

AGENDA

REGULAR MEETING OF COUNCIL

Monday, December 15, 2014

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

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REGULAR MEETING OF COUNCIL

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

AGENDA

BROADCAST OF MEETING

- (Re)Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at www.dnv.org

1. ADOPTION OF THE AGENDA

1.1. December 15, 2014 Regular Meeting Agenda

Recommendation:

THAT the agenda for the December 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.

2. PUBLIC INPUT

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

3. PROCLAMATIONS

- 3.1. The Year of Women in Sport - 2015 p. 11
- 3.2. Ugly Christmas Sweater Day – December 19, 2014 p. 13

4. RECOGNITIONS

5. DELEGATIONS

- 5.1. Tom Walker, North Shore Safety Council p. 17-18
Re: 60th Anniversary of North Shore Safety Council.
- 5.2. Gurdip Sahota & Paul Gill, North Shore Taxi (1996) Ltd. p. 19-26
Re: Request to stop Uber from operating in North Vancouver.

6. ADOPTION OF MINUTES

6.1. October 20, 2014 Regular Council Meeting **p. 29-34**

Recommendation:

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

6.2. November 3, 2014 Regular Council Meeting **p. 35-40**

Recommendation:

THAT the minutes of the November 3, 2014 Regular Council meeting be adopted.

6.3. December 1, 2014 Inaugural Council Meeting **p. 41-42**

Recommendation:

THAT the minutes of the December 1, 2014 Inaugural Council meeting be adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. December 8, 2014 Closed Special Meeting of Council

7.1.1. Advisory Oversight Committee Recommendations and Appointments

Advisory Design Panel

THAT Greg Travers is re-appointed to the Advisory Design Panel for a term ending December, 2016;

AND THAT Dan Parke is appointed to the Advisory Design Panel for a term ending December, 2016;

AND THAT Samir Eidnani is appointed to the Advisory Design Panel for a term ending December, 2016;

AND THAT this resolution be release to the public.

North Vancouver Recreation and Culture Commission

THAT David Porter is appointed to the North Vancouver Recreation & Culture Commission for a three year term ending December 2017;

AND THAT Allison Rzen is re-appointed to the North Vancouver Recreation Commission for a one year term ending December 2015;

AND THAT Doug Green is re-appointed to the North Vancouver Recreation & Culture Commission for a three year term ending December 2017;

AND THAT James Heth is re-appointed to the North Vancouver Recreation & Culture Commission for a three year term ending December 2017;

AND THAT this resolution be release to the public.

7.1.2. Award of Contract for Curbside Recyclables Collection

THAT Council authorize staff to proceed with awarding a North Shore Curbside Recyclables Collection contract to Smithrite Disposal Ltd. (Smithrite), generally in the form of the agreement included as Attachment 1 to the joint report of the Section Manager – Waste Reduction and Manager – Engineering Services/Deputy General Manager, dated December 1, 2014, for five years commencing on July 1, 2015 and ending on June 30, 2020, in partnership with the City of North Vancouver (CNV) and the District of West Vancouver (DWV), with the contract having a total annual cost in the first year of \$2,794,932, and providing for price adjustments for CPI, fuel surcharges, and growth in the number of households collected;

AND THAT the award of a North Shore Curbside Recyclables Collection contract be subject to negotiation of an amended contract administration agreement between the District of North Vancouver, the City of North Vancouver, and the District of West Vancouver to satisfaction of the CAO; and,

AND THAT this recommendation be released to the public.

8. COMMITTEE OF THE WHOLE REPORT

8.1. December 8, 2014 Committee of the Whole

8.1.1. 2015 Acting Mayor Schedule

THAT the 2015 Acting Mayor Schedule be as follows:

2015 Acting Mayor Dates		
December 5, 2014	January 4, 2015	Lisa Muri
January 5, 2015	February 4, 2015	Robin Hicks
February 5, 2015	March 7, 2015	Robin Hicks
March 8, 2015	April 7, 2015	James Hanson
April 8, 2015	May 8, 2015	Roger Bassam
May 9, 2015	June 8, 2015	Roger Bassam
June 9, 2015	July 9, 2015	Lisa Muri
July 10, 2015	August 9, 2015	James Hanson
August 10, 2015	September 9, 2015	Mathew Bond
September 10, 2015	October 10, 2015	Mathew Bond
October 11, 2015	November 10, 2015	Doug MacKay-Dunn
November 11, 2015	December 11, 2015	Doug MacKay-Dunn

8.1.2. 2015 Council Liaison Appointments

THAT the 2015 Council Committee Appointments be as follows:

2015 Council Appointments	
Committee	Appointees
Finance and Audit Committee	Robin Hicks Richard Walton Doug MacKay-Dunn
North Vancouver Police Committee	Richard Walton Doug MacKay-Dunn
Advisory Oversight Committee	Roger Bassam Doug MacKay-Dunn Lisa Muri
Lower Lynn Interchanges Community Working Group	Roger Bassam
North Shore Chamber of Commerce	Robin Hicks
Community Monitoring Advisory Committee	Doug MacKay-Dunn Alternate: Robin Hicks
North Vancouver Museum & Archives Commission	Robin Hicks
Parcel Tax Roll Review Panel	Robin Hicks Doug MacKay-Dunn Lisa Muri
North Shore Substance Abuse Working Group	Doug MacKay-Dunn
Vancouver Coastal Health Authority / North Shore Liaison Group	Doug MacKay-Dunn
North Vancouver Recreation Commission	Lisa Muri Mathew Bond
Library Board	Jim Hanson
North Shore Advisory Committee on Disability Issues	Jim Hanson
North Shore Emergency Management Office	Lisa Muri

**8.1.3. Deep Cove Parking and Access Study: Finalizing the Plan p. 45-49
November 25, 2014**

THAT Deep Cove stakeholders be engaged in an independently-facilitated dialogue that results in an implementation plan for parking solutions; and,

THAT staff report back for Council's consideration of endorsement of a Deep Cove Parking Plan in early 2015.

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 8089: Solid Waste Removal Bylaw** **p. 53-113**
Bylaw 8090: Waterworks Bylaw
Bylaw 8091: Sewer Bylaw
File No. 05.1700.2015

Recommendation:

THAT the "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8089, 2014 (Amendment 10)" is ADOPTED.

THAT the "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8090, 2014 (Amendment 59)" is ADOPTED.

THAT the "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)" is ADOPTED.

- * **9.2. 2015 Council Meeting Schedule** **p. 115-116**
File No. 01.0530.01/000.000

Recommendation:

THAT the 2015 Council Meeting Schedule, attached to the December 9, 2014 report of the Deputy Municipal Clerk, be adopted.

- * **9.3. Appointment of Alternate GVRD Director** **p. 117-118**
File No. 01.0115.30/002.000

Recommendation:

THAT Councillor MacKay-Dunn is appointed as the Alternate Municipal Director to the Greater Vancouver Regional District Board.

- * **9.4. Revision to the Terms of Reference of the Finance and Audit Standing Committee** **p. 119-123**
File No.

Recommendation:

THAT the Finance and Audit Standing Committee Terms of Reference, as attached to the December 9, 2014 report of the General Manager – Finance & Technology entitled Revision to the Terms of Reference of the Finance and Audit Standing Committee, be approved.

- 9.5. Interim Funding for Selected Agencies for 2015** **p. 125-131**
File No. 05.1930

Recommendation:

THAT the following core funded organizations receive interim funding totalling \$301,593 in January 2015, which is equivalent to approximately one half of the proposed 2015 Operating Grant and distributed as follows:

Capilano Community Services Society	\$56,956
North Shore Neighbourhood House	\$55,181
Boys' and Girls' Club of Greater Vancouver (Norvan)	\$13,087
Parkgate Community Services Society	\$99,500
Silver Harbour Centre Society	\$54,769
Lynn Valley Services Society (Mollie Nye House)	\$22,100

THAT the balance of the 2015 operating grant be paid in June following approval of the budget; and,

THAT if any increases requested by the above agencies are approved by Council as part of the 2015 budget process, that these increases are reflected in the final payment provided to each agency in the final disbursement in June 2015 as described above.

- 9.6. Bylaws 8080 and 8094: Rezoning and Housing Agreement -** **p. 133-172**
Bylaws for a 16 Unit Apartment Project at 1591 Bowser Avenue
File No. 08.3060.20/20.14

Recommendation:

THAT "The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)" which rezones the subject site from Marine Drive Commercial Zone (C9) to Comprehensive Development Zone 83 (CD83) to enable the development of a 16 unit apartment project, is given FIRST Reading;

THAT "Housing Agreement Bylaw 8094, 2014 (1591 Bowser Avenue)" which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, is given FIRST Reading; and,

THAT Bylaw 8080 be referred to a Public Hearing.

- 9.7. Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent** p. 173-177
File No. 08.3060.20/038.14

Recommendation:

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)" which amends the Comprehensive Development 3 Zone (CD3) at 1000 Roosevelt Crescent, is given FIRST Reading;

AND THAT Bylaw 8087 is referred to a Public Hearing.

10. REPORTS

10.1. Mayor

- 10.1.1. Mayor's Special One Time Contingency Fund** p. 181

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

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

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PROCLAMATION

“2015 – The Year of Women in Sport”

- WHEREAS:** Sport is a great builder of character and teacher of skills including esteem, self-worth, perseverance despite adversity, teamwork, fair play, respecting others, inclusion of others, and leadership; and
- WHEREAS:** Canada is hosting for the first-time ever, the Women's World Cup of Soccer, the single largest elite sporting event for women in the world. The 2015 Women's World Cup of Soccer is the largest ever tournament with 24 countries participating; and
- WHEREAS:** Canada is also hosting the Pan American Games, the world's third largest international multi-sport Games in the world and the biggest international multi-sport event Canada has ever hosted; and
- WHEREAS:** the District of North Vancouver supports the Women's World Cup slogan “To a Greater Goal” as a statement of sport for women and girls in Canada and around the world
- NOW THEREFORE:** I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim 2015 as “The Year of Women in Sport” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
this 15th day of December 2014

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PROCLAMATION

“Ugly Christmas Sweater Day” (December 19, 2014)

- WHEREAS:** Each December, North Vancouverites are encouraged to wear Ugly Christmas Sweaters and spread Christmas cheer in the community by connecting, giving, reconnecting and being kind; and
- WHEREAS:** While wearing their Ugly Christmas Sweaters, Canadians are encouraged to give to those less fortunate and make an effort to do a little more for those that need a lot; and
- WHEREAS:** While wearing their Ugly Christmas Sweaters, Canadians are encouraged to connect with those that matter to them, including family, friends and colleagues; and
- WHEREAS:** The founders of the 13th Annual Ugly Christmas Sweater Party host an annual event on the third Friday in December at the Commodore Ballroom and proceeds support charity;
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **December 19, 2014** as **“Ugly Christmas Sweater Day”** in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 15th Day of December 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: North Shore Safety Council

Title of Presentation: 60th Anniversary

Name of person(s) to make presentation: Tom Walker

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

Please describe:

Attach separate sheet if additional space is required

2014 is the 60th anniversary of incorporation of the North Shore Safety Council. Throughout this time, the District of North Vancouver has been a supporter of their work. This presentation will briefly recap a rich history of public service, current activities and future directions.

Contact person (if different than above): Tom Walker

Daytime telephone number: 604-990-2344

Email address: walkert@shaw.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

Tom Walker
Name of Delegate or Representative of Group

October 5, 2014
Date

Tom Walker
Signature

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For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk

☒

Appearance date:

Receipt emailed on:

December 15, 2014
October 14, 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.



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Name of group wishing to appear before Council: NORTH SHORE TAXI (1966) LTD & SUNSHINE CABS LTD.

Title of Presentation: REQUEST TO COUNCIL TO STOP UBER FROM OPERATING ILLEGALLY IN NORTH VANCOUVER.

Name of person(s) to make presentation: GURDIP SAHOTA & PAUL GILL

Purpose of Presentation:

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

Please describe:

REQUEST COUNCIL TO PASS A MOTION SIMILAR TO THE ONE ATTACHED, PASSED BY CITY OF NORTH VANCOUVER. LETTER OF SUPPORT TO BE SENT TO MINISTER ROD STONE.

Contact person (if different than above):

Daytime telephone number:

(604) 728-3518

Email address:

gurdip@northshoretaxi.com

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

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- 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

GURDIP SAHOTA
Name of Delegate or Representative of Group

[Signature]
Signature

27 Oct 2014
Date

For Office Use Only

Approved by:

Municipal Clerk _____
Deputy Municipal Clerk ☒

Appearance date: December 15, 2014
Receipt emailed on: October 27, 2014

Rejected by:

Mayor _____
CAO _____

Applicant informed on: _____
Applicant informed by: _____

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North Shore Taxi (1966) Ltd.

Cadillac Cabs

264 Pemberton Avenue, North Vancouver, B.C. V7P 2R5 Ph: 604 980-7011 Fax: 604 987-6735

November 14, 2014

Respected Mayor & Council Members:

On behalf of North Shore Taxi (1966) Ltd., and Sunshine Cabs Ltd., your local cab companies, we thank you for the opportunity to speak to Council about our very serious concerns regarding efforts by US rideshare company Uber to set up illegal operations in British Columbia and particularly the Metro Vancouver area.

You have all been provided a package prepared by your local cab companies and our association the BC Taxi Association. In BC any company wanting to offer transportation services must comply with Provincial regulations and also local Municipal Vehicle for Hire or Taxi Bylaws. These regulations have been carefully created by both Provincial and Municipal governments to ensure public safety, safe transportation for all members of the public, especially seniors and people with disabilities, and to make sure that professional taxi drivers have chauffeurs permits issued by local police and the taxis are inspected every 6 months by government inspectors for safety. All taxis must have ICBC commercial fleet insurance policy with 3rd party liability coverage of minimum \$5 million dollars. Our taxi drivers have to submit to yearly criminal background checks and are also fingerprinted to ensure that no one with a criminal background ever drives a cab in our communities.

All of this is done to provide a stable environment for the taxi business and to protect consumers through reasonable and predictable prices through approved meter rates. All aspects of passenger transportation licensing and meter tariffs are under the purview of our regulatory body – the Passenger Transportation Board (PTB) in Victoria, BC, an independent tribunal created pursuant to the Passenger Transportation Act of BC.

Uber Technologies Inc., a company based in San Francisco, had originally been issued a cease and desist order by the PTB in 2012 after an investigation into illegal operations in BC. In the last few month Uber has been on a hiring spree, to recruit drivers and Managers to launch a taxi-like service called UberX – wherein anyone with a basic Class 5 driver's license and owning a 10 year or newer 4-door sedan or SUV with basic personal insurance can provide paid rides to passengers through their smartphone app. The Minister of Transportation and the Premier have taken serious note of this development and warned Uber that they must follow our rules and regulations or face serious fines and enforcement action.

We request Council to pass a resolution, similar to the one passed by the City of North Vancouver Council (copy attached), whereby Council reaffirms your commitment to enforce the vehicle for hire bylaw; that you call upon the Province of BC to ensure that all vehicles for hire in BC be required to obtain a license through the Passenger Transportation Board on an equal basis and only after proving public need, the suitability of the applicant and promote sound economic conditions and health of the local taxi industry; and that Council write to the Provincial Minister of Transportation and Infrastructure, Todd Stone, to that effect.

We thank you for your support and assure you that we are always committed to providing the best possible service to members of our community and are innovative and progressive and are accountable to our residents. We have our own smartphone apps and are constantly trying to enhance all aspects of our operations.

Sincerely,

Gurdip Singh Sahota
General Manager

CC: Paul Gill, General Manager, Sunshine Cabs Ltd.,



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN
THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET,
NORTH VANCOUVER, BC, ON **MONDAY, OCTOBER 20, 2014.****

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor G. Heywood
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
B. Pearce, Director, Special Projects
B. Themens, Director, Finance
D. Pope, City Engineer
M. Hunter, Manager, Parks and Environment
G. Penway, Director, Community Development
E. Adin, Deputy Director, Community Development
M. vander Laan, Research Assistant
T. Ryce, Assistant Manager, Inspections
L. Orr, Manager, Lands and Business Services
M. Epp, Manager, Development Planning
C. Wilkinson, Planner
D. Pistilli, Fire Chief
S. Wilks, Timekeeper

The meeting was called to order at 6:00 pm.

ADOPTION OF MINUTES

Moved by Councillor Clark, seconded by Councillor Keating

THAT the following Minutes be adopted, as circulated:

1. Regular Council Meeting Minutes, October 6, 2014.

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD - File: 0550-07-01

- Keith Fenton, President, Coho Society, 88 Laurie Crescent, West Vancouver, provided an update on the Coho Festival.
- Jeff Weshler, General Manager, Regional Expansion, Uber Canada, expressed concern with respect to the delegation of North Shore Taxi and Sunshine Cabs and requested an opportunity to appear as a delegation.
- Kerry Morris, 784 East 15th Street, North Vancouver, expressed concern with respect to patient capacity at Lions Gate Hospital.

DELEGATION

Gurdip Sahota, General Manager, North Shore Taxi (1966) Ltd. and Paul Gill, Sunshine Cabs Ltd.

Re: Request Council Support to Stop Uber Operating in the City of North Vancouver - File: 0510-01

Gurdip Sahota, General Manager, North Shore Taxi (1966) Ltd., and Paul Gill, Sunshine Cabs Ltd., provided a presentation, requesting that Council stop Uber from operating in the City of North Vancouver and responded to questions of Council.

CORRESPONDENCE

13. Gurdip Sahota, General Manager, North Shore Taxi (1966) Ltd., October 8, 2014

Re: Request Council Support to Stop Uber Operating in the City of North Vancouver - File: 0510-01

Moved by Councillor Keating, seconded by Councillor Clark

THAT the correspondence of Gurdip Sahota, General Manager, North Shore Taxi (1966) Ltd., regarding a request to stop Uber from operating in the City of North Vancouver, be received with thanks;

THAT the City of North Vancouver reaffirm its commitment to enforce its current vehicle for hire bylaws for all vehicles for hire within the City of North Vancouver;

THAT the City of North Vancouver call upon the Province of BC to continue to ensure all vehicles for hire in the Province be required to acquire a licence through the Passenger Transportation Board on an equal basis and on the basis of public need, the suitability of the applicant, and the health of the taxi industry;

AND THAT the City write to the Provincial Minister of Transportation and Infrastructure, Todd Stone, to that effect.

CARRIED

Continued...

The City of North Vancouver
OFFICE OF MAYOR DARRELL MUSSATTO



October 24, 2014



The Honourable Todd Stone
Minister of Transportation and Infrastructure
Province of British Columbia
PO Box 9055, STN PROV GOVT
Victoria, BC V8V 9E2

Dear Minister Stone:

Further to North Vancouver City Council's resolution at the Regular Council Meeting of Monday, October 20, 2014 (attached), I am writing to express the City's support for the Province of BC to continue to ensure that all vehicles for hire in British Columbia be required to acquire a licence through the Passenger Transportation Board on an equal basis, and on the basis of public need, the suitability of the applicant and the health of the taxi industry.

The City of North Vancouver has reaffirmed its commitment to enforcing our current vehicle for hire bylaws. We are committed to ensuring that any vehicle for hire operating in our City is licenced in order to promote safety and accountability.

On behalf of Council I thank you for your consideration, and for your Ministry's ongoing role in ensuring the safety and sustainability of vehicle for hire services in our province on an equal basis.

Yours sincerely,

Darrell Mussatto
Mayor

Encl.

cc: North Vancouver City Council
Gurdip Sahota, North Shore Taxi
Paul Gill, Sunshine Cabs

**13. Gurdip Sahota, General Manager, North Shore Taxi (1966) Ltd.,
October 8, 2014**

Re: Request Council Support to Stop Uber Operating in the City of North
Vancouver - File: 0510-01

Moved by Councillor Keating, seconded by Councillor Clark

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Taxi (1966) Ltd., regarding a request to stop Uber from operating in the City of
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vehicle for hire bylaws for all vehicles for hire within the City of North Vancouver;

THAT the City of North Vancouver call upon the Province of BC to continue to
ensure all vehicles for hire in the Province be required to acquire a licence
through the Passenger Transportation Board on an equal basis and on the basis
of public need, the suitability of the applicant, and the health of the taxi industry;

AND THAT the City write to the Provincial Minister of Transportation and
Infrastructure, Todd Stone, to that effect.

CARRIED

COMPARISON MATRIX BETWEEN YOUR LOCAL TAXI COMPANIES AND UBER/UBERX SERVICE

	<u>TAXI</u>	<u>UBERX</u>
HAVE PTB LICENCE AS REQUIRED BY PT ACT	YES	NO
COMPLY WITH LOCAL MUNICIPAL VEHICLE FOR HIRE BYLAWS	YES	NO
HAVE COMMERCIAL INSURANCE WITH MINIMUM \$5 MILLION COVERAGE	YES	NO/BASIC INSURANCE
DRIVERS ATTEND TAXI HOST PRO COURSE AT JIBC IN NEW WESTMINSTER	YES	NO
DRIVERS HAVE CLASS 4 OR HIGHER COMMERCIAL DRIVER'S LICENSE	YES	CLASS 5
DRIVERS OBTAIN CHAUFFEUR'S PERMIT FROM LOCAL POLICE DEPT.	YES	NO
HAVE WHEELCHAIR ACCESSIBLE TAXIS IN FLEET	YES	NO
ACCEPT ALL FORMS OF PAYMENT-CASH,C/C, DEBIT, TAXI SAVERS ETC	YES	C/C
PROVIDE SERVICE TO HANDYDART CUSTOMERS AS PER MVT AGREEMENT	YES	NO
HAVE LOCAL OFFICE IN HOME MUNICIPALITY & PAY CITY PROPERTY TAXES	YES	NO
HAVE SMARTPHONE APP TO BOOK TRIPS	YES	YES
PROVIDE ONLINE BOOKING FOR PASSENGER'S CONVENIENCE	YES	NO
MUST ACCEPT ALL SERVICE ANIMALS AS PER MVA/PTB REGULATIONS	YES	NO
VEHICLES HAVE SECURITY CAMERA & GPS COMPUTER	YES	NO
VEHICLES ARE INSPECTED BY PROVINCIAL INSPECTORS EVERY 6 MONTHS	YES	NO
MAXIMUM AGE OF VEHICLES IN FLEET	7 YRS	10 YRS
VEHICLES ARE CLEARLY MARKED WITH COMPANY PHONE NO. & UNIT NO.	YES	NO
ALL DRIVERS HAVE GST NUMBER AND PAY PROV/FEDERAL TAXES	YES	MAYBE
LICENCEE FILES CANADIAN BUSINESS INCOME TAX RETURNS WITH CRA	YES	NO

MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, October 20, 2014 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. J. Gordon, Manager – Administrative Services
Ms. 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. Vukelic, Confidential Council Clerk

5. ADOPTION OF THE AGENDA

5.1. October 20, 2014 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the agenda for the October 20, 2014 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

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

5. DELEGATIONS

5.2. 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.

2. PUBLIC INPUT

- 2.1. Mr. Larry Mitchell, 3600 Block Sunset Boulevard:**
 - Expressed concern with Sunset Boulevard traffic issues.
- 2.2. Mr. Rolf Ahrens, 3900 Block Sunset Boulevard:**
 - Spoke in support of traffic calming measures on Sunset Boulevard.
- 2.3. Ms. Norma Buckland, 3500 Block Sunset Boulevard:**
 - Spoke in support of the petition for Sunset Boulevard traffic calming.
- 2.4. Ms. Julie Drzymala, 3900 Block Sunset Boulevard:**
 - Expressed concern for the need for traffic calming on Sunset Boulevard; and,
 - Spoke in support of the petition for Sunset Boulevard traffic calming.
- 2.5. Mr. Bernard Elliottt, 3900 Sunset Boulevard:**
 - Expressed concern with traffic on Sunset Boulevard; and,
 - Spoke in favour of the traffic calming on Sunset Boulevard.
- 2.6. Mr. John Harvey, 1900 Cedar Village Crescent:**
 - Commented on the All Candidates Meetings; and,
 - Requested that Council improve public information sessions for the public.
- 2.7. Ms. Morgan Mallett, 700 Block Grand Boulevard:**
 - Spoke in support of the North Shore Mountain Biking Association.
- 2.8. Ms. Alaia Alsharif, 1900 Marine Drive:**
 - Spoke in support of the North Shore Mountain Biking Association.
- 2.9. Mr. Don Mcbain, 3500 Block Sunset Boulevard:**
 - Expressed concern with the traffic on Sunset Boulevard.
- 2.10. Mr. Hazen Colbert, 1100 Block East 27th Street:**
 - Expressed concern with the amount of Special Closed Meetings held by Council.
- 2.11. Mr. Eric Anderson, 2500 Derbyshire Way:**
 - Spoke as a Board Member of the North Shore Restorative Justice Society's Gala; and,
 - Invited Council to attend the event on Friday, October 24, 2014 at 6:30 pm at Holyburn Country Club.

3. PROCLAMATIONS

3.1. National Waste Reduction Week – October 20-26, 2014

3.2 Foster Parent Appreciation Day – October 21, 2014

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Mr. Mark Wood, North Shore Mountain Bike Association

Re: Annual Update/2015 Planning

Mr. Mark Wood and Mr. Vincent Beasse, North Shore Mountain Bike Association, spoke regarding the volunteers that work together to help protect and build the trails as environmental leaders. Mr. Wood advised that the North Shore Mountain Biking Association focuses on sustainability through education and action.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the North Shore Mountain Bike Association delegation be received for information.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

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

CARRIED

9.1. Bylaw 8077: Rezoning Bylaw 1315 (3053 Edgemont Blvd.)

File No. 08.3060.20/024.14

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT "The District of North Vancouver Rezoning Bylaw 1315 (8077)" is ADOPTED.

CARRIED

9.2. Bylaw 8082: Rezoning Bylaw 1318 (Park Rezoning)

File No. 08.3060.20/029.14

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT "The District of North Vancouver Rezoning Bylaw 1318 (8082)" is ADOPTED.

CARRIED

9.3. Local Area Service Bylaw 8093 – (LIP2014-02)
Traffic Calming for Sunset Boulevard – 3546 to 3983 Sunset Boulevard
File No. 08.3060.20/029.14

Public Input:

Ms. Norma Ahrens, 3900 Sunset Boulevard:

- Expressed concern with the speed and volume of traffic on Sunset Boulevard; and,
- Requested the District draft a new Traffic Calming Policy.

MOVED by Councillor HICKS

SECONDED by Councillor NIXON

THAT the report from the Supervisor – Transportation Engineering regarding traffic calming on Sunset Boulevard dated October 8, 2014 be received for information;

AND THAT staff be directed to undertake a broad public consultation that will include all stakeholders; and,

AND FINALLY THAT the results of that consultation be reported back to Council prior to consideration of Local Area Service Bylaw 8093.

CARRIED

Councillor MURI left the meeting at 8:49 pm and returned at 8:50 pm.

9.4. Bylaws 8041, 8042, 8043 and 8084: Mixed Use Development at 2035 Fullerton Ave (Larco)
File No. 08.3060.20/017.10

Councillor NIXON left the meeting at 9:13 pm and returned at 9:17 pm.

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT consideration of Second Reading for Bylaws 8041, 8042, 8043 and 8084 be postponed until November 3, 2014 to give Larco an opportunity to respond to concerns expressed regarding the timing of the community centre.

CARRIED

Opposed: Councillor MURI

9.5. Issuance of Development Permit 14.14 – 2151 Front Street (Phase 2 – Northwoods – GWL Realty Advisors)
File No. 08.3060.20/014.14

Public Input:

Mr. Michael Reed, GWL Realty Advisors, and Ms. Cori Bonina, President of Stong's Market, advised that:

- Stong's is going to anchor the Maplewood Village as a whole; and,
- Stong's is a community focused and a family run business.

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT Development Permit 14.14, to allow for construction of Phase 2 of the commercial shopping centre located at 2151 Front Street, be ISSUED.

CARRIED

9.6. NVRC Sport & Recreation Travel Grant Applications

File No.

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT the achievements of North Vancouver District residents Emilia Lobo, Brooklyn Sutherland, Rachel Kordysz and Destiny Lutz be supported by awarding Sport and Recreation Travel Grants of \$200 each.

CARRIED

6. ADOPTION OF MINUTES

6.1. October 7, 2014 Public Hearing

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT minutes of the October 7, 2014 Public Hearing be received.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor Hicks reported his attendance and participation at the North Shore Homelessness soccer game charity event.

Councillor Little encouraged residents to take part in the Candidates Meetings taking place around the District.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

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

CARRIED

(9:45 pm)

Mayor

Municipal Clerk

**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, November 3, 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 (7:17 pm)
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Manager – Engineering Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. P. Chapman, Social Planner
Ms. S. Dale, Confidential Council Clerk
Mr. D. Veres, Community Planner

1. ADOPTION OF THE AGENDA

1.1. Monday, November 3, 2014 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the Monday, November 3, 2014 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Eric Anderson, 2500 Block Derbyshire Way:

- Spoke as the co-chair of the Blueridge Community Association;
- Urged residents of the District of North Vancouver to vote at the upcoming 2014 General Local Election; and,
- Advised residents of the All Candidates Meeting on Monday, November 10, 2014 at Mount Seymour United Church.

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

5. DELEGATIONS

5.1. Al Brommeland, Dave McKay and Susan McLean, Royal Canadian Legion Branch #114

Re: Presentation of poppies to Council.

The Royal Canadian Legion Branch #114, presented poppies to Mayor and Council. Mr. Brommeland, President – Royal Canadian Legion Branch #114, encouraged residents to attend the Remembrance Day Ceremony on Tuesday, November 11, 2014 at the Lynn Valley Veterans Plaza.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the delegation of the Royal Canadian Legion Branch #114 be received for information.

CARRIED

3. PROCLAMATIONS

3.1. Metis Day– November 16, 2014

4. RECOGNITIONS

4.1. Retiring Council Members Appreciation

- Councillor Alan Nixon
- Councillor Mike Little

Mayor Walton formally thanked the two retiring councillors.

6. ADOPTION OF MINUTES

6.1. October 6, 2014 Regular Council Meeting

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

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

CARRIED

6.2. October 28, 2014 Public Hearing

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the minutes of the October 28, 2014 Public Hearing be received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. October 20, 2014 Closed Special Meeting of Council

7.1.1 Karen Magnussen Recreation Centre Bio-Mass IF Grant.

THAT the Karen Magnussen Bio-Mass project be abandoned;

Regular Council – November 3, 2014

AND THAT the Karen Magnussen Energy Retrofit Project be proposed as a suitable alternative project for potential utilisation of the Gas Tax Innovation Fund (IF) Grant provided for the Karen Magnussen Bio-Mass project;

AND THAT UBCM be requested to transfer the IF Grant to the Karen Magnussen Energy Retrofit Project and extend the funding deadline to September 30, 2015;

AND THAT only this resolution be publicly released.

8. COMMITTEE OF THE WHOLE REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

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

CARRIED

9.1. Election by Acclamation – 2014 General Local Election

File No. 01.0115.30/002.000

MOVED by Councillor LITTLE

SECONDED by Councillor MACKAY-DUNN

THAT the report from the Chief Election Officer dated October 22, 2014 regarding Election by Acclamation – 2014 General Local Election be received for information.

CARRIED

9.2. Acting Mayor November 18 to 30

File No. 01.0115.30/002.000

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT Councillor Nixon is designated as Acting Mayor for the period November 18 to 30 inclusive.

CARRIED

9.3. Bylaw 8061: Rezoning Bylaw 1310 – Grouse Inn

Bylaw 8062: Housing Agreement (2010 Marine Drive) – Grouse Inn

File No. 08.3060.20/012.14

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1310 (Bylaw 8061)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8062, 2014" is ADOPTED.

CARRIED

OPPOSED: Councillors MACKAY-DUNN and MURI

- 9.4. Bylaw 8029, Rezoning Bylaw 1303
(3014 and 3022 Sunnyhurst Road)
Bylaw 8032, Housing Agreement (3014 and 3022 Sunnyhurst Road)
File No. 08.3060.20/046.13**

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT "District of North Vancouver Rezoning Bylaw 1303 (Bylaw 8029)" is ADOPTED.

AND THAT "Housing Agreement Bylaw 8032, 2013" is ADOPTED.

CARRIED

- 9.5. Development Permit 46.13 – 3014 and 3022 Sunnyhurst Road
File No. 08.3060.20/046.13**

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT Development Permit 46.13, for a 7 unit townhouse project at 3014 and 3022 Sunnyhurst Road, be ISSUED.

CARRIED

- 9.6. Annual Review of Fees and Charges 2015 - Bylaw Amendment 44
File No.**

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8088, 2014 (Amendment 44) is given FIRST, SECOND, and THIRD Readings.

CARRIED

- 9.7. William Griffin Community Recreation Centre,
Security Issuing Resolution
File No.**

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2015 Spring Borrowing Session, \$28,000,000 as authorized through the William Griffin Community Recreation Centre Loan Authorization Bylaw

7968, 2012 and that the Greater Vancouver Regional District be requested to consent to our borrowing over a twenty (20) year term and include the borrowing in their Security Issuing Bylaw.

CARRIED

9.8. Bylaw 8036: Coach Houses
File No. 13.6480.20/003.000

MOVED by Councillor NIXON
SECONDED by Councillor HICKS

THAT the District of North Vancouver Rezoning Bylaw 1305 (Bylaw 8036) is given SECOND Reading.

CARRIED

MOVED by Councillor LITTLE
SECONDED by Councillor MURI

THAT the District of North Vancouver Rezoning Bylaw 1305 (Bylaw 8036) is given THIRD Reading.

CARRIED

Council recessed at 8:31 pm and reconvened at 8:36 pm.

9.9. Bylaws 8041, 8042, 8043, 8084: Mixed Use Development
- 2035 Fullerton Ave (Larco)
File No. 08.3060.20/017.10

MOVED by Councillor NIXON
SECONDED by Councillor BASSAM

THAT the District of North Vancouver Rezoning Bylaw 1307 (Bylaw 8041) is given SECOND and THIRD Readings.

THAT the Phased Development Agreement Bylaw 8042, 2014 is given SECOND Reading as amended.

THAT Phased Development Agreement Bylaw 8043, 2014 is given THIRD Reading.

THAT the Housing Agreement Bylaw 8043, 2014 is given SECOND and THIRD Readings.

THAT the Housing Agreement Bylaw 8084, 2014 is given SECOND and THIRD Readings.

CARRIED

Opposed: Councillors MACKAY-DUNN and MURI

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Councillor Little encouraged the public to vote at the 2014 General Local Election.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

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

CARRIED
(9:04 pm)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER
INAUGURAL MEETING OF COUNCIL

Minutes of the Inaugural Meeting of the Council for the District of North Vancouver held at 7:00 pm on Monday, December 1, 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 M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

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. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. C. Kennedy, Superintendent, RCMP - North Vancouver Detachment
Mr. V. Penman, Fire Chief
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Bratina, Communications and Community Relations Officer
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. L. Horton, Executive Assistant to the Mayor
Ms. S. Smiley, Communications Coordinator

Also in

Attendance: The Honourable Judge William J. Rodgers
Members of the District of North Vancouver Fire & Rescue Services
Honour Guard
Sergeant Scott Powrie and Corporal Paulo Arreaga, RCMP Red Serge
Chief Lianna Martin, Tsleil-Waututh First Nation
Mr. Ralph Sultan, MLA
Ms. Rebecca Mair, JP Fell Pipe Band

1. SWEARING IN CEREMONY – THE HONOURABLE JUDGE WILLIAM J. RODGERS

1.1. Blessings

Chief Lianna Martin, Tsleil-Waututh First Nation, blessed the ceremony.

1.2. Swearing In

The Honourable Judge William J. Rodgers took the Oath of Office of Mayor-elect Richard Walton and Councillors-elect Roger Bassam, Mathew Bond, Jim Hanson, Robin Hicks, Doug MacKay-Dunn, and Lisa Muri.

2. INAUGURAL ADDRESS – MAYOR RICHARD WALTON

Mayor Walton delivered his inaugural address highlighting the history of Council and the vision for the future.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Results of Election by Voting – 2014 General Local Election

File No. 01.0115.30/002.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the report from the Chief Election Officer dated November 18, 2014 regarding Results of Election by Voting – 2014 General Local Election be received for information.

CARRIED

3.2. Appointment of GVRD Director and Acting Mayor for December

File No. 01.0115.30/002.000

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT Mayor Walton is appointed as the Municipal Director to the Greater Vancouver Regional District Board.

CARRIED

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT Councillor Muri is appointed as Acting Mayor for the period December 5, 2014 to January 4, 2015.

CARRIED

4. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the December 1, 2014 Inaugural Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(7:33 pm)

Mayor

Municipal Clerk

COMMITTEE OF THE WHOLE REPORT

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Approved by:

Manager	GM	CAO
		

Deep Cove Parking and Access Study: Finalizing the Plan

November 25, 2014

Recommendations

That Deep Cove stakeholders be engaged in an independently-facilitated dialogue that results in an implementation plan for parking solutions; and

That staff report back for Council's consideration of endorsement of a Deep Cove Parking Plan in early 2015.

Background

Over the past few years, the District has heard hundreds of varied perspectives from residents, businesses, visitors, and Indian Arm residents about the need to address parking and access challenges in a manner than retains Deep Cove's character while accommodating a growing numbers of hikers and waterfront recreation users, particularly in the summer months.



Previous Plans

While there is no specific long-term Deep Cove planning document, the vision for Deep Cove is expressed in a number of recent Council-approved plans:

- Official Community Plan (2011),
- Panorama Deep Cove Planning Study (2011),
- Parks and Open Space Plan (2012)), and
- Transportation Plan (2012).

The vision articulated in these plans is that **Deep Cove is a small local, waterfront-oriented village centre**. Neither significant growth nor major physical changes are anticipated.

Existing Conditions

The Deep Cove area is constrained and most of the parking supply is provided on local streets. There are **597 parking spots** that are free of charge. That is:

- 484 (estimated) unrestricted on-street parking spaces; and
- 113 parking spots in three-centrally located parking lots.

Over the past several months, a consultant has been investigating the parking situation in Deep Cove, as summarized in the **Existing Conditions Assessment available on the District's website** at <http://dnv.org/article.asp?a=6153&c=1111>. The study included:

1. Public opinion surveys of residents and visitors, review of emails, and a focus group with businesses;
2. Site visits and review of background studies and land use information;
3. Parking inventory and parking survey using license plate recognition;
4. Review of parking regulations, fees, charges and enforcement; and
5. Turning movement counts, intersection operational analysis, and safety analysis.

The public opinion and technical findings of the study were consistent, as follows.

- The parking crunch occurs in the summer season. During the busiest periods:
 - **46 percent of visitors are Quarry Rock hikers** (nearly 300 hikers on a busy day).
 - **16 percent of visitors come for waterfront recreation.**
 - Conditions are particularly busy during events like **Concerts in the Park.**
 - Most visitors stay **2 to 4 hours.**
- About **85 percent of visitors drive** to Deep Cove and do not plan on using transit/cycling/walking in the future because they have dogs, gear, and friends/family with them.
- 50 to 60 percent of visitors are not from the North Shore.
- Overflow parking lots are not being used because of distance and poor wayfinding.
- Panorama Drive residents are most concerned with safe access.
- Seycove Marina users would like to park on Panorama Drive.

Interim Solutions to Date

Over the past few years, the District has implemented several improvements.

Three-hour time limits were implemented in District-owned parking lots last year to help increase turnover in parking lots.

A **resident parking only (RPO)** restriction on **Panorama Drive** was implemented earlier this year on a trial basis to address residents' concerns about parked cars blocking safe access to their properties.

The restriction has generally reduced conflicts between trail users and residents on Panorama Drive and the **RPO will be held over** for the time being. Since the RPO has been in place, 98 parking permits and 81 visitor passes have been issued to Panorama residents and 34 visitor passes have been issued to Indian Arm residents with water access on the tax roll.



Process to Finalize Parking Solutions

Given the variety of perspectives in Deep Cove, it is essential that stakeholders, such as residents, businesses, visitors and Indian Arm residents, fully own a **“made-in-Deep Cove Plan”** from the bottom-up. The most durable plan will be based on technically-sound solutions and priorities of stakeholders.

The District's transportation consultant has developed a package of technically feasible potential solutions. The intention is to undertake a robust and meaningful engagement process whereby stakeholders take ownership of the solutions – especially those that are done first.

This would be achieved through a **professionally facilitated deliberative process**. The format would be a concise half-day workshop, ideally right in the community at Seycove High school, early in the New Year.

The vision for Deep Cove to generally retain its character and variety of activities will define the fence posts of the discussion.

The Implementation Plan

The final parking implementation plan will offer parking solutions to respond to the growing number of Deep Cove hikers and waterfront recreational users while retaining the character of Deep Cove.

The final deliverable, including a suite of recommended parking solutions, estimated costs, and priorities, is anticipated to be presented to Council for consideration of endorsement in the Spring of 2015.

Table 1 - Illustrative List of Potential Solutions (DRAFT)

Potential Solution	Description	Potential Cost
Bundle A – Add More Parking		
Build a structured parkade	<ul style="list-style-type: none"> Build parking structure on the District's land, e.g. on Panorama Park Parking Lot site. While this would be costly and may impact views, it could offer some relief for the area. 	\$\$\$\$\$
Add second Quarry Rock Trailhead	<ul style="list-style-type: none"> Add a trailhead with parking lot on Indian River Drive to reduce parking issues and congestion in Deep Cove. Potential impacts to Indian River area need consideration. 	\$\$\$
Add Parking in Deep Cove Village	<ul style="list-style-type: none"> Provide angle parking at two locations to increase parking supply: <ul style="list-style-type: none"> Rockcliff Road – east-side from Raeburn Street to Naughton Avenue. Raeburn Street – north-side, east of Rockcliff Road. 	\$\$\$
Consolidate Panorama Park Parking Lot	<ul style="list-style-type: none"> Consolidate two parking lots at Panorama Park into one and remove central driveway onto Panorama Drive to increase the off-street parking supply. 	\$\$\$
Encourage shared parking where capacity exists on private land	<ul style="list-style-type: none"> Encourage private property owners to explore opportunities to rent out surplus parking. 	\$
Increase Bicycle Parking	<ul style="list-style-type: none"> Create a secure bike parking area for longer visits. 	\$
Bundle B – Improve Parking Conditions on Panorama Drive		
Refine resident parking zones	<ul style="list-style-type: none"> Minor modifications to the resident only parking zone on Panorama Drive. Consider potential partial block restriction. 	\$
Strategic Bylaw Enforcement	<ul style="list-style-type: none"> Enhance enforcement of parking regulations during peak periods and special events through the strategic application of limited resources. 	\$\$
Encourage satellite parking for Seycove Marina users	<ul style="list-style-type: none"> Encourage Seycove Marina to work with its users to capture more parking (e.g. remote site with valet / vanpool / carpool, etc.) 	\$\$
Define parking on Panorama	<ul style="list-style-type: none"> Bay parking on the east-side to clearly define on-street parking. 	\$\$\$

Potential Solution	Description	Potential Cost
Bundle C – Provide Overflow Parking		
Provide Shuttle Bus Service	<ul style="list-style-type: none"> Special events continue to provide shuttle bus service to overflow lots to reduce congestion and parking shortfalls in the Village. Encourage private sector opportunities for providing shuttle services. 	\$\$
Use Overflow Lots	<ul style="list-style-type: none"> Use overflow parking at Myrtle Park and create overflow parking lots at Covecliff Elementary and Seycove Secondary to address parking shortfalls. 	\$\$
Improve Wayfinding Signage	<ul style="list-style-type: none"> Develop and implement a range of signage, wayfinding, and placemaking. 	\$\$
Complete Pedestrian Network	<ul style="list-style-type: none"> Complete key connections in the sidewalk network. 	\$\$\$\$
Bundle D – Better Manage the Parking that we have		
Implement Pay Parking	<ul style="list-style-type: none"> Implement Pay Parking (i.e. \$2/hour) at key locations where parking is at 85% capacity to help distribute parking to areas with capacity. Introduce performance-based pricing considering seasonality and longer time periods and lower rates in areas where demand is lower (Overflow Lots), and higher rates and shorter periods in areas where the demand is higher (Village). Evaluate benefits relative to risk of spill-over to adjacent streets. 	\$\$
Move Events out of Deep Cove	<ul style="list-style-type: none"> Move events out of Deep Cove to decrease need for additional parking supply. 	\$\$
Encourage Mode Shift	<ul style="list-style-type: none"> Improve special event transit and rideshare opportunities to encourage drivers to shift modes, thereby reducing the parking demand. 	\$
Information	<ul style="list-style-type: none"> Be proactive in providing better information to tourism promoters. 	
Leverage Technology	<ul style="list-style-type: none"> Explore opportunities to leverage technology including Car2Go (one-way) or Modo, Zip Car (two-way) as well as Rideshare and Wayfinding apps. 	\$
Limit Garbage Pick-up Hours	<ul style="list-style-type: none"> Limit times when garbage can be picked up so as to reduce conflicts between garbage trucks and visitors on Gallant Avenue. 	\$
Provide Boat Drop-off	<ul style="list-style-type: none"> Build a drop-off for short term stopping and removal of kayaks / boats from vehicles at the bend in Rockcliff Road. 	\$\$

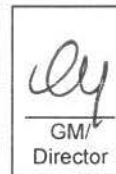
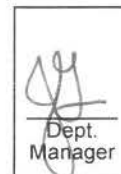
Notes: Potential Costs - \$ = <\$5000; \$\$ = \$5000 to \$50,000, \$\$\$ = \$50,000 to \$500,000, \$\$\$\$ = \$500,000 to \$2,000,000, \$\$\$\$\$ > \$2,000,000

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REPORTS

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



The District of North Vancouver REPORT TO COUNCIL

December 9, 2014

File: 05.1700.2015

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: **Bylaw 8089: Solid Waste Removal Bylaw**
Bylaw 8090: Waterworks Bylaw
Bylaw 8091: Sewer Bylaw

RECOMMENDATION:

THAT the "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8089, 2014 (Amendment 10)" is ADOPTED.

THAT the "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8090, 2014 (Amendment 59)" is ADOPTED.

THAT the "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)" is ADOPTED.

BACKGROUND:

Bylaws 8089, 8090 and 8091 received First, Second and Third Readings on December 8, 2014. Bylaws 8089, 8090 and 8091 are now ready to be considered for Adoption by Council.

OPTIONS:

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

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

**SUBJECT: Bylaw 8089: Solid Waste Removal Bylaw
Bylaw 8090: Waterworks Bylaw
Bylaw 8091: Sewer Bylaw**

December 9, 2014

Page 2

Attachments:

- Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8089, 2014 (Amendment 10)
- Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8090, 2014 (Amendment 59)
- Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)
- Staff Report: December 4, 2014 (Reconsideration of 2015 Utility Rate Bylaw - 3% Option) (with the new Sewer Bylaw 8091 attached)
- Staff Report: November 21, 2014 (2015 Utility Rate Bylaws)
- Staff Report: November 14, 2014 (Solid Waste Collection and Recycling Service Fees – 2015, Bylaw 7631)
- Staff Report: November 24, 2014 (Water User Charges & Water Connection Fees – 2015, Bylaw 8090)
- Staff Report: November 24, 2014 (Sewer & Drainage & Sewer Connection Fees – 2015, Bylaw 8091)

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 8089

A bylaw to amend the Solid Waste Removal Bylaw 7631, 2007

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

1. Citation

This bylaw may be cited as "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8089, 2014 (Amendment 10)".

2. Amendments

Solid Waste Removal Bylaw 7631 (2007) is amended as follows:

- a. Schedule A, *Fees for Solid Waste Collection*, is deleted in its entirety and replaced with a new Schedule A, *Fees for Solid Waste Collection*, as shown in Schedule 1 of this Bylaw.

3. Effective Date

The effective date of this bylaw is January 1st, 2015.

READ a first time December 8th, 2014

READ a second time December 8th, 2014

READ a third time December 8th, 2014

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8089

Schedule A

1. Solid Waste Collection Fees

Description	Single Family Property	Multi-Family Property
Garbage and yard trimmings collection	\$215.50	N/A
Recyclable material collection	\$94.20	\$68.30 per unit

Carts & Tags

Residential garbage carts – 140 litres (Fee includes applicable taxes and delivery)	\$129.00	N/A
Bear resistant residential garbage carts – 140 litres (Fee includes applicable taxes and delivery)	\$199.00	N/A
Bear resistant residential organic carts – 240 litres (Fee includes applicable taxes and delivery)	\$215.00	N/A
Residential garbage tag (For garbage in excess of 154 litres)	\$3.00	N/A

2. Bulk Container Fees

Description	Container Size				
	1 Yard	2 Yard	3 Yard	4 Yard	6 Yard
Container Rental:					
Cardboard Container Monthly Rental Fee	N/A	\$45.00	\$45.00	\$45.00	\$45.00
Cardboard Container Monthly Rental Fee with Jitney	N/A	\$55.00	\$55.00	\$55.00	\$55.00
Solid Waste Container Monthly Rental Fee	\$14.00	\$15.00	\$16.00	\$17.00	\$19.00
Solid Waste Container Tipping Fees: (Charge per Tip)					
(a) Residential					
(i) with 1 - 3 containers	\$20.00	\$24.00	\$29.25	\$35.75	\$44.50
(ii) with 4 - 7 containers	N/A	\$22.75	\$27.75	\$34.00	\$42.00
(iii) with 8 - 11 containers	N/A	\$21.75	\$26.25	\$32.25	\$40.00
(iv) with 12+ containers	N/A	\$19.25	\$20.50	\$28.75	\$35.50
(b) Schools, Churches, Institutional	N/A	\$27.00	\$33.25	\$39.25	\$51.50
(c) Commercial, Industrial (1 tip/ week)	N/A	\$29.00	\$36.75	\$44.00	\$51.00
1 tip/ 2 weeks	N/A	\$33.50	\$41.00	\$50.00	\$53.00
1 tip/ 4 weeks	N/A	\$36.00	\$43.75	\$51.00	\$55.00

On request	N/A	\$38.50	\$46.00	\$53.00	\$57.00
Charges per Tip in addition to Container Tipping Fees	N/A	\$38.50	\$46.00	\$53.00	\$57.00
(a) Casters	\$3.50				
(b) Locks	\$1.00				
(c) Jitney (Includes Casters)	\$21.00				

The Corporation of the District of North Vancouver

Bylaw 8090

A bylaw to amend the Waterworks Regulation Bylaw 2279, 1958

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

1. Citation

This bylaw may be cited as "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8090, 2014 (Amendment 59)".

2. Amendments

Waterworks Regulation Bylaw 2279, 1958, is amended as follows:

- a) *Schedule B Water User Charges* is deleted in its entirety and replaced with a new *Schedule B Water User Charges* as attached in Schedule A of this Bylaw.

3. Effective Date

The effective date of this bylaw is January 1st, 2015.

READ a first time December 8th, 2014

READ a second time December 8th, 2014

READ a third time December 8th, 2014

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8090

Schedule B

WATER USER CHARGES

A. FLAT RATE CHARGES

The following annual water user charges shall apply where there is no installation of a meter under section 21 of this bylaw:

User	Annual Charge
Single family residence	\$630.00
Row House/ Duplex	\$537.00
Secondary Suite	\$347.40
Multi-family	\$537.00
Rest Home per bedroom	\$82.40
Retail, office or service commercial premises	\$630.00
• with living quarters, an additional	\$437.00
Church	\$630.00
Residential premises upon which there has been constructed a swimming pool	\$0.00

The annual charge for premises supplied with water for less than one year shall be paid on a pro-rated basis to the date of shut-off subject to Section 8 or from the date of connection to the last date in December. The date of connection shall be determined as follows:

- for premises where a new sanitary sewer inspection chamber has been installed, the date of connection is the date of the final plumbing inspection
- for all other premises, the date of connection is the date of the final plumbing inspection for the first dwelling unit; for phased developments, the date of connection for each phase is the date of the final plumbing inspection for the first dwelling unit in that phase

All flat rate annual charges are due and payable at the same time and in the same manner as the general rates and taxes. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.

Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by District Inspector confirming the removal of the suite.

Any property owner who installs a Secondary Suite will be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.

Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.

All charges are for the calendar year.

B. METERED CHARGES

	Monthly Charges
<i>Non-Commercial/ Industrial Charges</i>	
First 1,000 cu.ft. used or part thereof	\$57.40
All in excess of 1,000 cu.ft. used-per 100 cu.ft.	\$3.55
<i>Commercial/ Industrial</i>	
First 1,000 cu.ft. used or part thereof	\$57.40
All in excess of 1,000 cu.ft. used-per 100 cu.ft.	\$3.55
	Quarterly Charges
<i>Non-Commercial/ Industrial</i>	
First 3,000 cu.ft. used or part thereof	\$172.20
All in excess of 3,000 cu.ft. used-per 100 cu.ft.	\$3.55
<i>Commercial/ Industrial</i>	
First 3,000 cu.ft. used or part thereof	\$172.20
All in excess of 3,000 cu.ft. used-per 100 cu.ft.	\$3.55
A 2% discount will be allowed on Meter Accounts if paid within 20 days of the date of the invoice.	

C. WATER CONNECTION FEES

Connection Size	Connection Fee
<i>3/4" diameter</i>	
In existing developed area	\$4,200.00
In new subdivision during development stage and prior to paving being installed	\$1,670.00
<i>over 3/4" - 1 1/2" diameter</i>	
In existing developed area	\$4,555.00
In new subdivision during development stage and prior to paving being installed	\$3,343.00

Over 1 1/2" Diameter	Actual Cost
Capping Fee	\$776.00
Woodlands/Sunshine Water Connection Fee (A one-time charge for connection, in addition to the standard water connection fee)	\$9,093.00
Where there is an existing serviceable 1/2" connection, the owner may convert to a standard (3/4") connection by payment of the full fee prescribed for a standard (3/4") connection in an existing developed area.	
Charges will be applied based on the year of construction.	

D. WATER FLOW TEST FEE

• for single family residences	\$110.00
• for all other occupancies	\$556.00

E. WATER SHUT ON / OFF

• for single family residences (outside of working hours)	\$100.00
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F. WATER VALVE LOCATE

• for single family residences (outside of working hours)	\$100.00
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The Corporation of the District of North Vancouver

Bylaw 8091

A bylaw to amend the Sewer Bylaw 6656, 1994

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

1. Citation

This bylaw may be cited as "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)".

2. Amendments

Sewer Bylaw 6656, 1994, is amended as follows:

a. Section 2 Interpretation is expanded to include the addition of two new definitions:

- I. **service capping** means to temporarily isolate a sewer lateral with the intent of reuse.
- II. **service abandonment** means to permanently abandon the sewer lateral and connection at the main with no intent of reuse.

b. Section 12. a) is deleted and replaced in its entirety with:

"Inspection Chambers

12. a) All new *storm drainage connections* and *sanitary drainage connections* that do not require a monitoring chamber or an oil and grit chamber or have a man-hole at or near the property line shall be equipped with an inspection chamber that meets the technical specifications set out in SSD-S.6 and Sewer Service Connection Details."

c. Attachment 3 is deleted in its entirety.

d. Attachment 4 Schedule of Installation Charges is deleted in its entirety and replaced with new Attachment 4 and renamed Attachment 3 as shown in Schedule A of this bylaw.

e. Attachment 5 is deleted in its entirety and replaced with a new Attachment 5 and renamed Attachment 4 Sanitary Sewer Drainage Charges and Fees as shown in Schedule B of this bylaw.

f. Attachment 6 Order to Comply is renamed Attachment 5 Order to Comply.

3. Effective Date

The effective date of this bylaw is January 1st, 2015.

READ a first time December 8th, 2014

READ a second time December 8th, 2014

READ a third time December 8th, 2014

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8091

ATTACHMENT 3

SCHEDULE OF INSTALLATION CHARGES		
1. Service Capping Fees:		
• Storm		\$1,092.00
• Sanitary		\$1,092.00
2. Service Abandonment Fees:		
• Storm		\$2,500.00
• Sanitary		\$2,500.00
3. Cast Iron Inspection Chamber Covers (each):		\$216.00
4. Base Sewer Connection Charges consists of a service connection installation to main charge plus a service connection length charge.		
Service Connection Installation to Main Charge	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$2,100	\$2,700
2nd Connection	\$1,100	\$1,100
3rd Connection	\$1,100	\$1,100
Service Connection Length Charges	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$380/ meter	\$590/ meter
2nd Connection	\$190/ meter	\$230/ meter
3rd Connection	\$190/ meter	\$230/ meter
Manhole	\$5,516.00	\$527/ meter
5. Utility crossing charge (for each crossing/crossings required when laying the connection underneath other pipes or ducts):		\$587.00

6. Installation charges for storm or sanitary sewer connections:	
a) The “first connection” shall be the longest connection.	
b) “Second” connection, “third” connection, and “additional” connection rates shall only apply when these connections are installed in the same trench (standard width) as the “first” connection.	
c) Connection charges shall be based on the greater of the depths measured between the ground surface at the property line or the ground surface at the main and the design depth of the connection at those two locations.	
d) The charges for connections greater than 3 metres in depth (if deemed acceptable) or 300mm in diameter shall be estimated and charged on a site specific basis.	
e) The location of the connection at the sewer main shall be at a point along the main no further than the midpoint of the lot adjacent to the lot being connected. This location shall be determined by the intersection of the sewer main and a line drawn perpendicular to the adjacent lot line at its midpoint.	
f) The cost to replace any existing legal pin disturbed due to its proximity to the new connection shall be borne by the applicant.	
g) The cost for any rock work requiring blasting, drilling or splitting shall be in addition to the charges calculated in this schedule.	
h) BC Hydro charges for any work related to the connection installation shall be in addition to the charges calculated in this schedule.	
i) The cost to connect to a concrete encased sewer pipe shall be in addition to the charges calculated in this schedule.	
j) The cost of DNV staff required to complete an engineering design for a sewer connection shall be in addition to the charges calculated in this schedule.	
k) Charges will be applied based on the year of construction.	
Example 1 (Connection less than 2m deep, 10m long)	
1st Connection less than 2m deep, 10m long $\$2,100 + (10 \times \$380) + \$575 =$	\$6,475
2nd Connection, less than 2m deep, 10m long $\$1,100 + (10 \times \$190) + \$575 =$	\$3,575
3rd Connection, less than 2m deep, 7m long $\$1,100 + (7 \times \$190) + \$575 =$	\$3,005
TOTAL	\$13,055

Example 2 (Connection greater than 2m deep, 10m long)	
1st Connection greater than 2m deep, 10m long $\$2,700 + (10 \times \$590) + \$575 =$	\$9,175
2nd Connection greater than 2m deep, 10m long $\$1,100 + (10 \times \$230) + \$575 =$	\$3,975
3rd Connection, greater than 2m deep, 7m long $\$1,100 + (7 \times \$230) + \$575 =$	\$3,285
TOTAL	\$16,435

Schedule B to Bylaw 8091

ATTACHMENT 4

SANITARY SEWER AND DRAINAGE CHARGES AND FEES

UNMETERED WATER SUPPLY

1. Where the water supply to a property is unmetered, an annual charge is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the class of user as follows. All flat rate annual charges are due and payable at the same time and in the same manner as the general rates and taxes. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.

The annual charge for premises serviced for less than one year shall be paid on a pro-rated basis to the date of capping subject to Section 16 or from the date of connection to the last date in December. The date of connection shall be determined as follows:

- for premises where a new sanitary sewer inspection chamber has been installed, the date of connection is the date on which District forces pull the inspection chamber plug
- for all other premises, the date of connection is the date of the final plumbing inspection for the first dwelling unit; for phased developments, the date of connection for each phase is the date of the final plumbing inspection for the first dwelling unit in that phase

Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by the District Inspector confirming the removal of the suite.

Any property owner who installs a Secondary Suite will be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.

Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.

All charges are for the calendar year.

SEWER AND DRAINAGE USER CHARGES & FEES - ANNUAL CHARGE	
A. FLAT RATE CHARGES	
USER	ANNUAL CHARGE
Single Family Residence	\$577.00
Row House/ Duplex	\$480.00
Secondary Suite	\$258.00
Multi-family	\$480.00
Rest Home per bedroom	\$163.80
Retail, office or service commercial premise	\$577.00
• With living quarters, an additional	\$480.00
Church	\$577.00

METERED PROPERTIES

- Where the water supply to a property is metered, or where the sewage discharge from a property is metered or otherwise measured under a GVS&DD Waste Discharge Permit, a charge, which is due and payable on or before the 20th day of the month in which the account is rendered, is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the quantity of water delivered to the property or the quantity of sewage discharged from the property as follows:

MONTHLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$58.18
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$5.96

QUARTERLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$174.54
All in excess of 3,000 cu.ft used – per 100 cu.ft	\$5.96

REDUCTION IN CHARGE

3. Where the water supply to a property is metered and a user of the sanitary sewer system can establish that less than 80% of the water delivered by the water utility to the property is discharged into the sanitary sewer system, the Treasurer shall reduce the charge in proportion to the amount of water which is not discharged into the sewer system as follows:
- water discharged to the sanitary sewer is less than 80 per cent down to 65 percent - 25 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 65 per cent down to 35 percent - 50 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 35 percent - 75 percent reduction in sewer charge

INDUSTRIAL BOD/TSS CHARGES





4. Where the discharge to sanitary sewer from a property is regulated under a GVS&DD Waste Discharge Permit, the total annual charge will be based on the following table:

GVS&DD WASTE DISCHARGE PERMITEE SEWER CHARGES	
MONTHLY METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$58.18
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$3.33
QUARTERLY METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$174.54
All in excess of 3,000 cu.ft. used – per 100 cu.ft.	\$3.33

CHARGE FOR CONTAMINATED GROUNDWATER DISCHARGE TO SEWER

5. GVS&DD discharge permit requirements apply. Charge is \$0.402 per cubic metre.

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

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

December 4, 2014
File: 05.1700/2015

AUTHOR: Nicole Deveaux, Chief Financial Officer

SUBJECT: Reconsideration of the 2015 Utility Rate Bylaws – 3% option

RECOMMENDATION:

"That Council considers approving on recommendation of the Finance and Audit Standing Committee a combined utility rate increase of 3% as outlined in the report from the Chief Financial Officer dated November 21, 2014".

REASON FOR REPORT:

On December 2nd, the Finance and Audit Committee reviewed the proposed combined utility rate increase of 1.7%. Of concern was the proposed 2.2% utility rate increase for Sewer and Drainage in the context of the uncertainty regarding future Metro Vancouver capital plans in general (and in particular the new Sewer Treatment plant) and the need to step up drainage activities throughout the District in response to recent floods.

ANALYSIS:

The potential of significant rate spikes under Metro's current a pay-as-you go scenario is a departure from best practice in financial planning and has the potential to place undue hardship on residential taxpayers who will have no lead time to adjust to sudden and material utility rate increases. The Committee supported a more gradual approach which will increase the reserve level for Sewer and Drainage and allow for future rate stabilization and additional drainage work to be carried out.

Under a combined utility rate increase of 3%, the Water and Recycling and Solid Waste Utility rates will remain unchanged (2% and 0.6% respectively) while the Sewer and Drainage rate increase will be 5.5% compared to the 2.2% initially proposed. This will generate a contribution to reserve in the amount of \$605,000. If this option is chosen, the combined utility rate increase to single family homes will be \$44.00 instead of \$27.50.

CONCLUSION:

Utility rates need to be approved before December 31st to be in effect in 2015. If Council decides to opt for the recommendation of the F&A Committee and support a combined utility rate increase of 3%, it is necessary to replace the Sewer and Drainage Bylaw included in the package with the attached modified Sewer and Drainage Bylaw.

The Corporation of the District of North Vancouver

Bylaw 8091

A bylaw to amend the Sewer Bylaw 6656, 1994

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

1. Citation

This bylaw may be cited as "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)".

2. Amendments

Sewer Bylaw 6656, 1994, is amended as follows:

- a. Section 2 Interpretation is expanded to include the addition of two new definitions:

- I. **service capping** means to temporarily isolate a sewer lateral with the intent of reuse.
- II. **service abandonment** means to permanently abandon the sewer lateral and connection at the main with no intent of reuse.

- b. Section 12. a) is deleted and replaced in its entirety with:

"Inspection Chambers

12. a) All new *storm drainage connections* and *sanitary drainage connections* that do not require a monitoring chamber or an oil and grit chamber or have a man-hole at or near the property line shall be equipped with an inspection chamber that meets the technical specifications set out in SSD-S.6 and Sewer Service Connection Details."

- c. Attachment 3 is deleted in its entirety.
- d. Attachment 4 Schedule of Installation Charges is deleted in its entirety and replaced with new Attachment 4 and renamed Attachment 3 as shown in Schedule A of this bylaw.
- e. Attachment 5 is deleted in its entirety and replaced with a new Attachment 5 and renamed Attachment 4 Sanitary Sewer Drainage Charges and Fees as shown in Schedule B of this bylaw.

f. Attachment 6 Order to Comply is renamed Attachment 5 Order to Comply.

3. Effective Date

The effective date of this bylaw is January 1, 2015.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8091

ATTACHMENT 3

SCHEDULE OF INSTALLATION CHARGES		
1. Service Capping Fees:		
• Storm		\$1,092.00
• Sanitary		\$1,092.00
2. Service Abandonment Fees:		
• Storm		\$2,500.00
• Sanitary		\$2,500.00
3. Cast Iron Inspection Chamber Covers (each):		
		\$216.00
4. Base Sewer Connection Charges consists of a service connection installation to main charge plus a service connection length charge.		
Service Connection Installation to Main Charge	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$2,100	\$2,700
2nd Connection	\$1,100	\$1,100
3rd Connection	\$1,100	\$1,100
Service Connection Length Charges	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$380/ meter	\$590/ meter
2nd Connection	\$190/ meter	\$230/ meter
3rd Connection	\$190/ meter	\$230/ meter
Manhole	\$5,516.00	\$527/ meter
5. Utility crossing charge (for each crossing/crossings required when laying the connection underneath other pipes or ducts):		\$587.00

6. Installation charges for storm or sanitary sewer connections:	
a) The "first connection" shall be the longest connection.	
b) "Second" connection, "third" connection, and "additional" connection rates shall only apply when these connections are installed in the same trench (standard width) as the "first" connection.	
c) Connection charges shall be based on the greater of the depths measured between the ground surface at the property line or the ground surface at the main and the design depth of the connection at those two locations.	
d) The charges for connections greater than 3 metres in depth (if deemed acceptable) or 300mm in diameter shall be estimated and charged on a site specific basis.	
e) The location of the connection at the sewer main shall be at a point along the main no further than the midpoint of the lot adjacent to the lot being connected. This location shall be determined by the intersection of the sewer main and a line drawn perpendicular to the adjacent lot line at its midpoint.	
f) The cost to replace any existing legal pin disturbed due to its proximity to the new connection shall be borne by the applicant.	
g) The cost for any rock work requiring blasting, drilling or splitting shall be in addition to the charges calculated in this schedule.	
h) BC Hydro charges for any work related to the connection installation shall be in addition to the charges calculated in this schedule.	
i) The cost to connect to a concrete encased sewer pipe shall be in addition to the charges calculated in this schedule.	
j) The cost of DNV staff required to complete an engineering design for a sewer connection shall be in addition to the charges calculated in this schedule.	
k) Charges will be applied based on the year of construction.	
Example 1 (Connection less than 2m deep, 10m long)	
1st Connection less than 2m deep, 10m long $\$2,100 + (10 \times \$380) + \$575 =$	\$6,475
2nd Connection, less than 2m deep, 10m long $\$1,100 + (10 \times \$190) + \$575 =$	\$3,575
3rd Connection, less than 2m deep, 7m long $\$1,100 + (7 \times \$190) + \$575 =$	\$3,005
TOTAL	\$13,055

Example 2 (Connection greater than 2m deep, 10m long)	
1st Connection greater than 2m deep, 10m long $\$2,700 + (10 \times \$590) + \$575 =$	\$9,175
2nd Connection greater than 2m deep, 10m long $\$1,100 + (10 \times \$230) + \$575 =$	\$3,975
3rd Connection, greater than 2m deep, 7m long $\$1,100 + (7 \times \$230) + \$575 =$	\$3,285
TOTAL	\$16,435

Schedule B to Bylaw 8091

ATTACHMENT 4

SANITARY SEWER AND DRAINAGE CHARGES AND FEES

UNMETERED WATER SUPPLY

1. Where the water supply to a property is unmetered, an annual charge is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the class of user as follows. All flat rate annual charges are due and payable at the same time and in the same manner as the general rates and taxes. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.

The annual charge for premises serviced for less than one year shall be paid on a pro-rated basis to the date of capping subject to Section 16 or from the date of connection to the last date in December. The date of connection shall be determined as follows:

- for premises where a new sanitary sewer inspection chamber has been installed, the date of connection is the date on which District forces pull the inspection chamber plug
- for all other premises, the date of connection is the date of the final plumbing inspection for the first dwelling unit; for phased developments, the date of connection for each phase is the date of the final plumbing inspection for the first dwelling unit in that phase

Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by the District Inspector confirming the removal of the suite.

Any property owner who installs a Secondary Suite will be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.

Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.

All charges are for the calendar year.

SEWER AND DRAINAGE USER CHARGES & FEES - ANNUAL CHARGE	
A. FLAT RATE CHARGES	
USER	ANNUAL CHARGE
Single Family Residence	\$577.00
Row House/ Duplex	\$480.00
Secondary Suite	\$258.00
Multi-family	\$480.00
Rest Home per bedroom	\$163.80
Retail, office or service commercial premise	\$577.00
• With living quarters, an additional	\$480.00
Church	\$577.00

METERED PROPERTIES

2. Where the water supply to a property is metered, or where the sewage discharge from a property is metered or otherwise measured under a GVS&DD Waste Discharge Permit, a charge, which is due and payable on or before the 20th day of the month in which the account is rendered, is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the quantity of water delivered to the property or the quantity of sewage discharged from the property as follows:

MONTHLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$58.18
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$5.96

QUARTERLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$174.54
All in excess of 3,000 cu.ft used – per 100 cu.ft	\$5.96

REDUCTION IN CHARGE

3. Where the water supply to a property is metered and a user of the sanitary sewer system can establish that less than 80% of the water delivered by the water utility to the property is discharged into the sanitary sewer system, the Treasurer shall reduce the charge in proportion to the amount of water which is not discharged into the sewer system as follows:
- water discharged to the sanitary sewer is less than 80 per cent down to 65 percent - 25 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 65 per cent down to 35 percent - 50 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 35 percent - 75 percent reduction in sewer charge

INDUSTRIAL BOD/TSS CHARGES

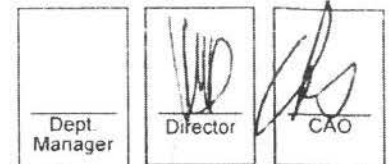
4. Where the discharge to sanitary sewer from a property is regulated under a GVS&DD Waste Discharge Permit, the total annual charge will be based on the following table:

GVS&DD WASTE DISCHARGE PERMITEE SEWER CHARGES	
MONTHLY METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$58.18
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$3.33
QUARTERLY METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$174.54
All in excess of 3,000 cu.ft. used – per 100 cu.ft.	\$3.33

CHARGE FOR CONTAMINATED GROUNDWATER DISCHARGE TO SEWER

5. GVS&DD discharge permit requirements apply. Charge is \$0.402 per cubic metre.

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The District of North Vancouver REPORT TO COUNCIL

November 21, 2014
File: 05.1715.20/020.000
Tracking Number: RCA -

AUTHOR: Nicole Deveaux, Chief Financial Officer

SUBJECT: 2015 Utility Rate Bylaws

REASON FOR REPORT:

This report is for information purposes. The proposed 2015 utility rates for Water, Sewer and Drainage and Recycling and Solid Waste represent a combined increase of 1.7% for single family homes, slightly below the expected rate of inflation for the year. The proposed rate increases are consistent with Council's objectives of maintaining financial sustainability in the management of utility infrastructure but are noticeably less than previously indicated in our 10-year financial model. This discrepancy is attributable to Metro Vancouver holding its rate increase for 2015 at near zero pending a comprehensive review of their ten-year capital program.

The 1.7% rate increase reflects inflationary pressures, a more modest capital program and improved contributions to reserves. Reserve contributions are enhanced by the financial assistance received under the Multi-Materials BC program (\$600k) which is being held in anticipation of possible future changes to the residential solid waste collection system, including the standardization of collection bins. On a combined basis, contributions to capital and reserves for the Water and Sewer and Drainage utilities are sufficient to support their long term asset management plans.

In addition to the proposed rate increases, the prior year strategy of minor rate shifts to better align consumption with cost of service continues. For the third year in a row, secondary suites will benefit from a 0% increase in sewer rate and half the proposed increase in water rate. Other customer classes will also experience some minor rate adjustments.

SUMMARY:

Rate Increases

The proposed utility bylaws for 2015 reflect rate increases of 2% for Water, 2.2% for Sewer and Drainage, and 0.6% for Recycling and Solid Waste. A summary of the 2015 combined dollar impact on rate payers is included in Appendix A. In dollar terms, these percentage increases on a combined basis translate into a \$25.70 cost increase per single family home.

Metro Vancouver

It is worth noting that the 2015 rates provided by Metro Vancouver are not in line with prior year predictions and do not appear to reflect impacts from long range capital plans previously shared. The table below shows Metro's last year predictions for years 2015 – 2018 in comparison to actual rates provided this year. Metro Vancouver has not provided rates for subsequent years pending the outcome of their review.

Rate Increases - Metro Vancouver

	Table Last Year					This Year
	2014	2015	2016	2017	2018	2015
Water rate	4.0%	8.1%	7.9%	8.6%	4.9%	1.7%
Sewage levy	6.9%	4.0%	5.0%	6.0%	6.5%	-0.1%
Garbage tipping fee	0.9%	9.3%	20.3%	10.6%	0.0%	0.9%
Organics tipping fee	0.0%	3.0%	3.0%	3.0%	3.0%	0.0%

In order to minimize the risk of potential rate spikes in future years, Council may wish to support a different utility rate increase option which would bring rates closer to last year's predictions and result in a combined rate increase of 3.0% for single family homes instead of 1.7%. Appendix B shows the dollar impact of such an increase on rate payers. Under this scenario, a single family home would see an increase of \$44.00 instead of \$25.70. The benefit of such an approach would be to smooth future rate increases by building reserves for rate stabilization.

Minor Rate Shifts

The Utility Rate Study showed evidence of misalignment between utility rates and cost of service. In 2013 Council approved minor shifts between classes as a step in the right direction but further analysis including a metering pilot study was required before significant changes could be supported. This work is still ongoing. The following minor shifts continue the strategies endorsed in 2013 and are included in the 2015 Utility Rate Bylaws:

1. Limit combined Secondary Suite rate increase to 0.6% (1% increase for Water and a 0% increase for Sewer).
2. Continue 10-year strategy to increase Rest Home bed rates by 16% for water and 26% for sewer per year and consider options for flow metering or higher flat rate as alternative.

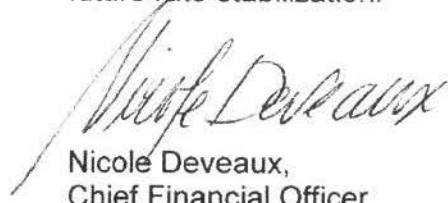
3. Continue with a \$0 charge for properties with Swimming Pools as the water use study is still ongoing. Further analysis in 2015 will identify if new user classes and rates are warranted.

The net revenue changes resulting from these shifts are not material.

CONCLUSION:

The proposed combined 1.7% utility rate increase is consistent with the District's aim to manage its cost of service diligently while recognizing the need to provide a level of funding that is sufficient to meet its asset management plans.

Given the uncertainty regarding Metro Vancouver future rates, Council has the option of raising utility rates on a combined basis by 3% and augment the contribution to reserves for future rate stabilization.



Nicole Deveau,
Chief Financial Officer

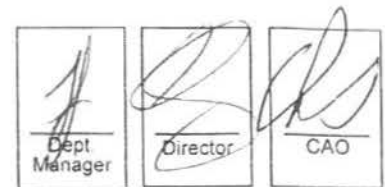
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	2014 Rates	2015 Rates	Change \$	Change %
Flat Rates				
Single Family (W,S,G O R)	\$ 1,473.00	\$ 1,498.70	\$ 25.70	1.7%
Row House/Duplex (W,S)	\$ 981.00	\$ 1,002.00	\$ 21.00	2.1%
Secondary Suites (W,S)	\$ 602.00	\$ 605.40	\$ 3.40	0.6%
Multifamily - Flat (W,S,R)	\$ 1,049.30	\$ 1,070.30	\$ 21.00	2.0%
Rest Home (per bed) (W,S)	\$ 201.00	\$ 246.20	\$ 45.20	22.5%
Commercial Flat (W,S)	\$ 1,165.00	\$ 1,189.00	\$ 24.00	2.1%
Church (W,S)	\$ 1,165.00	\$ 1,189.00	\$ 24.00	2.1%
Metered rates				
- Water Monthly Base Rate (incl. 1000 cu.ft.)	\$ 56.25	\$ 57.38	\$ 1.13	2.0%
- Water Volume Charge (per 100 cu.ft.)	\$ 3.46	\$ 3.53	\$ 0.07	2.0%
- Sewer Monthly Base Rate (incl. 1000 cu.ft.)	\$ 55.15	\$ 56.36	\$ 1.21	2.2%
- Sewer Volume Charge (per 100 cu.ft.)	\$ 5.65	\$ 5.77	\$ 0.12	2.2%

W = Water
S = Sewer
G = Garbage
O = Organics
R = Recycling

		2014 Rates	2015 Rates	Change \$	Change %
Flat Rates					
Single Family	(W,S,G,O,R)	\$ 1,473.00	\$ 1,517.00	\$ 44.00	3.0%
Row House/Duplex	(W,S)	\$ 981.00	\$ 1,015.00	\$ 34.00	3.5%
Secondary Suites	(W,S)	\$ 602.00	\$607.20	\$ 5.20	0.9%
Multifamily - Flat	(W,S,R)	\$ 1,049.30	\$1,084.00	\$ 34.70	3.3%
Rest Home (per bed)	(W,S)	\$ 201.00	\$ 246.20	\$ 45.20	22.5%
Commercial Flat	(W,S)	\$ 1,165.00	\$ 1,205.00	\$ 40.00	3.4%
Church	(W,S)	\$ 1,165.00	\$ 1,205.00	\$ 40.00	3.4%
Metered rates					
- Water Monthly Base Rate (incl.1000 cu.ft.)		\$ 56.25	\$ 58.33	\$ 2.08	3.7%
- Water Volume Charge (per 100 cu.ft.)		\$ 3.46	\$ 3.59	\$ 0.13	3.7%
- Sewer Monthly Base Rate (incl.1000 cu.ft.)		\$ 55.15	\$ 56.93	\$ 1.78	3.2%
- Sewer Volume Charge (per 100 cu.ft.)		\$ 5.65	\$ 5.83	\$ 0.18	3.2%

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The District of North Vancouver REPORT TO COUNCIL

November 14, 2014
File: 05.1700.2015

**SUBJECT: SOLID WASTE COLLECTION AND RECYCLING SERVICE FEES - 2015,
BYLAW 7631**

RECOMMENDATION:

THAT "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8023, 2014 (Amendment 10)" is read a FIRST, SECOND and THIRD time.

REASON FOR REPORT:

To establish the waste collection and recycling services fees for 2015.

SUMMARY:

The current 2014 Waste Collection and Recycling Services Fees and the proposed 2015 Waste Collection and Recycling Services Fees are shown in the following table.

	2014 Rate	2015 Rate	\$ Change	% Change
Single-family				
Garbage	\$119.60	\$120.80	\$1.20	1.0%
Organics	\$94.20	\$94.70	\$0.50	0.5%
Solid waste total	\$213.80	\$215.50	\$1.70	0.8%
Recycling	\$94.20	\$94.20	0	0.0%
Combined	\$308.00	\$309.70	\$1.70	0.6%
Multi- family				
Recycling	\$68.30	\$68.30	0	0.0%

BACKGROUND:

The Waste Collection and Recycling Services Fees provide funding for solid waste and recycling services to single family homes and recycling services to multi-family homes within the District of North Vancouver.

EXISTING POLICY:

The waste collection rates and regulations are established through Solid Waste Removal Bylaw 7631.

ANALYSIS:

Single Family garbage and organics rate

The rate for single family garbage and organics collection for next year is proposed to be \$215.50, a 0.8% increase from the 2014 rate of \$213.80 per property. This increase is due to inflation on costs. These increases are partially offset by a diversion of food waste from the garbage stream to the organics collection stream.

Recycling rate

Rates for single family and multi-family recycling will remain unchanged in 2014. Adjustments to rates if any as a result of Council's decision on the service model in connection with the new Multi-Materials BC packaging and printed paper program will be implemented in 2016.

The rate for single family recycling for next year is proposed to be \$94.20, unchanged from 2014, and the rate for multi-family recycling is proposed to be \$68.30, unchanged from 2014. Any revenues exceeding costs will be directed to reserves in anticipation of possible future changes in the overall residential solid waste collection program such as the standardization of single family bins.

Timing/Approval Process:

Council's approval of the utility charges and adoption of the amending bylaw is needed as part of the 2015 budget.

Concurrence:

This report has been reviewed by the Financial Planning Department.

Financial Impacts:

The total estimated revenue required to fund solid waste services, including recycling, for 2015 is \$8.16 M.

Social Policy Implications:

The provision of solid waste collection is a fundamental service which a community requires in order to ensure a high standard of public health.

Business Plan:


The proposed 2015 Solid Waste Removal By-law is consistent with the objectives of the District of North Vancouver Business Plan and is evident in the following Business Plan statements:

"Basic services provided by the District include police and fire protection, solid waste collection, water, sanitary and storm sewers, parks and local roads."

"We understand and strive to meet the high standard of essential service expected by our residents and businesses. The essential services include public safety, health and transportation – such as Fire, Police, Water, Sanitary Services, Drainage and Roads."



L.M. Jensen
Manager – Engineering Operations

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The Corporation of the District of North Vancouver

Bylaw 8089

A bylaw to amend the Solid Waste Removal Bylaw 7631, 2007

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

1. Citation

This bylaw may be cited as "Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8089, 2014 (Amendment 10)".

2. Amendments

Solid Waste Removal Bylaw 7631 (2007) is amended as follows:

- a. Schedule A, *Fees for Solid Waste Collection*, is deleted in its entirety and replaced with a new Schedule A, *Fees for Solid Waste Collection*, as shown in Schedule 1 of this Bylaw.

3. Effective Date

The effective date of this bylaw is January 1, 2015.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8089

Schedule A

1. Solid Waste Collection Fees

Description	Single Family Property	Multi-Family Property
Garbage and yard trimmings collection	\$215.50	N/A
Recyclable material collection	\$94.20	\$68.30 per unit

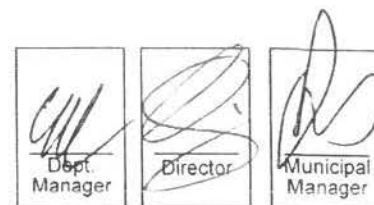
Carts & Tags		
Residential garbage carts – 140 litres (Fee includes applicable taxes and delivery)	\$129.00	N/A
Bear resistant residential garbage carts – 140 litres (Fee includes applicable taxes and delivery)	\$199.00	N/A
Bear resistant residential organic carts – 240 litres (Fee includes applicable taxes and delivery)	\$215.00	N/A
Residential garbage tag (For garbage in excess of 154 litres)	\$3.00	N/A

2. Bulk Container Fees

Description	Container Size				
	1 Yard	2 Yard	3 Yard	4 Yard	6 Yard
Container Rental:					
Cardboard Container Monthly Rental Fee	N/A	\$45.00	\$45.00	\$45.00	\$45.00
Cardboard Container Monthly Rental Fee with Jitney	N/A	\$55.00	\$55.00	\$55.00	\$55.00
Solid Waste Container Monthly Rental Fee	\$14.00	\$15.00	\$16.00	\$17.00	\$19.00
Solid Waste Container Tipping Fees: (Charge per Tip)					
(a) Residential					
(i) with 1 - 3 containers	\$20.00	\$24.00	\$29.25	\$35.75	\$44.50
(ii) with 4 - 7 containers	N/A	\$22.75	\$27.75	\$34.00	\$42.00
(iii) with 8 - 11 containers	N/A	\$21.75	\$26.25	\$32.25	\$40.00
(iv) with 12+ containers	N/A	\$19.25	\$20.50	\$28.75	\$35.50
(b) Schools, Churches, Institutional	N/A	\$27.00	\$33.25	\$39.25	\$51.50
(c) Commercial, Industrial (1 tip/ week)	N/A	\$29.00	\$36.75	\$44.00	\$51.00
1 tip/ 2 weeks	N/A	\$33.50	\$41.00	\$50.00	\$53.00
1 tip/ 4 weeks	N/A	\$36.00	\$43.75	\$51.00	\$55.00

On request	N/A	\$38.50	\$46.00	\$53.00	\$57.00
Charges per Tip in addition to Container Tipping Fees	N/A	\$38.50	\$46.00	\$53.00	\$57.00
(a) Casters	\$3.50				
(b) Locks	\$1.00				
(c) Jitney (Includes Casters)	\$21.00				

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The Corporation of the District of North Vancouver

REPORT TO COUNCIL

November 24, 2014

File: 05.1700

AUTHOR: Shaun Carroll, P.Eng., Acting Manager, Utilities

SUBJECT: **WATER USER CHARGES AND WATER CONNECTION FEES – 2015,
BYLAW 8090**

RECOMMENDATION

THAT "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8090, 2014 (Amendment 59)" is given FIRST, SECOND, and THIRD Reading.

REASON FOR REPORT:

The water user charges and the water connection fees charged by the District are specified in Waterworks Regulation Bylaw 2279. This report provides information and recommendations regarding proposed amendments for 2015.

SUMMARY:

The proposed rate increases are consistent with the comprehensive utility study conducted in 2012 and Council's objectives of maintaining the financial sustainability in the management of utility infrastructure.

The proposed charge for a single family residence in 2015 is \$630, a 2% increase or \$12 over 2014. The increase is attributed to inflationary drivers while maintaining the combined funding for capital and reserves at required levels.

BACKGROUND:

The Water Utility provides potable water for the District of North Vancouver. User charges are the main source of funds for the Water Utility. Revenue from user charges must be sufficient to cover Metro flow-through charges, annual operating costs, funds for capital works, and maintain water reserve funds at an acceptable level.

EXISTING POLICY:

The Water Utility operates as a self-sufficient financial entity with no debt financing. The 2012 utility (FCS) study indicated that industry best practices required reserve balances to be set at a minimum of \$5.5M - \$6.2M (2012\$), much higher than traditionally held. As a result, a multi-year reserve contribution started in 2013 and continues in 2015. The reserves are required to address working capital, rate stabilization, capital contingency, and system reinvestment funding requirements.

ANALYSIS:

Estimated revenues and expenditures over the next five years are provided in Appendix A, "Water Utility, 2015 – 2019 Draft Financial Plan".

Part 1: Cost of Service

The four major areas of expenditure that affect the outcome of the rate setting process are shown below, along with an explanation of changes in 2015. The combined impact from these changes requires an across-the-board rate increase of 2% to all customer classifications.

1. Water Purchase Costs (Metro Vancouver)

Metro Vancouver water purchase costs increase \$142k to \$12.2M. This reflects a water rate increase of 1.7%, much lower than Metro's predicted increase of 8.1% for 2015 last year. Water purchase costs represent 50.3% of the Water Utility expenditures.

2. District Operations

Operations expenditures increase by 2.6% or \$155k to \$6.1M and comprise 25.2% of overall expenditures. The predicted increase is due to inflationary drivers such as fuel and material and negotiated labour costs. Activities and programs under District Operations include:

- Water main and service break repairs
- Water reservoir, pump station, PRV inspection, maintenance, and repairs
- Water quality testing
- Water system cleaning
- Water meters and water conservation
- Administration

3. District Capital Programs

Contributions to the water capital fund decrease by \$350k to \$5.1M, support the Water Asset Management Plan, and comprise 21.1% of overall expenditures. The net decrease is attributed to major capital works initiated in 2014 but scheduled to be completed in 2015 and new capital projects scheduled for 2015 that will satisfy our asset management plan obligations. Works performed include planned asset replacement and upgrading for the following programs:

- Watermain Replacement
- Pressure Reducing Valve Stations
- Water Pumping Stations
- Water Storage Reservoirs

4. District Reserves

The water reserve fund balance is currently \$3.9M and is lower than the minimum target. The reduction in the 2015 capital funding request, relative to previous years, enables the redirection of funds to the 2015 reserve for a total contribution of \$823k. This positions the District to approach its minimum target range sooner than anticipated. Reserve contributions represent 3.4% of overall expenditures.

Part 2. Rate Shifts

In addition to the proposed rate increase of 2% driven by the changes detailed above, some rate shifts are recommended based on Council agreement to better align consumption with cost of service. Minor ongoing rate shifts outlined below continue through 2015.

1. Swimming Pools

In 2015 a \$0 charge for properties with pools is maintained. The available data from the water use study that began in 2013 is inconclusive. Further data collection and analysis in 2015 will identify if new user classes and rates are warranted based on actual metered data. The water use study initiative has installed water meters to one hundred single family properties in three groups consisting of swimming pools, irrigation systems and no pool or irrigation system.

2. Secondary Suites

The 2015 secondary suite rate is \$347.40, an increase of 1% or ½ the rate increase of other classes. This rate continues the FCS study recommendation that aims to bring equity to this rate on a gradual basis over a 10 year period (first year 2013). The District is projected to have 4,000 secondary suite units at the end of 2014.

The billing start and end dates for premises that include a secondary suite is also revised to provide better clarity for premises connected or disconnected mid-year.

3. Rest Home Charge Realignment

The 2015 per bed rate is \$82.40, an increase of 16% but still significantly less than the estimated cost of service. Due to the substantial increase in rates recommended by the FCS study (350%), this rate class is being increased gradually over a 10 year period (first year 2013). We encourage these customers (DNV has 2 rest homes and 284 beds) to install flow metering or face substantially higher flat rate charges in future years.

Timing/Approval Process:

To apply the proposed rate increase to metered charges for the full year in 2015, it is necessary for Council to approve the bylaw amendments prior to January 1, 2015.

Concurrence:

This report has been reviewed by the Financial Planning and Engineering Services Departments.

Financial Impacts:

Cost of service impacts for 2015 are discussed on page 2 of this report and result in a 2% across the board rate increase. The proposed charge for a single-family residence in 2015 is \$630, an increase of \$12 over 2014, much less than last year's predicted increase of \$34 in 2015. Financial impacts for 2016 – 2019 are discussed below.

Water Purchases (Metro Vancouver)

Metro Vancouver has not provided water rates for 2016 – 2019 due to uncertainty surrounding their future capital programs. Prior year predictions from Metro Vancouver indicated these years would increase at an average annual rate of 7%. The water rate increase for these years is now shown at 2% (inflation) pending new information from Metro Vancouver.

District Programs

The District's Water Asset Management Plan supports a distribution system consisting of 364 km of water mains and other significant assets with a total replacement value of \$363M. The annual water main replacement schedule currently targets the replacement of approximately 5 km of water main per year. The 2016 – 2019 contributions to capital respond to needs identified in the Water Asset Management Plan and reserves are used to stabilize water rate increases at approximately 2% and maintain the minimum reserve fund balance.

Liability/Risk:

If the watermain replacement program is not continued, the District will be exposed to an increasing risk of damage to District property and an increasing liability for private property damage, environmental damage and service interruption. If efforts for safe-guarding water quality are not continued, public health could be jeopardized and the Medical Health Officer could place conditions or restrictions on the District's water system operating permit.

Social Policy Implications:

The adequate supply of potable water is a fundamental service that a community requires in order to ensure a high standard of public health.

Environmental Impact:

Through planned maintenance and capital upgrading, the Utility minimizes the chance of unplanned discharge of chlorinated water to the environment.

Public Input:

Council provides an opportunity for public input through the bylaw adoption and budget process.

Conclusion:

By approving the revised water user charges adjustments for risk are provided and the self-financing character of the Water Utility is ensured. Council's continued support of the FCS Study based Bylaw promotes equity for charges based on water use and better aligns water user classes with industry standards. Based on the draft 2015 budget, an increase to the 2014 rate structure is required to fund inflationary costs for operations and maintenance, water purchase costs from the Metro Vancouver, and to maintain contributions to capital and reserves at required levels.

Sustained funding is required in order to continue adequate levels of infrastructure replacement and improvement programs necessary to maintain a high standard of public health while minimizing the risk of damage to property and the environment.

Shaun Carroll, P.Eng.
Acting Manager, Utilities

REVIEWED WITH: <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Trans/Public Works <input type="checkbox"/> Eng. Admin <input type="checkbox"/> Eng. Parks <input type="checkbox"/> Eng. Utilities	REVIEWED WITH: <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Building <input type="checkbox"/> Community Planning	REVIEWED WITH: External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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(000's)	Final Budget	Final Budget	Final Budget	Draft Budget	Plan			
	2012	2013	2014	2015	2016	2017	2018	2019
Revenues								
Flat Rate	14,234	15,691	16,623	17,161	17,587	17,941	18,259	18,583
Metered Rate	6,247	6,236	6,782	6,733	6,956	7,065	7,177	7,291
Connection Charges	234	570	311	319	326	332	339	346
Other Revenues	-	45	46	77	79	80	82	83
Contribution from Surplus	-	-	-	-	263	-	-	-
Total Revenues	20,715	22,542	23,762	24,290	25,211	25,418	25,857	26,303
Expenditures								
Water Purchases (Metro Vancouver)	10,704	10,919	12,088	12,230	12,566	12,765	13,000	13,237
District Operations								
Administration	396	445	460	474	483	493	503	513
Operations & Maintenance	3,182	1,388	1,380	1,423	1,459	1,496	1,534	1,575
Water Service Breaks		1,831	2,092	2,147	2,190	2,233	2,278	2,324
Connections	234	570	311	319	326	332	339	346
Contribution to General Operating Fund	1,363	1,676	1,718	1,753	1,788	1,824	1,860	1,897
	5,175	5,910	5,961	6,116	6,246	6,378	6,514	6,655
Contribution to Water Capital Fund	4,736	5,483	5,471	5,121	6,399	6,152	6,115	6,341
Contribution to Water Reserves	100	230	242	823	-	123	228	70
Total Expenditures	20,715	22,542	23,762	24,290	25,211	25,418	25,857	26,303
SINGLE FAMILY RESIDENTIAL FLAT RATE	\$ 550	\$ 594	\$ 618	\$ 630	\$ 646	\$ 659	\$ 671	\$ 682

The Corporation of the District of North Vancouver

Bylaw 8090

A bylaw to amend the Waterworks Regulation Bylaw 2279, 1958

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

1. Citation

This bylaw may be cited as "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8090, 2014 (Amendment 59)".

2. Amendments

Waterworks Regulation Bylaw 2279, 1958, is amended as follows:

- a) *Schedule B Water User Charges* is deleted in its entirety and replaced with a new *Schedule B Water User Charges* as attached in Schedule A of this Bylaw.

3. Effective Date

The effective date of this bylaw is January 1, 2015.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8090

Schedule B

WATER USER CHARGES

A. FLAT RATE CHARGES

The following annual water user charges shall apply where there is no installation of a meter under section 21 of this bylaw:

User	Annual Charge
Single family residence	\$630.00
Row House/ Duplex	\$537.00
Secondary Suite	\$347.40
Multi-family	\$537.00
Rest Home per bedroom	\$82.40
Retail, office or service commercial premises	\$630.00
• with living quarters, an additional	\$437.00
Church	\$630.00
Residential premises upon which there has been constructed a swimming pool	\$0.00

The annual charge for premises supplied with water for less than one year shall be paid on a pro-rated basis to the date of shut-off subject to Section 8 or from the date of connection to the last date in December. The date of connection shall be determined as follows:

- for premises where a new sanitary sewer inspection chamber has been installed, the date of connection is the date of the final plumbing inspection
- for all other premises, the date of connection is the date of the final plumbing inspection for the first dwelling unit; for phased developments, the date of connection for each phase is the date of the final plumbing inspection for the first dwelling unit in that phase

All flat rate annual charges are due and payable at the same time and in the same manner as the general rates and taxes. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.

Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by District Inspector confirming the removal of the suite.

Any property owner who installs a Secondary Suite will be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.

Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.

All charges are for the calendar year.

B. METERED CHARGES

	Monthly Charges
<i>Non-Commercial/ Industrial Charges</i>	
First 1,000 cu.ft. used or part thereof	\$57.40
All in excess of 1,000 cu.ft. used-per 100 cu.ft.	\$3.55
<i>Commercial/ Industrial</i>	
First 1,000 cu.ft. used or part thereof	\$57.40
All in excess of 1,000 cu.ft. used-per 100 cu.ft.	\$3.55
	Quarterly Charges
<i>Non-Commercial/ Industrial</i>	
First 3,000 cu.ft. used or part thereof	\$172.20
All in excess of 3,000 cu.ft. used-per 100 cu.ft.	\$3.55
<i>Commercial/ Industrial</i>	
First 3,000 cu.ft. used or part thereof	\$172.20
All in excess of 3,000 cu.ft. used-per 100 cu.ft.	\$3.55
A 2% discount will be allowed on Meter Accounts if paid within 20 days of the date of the invoice.	

C. WATER CONNECTION FEES

Connection Size	Connection Fee
<i>3/4" diameter</i>	
In existing developed area	\$4,200.00
In new subdivision during development stage and prior to paving being installed	\$1,670.00
<i>over 3/4" - 1 1/2" diameter</i>	
In existing developed area	\$4,555.00
In new subdivision during development stage and prior to paving being installed	\$3,343.00

Over 1 1/2" Diameter	Actual Cost
Capping Fee	\$776.00
Woodlands/Sunshine Water Connection Fee (A one-time charge for connection, in addition to the standard water connection fee)	\$9,093.00
Where there is an existing serviceable 1/2" connection, the owner may convert to a standard (3/4") connection by payment of the full fee prescribed for a standard (3/4") connection in an existing developed area.	
Charges will be applied based on the year of construction.	

D. WATER FLOW TEST FEE

• for single family residences	\$110.00
• for all other occupancies	\$556.00

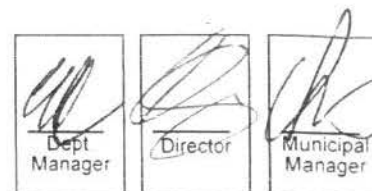
E. WATER SHUT ON / OFF

• for single family residences (outside of working hours)	\$100.00
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F. WATER VALVE LOCATE

• for single family residences (outside of working hours)	\$100.00
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COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> In-Camera	Date: _____	Item # _____
<input type="checkbox"/> Regular	Date: _____	Item # _____
<input type="checkbox"/> Info Package	Date: _____	Item # _____
<input type="checkbox"/> Agenda Addendum	Date: _____	Item # _____



The Corporation of the District of North Vancouver

REPORT TO COUNCIL

November 24, 2014
File: 05.1700

AUTHOR: Shaun Carroll, P.Eng., Acting Manager, Utilities

SUBJECT: SEWER AND DRAINAGE USER CHARGES AND SEWER CONNECTION FEES
– 2015 - BYLAW 8091

RECOMMENDATION

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)" is given FIRST, SECOND, and THIRD Reading.

REASON FOR REPORT:

The sewer and drainage user charges and connection fees charged by the District are specified in Sewer Bylaw 6656. This report provides information and recommendations regarding proposed amendments for 2015.

SUMMARY:

The proposed rate increases are consistent with the comprehensive utility study conducted in 2012 and Council's objectives of maintaining the financial sustainability in the management of utility infrastructure.

The proposed charge for a single-family residence in 2015 is \$559, an increase of 2.2% or \$12 over 2014. The increase is attributed to inflationary drivers while maintaining the combined funding for capital and reserves at required levels.

BACKGROUND:

The Sewer and Drainage Utility provides sewerage and drainage collection for the District of North Vancouver. User charges are the main source of funds for the Utility. The revenue from the user charges must be sufficient to cover Metro Vancouver flow-through charges, annual operating costs of the Utility, to provide funds for capital works, and to create and maintain accumulated reserve funds at an acceptable level.

EXISTING POLICY:

The Sewer Utility operates as a self-sufficient financial entity with no debt financing. The 2012 utility (FCS) study indicated that industry best practices required reserve balances to be set at a minimum of \$5.5M - \$6.1M (2012\$), much higher than traditionally held. As a result, a multi-year reserve contribution started in 2013 and continues in 2015. The reserves are required to address working capital, rate stabilization, capital contingency, and system reinvestment funding requirements.

ANALYSIS:

Estimated revenues and expenditures over the next five years are provided in Appendix A, "Sewer and Drainage Utility, 2015 – 2019 Draft Financial Plan".

Part 1. Cost of Service

The four major areas of expenditure that affect the outcome of the rate setting process are shown below, along with an explanation of changes for 2015. The combined impact from these changes requires an across-the-board rate increase of 2.2% to all customer classifications.

1. Liquid Waste Charges (Metro Vancouver)

Metro Vancouver facilities and operations charges are levied to the North Shore municipalities for conveyance and treatment of sewage. The charges are comprised of operating/administration costs and capital debt charges. In 2015 Metro Vancouver charges will decrease by 0.7% or \$65k for a total of \$8.9M and comprise 44.2% of the Sewer and Drainage Utility expenditures.

2. District Operations

Operations expenditures for 2015 increase 2.7% or \$105k to \$4.1M and comprise 20.3% of overall expenditures. The predicted increase is due to inflationary drivers such as fuel and material and negotiated labour costs. Activities and programs performed are:

- Sanitary sewer main and service cleaning and maintenance
- Sewage lift station inspections, maintenance and repairs
- Storm sewer main and service cleaning and maintenance
- Ditch and creek cleaning and brushing, drainage inlet and culvert cleaning and maintenance
- Administration

Service Abandonment Fee

A new recoverable Service Abandonment definition and fee (\$2,500.00 per sewer lateral) is proposed to reflect the cost of permanently abandoning sewer laterals. This fee will primarily affect developments where multiple lots are amalgamated.

3. District Capital Programs

A significant amount of work rolls forward from 2014 (\$2.9M), allowing the 2015 contribution to capital fund to decrease by 38% (\$2.3M) to \$3.8M. This combined funding supports the Sewer Asset Management Plan. The 2015 contribution to capital comprises 19% of overall expenditures. Works performed include planned asset replacement and upgrading for the following programs:

- Sanitary Sewer Inspection
- Sanitary Sewer Mainline and Lateral Replacement/Rehabilitation
- Sewage Lift Station Upgrading
- Storm Sewer Replacement and Upgrading
- Storm Sewer Inspection
- Integrated Stormwater Management and Watercourse

4. Contribution to Reserves

The sewer and drainage reserve fund balance is currently \$2M, much lower than the minimum target. The one time reduction in the capital program supports a higher contribution to reserves of \$3.3M placing reserves close to the minimum target range. Reserve contributions represent 16.5% of overall expenditures.

Part 2. Rate Shifts

In addition to the proposed rate increase of 2.2% driven by the changes detailed above, some rate shifts are recommended based on Council agreement to better align consumption with cost of service. Minor ongoing rate shifts outlined below continue through 2015.

1. Secondary Suites

The 2015 secondary suite rate is \$258 and is, unchanged from 2014. This rate continues the FCS study recommendation aimed at bringing equity to this rate on a gradual basis over a 10 year period (first year 2013). The District is projected to have 4,000 secondary suite units at the end of 2014.

The billing start and end dates for premises that include a secondary suite is also revised to provide better clarity for premises connected or disconnected mid-year.

2. Rest Home Charge Realignment

The 2015 per bed rate is \$163.80, an increase of 26% but still significantly less than the estimated cost of service. Due to the substantial increase in rates recommended by the FCS study (430%), this rate class is being increased gradually over a 10 year period (first year 2013). We encourage these customers (DNV has 2 rest homes and 284 beds) to install flow metering or face substantially higher flat rate charges in future years.

Timing/Approval Process:

To apply the proposed rate increase to metered charges for the full year in 2015, it is necessary for Council to approve the bylaw amendments prior to January 1, 2015.

Concurrence:

This report has been reviewed by the Financial Planning and Engineering Services Departments.

Financial Impacts:

Cost of service impacts for 2015 are discussed page 2 of this report and result in a 2.2% across the board rate increase. The proposed charge for a single-family residence in 2015 is \$559, an increase of \$12 over 2014, much less than last year's predicted increase of \$27 in 2015. Financial impacts for 2016 – 2019 are discussed below.

Liquid Waste Charges (Metro Vancouver)

The construction of a new secondary sewage treatment plant for the North Shore will likely result in significant sewage levy increases in future years. The Provincially approved 2010 Integrated Liquid Waste and Resource Management Plan (ILWRMP) mandates that the new treatment plant be constructed by 2020. The practice of Metro providing five year rate projections ceased in 2014 resulting in uncertainty regarding rates to North Shore Sewerage Area residents for 2016-2019. The sewage rate increases for these years is now shown at 5% and are based on historical data pending new information from Metro Vancouver.

District Programs

The District's Sanitary and Drainage Asset Management Plans support assets with a total replacement value of over \$500M. The 2016 – 2019 contributions to capital respond to needs identified in these plans and reserves are used to stabilize customer rate increases at approximately 3% and maintain the minimum reserve fund balance.

Liability/Risk:

If the user charges are not amended the Utility will be forced to run an operating deficit and/or suffer service level reductions and/or deplete the accumulated sewer reserve. If the capital programs for sewer main replacement/rehabilitation, sewage lift station upgrading, and renewal, infiltration/inflow reduction program, upgrading and installation of drainage works are not continued, the District will be exposed to an increasing risk of damage to District property and an increasing liability for private property damage, environmental damage, and service interruption.

Social Policy Implications:

Sewage and drainage collection and disposal are fundamental services which a community requires in order to ensure a high standard of public health and safety.

Environmental Impact:

Through planned maintenance and capital upgrading, the Utility protects its infrastructure and minimizes the chance of sewage spills into the environment.


Public Input:

Council provides an opportunity for public input through the bylaw adoption and budget process.

Conclusion:

By approving the revised sewer and drainage user charges and maintaining a prudent level of sewer reserves, Council will ensure that sufficient funding is available for the Utility to continue to be financially self-sufficient. Council's continued support of the FCS Study based recommended Bylaw changes will promote equity for charges based on water use, better align water user sectors with industry standards, and provide rate stability in the future. A minor increase to the 2015 rate structure is required in order to pass on inflationary increases and maintain required funding levels for capital and reserves. Adequate funding is required to provide the programs necessary to maintain a high standard of public health and minimize risk of damage to property and the environment.

Shaun Carroll, P.Eng.,
Acting Manager, Utilities

<u>REVIEWED WITH:</u> <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Trans/Public Works <input type="checkbox"/> Eng. Admin <input type="checkbox"/> Eng. Parks <input type="checkbox"/> Eng. Utilities	<u>REVIEWED WITH:</u> <input checked="" type="checkbox"/> Finance  <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Building <input type="checkbox"/> Community Planning	<u>REVIEWED WITH:</u> External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	<u>REVIEWED WITH:</u> Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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(000's)	Final Budget 2012	Final Budget 2013	Final Budget 2014	Draft Budget 2015	PLAN			
					2016	2017	2018	2019
Revenues								
Flat Rate	11,694	13,175	14,057	14,544	14,979	15,429	15,893	16,369
Metered Rate	4,039	4,151	4,355	4,517	4,653	4,792	4,936	5,084
Connection Charges	822	1,214	938	962	982	1,001	1,021	1,042
Other Revenues	36	108	59	36	37	37	38	39
Contribution from Surplus		-	-	-	47	-	-	-
Total Revenues	16,591	18,648	19,409	20,059	20,698	21,259	21,888	22,534
Expenditures								
Liquid Waste Charges (Metro Vancouver)	8,708	8,374	8,930	8,865	9,308	9,773	10,262	10,775
District Operations								
Administration	402	429	437	449	458	468	477	486
Operations & Maintenance								
Sewer Maintenance	1,094	1,116	1,191	1,226	1,253	1,281	1,310	1,340
Drainage Maintenance	622	616	627	646	658	671	685	699
Connections	822	1,214	938	962	982	1,001	1,021	1,042
Contribution to General Operating Fund	739	750	764	779	795	810	827	843
	3,679	4,125	3,957	4,062	4,146	4,231	4,320	4,410
Contribution to Sewer & Drainage Capital Fund	4,153	6,030	6,137	3,809	7,244	6,420	6,701	7,010
Contribution to Sewer & Drainage Reserves	50	119	385	3,323	-	835	604	339
Total Expenditures	16,591	18,648	19,409	20,059	20,698	21,259	21,887	22,534
SINGLE FAMILY RESIDENTIAL FLAT RATE	\$ 461	\$ 521	\$ 547	\$ 559	\$ 576	\$ 593	\$ 611	\$ 629

The Corporation of the District of North Vancouver

Bylaw 8091

A bylaw to amend the Sewer Bylaw 6656, 1994

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

1. Citation

This bylaw may be cited as "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)".

2. Amendments

Sewer Bylaw 6656, 1994, is amended as follows:

- a. Section 2 Interpretation is expanded to include the addition of two new definitions:
 - I. **service capping** means to temporarily isolate a sewer lateral with the intent of reuse.
 - II. **service abandonment** means to permanently abandon the sewer lateral and connection at the main with no intent of reuse.
- b. Section 12. a) is deleted and replaced in its entirety with:
 - I. All new storm drainage connections and sanitary drainage connections that do not require a monitoring chamber or an oil and grit chamber or have a man-hole at or near the property line shall be equipped with an inspection chamber that meets the technical specifications set out in SSD-S.6 and Sewer Service Connection Details.
- c. Attachment 3 is deleted in its entirety.
- d. Attachment 4 Schedule of Installation Charges is deleted in its entirety and replaced with new Attachment 4 and renamed Attachment 3 as shown in Schedule A of this bylaw.
- e. Attachment 5 is deleted in its entirety and replaced with a new Attachment 5 and renamed Attachment 4 Sanitary Sewer Drainage Charges and Fees as shown in Schedule A of this bylaw.

3. Effective Date

The effective date of this bylaw is January 1, 2015.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8091

ATTACHMENT 3

SCHEDULE OF INSTALLATION CHARGES		
1. Service Capping Fees:		
• Storm		\$1,092.00
• Sanitary		\$1,092.00
2. Service Abandonment Fees:		
• Storm		\$2,500.00
• Sanitary		\$2,500.00
3. Cast Iron Inspection Chamber Covers (each):		\$216.00
4. Base Sewer Connection Charges consists of a service connection installation to main charge plus a service connection length charge.		
Service Connection Installation to Main Charge	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$2,100	\$2,700
2nd Connection	\$1,100	\$1,100
3rd Connection	\$1,100	\$1,100
Service Connection Length Charges	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$380/ meter	\$590/ meter
2nd Connection	\$190/ meter	\$230/ meter
3rd Connection	\$190/ meter	\$230/ meter
Manhole	\$5,516.00	\$527/ meter
5. Utility crossing charge (for each crossing/crossings required when laying the connection underneath other pipes or ducts):		\$587.00

6. Installation charges for storm or sanitary sewer connections:	
a) The "first connection" shall be the longest connection.	
b) "Second" connection, "third" connection, and "additional" connection rates shall only apply when these connections are installed in the same trench (standard width) as the "first" connection.	
c) Connection charges shall be based on the greater of the depths measured between the ground surface at the property line or the ground surface at the main and the design depth of the connection at those two locations.	
d) The charges for connections greater than 3 metres in depth (if deemed acceptable) or 300mm in diameter shall be estimated and charged on a site specific basis.	
e) The location of the connection at the sewer main shall be at a point along the main no further than the midpoint of the lot adjacent to the lot being connected. This location shall be determined by the intersection of the sewer main and a line drawn perpendicular to the adjacent lot line at its midpoint.	
f) The cost to replace any existing legal pin disturbed due to its proximity to the new connection shall be borne by the applicant.	
g) The cost for any rock work requiring blasting, drilling or splitting shall be in addition to the charges calculated in this schedule.	
h) BC Hydro charges for any work related to the connection installation shall be in addition to the charges calculated in this schedule.	
i) The cost to connect to a concrete encased sewer pipe shall be in addition to the charges calculated in this schedule.	
j) The cost of DNV staff required to complete an engineering design for a sewer connection shall be in addition to the charges calculated in this schedule.	
k) Charges will be applied based on the year of construction.	
Example 1 (Connection less than 2m deep, 10m long)	
1st Connection less than 2m deep, 10m long \$2,100 + (10x\$380) + \$575 =	\$6,475
2nd Connection, less than 2m deep, 10m long \$1,100 + (10 x\$190) + \$575 =	\$3,575
3rd Connection, less than 2m deep, 7m long \$1,100 + (7x\$190) + \$575 =	\$3,005
TOTAL	\$13,055

Example 2 (Connection greater than 2m deep, 10m long)	
1st Connection greater than 2m deep, 10m long $\$2,700 + (10 \times \$590) + \$575 =$	\$9,175
2nd Connection greater than 2m deep, 10m long $\$1,100 + (10 \times \$230) + \$575 =$	\$3,975
3rd Connection, greater than 2m deep, 7m long $\$1,100 + (7 \times \$230) + \$575 =$	\$3,285
TOTAL	\$16,435

Schedule A to Bylaw 8091

ATTACHMENT 4

SANITARY SEWER AND DRAINAGE CHARGES AND FEES

UNMETERED WATER SUPPLY

1. Where the water supply to a property is unmetered, an annual charge is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the class of user as follows. All flat rate annual charges are due and payable at the same time and in the same manner as the general rates and taxes. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.

The annual charge for premises serviced for less than one year shall be paid on a pro-rated basis to the date of capping subject to Section 16 or from the date of connection to the last date in December. The date of connection shall be determined as follows:

- for premises where a new sanitary sewer inspection chamber has been installed, the date of connection is the date on which District forces pull the inspection chamber plug
- for all other premises, the date of connection is the date of the final plumbing inspection for the first dwelling unit; for phased developments, the date of connection for each phase is the date of the final plumbing inspection for the first dwelling unit in that phase

Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by the District Inspector confirming the removal of the suite.

Any property owner who installs a Secondary Suite will be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.

Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.

All charges are for the calendar year.

SEWER AND DRAINAGE USER CHARGES & FEES - ANNUAL CHARGE	
A. FLAT RATE CHARGES	
USER	ANNUAL CHARGE
Single Family Residence	\$559.00
Row House/ Duplex	\$465.00
Secondary Suite	\$258.00
Multi-family	\$465.00
Rest Home per bedroom	\$163.80
Retail, office or service commercial premise	\$559.00
• With living quarters, an additional	\$465.00
Church	\$559.00

METERED PROPERTIES

- Where the water supply to a property is metered, or where the sewage discharge from a property is metered or otherwise measured under a GVS&DD Waste Discharge Permit, a charge, which is due and payable on or before the 20th day of the month in which the account is rendered, is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the quantity of water delivered to the property or the quantity of sewage discharged from the property as follows:

MONTHLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$56.36
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$5.77

QUARTERLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$169.08
All in excess of 3,000 cu.ft used – per 100 cu.ft	\$5.77

REDUCTION IN CHARGE

3. Where the water supply to a property is metered and a user of the sanitary sewer system can establish that less than 80% of the water delivered by the water utility to the property is discharged into the sanitary sewer system, the Treasurer shall reduce the charge in proportion to the amount of water which is not discharged into the sewer system as follows:
- water discharged to the sanitary sewer is less than 80 per cent down to 65 percent - 25 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 65 per cent down to 35 percent - 50 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 35 percent - 75 percent reduction in sewer charge

INDUSTRIAL BOD/TSS CHARGES

4. Where the discharge to sanitary sewer from a property is regulated under a GVS&DD Waste Discharge Permit, the total annual charge will be based on the following table:

GVS&DD WASTE DISCHARGE PERMITEE SEWER CHARGES	
MONTHLY METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$56.36
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$3.22
QUARTERLY METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$169.08
All in excess of 3,000 cu.ft. used – per 100 cu.ft.	\$3.22

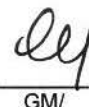
CHARGE FOR CONTAMINATED GROUNDWATER DISCHARGE TO SEWER

5. GVS&DD discharge permit requirements apply. Charge is \$0.402 per cubic metre.

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


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

December 9, 2014
File: 01.0530.01/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: 2015 Council Meeting Schedule

RECOMMENDATION:

THAT the 2015 Council Meeting Schedule, attached to the December 9, 2014 report of the Deputy Municipal Clerk, be adopted.

REASON FOR REPORT:

The reason for this report is to approve the 2015 Council Meeting Schedule. The revised meeting schedule reschedules the 7:00 pm January 5, 2015 Regular Council Meeting to 6:00 pm on January 12, 2015.

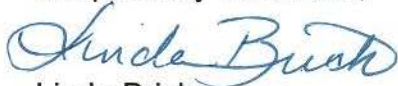
BACKGROUND:

Council considered the 2015 Annual Council Meeting Schedule at the December 8, 2015 Committee of the Whole meeting. At the request of Council the January 5, 2015 Regular Meeting of Council has been rescheduled to January 12, 2015.

Options:



1. THAT the 2015 Council Meeting Schedule be approved as shown in the December 9, 2014 report of the Deputy Municipal Clerk.
2. Council could choose to make changes to the Meeting Schedule.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

District of North Vancouver Council Schedule - 2015

-  Regular
-  Statutory Holidays
-  Committee of the Whole
-  FCM & UBCM

All meetings will be held at the District of North Vancouver Municipal Hall and will start at 7:00 pm unless otherwise indicated.

Note that on January 12 the Regular Council Meeting starts at 6 pm and the Committee of the Whole starts at 7 pm.

January 2015

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2015

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2015

Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2015

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2015

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					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2015

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2015

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2015

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2015

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2015

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31


November 2015

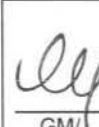
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2015

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

December 9, 2014
File: 01.0115.30/002.000

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: Appointment of Alternate GVRD Director

RECOMMENDATION:

THAT Councillor MacKay-Dunn is appointed as the Alternate Municipal Director to the Greater Vancouver Regional District Board.

REASON FOR REPORT:

The reason for this report is to provide Council with the opportunity to appoint an alternate Director to the Greater Vancouver Regional District Board.

BACKGROUND:

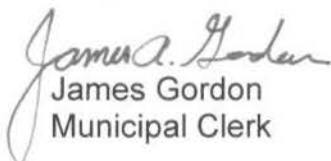
Council must appoint a Director and alternate to the Greater Vancouver Regional District (GVRD) Board following each general local election for a term not to exceed the period between general elections or at such time as the Council wishes to appoint a different Director or alternate. This must be done very early in the term of a new council in order to have a Director appointed in time for the Board's inaugural meeting which occurs shortly after those of the municipal councils who are GVRD members.

At the Inaugural Meeting on December 1, Council appointed Mayor Walton as the District's Director on the GVRD Board but was not able to appoint an alternate at that time.

OPTIONS:

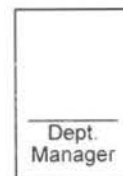
1. Council may appoint Councillor MacKay-Dunn as the GVRD alternate Director; or,
2. Council may appoint any other member of Council as the GVRD alternate Director.

Respectfully submitted,


 James Gordon
Municipal Clerk

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: _____

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



The District of North Vancouver REPORT TO COUNCIL

December 9, 2014

File:

AUTHOR: Nicole Deveau

SUBJECT: Revision to the Terms of Reference of the Finance and Audit Standing Committee

RECOMMENDATION:

"That Council approves on recommendation of the Finance and Audit Standing Committee the revised Terms of Reference"

REASON FOR REPORT:

On December 2nd, the Finance and Audit Standing Committee passed a resolution to bring forward the revised Terms of Reference for Council approval.

SUMMARY:

At the request of the Committee, staff reviewed the Terms of Reference with a goal to simplify the language, allow for some flexibility in scope and set the conditions under which meetings can be conducted in-camera.

The proposed revisions to the Terms of Reference are minor except for the Rules of Procedure which no longer grant a de-facto in-camera status to the meetings. Meetings can continue to be in-camera as long as they meet the conditions of Section 90 of the Community Charter. This approach is consistent with similar determination for regular Council meetings.

The number of members remains unchanged as consultation with the Municipal Clerk indicated that an increase to four members would constitute quorum and become a Committee of the Whole or a Regular Council meeting. This would effectively dissolve the F&A committee and change the purpose and the procedural rules. The new Terms of Reference, however, allow for delegates to stand in for absent Members so that quorum can be achieved.

EXISTING POLICY:

The old and the new Terms of Reference documents have been attached for comparison purposes.

TERMS OF REFERENCE

(Revised December 2, 2014)

Finance and Audit Standing Committee

Purpose

The Finance and Audit Committee is a Standing Committee of Council which provides financial oversight on behalf of Council.

Policy

1.0 Duties

- 1.1** Recommends the appointment of the External Auditor for the municipality to Council.
- 1.2** Receives annual Audited Financial statements and External Auditor's report and recommends to Council for approval.
- 1.3** Receives Internal Auditor's reports for information. Reviews Internal Audit Plan annually with the Internal Auditor and provides input and direction.
- 1.4** Reviews and approves Corporate Financial Policies.
- 1.5** Receives Chief Financial Officer's report on operations quarterly.
- 1.6** Reports to Council on the Committee's financial governance activities annually.
- 1.7** Recommends to the CAO and CFO specific assignments in relation to financial governance.

2.0 Membership and Quorum

The Committee shall be comprised of the Mayor and two members of Council (or their delegate). The Chairperson is to be one of the two members of Council. A quorum shall be two members of the Committee.

3.0 Term

Appointments are made by the Mayor annually for a one year term.

4.0 Meeting Schedule

The Committee shall meet at least semi-annually.

5.0 Rules of Procedure

The public may be excluded from Committee meetings where items consistent with section 90 of the Community Charter are discussed.

6.0 Support Services

A designated staff person will provide committee support services including agendas and minutes. Professional staff support is to be provided from the Finance and Technology Division and other divisions as necessary.

TERMS OF REFERENCE

Finance and Audit Committee

Purpose

The Audit Committee is a Standing Committee of Council which provides independent oversight over the financial affairs, internal controls, and the external auditors.

Policy

1.0 Duties

- 1.1** Recommends the appointment of the External Auditor for the municipality to Council.
- 1.2** Receives annual Audited Financial statements and External Auditor's Report and recommends to Council for acceptance.
- 1.3** Reviews Internal Audit Plan periodically with the Internal Auditor and provides an opportunity for input and direction. Receives Internal Auditor's Report annually on audit activities and other specific reports during the year.
- 1.4** Reviews and approves Corporate Financial Policies.
- 1.5** Receives Chief Financial Officer's Report on financial activities quarterly.
- 1.6** Reports to Council annually on the Committee's audit and financial governance activities.
- 1.7** Recommends to the Chief Administrative Officer and Director of Finance specific assignments in relation to matters of policy or internal control which are deemed of significant consequence or materiality to constitute a priority in the normal work program.

2.0 Membership and Quorum

The Mayor and two members of Council. The Chairperson is to be one of the two members of Council. A quorum shall be two members of the Committee.

Term

Appointments are made annually by the Mayor for a one year term.

Meeting Schedule

The Committee shall meet at least semi-annually.

Rules of Procedure

It is understood that most meetings shall be closed to the public, subject to consistent application of the *Community Charter*.

Support Services

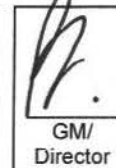
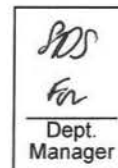
A designated staff person will provide committee support services including agendas and minutes. Professional staff support is to be provided from the Financial Services Division and other divisions as necessary.

Policy Approvals, Reviews, Amendments

To be made by Council and the Chief Administrative Officer.

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



The District of North Vancouver REPORT TO COUNCIL

November 27, 2014

File: 05.1930/GrantsSponsorships/2015

AUTHOR: Cristina Rucci, Social Planner
Annie Mauboules, Social Planner

SUBJECT: Interim Funding for Selected Agencies for 2015

RECOMMENDATION:

THAT the following core funded organizations receive interim funding totalling **\$301,593** in January 2015, which is equivalent to approximately one half of the proposed 2015 Operating Grant and distributed as follows:

Capilano Community Services Society	\$56,956
North Shore Neighbourhood House	\$55,181
Boys' and Girls' Club of Greater Vancouver (Norvan)	\$13,087
Parkgate Community Services Society	\$99,500
Silver Harbour Centre Society	\$54,769
Lynn Valley Services Society (Mollie Nye House)	\$22,100

THAT the balance of the 2015 operating grant be paid in June following approval of the budget; and

THAT if any increases requested by the above agencies are approved by Council as part of the 2015 budget process, that these increases are reflected in the final payment provided to each agency in the final disbursement in June 2015 as described above.

REASON FOR REPORT:

To provide agencies with interim funding based on 2014 budget amounts. This interim funding allows agencies to provide continuous service to the community while still enabling Council to make changes to the core funding budget as part of the 2015 budget process.

BACKGROUND:

The Youth Outreach Organizations, Mollie Nye House as well as Silver Harbour Centre Society have been designated core funded by the District of North Vancouver and receive direct grants from the municipality. These agencies typically receive approximately one half of their grant funds early in the calendar year and the rest in June when other core funded service agencies including Family Services of the North Shore, North Shore Child Care

Resources and North Vancouver Restorative Justice Society receive their grant instalment. The advance provides these agencies with operating funds until the final municipal budget is approved in the spring, but allows Council some flexibility to change the grant amounts in response to other budget priorities and community needs.

EXISTING POLICY:

City and District of North Vancouver Youth Funding Policy, Funding Policy: 10-5120-1, 10-5120-2, 10-5120-3 District of North Vancouver Municipal Grants Policy: 5.1850.2 (Attachment A). Bylaw 7900 Official Community Plan Social Inclusion and Well Being (Part Two: Community Development).

ANALYSIS:***Youth Outreach Organizations***

Capilano Community Services Society, North Shore Neighbourhood House, NorVan Boys and Girls Club and Parkgate Community Services Society provide outreach youth services to youth at risk on behalf of the District of North Vancouver. The municipality provides core funding to these agencies to cover operating costs for the youth outreach program. The agencies collaborate with Social Planning staff to develop mutually agreed upon work plans targeting key areas of need for youth services in the District. This includes monthly statistical information as well as outcome indicator reporting.

Lynn Valley Services Society: Mollie Nye House

The mandate of Mollie Nye House is to offer a welcoming, active place where Lynn Valley residents feel a sense of belonging and pride; where community volunteers encourage and nurture programs and services for seniors and others; and where preservation and use of the House and garden recognizes its historic place in the community and the contributions of the Nye family. The specific purpose of the house is to support, promote and develop social, community and recreational services and programs at the House for all residents of Lynn Valley now and in the future and to create a place and opportunities for dialogue regarding issues of community interest in Lynn Valley. Administration and programming responsibilities for the Mollie Nye House have transitioned to the Lynn Valley Services Society who are better positioned to offer a broader range of programming to meet this mandate. The new Society is supported by the Lynn Valley Seniors and Community Associations and District and Recreation Commission staff.

Silver Harbour Seniors Centre Society

The City and the District of North Vancouver provide annual operating grants to Silver Harbour Seniors Centre Society for seniors' programs. A primary mandate of this society is to inspire and enhance the physical and mental well-being of adults 55+ by providing social, creative, educational, and physical activities, focussing on volunteer participation. The society is part of the North Shore Services to Seniors Coalition. It should be noted that 7 years ago, municipal grants accounted for 42% of Silver Harbour's revenues but since then, they have progressively reduced their budget's dependence on municipal funding. Funding provided to Silver Harbour is applied towards general operations of the organization including maintenance, salaries and promotions.

Table 1: The following table provides a summary of core funded social service agencies that are eligible for early funding:

Agency	2014 base grant	Advance proposed for 2015
Capilano Community Services Society	\$113,912	\$56,956
North Shore Neighbourhood House	\$110,361	\$55,181
Boys' and Girls' Clubs of Greater Vancouver (Norvan)	\$26,174	\$13,087
Parkgate Community Services Society	\$199,000	\$99,500
Silver Harbour Centre Society	\$109,538	\$54,769
Lynn Valley Services Society (Mollie Nye House)	\$44,200	\$22,100
TOTAL	\$603,185	\$301,593

In support of their 2015 grant applications, agencies have provided their audited financial statements, proposed 2015 budgets, annual reports, goals and objectives for 2015, and accomplishments for 2014. Staff has reviewed these supporting materials and are satisfied that these agencies meet the District's accountability requirements. Agencies will be required to provide updated financial information and accomplishments prior to the release of the final instalment of their 2015 grants in June.

Timing/Approval Process:

Core funded agencies access to the first instalment of their annual grants in January of each fiscal year allows them to provide uninterrupted service to the community while giving Council flexibility on the total amount disbursed each year.

Concurrence:

The Finance Department requires Council approval prior to disbursement of the funds.

Financial Impacts:

The first instalment of the 2015 core grants does not include any requested budget increases. Council retains the ability to adjust 2015 grant amounts through the 2015 budget process.

Liability/Risk:

Advance pay-out will preclude the District's ability to completely eliminate grants to these agencies but Council has no obligation to approve payment of the remaining 50%. Forestalling entire grants payments to June creates risk for the social service agencies that must finance their first six months of operation through alternative sources, without any guarantee that they will receive funding from the District.

Social Policy Implications:

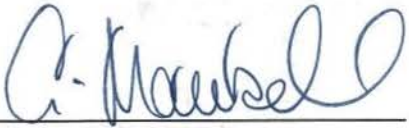
Providing support to the social service organizations achieves the policy goals as set out in the Social Inclusion and Well Being section of the Official Community Plan by providing

SUBJECT: Interim Funding for Selected Agencies for 2015

November 27, 2014

Page 4

support to groups that contribute to the overall health and vitality of District residents, including those that are most vulnerable and marginalized. Municipal funding provides an important source of funding to these social service agencies because it allows them to leverage other funding to enable the delivery of important social services to District residents.



Annie Mauboules
Social Planner



Cristina Rucci
Social Planner

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: _____



CORPORATE POLICY MANUAL

Section:	Finance	5
Sub-Section:	Grants	1850
Title:	MUNICIPAL COMMUNITY SERVICE GRANTS	2

POLICY

The *Local Government Act* authorizes the Council to grant monies "to any organization deemed by Council to be contributing to the general interest and advantage of the municipality" (section 176 1(c)).

REASON FOR POLICY

The Council recognizes that community non-profit organizations contribute to the well being of the citizens of the Municipality and to the improvement of their quality of life, and that financial support by Council may effectively promote additional funding from other sources.

AUTHORITY TO ACT

Retained by Council

PROCEDURE

1.0 Criteria for Grant Applications

Groups applying for grants must

- 1.1 meet the guidelines of section 176.1 (c) of the *Local Government Act*;
- 1.2 offer services to the citizens of the District of North Vancouver and justify the need for that service;
- 1.3 show evidence of on going, active volunteer involvement;
- 1.4 present proof of financial responsibility and accountability; and
- 1.5 be seen to be seeking monies from other funding sources, or contributing their own funds to the project.

It should be noted that program supplies are eligible for funding, but capital equipment and building costs are not eligible for community grants.

2. Applications

- 2.1. Application Form - The application form supplied by the Municipal Clerk must be utilized by all applicants for grants.
- 2.2. Completeness of Information Supplied - Unless all required information is supplied or a suitable explanation offered as to why this information cannot be supplied, the grant application will not be considered.
- 2.3. Deadline - The deadline of January 31 for applications in any year shall be strictly adhered to. Applications received after that date at any time throughout the year will only be considered if they meet the criteria under Section 2.4

- 2.4. Funding Requests throughout the Year - Funding requests received after the January 31 deadline will be considered if they meet the following conditions:

- 2.4.1. the application meets the community grants criteria as outlined in Section 1.0 of this policy;
- 2.4.2. the requirement for funding was not reasonably foreseeable at the date of the deadline for community grants for the current period;
- 2.4.3. adequate justification is provided for not meeting the deadline for community grants for the current period.
- 2.4.4. the requirement is not for sport and/or recreation travel grants; and
- 2.4.5. a community grant application form is completed.

Staff will review applications and provide recommendations to Council.

- 2.5 Material to Council - will receive the recommendations of the Community Services Advisory Committee; additional material, including completed applications, will be forwarded if Council specifically requests it.

3.0 Publication of District Grant Process and Criteria

- 3.1 The District Grant Process and Criteria will be publicized by posting a notice and placing an advertisement in the press each November advising the Community of the Grant process and criteria and any grant priorities consistent with Council policies.
- 3.2 Grants disbursed on a yearly basis will be publicized at the conclusion of the grant process.

4.0 Acknowledgement of District Grants

- 4.1 All recipients of grants from the District of North Vancouver are required to publicly acknowledge such donations.
- 4.2 This information is to be communicated to all beneficiaries, either in a local North Shore newspaper or through a letter, as well as, if applicable, in a prominent location in their publication.

5.0 Return of Unspent Funds

- 5.1 In the event that the funds are not used for the project or programs as described in the application, or if there are misrepresentations in the application, the full amount of the financial assistance may be payable forthwith to the District of North Vancouver.
- 5.2 If there are any changes in the funding of the project from that contemplated in the application, the District will be notified of such changes through the Community Planning Department.
- 5.3 Any unspent funds must be returned to the District at the end of the year or within 60 days of the completion of the project or event.
- 5.4 Where multiple sources of funding are received, any unspent funds will be returned pro rata to those contributing organizations that require refunds of grants.

6.0 Accountability


- 6.1 Accountability forms describing how the grant was spent must be signed by two officers of the society, and submitted to the District by December 31st of each year or within 30 days of completion of the project or event, except where the society is applying for a grant for the current year, in which case they will complete the accountability section of the application form and submit no later than January 31st of the grant year for which they are applying.
- 6.2 When applying for a municipal grant, or upon request, the applicant will supply an audited financial statement for the most recent fiscal year, or where audited financial statements are not available, the applicant will supply financial statements that have been verified as correct by two signing officers from the organization.
- 6.3 When applying for a municipal grant, the signing officers of the organization will provide written acceptance of the conditions as outlined in Sections 3.0 through 6.3 of the Municipal Grants Policy 5-1850-2.

Approval Date:	March 1, 1982	Approved by:	Policy & Planning Committee
1. Amendment Date:	April 15, 1991	Approved by:	Policy & Planning Committee
2. Amendment Date:	July 22, 1991	Approved by:	Policy & Planning Committee
3. Amendment Date:	March 9, 1992	Approved by:	Policy & Planning Committee
4. Amendment Date:	January 9, 1995	Approved by:	Special Executive Committee
5. Amendment Date:	August 14, 1995	Approved by:	Executive Committee
6. Amendment Date:	December 11, 1995	Approved by:	Regular Council
7. Amendment Date:	June 21, 1999	Approved by:	Regular Council
8. Amendment Date:		Approved by:	

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


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

November 25, 2014

File: 3060-20/20.14

AUTHOR: Doug Allan, Community Planner

**SUBJECT: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT
BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER
AVENUE**

RECOMMENDATION:

It is recommended that:

1. Bylaw 8080, which rezones the subject site from Marine Drive Commercial Zone (C9) to Comprehensive Development Zone 83 (CD83) to enable the development of a 16 unit apartment project, be given FIRST Reading;
2. Bylaw 8094, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST Reading; and
3. Bylaw 8080 be referred to a Public Hearing.

REASON FOR REPORT:

To obtain Council's authorization to proceed to Public Hearing to amend the site's zoning (Bylaw 8080) to enable the development of a 16 unit condominium apartment building. Associated with the rezoning bylaw is a Housing Agreement Bylaw (Bylaw 8094) to prevent future rental restrictions.

SUMMARY:

London Meridian Properties Inc., proposes to redevelop the commercial property at 1591 Bowser Avenue with a 3 storey apartment building containing 16 units. Implementation of the project requires rezoning, a housing agreement bylaw and issuance of a development permit. The rezoning bylaw, Bylaw 8080, and a Housing Agreement Bylaw, Bylaw 8094, are recommended for First Reading and Bylaw 8080 is recommended for referral to a Public Hearing. A development permit will be forwarded to Council for consideration if the rezoning proceeds.



SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

November 25, 2014

Page 2

EXISTING POLICY:

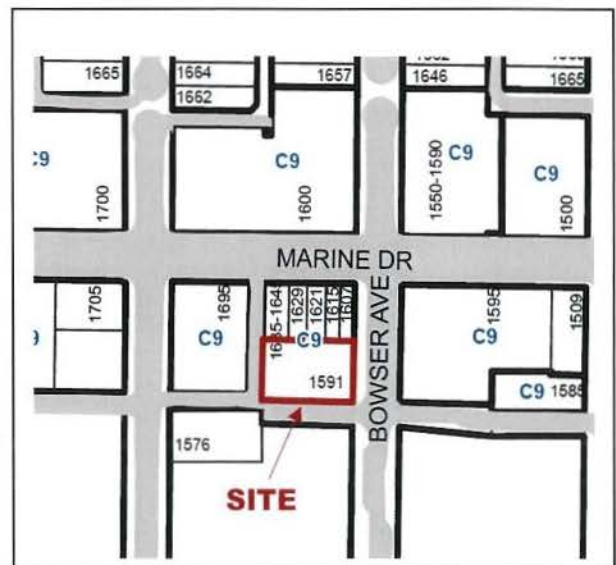
Official Community Plan

The subject property is designated as *Commercial Residential Mixed Use Level 1*. This designation is "...intended predominantly for general commercial purposes, such as retail, service and offices throughout the District. Residential uses above commercial uses at street level are generally encouraged. Development in this designation is permitted up to approximately 1.75 FSR." The proposed development does not include independent commercial uses, but, as the site is located one half block south of Marine Drive, the residential project, with limited live-work use, is appropriate.

Zoning

The development site is zoned Marine Drive Commercial Zone (C9) as shown on the accompanying map. The C9 zone contains different height and FSR regulations depending upon whether the site is larger or smaller than 1100m² (12,000ft.²). In this case, the site, at 1023.4m² (11,015ft.²), is smaller and as a result building height is limited to 8m (26.25ft.) and FSR to a maximum of 1.0. For reference, sites greater than 1100m² (12,000ft.²) allow for a height of 13.5m (44.3ft.) and an FSR of 1.75.

The proposed building is 11m (36ft.) high with a density of 1.68. To enable the proposed building height and greater FSR for this site, Bylaw 8080 proposes the establishment of a new Comprehensive Development Zone 83 (CD83) tailored specifically to this project.



Development Permit Areas

The subject lot is designated as Development Permit Areas for:

- Form and Character of Multi-Family Housing; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

In addition, the site is subject to the Form and Character Design Guidelines applicable to Marine Drive. A development permit report outlining the project's compliance with the applicable DPA guidelines, will be provided for Council's consideration should the rezoning proceed.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 ("Strata Rental Protection Policy") applies to this project as the rezoning application would permit development of more than five residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8094 is provided for Council's consideration.

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

November 25, 2014

Page 3

ANALYSIS:

The Site and Surrounding Area:

As illustrated on the following aerial photograph, the site is located on the west side of Bowser Avenue, south of Marine Drive. Two open lanes are located to the south and west. The site is 1,023.4m² (11,015.7ft.²) in area.



Surrounding properties consist of: developed commercial properties (C9) to the north, east and west; and, "Illahee", a multi-family project (RM6), to the south.

The site is currently occupied by a 2 storey commercial building over a partial basement level, with surface parking, illustrated on the following aerial image as viewed from the south.



SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

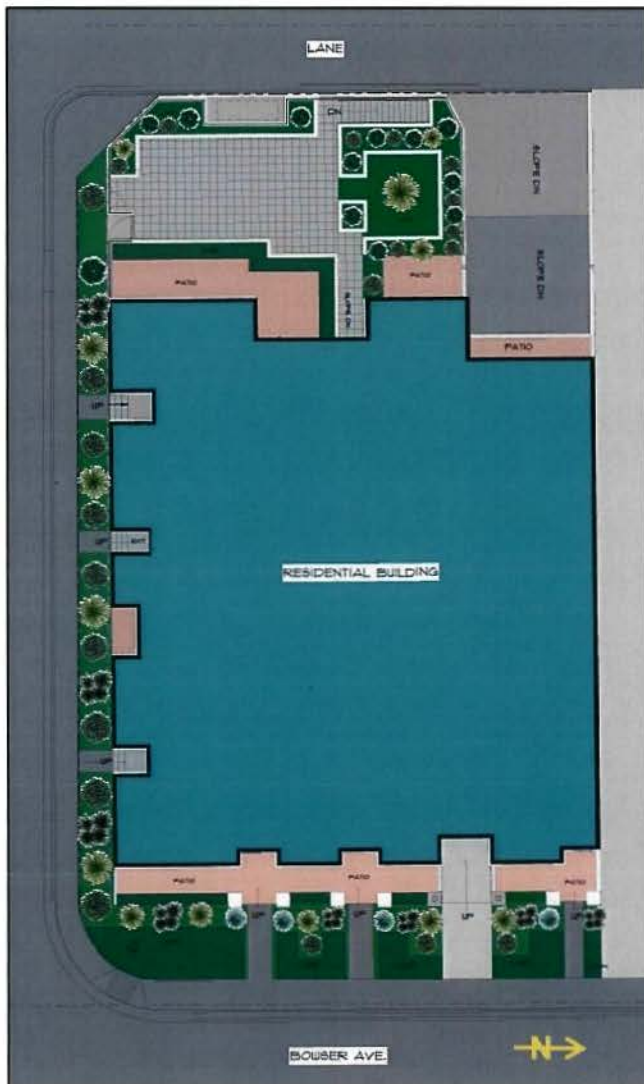
November 25, 2014

Page 4

Project Description:

a) Site Plan/Building:

The project consists of a single building containing 16 apartment units in a 3 storey, flat roof building form as illustrated on the following site plan and building images.



The unit mix consists of 5 studios, 3, one bedroom, 6, two bedroom units and, 2, three bedroom units, ranging from 60m² (643ft.²) to 150m² (1617ft.²) in size. The total floor area is 1716m² (18,473ft.²) resulting in an FSR of approximately 1.68. The building is 11m (36ft.) in height. The applicant has proposed that the 6 units on the main floor be permitted to have live/work use.

In response to input from staff and the community, the architect has worked to revise the building design/massing to act as a transition between the typical form of development on Marine Drive

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

November 25, 2014

Page 5

and the lower density multi-family development to the south. The building elevations are illustrated in the following images. The principal building materials consist of brick accented with hardi panel. As the north elevation will not be visible when the site to the north is redeveloped, this elevation consists of a grey-coloured, split face, concrete block with dark charcoal smooth-face block as an accent material.



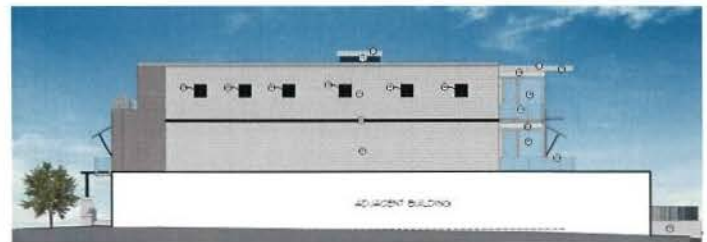
East (Bowser) Elevation



West Elevation



South Elevation



North Elevation

b) Parking/Access:

Parking proposed is a total of 22 spaces (1.37 spaces/unit), provided underground with access off the lane to the west of the site. The applicant's transportation consultant, Bunt & Associates, provided an analysis utilizing the District's Parking Principles for OCP Town and Village Centres. For projects within 400m of a Frequent Transit Development Area such as this site, 1.2 spaces/unit, including visitor parking is contemplated. This ratio is supported by the Metro Vancouver Apartment Parking Study which examined required apartment parking supply. Both the District and Metro Vancouver parking ratios would require 20 spaces for this development. Based on that analysis, Bunt & Associates concluded that a supply of 22 spaces was adequate for this project. Therefore, staff support the proposed parking as the site is close to transit service on Marine Drive and it is within the range of parking provided for other projects on Marine Drive. To support the parking rate, Bunt & Associates suggested several Transportation Demand Management strategies including:

- electric vehicle parking;
- car sharing; and
- the provision of bicycle facilities within the building.

Staff will continue to work with the consultant to finalize a trip reduction strategy which, in addition to the above measures, will incorporate personal travel planning and 6 month transit pass programs.

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

November 25, 2014

Page 6

c) Landscaping:

The landscaping concept consists of several different elements, including:

- street tree planting along Bowser Avenue;
- low shrub/lawn planting and sidewalk along the south property line to create a separation between the east/west lane and the building; and
- screen planting around an exterior resident amenity patio and water feature, to the rear (west) of the building.

Details of the landscape concept will be provided as part of a future development permit report.

d) Accessible Units

In response to the District's Adaptable Design Guidelines, 4, (25%), of the units will be designed to meet the Level 2 standard and the remaining 12 units (75%) will meet Level 1B.

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

OFF-SITE IMPROVEMENTS:

The application includes the construction of a new sidewalk in the lane to the south and off-site, streetscape upgrades along Bowser, including the introduction of street trees.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory for projects requiring rezoning. The project is targeting an energy performance rating 30% better than the ASHRAE90.1-2007 standard which represents a significant improvement over the Green Building Strategy Energy Performance baseline (13% better than ASHRAE90.1-2007), and will achieve a building performance equivalent to Built Green HD™ 'Gold'.

Key energy and building performance measures include:

- condensing tankless water heaters;
- the provision of operable windows for natural ventilation;
- glazing with improved insulation values;
- ventilation heat recovery;
- air source heat pumps;
- certified sustainably harvested dimensional lumber and flooring; and
- window shading devices on west elevation;

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Policy requires a contribution for projects which propose an increase in density. The CAC for this apartment project is based on \$15.00/sq.ft. of the increased

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

November 25, 2014

Page 7

residential floor area over the base density. This amounts to a CAC estimated at approximately \$111,850. The community amenity contribution has been included as part of the density bonus provisions in the proposed CD83 Zone and the zoning provisions note that the District may use the CAC funds for any of the following:

- public art;
- park, trail, environmental or other public realm improvements;
- municipal or recreation service or facility improvements; or
- the affordable housing fund.

IMPLEMENTATION:

Implementation of this project requires Council's consideration of: rezoning (Bylaw 8080); a Housing Agreement Bylaw, (Bylaw 8094); issuance of a development permit; and, registration of a Development Covenant.

Bylaw 8080 (Attachment B) rezones the subject property from Marine Drive Commercial Zone (C9) to a new Comprehensive Development 83 Zone (CD83) which:

- establishes low rise apartment as a permitted use;
- allows live/work use as a permitted use under specified conditions;
- allows home occupations as an accessory use;
- establishes a base density (Floor Space Ratio) of 1.0;
- requires a housing agreement and a community amenity contribution to support an FSR increase to 1.68;
- establishes building coverage, setback and building height regulations;
- requires compliance with acoustic requirements; and
- establishes parking and bicycle parking regulations unique to this project.

Bylaw 8094 (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

The Development Covenant will be required prior to the adoption of the Rezoning and Housing Agreement bylaws and will include requirements for:

- a green building covenant;
- a stormwater management covenant;
- a covenant to ensure the final trip reduction strategy is implemented prior to the issuance of an occupancy permit;
- a construction management plan; and
- a right-of-way for a 4m x 4m corner cut over the southwest corner of the site to improve traffic movement and visibility at the junction of the two abutting lanes.

**SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND
HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT
PROJECT AT 1591 BOWSER AVENUE**

November 25, 2014

Page 8

CONCURRENCE:

Staff

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

Advisory Design Panel

The application was considered by the Advisory Design Panel on June 12, 2014 and the Panel passed the following motion:

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

- consideration of simplification of the building envelope to allow for successful detailing;
- review of the format of common amenity area with regard to the relationships to the adjacent private outdoor spaces and accessibility of the amenity area overall
- review of the north wall treatment including transition of materials, durability and detailing;
- review of format of canopies particularly with regard to management of drainage;
- review of location and access to waste disposal facilities;
- confirmation of building code compliance regarding balcony and roof projections within 1.2m of the north property line; and
- review of glazing and solar gain issues for west elevation."

In response to the Panel's motion and discussions with staff:

- the south elevation has been revised to simplify the detailing;
- the rear common amenity space has been buffered from the surrounding lanes with low walls and hedging and the private resident decks are delineated with additional hedge planting;
- the north elevation has been redesigned to include a grey-coloured split-face block with contrasting charcoal-coloured block and the brick material used on the east elevation which and this will also address the Building Code concern identified by the Panel; and
- solar shades have been added to the windows on the west elevation.

PUBLIC INPUT:

A facilitated Public Information Meeting was held on June 19, 2014 and was attended by 12 members of the public. Seven written submissions were provided following the meeting. Comments received included the following:

- the potential for the units to be rented;
- the project architecture, building coverage and density;
- the size of the balconies;
- the anticipated length of construction;
- the proposed parking;
- potential impacts on property values;

SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT PROJECT AT 1591 BOWSER AVENUE

November 25, 2014

Page 9

- topics regarding the adjacent lanes and additional traffic;
- the development of adjacent properties to the north;
- the absence of a traffic signal at Bowser Avenue and Marine Drive; and
- the possibility of installing speed bumps to slow traffic in the lanes.

In response to input, the applicant has revised the project by: reducing the number of units from 24 to 16 and the number of storeys from 4 to 3; reducing the density (FSR); revising the project design to create an improved transition to the residential use to the south of the site, including a large setback at the 3rd floor; and adjusting the amount of visitor parking to provide more resident parking.

A copy of the facilitator's report is included as Attachment D.

CONSTRUCTION MANAGEMENT PLAN:

In accordance with the requirements of the Development Covenant, a construction management plan is required to be accepted by the District prior to the issuance of any building permit. This is intended to minimize, and where possible avoid, construction impacts on local traffic and transit and the quality of life for nearby residents. This plan must be in place prior to the commencement of any building demolition works.

CONCLUSION:

This project is in keeping with the building form envisioned in the OCP. The applicant is proposing building height and density in between their C9 zoning and the larger lot C9 zoning, and therefore, rezoning is required to implement the project. The architect and staff have worked to soften the mass of the building, including: reducing the number of units and residential floors; setting the upper storey back from the main and second floors; designing the building with residential elements to create more of a transition between the existing residential development and the future redevelopment of the properties along Marine Drive; and, designed an improved north elevation as this wall will be visible to Marine Drive until the abutting properties to the north are redeveloped. As a result, staff support the rezoning to permit a transitional height and FSR for this property. The project is now ready for Council's consideration.

OPTIONS:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8080 and 8094 and refer Bylaw 8080 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8080 and 8094 at First Reading.

**SUBJECT: BYLAWS 8080 AND 8094: BYLAWS 8080 AND 8094: REZONING AND
HOUSING AGREEMENT BYLAWS FOR A 16 UNIT APARTMENT
PROJECT AT 1591 BOWSER AVENUE**

November 25, 2014

Page 10

Respectfully submitted,


Doug Allan
Community Planner
da/
Attachments

- A – Reduced Project Plans
- B – Bylaw 8080
- C – Bylaw 8094
- D – Public Information Meeting Facilitator's Report

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

BOWSER ST. APARTMENT 1591 BOWSER STREET, NORTH VANCOUVER, BC.

GENERAL NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS OF THE OTHER CONSULTANTS.

THESE DRAWINGS COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2006 AND THE CODE COMPLIANCE REPORT / EQUIVALENCY REPORT BY PROTECTION ENGINEERING.

ANY DISCREPANCIES NOTED IN THE DOCUMENTS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

A SEPARATE SPECIFICATION IS PROVIDED FOR THE ARCHITECTURAL DETAILS COMPONENTS AND WORK.

A GEOTECHNICAL REPORT BY GEOTECHNICAL CONSULTANTS IS AVAILABLE AND MUST BE CONSULTED FOR ANY WORK OR COMPONENTS AFFECTED BY THE REPORT.

INSPECTIONS BY THE ENVELOPE CONSULTANT AQUA-COAST ENGINEERING LTD. AT SPECIFIED TIMES IN THE WORKS IS REQUIRED AND MUST BE ADHERED TO.

DATA SHEET

DATE	MAY/2014		
PROJECT	BOWSER (LOFTS ON LAKE)		
ADDRESS	1591 BOWSER STREET, NORTH VANCOUVER, BC.		
LEGAL DESCRIPTION	LOT 11 BLOCK A DISTRICT LOT 825 PLAN 7431		
SITE SIZE			
GROSS LOT AREA	1103.66 SQ.FT.	1023.38 SQ.M	0.25 Acres
LANE WIDENING	6.71 SQ.FT.	0.62 SQ.M	
NET SITE AREA	1100.95 SQ.FT.	1022.76 SQ.M	0.25 Acres

TOTAL FLOOR AREAS

LEVEL	AREA	AREA SQ.M
PARKADE	56.53	522.59
MAIN FLOOR	6428.32	600.0
SECOND FLOOR	678.31	630.53
THIRD FLOOR	257.9	240.40

TOTAL AREA (EXCLUDING PARKADE) 18,472.52 SQ.FT. (1716.0) SQ.M

FLOOR SPACE RATIO:

FBR = NET AREA / LOT AREA

FBR = 18,472.52 / 1103.66 SQ.FT. OR 1716.0 / 1023.38 SQ.M

FBR = 1.61

SITE COVERAGE:

S.C. = MAIN FLOOR AREA / LOT AREA (AS PERCENTAGE)

S.C. = 6428.32 / 1103.66 SQ.FT. OR 6428.32 / 1023.38 SQ.M

S.C. = 6.75

BUILDING COVERAGE:

B.C. = MAIN FLOOR AREA / LOT AREA (AS PERCENTAGE)

B.C. = 6428.32 / 1103.66 SQ.FT. OR 6428.32 / 1023.38 SQ.M

B.C. = 60.22%

BUILDING HEIGHT = 34.42 FT. OR 10.49 MT.

NO. OF UNITS PROPOSED = 16

NO. OF UNITS PER ACRE = 60

S.NO.	TYPE	UNIT TYPE	AREA(SF)	MAIN	2nd	3rd	TOTALS	ALL FLOORS
1	TYPE-A	1-BED	849.89	0	0	1	849.89 SF	
2	TYPE-A1	1-BED	826.49	0	1	0	826.49 SF	
3	TYPE-B	BACHELOR	649.37	0	0	1	649.37 SF	
4	TYPE-B1	BACHELOR	642.74	0	1	0	642.74 SF	
5	TYPE-C	BACHELOR	686.50	0	0	1	686.50 SF	
6	TYPE-C1	BACHELOR	678.03	0	1	0	678.03 SF	
7	TYPE-D	BACHELOR	793.16	0	0	1	793.16 SF	
8	TYPE-E	2-BED	1271.49	0	0	1	1271.49 SF	
9	TYPE-E1	2-BED	1274.00	0	1	0	1274.00 SF	
10	TYPE-E1	2-BED	1278.02	0	1	1	1278.02 SF	
11	TYPE-F	3-BED	1333.41	0	0	1	1333.41 SF	
12	TYPE-G	1-BED	1072.82	0	1	0	1072.82 SF	
13	TYPE-H	3-BED	1616.87	0	1	0	1616.87 SF	
14	TYPE-J	2-BED	1117.0	0	1	1	1117.0 SF	
15	TYPE-K	2-BED	1068.10	0	1	1	1068.10 SF	
16	TYPE-L	2-BED	1062.36	0	1	1	1062.36 SF	
Grand total				6	6	4	16	16215.1 SF

TOTAL BACHELOR	05
TOTAL ONE BED	03
TOTAL TWO BED	06
TOTAL THREE BED	02

PROPOSED PARKING (ALL UNDERGROUND)

PARKING REQUIRED:

1. STALL PER UNIT = 1. STALL PER 100 SQ.MT. (0.6X2) = 16 NO.S

NET AREA/100 X 1 (1683.63/100 X 1) = 17 NO.S

MAXIMUM PARKING REQUIRED (INCLUDING 4 VISITOR PARKING) TOTAL = 33 NO.S

TOTAL PARKING PROVIDED = 32 NO.S

TOTAL PARKING PROVIDED = 32 NO.S

SMALL CAR PARKING PROVIDED = 06 NO.S

HANDICAPPED CAR PARKING PROVIDED = 01 NO.S

SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-0.01	DATA SHEET
DP-1.00	SITE PLAN
DP-1.1	3D VIEW
DP-1.02	PARKADE PLAN
DP-1.03	MAIN FLOOR PLAN - COLOR
DP-1.04	SECOND & THIRD FLOOR PLANS - COLOR
DP-1.06	EAST ELEVATION
DP-1.08	WEST ELEVATION
DP-1.09	NORTH ELEVATION
DP-2.1	SITE PLAN
DP-3.1	PARKADE FLOOR PLAN
DP-3.2	MAIN FLOOR PLAN
DP-3.3	SECOND & THIRD FLOOR PLANS
DP-3.4	ROOF PLAN
DP-5.1	ELEVATIONS
DP-5.2	ELEVATIONS
DP-6.1	ENLARGED DETAILS

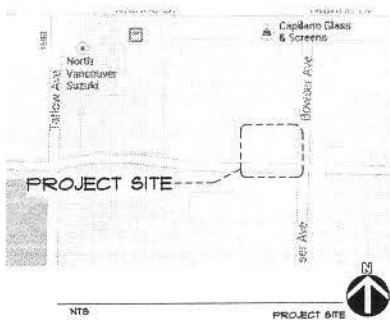
ABBREVIATION

ALUM.	ALUMINUM
BI	DRY STACK MINI BASALT RETAINING WALL
BIB	BUILT-IN SEATING
CB	CATCH BASIN
CD	COMPUTER DESK
CE	CEILING DOOR
CP	2'-0"X2'-0" CONCRETE PAVING STONE
DW	DISH WASHER
F	FRIDGE
FP	FIRE PLACE
GWB	GYPSON BOARD
HP	HEAT PUMP
HR	HAND RAIL
HU	HAND WASH
HWT	HOT WATER TANK
P.T.	PRESSURE TREATED
PLYWD.	PLYWOOD
SU	SHELVING UNIT
TG	TAMPED GLASS
V	VENT
WC	WALL CURTAIN
WD	WASHER DRYER
WS	WINDOW SEAT

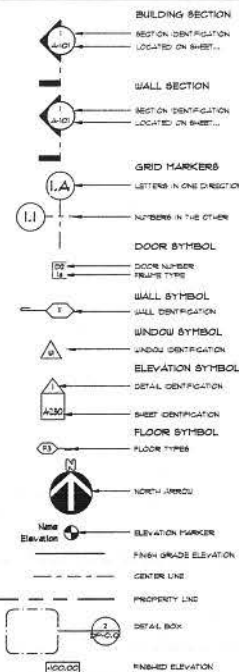
CONSULTANTS

ARCHITECT:
DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0811
EMAIL: drjohnson@drjohnson.ca

VICINITY MAP



GRAPHIC SYMBOLS



ATTACHMENT A

UNIT PRICE LIST
1. 100.00
2. 100.00
3. 100.00
4. 100.00
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7. 100.00
8. 100.00
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BOWSER ST. APARTMENT

1591 BOWSER STREET, NORTH VANCOUVER, BC

DATA SHEET

DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0811
EMAIL: drjohnson@drjohnson.ca

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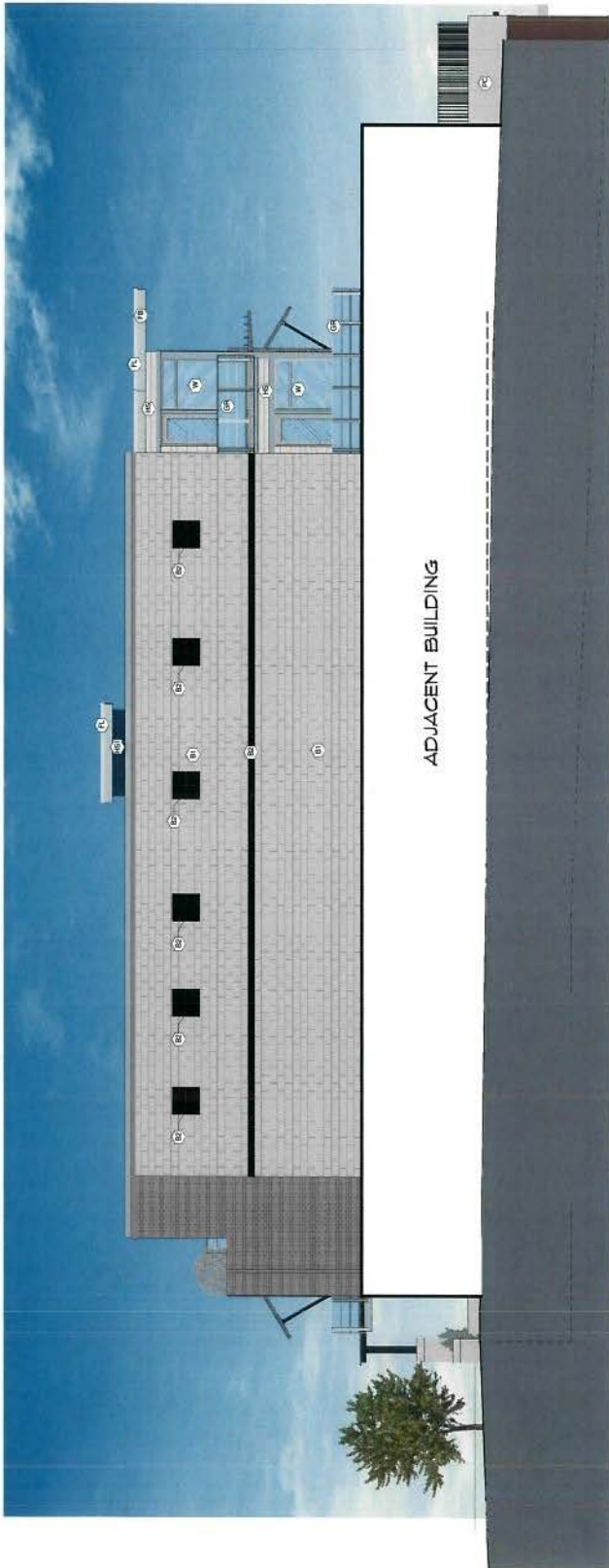
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**DOUGLAS R.
JOHNSON
ARCHITECT LTD.**
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
TEL: 435-3338 FAX: 435-3338

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DP-1.06

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1 NORTH ELEVATION (FROM MARINE)

DP-1.09

MATERIAL INDEX	SYMBOL	MATERIAL	COLOR
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BOWSER ST. APARTMENT
 159 BOWSER STREET
 NORTH VANCOUVER, BC
 NORTH ELEVATION

DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-301 WEST 3RD ST.
 NORTH VANCOUVER, BC V8P 3P9
 TEL: 604-273-1111
 FAX: 604-273-1112

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The Corporation of the District of North Vancouver**Bylaw 8080**

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 1317 (Bylaw 8080)".

2. Amendments

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

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

"Comprehensive Development Zone 83 CD83"

The CD83 Zone is applied to:

Lot 11, Block A, District Lot 825, Plan 7431
(PID: 010-618-007)

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

" 4B83 Comprehensive Development Zone 83 CD83

4B83-1) Intent:

The purpose of the CD83 Zone is to establish specific land use and development regulations for a 16 unit apartment building.

4B83-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 83 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, low rise apartment;

(b) Conditional Uses:

- (i) Live-work use;

4B83-3) Conditions of Use:

The use of land, buildings and structures for live-work use is permitted subject to the following conditions:

- (a) Live-work use is limited to the ground floor of the building;
- (b) Businesses within a live-work use are limited to the following uses only, as defined in Part 2A of the Zoning Bylaw, 1965:
 - (i) Office use; and
 - (ii) Personal service use;
- (c) The following uses are specifically prohibited in a live-work use:
 - (i) Dating service;
 - (ii) Exotic dancer business;
 - (iii) Gun shops;
 - (iv) Social escort business or other similar business; and
 - (v) Tattooing, piercing, branding or other similar service;
- (d) A live-work use may not be used solely for business purposes;
- (e) The business component of a live-work use must be conducted by a resident of the dwelling unit in which live-work use is permitted and not more than 3 persons may be engaged at one time in a business in a live-work use;
- (f) All materials, equipment and products associated with a business in a live-work unit shall be stored within the building;
- (g) No vibration, noise, heat, glare, odour, or electrical interference shall be detectable from outside the live-work premises and no excessive traffic or air pollution shall be generated by a business in a live-work use;
- (h) No operations, displays or signs shall be visible from outside the premises of a live-work use with the exception of a sign name-plate not exceeding one square foot in area;
- (i) No commodity may be sold in a live-work use except that which is permitted to be made in a live-work use;

4B83-4) Accessory Uses:

(a) *Accessory uses* are permitted and are limited to:

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

4B83-5) Density:

- (a) The maximum permitted density in the CD83 Zone is limited to a floor space ratio (FSR) of 1.0;
- (b) For the purposes of calculating floor space ratio, the area of underground parking garages, underground mechanical rooms, underground garbage and recycling collection areas, underground storage areas and, above ground electrical and mechanical rooms, is exempted.

4B83-6) Amenities:

Despite section 4B83-5, density in the CD83 Zone is increased to a maximum floor space ratio of 1.68, inclusive of any density bonus for energy performance, if the owner:

1. contributes \$111,850 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund; and
2. enters into a Housing Agreement to ensure that all units in the building may be rental units;

4B83-7) Maximum Principal Building Size:

Not applicable

4B83-8) Setbacks:

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

- a) North - 0m (0ft.);
- b) East - 2.3m (7.5ft.);
- c) South - 2.4m (7.9ft.);
- d) West - 9.6m (31.5ft.).

4B83-9) Building Orientation:

Not applicable

4B83-10) Building Depth and Width:

Not applicable

4B83-11) Coverage:

Buildings, structures, parking spaces, loading spaces and driveways shall not occupy more than 74% of the lot area;

4B83-12) Height:

- (a) For a building with a maximum FSR of 1.0, the building is limited to a maximum of two storeys and a maximum permitted height, as measured to the top of the roof parapet, of 8m (26.25ft.); or,
- (b) For a building with a maximum FSR of 1.68 as contemplated in Section 4B83-6, the building is limited to a maximum of three storeys and a maximum permitted height, as measured to the top of the roof parapet, of 11m (36ft.);

4B83-13) Acoustic Requirements:

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

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

4B83-14) Landscaping:

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

4B83-15) Subdivision Requirements:

Not Applicable

4B83-16) Additional Accessory Structure Regulations:

Not applicable.

4B83-17) Parking and Loading Regulations:

- (a) A minimum of 22 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;
 - (b) A minimum of 1 parking space designated for persons with disabilities is required;
 - (c) A minimum of 2 parking spaces are required for designated visitor parking;
 - (d) All regular, small car and handicapped parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
 - (e) All manoeuvring aisles shall be a minimum of 6.79m (22.3ft.) wide; and
 - (f) A minimum of 7 Class 2 bicycle parking spaces are required."
- (C) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Marine Drive Commercial Zone (C9) to Comprehensive Development Zone 83 (CD 83).

READ a first time

PUBLIC HEARING held

READ a second

READ a third time

Certified a true copy of Bylaw 8080 as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

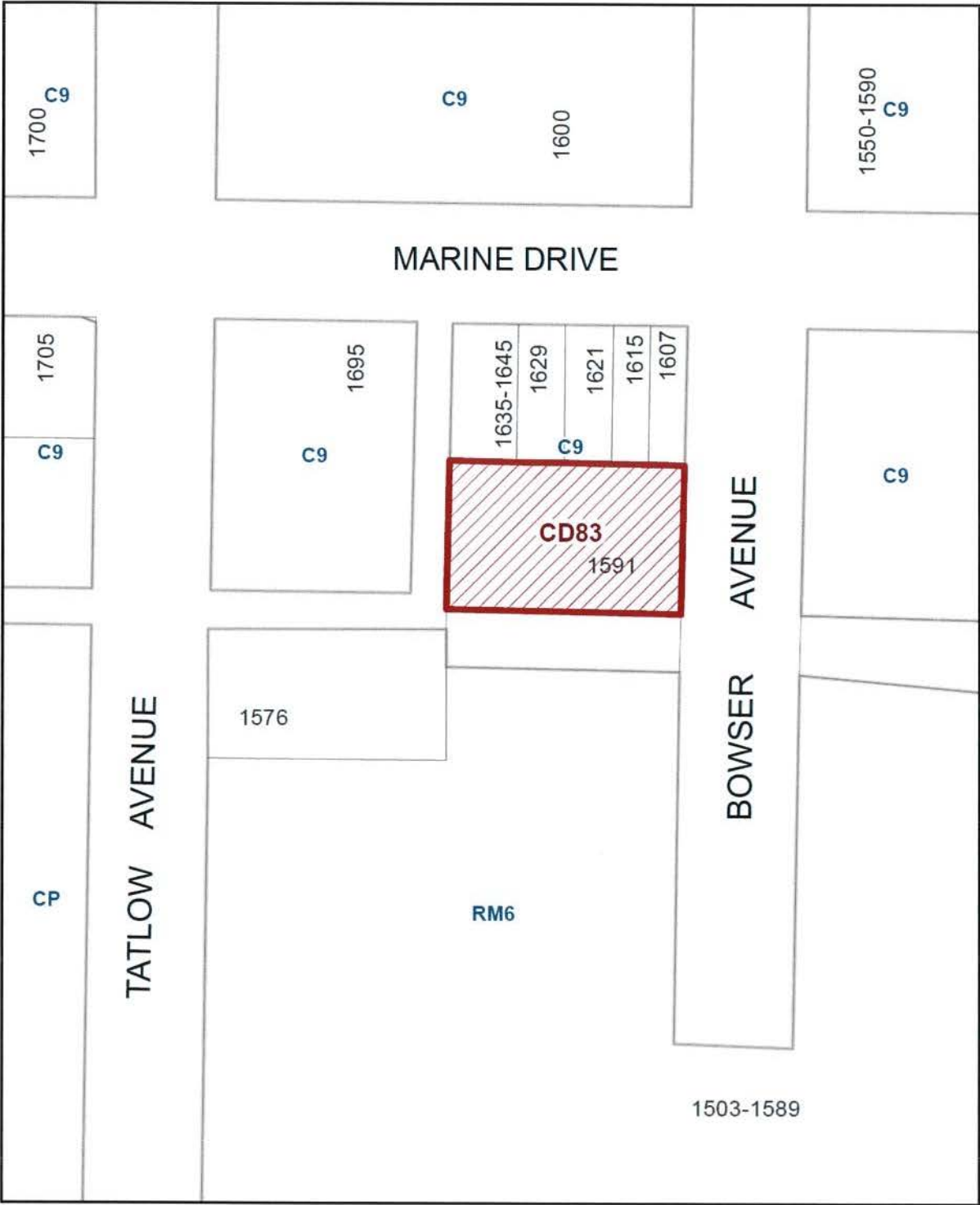
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

BYLAW 8080 SCHEDULE A: ZONING MAP



MARINE DRIVE COMMERCIAL (C9) TO
COMPREHENSIVE DEVELOPMENT ZONE 83 (CD83)



The Corporation of the District of North Vancouver

Bylaw 8094

A bylaw to enter into a Housing Agreement (1591 Bowser Avenue)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8094, 2014 (1591 Bowser Avenue)".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and London Meridian Properties Inc., Inc. No. 587926, substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands: PID: 010-618-007, Lot 11, Block A, District Lot 825, Plan 7431.

3. Execution of Documents

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

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8094

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the 1st day of November, 2014 is

BETWEEN:

LONDON MERIDIAN PROPERTIES INC., Inc. No. 587926
#1700 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

(the "Owner")

AND:

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

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands;
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain housing strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing and provides for the contents of the agreement; and
- D. A covenant registrable under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which is acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) "Development Permit" means development permit No. _____ issued by the District;
- (b) "Lands" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) "Proposed Development" means the development on the Lands contemplated in the Development Permit containing not more than 16 Units;
- (d) "Unit" means a residential dwelling strata unit in the Proposed Development; and
- (e) "Unit Owner" means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8094 and will remain in effect until terminated by the District.

3. RENTAL ACCOMMODATION

3.01 Rental Disclosure Statement

No Unit in any building on the Lands that has been strata title subdivided under the *Strata Property Act* may be occupied unless the Owner has:

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

3.02 Rental Accommodation

Every Unit constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time. The restrictions set out in this Agreement shall not be construed to prevent a Unit Owner, or a member of the Unit Owner's family, from using a Unit for personal accommodation.

3.03 Binding on Strata Corporation(s)

This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Lands or any buildings on the Lands pursuant to the *Strata Property Act*.

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 Vote

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

3.07 Notice

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

4. DEFAULT AND REMEDIES

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

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

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

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

5. LIABILITY

5.01 Indemnity

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

5.02 Release

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

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any occupant or any future owner, occupier or user of any part of the Proposed Development including any Unit; and
- (c) The District may at any time execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither

the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development in priority to all charges and encumbrances which are registered, or pending registration, against title to the Lands in the Land Title Office, save and except those as have been approved by the District or have been granted in favour of the District..

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

London Meridian Properties Inc.
#1700 – 1075 West Georgia Street
Vancouver, BC V6E 3C9

Attention:

If to the Unit Owner:

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

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

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. INTERPRETATION

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

The words "must" and "will" are to be construed as imperative.

7.05 Statutes

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

7.06 Entire Agreement

- (a) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (b) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8030.

7.07 Governing Law

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

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

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

- A. London Meridian Properties Inc. (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
- B. The Owner granted HSBC Bank Canada (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. CA359747 and CA359748 (together, the "Prior Charge");
- C. The Owner granted to THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") a Covenant attached to this Agreement and registered against title to the Land in the LTO immediately before registration of this Agreement (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to the District as Subsequent Chargeholder.

In consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

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

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

- END OF DOCUMENT -

London Meridian Properties: 1591 Bowser Development Application

Public Input Meeting Summary Report

Event Date: June 19, 2014
Time: 6:30pm – 8:30pm
Location: 1591 Bowser Avenue
Attendance: 12 members of the public
Comment Forms: 1 comment sheet and 6 emails were submitted.

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

Invitation Brochures

Invitations with fact and comment sheets were delivered to residents within 100 metres of the site.

Site Sign

A sign was erected on the site on the Bowser Avenue frontage to notify neighbours of the meeting.

Newspaper Ad

A newspaper ad was placed in the North Shore News on June 8 and June 11. Copies of the ads are included in Appendix A: Notification.

Attendance:

12 members of the public attended and signed in for the meeting. A copy of the sign-in sheet is provided in Appendix B.

The following District staff and project team members were in attendance:

District of North Vancouver:

- Doug Allan, Development Planner, District of North Vancouver

Project Team:

- Doug Johnson, MAIBC, Douglas R. Johnson Architect, Ltd.
- Karim Virani, Virani Real Estate Advisors
- Daniel Fung, Bunt & Associates

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Most of the participants indicated that they lived in condominium buildings south and south-east of the site.

Overview:

The Public Information Meeting was designed to provide several methods for the public to engage in the process.

The evening began with an Open House, which lasted approximately 40 minutes, where participants could browse display boards and have informal discussion with the architect and transportation consultant.

The Open House was followed by a fifteen minute presentation by the architect and transportation consultant.

The presentation was followed by a thirty-minute dialogue that provided the public with an opportunity to ask questions and discuss the project. The facilitator noted public comments and questions on flip chart paper on the wall. Since most participants were engaged in the informal dialogue during the Open House, the question and answer session after the presentation was brief.

The key themes of the evening were parking and access.

Public Dialogue:

(Q = Question, A = Answer, C=Comment, and the number is to track the dialogue)

Q1 Will the building have restrictions on children or pets?

A1 No.

Q2 Will rentals be allowed?

A2 Yes. For new buildings, the DNV requires developers to enter a Housing Agreement that prohibits future strata councils from limiting rental units in the building.

Q3 Are those full balconies or "Romeo and Juliette" balconies?

A3 Those are full balconies, as per DNV standards.

Q4 What will the roof be like?

A4 It will be a flat roof with overhangs and stained cedar soffits.

Q5 If approved, how long will it take to construct?

A5 Approximately one year.

Q6 What is the building coverage?

A6 The building coverage is approximately 65%. The C-9 zone permits 85% total site coverage but does not regulate building coverage separately.

Q7 How much parking is proposed and required?

A7 According to the DNV Zoning Bylaw, 32 parking stalls are required for the 16 residential units. The proposal is to provide 23 secured underground parking stalls (including 4 designated visitor stalls).

C8 The ceiling height for the underground parking might be too short to allow high vehicles. Some parking stalls should be provided on the surface.

A8 The small site makes provision of surface parking stalls very challenging.

C9 The big issue on this project is the amount of parking.

A9 New parking rules are being drafted by the DNV, which will result in adjustments in required parking in the various town and village centres, including Marine Drive. On the basis of those rules, parking for apartment projects adjacent to Marine drive could be reduced to 1.1 spaces per unit plus 0.1 spaces per unit for visitor parking, for an overall rate of 1.2 spaces per unit. As submitted, this project provides parking on the basis of 1.43 spaces per unit, including visitor parking.

Q10 Could some of the visitor parking stalls be converted to residential parking stalls?

A10 For this project, the DNV requires four visitor parking stalls. If permitted by the DNV, we could consider converting the visitor stalls into residential stalls.

Q11 Does providing charging stations for electric vehicles really reduce demand for parking?

A11 The empirical studies demonstrate that this is so.

C12 How will this project affect adjacent property values?

A12 It is very unlikely that it will decrease property values. It will probably increase property values.

Q13 Are parking studies done on buildings after they have been constructed, to see how much parking is actually used and required? Has such a study been conducted on Marine Drive?

A13 Bunt & Associates does this type of research on projects they have worked on. Bunt's recommendations are based, in part, upon this research.

Q14 Why is parking access located on the west lane? This could have implications for adjacent development.

A14 Access to underground parking is located at the low part of the site.

C15 The access to parking as proposed would result in drivers taking a circuitous route to the parkade. Parking access could be provided on Bowser Avenue.

A15 Locating the parking access on Bowser Avenue would put the entrance to the garage too close to the lane and could present a safety issue.

C16 The lane is narrow for the volume of traffic.

A16 The south lane is 9m wide, which is 50% wider than the standard 6m lane.

C17 This project does not adhere to the vision for the C-9 zone, which contemplated a mid-block east-west lane.

A17 There is a mid-block lane with a jog in it. The lane will function similarly to today.

C18 It is important to preserve east-west lane access. Perhaps a lane between Philip and MacGuire could have speed bumps installed.

C19 Traffic congestion on Marine Drive is an issue.

Q20 Where will trades park? Where will moving vans and large vehicles park?

A20 Increasing underground garage height affects building height, excavation depth and the grade of the access ramp.

Comment Sheet and Email Summary

One comment sheet and 6 emails were submitted to the DNV after the meeting. Copies of the correspondence are attached as an Appendix C.

Below is a summary of the key themes communicated via comment sheets and emails after the meeting. They are clustered according to topic.

Architecture

- During the presentation, I did not see or hear anything that will cause major problems for Norgate or Illahee. This is the first time I remember a recently proposed Marine Drive development actually being lower than the District's guidelines and not applying for a height variance. We hope this is the start of a trend to observe the established OCP maximum height restriction. Although the drawings of the building have the District-approved flat roof and square appearance for the Marine Drive corridor, it seems to be less looming or overwhelming than the recent buildings. A greater variety of architecture and heights, such as the Village at Park Royal, is preferable to the sameness of all flat roofs. The material and colour choice seems to be good and is similar enough to those chosen for Illahee to fit into the neighbourhood.
- I am very pleased the proposed building has been brought down to three floors.

C-9 Zone: Lot Size & Density

- What was the District Planning department's intent when they came up with the 1 FSR and 1.75 FSR depending on the size of the lot [in the C-9 Zone]? I would guess the intent was to give incentive to have the smaller lots consolidated into a larger lot to permit the higher FSR. The project as proposed would have a severe impact on any future development of the properties to the North on Marine Drive as that property will have a commercial component.
- We request that any new development meet the current C-9 Zone put in place for this and the other properties on this complete block from Tatlow to Bowser so that a proper development that is fair to all the current owners and an enhancement to Marine Drive can be built; or revisit the C-9 Zone with the adjacent Community Association to consider revisions to the zone.
- Redevelopment of the entire block may be preferable for this area, as the applicant's building is arguably in better condition than the others.
- This 3 storey apartment building would work well as an "infill" type of project.
- If this proposal goes ahead, it will create a problem for future development of this block (Tatlow to Bowser). It will mean another small building, north, on Marine Drive.

Land Use

- As the current 1591 Bowser property is all commercial office space, it would appear not very practical to reduce the commercial office space available in the District at this time and converting this building to all residential with the explosion of all the other new residential properties in this area. We know of other current buildings currently with 100% office space in the Marine Drive corridor that are already approved to be redeveloped into 100% residential use.

Parking

- Parking is an issue.
- Consider resident parking only in the alleys
- Lots of cars park in the alley from MacGowan to Tatlow to catch the bus downtown
- I park in the back alley between MacGowan and Bowser
- The amount of parking spaces and enough room for service vehicles, moving trucks, etc. seems to be an issue. A related issue is yet another application for a variance to the OCP, in this case, nine parking spaces.
- I am not in favour of the 9 space parking variance the applicant is asking the DNV to consider. I quote from the information package provided: "Main floor units which could be used for live/work purposes." Not only is the developer asking for a variance on the number of parking spaces, they are stating that businesses are to be run within the units with decreased parking for clients of these businesses let alone the residents of the building. Regardless of the Metro Van parking study, people still drive cars.
- I question the applicability of the Metro Vancouver Apartment Parking Survey to this proposal, and note that the 15 communities surveyed did not include either West Vancouver or the DNV. Further, the study found that "Apartment renters generally have lower parking demands than do owners" and "Vehicle holdings and parking demand for apartment renters are much lower than for owners." Presumably the inclusion of rental units in the survey skewed the results insofar as their applicability to the subject proposal is concerned.
- I would strongly urge, given that the current supply of on-street parking does not meet the demand, that the requested variance in the required number of parking spaces for the building proposed for 1591 Bowser be denied.
- I do not think that there should be a variance of nine parking spaces. This is a very busy area and we do not need more people parking all day on the lane or on Bowser. The traffic consultant said that there was no problem with the bus service. He has not been at the bus stop around 3pm on a Saturday afternoon when the buses are full and go sailing by without stopping. I did not believe that his presentation was credible with the actual availability of buses.

Traffic

- Back lanes are very busy. Cars going west turn onto Philips and head down the alley to avoid bridge back-up traffic.
- Speeding down the alley – consider speed bumps in alleys
- Bowser has too much non-local traffic
- Is the north-south lane behind the proposed development necessary any longer, or should it be decommissioned as was the "highway" on the Save On Foods site? At present it seems mainly to be used for parking alongside the Mitsubishi dealership. Sale of the lane may generate extra

funds for the DNV which can then be used for local benefit. Otherwise, it is literally a waste of space.

- Should vehicles be going either onto, or turning off Marine Drive from this narrow lane, when they can more safely use Bewicke? Exiting onto Marine Drive mid-block is dangerous for both pedestrians and vehicles due to visibility. The proposed development could be redesigned, and an easier and safer parking access from Bowser or the lane to the south should be created. This should have the benefit of reducing vehicle accidents for residents, especially if they have children.
- Both architects told me that the number of cars on the road has stayed the same for the last ten years. If this is true, then why is Marine Drive so congested and North Shore residents so angry about it?
- Concern about increased traffic volumes in the east-west alley south of the development site
- The east-west alley south of the development must remain open at all times if construction is to occur and thereafter. There is no traffic light at the intersection of Bowser and Marine. Impossible to turn left and difficult to turn right due to lack of visibility due to parked cars on Marine in front of Capilano glass. Drivers are forced to use the alley (east and west) to access a light to cross or proceed along Marine Drive.
- I have a concern about the statement that the lane will take on a pedestrian character. While at first blush this is an attractive notion, it does raise a safety issue.
- Consider erecting stop signs in the lane where it intersects with Bowser.
- The lane is very important for getting to the Tatlow or Garden light to have access to Marine Drive. I do not think that there should be any interference with this very used access.
- There will be problems with access to the lane (from Bowser to Tatlow) with any construction and that will be very difficult.
- I don't think it is good planning to build a lot of smaller projects in place of a larger project. More buildings mean more entrances and exits for underground parking and/or surface parking and resulting traffic circulation problems.

Conclusion

The purpose of this public meeting was to present to neighbours the proposed development concept, and provide an opportunity for neighbours to ask clarifying questions and comment on the proposal. 12 people signed in and participated in the meeting. Participants asked the development team and District planner a variety of specific questions. Most participants indicated that they lived in adjacent multi-family buildings south and south-east of the subject site.

The key themes raised at the meeting were parking and access. Residents expressed that they wish to see the east-west lane connectivity preserved. They also expressed concern about traffic volumes on Marine Drive and the proposed parking supply. The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions, and make the comments they wished to provide that evening.

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



The District of North Vancouver REPORT TO COUNCIL

November 27, 2014
File: 08.3060.20/038.14

AUTHOR: Natasha Letchford, Planner

SUBJECT: Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)", which amends the Comprehensive Development 3 Zone (CD3) at 1000 Roosevelt Crescent, is given FIRST Reading;

AND THAT Bylaw 8087 is referred to a Public Hearing.

REASON FOR REPORT:

To amend the zoning bylaw by adding "artist studio" and "office purposes" to the list of permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent. There will also be a small housekeeping change made to the bylaw to update the legal description of 1000 Roosevelt Crescent.

SUMMARY:

Bylaw 8087 proposes to amend the Comprehensive Development (CD3) zoning for 1000 Roosevelt Crescent to allow for a slightly broader range of uses including "artist studio" and "office purposes". These proposed uses are compatible with the existing uses on this site. There is sufficient parking on-site for these additional uses.



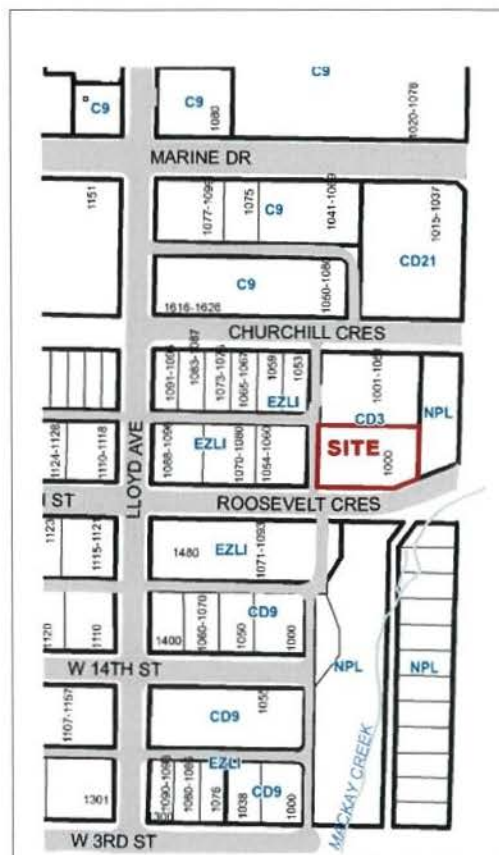
ANALYSIS:

The site and surrounding area is designated “Light Industrial Commercial” in the Official Community Plan (OCP) which is intended primarily for a mix of industrial, warehouse, office, service, utility, and business park type uses. The proposed amendment to the CD3 zone is consistent with the designation in the OCP.

The surrounding sites, as shown in the context map, are zoned either Comprehensive Development (CD) or Employment Zone – Light Industrial (EZLI).

The current permitted uses are as follows:

- a) Accessory uses;
- b) Business office support services;
- c) Contractor services;
- d) Custom manufacturing;
- e) Fitness centre;
- f) Hobby beer and wine making establishments;
- g) Light manufacturing when accessory to (i), (j), or (l);
- h) Media related establishments;
- i) Professional offices;
- j) Research and development establishments;
- k) Retail food services;
- l) Specialized light industrial and technological establishments; and,
- m) Wholesaling.



SUBJECT: Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent

November 27, 2014

Page 3

Public Input:

A letter was circulated to neighbouring properties including tenants and to the Norgate Community Association; the Norgate Community Association was generally supportive of the zoning amendment. No other comments were received.

Conclusion:

The addition of "artist studio" and "office purposes" to the CD3 zone for 1000 Roosevelt Cr. is well suited to the area and will allow for a slightly broader range of uses on the site while complying with the light industrial and commercial nature of the area. There is sufficient parking on-site to accommodate the additional uses.

Options:

1. Council could give first reading to Bylaw 8087 and refer the Bylaw to a public hearing; or,
2. Council could suggest amendments to the Bylaw and refer the Bylaw back to staff; or,
3. Council could choose to give no readings to the Bylaw; thereby abandoning the Bylaw.


For
Natasha Letchford
Community Planner

Attachments:

- A. The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)

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 8087

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 1320 (Bylaw 8087)".

2. Amendments

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

- a) by deleting the following text from Section 4B07 Comprehensive Development Zone 3 (CD3):

(Lot 8, Block 56, District Lot 552, Plan 21804)

- b) and by replacing the deleted text with the following text in Section 4B07 Comprehensive Development Zone 3 (CD3):

Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

- c) by adding the following, in alphabetical order, to Section 4B07 Comprehensive Development Zone 3 (CD3), subsection (2):

"artist's studio, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

office purposes, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950"

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

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MAYOR REPORTS

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Memo

December 8, 2014

File:

TO: Council

FROM: Mayor Richard Walton

SUBJECT: Mayor's Special One time Contingency Fund

The following request for one time funding from the Mayor's Special One Time Contingency Fund have been granted:

December 2014	\$1,000.00	Park & Tilford Holiday Hi Lites Festival
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The display is constructed in jointly by the District of North Vancouver Firefighters and the City of North Vancouver Firefighters.

All proceeds will support some of the Firefighters charities.

Richard Walton

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