553 Plan 3411 (PID: 012-923-095)

Lot 6 Block 109 District Lot 553 Plan 3411 (PID: 012-923-087)

Lot 5 Block 109 District Lot 553 Plan 3411 (PID: 012-923-079)

READ a first time July 21st, 2014

PUBLIC HEARING held September 16th, 2014

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1318" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure

ADOPTED

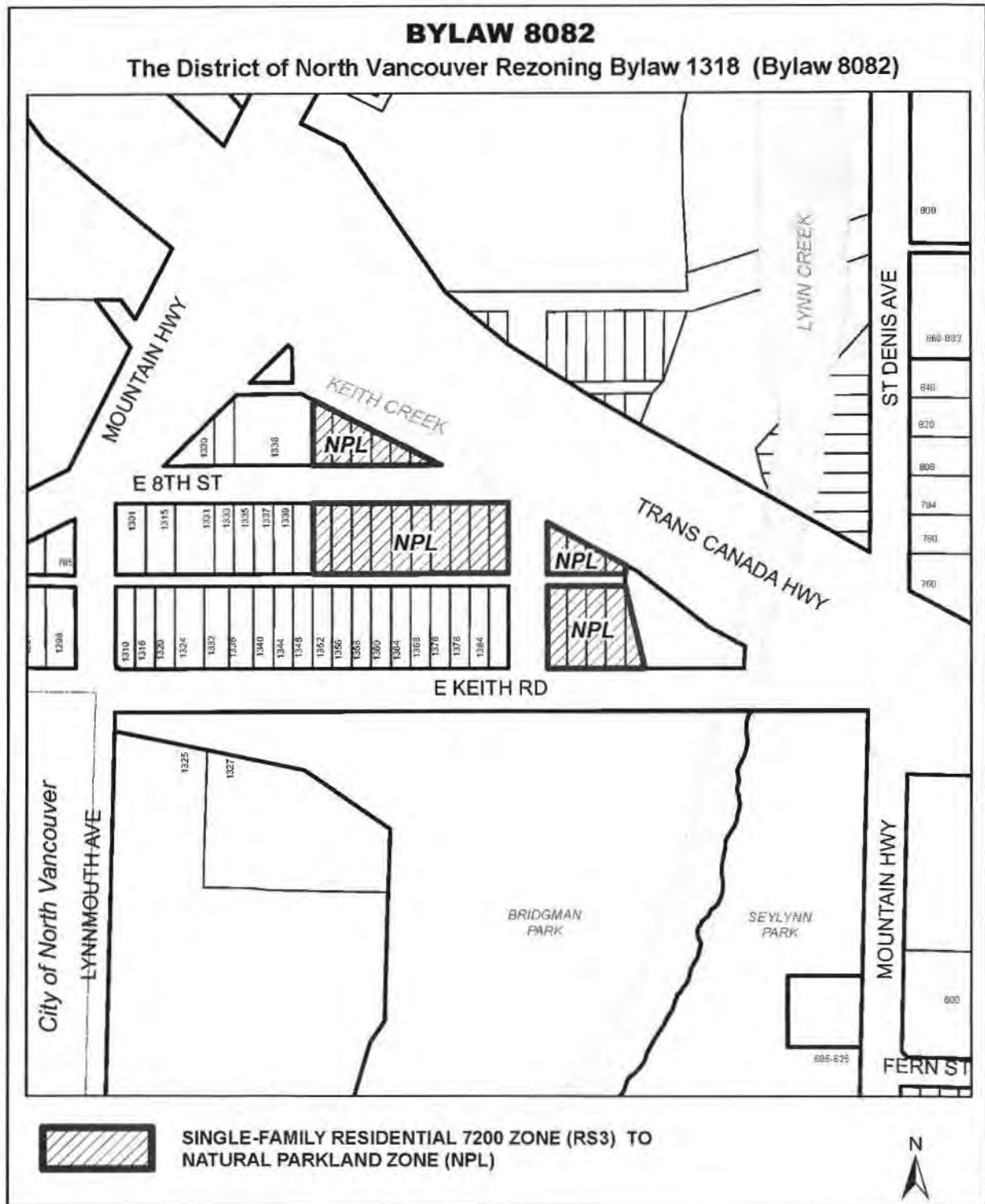
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8082 Schedule A: Zoning Map



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 7:00 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. N. Letchford, Community Planner
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)

Purpose of Bylaw:

The bylaw proposes to allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

1. OPENING BY THE MAYOR

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

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Ms. Natasha Letchford, Community Planner

Ms. Natasha Letchford, Community Planner, provided an overview of the proposal which would allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

Ms. Letchford advised that:

- To accommodate the construction of the new Keith Road Bridge a narrow strip of parkland was removed from Bridgman and Seylynn Parks;
- As a replacement for this piece of land, a larger piece of land north of East Keith Road is proposed to be rezoned Natural Park Land; and,
- The proposed parkland is approximately 7,313 m² in area, whereas the narrow strip of parkland removed was 3,540m² in area. This approximately doubles the amount of park zoned land in the neighbourhood.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Queried the public process required to remove District parkland.

4.2 Ms. Linda Barrett, 1300 Block East 8th Street: COMMENTING

- Expressed concerns with parking in the area.

5. QUESTIONS FROM COUNCIL

Staff advised that the District undertook an alternative approval process whereby voters could express their opposition to the removal of land from Bridgman and Seylynn Parks by signing an elector response form and returning it to the District. Voters had until August 29, 2014 to respond.

6. COUNCIL RESOLUTION

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)" be returned to Council for further consideration.

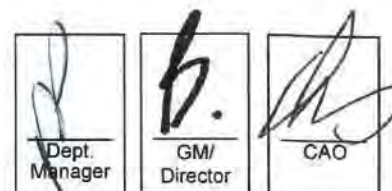
CARRIED
(7:15 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 21, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 10, 2014
File: 08.3060.020/029.14

AUTHOR: Natasha Letchford, Community Planner

SUBJECT: Bylaw 8082: Rezoning of District of North Vancouver Land north of East Keith Rd from Single Family Residential (RS3) to Natural Park Land Zone (NPL)

RECOMMENDATION:

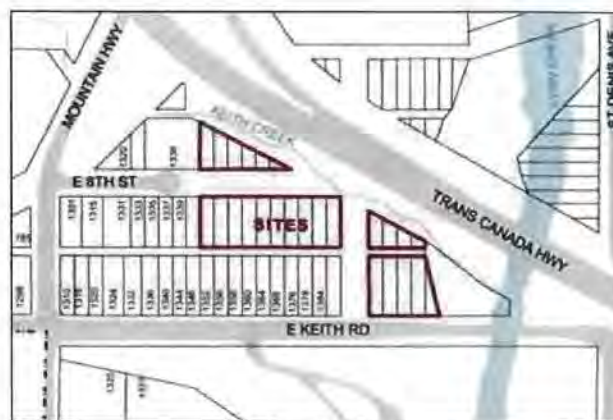
THAT The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082), rezoning the parcels from RS3 to NPL, is given FIRST reading and is referred to a public hearing.

SUMMARY:

Bylaw 8082 proposes to rezone 26 undeveloped District lots currently zoned Single Family Residential 7200 Zone (RS3) to Natural Park Land (NPL). This is consistent with the Official Community Plan designation of Parks, Recreation and Open Space (POSNA).

BACKGROUND:

To accommodate the construction of the new Keith Road Bridge a narrow strip of parkland is proposed to be removed from Bridgman and Seylynn Parks. As a replacement for this piece of land, a larger piece of land north of East Keith Rd is proposed to be rezoned natural park land (NPL). The proposed parkland is approximately 7,313 m² (78,716 sq ft) in area, whereas the narrow strip of parkland proposed for removal is 3,540 m² (38,104 sq ft) in area. This approximately doubles the amount of park zoned land in the neighbourhood.



Site Map

The District is currently undertaking an alternate approval process whereby voters can express their opposition to the removal of land from Bridgman and Seylynn Parks by signing

SUBJECT: Bylaw 8082: Rezoning of District of North Vancouver Land north of East Keith Rd from Single Family Residential (RS3) to Natural Park Land Zone (NPL)

July 11, 2014

Page 2

an elector response form and returning it to the District. Voters have until August 29 to respond to the Alternate Approval Process.

ANALYSIS:

Site and Surrounding Area:

The lots are zoned Single Family Residential (RS3). The lots are in four development permit areas: Form and Character; Protection of the Natural Environment; Streamside Protection; and Wildfire Hazard.

The Official Community Plan (OCP) designation is Parks, Open Space, and Natural Area (POSNA); therefore, a rezoning to Natural Park Land is consistent with the OCP. The rezoning of the lots would provide continuity of green space as they are situated between Inter River Park, Bridgman Park, and Seyllynn Park. The lots do not have developed road access.

The 26 undeveloped lots have a combined area of approximately 7,313 m² (78,716 sq ft) and are located near Bridgman and Seyllynn Parks north of the East Keith Road bridge, as seen in the following context map and air photo:



Context Map



Air Photo

The area needed to be removed from Bridgman and Seyllynn parks to accommodate the construction of the new Keith Road Bridge is much less than the proposed area to be rezoned to natural park land.

SUBJECT: Bylaw 8082: Rezoning of District of North Vancouver Land north of East Keith Rd from Single Family Residential (RS3) to Natural Park Land Zone (NPL)

July 11, 2014

Page 3

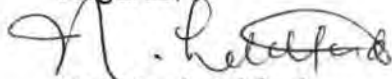
Conclusion:

Rezoning the lots from single family residential (RS3) to natural park land (NPL) is consistent with the Official Community Plan and provides a replacement for the narrow strip of parkland in Bridgman and Seylynn Parks that is required for the new Keith Road Bridge.

Options:

1. THAT The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082) is given FIRST reading and is referred to a public hearing. *(Staff recommendation)*
2. Council could abandon the bylaw at first reading.

Regards,


Natasha Letchford
Community Planner

Attachment:

1. The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)

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 8082

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the subject properties outline in Schedule A from RS3 to NPL.

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 1318 (Bylaw 8082)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- 2.1. The Zoning Map is amended to rezone from Single Family Residential 7200 (RS3) to Natural Parkland Zone (NPL) the lands as illustrated in Schedule A to this bylaw and legally described as follows:

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Lot 19 Block 108 District Lot 553 Plan 3411 (PID: 012-925-641)

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Lot 1 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-923-010)

Lot 2 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-923-028)

Lot 3 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-923-044)

Lot 4 Except: Part on Highway Plan 41, Block 109 District Lot 553 Group 1 New Westminster District Plan 3411 (PID: 012-923-052)

Lot 9 Block 109 District Lot 553 Plan 3411 (PID: 012-923-117)

Lot 8 Block 109 District Lot 553 Plan 3411 (PID: 012-923-109)

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Lot 6 Block 109 District Lot 553 Plan 3411 (PID: 012-923-087)

Lot 5 Block 109 District Lot 553 Plan 3411 (PID: 012-923-079)

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1318" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure

ADOPTED

Mayor

Municipal Clerk

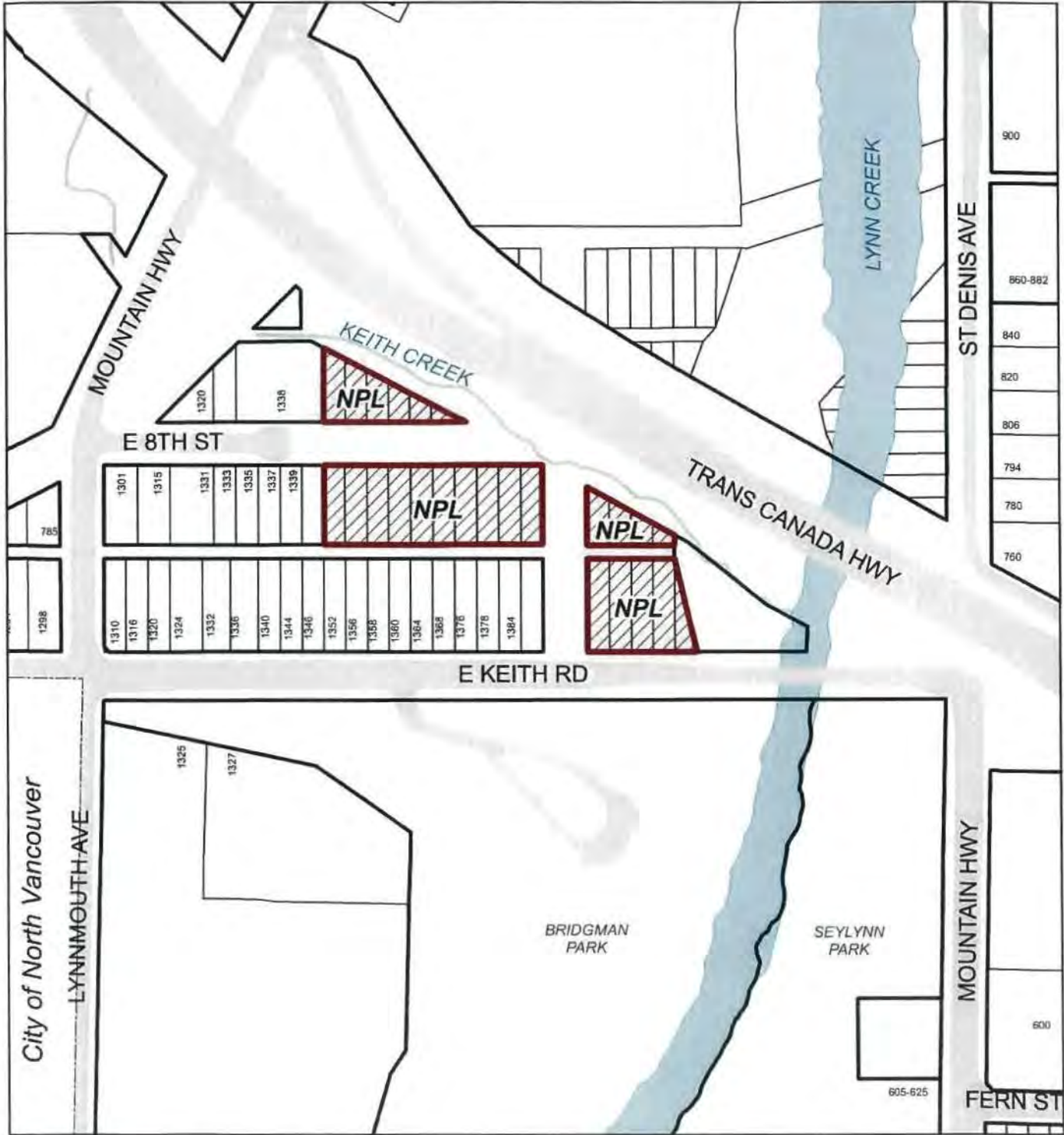
Certified a true copy

Municipal Clerk

Bylaw 8082 Schedule A: Zoning Map

BYLAW 8082

The District of North Vancouver Rezoning Bylaw 1318 (Bylaw 8082)



**SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
NATURAL PARKLAND ZONE (NPL)**



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 6, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 19, 2014
File: 08.3060.20/024.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8077: 3053 Edgemont Blvd.

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8077 received First Reading and referral to a Public Hearing on July 21st, 2014. A Public Hearing was held and closed on September 16th, 2014.

This Bylaw is now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaw Second and Third Readings; or,
2. Give no further Readings to the bylaw and abandon the bylaw at First Reading.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)
- Public Hearing Minutes – September 16th, 2014
- Staff Report – Dated July 11th, 2014

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

The Corporation of the District of North Vancouver

Bylaw 8077

A bylaw to amend the 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 "The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)".

2. Amendments

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

- a. Insert "*Restaurant*" in alphabetical sequence within Section 4B372 (b).
- b. Insert the following after (a) within Section 4B373:
 - (b) Restaurants are limited to:
 - i. only one per lot;
 - ii. no more than 30 indoor seats.
- c. Delete subsection a) within Section 4B385; and
- d. Insert in its place "Parking spaces shall be provided in accordance with Part 10 of this Bylaw except that restaurants up to 30 seats require 1 parking stall per 45m² GFA excluding any outdoor customer service area."

READ a first time July 21st, 2014

PUBLIC HEARING held September 16th, 2014

READ a second time

READ a third time

Certified a true copy of Bylaw 8077 as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 8:00 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)

Purpose of Bylaw:

The bylaw proposes to allow for a thirty seat restaurant at the Edgemont Commons commercial building.

1. OPENING BY THE MAYOR

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

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mr. Erik Wilhelm, Community Planner

Mr. Erik Wilhelm, Community Planner, provided an overview of the proposal which would allow for a thirty seat restaurant at the Edgemont Commons commercial building.

Mr. Wilhelm advised that:

- The Bakehouse Restaurant wishes to move to the new Edgemont Commons building under construction at 3053 Edgemont Boulevard;
- The restaurant intends to move their current operation into a ground floor unit within the building that occupies 1325 sq. ft.;
- The restaurant will provide seating for 30 people; and,
- 46 underground parking stalls within the 2 level parkade are available for public use during business hours.

4. APPLICANT

Mr. Joe Khalifa, 1000 Block West 29th Street:

- Stated that the Bakehouse is a special restaurant;
- Noted that a restaurant is a key element to attract people; and,
- Commented on the importance of redesigning the park area outside of the building.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Mike McMaster, 2000 Block Bellevue Avenue: IN FAVOUR

- Spoke as the owner of the Bakehouse Restaurant;
- Provided history and context of this application;
- Requested 30 indoor seats;
- Commented that more parking in Edgemont Village is needed; and,
- Commented that the Bakehouse Restaurant will improve the quality of the Village.

5.2 Mr. Bryan Albinson, 3400 Block Wellington Crescent: IN FAVOUR

- Spoke in support of the proposed bylaw;
- Expressed concern with parking deficiencies; and,
- Commented that Edgemont Village needs a good restaurant.

5.3 Mr. Ishrat Khan, 800 Block Hendecourt Road: IN FAVOUR

- Spoke as a local artist whose work is shown in the Bakehouse Restaurant; and,
- Spoke in support of the relocation of the restaurant to the Edgemont Commons Building.

5.4 Mr. Ed Bryant, 2500 Block Newmarket Drive: IN FAVOUR

- Spoke in support of the proposed bylaw;
- Commented on the quality local food made on site; and,
- Commented that the Bakehouse Restaurant has become an extension of the Edgemont neighborhood.

5.5 Mr. Peter Debias, 1000 Block Terrace Avenue: IN FAVOUR

- Commented that the Bakehouse Restaurant is an important part of Edgemont Village;
- Commented that the new building does not fit in with the surroundings of the area;
- Expressed concern that there is no outdoor seating; and,

- Stated that the new building is not conducive to people gathering.
- 5.6 Ms. Susan Hyam, 2900 Block Aurora Road: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented that parking is not an issue; and,
 - Stated that the building is too large and not welcoming.
- 5.7 Mr. Rolf Ahrens, 3900 Block Sunset Blvd: IN FAVOUR**
- Stated that parking is not an issue as many customers will walk.
- 5.8 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Expressed concerns with parking; and,
 - Queried if a liquor licence was included in this application.
- 5.9 Mr. Peter Debias, 1000 Block Terrace Avenue: SPEAKING A SECOND TIME**
- Noted the importance of having a restaurant in Edgemont Village.
- 5.10 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**
- Commented that there would be a 15 parking space deficiency as per the 2006 Zoning Bylaw; and,
 - Noted that there is already a large restaurant proposed for the Super Value site.

Councillor LITTLE left the meeting at 8:45 pm and returned at 8:46 pm.

- 5.11 Ms. Louise Nagel, 3400 Block Aintree Drive: COMMENTING**
- Spoke neither in opposition or in support of the proposed bylaw;
 - Expressed the opinion that the Bakehouse Restaurant provides a sense of community; and,
 - Expressed concerns that residents living above Delaney's may have to relocate.
- 5.12 Mr. Joe Khalifa, 1000 Block West 29th Street: SPEAKING A SECOND TIME**
- Acknowledged that a ventilation system will be installed at the top of the roof; and,
 - Indicated that all 46 underground parking stalls within the 2 level parkade are available for public use during business hours.
- 5.13 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A THIRD TIME**
- Provided comments on the Public Hearing notification.

6. QUESTIONS FROM COUNCIL

Council queried the proposed location of the restaurant in the Edgemont Commons Building. Staff advised that the Bakehouse Restaurant intends to move their current operation into the ground floor unit within the building between the pharmacy and Blueshore Financial.

Council commented that there is not a lot of outdoor space. Staff advised that there could be a small outdoor seating area but not on the entire frontage.

Staff advised that notification was sent to 130 residents within 75 meters of the site.

7. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)" be returned to Council for further consideration.

CARRIED
(8:56 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 21, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 11, 2014
File: 08.3060.20/024.14

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: BYLAW 8077 (REZONING BYLAW 1315): 3053 EDMONTON BOULEVARD
ZONING BYLAW TEXT AMENDMENT TO ALLOW A 30 SEAT RESTAURANT
WITHIN THE COMPREHENSIVE DEVELOPMENT 65 ZONE (CD65)

RECOMMENDATION:

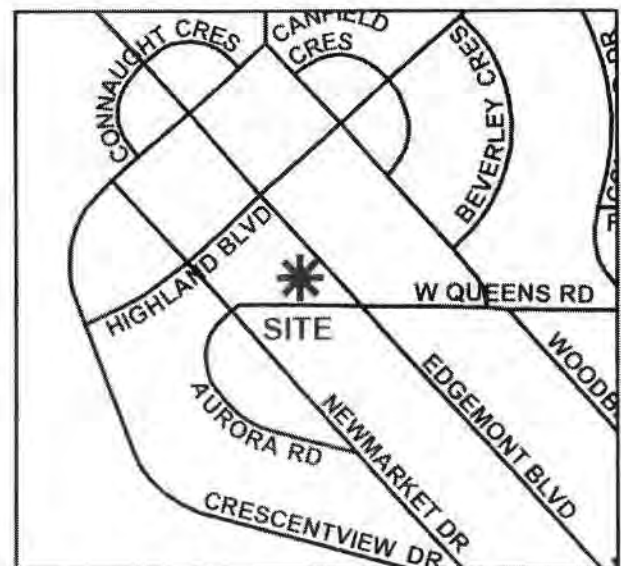
It is recommended that Bylaw 8077, which amends the CD65 Zone to allow a 30 seat restaurant at the Edgemont Commons commercial building currently under construction at Edgemont Boulevard and West Queens Road be given First Reading and referred to a Public Hearing.

REASON FOR REPORT:

The proposed restaurant requires an amendment to the Zoning Bylaw.

SUMMARY:

The Bakehouse Restaurant wishes to move to the new Edgemont Commons building under construction at 3053 Edgemont Boulevard. Bylaw 8077 proposes to amend the CD65 zone to allow the use. Bylaw 8077 permits only 1 restaurant on the lot and limits seating to no more than 30 seats.



**SUBJECT: BYLAW 8077 (REZONING BYLAW 1315): 3053 EDMONTON BOULEVARD
ZONING BYLAW TEXT AMENDMENT TO ALLOW A 30 SEAT WITHIN THE
CD65 ZONE**

July 11, 2014

Page 2

BACKGROUND AND ANALYSIS:

In December of 2012, the subject site was rezoned to permit a commercial building on the site. The 3 storey building provides for 3 ground floor commercial units; the remaining upper floors are slated for office space.

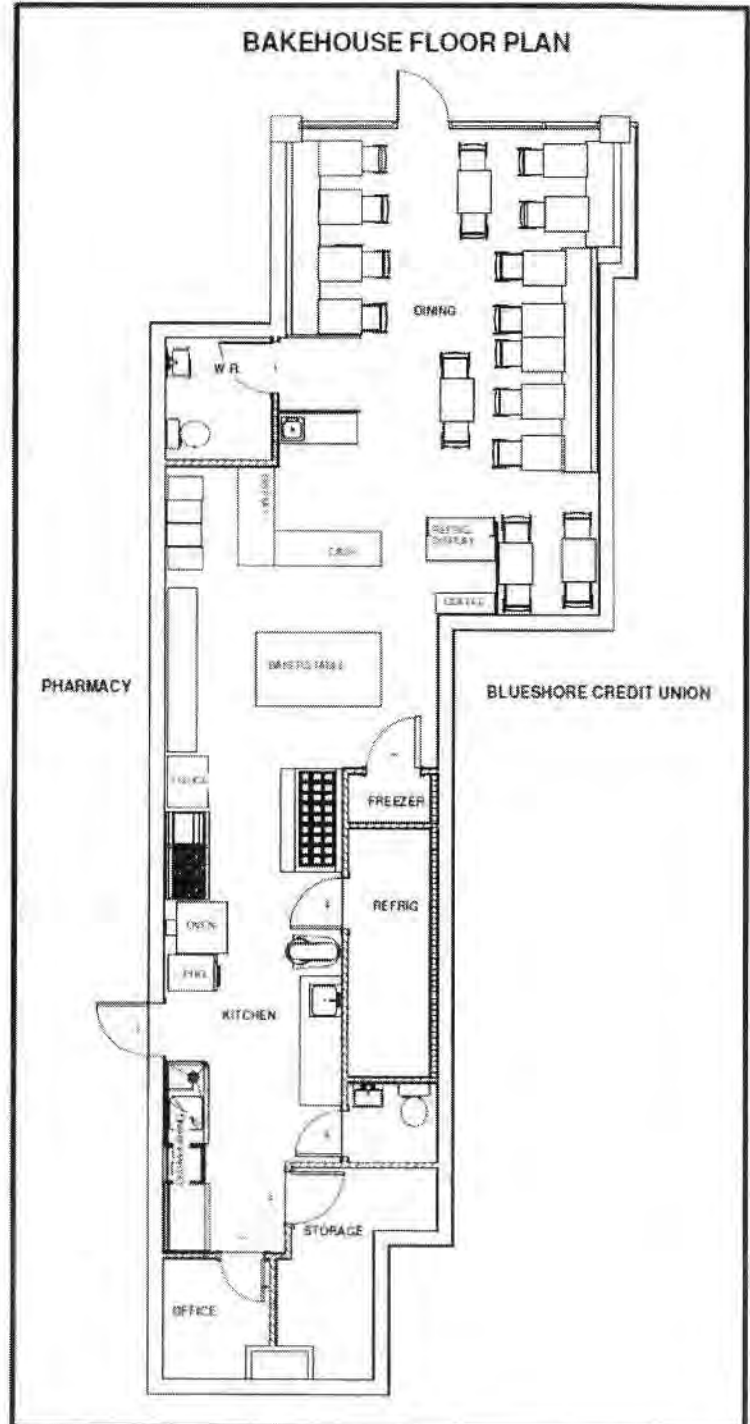
A variety of office, service and retail uses are permitted within the CD65 zone. The zone also allows *Take-out Restaurant* as a permitted use. The Zoning Bylaw permits take-out restaurants to include an indoor eating area; however, indoor seating areas are limited to not more than 10 persons.

The Bakehouse Restaurant intends to move their current operation into a ground floor unit within the building that assumes 123m² (1325 sq ft) of which 67m² (721 sq ft) will be used for restaurant seating area.

As seen in the adjacent floor plan, the Bakehouse Restaurant wishes to provide indoor seating for 30 patrons. The number of seats does not comply with the take-out restaurant regulations; therefore *Restaurant* must be added to the permitted uses within the zone to allow the proposal.

In order to limit the restaurant use on the site, the proposed amendment provides for the following changes to the CD65 zone:

- Allows for *Restaurant* as a permitted use;
- Only one restaurant is permitted on the site; and
- Limits the indoor seating capacity to no more than 30 seats.



**SUBJECT: BYLAW 8077 (REZONING BYLAW 1315): 3053 EDGEMONT BOULEVARD
ZONING BYLAW TEXT AMENDMENT TO ALLOW A 30 SEAT WITHIN THE
CD65 ZONE**

July 11, 2014

Page 3

Public Input:

A total of approximately 130 notification letters were sent to owners and occupants of properties within a 75m radius. The Edgemont and Upper Capilano Residents Association and Edgemont Merchants Association were also notified of the proposal as per the Public Notification Policy.

One response in support and four responses in opposition were received. Potential late night noise and increased parking problems were outlined as the primary concerns.

Noise - The planned occupant, the Bakehouse, currently closes at 3:30 p.m. weekdays and 4 p.m. on weekends. No changes to business hours are planned.

Parking - Additional parking is required for a restaurant use in comparison to general commercial uses. A restaurant requires 1 stall per 15m² of gross floor area versus 1 stall per 45m² for general commercial uses. In this instance, the restaurant use only creates a deficiency of 3 parking stalls in comparison to the requirement for take-out restaurant or other commercial use.

All 46 underground parking stalls within the 2 level parkade are available for public use during business hours ensured through a Section 219 restrictive covenant which was a required prior to adoption of the CD65 zone. The building owner has advised that all parking will be shared by all occupants. As this is a purely commercial building and parking is to be shared, the staff feel that a small restaurant can be accommodated at the 1 stall per 45m² parking rate and Bylaw 8077 includes that provision. The Engineering and Transportation Department has reviewed the proposal and concurs that parking onsite will be sufficient.

Conclusion:

A small restaurant is well suited to the building design and compatible with the village area. The proposal will facilitate the relocation of the Bakehouse restaurant. Staff recommend introduction of Bylaw 8077 and referral to public hearing.

Options:

The following options are available for Council's consideration:

1. Introduce Bylaw 8077 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8077 at First Reading and thereby reject allowing a 30 seat restaurant at 3053 Edgemont Boulevard.

**SUBJECT: BYLAW 8077 (REZONING BYLAW 1315): 3053 EDMONTON BOULEVARD
ZONING BYLAW TEXT AMENDMENT TO ALLOW A 30 SEAT WITHIN THE
CD65 ZONE**

July 11, 2014

Page 4



Erik Wilhelm
Community Planner

Attachment:

A - Bylaw 8077

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 8077

A bylaw to amend the 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 "The District of North Vancouver Rezoning Bylaw 1315 (Bylaw 8077)".

2. Amendments

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

- a. Insert "*Restaurant*" in alphabetical sequence within Section 4B372 (b).
- b. Insert the following after (a) within Section 4B373:
 - (b) Restaurants are limited to:
 - i. only one per lot;
 - ii. no more than 30 indoor seats.
- c. Delete subsection a) within Section 4B385; and
- d. Insert in its place "Parking spaces shall be provided in accordance with Part 10 of this Bylaw except that restaurants up to 30 seats require 1 parking stall per 45m² GFA excluding any outdoor customer service area."

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor


Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 6, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 17, 2014
File: 08.3060.20/013.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8079: 2975 & 2991 Fromme Rd.

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)" is ADOPTED.

BACKGROUND:

Bylaw 8079 received First Reading and referral to a Public Hearing on July 21st, 2014. A Public Hearing was held and closed on September 16th, 2014.

This Bylaw is now ready to be considered for Second and Third Readings, followed by Adoption by Council.

OPTIONS:

1. Adopt the Bylaw;
2. Abandon the bylaw at Second Reading; or,
3. Debate possible amendments to the Bylaw.

Respectfully submitted,


Linda Brick
Deputy Municipal Clerk

Attachments:

- District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)
- Public Hearing Minutes – September 16th, 2014
- Staff Report – Dated July 11th, 2014

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input checked="" type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input 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 8079

A bylaw to amend the 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 1316 (Bylaw 8079)".

2. Amendments

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

- 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 2, District Lot 2002, Plan 9798 Lot 1, Blocks 32 and 33, District Lot 2002, Plan 9798	2975 and 2991 Fromme Road	380 m ²	10 m	29 m

READ a first time July 21st, 2014

PUBLIC HEARING held September 16th, 2014

READ a second time this

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 16, 2014 commencing at 7:16 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Municipal Clerk
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. E. Wilhelm, Community Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)

Purpose of Bylaw:

The bylaw proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

1. OPENING BY THE MAYOR

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

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their interest in property may be affected by the proposed bylaw are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mr. Erik Wilhelm, Community Planner

Mr. Erik Wilhelm, Community Planner, provided an overview of the proposal which proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

Mr. Wilhelm advised that:

- The subdivision proposal is compatible with the lot pattern along Fromme Road and in the immediate area;
- The subdivision provides for a subtle density transition on the periphery of the Lynn Valley Town Centre; and,
- Covenants will be required to ensure that the new houses have unique designs.

4. REPRESENTATIONS FROM THE PUBLIC

- 4.1 Mr. Gerald Crittenden, 900 Block Shakespeare Avenue: OPPOSED**
- Spoke in opposition to the subdivisions west of Fromme Road; and,
 - Expressed concerns with increased traffic and parking issues.
- 4.2 Mr. Keith Willett, 1000 Block Ross Road: OPPOSED**
- Spoke in opposition to the proposed subdivisions;
 - Expressed concerns with parking issues;
 - Expressed concerns with increased noise;
 - Expressed concerns with the loss of cultural history; and,
 - Urged Council to not support this development.
- 4.3 Mr. Paul Warburton, 20000 Block A Avenue, Langley: IN FAVOUR**
- Spoke as the applicant;
 - Commented that the lot pattern is consistent with the area of Fromme Road;
 - Noted that the houses are in poor condition;
 - Mentioned that the houses are not on the Heritage Registry; and,
 - Commented that three non-tandem parking stalls are required for each lot to incorporate a secondary suite.
- 4.4 Mr. Steven Whitworth, 3100 Block Chausser Avenue: OPPOSED**
- Spoke in opposition to the proposed subdivisions;
 - Expressed concerns with basement suites; and,
 - Opined that the proposed subdivision does not fit in with the neighbourhood.
- 4.5 Ms. Jennifer Clay, 700 Block East 8th Street: OPPOSED**
- Spoke representing the North Shore Heritage Preservation Society;
 - Expressed concerns with the destruction of the character home at 2975 Fromme Road;
 - Opined that the home at 2975 is a well-built craftsman house; and,
 - Urged the developer to keep this home in place.
- 4.6 Ms. Cindy Chandler, 1000 Block Shakespeare Avenue: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented that residential traffic is not an issue but is generated by the schools; and,
 - Opined that the houses are old and not worth keeping.
- 4.7 Mr. Steven Peterson, 1100 Block East 29th Street: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that this is a good location for the proposed subdivisions;

- Spoke in support of increased density; and,
- Commented that three out of the four homes could be accessed through lanes.

4.8 Mr. Peter Miller, West Vancouver:

IN FAVOUR

- Commented on the possible condition of the interior of the house;
- Commented that the exterior of the house is in excellent condition;
- Noted that relocation of homes is commonly done but prefers the building to stay in its original location; and,
- Commented that the Mollie Nye house is a good example of lifting heritage buildings.

5. QUESTIONS FROM COUNCIL

Council questioned the state of the two houses. Staff advised that they are older houses but not on the Heritage Registry.

Council acknowledged that the traffic bulges in front of the houses are awkward and limit the amount of parking.

Council commented that this site may be more appropriate for a three lot subdivision.

6. COUNCIL RESOLUTION

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)" be returned to Council for further consideration.

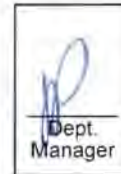
CARRIED
(7:57 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 21, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 11, 2014

File: 08.3060.20/20/013.14

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: **BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 8079, which amends the Zoning Bylaw to allow subdivision of 2975 and 2991 Fromme Road:

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.

SUMMARY:

The subdivision proposal is compatible with the lot pattern along Fromme Road and in the immediate area. The subdivision provides for a subtle density transition on the periphery of the Lynn Valley Town Centre.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference "Long Term Single-Family" in the Lynn Valley Plan (1998).



**SUBJECT: BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

July 11, 2014

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BACKGROUND:

The development site consists of two properties and each lot is occupied by a single-family dwelling facing Fromme Road. The block encompassing the development site is zoned Single-Family Residential 7200 Zone (RS-3). The properties immediately to the north along Fromme Road are zoned Single-Family Residential 6000 Zone (RS-4). Fromme Road signifies the boundary for the Lynn Valley Town Centre (see adjacent OCP map).

An initial subdivision layout proposed four 10m (33 foot) wide lots that repeated the existing lot pattern west of the site along Ross Road. That proposal was revised to address neighbour concerns on Ross Road and to create a stronger presentation of houses facing Fromme Road.



Subdivision Proposal:

The subdivision layout provides 3 lots facing Fromme Road and 1 lot facing Ross Road (see adjacent plan of subdivision). The three homes to eventually front towards Fromme Road will provide a similar housing rhythm as seen to the north of the site along Fromme Road.

Additionally, the proposal maintains only one driveway let down on Ross Road (as is the case currently) which will retain available street parking for local residents.



**SUBJECT: BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

July 11, 2014

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Immediately north of the site is a Small Lot Infill Area (SLIA) that extends northwards along Fromme Road (see SLIA Map).



Accommodating the subdivision requires that the proposed lot sizes would be added to the table created for this purpose and contained in Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations). This table establishes minimum lot sizes specific to infill subdivisions proposals which have successfully proceeded through a zoning amendment process. The area to the west and south is zoned RS-3 with many 10 m wide lots developed under the RS-3 regulations. The proposal is not compliant with the RS-5 zone which requires a minimum 12m width and 34m depth.

**SUBJECT: BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

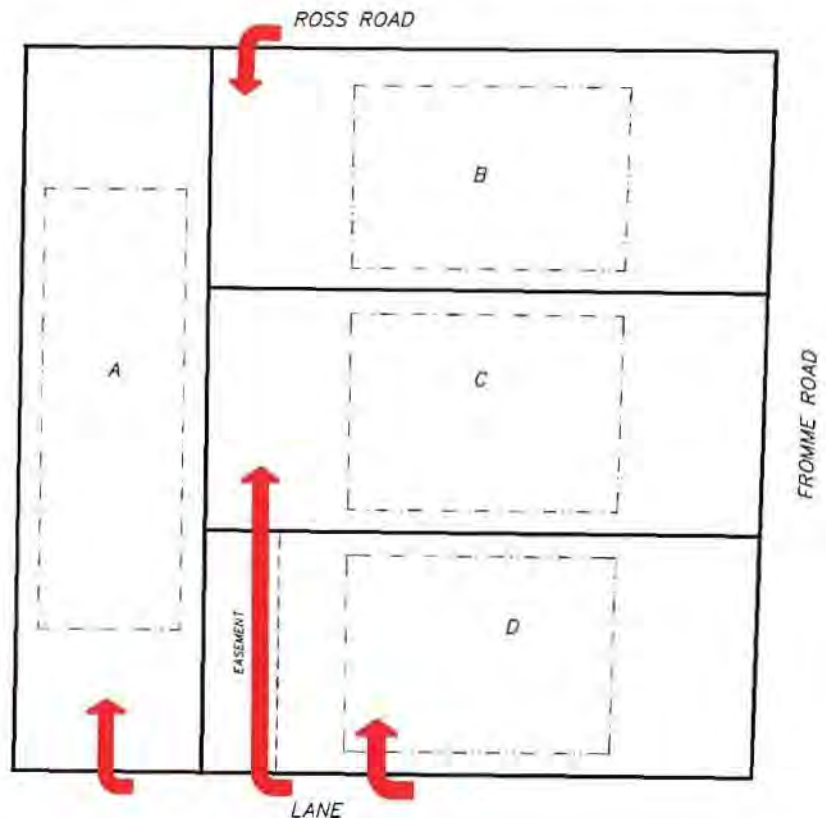
July 11, 2014

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The RS-3 Zone contains regulations guiding house development on a variety of lot widths and areas including 10 m lots and will continue to be an appropriate zone for this development site.

The plan below depicts the available building envelopes and specifies vehicular access within the subdivision (the dotted lines represent allowable principal building envelopes):

- Lot A – rear access directly from laneway
- Lot B - rear access via Ross Road
- Lot C – rear access via easement through rear of Lot D
- Lot D – rear access directly from laneway



Approving Officer Enhanced Best Practices:

The Approving Officer considers the surrounding lot pattern in the analysis of all subdivision proposals. In this case, there are small lots (i.e. 33' x 120') throughout the block on Ross Road to the west and throughout the block on Fromme Road to the north of the development site. The 3 lots fronting Fromme Road will create a lot pattern and streetscape very similar to the properties north of the site along Fromme Road. Similarly, the one lot fronting Ross Road (Lot A) will maintain the lot pattern along Ross Road. Generally speaking, the development will be compatible with the existing lot pattern in the area and provide a transition on the periphery of the Lynn Valley Town Centre.

The developer must provide three non-tandem parking stalls for each lot to incorporate a secondary suite. If three non-tandem stalls cannot be provided onsite, covenants will be registered on the appropriate lots to prohibit secondary suites as a condition of subdivision approval.

**SUBJECT: BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

July 11, 2014

Page 5

Covenants will also be required to ensure that the new houses have unique designs and that permeable paving will be utilized for all driveways, parking pads and walkways.

Trees:

The applicant provided an arborist report which outlined that there are 10 trees onsite, one of which is a previously topped conifer and the rest are ornamental. None of the trees can be retained.

As restitution, to address the intended tree removal, the applicant will be required to provide 8 trees onsite (i.e. 2 trees per lot) in addition to the requisite street trees that will be planted along the boulevards of Ross and Fromme Road. The District Arborist has reviewed the Arborist Report and is satisfied with the replanting.

GREEN BUILDING REQUIREMENT:

As implementation of this subdivision requires an amendment to the Zoning Bylaw, compliance with the District's Green Building Strategy is required. A covenant 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 bylaw adoption.

PUBLIC INPUT:

At the preliminary and detailed application stages, a total of approximately 400 notification letters were sent to owners and occupants of properties within a 75m radius. The Lynn Valley Community Association was also notified of the proposal as per the Public Notification Policy.

At the preliminary stage, one of the two responses received was from a nearby resident on Ross Road that outlined opposition to a rezoning and subsequent subdivision of the site. Potential increased traffic and street parking loss were outlined as the primary concerns.

Accordingly, the subdivision layout was modified at the detailed application stage to address the concerns raised. The current subdivision layout is intended to maintain the neighbourhood character along Ross Road and retain the existing street parking on Ross Road. Despite the change in layout and retention of street parking, the same neighbour responded in opposition at the detailed stage. One other response in support was received at the detailed stage.

CONCLUSION:

The rezoning application will facilitate a subdivision that will be compatible with the lot pattern of the area and provide a subtle density transition on the periphery of the Lynn Valley Town Centre. The immediate area is characterized by similar sized properties and staff recommend introduction of Bylaw 8079 and referral to public hearing.

**SUBJECT: BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

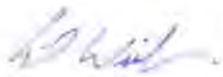
July 11, 2014

Page 6

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8079 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8079 at First Reading and thereby reject the subdivision.



Erik Wilhelm
Community Planner

Attachment:

A - Bylaw 8079

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: _____

Bylaw 8079

A bylaw to amend the 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 1316 (Bylaw 8079)".

2. Amendments

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

- 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 2, District Lot 2002, Plan 9798 Lot 1, Blocks 32 and 33, District Lot 2002, Plan 9798	2975 and 2991 Fromme Road	380 m ²	10 m	29 m

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PUBLIC HEARING held this the

READ a second time this

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 6, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 10, 2014
File: 08.3060.20/029.13

AUTHOR: Casey Peters, Community Planner

SUBJECT: Development Permit 29.13 - 5577 Indian River Drive

RECOMMENDATION:

It is recommended that Council issue Development Permit 29.13 (Attachment A) to allow a new house and garage at 5577 Indian River Drive.

REASON FOR REPORT:

The proposed construction requires a Development Permit and the application includes variances to the Zoning Bylaw that require Council's approval.

SUMMARY:

The applicant has applied for a Development Permit with variances to construct a new house with garage. The site is designated in Development Permit Areas for Slope Hazard, Wildfire Hazard and Streamside Protection and is very challenging due to portions of steep topography and a large rock outcrop within the building footprint.

The proposed construction requires variances to maximum building depth, maximum principal building height, maximum eave height, maximum building height for garage and for maximum size of the parking structure.



ANALYSIS:

Purpose: To allow for the construction of a new house and garage.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family 1100 zone (RS2) as seen in the following context map and air photo.

The proposal is consistent with the District's policy on the development of Indian Arm properties (13-6520-1) which is intended to protect the scenic landscapes and natural beauty of Indian Arm and to ensure that new development is undertaken in a comprehensive, safe and environmentally-friendly manner.

**Air Photo****Context Map****Zoning Bylaw Compliance:**

The construction requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Maximum Building Depth	19.81 m 65.0 ft	36.11 m 118.5 ft	16.3 m 53.5 ft
Maximum Principal Building Height – Flat Roof	6.71 m 22.00 ft	11.55 m 37.9 ft	4.84 m 15.9 ft
Maximum Eave Height	6.71 m 22.00 ft	8.27 m 27.13 ft	1.56 m 5.13 ft
Maximum Garage Building Height – Flat Roof	3.65 m 12.00 ft	8.22 m 27.00 ft	4.57 m 15.00 ft
Total Parking & Accessory Building on Lot	74.32 m ² 800 sq ft	105.91 m ² 1140 sq ft	31.59 m ² 340 sq ft

Discussion:

The site is currently occupied by a house and carport. There is a significant drop from the current and proposed house footprint down towards Burrard Inlet as shown on the photo below. There is a large rock outcrop on this lot and a significant change in grade to the adjacent house to the north.



View of existing house from Burrard Inlet

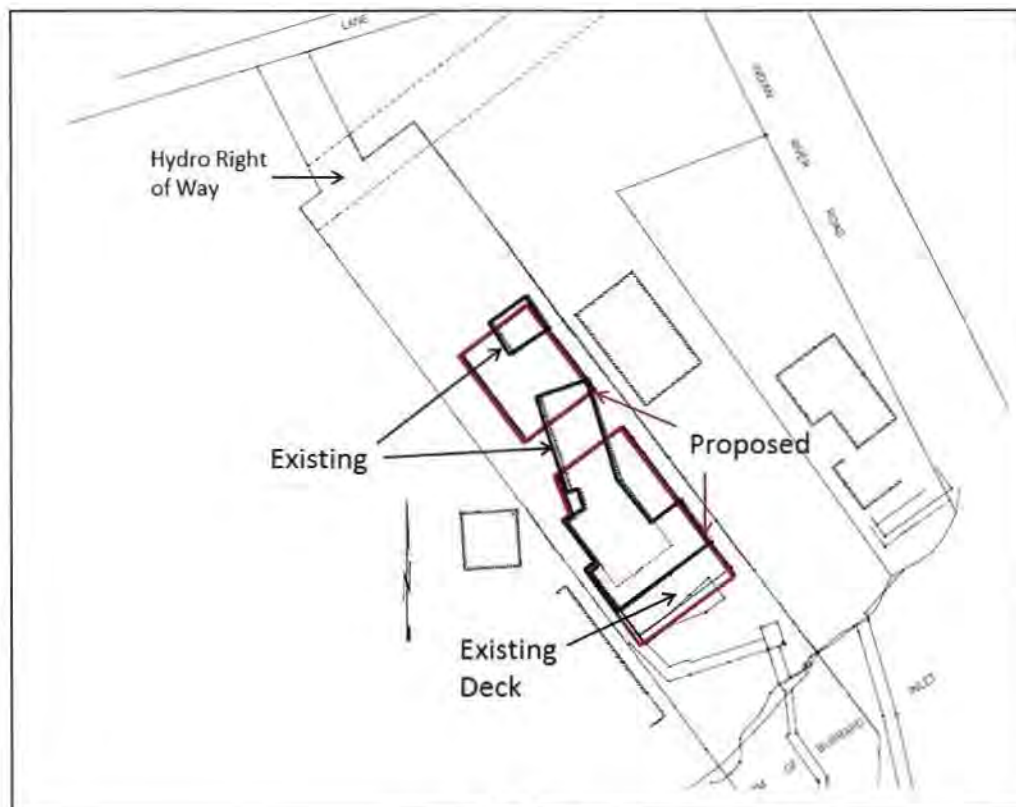


The proposal is to construct a new house and garage in approximately the same location as the existing structures.

The original application submitted to the Planning Department included a fully attached garage which created a more extensive building length. Adjacent neighbours expressed concerns about the overall length of the building and in response, the applicant revised the building design to separate the garage from the house. This reduced the overall impression of building length.

The proposed house and garage are now attached by an uncovered walk way.

The site plan below shows the existing house, garage and deck footprint outlined in black and the proposed garage and house in red. The lower floor of the proposed house is in approximately the same location as the existing deck.



Site Plan

Development Permit Areas:

The proposal is in Development Permit areas for protection from hazardous conditions for Slope Hazard and Wildfire Hazard, and for Streamside Protection. The proposal and reports from qualified professionals have been reviewed by the District's Environment Department.

Slope Hazard:

The Applicant has submitted a geotechnical report from Braun Geotechnical which concludes the proposal meets the District's adopted Risk Tolerance Criteria and Slope Hazard Development Permit area guidelines.

Development Permit 29.13 references compliance with the geotechnical report as a condition of development. The geotechnical report is attached to the permit and will be registered on the title of the property.

Wildfire Hazard:

The applicant has submitted a wildfire assessment report from B.A. Blackwell and Associates. The report includes recommendations on material choices including metal roofs and hardi-board siding. Three trees are proposed for removal as they are located within 10m of the building envelope, and the wildfire hazard report recommends that this area remains fuel-free.

Development Permit 29.13 references compliance with the wildfire assessment report and the report is attached to the permit and will be registered on the title of the property.

Streamside Protection:

The proposal has been reviewed by the District's Environment Department and has been exempted from the requirement for a Streamside Development Permit as the proposed work is located more than 15m from top of bank and is outside of the protected area.

Variances:

The proposed construction requires variances to building depth, principal building height, eave height, building height for garage, and size of parking and accessory building. The topography of the site makes building a structure that conforms to Zoning Bylaw regulations challenging.

Building Depth:

While the house itself is 19.81m (65 ft) and complies to the permitted maximum building depth, the house and garage are attached by a walkway. This results in a building depth of 36.11m (118.5 ft) and requires a 16.3m (53.5 ft) variance. The garage includes an elevator which attaches to the house by an elevated walkway. The building depth calculation includes the length of the garage (11.58m or 38.0 ft), the space in between the two structures of 4.71m (15.47 ft), and length of the house (19.81m or 65 ft).



The connection between the house and the garage will be uncovered and the guardrails will be glass to reduce the appearance of one long structure.

As the lot is approximately 72m (235 ft) in depth and 15m (50 ft) wide, staff believe that the house and garage will be in scale with the size of the lot.

Principal Building Height and Eave Height

The maximum permitted principal building height and eave height for a flat roof house is 6.71m (22.00 ft). The proposed flat roof is 11.55m (37.9 ft) in height which requires a 4.84m (15.9 ft) variance. The proposal is for 8.27m (27.13 ft) eave height which requires a 1.56m (5.13 ft) variance.

The need for building height and eave height variances is caused by the topography of the site. The footprint for the proposed house is located over a rock outcrop and this has an impact on the height measurement as per the District's Zoning Bylaw method for height calculation. The image below shows the maximum building height permitted on the lot and illustrates that it would be challenging to design a bylaw conforming house on this lot.



The applicant wishes to avoid blasting as much as possible so the house has been designed to work with the natural rock feature. The house steps down with the slope to avoid the presence of an overly tall portion of the building.

Maximum Garage Height and Size:

The proposal includes a garage with an elevator that is attached via a walkway to the principal house. The garage structure itself complies with the maximum height provisions but the elevator extends above and does not comply. The maximum permitted garage height is 3.65m (12.0 ft). The proposal to the top of the elevator structure is 8.22m (27.0 ft) in height which requires a 4.57m (15.0 ft) variance. In addition to the elevator, there will also be a set of stairs leading up to the house.

The proposal also includes the need for a variance for maximum size of the garage which is limited to 74.32m² (800 sq ft). The proposal is for 105.91m² (1140 sq ft) which requires a

31.59m² (340 sq ft) variance. The homeowner notes that the need for a larger garage is to store a boat, water sport accessories and vehicles. The permitted area of the house is reduced by 31.59m² (340 sq ft) to allow for the additional garage space, so the total permitted floor area on the lot does not exceed the maximum permitted.

Public Input:

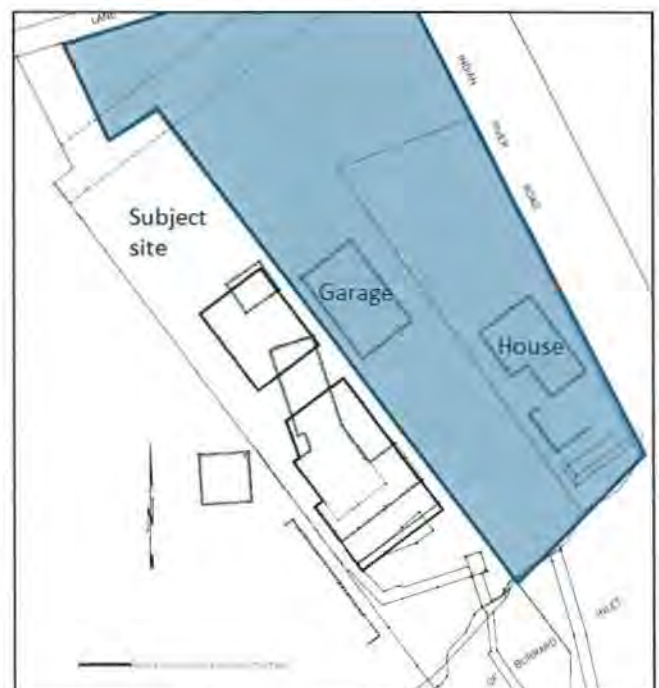
An information letter was sent out to the adjacent neighbours and the Indian Arm Ratepayers Association to inform them of the application. Staff met with the neighbours on either side of the lot to discuss their concerns and the submission was revised to try to address the concerns.

One of the neighbours expressed a concern about the impact on views from a window facing the water. The lower level of the house is located in the same place as the deck on the existing house. The next two levels are stepped back and as shown in the image below.



It was identified that there are driveway and retaining wall encroachments between the subject site and the neighbouring lot. The applicant has committed to resolving these encroachments with the neighbour at the construction stage.

The lot immediately adjacent to the site to the north is currently occupied by a garage for the house on the two lots north (the two lots are shown in blue to the right). This adjacent lot is also affected by the same rock outcrop and it is likely that similar challenges will be encountered when development is proposed and there may be a need for variances at that time. Staff have informed the neighbour that the same process would be required for any future application and



that staff would review the topography of the site in considering whether to support an application.

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.

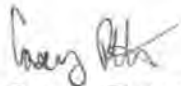
Conclusion:

The subject site is constrained by the natural topography. Staff are supportive of the Development Permit and associated variances as they appear reasonable for this particular lot and the applicant has made design changes to respond to neighbour concerns.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 29.13 (Attachment A) to allow for the proposed construction; or
2. Deny Development Permit 29.13 including the associated variances.



Casey Peters
Community Planner

Attach
DP 29.13

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 29.13

This Slope Hazard and Wildfire Hazard Development Permit 29.13 is hereby issued by the Council for The Corporation of the District of North Vancouver to Chad Andrew McPhee and Sarah Anne McPhee for the development of a new single family house on the property legally described as Lot M, District Lot 950, Plan VAP23187, (PID: 017-126-797) subject to the following terms and conditions:

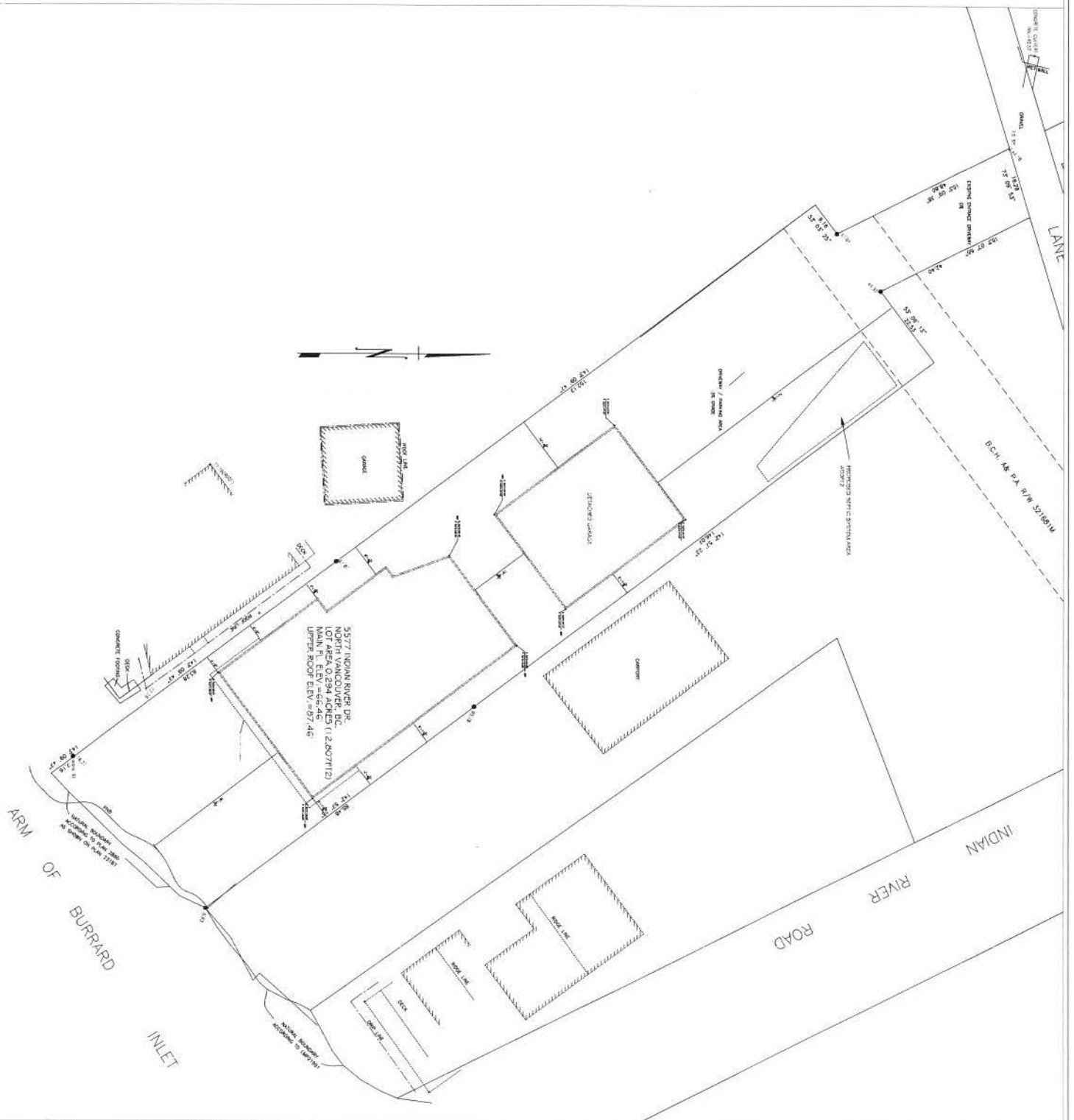
- A. The following Zoning Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:
1. The maximum building depth is increased from 19.81m (65.0ft) to 36.11m (118.5ft);
 2. The maximum building height (flat roof) is increased from 6.71m (22.0ft) to 11.55m (37.9ft);
 3. The maximum eave height is increased from 6.71m (22.0ft) to 8.27m (27.13ft);
 4. The maximum height for a parking structure is increased from 3.65 (12.0ft) to 8.22m (27.0 ft);
 5. The total parking and accessory building is increased from 74.32m² (800 sq ft) to 105.91m² (1140 sq ft); and
 6. The variances above apply only to the new building construction as illustrated on the attached drawings (29.13 A-G).
- B. The following requirement is imposed under Subsection 920(2)(c) of the Local Government Act:
1. Substantial construction as determined by the Manager of Permits and Licenses 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) and (11) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP29.13 A-G) and in accordance with the following:

- i. Recommendations contained within the Wildfire Report titled "Preliminary Fire Hazard Assessment Report – 5577 Indian River Road" prepared by B.A. Blackwell and dated August 5, 2014 (Attachment F);
- ii. Recommendations contained within the Geotechnical report titled "Geotechnical Assessment Report – 5577 Indian River Drive" prepared by Braun Geotechnical Ltd. and dated July 29, 2014 (Attachment G);
- iii. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the geotechnical report referenced above, or meets an equivalent or higher degree of protection.
- iv. Mitigation measures are carried out in accordance with the recommendations in the Wildfire Report and Geotechnical Report referenced above.

Mayor

Municipal Clerk

Dated this the day of , 201.



Supplement

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| 1 | 2004-06-11 | Initial Survey about Age of use |
| 2 | MAY 2012 | 1 st Application |

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| 2 | PAAR 02/14 | Revised Trip Application |
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- CONCLUSIONS**

ADDRESS:

5577 INDIAN RIVER DRIVE
N. VANCOUVER, BC

N. VANCOVEN, BC

Long in Description:
Long in Description: Long in Description

© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

Drawing: SITE PLAN

1

Scale: 1" = 100'

1000

March 2014

Order: Chad McPhee
5201 Indian River Dr

North Vancouver BC
604-803-9418

1

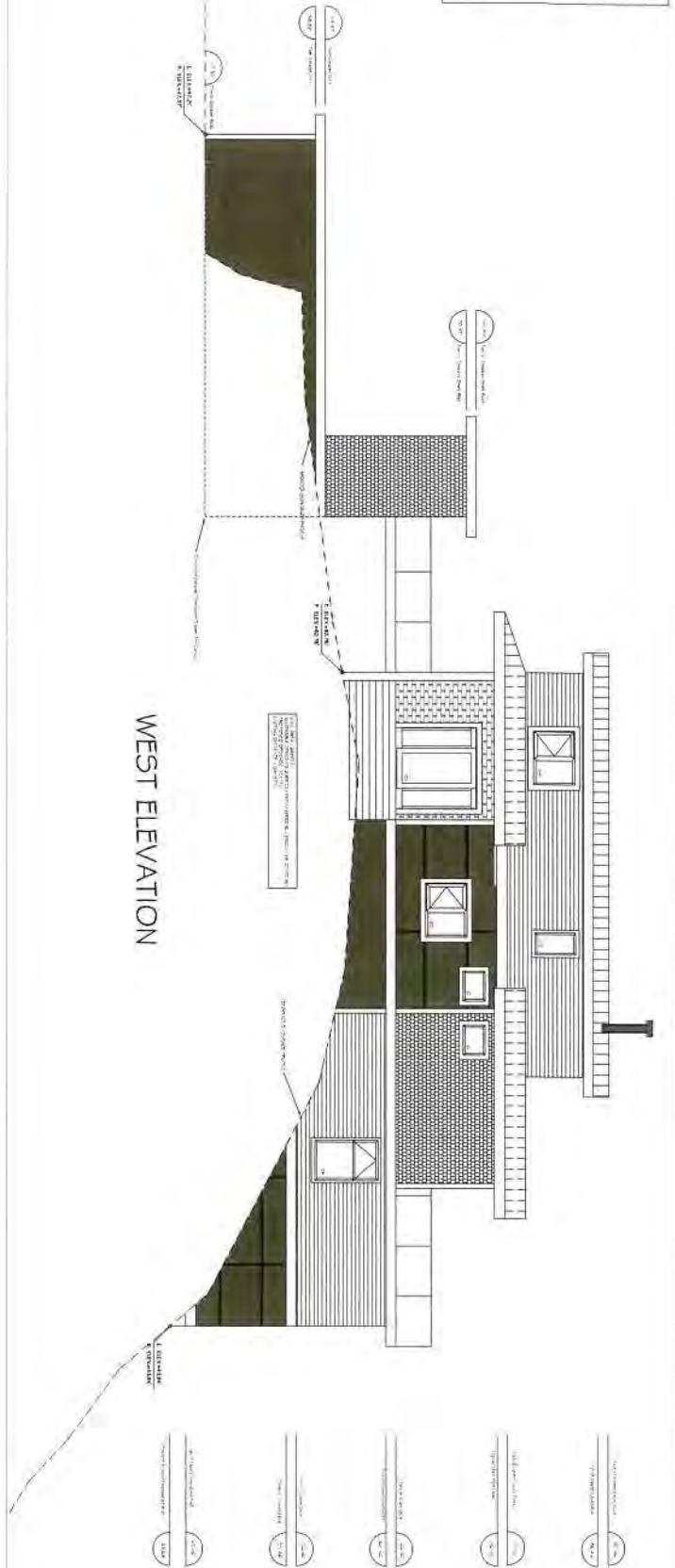
Sheet 1 of 7

1003



INDICATES OUTLINE OF REVISED FOOTPRINT

WEST ELEVATION

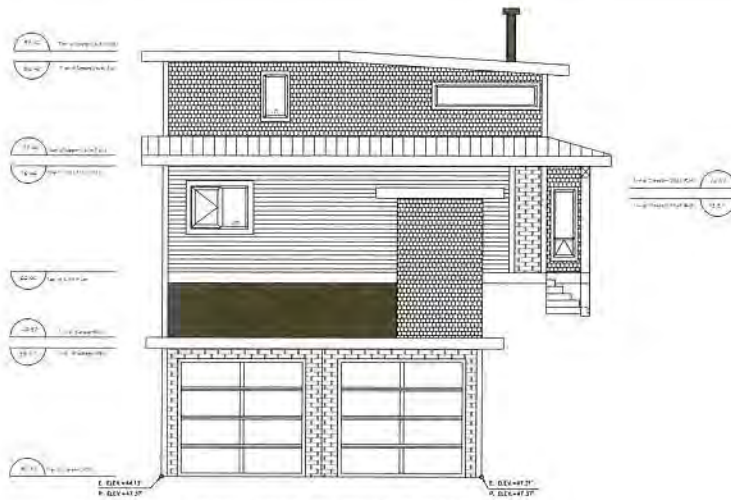


EAST ELEVATION



EXTERIOR FINISHES LEGEND

	CLAY PORCELAIN GLAZED STONE FINISHED WITH STAINLESS STEEL		BRICK
	CEDAR SIDING		HORIZONTAL SIDING
	VERTICAL SIDING		STUCCO
	CONCRETE		ASPHALT SHINGLES



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR FINISHES LEGEND

	CLEAR HORIZONTAL CEDAR SIDING (PREFERRED) WITH SANDING (QTD. 123)		CULTURED BASALT EDGE STONE CLADDING
	CEDAR SHAKE SIDING (PREFERRED) WITH SANDING (QTD. 123)		HARD-PANEL STONE WITH ALUMINUM REVEALS AT JOINTS, CORNERS, ETC.
	STANDING SEAM METAL ROOF		TRAZO AND SANDBLASTED ARCHITECTURAL CONCRETE

SUBMISSION	DATE	REVISION
1	JAN 2014	PRELIMINARY PLAN APPROVAL
2	MAR 2014	GROUP A APPLICATION
3	MAR 2014	REVISIONS TO APPLICATION
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9		
10		

ADDRESS:
5577 INDIAN RIVER DRIVE
N. VANCOUVER, BC

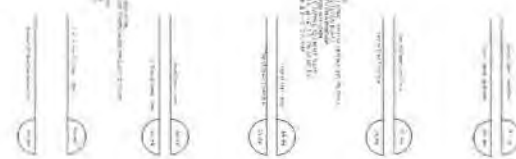
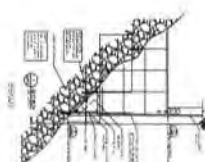
Legal Description:
Lot M District Lot 850 Plan V4070124

Drawing: North and South Elevations

Scale: 1/4" = 1'-0"

Date: March 2nd 2014

Owner: Chad McPherson
5581 Indian River Dr.
Vancouver, BC
604-803-9436

[illegible][illegible]

DISSEMINATION		
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ADDRESS:

5577 INDIAN RIVER DRIVE
N. VANCOUVER, BC

Legal Description:
 Lot 14, County of San Bernardino, California

Drying: Cross Section

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 100

Owner: Chris McPhee



PRELIMINARY FIRE HAZARD ASSESSMENT

5577 INDIAN RIVER ROAD

Prepared for:
Chad McPhee
13911 Wireless Way
Richmond, BC
V6V 3B9

Submitted by:
Bruce Blackwell, RPBio, RPF / Brian Priest, RPF
B.A. Blackwell & Associates Ltd.
270 – 18 Gostick Place
North Vancouver, BC, V7M 3G3

Revised August 5, 2014

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1.0 Introduction

B.A. Blackwell and Associates Ltd. (B.A. Blackwell) were retained by Chad McPhee to conduct a fire hazard assessment of 5577 Indian River Rd in the District of North Vancouver (DNV). The purpose of the assessment was to determine wildfire risk associated with the development to ensure compliance with the Wildfire Hazard Development Permit Area (Wildfire Hazard DPA) recently implemented by DNV. The goal of this assessment is to ensure the proposed development is safe from wildfire for the intended use as a residential property. This considers both a house fire spreading from the property to nearby forested District lands and a wildfire spreading into the developed portion of this neighbourhood.

Slight alterations to the building plan were submitted to B.A. Blackwell and associates on July 28, 2014. These changes have been reviewed by us and Map 1 of this report denotes the change in the footprint of the proposed structure as it relates to the property. There are no changes to our findings or prescriptions as a result of these changes.

1.1 Report Sign Off

At the completion of the development and before first occupancy, the DNV requires that a qualified professional inspects and signs off that all prescribed mitigation measures have been satisfactorily undertaken pursuant to the Report.

2.0 Property Description

The property under review contains a house that will be demolished and replaced with a new house on the parcel located at 5577 Indian River Rd in the DNV. The legal property identification is Lot M, District Lot 950, Plan VAP23187 and the Parcel Identifier (PID) is 017-126-797.

3.0 Fire Hazard Assessment

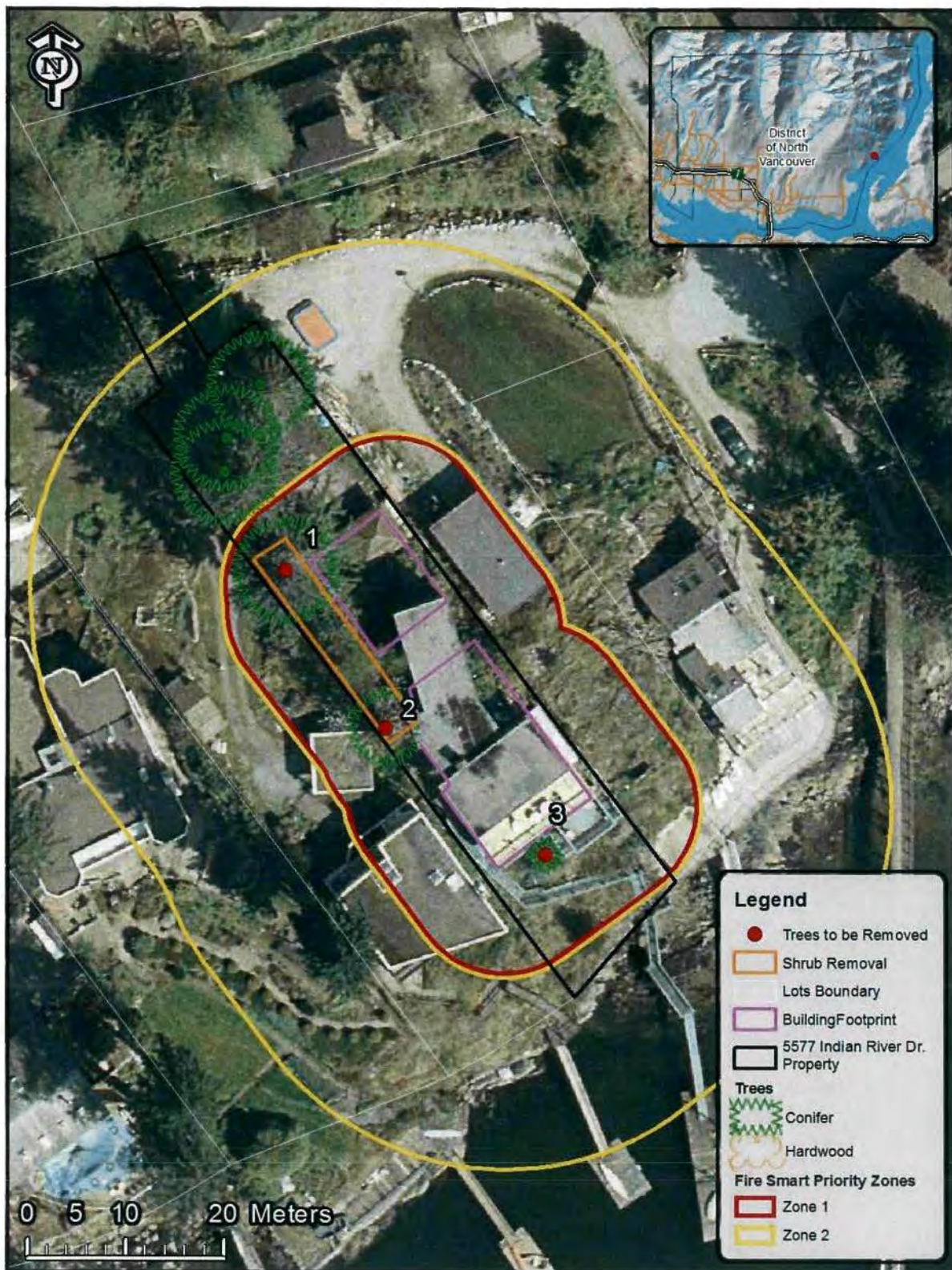
An assessment of the wildfire hazard on the site was conducted on February 25, 2013 by Brian Priest, RPF and Bruce Blackwell, RPF. The purpose of the assessment was to identify wildfire hazards and the associated level of wildfire risk to the property and neighbourhood, and to recommend mitigation measures required to reduce the hazards and risk. No arborist report was completed on the property.

The lot is not heavily forested but does contain coniferous and deciduous trees along the west property boundary that will infringe within 5 meters of the new dwelling. These trees and associated shrubs are recommended for removal (Map 1).

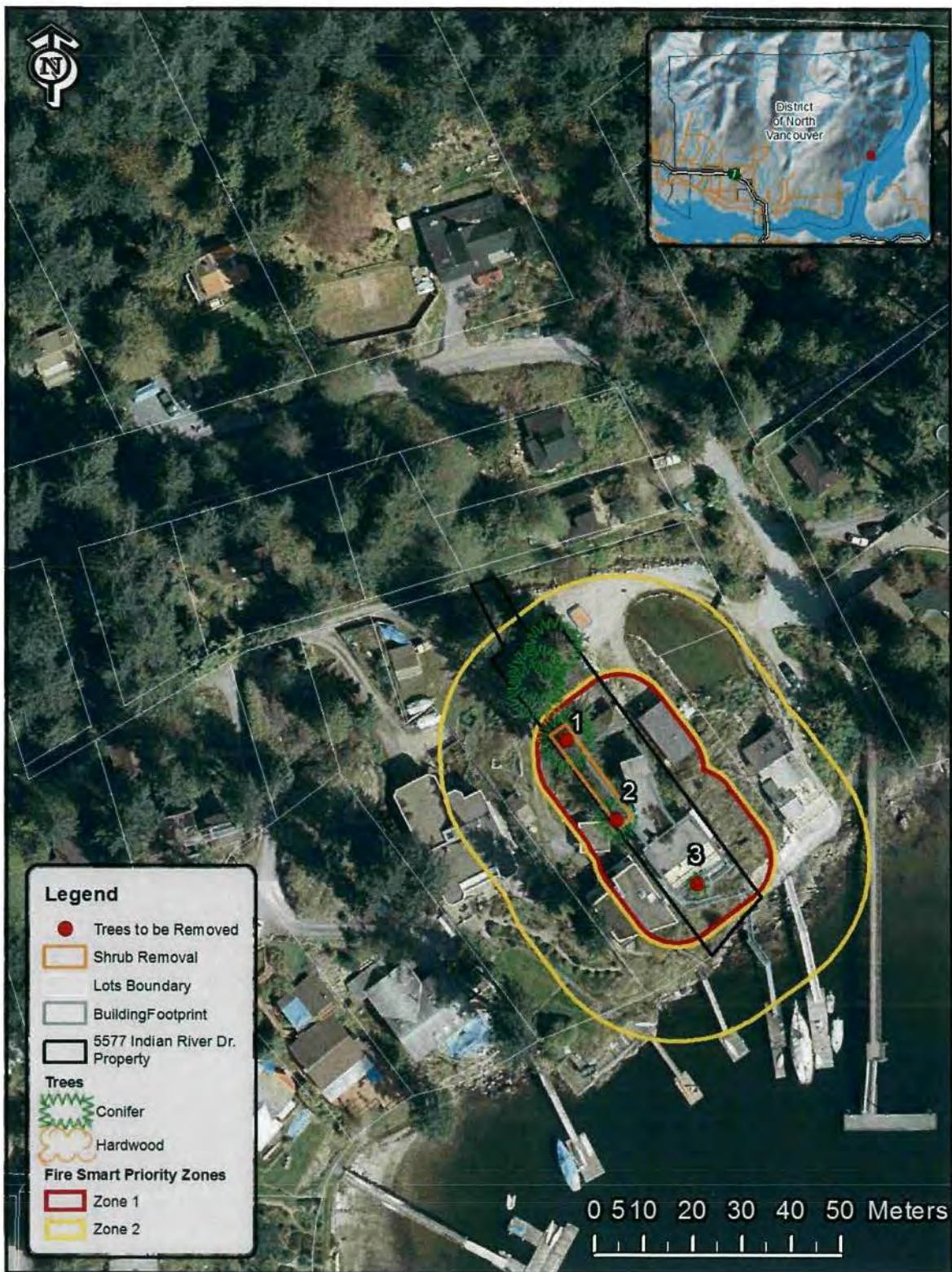
The property is bounded by Indian Arm to the south and homes on the east and west side. The property is accessed by a narrow laneway that connects to Indian River Drive. This property is rural in nature and access and evacuation is provided by a single, one lane road (Map 1 and). Given the lack of access for suppression crews, challenging topography and the isolated nature of the community, wildfire suppression efforts and evacuation from the area could be

limited during a wildfire. The road does allow the DNV Fire Department to action fires and set up suppression lines on the uphill side of the home. The nearest fire hydrant is located upslope from the property approximately 90 m away.

The house is in close proximity to heavily forested slopes above with continuous forest cover. A fire starting on the lot, under high to extreme fire danger has the potential to spot (spotting is the process by which embers are carried aloft by thermal air currents from a fire front which then can ignite flammable material beyond the advancing fire) into these areas. The proximity of the house to the nearby urban interface also places it at moderate risk of ignition from spotting embers. To lower the risk level and to help protect buildings in this neighbourhood, landscaping, building design and materials, especially roofing, need to conform to DPA requirements.



Map 1. Location of trees (coniferous and deciduous) and shrubs on 5577 Indian River Rd in the District of North Vancouver Revised home footprint (August 2014).



Map 2. FireSmart Priority Zone 1 and 2, trees, and the building footprint for 5577 Indian River Rd in the District of North Vancouver.

To evaluate fire hazards, the **FireSmart** approach which employs the *FireSmart Structure and Hazard Assessment Form* and the concept of *FireSmart Priority Zones* was used. These can be found in *FireSmart Protecting Your Community from Wildfire* (Partners in Protection 2003) and are helpful tools for assisting in assessing risk and recommending mitigation options.

The *FireSmart Structure and Hazard Assessment Form* considers both building construction and vegetation related hazards. The overall rating for 5577 Indian River Rd is 17, which falls into the Low (<21) category (Table 1). This 17 rating is attributable to low number of trees that are within 10 m of the building footprint. The construction design is compliant with FireSmart recommendations. Construction related hazards are discussed in detail in Section 5.0 Building Construction.

Structure and Site Hazard Assessment Form

Factor	Characteristics and Point Rating					Score
Roofing Material	Metal, tile, asphalt, ULC-rated shakes or non-combustible material	Unrated Wood Shakes				0
	0	30				
Roof cleanliness	No combustible material	Scattered combustible material, < 1 cm depth	Clogged gutter, combustible material > 1 cm in depth			0
	0	2	3			
Building exterior	Non-combustible material, stucco or timber	Log, heavy timbers	Wood or vinyl siding or wood shake			0
	0	1	6			
Eave, vents and openings	Closed Eaves, vents screened with 3 mm mesh, and accessible	Closed eaves, vents not screened with 3 mm mesh	Open eaves, vents not screened, debris accumulation			0
	0	1	6			
Balcony, deck, or porch	None, or fire-resistant material sheathed in	Combustible material, sheathed in	Combustible material, not sheathed in			0
	0	2	6			
Window and door glazing	Tempered	Double Pane		Single Pane		2
		Small/Medium	Large	Small/ Medium	Large	
	0	1	2	2	4	
Location of nearby combustibles	None or > 10 metres from structure	< 10 metres from structure				0
	0	6				
Setback from edge of slope	Adequate	Inadequate				0
	0	6				
Forested Vegetation (overstory)	Deciduous	Mixed wood	Coniferous			0
			Separated	Continuous		
< 10 metres	0	30	30	30	0	
10-30 metres	0	10	10	30	10	
Surface Vegetation	Lawn or non-combustible material	Wild Grass or shrubs	Dead and down woody			0
			Separated	Continuous		
< 10 metres	0	30	30	30	0	
10-30 metres	0	5	5	30	0	
Ladder Fuels	Absent	Scattered	Abundant			5
10-30 metres	0	5	10			
Total Score						17
Structure and Site Hazard Level						Low
Hazard Level	Low < 21	Moderate 21-29	High 30-35	Extreme > 35		

Table 1. FireSmart Structure and Site Hazard Assessment Form ratings for 5577 Indian River Rd.

FireSmart uses the concept of priority zones to determine where and how hazard assessment should be conducted and to determine appropriate mitigation measures.

Priority Zone 1 is a 10 m fuel free zone around structures (Figure 1 and Map 1). This ensures that direct flame contact with the building cannot occur and reduces the potential for radiative heat to ignite the building. Combustible materials such as firewood should not be stored in this zone. While creating this zone is not always possible, landscaping choices (including tree retention and replacement) should reflect the use of less flammable vegetation such as deciduous trees and shrubs, herbs and other species with low flammability. Coniferous vegetation such as juniper or cedar hedges should be avoided within this 10 m zone, as these are highly flammable. Any vegetation in this zone should be widely spaced and well setback from the house.

Priority Zone 2 extends from 10 to 30 m from the structure. In this zone, trees should be widely spaced (5 to 10 m apart), depending on size and species. Tree crowns should not touch or overlap. Deciduous trees have much lower volatility than coniferous trees, so where possible deciduous trees should be preferred for retention or planting. Trees in this area should be pruned as high as possible (without compromising tree health), especially where long limbs extend toward buildings. This helps to prevent a fire on the ground from moving up into the crown of the tree or spreading to a structure. Any downed wood or other flammable material should also be cleaned up in this zone to reduce fire moving along the ground.



Figure 1. FireSmart Priority Zones.

The lot at 5577 Indian River Rd is not directly exposed to a forest edge, therefore Primary Zone 1 was the focus of the hazard assessment. Although the hazard in Priority Zone 1 is low, it is recommended that all established coniferous and deciduous trees be removed. Along the west edge of the property line this would include a Douglas-fir (*Pseudotsuga menziesii*, tree #1, 61 cm diameter at breast height) and a western redcedar (*Thuja plicata* tree #2, 40 cm DBH).

Additionally, a lodgepole pine (*Pinus contorta*, tree #3, 25 cm DBH) located within 0.5 m of the existing deck at the south of the structure poses a fire hazard risk and should also be removed. Based on the proposed building footprint provided to B.A. Blackwell, the branches from these trees would be encroaching on the new structure. Tree branches are considered to have

moderate to high flammability during periods of high to extreme fire danger. These tree branches could easily be ignited by either a house fire or embers from a wildfire in the nearby heavily forested area (Map 1 and 2). If the owner desires to replace these trees, it is recommended that they be replaced with native deciduous species that will not exceed the roofline in height.

Priority Zone 2 contains three *large-diameter trees*, defined in the District of North Vancouver's Tree Protection Bylaw 7671 as "*any tree having a DBH of 75 centimeters or more*". These trees are outside of priority zone 1 and are therefore not considered a significant fire hazard. The development plan calls for their removal following permit application and consent (). The eastern most cedar (multi stemmed and interwoven with a hemlock) is rooted in and old stump and as such the overall long-term stability is compromised. The cedar on the west side of the driveway has exposed roots and evidence of minor excavation, likely a result of driveway widening and tire scuff activities over many years.

With FireSmart building materials, the risk to the home from spotting and/or an ember shower should be mitigated.

4.0 Building Setbacks

The home is not near or adjacent to a forested edge and therefore no setbacks are required.

5.0 Building Construction

Building materials are an important consideration in reducing wildfire risk, particularly in areas that are adjacent to the wildland. Building construction was reviewed in discussion with Chad McPhee and by review of the building plans provided. The plan calls for asphalt shingle roofing in combination with exterior finish using Hardi-Board siding, basalt ledge stone cladding, horizontal cedar siding and cedar shake siding. The cedar products are considered highly combustive and alternative products are recommended. If cedar products are to be used, all wood surfaces must be sealed with a Class A fire retardant finish. Manufacturer's application and maintenance recommendations must be followed to ensure the effectiveness of any product used. As an alternative, we stipulate that no greater than 20% of the exterior sheathing be clad using untreated cedar products.

No open eaves or decks with an opening where embers can accumulate underneath are contained in the proposed plans. Screens for all venting must have mesh with less than 3 mm square openings to reduce the admittance of embers into the building envelope. Windows are all double pane glass. Only metal gutters and down spouts will be used on roofs.

The present home is heated using propane gas stored in a large tank located on the northeast side of the property. If propane is used to heat the new home, the owner must follow FireSmart building requirements and locate the tank more than 10 m from the new structure.

With FireSmart building materials, the risk to the home from spotting and/or an ember shower should be mitigated.

6.0 Landscaping

Future landscaping choices must be limited to plant species with low flammability within 10 m of the building. **Coniferous vegetation such as juniper, cypress, yew or cedar hedging must not be planted within this 10 m zone as these are considered highly flammable under extreme fire hazard conditions. We are unable to sign off on the recommendations in our report where these circumstances occur.**

For further assistance in creating a FireSmart landscape and to obtain a list of fire resistant plants, refer to the FireSmart Guide to Landscaping at www.firesmartcanada.ca/resources-library/firesmart-guide-to-landscaping.

Grass, shrubs, and herbs must be maintained in a state that reduces fire hazard by ensuring dead material is removed annually and is not allowed to build-up on site.

Placement of combustible materials such as firewood or wooden structures must be a minimum of 5 m from the primary building (including neighbouring houses). This will limit the potential for these materials to be ignited and spread fire to an adjacent building.

As per DNV Fire Bylaw 7481, no open air fires are permitted. Construction of fire pits or other outdoor burning devices fueled by materials other than propane, natural gas, or briquettes are not permitted.

7.0 Environmental Considerations

There were no specific environmental considerations identified during the site visit.

There will be a change in crown closure associated with the removal recommendations associated with the fire hazard mitigation measures required in this report. Pre-treatment crown closure for the lot is estimated at 20%. Post-treatment crown closure will be < 5%.

8.0 Proposed Fire Hazard Mitigative Works

To reduce the potential fire hazard of the property, all coniferous and deciduous trees and shrubs located within primary zone 1 should be removed (Map 1). The conifers in particular present a high potential hazard with crowns (branches), classified as ladder fuels, some extending to the ground surface and likely to overhang or impede the proposed new structure.

9.0 Maintenance Requirements

To ensure that a low fire hazard rating is maintained on the property all landscaping must be properly maintained in low hazard conditions as described in Section 6.0 Landscaping. Vegetation must be maintained in the condition outlined in this report to ensure that the fire hazard remains low. This may require periodic maintenance including future limbing.

The roof and gutters should be clean of debris to reduce the potential for spotting to ignite these materials during a wildfire event. Changes in building materials or design that increase susceptibility to fire are not permitted.

Meeting the recommendations in this report and maintaining the property in the described manner will ensure the property is safe for the intended use. The implementation of these measures does not guarantee that the property or structures are safe from wildfire only that the risk level of the property is within acceptable standards, fire hazards have been identified and appropriate mitigation measures outlined.

10.0 Limitations

This Fire Hazard Assessment is based on site observations noted on the date specified only. The project forester has endeavored to use his skill, education and knowledge to provide accurate representation. Every effort has been made to ensure that the opinions expressed are an accurate assessment of the condition of the construction information provided by the client and site vegetation reviewed.

The tree inspections are limited to visual examination only without coring, climbing or excavating. The inherent characteristics of trees are that they are unpredictable and can fail due to environmental or internal problems.

It is the owner's responsibility to maintain the home and the trees in a reasonable standard and to carry out the mitigation measures stated in this report.

RPF PRINTED NAME	
Bruce A. Blackwell	RPF 2073
DATE SIGNED	
August 5, 2014	
I certify that I have reviewed this document and I have determined that this work has been done to standards acceptable of a Registered Professional Forester.	
Registered Professional Foresters Signature and Seal	
	



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July 29, 2014 (rev.1)
Reference: 13-5845

Via email: cmcphee@pcl.com

Chad McPhee
5577 Indian River Drive
District of North Vancouver, BC
V7G 2T8

Re: Geotechnical Assessment Report
Proposed Residence Renovation
5577 Indian River Drive, District of North Vancouver, BC

1.0 INTRODUCTION

As requested, Braun Geotechnical Ltd. has completed a geotechnical assessment for the proposed development at the above-referenced site. The geotechnical work has been performed in general accordance with the Braun Geotechnical proposal dated January 18, 2013 (reference no. P12-3856). The scope of work included a site walkover review to assess baseline conditions, a review of soil and bedrock conditions based on published and in house geological and geotechnical information, and provision of preliminary geotechnical comments pertaining to foundation design. No consideration has been given to any environmental issues.

The geotechnical hazard assessment work to determine "safe site use" was carried out in general accordance with relevant design methods and selected hazard acceptability criteria presented in the following documents:

- Guidelines for Legislated Landslide Assessment for Proposed Residential Developments in BC (May, 2010).
- Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC, June 2012.
- District of North Vancouver Risk Tolerance Criteria, endorsed by Council on November 16, 2009.
- District of North Vancouver Natural Hazard DPA Guidelines, included in Schedule B (Bylaw 7934 adopted July 9, 2012)

Braun Geotechnical has been forwarded the architectural drawings (Submission 3 dated March 2, 2014) and has been provided the opportunity to comment on potential geotechnical aspects of proposed structures.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site is a waterfront property located on the southeast facing slopes of Mount Seymour along the Indian Arm in the District of North Vancouver (DNV). The bulk of the subject site has approximate overall dimensions of 75 x 15m, with an approximately 14 x 6m driveway on the northwest portion of the site.



Rev. Sept 15, 2006

The northwest approximately $\frac{3}{4}$ of the subject site is comprised of a relatively flat upper area, with gentle slopes in the order of up to 3H:1V (Horizontal to Vertical) sloping down north and southeast from the flat area, with grades varying from approximately El. 18m to El. 13m. The southeast approximately $\frac{1}{4}$ of the site is comprised of a steep bedrock controlled slope sloping down to the southeast at a gradient of approximately 1H:1V, with grades varying from approximately El. 15m to sea level.

At the time of the field exploration, an existing Single Family Dwelling (SFD) was present at the southeastern approximately half of the upper relatively flat portion of the site, with the SFD extending approximately 2.5m onto the relatively steep southeast facing slopes. Existing SFD footings were generally observed to be founded on intact bedrock, except a single deck pillar footing which may be founded on a large boulder.

It understood that extensive reconstruction/renovation of the existing SFD is proposed including additions and/or replacement of selected foundation elements, as required. It is understood that the footprint of the reconstructed/renovated SFD is proposed to be relatively similar to the existing SFD. It is anticipated that all foundations of the reconstructed/renovated SFD will be located on intact bedrock.

3.0 DESK STUDY REVIEW

A desk study review of available published geological, geotechnical and terrain hazard information was carried out and historical government aerial photographs were obtained and reviewed. The geological and geotechnical information and air photo reviews were carried out to assess potential for past or incipient slope instability in the vicinity of the study site. A review of available terrain information was carried out, including recent debris flow studies commissioned by DNV. The studies were initiated by DNV to qualify (and in some cases to semi-quantify) the debris flow and/or debris flood hazard of the numerous creeks draining from Mount Seymour into Indian Arm. Some of the creeks have a recent history of flood events, or are considered to be highly susceptible to debris flow and/or debris flood events.

A review of the regional DNV hazard reports available for the area indicated that the study site is located within a limited lower slope catchment area flanked to the north and south by the Sunshine Creek and Allan Creek watersheds, respectively. The small catchment area is drained by Gardner Creek located adjacent and to the north and east of the study site, and crossing the site through a culvert approximately at the location of the driveway. It is understood from the DNV reports that only drainages considered having high to very high potential for debris flow and debris flood hazard were selected for detailed study. The Gardner Creek catchment area was excluded for detailed study, and potential for avulsion of flows (flood or debris) from tributary streams within the Sunshine Creek and Allan Creek watersheds was not indicated in the DNV reports. Further, the study site area is not located within a creek fan, or below the top of bank of a creek designated as medium or high risk within the regional DNV hazard reports.

Available geological and geotechnical information indicated the study site area is generally underlain by Early to Mid Cretaceous plutonic rocks that are predominantly granodiorite mantled by a veneer of glacial till, alluvial, and colluvial soils, or exposed.

Historical government air photos obtained for the study site area are listed below.

- SRS 6929-415, 2004
- 30BCC96081-91, 1996
- FF9131-215, 1992
- A26527-210, 1984

- 30BC79052-35, 1979
- BC5591-296, 1974
- BC5060 24, 1963
- A16830-63, 1959
- BC1632-25, 1952
- BC730-32, 1949
- A2605-H2, 1930

The photographs were reviewed for characteristics of drainage, morphological, and vegetation features related to large scale slope movements considered having potential for occurrence in the area. These movements include rock falls, rock slides, shallow soil slides, debris slides, debris flows, and debris floods. Based on the findings of the regional DNV reports, the air photo review was limited to the small Gardner Creek catchment area. The findings of the air photo review did not reveal obvious visible evidence of large scale slope movement features having potential to impact the proposed lot development.

4.0 GEOTECHNICAL ASSESSMENT

4.1 General

A site review and geological mapping were carried out on February 20th, 2013 to assess the soil conditions at the site, to note general geology and structure of bedrock exposures, and to review channel characteristics of Gardner Creek. Site walkover review was carried out to highlight obvious visible geotechnical constraints to proposed redevelopment of the site.

4.2 Site Geological Conditions

The existing natural slopes consist of a sequence of shallow to exposed bedrock slopes and benches, generally glacially rounded. Bedrock outcrop exposures were mapped as medium gray, slightly weathered to fresh, weakly chloritized, relatively massive to blocky, medium crystalline granodiorite with relatively massive to widely spaced irregular blocky jointing with rough surfaces.

Limited soil depths and poor organic soil layer development in the site area are such that soil slope instability is expected to be limited to nuisance-type shallow sloughing. Rock slope stability concerns were not identified within the proposed development site, under both static and design seismic conditions, based on site reconnaissance mapping of the property. Visible evidence of past debris flood or flow activity, flooding, mud flows, debris torrents, erosion, land slip or rock falls, was not identified along the small creek to the north of the property. This was noted to be consistent with regional information obtained from watershed studies carried out in the area by others.

4.3 Gardner Creek

A review of study site portions of Gardner Creek encountered low flows, crossing below the subject site driveway through an approximately 400mm concrete culvert. It is considered that in the event that the concrete culvert is plugged, the upstream stilling basin for the culvert is considered to be sufficiently large, and the elevation of the existing SFD footprint is considered to be sufficient, such that the potential for impact to the proposed reconstructed/renovated SFD from Gardner Creek avulsion and flooding is considered unlikely.

4.4 Waterfront Storm Run-up/Tsunami

Previous tsunami hazard assessment for the North Shore determined generally low inundation risk for areas above 2m mean sea level based on four potential sources, a deep earthquake

generated at the Pacific crustal plate (specifically the Cascadia subduction zone), a shallow earthquake generated along the Strait of Georgia fault system, a large submarine landslide at the Fraser Delta, and a large landslide into Howe Sound or Indian Arm (Clague et al, 2005).

Storm generated waves are estimated to have the ability to reach a maximum run-up of up to 3m at some North Shore locations, where maximum fetch of approximately 45km occurs.

As the proposed reconstructed/renovated SFD is proposed to have minimum foundation elevations of El. 10m, waterfront storm run-up and tsunami impact are not considered credible hazards for the proposed development.

5.0 APPLICABLE LEGISLATION

The proposed reconstructed/renovated SFD location is generally within the relatively flat portion of the site; however, a portion of the SFD extends onto the steeply sloped portion of the site. It is understood that the District of North Vancouver recently adopted *Schedule B – Development Permit Areas* that identifies a potential slope hazard area as greater than 36% and 10m high or greater. This assessment report has been carried out with a view to meet the objectives of Schedule B and to consider guideline information. Note that the portion of the property that exceeds the steep slope criteria in Schedule B is comprised of intact granitic bedrock with generally massive structure. As such, a substantial number of the Schedule B guidelines items pertain to soil slopes and are therefore not considered applicable.

Large scale soil and rock slope stability issues are not anticipated within the development site based on observed site grades and soil conditions. Additional work, including review of available historical air photos, review of geological hazard studies completed in the vicinity of the area, and a detailed site walkover review were carried out to complete the geotechnical assessment.

A review of the regional DNV hazard reports available for the area indicated that Gardner Creek and the study site area were excluded from debris flow/flood hazard assessment and stream avulsion potential. The exclusion of the Gardner Creek area from regional study as a low potential hazard drainage system was consistent with site walkover review findings. As such, it is anticipated that the requirements of SPE 107 are not applicable to the subject site.

Desk study review and a field reconnaissance of the study site area qualitatively determined that risks to life from landslide hazards are broadly acceptable such that additional detailed quantitative risk assessment is not considered warranted.

It is our opinion that the “land may be used safely for the use intended.” Safe site use is defined as the reconstruction/renovation of the existing Single Family Dwelling within approximately the footprint of the existing SFD that is not considered subject to landslide hazards as described in the APEGBC document, “Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia, May, 2010”, and the District of North Vancouver DPA guidelines (Schedule B). Safe use is considered to be in reference to hazard acceptability criteria presented in the government document, “*Hazard Acceptability Thresholds for Development Approvals by Local Government, 1993*,” and with reference to the District of North Vancouver risk tolerance criteria (endorsed by Council on November 16, 2009). Further, a flood hazard assessment of Gardner Creek (in the immediate vicinity of the site) was carried out at a Class 0 level of effort in general accordance with the APEGBC Document, “Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC, June 2012.” Geotechnical hazards with potential to impact the project area were considered and included flooding, mountain stream erosion, avulsion, debris flows, debris floods, small-scale rock fall and small/large scale landslides.

Assessment of seismic slope stability has considered slope performance in an earthquake event that has a 2% probability of exceedance in 50 years (1 in 2475 year return period).

In accordance with Section 86 of the Land Title Act, and Section 56 of the Community Charter this report has been signed and sealed by a Professional Engineer and as such is considered a "certified report" (APEGBC, 2010).

6.0 DISCUSSION AND RECOMMENDATIONS

6.1 General

Anticipated subsurface conditions are considered to be favourable for support of conventional shallow strip and spread footings. Note that if final reconstructed/renovated SFD design concepts include existing footings and/or construction of new footings close to steep bedrock outcrop exposures, passive shear dowels may be required to improve stability of the rock mass.

The following sections provide our recommendations for site preparation and foundation design.

6.2 Site Preparation

Subgrade preparation below the proposed reconstructed/renovated SFD should include removal of any vegetation, organic soils, and/or loose / soft disturbed soils to the underlying intact bedrock.

Where shallow bedrock is encountered during excavation, blasting may be required to excavate to design foundation and site grades.

Prior to placing foundations, stripped surfaces/excavations should be reviewed by Braun Geotechnical to confirm anticipated foundation subgrade conditions, assess underslab drainage requirements, and review excavation slopes.

6.3 Slopes

6.3.1 Temporary Cut Slopes

Unsupported excavation cuts should be sloped at $\frac{1}{4}H:1V$ in bedrock. This recommended cut slopes should be reviewed by Braun Geotechnical during excavation and may require modification based on actual site conditions. Flatter slopes may be required if poor rock joint conditions or seepage is encountered. All temporary soil cut slopes should be covered with poly plastic sheeting held securely in place at the crest and toe of slopes.

6.3.2 Permanent Slopes

For preliminary design purposes, permanent cut-slopes within bedrock should be no steeper than $\frac{1}{4}H:1V$. In general, cut slopes in bedrock should be cleaned to expose bedrock for at least 1.5 metres back from the crest. There may be areas where poor joint conditions and/or seepage flow are encountered which need specific measures, such as slope flattening or provision of horizontal drains. Clearing of unstable vegetation and/or logs should be undertaken directly behind the crest of cut slopes.

Note that ongoing maintenance of the steep bedrock slopes at the waterfront area should include removal of trees and other woody vegetation that becomes established.

Rock dowels may be required at select locations and would be dependent on determination of rock structure at foundation locations of the finalized foundation design concept. Rock dowels are typically 25mm reinforcing steel bar installed in minimum 50mm diameter drilled holes (up to 4m in length) and fully grouted.

Any deterioration of the cut slopes should be immediately reported to the geotechnical engineer. Based on the engineers review, recommendations for stabilization will be provided which may include subsequent flattening of the slopes in addition to other possible mitigative measures.

6.4 Foundation Design

Based on the anticipated conditions, it is recommended that the proposed reconstructed/renovated SFD be supported on foundations founded on intact bedrock. The following values may be used for design of foundations:

Foundation Subgrade	Limit States Design (ULS)		Working Stress Design
	Factored Ultimate Bearing Capacity	Serviceability Limit State (SLS)	Allowable Bearing Pressure DL + LL
Intact Strong Granitic Bedrock	750 kPa (15,000 psf)	500 kPa (10,000 psf)	500 kPa (10,000 psf)

Note: Larger bearing values may be feasible for specific situations, and can be reviewed upon request.

The above design bearing pressures assume the following:

- Footings are not typically required for foundations founded directly on suitable intact bedrock subgrade.
- Soil cover for frost protection is not typically required for foundations founded directly on suitable intact bedrock.
- Site preparation is completed as indicated above and load-bearing surfaces are reviewed and approved by the Geotechnical Engineer.

Foundations on bedrock sloping at 6H:1V or steeper should be provided with shear dowels at a minimum spacing interval of 2' (~600mm), or as required by design structural load. Dowel spacing, bar, etc., should be reviewed by the Structural Consultant. Reinforcing steel dowels should typically be at least 15M bar or larger. The dowel should be installed into a hole drilled at least 1" (~25mm) larger in diameter than the selected bar size. The dowels should be drilled at least 12" (~300mm) into intact igneous bedrock and fully encased in 20MPa concrete grout (or Microsil anchor grout) for bond and corrosion protection. Typically, dowels are embedded at least 6" (~150mm) into footing concrete. Working stress shear resistance should be taken as 25% of the yield stress of the dowel steel in design.

6.5 Slab on Grade

Where present, slab on grade should be underlain by a drainage layer comprising a minimum 4" (100mm) thick layer of well-compacted ¾" (19mm) clear, crushed gravel. This drainage layer should have a suitable discharge to the permanent storm system. Polyethylene sheeting should be provided beneath the floor slab to reduce potential slab dampness.

6.6 Foundation Drainage and Backfill

Perimeter drainage should consist of perforated 100mm (4") PVC pipe, placed around the building perimeter, with the invert elevation at footing level. The perimeter drain should be surrounded by at least 150mm (6") of 19mm (¾") clear crushed gravel. A 150mm (6") thick layer of birdseye gravel should be placed over the clear crushed gravel to act as a filter layer. Note that for foundation slabs constructed 200mm or more above surrounding site grades, perimeter drainage is not required for geotechnical considerations.

Backfill around the foundation is expected to be limited. Backfill placed around perimeter foundation walls should consist of free-draining granular material such as sand or sand and gravel with less than 5% fines. The material should be compacted to at least 90% MPD for its full depth.

6.7 Storm Water Drainage

It is understood that storm water from the existing SFD is discharged directly into existing bedrock invert areas or onto bedrock. For the proposed reconstructed/renovated SFD, storm water should be directed into splash pads, downslope from the SFD, and onto the existing waterfront bedrock slope. Alternately, storm water should be directed through a solid pipe to a minimum 36" diameter sump which discharges to the existing bedrock sloping towards the waterfront. The storm water should be discharged at an elevation below underside of the proposed reconstructed/renovated SFD footings.

The location of the sump should be established to minimize the potential for long-term instability. It should be founded on relatively level intact rock, and the base and voids around pipe holes should be sealed.

7.0 GEOTECHNICAL FIELD REVIEWS

Field reviews are essential to confirm that the recommendations are understood and followed. Geotechnical field reviews should be arranged by the Contractor to address the following:

- Structural mapping once foundation locations have been finalized;
- Review of footing dowel installation and exposed footing subgrade;
- Review of excavation cut slopes;
- Review and mapping of geological structure during advancement of permanent rock cuts in excess of 1.4m in height;
- Field review and density testing of structural fill and perimeter fill;
- Review of drainage installation if necessary (for geotechnical purposes only);
- Review proposed location of storm water sump.

8.0 CLOSURE

This geotechnical report was updated with reference to finalized Architectural drawings dated March 2, 2014.

This report is prepared for the exclusive use of Chad McPhee and his designated representatives and may not be used by other parties without the written permission of Braun Geotechnical Ltd. The District of North Vancouver may also rely on the findings presented in this report.

If the development plans change, or if during construction soil conditions are noted to be different from those described in this report, Braun Geotechnical must be notified immediately in order that the geotechnical recommendations can be confirmed or modified, if required. Further, this report assumes that field reviews will be completed by Braun Geotechnical during construction.


The site contractor should make their own assessment of subsurface conditions and select the construction means and methods most appropriate to the site conditions. This report should not be included in the specifications without suitable qualifications approved by the geotechnical engineer.

The use of this report is subject to the Report Interpretation and Limitations, which are attached to the report. The reader's attention is drawn specifically to those conditions, as it is considered essential that they be followed for proper use and interpretation of this report.

We hope the above meets with your requirements. Should any questions arise, please do not hesitate to contact the undersigned.


Yours truly,

Braun Geotechnical Ltd.


James Wetherill, P.Eng.
Geotechnical Engineer



Braun Geotechnical Ltd.


per Harman Dhillon, EIT
Geotechnical Engineer

Encl: Report Interpretations and Limitations
BLD 101 – Geotechnical Letter of Assurance (Schedule B)
BLD 120 – Schedule F and Certificate of Professional Liability Insurance
SPE 105, SPE 106, SPE 107 - Appendix D Statement
Appendix J Statement

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REPORT INTERPRETATION AND LIMITATIONS

1. STANDARD OF CARE

Braun Geotechnical Ltd. (Braun) has prepared this report in a manner consistent with generally accepted engineering consulting practices in this area, subject to the time and physical constraints applicable. No other warranty, expressed or implied, is made.

2. COMPLETENESS OF THIS REPORT

This Report represents a summary of paper, electronic and other documents, records, data and files and is not intended to stand alone without reference to the instructions given to Braun by the Client, communications between Braun and the Client, and/or to any other reports, writings, proposals or documents prepared by Braun for the Client relating to the specific site described herein.

This report is intended to be used and quoted in its entirety. Any references to this report must include the whole of the report and any appendices or supporting material. Braun cannot be responsible for use by any party of portions of this report without reference to the entire report.

3. BASIS OF THIS REPORT

This report has been prepared for the specific site, development, design objective, and purpose described to Braun by the Client or the Client's Representatives or Consultants. The applicability and reliability of any of the factual data, findings, recommendations or opinions expressed in this document pertain to a specific project as described in this report and are not applicable to any other project or site, and are valid only to the extent that there has been no material alteration to or variation from any of the descriptions provided to Braun. Braun cannot be responsible for use of this report, or portions thereof, unless we were specifically requested by the Client to review and revise the Report in light of any alterations or variations to the project description provided by the Client.

If the project does not commence within 18 months of the report date, the report may become invalid and further review may be required.

The recommendations of this report should only be used for design. The extent of exploration including number of test pits or test holes necessary to thoroughly investigate the site for conditions that may affect construction costs will generally be greater than that required for design purposes. Contractors should rely upon their own explorations and interpretation of the factual data provided for costing purposes, equipment requirements, construction techniques, or to establish project schedule.

The information provided in this report is based on limited exploration, for a specific project scope. Braun cannot accept responsibility for independent conclusions, interpretations, interpolations or decisions by the Client or others based on information contained in this Report. This restriction of liability includes decisions made to purchase or sell land.

4. USE OF THIS REPORT

The contents of this report, including plans, data, drawings and all other documents including electronic and hard copies remain the copyright property of Braun Geotechnical Ltd. However, we will consider any reasonable request by the Client to approve the use of this report by other parties as "Approved Users." With regard to the duplication and distribution of this Report or its contents, we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of this Report by those parties. The Client and "Approved Users" may not give, lend, sell or otherwise make this Report or any portion thereof available to any other party without express written permission from Braun. Any use which a third party makes of this Report – in its entirety or portions thereof – is the sole responsibility of such third parties. BRAUN GEOTECHNICAL LTD. ACCEPTS NO RESPONSIBILITY FOR DAMAGES SUFFERED BY ANY PARTY RESULTING FROM THE UNAUTHORIZED USE OF THIS REPORT.

Electronic media is susceptible to unauthorized modification or unintended alteration, and the Client should not rely on electronic versions of reports or other documents. All documents should be obtained directly from Braun.

5. INTERPRETATION OF THIS REPORT

Classification and identification of soils and rock and other geological units, including groundwater conditions have been based on exploration(s) performed in accordance with the standards set out in Paragraph 1. These tasks are judgemental in nature; despite comprehensive sampling and testing programs properly performed by experienced personnel with the appropriate equipment, some conditions may elude detection. As such, all explorations involve an inherent risk that some conditions will not be detected.

Further, all documents or records summarizing such exploration will be based on assumptions of what exists between the actual points sampled at the time of the site exploration. Actual conditions may vary

significantly between the points investigated and all persons making use of such documents or records should be aware of and accept this risk.

The Client and "Approved Users" accept that subsurface conditions may change with time and this report only represents the soil conditions encountered at the time of exploration and/or review. Soil and ground water conditions may change due to construction activity on the site or on adjacent sites, and also from other causes, including climactic conditions.

The exploration and review provided in this report were for geotechnical purposes only. Environmental aspects of soil and groundwater have not been included in the exploration or review, or addressed in any other way.

The exploration and Report is based on information provided by the Client or the Client's Consultants, and conditions observed at the time of our site reconnaissance or exploration. Braun has relied in good faith upon all information provided. Accordingly, Braun cannot accept responsibility for inaccuracies, misstatements, omissions, or deficiencies in this Report resulting from misstatements, omissions, misrepresentations or fraudulent acts of persons or sources providing this information.

6. DESIGN AND CONSTRUCTION REVIEW

This report assumes that Braun will be retained to work and coordinate design and construction with other Design Professionals and the Contractor. Further, it is assumed that Braun will be retained to provide field reviews during construction to confirm adherence to building code guidelines and generally accepted engineering practices, and the recommendations provided in this report. Field services recommended for the project represent the minimum necessary to confirm that the work is being carried out in general conformance with Braun's recommendations and generally accepted engineering standards. It is the Client's or the Client's Contractor's responsibility to provide timely notice to Braun to carry out site reviews. The Client acknowledges that unsatisfactory or unsafe conditions may be missed by intermittent site reviews by Braun. Accordingly, it is the Client's or Client's Contractor's responsibility to inform Braun of any such conditions.

Work that is covered prior to review by Braun may have to be re-exposed at considerable cost to the Client. Review of all Geotechnical aspects of the project are required for submittal of unconditional Letters of Assurance to regulatory authorities. The site reviews are not carried out for the benefit of the Contractor(s) and therefore do not in any way effect the Contractor(s) obligations to perform under the terms of his/her Contract.

7. SAMPLE DISPOSAL

Braun will dispose of all samples 3 months after issuance of this report, or after a longer period of time at the Client's expense if requested by the Client. All contaminated samples remain the property of the Client and it will be the Client's responsibility to dispose of them properly.

8. SUBCONSULTANTS AND CONTRACTORS

Engineering studies frequently requires hiring the services of individuals and companies with special expertise and/or services which Braun Geotechnical Ltd. does not provide. These services are arranged as a convenience to our Clients, for the Client's benefit. Accordingly, the Client agrees to hold the Company harmless and to indemnify and defend Braun Geotechnical Ltd. from and against all claims arising through such Subconsultants or Contractors as though the Client had retained those services directly. This includes responsibility for payment of services rendered and the pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. These conditions apply to specialized subconsultants and the use of drilling, excavation and laboratory testing services, and any other Subconsultant or Contractor.

9. SITE SAFETY

Braun Geotechnical Ltd. assumes responsibility for site safety solely for the activities of our employees on the jobsite. The Client or any Contractors on the site will be responsible for their own personnel. The Client or his representatives, Contractors or others retain control of the site. It is the Client's or the Client's Contractors responsibility to inform Braun of conditions pertaining to the safety and security of the site – hazardous or otherwise – of which the Client or Contractor is aware.

Exploration or construction activities could uncover previously unknown hazardous conditions, materials, or substances that may result in the necessity to undertake emergency procedures to protect workers, the public or the environment. Additional work may be required that is outside of any previously established budget(s). The Client agrees to reimburse Braun for fees and expenses resulting from such discoveries. The Client acknowledges that some discoveries require that certain regulatory bodies be informed. The Client agrees that notification to such bodies by Braun Geotechnical Ltd. will not be a cause for either action or dispute.

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

District of North Vancouver

Name of Jurisdiction (Print)

Re: Proposed Single Family Dwelling

Name of Project (Print)

5577 Indian River Drive, District of North Vancouver

Address of Project (Print)

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

____ ARCHITECTURAL
____ STRUCTURAL
____ MECHANICAL
____ PLUMBING
____ FIRE SUPPRESSION SYSTEMS
____ ELECTRICAL
____ GEOTECHNICAL — temporary
____ GEOTECHNICAL — permanent



July 29, 2014

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building permit* as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)
5577 Indian River Drive, District of North Vancouver
Project Address
Geotechnical
Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

James Wetherill, P. Eng.

Registered Professional of Record's Name (Print)

110 - 19188 94 Avenue

Address (Print)

Surrey, BC, V4N 4X8

604-513-4190

Phone No.



July 29, 2014

Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm Braun Geotechnical Ltd.

and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)

5577 Indian River Drive, District of North Vancouver

Project Address

Geotechnical

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 Fire separations and their continuity
- 1.3 Closures, including tightness and operation
- 1.4 Egress systems, including access to exit within suites and floor areas
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for persons with disabilities
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building Envelope, Part 10/ASHRAE Requirements



(Professional's Seal and Signature)

July 29, 2014

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint
- 2.2 Structural aspects of deep foundations
- 2.3 Review of all applicable shop drawings
- 2.4 Structural aspects of unbonded post-tensioned concrete design and construction

MECHANICAL

- 3.1 HVAC systems and devices, including high building requirements where applicable
- 3.2 Fire dampers at required fire separations
- 3.3 Continuity of fire separations at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical Systems, Part 10/ASHRAE Requirements

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)

5577 Indian River Drive, District of North Vancouver

Project Address

Geotechnical

Discipline

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing Systems, Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical Systems, Part 10 ASHRAE requirements

GEOTECHNICAL — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



July 29, 2014

Date

CRP's Initials



Schedule F Confirmation of Professional Liability Insurance

District of North Vancouver
Building Department - 355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2480 or Email: building@dnv.org
Form submission: Submit to address above or Fax: 604-984-9683

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

Building Permit Number

- Note:
1. This letter must be submitted along with each British Columbia Building Code Schedule A, B1 and B2 before issuance of a **building permit**. A separate letter must be submitted for each **registered professional**.
 2. Only an original Schedule printed by the **District of North Vancouver** or an unaltered photocopy of this Schedule is to be completed and submitted.

District of North Vancouver
355 W Queens Rd
North Vancouver, BC V7N 4N5

Attention: Chief Building Official

Dear Sir/Madame:

Re: Address of Project 5577 Indian River Drive, District of North Vancouver

Legal Description of Project Lot DL950 Plan VAP23187 NWD

I, James Wetherill, P.Eng. (The undersigned)

Hereby gives assurance that:

- (a) I have fulfilled my obligation for insurance coverage as outlined in the District of North Vancouver Building Regulation Bylaw 2003,
- (b) I have enclosed a copy of my certificate of insurance coverage indicating the particulars of such coverage,
- (c) I am a **registered professional** as defined in the Building Regulation Bylaw 2003, and
- (d) I will notify the building inspector in writing immediately if the undersigned's insurance coverage is reduced or terminated at any time during construction.

Schedule F – Confirmation of Professional Liability Insurance

James Wetherill, P.Eng.

Name

Signed

110 - 19188 94th Avenue

Address

Surrey, BC V4N 4X8

604-513-4190

Phone

July 29, 2014

Date

(Affix professional seal here)

(if the **registered professional** is a member of a firm, complete the following.)

I am a member of this firm

Braun Geotechnical Ltd.

Name of Firm

110 - 19188 94th Avenue

Address

Surrey, BC V4N 4X8

City

I sign this letter on behalf of myself and the firm.

*Note: The above letter must be signed by a **registered professional**. The District of North Vancouver Building Regulation Bylaw defines a **registered professional** to mean a person who is registered or licensed to practice:*

(a) as an architect under the Architects Act, or

(b) as a professional engineer under the Engineers and Geoscientists Act.

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



CERTIFICATE OF INSURANCE

Date of Issuance: February 28, 2014

This is to certify that the policy(ies) of insurance described herein have been issued to the insured(s) named below. This certificate is issued at the request of:

Name(s): **To Whom It May Concern**

Name of Insured(s): Braun Geotechnical Ltd.
110- 19188 94th Ave.
Surrey, BC V4N 4X8

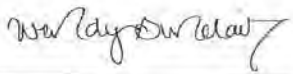
Location(s) and/or operations to which this certificate applies: Evidence of Insurance

Policy Number	Type of Coverage	Policy Term	Each Occurrence Limit	Aggregate Limit	Insurer
CTN/779444/2014	Professional Liability	March 1, 2014 to March 1, 2015	\$1,000,000	\$1,000,000	Axis Insurance Company

POLICY EXTENSIONS: As per and as agreed with the policy issued by: AXIS INSURANCE COMPANY

Subject to the terms, conditions and exclusions of the applicable policy(s). This Certificate is issued as a matter of information only and confers no rights on the holder unless otherwise specified and imposes no liability on the Insurer(s).

JONES BROWN INC.

PER: 
Authorized Representative

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Our File: 13-5845

Bldg Dept Fax: (606) 990-2480

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006 / Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date: July 29, 2014

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

Jurisdiction and address

With reference to (check one):

- ☐ Land title (Section 86) Subdivision Approval
- ☒ Local Government Act (Sections 919.1 and 920) - Development Permit
- ☒ Community Charter (Section 56) - Building Permit
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Exemption
- ☒ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4.4.4.(2). (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

5577 Indian River Drive, District of North Vancouver, BC

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a *Professional Engineer or Professional Geoscientist*.

I have signed, sealed, and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the APEGBC Guidelines. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed and proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on, and if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a landslide hazard analysis or *landslide risk analysis* I have:
 - ☒ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
 - ☒ 6.2 estimated the *landslide hazard*
 - ☒ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
 - ☒ 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the Approving Authority has adopted a level of landslide safety I have:
 - ☒ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
 - ☒ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
 - ☒ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the Approving Authority has **not** adopted a level of landslide safety I have:
 - ☐ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
 - ☐ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
 - ☐ 8.3 compared this guideline with the findings of my investigation



- ☐ 8.4 made a finding on the *level of landslide safety* on the Property based on my comparison
- ☐ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparison between

Check one

- ☒ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☐ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance based on conditions^[1] contained in the attached *landslide assessment* report

Check one or more where appropriate

- ☐ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered *covenants*.
- ☐ without any registered *covenant*.

- ☒ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the *local government* in determining what conditions or requirements under (Section 920) subsection (7.1) it will impose in the permit."

- ☒ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered *covenants*.
- ☒ without any registered *covenant*.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely."

- ☐ for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended."

James Wetherill, P.Eng.

Name (print)

Signature

110-19188 94th Avenue

Address (Print)

Surrey, BC V4N 4X8

604-513-4190

Phone

July 29, 2014

Date



(Affix Professional seal here)

If the Qualified Professional is a member of a firm, complete the following.

I am a member of the firm

Braun Geotechnical Ltd.

and I sign this letter on behalf of the firm

(Print name of firm)

^[1] When seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic effects in the User's Guide, Structural Commentaries, Part 4 of division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse."

APPENDIX J: FLOOD HAZARD AND RISK ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Professional Practice Guidelines - Legislated Flood Assessments in a Changing Climate", March 2012 ("APEGBC Guidelines") and is to be provided for flood assessments for the purposes of the *Land Title Act*, Community Charter or the *Local Government Act*. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date: July 29, 2014

DISTRICT OF NORTH VANCOUVER

355 West Queens Road

North Vancouver, BC V7N 4N5

Jurisdiction and address

With reference to (check one):

- ☐ Land title (Section 86) Subdivision Approval
- ☒ Local Government Act (Sections 919.1 and 920) - Development Permit
- ☒ Community Charter (Section 56) - Building Permit
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Exemption

For the Property:

5577 Indian River Drive, District of North Vancouver, BC

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed, and dated, and thereby certified, the attached flood assessment report on the Property in accordance with the APEGBC Guidelines. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed and proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on, and if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- ☒ 6. For a *flood hazard* analysis or *flood risk* analysis I have:
- ☒ 6.1 reviewed and characterized, if appropriate, floods that may affect the Property
- ☒ 6.2 estimated the *flood hazard* or *flood risk* on the property
- ☒ 6.3 included (if appropriate) the effects of climate change and land use change
- ☒ 6.4 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
- ☒ 6.5 estimated the potential *consequences* to those *elements at risk*
7. Where the *Approving Authority* has adopted a specific level of *flood hazard* or *flood risk* tolerance or return period that is different from the standard 200-year return period design criteria⁽¹⁾, I have
- ☒ 7.1 compared the level of *flood hazard* or *flood risk* tolerance adopted by the *Approving Authority* with the findings of my investigation
- ☒ 7.2 made a finding on the level of *flood hazard* or *flood risk* tolerance on the Property based on the comparison
- ☒ 7.3 made recommendations to reduce *flood hazard* or *flood risk* on the Property

⁽¹⁾ *Flood Hazard Area Land Use Management Guidelines* published by the BC Ministry of Forests, Lands, and Natural Resource Operations and the 2009 publication *Subdivision Preliminary Layout Review - Natural Hazard Risk* published by the Ministry of Transportation and Public Infrastructure. It should be noted that the 200-year return period is a standard used typically for rivers and purely fluvial processes. For small creeks subject to debris floods and debris flows return periods are commonly applied that exceed 200 years. For life-threatening events including debris flows, the Ministry of Transportation and Public Infrastructure stipulates in their 2009 publication *Subdivision Preliminary Layout Review - Natural Hazard Risk* that a 10,000-year return period needs to be considered.

8. Where the *Approving Authority* has **not** adopted a level of *flood risk* or *flood hazard* tolerance I have:
- ☐ 8.1 described the method of *flood hazard* analysis or *flood risk* analysis used
 - ☐ 8.2 referred to an appropriate and identified provincial or national guideline for level of *flood hazard* or *flood risk*
 - ☐ 8.3 compared this guideline with the findings of my investigation
 - ☐ 8.4 made a finding on the level of *flood hazard* or *flood risk* tolerance on the Property based on the comparison
 - ☐ 8.5 made recommendations to reduce *flood risks*
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☒ the findings from the investigation and the adopted level of *flood hazard* or *flood risk* tolerance (item 7.2 above)
- ☐ the appropriate and identified provincial or national guideline for level of *flood hazard* or *flood risk* tolerance (item 8.4 above)

I hereby give my assurance based on conditions contained in the attached flood assessment report,

Check one

- ☐ for subdivision approval, as required by the *Land Title Act* (Section 86), "that the land may be used safely for the use intended".

Check one

- ☐ with one or more recommended registered *covenants*.
 - ☐ without any registered *covenant*.
- ☒ for a development permit, as required by the *Local Government Act* (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under (Section 920) subsection (7.1) it will impose in the permit."
- ☒ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered *covenants*.
 - ☒ without any registered *covenant*.
- ☐ for flood plain bylaw variance, as required by the *Flood Hazard Area Land Use Management Guidelines* associated with the *Local Government Act* (Section 910), "the development may occur safely."
- ☐ for flood plain bylaw exemption, as required by the *Local Government Act* (Section 910), "the land may be used safely for the use intended."

James Wetherill, P.Eng.

Name (print)

Signature

110-19188 94th Avenue

Address (Print)

Surrey, BC V4N 4X8

604-513-4190

Phone

July 29, 2014

Date



If the Qualified Professional is a member of a firm, complete the following.

I am a member of the firm

Braun Geotechnical Ltd.

and I sign this letter on behalf of the firm.

(Print name of firm)

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT 6.14</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 23, 2014.
File: 13.6480.30/003.000

AUTHOR: Phil Chapman – Social Planner
Darren Veres – Community Planner
Kevin Zhang – Planning Assistant

SUBJECT: Coach Houses – Zoning Bylaw Amendments

RECOMMENDATION:

THAT Bylaw 8036, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to enable implementation of coach house policy, is given FIRST reading;

AND THAT Bylaw 8036 is referred to Public Hearing.

REASON FOR REPORT:

To obtain Council's authorization to proceed to Public Hearing with text amendments to the Zoning Bylaw to enable coach housing in single family zones. The draft Coach House "How To Guide" is provided to Council for information.

SUMMARY:

On September 8, 2014 Council directed staff to proceed with the development of Zoning Bylaw amendments and supporting materials needed to implement the proposed "gradual entry" approach to coach houses in the District. Zoning Amendment Bylaw 8036 is now ready for Council's consideration of first reading and referral to public hearing.

EXISTING POLICY:

The District's Official Community Plan (OCP) encourages a variety of housing choices across the full spectrum of housing needs. The *Detached Residential* land use designation in the OCP includes provision for secondary suites or coach houses in single family residential areas. Policy 7.1.2 directs staff to undertake Neighbourhood Infill plans and/or Housing Action Plans where appropriate to develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses).

The Zoning Bylaw currently allows secondary suites, but does not permit coach house forms of development in single family zones. Property owners interested in having a coach house

are required to rezone their property. This is a potentially expensive, lengthy and uncertain process.

BACKGROUND:

District staff first introduced the proposed gradual entry approach to coach houses to Council at the Committee of the Whole meeting on November 13, 2013. Following an update on the results of a successful community engagement program held in the spring of 2014, Council directed staff to proceed with the development of Zoning Bylaw amendments and supporting materials necessary to implement the proposed “gradual entry” approach to permit coach houses in the District.

Learning from Coach House Experiences Across the Region

Ten Metro Vancouver municipalities now have coach house programs. In each case the development considerations and approval mechanisms vary according to the housing goals and desired outcomes of those municipalities.

The City of North Vancouver (CNV) has had a two-tier approach to coach house development since 2010. Staff have authority to approve applications for coach houses under 800 square feet while Council retains approval authority for larger unit applications (1000 square feet maximum). To date approximately 40 coach houses have been built or are under application.

The District of West Vancouver Council approved bylaws permitting coach housing on July 21st, 2014. Staff are currently working to finalize this program and expects to be ready to accept applications by November 2014.

District staff has built on the experience of the CNV and other municipalities with coach housing policy, design and implementation to inform the development of our coach house Zoning Amendment Bylaw and “How To Guide”.

DISCUSSION:

Proposed Zoning Bylaw Amendments

Text amendments to the Zoning Bylaw to enable the approval of coach house development through the DVP process are presented as Zoning Amendment Bylaw 8036 (see Attachments 1 and 2). In particular, highlights of Amending Bylaw 8036 include the following changes:

Bylaw Amendment Reference #	Description of Amendment	Explanation
Change Definition of Secondary Suite		
2 a	<p>Amends the definition of <i>secondary suite</i> in Part 2: Interpretation to:</p> <p><i>Means an accessory dwelling unit on a lot in a zone that permits a single family residential building.</i></p>	Ties the accessory dwelling unit to the lot and not the single-family residential building.
Prohibits FSR Exclusions		
2 b	<p>Amends the regulation that permits FSR exclusions for accessory buildings up to 269 sq.ft.</p> <p>Allows Suite to be Detached</p>	Prohibits this exemption from being applied to the coach house.
2 c, d, e, g, h	<p>Amends the regulation limiting the number of secondary suites allowed in a house to be applied to the residential lot instead.</p> <p>Moves the following text related to the size of secondary suites out of the <i>Uses</i> section and into the <i>Size, Shape and Siting</i> section of each zone:</p> <p><i>Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family building.</i></p> <p>Adds the following text into the <i>Size, Shape and Siting</i> section of each zone:</p> <p><i>Location of Secondary Suites: secondary suites must be located within the single family residential building.</i></p>	<p>Allows for the DVP process to be used (rather than rezoning) for coach house approvals.</p> <p>Applies to all Single-Family Residential Zones, and Multi-Family Zones where secondary suite are permitted, and also Comprehensive Development Zone 34. These RM and CD zones permit single family residential buildings and secondary suites.</p>
Allows Home Occupations with Suites		
2 c, e, g	<p>Removes the prohibition of licenced home occupation in conjunction with secondary suites in a single family residential building in Single Family Residential Zones (RS), Residential Multi-Family Zones (RM) and Comprehensive Development Zone 34 (CD by deleting reference to prohibiting <i>home occupation</i> as follows:</p> <p><i>a single-family residential building containing one or more boarders or lodgers or in which there is a licenced home occupation, may not have a secondary suite;</i></p>	<p>Allows a secondary suite in a home that contains a licenced home occupation. Applies to all RS and RM and CD zones that permit single family residential buildings and secondary suites.</p> <p>Secondary suites and home occupations have co-existed for many years with few conflicts or complaints. Potential impacts to neighbours can be managed through other regulatory tools.</p>

In summary, these amendments allow the Development Variance Permit process to be used to vary the location of the secondary suites from within the principal dwelling to an accessory building elsewhere on the lot. Secondary suite location will be processed as a variance similar to variances for height, siting, etc.

Pre-Application

Prior to making a coach house application the applicant will need to:

- obtain a copy of the “How To Guide” to ensure key development and design elements are included in the proposed application,
- determine the amount of square footage available for construction of the coach house, and
- discuss the coach house proposal with adjacent neighbours.

Development Variance Permit Process

While the proposed zoning bylaw amendments will enable coach houses to be considered as a secondary suite in single family zones, approval will be contingent on obtaining a Development Variance Permit (DVP) to vary the location of the suite on the lot. Applications that have demonstrated support from adjacent neighbours will be brought forward for Council consideration.

At the DVP Application stage, the Building Plan Checker will review the submission to identify the types of variances needed. Planning staff will notify neighbouring residents that a DVP application for a coach house has been received. Staff will prepare a report with recommendations for Council. Final approval of the DVP will be determined by Council.

Coach House “How To Guide”

To support implementation of coach houses through the Zoning Bylaw amendment and the development variance process staff have prepared a draft coach house “How To Guide” (see Attachment 3). This document guides prospective coach house builders through a process to self-assess the eligibility of their property, and provides a detailed set of development performance criteria to guide the review and evaluation of coach house DVP applications. This approach facilitates the controlled and gradual entry to coach housing in the District while providing an opportunity for monitoring, review and adjustment as needed after a period of implementation.

Key development and design criteria for coach houses include the following:

- Restricting coach houses to lots 10,000 sq. ft. or bigger, OR lots 50 feet or wider provided that they are on a lane, OR corner lots 50 feet or wider without a lane.
- Limiting coach house size to the amount of space that could otherwise be added to the existing house as a new addition to a maximum of what is already permitted under the existing zoning.
- Restricting the size of the coach house to the same size as permitted for a secondary suite (maximum 90m²/968 sq.ft.).
- Allowing either a secondary suite or a coach house, but not both.
- Prohibiting coach houses from being strata-titled.
- Requiring an additional parking space in a non-tandem configuration on the property

- Provision of development and design criteria to protect neighbourhood character and the privacy of neighbours

The draft coach house “How To Guide” is provided as Attachment 2.

Timing/Approval Process:

Should Council give 1st reading to Bylaw 8036 then a public hearing will be scheduled.

Public Input:

In March and early April of 2014, District staff co-hosted with West Vancouver staff, a series of meetings with coach house designers and builders and with planners from nine other local municipalities where coach housing is already permitted.

Subsequently in May and early June of 2014, District staff organized a series of open houses and public events at various locations throughout the District to gather community input on the proposed coach house approach. Approximately 240 people attended the first five events hosted throughout the District. An estimated 2,500 people passed by and had the opportunity to comment on coach house displays at the District libraries. Further, an estimated 6,000 people would have viewed the coach house display in the District Hall at tax time.

In total 192 feedback forms were received. Results of the community engagement showed that 85% of survey respondents *Strongly Agreed or Agreed*, “That Coach Houses should be considered to provide additional housing options in the District”.

Concurrence:

The proposed Zoning Bylaw amendments and the draft “Coach House How To Guide” were reviewed by interdepartmental staff from Development Planning, Building Services, Environment, Legal Services and Engineering.

Financial Impacts:

Any increase in development permit fees and tax revenues as a result of coach house development is expected to be very modest as the anticipated uptake for coach houses through the gradual entry program is only 5 to 25 applications per year.

Liability/Risk:

The proposed Zoning Bylaw amendment does not expose the District to any particular risk or liability.

Social Policy Implications:

Coach housing will provide opportunities for greater housing diversity; enable residents to age-in-place on their property; enable young families or young adults to live in single-family neighbourhoods that might otherwise be unaffordable; and provide young couples, seniors and renters an additional housing option beyond apartments, townhouses and larger single-family homes.

Environmental Impact:

Coach house development will lead to a more efficient use of existing land and infrastructure in existing neighbourhoods throughout the District. New developments would need to adhere to relevant Development Permit Area regulations.

Conclusion:

Given the strong community support for coach housing in the District and as coach houses support housing policies in the OCP and provide alternative housing choices for District residents, staff recommends that Council approve first reading and referral of Zoning Amendment Bylaw 8036 to public hearing.

Respectfully submitted,



Phil Chapman
Social Planner



Darren Veres
Community Planner



Kevin Zhang
Planning Assistant

Attachment 1: Zoning Amendment Bylaw No. 8036 (2014)

Attachment 2: Track Changes of Proposed Amendments to Zoning Bylaw

Attachment 3: Draft "Coach House How to Guide"

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 8036

A bylaw to amend the 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 "The District of North Vancouver Rezoning Bylaw 1305 (Bylaw 8036)".

2. Amendments

The following amendments are made to the District of North Vancouver Zoning Bylaw 3210, 1965:

- a) Part 2, Interpretation, is amended by deleting the definition of "secondary suite" and replacing it with a new definition of "secondary suite" as follows:

"secondary suite" means an accessory dwelling unit on a lot in a zone that permits a single family residential building;

- b) Part 4, General Regulations, is amended by deleting subsection 410 (1)(e) in its entirety and replacing it with a new subsection 410 (1)(e) as follows:

"(e) except in the RSK and RSE zones, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 25m² (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 19.5m² (210 sq.ft.); and"

- c) Section 4B172, "Uses", of Comprehensive Development Zone 34 is amended by:

- i) deleting subsection (1)(b) in its entirety and replacing it with a new subsection (1)(b) as follows:

"(b) accommodation of not more than two boarders or lodgers in a single-family residential building;"

- ii) deleting subsection (1)(c)(i) in its entirety and replacing it with a new subsection (1)(c)(i) as follows:

"(i) only one secondary suite is permitted on a single-family residential lot;"

- iii) deleting subsection (1)(c)(ii);
 - iv) deleting subsection (1)(c)(iv) in its entirety and replacing it with a new subsection (1)(c)(iv) as follows:
 - “(iv) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;”
 - v) and renumbering subsection(1)(c) accordingly.
- d) Section 4B173, “Size, Shape and Siting Regulations”, of Comprehensive Development Zone 34 is amended by inserting the following new subsections:
- “(3) Location of Secondary Suites: secondary suites must be located within the single family residential building.
 - (4) Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.”
- e) Section 501, “Uses in Single-Family Residential Zones (RS)”, is deleted in its entirety and replaced with a new Section 501, “Uses in Single-Family Residential Zones (RS)”, as follows:

“501 Uses in Single-Family Residential Zones (RS)”

All uses of land, buildings and structures in RS Zones are prohibited except:

501.1 (a) Principle Use:

- (i) One single family residential building

(b) Accessory Uses:

- (i) home occupations;
- (ii) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (iii) secondary suites subject to the following regulations;
 - a) secondary suites are permitted only in single-family residential zones;

- b) only one secondary suite is permitted on a single-family residential lot;
 - c) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;
 - (iv) bed and breakfast business subject to the regulations contained in Section 405A; and,
 - (v) buildings and structures accessory to Subsection 501.1 a)."
- f) Section 502, "Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS)", is amended by inserting the new Subsections 502.3 and 502.4 as follows:
- "502.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.
- 502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building."
- g) Section 551, "Uses in Multi-family Residential Zones (RM)", is amended by:
- i) deleting subsection 551.2(a)(ii)(1) in its entirety and replacing it with a new subsection 551.2(a)(ii)(1) as follows:

"(1) accommodation of not more than two boarders or lodgers in a single-family residential building;"
 - ii) deleting subsection 551.2(a)(ii)(2)(a) in its entirety and replacing it with a new subsection 551.2(a)(ii)(2)(a) as follows:

"(a) only one secondary suite is permitted on a single-family residential lot;"
 - iii) deleting subsection 551.2(a)(ii)(2)(b);
 - iv) deleting subsection 551.2(a)(ii)(2)(d) in its entirety and replacing it with a new subsection 551.2(a)(ii)(2)(d) as follows:

"(d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;"

- v) and renumbering subsection 551.2(a)(ii)(2) accordingly.
- h) Section 552, "Size, Shape and Siting of Residential Buildings in the RM1, RM2 and RM5 Zones", is amended by inserting the new Subsections 552.3 and 552.4 as follows:

"552.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.

552.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building."

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of Bylaw 8036 as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Attachment 2: Track Changes of Proposed Amendments to Zoning Bylaw

Subsection	Proposed Amendments to the Zoning Bylaw Text	Existing Zoning Bylaw Text and Proposed Deletions
Part 2 "Interpretation"		
	"secondary suite" means an accessory dwelling unit on a lot in a zone that permits a single family residential building;	"secondary suite" means a designated area within a single family residential building, only in a single family residential zone, that is comprised of one or more habitable rooms and contains or provides for only one cooking facility;
Part 4 "General Regulations"		
410 (1)(e)	(e) except in the RSK and RSE zones, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 25m ² (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 19.5m ² (210 sq.ft.); and	(e) except in the RSK and RSE zones, accessory buildings, other than parking structures, not exceeding 25 m ² (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures, not exceeding 19.5 m ² (210 sq.ft.); and
4B172 "Uses" (Comprehensive Development Zone 34)		
(1)(b)	(b) accommodation of not more than two boarders or lodgers in a single-family residential building;	(b) accommodation of not more than two boarders or lodgers in single-family residential buildings which do not contain a secondary suite;
(1)(c)(i)	(i) only one secondary suite is permitted on a single-family residential lot;	(i) only one secondary suite is permitted in a single family residential building;
(1)(c)(ii)		ii) Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single family residential building.
(1)(c)(iv)	(iv) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;	(iv) a single-family residential building containing one or more boarders or lodgers or in which there is a licenced home occupation, may not have a secondary suite;

Subsection	Proposed Amendments to the Zoning Bylaw Text	Existing Zoning Bylaw Text and Proposed Deletions
4B173 "Size, Shape and Siting Regulations" (Comprehensive Development Zone 34)		
	<p>(3) Location of Secondary Suites: secondary suites must be located within the single family residential building.</p> <p>(4) Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.</p>	
501 "Uses in Single Family Residential Zones (RS)"		
	<p>501.1(a) Principle Use:</p> <p>(i) One single family residential building</p> <p>(b) Accessory Uses:</p> <p>(i) home occupations;</p> <p>(ii) accommodation of not more than two boarders or lodgers in a single-family residential building;</p> <p>(iii) secondary suites subject to the following regulations:</p> <p>a) secondary suites are permitted only in single-family residential zones;</p> <p>b) only one secondary suite is permitted on a single-family residential lot;</p> <p>c) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and</p> <p>d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;</p> <p>(iv) bed and breakfast business subject to the regulations contained in Section 405A; and,</p> <p>(v) buildings and structures accessory to Subsection 501.1 a).</p>	<p>501.1 the use of such land for a purpose related to a use of buildings and structures permitted in these zones;</p> <p>501.2 the use of such buildings and structures as</p> <p>(a) one single-family residential building per lot, which may contain one or more of the following uses:</p> <p>(i) home occupations;</p> <p>(ii) accommodation of not more than two boarders or lodgers in single-family residential buildings which do not contain a secondary suite;</p> <p>(iii) secondary suites subject to the following regulations:</p> <p>a) secondary suites are permitted only in single-family residential zones;</p> <p>b) only one secondary suite is permitted in a single-family residential building;</p> <p>c) a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the single-family residential building in which it is located;</p> <p>d) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and</p> <p>e) a single-family residential building containing one or more boarders or lodgers or in which there is a licenced home occupation, may not have a secondary suite;</p> <p>(iv) bed and breakfast business subject to the regulations contained in Section 405A.</p> <p>(b) buildings and structures accessory to (a).</p>

Subsection	Proposed Amendments to the Zoning Bylaw Text	Existing Zoning Bylaw Text and Proposed Deletions
502 "Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS)"		
	<p>502.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.</p> <p>502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.</p>	
551 "Uses in Multi-family Residential Zones (RM)"		
551.2(a)(ii)(1)	1) accommodation of not more than two boarders or lodgers in a single-family residential building;	1) accommodation of not more than two boarders or lodgers in single-family residential buildings which do not contain a secondary suite;
551.2(a)(ii)(2)(a)	a) only one secondary suite is permitted on a single-family residential lot;	a) only one secondary suite is permitted in a single-family residential building;
551.2(a)(ii)(2)(b)		b) Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.
551.2(a)(ii)(2)(d)	d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;	d) a single-family residential building containing one or more boarders or lodgers or in which there is a licensed home occupation may not have a secondary suite;
552 "Size, Shape and Siting of Residential Buildings in RM1, RM 2 and RM5 Zones"		
	<p>552.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.</p> <p>552.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.</p>	



COACH HOUSING **HOW TO GUIDE**

DISTRICT OF NORTH VANCOUVER





COACH HOUSE HOW TO GUIDE

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Gradual Entry Approach
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COACH HOUSE

How to Guide

INTRODUCTION



What is a Coach House?

Coach houses are compact homes, usually built in the rear-yard of a single-family residential lot, that are smaller than the principal dwelling and incorporate sensitive design features that complement and enhance neighbourhood character. Sometimes called “laneway housing”, “backyard cottages”, “carriage homes” or “garden suites”, coach houses help to increase the diversity of rental housing choices in single family neighbourhoods. Within the District of North Vancouver context, coach houses are detached secondary suites that may not be sold separately from the main house or placed under strata title.

Need for Coach Houses

Coach housing benefits a diverse group of residents including seniors looking to downsize, inter-generational and extended families, young couples looking for a starter home, and renters looking for above-ground and liveable detached rental housing. While coach houses are not inexpensive to build, they can provide more affordable detached, ground-oriented housing options as well as provide a source of rental income. Coach houses form part of the spectrum of available housing choices and they encourage a diverse mix of ages and incomes that contribute to community health and vitality. Land use designations and housing policies in the District’s Official Community Plan encourage consideration of coach houses. At the same time, current market and other forces including low rental vacancy rates, high land values, large single family lots, and a growing population of seniors have sparked increased interest in this form of housing for some residents.

Gradual Entry Approach

The District is taking a controlled and gradual entry into coach house development. This approach enables the small scale introduction of coach houses within the District while providing an opportunity for monitoring, review and adjustment, as needed, after several years of implementation. Under this approach, coach house applicants need to: satisfy a number of site eligibility requirements and development criteria, engage with and gather feedback from adjacent neighbours, and obtain a development variance permit (DVP). District staff will process inquiries and review development applications while final approval of the DVP rests with District Council.



Potential role for Coach Houses as part of the range of housing choices and needs in the District



How to Guide Overview

This Coach House How to Guide offers homeowners, designers and builders step-by-step assistance with: assessing site eligibility and evaluating potential costs for coach house development; understanding the development permit application process; and applying the coach house development and design criteria to ensure best management practices in building design. This document is organized as follows:

1 Step by Step Approach

Step 1: Site Eligibility and Cost Considerations – Provides measures to self-assess lot eligibility for coach housing as well as potential costs involved in coach house development.

Step 2: The Pre-application Stage – Outlines informal, pre-application procedures to begin early conversations with staff and adjacent neighbours about potential coach house development.

Step 3: The Application and Approvals Process – Outlines the steps involved in the Development Variance Permit application process including neighbourhood notification.

Step 4: Building Permit and Next Steps – Refers to the building permit stage and next steps

2 Coach House Development and Design Criteria – Provides an illustrated guide to detailed development and design criteria that must be integrated into coach house design.

3 Coach House Design/Siting Scenarios – Provides a sample of development scenarios that meet the coach house development criteria.

4 Frequently Asked Questions

5 Coach House Resources – Offers additional resources for designing and building coach houses, and relevant contacts.

1 STEP-BY-STEP APPROACH



STEP 1

Site Eligibility and Cost Consideration

Two key factors prospective applicants should consider before proceeding with a coach house project are site eligibility and cost.

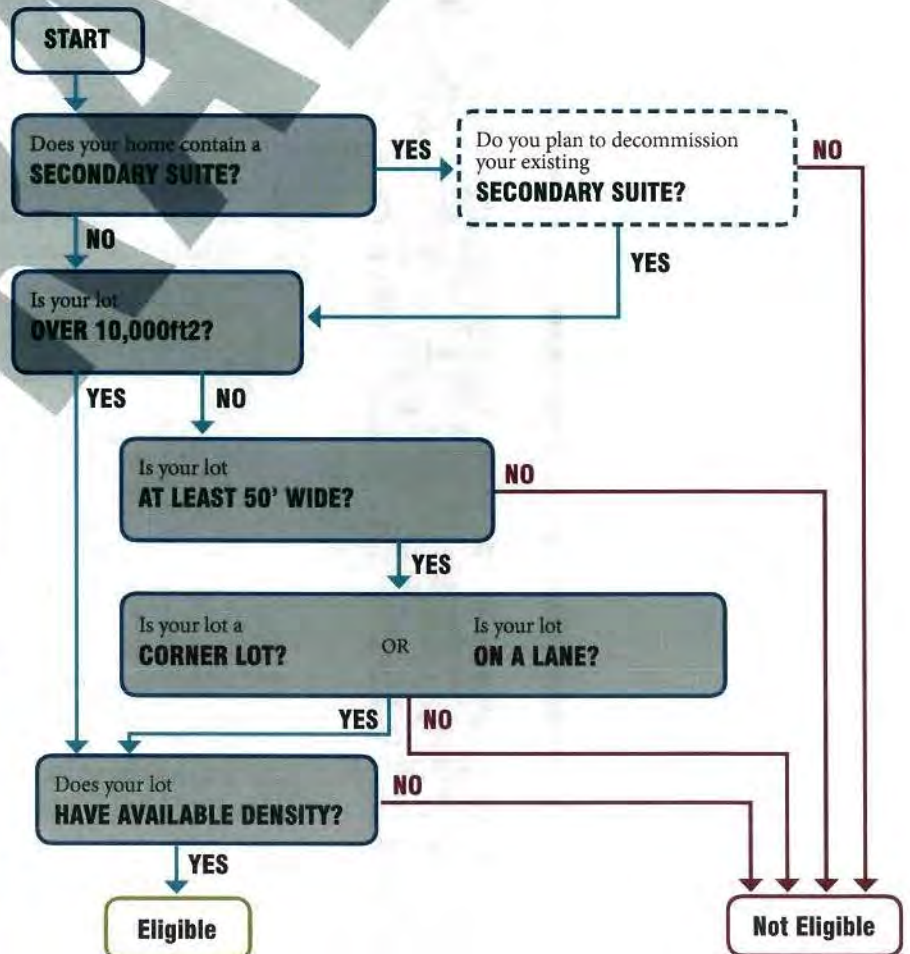
Site Eligibility

The “gradual entry approach” establishes minimum lot requirements in order to ensure there is adequate space on the lot for a coach house and parking without affecting the neighbouring properties.

To be eligible for a coach house, the lot must satisfy all the following property requirements:

1. The lot size must be greater than 929m² (10,000 square feet) in size OR be a minimum of 15m (50 feet) in width provided that the lot:
 - has access to an open lane or
 - is a corner lot.
2. There is available or unrealized density under the existing zoning to enable Coach House development, such that the combined density of the principal dwelling and the Coach House is not to exceed the maximum allowable density for that zone.
3. There is no existing secondary suite attached, or detached from the principal dwelling.

Site eligibility requirements are outlined in the following diagram:





Cost Consideration

Development application fees, servicing and construction costs can drive up the cost of coach house development. Potential applicants need to be aware of the costs associated with coach house development up front before pursuing an application. For example, an application that involves multiple variances, a building permit and environmental permits, if necessary, can range from \$2,900 to \$3,200. Site servicing costs, which can include installing new connections to the water, sanitary, storm, hydro, and gas networks are estimated to range between \$12,000 and \$30,000 (or more) depending on upgrading requirements, location of existing services and connection points, soil conditions and topography. Typical cost of construction for coach houses, including both hard and soft costs of permits, building plans, landscaping and construction, can vary between \$250 and \$300 per square foot depending on the types of materials and the peculiarities of the property involved. The following chart demonstrates the typical costs involved in building a coach house:

Development Variance Permits

\$ 620 - \$905¹

Building Permit²

\$ 2,270

Estimated Total District Fees and Charges

\$ 2,910 - \$ 3,175

Site Servicing Costs

Water ³	\$ 5,400
Sanitary ⁴	\$ 1,945
Storm ⁵	Variable
Hydro ⁶	\$ 5,000 - 15,000
Gas ⁷	\$ 25 and up

Estimated Total Site Servicing Cost

\$ 12,370 - \$ 22,370 or more

Estimated Total

Construction Cost

Construction Cost at \$ 250 - \$ 300 per sqft

\$ 229,630 - \$ 268,030

Estimated Total Cost (at maximum allowable size)

\$ 244,900 - \$ 293,300

Notes:

1. Varies based on number of variances needed
2. May also include environmental permits
3. Varies depending on upgrading requirements
4. Varies based on existing services (includes \$ 273 inspection fee)
5. Varies based on existing services
6. Varies based on location and whether lines are underground
7. \$25 connection fee applies on streets that have an existing gas main and where the cost to connect is \$1,535 or less (Fortis BC charges only \$25 for the first \$1,535 in construction costs). Additional fees apply where connection costs exceed \$1,535, or on streets without gas mains.



STEP 2 Pre-application Stage

1. **Planning Counter Inquiry:** Applicants are advised to discuss their coach house proposal with a development planner in the Community Planning department.
2. **Consult with Adjacent Neighbours:** Applicants are advised to discuss their coach house proposal with adjacent neighbours to identify potential concerns regarding privacy, sunlight, etc.
3. **Building Plans:** Applicants must obtain a copy of the building plans for their main house so that available density can be determined. Confirmation of plans by a survey might be required and if plans are unavailable, a land surveyor must be contracted to produce new building plans.
4. **Coach House Development Criteria:** The coach house proposal must be designed according to the good neighbour development criteria outlined in the Coach House Design and Development Criteria section at the end of this document.
5. **Plan Review:** Prior to making a Development Variance Process application, an applicant must make an appointment to have the plans checked by a Plans Reviewer in the Building Department.



STEP 3

Development Variance Application Permit and Approval Process

Once an applicant has determined that their lot is eligible for a coach house, they can proceed with a Development Variance Permit (DVP) application. A DVP is required because it enables the secondary suite to be located within an accessory building. It also enables District staff to work with applicants to ensure the proposal fits well within its context, is sensitive to the neighbouring properties and provides an opportunity for neighbours to comment on coach house applications.

All coach house applications will be evaluated using zoning regulations of the single family zone in which that the property is located (see the District of North Vancouver Zoning Bylaw).

The DVP approval process for coach houses is outlined below. This process takes approximately 14 weeks to complete, although this may vary depending upon the complexity of the application and whether the applicant is required to supply additional information or make changes to the application.

DVP Application

1. **Applicant submits application** for a Development Variance Permit (DVP) (see Development Variance Permit Information Brochure for more details).
2. The Building Department **Plan Checker reviews the application** to confirm the extent of variances required. Variances may include increases to building coverage, maximum permitted accessory building size, and height. It is recommended that applicants avoid unnecessary variances and design coach houses as close to the accessory building regulations to minimize the number and size of variances.
3. Community Planning will send a **notice to adjacent residents** advising



them that a development variance permit application for a coach house has been submitted. The same notice will be sent to the nearest Community Association for review and comment to the District within 14 days;

4. Applicant may be required to **revise the plans or provide additional information** to respond to staff or community concerns.
5. **A staff report to Council** is prepared by the Community Planning Department which outlines the coach house proposal and includes comments received from staff departments, neighbours, and the Community Association. The staff report also makes a recommendation on the application.
6. **Notices** are sent by the Clerk's Office **to the adjacent neighbours** and community associations advising them when Council will consider the development variance permit. The notice will include:
 - A copy of the staff report;
 - Reduced plans with required variances highlighted;
 - A brief description of how and when individuals can provide feedback.

Approval Process

Following notification and neighbour response, Council will consider both how the application complies with the Coach House Design and Development Criteria and how it addresses neighbourhood feedback. Council may approve the development variance permit, defer the item for further discussion or reject it.

STEP 4 Building Permit and Next Steps

Following issuance of a development variance permit, the applicant is required to obtain a building permit prior to commencement of construction. Applicants should be advised that compliance with the British Columbia Building Code 2012 is mandatory at the building permit stage. Engineering approval for site services will be required.





2 COACH HOUSE DESIGN AND DEVELOPMENT CRITERIA

Secondary suites are permitted in all single family residential neighbourhoods. Under certain conditions, as discussed in this guide, the location of the secondary suit may be varied to create a "coach house". These variances are expected to take place on an incremental basis over many years. Development and design criteria in this How to Guide provide direction to respect and respond to the scale and character of neighbouring properties and the principal dwelling on the subject lot. They also provide a framework against which all coach house applications will be evaluated before issuance of a DVP.

Coach house general guiding principles:

- Provide a livable, above grade alternative form of rental housing in single family zones
- Be smaller than the principal dwelling
- Employ sensitive design features to respect neighbouring properties and to complement and enhance neighbourhood character
- Respect the natural environment and existing significant trees and landscape features
- Exhibit high quality design and green building practices that improve energy efficiency and reduce building-generated greenhouse gas emissions
- Enhance and improve the frontage to the adjacent laneway
- Provide sufficient useable onsite parking

Detailed Criteria

2.1 Location on the Lot

Coach house location is sensitive to site context, natural features on the property and existing development on adjacent properties.

- A. The coach house should generally be located in the rear yard except:

- on double fronting lots;
 - to address unique site conditions including the size, shape, and slope of the lot;
 - to address natural features such as significant trees, ecosystems and the District of North Vancouver Natural Hazard and Environmental Protection Development Permit Areas.
- B. The coach house should be sensitive to existing development on adjacent properties to minimize overlooking and shadowing.
- C. The coach house location should be directly accessible from a street or lane.

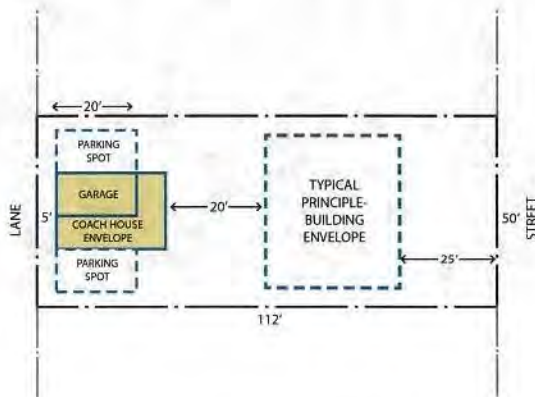


Fig. 2.0: Typical Coach house siting and setbacks
ex. 50' x 120' lot with coach house in rear

2.2 Setbacks

Setbacks provide livability for coach house tenants, harmony with adjacent properties and the greater neighbourhood, and minimize the impact of new development (See Fig. 3.0).

- For one storey coach houses, there should be a minimum setback of 1.22m (4 ft.) between the coach house and the side lot lines and for two storey coach houses, there should be a minimum setback of 2.44m (8 ft.) between the coach and the side lot lines;
- There should be a minimum building separation of 6.07m (20 ft.) between the coach house and the principal house including porches and balconies;
- There must be a minimum setback of 1.52m (5 ft.) between the accessory coach house and the rear lot line;
- On corner lots, there should be a minimum setback of 3.05m (10 ft.) from the flanking street;
- For two storey coach houses, the upper storey building face fronting a lane or rear lot line should be set back minimum of 3.0m (10 ft.) from the rear property line;
- Bay windows of up to 0.46m (1.5 ft.) are allow to project into setback area, but can be no wider than 1.83m (6 ft.) in width.

Fig. 2.1: Example of a two-storey Coach House with one enclosed parking and two open stalls



2.3 Maximum Size

The maximum permitted coach house size ensures there is adequate living space for tenants and protects character of the neighbourhood.

- A. The coach house unit size is limited by the maximum floor space permitted in the Single-Family Residential Zone in which it is located less the amount of floor space of existing dwelling unit;
- B. The maximum floor space for a coach house, according to lot size, is:

Lot Size	Max Coach house size
557.4 – 650.3m ² (6000 – 7000 sq. ft.)	68.37m ² + 21.56m ² garage (736 sq. ft. + 232 sq. ft. garage)
650.3 – 743.2m ² (7000 - 8000 sq. ft.)	80.64m ² + 21.56m ² garage (868 sq. ft. + 232 sq. ft. garage)
743.2m ² (8000 sq. ft) and greater	90m ² + 21.56m ² garage (968 sq. ft. + 232 sq. ft. garage)

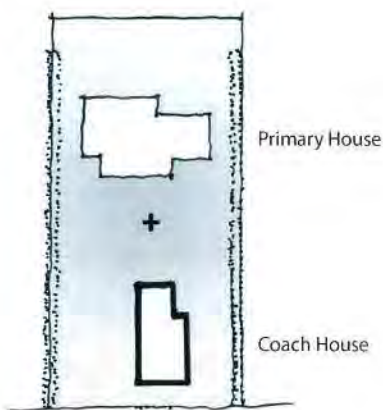


Fig. 2.2 Coach house position on lot

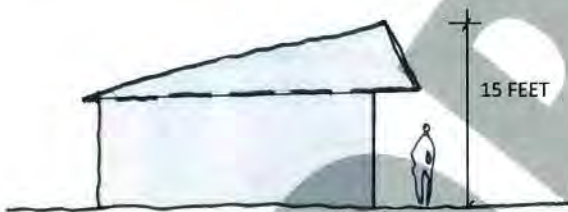


Fig. 2.3: 15 foot one storey coach house



Fig. 2.4: 22 foot two storey coach house

- C. In the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below, that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio;
- D. Crawlspace under 1.22m (4 ft.) and areas under sloped ceilings up to 1.22m (4 ft.) in height are not counted as floor space;
- E. Porches and verandas of up to 4.6m² (50 sq. ft.) are not counted as floor space (additional floor space must be available within overall FSR of the property);
- F. Basements are not permitted.

2.4 Maximum Building Coverage

Maximum building coverage ensures that coach house designs maximize open space on the lot and reduce storm water runoff.

The total combined lot coverage for all buildings on the property should not exceed a maximum of 40%.

Note that the floor space ratio of the principal house and lot coverage may limit the potential size of the accessory coach house.

2.5 Maximum Building Height

The maximum height provision provides for living space on the second floor of the coach house building and minimizes overlooking of the adjacent properties.

- A. A one storey coach house should not exceed a maximum height of 4.57m (15 ft) measured from the building height base line to the topmost part of the building; (See fig. 2.3)
- B. A two storey coach house should not exceed a maximum height of 6.71m (22 ft.) measured from the building height base line to the topmost part of the building; (See fig. 2.4)
- C. The upper storey is limited to 60% of the total floor area beneath it (including garages and carports) (See fig. 2.5).

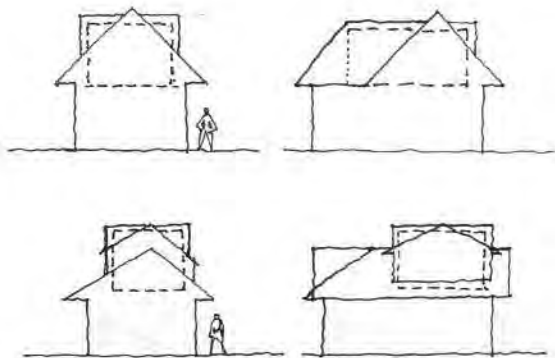


Fig. 2.5: Example of coach house with nested second floor

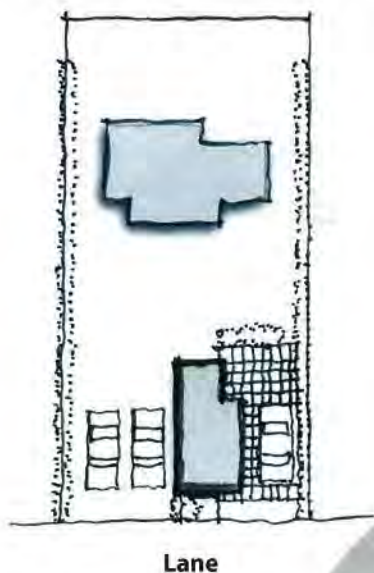


Fig. 2.6: Dedicated coach house parking separate from parking for principal dwelling

2.6 Roof Design

The roof design should diminish the apparent height and massing of the coach house, harmonize with the roof of principal dwelling and provide opportunities for natural light.

- Roof designs should be respectful and sympathetic to the roof of the principal dwelling on the lot;
- Floor space on the second storey (no more than 60% of the floor beneath it) should be contained within the massing of a sloped roof (see fig. 2.4);
- Flat roofs may require a lower height and should be designed to mitigate the appearance of a two storey building;
- Dormers and secondary roof components should be positioned and proportioned to remain secondary to the primary roof form (see fig. 2.5);
- Dormers on the upper storey should remain small in order to maintain building a roof proportions.

2.7 Parking and Driveways

Parking and driveway provisions ensure there is adequate and useable onsite parking and minimize storm water runoff.

Required Parking stalls

- Three onsite parking spaces are required (two for the principal dwelling and one for the exclusive use of the coach house unit) and are encouraged in open stalls and in a non-tandem configuration;
- A maximum of one enclosed stall in the coach house building is permitted up to a maximum size of 21.6m² (232 sq. ft.).

Parking Access and Location

- Parking must be provided in the rear yard of the lot with direct access from an open lane, where one exists (See fig. 2.6) (Streets and Traffic Bylaw);
- Where there is no lane, parking access from the street must be via a shared driveway with the principle dwelling;
- Where the lot is on a corner and is not served by a lane, direct vehicle access should be by a driveway from the lowest classification of street;
- A 0.46m (1.5 ft) landscaped setback is typically required adjacent the side



Fig. 2.7: Example of a two Story Coach House

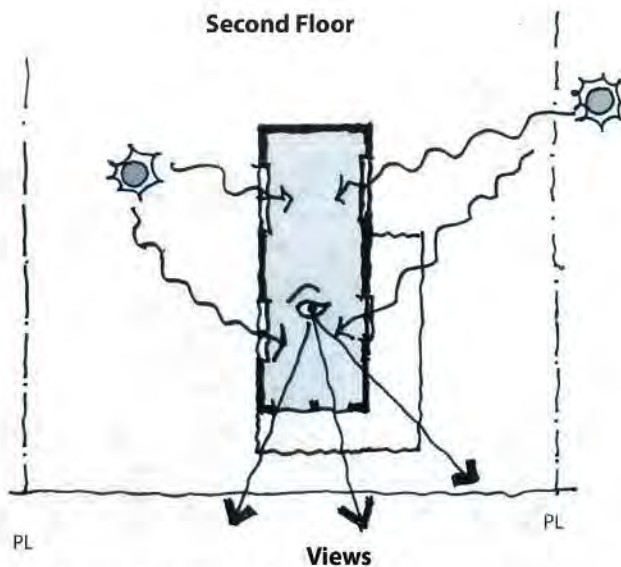


Fig. 2.8: Second floor views to lane and solar exposure

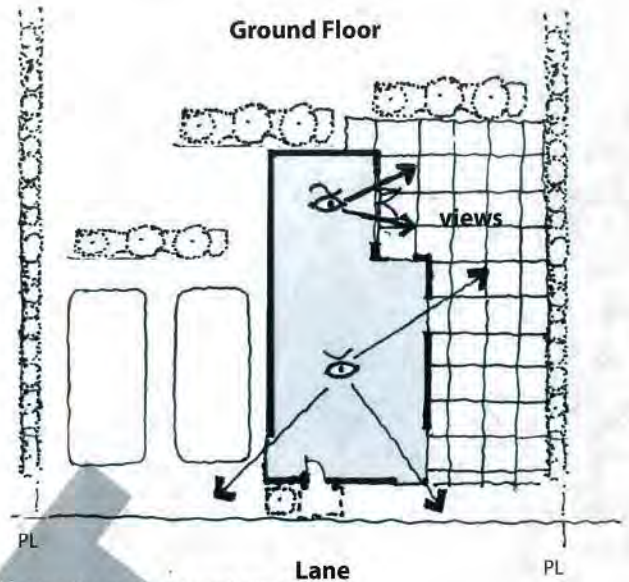


Fig. 2.9: First floor views to private space

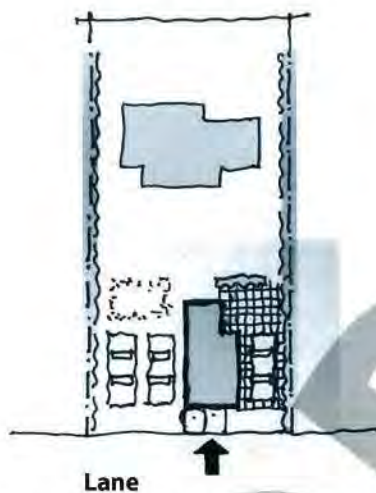


Fig. 2.10: Primary entrances oriented to street / lane



Fig. 2.11: Views and Solar exposure



Fig. 2.12: Outdoor private space

property line for unenclosed parking spaces. Non-invasive species of ground cover or grass should be considered.

2.8 Identity, Access and Privacy

To create a relationship to the street and to maximize surveillance of the public realm, the coach house should have good visibility and be easily accessible from a street or lane.

- The primary entrance should be oriented to a street or lane whenever possible and provide a generous amount of window openings to encourage a visual connection between the coach house unit and the street (see fig. 2.10);
- All entrances should be designed to provide weather protection and can include such features as recessed entries, front porches and verandas (see fig. 2.12);
- Secondary entrances should not be dominant, but should be easily accessible and convenient to access via adjacent parking areas;
- A minimum 1.0 metre (3.28 feet) clear pathway for emergency access must be provided from the sidewalk or roadway located at the front of the property and the rear lane, where they exist to the front door of the coach house.

To minimize overlooking and to protect the privacy of the coach house tenants, the size and placement of windows should be sensitive to adjacent neighbours and topography.

- The coach house orientation, and sizing and placement of windows should be sensitive to adjacent properties and topography (see fig. 2.9);
- Upper level windows facing side-yards and gardens should be limited to and/or designed to increase privacy and reduce overlook of neighbouring properties. The use of skylights, clerestory windows, or obscured glazing should also be considered (see fig. 2.8).

2.9 Architectural style

The design of the coach house should be respectful of and complementary in quality and character of detail to the principal dwelling.

2.10 Green Building Features

To foster the conservation and efficient use of energy and to reduce building-generated greenhouse gas emissions, coach house designs are encouraged



to incorporate green building features as outlined in the District of North Vancouver's Green Building Policy.

2.11 Outdoor Space

This provision aims to ensure adequate usable outdoor living space for coach house tenants.

- A. Usable private outdoor space that is separate and distinct from the principal dwelling should be provided at grade to allow for outdoor seating. The minimum dimensions should be 1.8 m x 2.5 m with a minimum area of 4.5 m² (48 sq. ft.);
- B. Balconies and decks on the second floor will only be considered where the impact to adjacent properties is minimized.

2.12 Landscaping

Coach house landscape design should consider retaining mature vegetation and include new landscaping to maximize privacy, protect ecosystems, and reduce storm water run-off.

- A. Existing significant trees, vegetation and natural features should be protected and incorporated into the coach house development through innovative design and siting in accordance with District's Development Permit Areas and other environmental regulations;
- B. Landscaping is encouraged along the rear lot line facing the lane;
- C. Outdoor living areas should be defined and screened for privacy with hard and soft landscaping, architectural elements such as trellises and, where appropriate, changes in grade;
- D. External mechanical equipment and utility meters should be located on a side or back wall of the coach house, and any visual or noise impacts on adjacent properties should be avoided where possible.

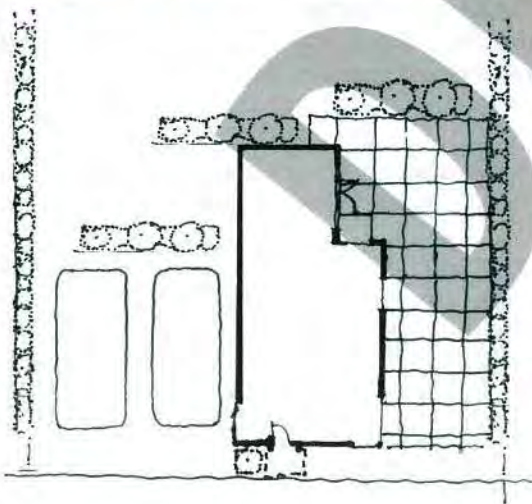


Fig. 3.13: Landscaping maximizes privacy

Designs for driveways, patios and parking stalls should minimize storm water run-off through the use of permeable paving materials that enable rainwater runoff to infiltrate into the ground. Rainwater runoff from roofs and other hard surface areas should be retained in rain gardens, bio-swales, or rock pits to facilitate natural rainwater filtration.



2.13 Accessibility/Adaptability

One storey coach house units are encouraged to follow the District of North Vancouver's Adaptable Design Guidelines to provide flexibility to enable aging in place and to make units more adaptable to the current and/or future needs of residents.

2.14 Servicing

Servicing and off-site improvements will be determined through the District of North Vancouver Development Servicing Bylaw No. 7388, 2005, the District of North Vancouver Waterworks Regulation Bylaw No. 2279, 1958, and the District of North Vancouver Sewer Bylaw No. 6656.

- A. Only one connection for sanitary, storm and water services will be permitted per lot;
- B. A water meter may be required;
- C. A new sanitary and storm inspection chamber is required on the property if one does not already exist;
- D. Site conditions may require additional works to conform to the District of North Vancouver Development Servicing Bylaw No. 7388, 2005;
- E. Off-site improvements might be required.

2.15 Waste and Recycling

- A. All garbage and recycling cans should be screened and secured within an enclosed and wildlife resistant structure;
- B. Garbage and recycling cans may be integrated into the design of the coach house building with no internal access up to maximum of 2.3m² (25 sq. ft.) and will not be counted towards floor space (additional floor space must be available within overall FSR of the property);
- C. A single location per lot for the pickup of garbage and recycling cans for principal house and coach house should be designated.

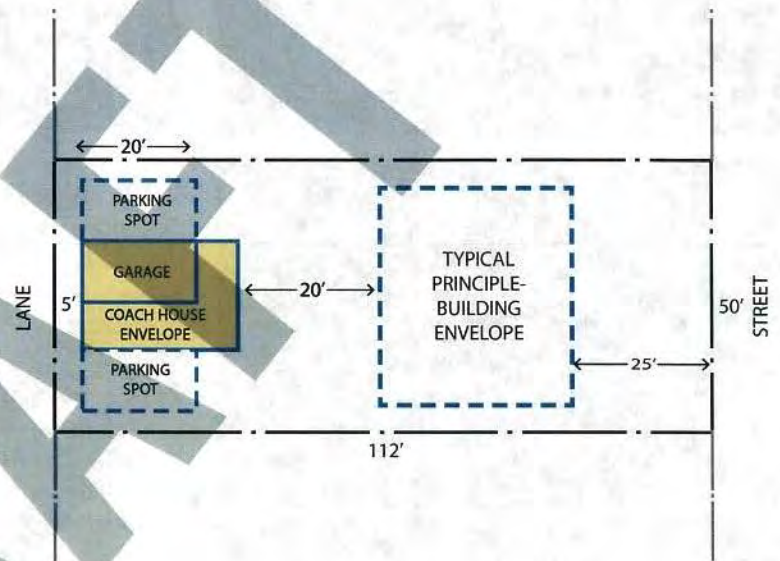
2.16 Tenancy

- A. The registered owner of the lot must occupy, as his/her principal place of residence, either the principal dwelling unit or the coach house unit;
- B. The coach house cannot be strata-titled.

3 POTENTIAL COACH HOUSE SITING SCENARIOS

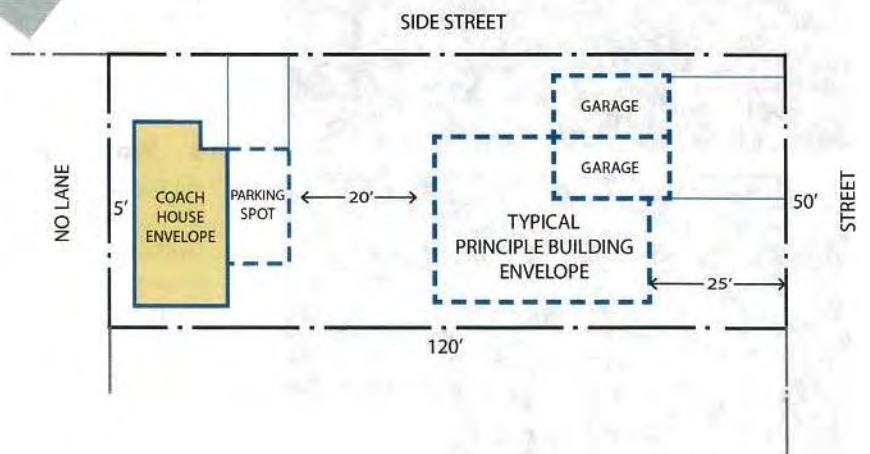
50' x 112' Lot

- access from lane
- two open parking stalls
- one enclosed parking stall
- open stalls straddle CH



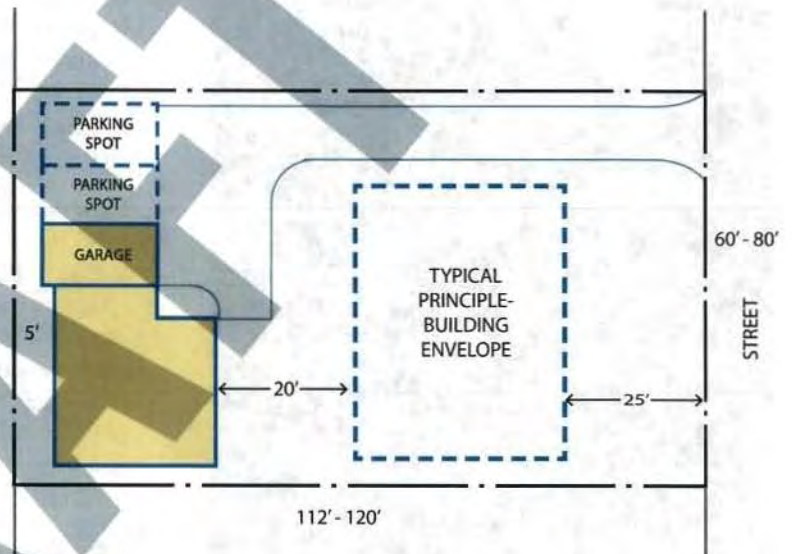
50' x 120' Lot

- two enclosed parking stalls in garage attached to principal dwelling unit
- one open parking stall with access from flanking street



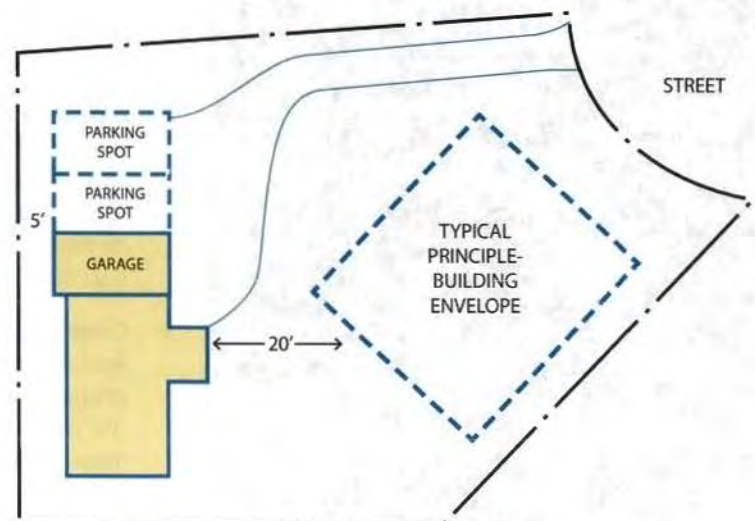
Large Lot - No Lane

- access from street at front of the lot via shared driveway
- one enclosed parking spot in CH
- two open stalls in rear of yard



Large Lot / No Lane/ Cul-de-sac Entrance

- access from street at front of the lot via shared driveway
- one enclosed parking spot in CH
- two open stalls in rear of yard



4

FREQUENTLY ASKED QUESTIONS

1. **Can a secondary suite and a Coach House exist on the same property?** No. A property owner will have the option of either a secondary suite OR a Coach House, but not both.
2. **Can the Coach House be sold as a separate strata lot?** No. Coach Houses are intended to be rental housing and may not be stratified.
3. **Can both the principal dwelling and the Coach House be rented?** No. The property owner must live in either the principal dwelling or the Coach House.
4. **What opportunity will there be for neighbours to provide feedback on a Coach House proposal?** As part of the District's development variance permit, neighbours will be notified of the proposal and provided an opportunity to submit comments on the Coach House application. This input will be considered by Council in deciding whether to approve or deny the application. Applicants are also encouraged to notify their neighbours and address any issues raised early in the development application process.
5. **How will parking and traffic be managed to avoid neighbourhood impacts?** Each Coach House application will be required to provide one additional on-site parking space for use by Coach House residents. Under the proposed approach, the District anticipates a very small number of Coach House applications (approximately between 5 and 25 per year), and as such no noticeable increase in neighbourhood traffic is expected.
6. **How will Coach Houses be designed to respect the privacy of adjacent lots?** Respecting privacy is an important design element that any Coach House application will be required to address. The District will outline specific criteria in a How-to Guide to ensure that all new Coach House proposals are sensitively designed to fit appropriately into their context and to avoid issues of overlook. For this reason, the District is proposing a maximum height of 22 ft for a 1.5-storey Coach House. Careful placement of windows and landscaping will also be reviewed. Applicants must also consult with neighbours on Coach House proposals and community feedback is considered as part of Council's decision-making.
7. **How will Coach Houses fit within the character of my neighbourhood?** Low numbers of Coach House applications are anticipated and should result in little noticeable change in single family neighbourhoods. In some cases Coach Houses will offer an attractive alternative to building a very large single family home that may be out of character with surrounding homes. Detailed design criteria and neighbourhood consultation will guide Coach House design to maintain or enhance neighbourhood character.
8. **Can a property owner convert their detached garage into a Coach House if it has access to a lane?** Converting an existing parking structure into a Coach House without District approval is considered illegal. Consideration of this conversion would need to be through the development approvals process to ensure that the lot has available density, parking and meets setback and other design and building criteria.
9. **Does having a Coach Houses affect property taxes?** The British Columbia Assessment Authority is responsible for determining the value of your property for tax purposes. Property taxes are divided into two parts – the value of the land and the value of the improvements. Coach Houses increase the value of the improvements on the property and therefore may result in an increase in taxes for this part of the assessment.

5 IMPORTANT CONTACTS AND RESOURCES

6.1 Contacts

Planning Enquiries	604-990-2387
OCP, subdivisions, rezoning, variances, etc.	
Permits Enquiry Line	604-990-2480
Building permits, plumbing, electrical, gas permits, comfort letters, secondary suites, etc.	
Plans Review and Enquiries	604-990-2480
Plans submissions by appointment only.	
Enquiries on zoning, setbacks and other related questions during the day only.	
Engineering Service Request	604-990-2450
Tree Permits	604-990-2311
BC Hydro	1-877-520-1355
To apply for electrical service for your coach house contact BC Hydro:	
Fortis	1-800-474-6886

6.2 DNV Resources

Development Variance Permit Information Brochure

www.dnv.org/upload/pdocsdocuments/vk9301!.pdf

The District of North Vancouver Zoning Bylaw 1965, Bylaw 3210

www.dnv.org/upload/documents/bylaws/3210.pdf

District of North Vancouver Development Servicing Bylaw No. 7388, 2005

www.dnv.org/upload/documents/bylaws/7388-2.pdf

District of North Vancouver Waterworks Regulation Bylaw No. 2279, 1958

www.dnv.org/upload/documents/bylaws/2279.pdf

District of North Vancouver Sewer Bylaw No. 6656

www.dnv.org/upload/documents/bylaws/6656-2.pdf

District of North Vancouver's Green Building Policy

www.dnv.org/article.asp?a=5222&c=1022

District of North Vancouver's Adaptable Design Guidelines

www.dnv.org/upload/pdocsdocuments/6y3@01!.pdf

6.3 Professional Organizations

GREATER VANCOUVER HOME BUILDERS' ASSOCIATION

<http://www.gvhba.org>

ASSOCIATION OF BRITISH COLUMBIA CERTIFIED LAND SURVEYORS

<http://www.abcls.ca>

ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

http://www.aibc.ca/pub_resources/aibc_outreach/ask_arch_faq.html

BC SOCIETY OF LANDSCAPE ARCHITECTS

<http://www.bcsla.org/consulting/roster.asp>

INTERNATIONAL SOCIETY OF ARBORICULTURE

<http://www.isa-arbor.com/home.aspx>



District of North Vancouver

355 West Queens Road

North Vancouver

V7N 4N5



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 6, 2014.</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

September 23, 2014
File: 11.5210.01/000.000

AUTHOR: Raymond Chan, P.Eng., Transportation Section

SUBJECT: Request for Noise Bylaw Variance - Sanitary Work on Mountain Hwy for 1520 Barrow Street (Toby's)

RECOMMENDATION:

THAT Council relax the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night and weekends, for 1520 Barrow Street between October 8th and 22nd, 2014.

REASON FOR REPORT:

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

To minimise disruption to traffic, Ventana Construction Corporation, on behalf of the developer at 1520 Barrow Street, has applied for a variance to the District's Noise Regulation Bylaw to enable the sanitary manhole work on Mountain Highway. The area of construction is between Main Street and Barrow Street. Staff support this request because the proposed night work will minimise traffic disruption during day time.

SUMMARY:

Noise Regulation Bylaw 7188 prohibits construction noise during the night. The Bylaw provides for Council to grant a variance if such construction activity would be more disruptive to vehicular traffic during the day.

Ventana Construction Corporation has proposed to upgrade the sanitary manhole in anticipation of this new development. Travel lanes will be closed to accommodate the work while maintaining single lane traffic control on Main Street during the night work.

This request is outlined in a memo from Ventana Construction Corporation dated September 23rd, 2014 (Attachment #1). The relaxation of the Bylaw will allow the contractor to complete the work during night time between October 8th and 22nd, 2014.

**SUBJECT: Request for Noise Bylaw Variance - Sanitary Work on Mountain Hwy for
1520 Barrow Street (Toby's)**

September 24, 2014

Page 2

BACKGROUND:

In anticipation of the increasing sanitary demand from Toby's, the two-storey mixed use development at 1520 Barrow Street, it was determined that the existing manhole on Mountain Highway needs to be upgraded and re-benched. Ventana Construction Corporation is asking for permission from the District of North Vancouver to carry out this work in October 2014.

With other major works currently underway in the close proximity, traffic delays are experienced by local traffic during daytime. Allowing this work to be carried out at night will minimise traffic disruption and shorten the work duration as much as possible.

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 and on weekends when such activities would be more disruptive to vehicular traffic if carried out during the day.

ANALYSIS:

As a major arterial road south of Main Street, Mountain Highway services large trucks to and from Lynnterm Terminal and other major operators in the area. In the traffic control plans prepared by Valley Traffic Systems, Mountain Highway between Main Street and Barrow Street will be partially closed for the construction work, leaving one travel lane opened for alternating traffic control as well as emergency response vehicles. With this temporary traffic control arrangement, traffic demand during the day will likely exceed the reduced capacity and cause traffic delays. It is therefore recommended that the work be scheduled during evening hours to minimize traffic disruption by avoiding peak operating hours of the operators in the area.

The work is anticipated to take place on Wednesday, October 8th, 2014. Kenco Construction Ltd, a civil contractor retained by Ventana Construction Corporation, will generally be working between 6 pm and 6 am the following day. Commercial, industrial as well as residential addresses in the vicinity of the construction zone will be notified in writing in advance of the work (Attachment #2). With the work being in close proximity to the signal at the Main Street intersection, the Ministry of Transportation and Infrastructure will also be notified. If the work cannot be completed in time, Ventana Construction Corporation's crews will resurface Mountain Highway to full capacity by 6 am the following day to avoid heavy traffic during daytime.

The sources of construction noise will likely be coming from the operation of construction equipment and vehicles. There are several residential properties on Oxford Street located approximately 100 metres to 150 metres which may experience periodic construction noise. The District Construction department will monitor the noise level during construction. If the construction noise is in excess of the maximum level anticipated by Ventana Construction Corporation, the District will work with the construction crews on mitigating the noise before allowing the contractor to proceed with the work further.

**SUBJECT: Request for Noise Bylaw Variance - Sanitary Work on Mountain Hwy for
1520 Barrow Street (Toby's)**

September 24, 2014

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Timing/Approval Process:

Approval by council is required before the anticipated start date of October 8th, 2014. A Highway Use Permit will be issued to Ventana Construction Corporation subject to the approval of the noise variance.

Liability/Risk:

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

Respectfully submitted,



Raymond Chan, P.Eng.
Transportation Section

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: _____

**Attachment 1 – Request for Noise Bylaw Variance from
Ventana Construction Corporation**

ventana

Ventana Construction Corporation
3875 Henning Dr.
Burnaby, BC V5C 6N5
Office 604.291.9000
Fax 604.291.9992
Web VentanaConstruction.com

23/09/2014

Dear Raymond Chan:

Please be advised that we would like to apply for approval to proceed with work during nighttime hours.

The proposed work is to take place on Mountain Highway between Main Street and Barrow Street.

The purpose of the work is installation of a new sanitary service connection for 1520 Barrow Street.

We would like to propose night work as this intersection is extremely busy during the day and is impacted not only by local traffic but also a large volume of commercial traffic from Lynnterm. During the night, local traffic will be far less, giving commercial traffic from Lynnterm a much easier time to negotiate the proposed detour.

A tentative timeframe for the work would be between October 8th – October 22nd between the hours of 6:00 p.m. to 6:00am, pending the council's approval. The work should take one night, but a maximum of two consecutive nights during these hours if something unforeseen happens.

The major traffic volume operators in the area (Lynnterm, Univar, Headwater Management and Penske Truck Rental) have all been contacted and have confirmed this time frame is outside of their shipping/trucking hours and will thus minimize traffic congestion in the area.

Construction methods will be conventional excavation utilizing shoring cages to minimize footprint. Resurfacing will consist of hot mix asphalt at the end of each shift.

The potential detour of traffic will be as per the traffic plan provided. Northbound traffic would be re-directed to Harbour Avenue, which is one block west. Temporary no parking signs will be placed on Harbour Street prior to work starting to help facilitate tractor trailers making the right hand turn onto Main St. The amount of trailers making this turn will be minimal as the hours are outside of the companies' operational hours. There will be a southbound lane of traffic, atleast 4m wide, that will allow access for emergency vehicles.

Anticipated noise pattern will be non-continuous with a level no greater than 100dBA

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Parties impacted by this work would be provided a notice of construction prior to the date as specified by DNV.

Thank you for the opportunity to review this project.

On behalf of Ventana Construction,

Jeff Shouldice
Project Coordinator
604.218.8169
jshouldice@ventanaconstruction.com

Attachment 2 – Project Limit and Notification Area



Project Limit



Notification Area