

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, June 1, 2015**

**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

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## **REGULAR MEETING OF COUNCIL**

**7:00 p.m.**  
**Monday, June 1, 2015**  
**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](http://www.dnv.org)

#### **CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION**

- Bylaw 8110 – OCP: 4343 Starlight Way
- Bylaw 8109 – Rezoning: 4343 Starlight Way
- Bylaw 7984 – Rezoning: 3568 Mt. Seymour Parkway

#### **1. ADOPTION OF THE AGENDA**

##### **1.1. June 1, 2015 Regular Meeting Agenda**

*Recommendation:*

THAT the agenda for the June 1, 2015 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. Access Awareness Day – June 6, 2015**

**p. 11**

#### **4. RECOGNITIONS**

#### **5. DELEGATIONS**

##### **5.1. Mr. Dan Ellis, Lynn Valley Services Society**

**p. 15-16**

Re: Lynn Valley Services Society: Background and Future Direction

#### **6. ADOPTION OF MINUTES**

**6.1. April 27, 2015 Special Council Meeting** **p. 19-27**

*Recommendation:*

THAT the minutes of the April 27, 2015 Special Council meeting be adopted.

**6.2. May 4, 2015 Regular Council Meeting** **p. 29-35**

*Recommendation:*

THAT the minutes of the May 4, 2015 Regular Council meeting be adopted.

**6.3. May 19, 2015 Public Hearing** **p. 37-40**

*Recommendation:*

THAT the minutes of the May 19, 2015 Public Hearing be received.

**7. RELEASE OF CLOSED MEETING DECISIONS**

**8. COMMITTEE OF THE WHOLE REPORT**

**9. REPORTS FROM COUNCIL OR STAFF**

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

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

\*Staff suggestion for consent agenda.

*Recommendation:*

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

**9.1. Remedial Action Order – 2755 Panorama Drive, North Vancouver** **p. 43-61**  
File No.

*Recommendation:*

THAT Council resolve as follows:

1. Council considers that the property located at 2755 Panorama Drive, legally described as:

PID: 014-905-787

Lot 9, except part in plan 14059, of Lot 3 Block 9 District lot 626 Plan 1194

(the “Property”)

Is in a condition that is so unclean as to be offensive to the community, and declares, cumulatively and individually, that the following matters and things are a nuisance:

- (a) The items identified and labelled as numbers 1 to 11 in the photographs attached as **Schedule A** to the Council Report prepared by the Property Use & Business Licence Coordinator and dated May 20, 2015 (the "Photographs");
- (b) The piles of accumulated materials identified and labelled as A to P in the photographs; and,
- (c) The wood platform identified and labelled as number 12 in the Photographs

(collectively, the "Matters and Things")

- 2. Pursuant to section 72(2)(b)(i) of the *Community Charter*, Council imposes the following remedial action requirement on Charles S. Band and Constance L. Band, being the registered owners of the Property, (the "Owners"): completely remove from the Property the Matters and Things by no later than July 15, 2015 (the "Remedial Action Requirement").
- 3. The Remedial Action Requirement must be completed to the satisfaction of the Chief Bylaw Officer by the stipulated date.
- 4. In the event that the Owners fail to fully comply with the Remedial Action Requirement by the stipulated date:
  - a) The District may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owners in accordance with section 17 of the *Community Charter*, and,
  - b) The costs of such actions shall be treated as a debt owed to the District of North Vancouver which, if unpaid at the end of this calendar year, will be added to the property taxes for the next calendar year pursuant to s. 258 of the *Community Charter*.

\* **9.2. Filing Under the Financial Information Act – 2014 Statement of Financial Information (SOFI)** **p. 63-91**  
 File No. 02.1760

*Recommendation:*

THAT the 2014 Statement of Financial Information (SOFI) of the District of North Vancouver be approved.

\* **9.3. Council Remuneration and Expenses Paid During 2014** **p. 93-95**  
 File No. 05.1960

*Recommendation:*

THAT the April 23, 2015 report of the Director – Financial Services entitled Council Remuneration and Expenses Paid During 2014 be approved.

- \* **9.4. Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)** p. 97-167  
File No. 08.3060.20/050.14

*Recommendation:*

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" is ADOPTED.

THAT "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)" is ADOPTED.

- 9.5. Bylaws 8122 and 8123: Rezoning and Housing Agreement** p. 169-235  
**Bylaws for a Mixed Commercial/Residential Project at 3260**  
**Edgemont Boulevard, 3230 Connaught Crescent and 1055-1073**  
**Ridgewood Drive (Edgemont Village BT Limited)**  
File No. 08.3060.20/054.14

*Recommendation:*

THAT Bylaw 8122 which rezones the subject site from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 90 (CD90) to enable the development of a mixed use commercial/residential project, is given FIRST Reading;

THAT Bylaw 8123, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, is given FIRST Reading;

AND THAT Bylaw 8122 be referred to a Public Hearing.

- 9.6. Bylaws 7984 and 8081: 3568-3572 Mt. Seymour Parkway** p. 237-292  
File No. 08.3060.20/060.10

*Recommendation:*

THAT "The District of North Vancouver Rezoning Bylaw 1291, (Bylaw 7984)" is given SECOND and THIRD Readings.

THAT "Housing Agreement Bylaw 8081, 2014 (3568-3572 Mt. Seymour Parkway)" is given SECOND and THIRD Readings.

- 9.7. Debris Hazard Impact Analysis** p. 293-295  
File No. 11.5225.01

*Recommendation:*

THAT Council direct staff to award the Debris Hazard Impact Analysis project to BGC Engineering Inc. for \$795,000 and amend the Financial Plan Bylaw in the fall of 2015 to fund the project from Sewer & Drainage Reserve.

- 9.8. Rezoning of Maplewood North Lands (Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157)** **p. 297-301**  
File No. 13.6655.20/000.000

*Recommendation:*

THAT Council direct staff to prepare a new industrial/commercial zoning bylaw for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 precluding uses related to mining, garbage disposal, and soil screening;

AND THAT Staff submit to Council, any complete building permit application received after June 8, 2015 for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 which staff consider are in conflict with the bylaw under preparation, for consideration of a resolution that the building permit or business licence be withheld for 30 days under Section 929 of the *Local Government Act*.

- 9.9. North Vancouver Recreation & Culture Commission (NVRC): Operating and Project Grant Recommendations** **p. 303-319**  
File No. 10.4794.90/006.000

*Recommendation:*

THAT Operating Grants totalling \$108,500 be approved to support the operations and programming of ten (10) local arts, cultural and heritage groups;

THAT Project Grants totalling \$82,000 be approved to support sixteen (16) arts projects, community celebrations, cultural activities and festivals;

THAT a further \$23,000 be awarded to support three civic events: the Canada Day Celebration (at Waterfront Park), the Canada Day Parade and Remembrance Day;

AND THAT the District's 50% contribution to these grants (\$106,750) be released for payment, pending confirmed approval of these same recommendations by the City of North Vancouver.

- 9.10. Proposed Lynn Valley Town Centre Public Realm and Design Guidelines** **p. 321-400**  
File No. 13.6480.30/002.005

*Recommendation:*

THAT the May 20, 2015 report of the Policy Planner, which said guidelines are attached as Attachment 1, entitled Proposed Lynn Valley Town Centre Public Realm and Design Guidelines be approved;

AND THAT Bylaw 8119 is given FIRST, SECOND and THIRD Readings;

AND THAT Bylaw 8129 is given FIRST, SECOND and THIRD Readings.

- 9.11. Wembley Traffic Calming**  
File No.

Materials to be circulated via agenda addendum.

**10. REPORTS**

**10.1. Mayor**

**10.2. Chief Administrative Officer**

**10.3. Councillors**

**10.4. Metro Vancouver Committee Appointees**

**11. ANY OTHER BUSINESS**

**12. ADJOURNMENT**

*Recommendation:*

THAT the June 1, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

## PROCLAMATIONS

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## PROCLAMATION

### “Access Awareness Day” (June 6, 2015)

- WHEREAS:** Accessibility and inclusion is essential for ensuring that all community members have equity in opportunities, and the ability to fully participate in community life; and
- WHEREAS:** Accessibility affects all aspects of community life – physical, social and economic including employment, transportation, recreation, housing, and other opportunities; and
- WHEREAS:** We all have a role to play in ensuring that our communities are as accessible and inclusive as possible.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim that June 6, 2015 shall be known as “**Access Awareness Day**” in the District of North Vancouver.

Richard Walton  
MAYOR

Dated at North Vancouver, BC  
This 1<sup>st</sup> day of June 2015

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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: Lynn Valley Services Society

Title of Presentation: Lynn Valley Services Society: Background and Future Direction

Name of person(s) to make presentation: ~~Don Ellis~~ VIRGINIA PHILLIPS & ADELE WILSON

Purpose of Presentation:

☐ Information only

☐ Requesting a letter of support

☒ Other (provide details below)

Please describe:

*Attach separate sheet if additional space is required*

To provide an update on the activities and achievements of the Lynn Valley Services Society (LVSS) and our mandate associated with the operations of the heritage facility Mollie Nye House and it's Community Center. To outline program expansion and community partnership opportunities including facility requirements. The purpose of the presentation is to garner Council support of LVSS plans to expand beyond the confines of our current location through joint ventures and available facilities in Lynn Valley.

Contact person (if different than above): Virginia Phillips

Daytime telephone number: 604-987-8342

Email address: ginnyphillips@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

VIRGINIA PHILLIPS  
Name of Delegate or Representative of Group

Feb 24, 2015  
Date

V Phillips  
Signature

### For Office Use Only

#### Approved by:

Municipal Clerk

Deputy Municipal Clerk

☒

Appearance date:

Receipt emailed on:

June 1, 2015

March 2, 2015

#### 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.

## MINUTES

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**DISTRICT OF NORTH VANCOUVER  
SPECIAL MEETING OF COUNCIL**

Minutes of the Special Meeting of the Council for the District of North Vancouver held at 7:01 p.m. on Monday, April 27, 2015 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 L. Muri

**Absent:** Councillor D. MacKay-Dunn

**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  
Ms. D. Mason, Director – North Shore Emergency Program  
Mr. A. Wardell, Director – Financial Services  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. F. Dercole, Section Manager – Public Safety  
Ms. S. Dale, Confidential Council Clerk  
Mr. M. Hartford, Planner

**Also in**

**Attendance:** Dr. Murray Journeay, Natural Resources Canada

**1. ADOPTION OF THE AGENDA**

**1.1. April 27, 2015 Special Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor HICKS**

THAT the agenda for the April 27, 2015 Special Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Ms. Fiona Walsh, 400 Block East 13<sup>th</sup> Street:**

- Advised that Canada Bikes is to be the national voice for cycling, recreation, touring and commuting and to promote and support local, regional and provincial cycling organizations;

- Urged the community to celebrate cycling as a healthy and environmentally friendly form of transportation and recreation; and,
- Noted that Canada Bikes is organizing two rides for Bike Day in Canada starting at the City of North Vancouver's Civic Plaza on May 25, 2015 at 4:30 pm.

**2.2. Mr. Zubim Billimora, 4800 Block Shell Road:**

- Spoke regarding item 9.2 the proposed Mt. Seymour Parkway development;
- Advised that the proposed development has been revised from twelve townhome units to eight;
- Advised that the proposed development maintains an average 15 m riparian setback from Taylor Creek in accordance with the Streamside Protection Development Permit Area guidelines;
- Noted that vehicular access is to be provided from the rear lane that begins at Parkgate Avenue following a 'sensitive lane design' agreed to through the development on the west end of the block at 3508 Mt. Seymour Parkway; and,
- Advised that the units are all three bedrooms ranging in area from 1557 to 1953 square feet.

**3. PROCLAMATIONS**

Nil

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

**5.1. Kim Selody & Robert More, Presentation House Theatre**

Re: New Initiatives and Future Possibilities at Presentation House Theatre

Mr. Kim Selody, Presentation House Theatre, provided an update on the history of the Presentation House Theatre as well as their current activities. Mr. Seldoy summarized the recent financial status of Presentation House Theatre highlighting the surplus posted for the 2013/2014 season.

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the delegation of the Presentation House Theatre be received for information.

**CARRIED**

**6. ADOPTION OF MINUTES**

**6.1. April 14, 2015 Public Hearing**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the April 14, 2015 Public Hearing be received.

**CARRIED**

## **7. RELEASE OF CLOSED MEETING DECISIONS**

### **7.1. March 30, 2015 Closed Special Meeting of Council**

#### **7.1.1. Lower Lynn Highway Interchanges – MOU**

File No. 16.8620.20/035.001

THAT the Mayor be authorised to execute a Memorandum of Understanding, generally in the form presented as Attachment 1 to the report dated March 24, 2015 of the Manager – Engineering Services/Deputy General Manager – Engineering, Parks & Facilities entitled Lower Lynn Highway Interchanges - MOU, with the Ministry of Transportation and Infrastructure to work together toward implementation of Phases 2 and 3 of the highway interchange improvements in Lower Lynn;

AND THAT this resolution be released to the public.

### **7.2. April 13, 2015 Closed Special Meeting of Council**

#### **7.2.1. Oil Spill Response**

File No.

THAT the Mayor be authorized to write a letter to the appropriate parties outlining the District's concern regarding the response time to the oil spill;

AND THAT this be publicly released.

## **8. COMMITTEE OF THE WHOLE REPORT**

### **8.1. April 21, 2015 Committee of the Whole**

#### **8.1.1. Sunset Boulevard – Alternative Traffic Calming and Speed Reduction Measures**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT staff implement the five alternative measures listed in the April 7, 2015 report of the Supervisor - Transportation Engineering, entitled Sunset Boulevard – Alternative Traffic Calming;

AND THAT staff also be directed to improve centreline delineation at appropriate locations on Sunset Boulevard;

AND THAT the Sunset Boulevard traffic calming measures be installed at the District's expense;

AND THAT staff be directed to organize a Committee of the Whole meeting regarding the District's Traffic Calming Policy (11-8620-1).

**CARRIED**

Councillor Hanson declared a potential conflict of interest in the following item due to his ownership in property on Indian Arm which he accesses through Deep Cove. He left the meeting at 7:27 pm.

#### **8.1.2. Deep Cove Parking and Access Implementation Plan**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the April 7, 2015 report of the Transportation Planner entitled Deep Cove Parking and Access Implementation Plan be received;

THAT the long term initiatives identified in the April 7, 2015 report of the Transportation Planner entitled Deep Cove Parking and Access Implementation Plan be supported with the following adjustments:

THAT no further action be taken at this time to pursue a new parking lot off of Indian River Road for Quarry Rock hikers; and,

THAT five of the twelve new parking passes issued for Panorama Drive be made available to non-District residents.

**CARRIED**

Absent for Vote: Councillor HANSON

Councillor HANSON returned to the meeting at 7:29 pm.

#### **9. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT items 9.6, 9.7, 9.9, 9.10, 9.11 and 9.12 be included in the Consent Agenda and be approved without debate.

**CARRIED**

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

#### **9.8. Bylaw 8121: Tax Rates Bylaw 8121, 2015**

File No. 05.1950.20/000.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT "Tax Rates Bylaw 8121, 2015" is given FIRST, SECOND and THIRD Readings.

**CARRIED**

### 9.1. Earthquake Risk in the District of North Vancouver

File No. 14.7130.40/000.000

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented that as the *Profile of Earthquake Risk for the District of North Vancouver* was only released last week, it gave residents little time to comment;
- Noted that the Natural Hazards Task Force did not have time to critique these two documents; and,
- Commented on the importance of implementing the two documents.

Councillor HANSON left the meeting at 7:50 pm.

Dr. Murray Journeay, Natural Resources Canada, spoke regarding the earthquake reduction and disaster resilience planning which has been conducted for the District of North Vancouver. Mr. Journeay reviewed the structural and infrastructure damage levels anticipated in the event of an earthquake in the District and the proposed methods for reducing risk.

Ms. Fiona Dercole, Section Manager – Public Safety, advised that the results of this study are being used to focus efforts on the most vulnerable areas of the community.

Ms. Dorit Mason, Director – North Shore Emergency Program, spoke regarding Emergency Preparedness Week from May 2-9, 2015. Ms. Mason commented that the community has a personal responsibility to be prepared and urged residents to have an emergency plan in place.

#### **MOVED by Councillor BASSAM SECONDED by Councillor HICKS**

THAT the April 27, 2015 presentation by Natural Resources Canada and the Section Manager – Public Safety be received for information.

THAT the *Profile of Earthquake Risk for the District of North Vancouver* and companion documents be received for information.

**CARRIED**

Absent for Vote: Councillor HANSON

### 9.2. Bylaw 7984 (Rezoning Bylaw 1291) & Bylaw 8081 (Housing Agreement Bylaw): 3568-3572 Mount Seymour Parkway Rezoning

File No. 08.3060.20/060.10

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

THAT Bylaw 7984, which amends the Zoning Bylaw to rezone the properties at 3568 and 3572 Mount Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to permit an 8 unit townhouse project, is given FIRST Reading;

AND THAT Bylaw 7984 be referred to a Public Hearing;

AND THAT Bylaw 8081, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading.

**CARRIED**

Absent for Vote: Councillor HANSON

**9.3. Bylaws 8110 and 8109: 4343 Starlight Way  
(Monterey Elementary School)**  
File No. 08.3060.20/050.14

**MOVED by Councillor BASSAM  
SECONDED by Councillor HICKS**

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" is given SECOND and THIRD Readings.

THAT "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)" is given SECOND and THIRD Readings.

**CARRIED by a majority of all members of Council**

Absent for Vote: Councillor HANSON

**9.4. Development Permit 4.15 – 2695 Newmarket Drive**  
File No. 08.3060.20/004.15

**MOVED by Councillor BASSAM  
SECONDED by Councillor HICKS**

THAT Development Permit 4.15, to allow for a renovation and addition to the existing house at 2695 Newmarket Drive, is ISSUED.

**CARRIED**

Absent for Vote: Councillor HANSON

Council recessed at 8:45 pm and reconvened at 8:48 pm.

**9.5. Seylynn Village – Development Permits 33.14 & 34.14  
(Buildings A & D) and Amendments to Previously Issued  
Development Permit 67.12 (Building C)**  
File No. 08.3060.20/033.14 and 08.3060.20/034.14

Councillor BASSAM returned to the meeting at 8:49 pm.

Public Input:

Mr. Al Johnson, 1000 Block Homer Street:

- Highlighted the character of Buildings A and D; and,
- Advised that buildings at Seylynn Village have been designed as a family of buildings that share many urban design characteristics, but each building has also been designed to be unique through varying the use of materials, colours, and architectural details.

Council recessed at 9:24 pm and reconvened at 9:30 pm.

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HICKS**

THAT Development Permit 33.14 and Development Permit 34.14, to accommodate construction of two buildings: a twenty-eight storey residential and commercial building, and a six-storey building including 70 affordable rental units and a private recreation facility, all comprising “Phase 2” of the Seylynn Village project at Fern Street and Mountain Highway, is ISSUED;

AND THAT Development Permit 67.12A, to amend the Development Permit issued for existing Phase 1 “Building C” to establish a variance to Sign Bylaw regulations to accommodate marketing signage, is ISSUED.

**MOVED by Councillor MURI**  
**SECONDED by Councillor BOND**

THAT the following motion be offered as a substitute for the main motion:

THAT Development Permit 33.14, with the exception of Section F, and Development Permit 34.14, with the exception of Section F, to accommodate construction of two buildings: a twenty-eight storey residential and commercial building, and a six-storey building including 70 affordable rental units and a private recreation facility, all comprising “Phase 2” of the Seylynn Village project at Fern Street and Mountain Highway, is ISSUED;

AND THAT staff will report back with a discussion of signage.

The question was called on the motion to substitute.

**CARRIED**

Absent for Vote: Councillor HANSON

**9.6. Bylaw 8100: Street and Traffic Bylaw**  
**Bylaw 8099: Fees and Charges Bylaw**  
**Bylaw 8116: Bylaw Notice Enforcement Bylaw**  
File No. 08.3060.20/000.000

**MOVED by Councillor HICKS**  
**SECONDED by Councillor BASSAM**

THAT “The District of North Vancouver Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8100, 2014 (Amendment 13)” is ADOPTED.

THAT “The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8099, 2014 (Amendment 45)” is ADOPTED.

THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8116, 2015 (Amendment 25)” is ADOPTED.

**CARRIED**

**9.7. Bylaw 8120: 2015-2019 Consolidated Financial Plan Approval Bylaw**

File No. 09.3900.20/000.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT “2015-2019 Consolidated Financial Plan Approval Bylaw 8120, 2015” is ADOPTED.

**CARRIED**

**9.9. 2014 Audited Financial Statements**

File No. 05.1760.20/000.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT the 2014 Audited Consolidated Financial Statements of the District of North Vancouver be approved.

THAT the 2014 Audited Financial Statements of the North Vancouver Recreation & Culture Commission be approved.

**CARRIED**

**9.10. 2015 Centennial Bursary Trust Fund**

File No. 05.1970.20/000.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT Council award bursaries to seven students from the District of North Vancouver in the amount of \$715 per bursary.

**CARRIED**

**9.11. Recommended Museum Deaccessions #4**

File No. 17.9200.05/001.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT Council authorizes the North Vancouver Museum and Archives (NVMA) Commission to deaccession and dispose of 39 artifacts which it solely owns;

THAT Council authorizes the North Vancouver Museum and Archives (NVMA) Commission to deaccession and dispose of 26 artifacts which it jointly owns;

AND THAT Council authorizes the NVMA Commission to deaccession and dispose of 336 unaccessioned objects that have been found in the Museum Collection.

**CARRIED**



**9.12. Amendment to the February 17, 2015 Public Hearing Minutes**

File No. 01.0570.30/000.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT the minutes of the February 17, 2015 Public Hearings for Bylaws 8095 and 8098 previously received by Council be amended by documenting Councillor Hicks' attendance.

**CARRIED**

**10. REPORTS**

**10.1. Mayor**

Mayor Walton reported on:

- His attendance at the Challenger Baseball event at Delbrook Park; and,
- His attendance at the opening of the new fish ladder at Hastings Creek.

**10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

Councillor Bond reported his attendance at the opening of the new fish ladder at Hastings Creek.

**10.4. Metro Vancouver Committee Appointees**

Nil

**11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the April 27, 2015 Special Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(9:35 pm)

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Mayor

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Municipal Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, May 4, 2015 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. B. Bydwell, Acting Chief Administrative Officer  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. A. Mauboules, Social Planner  
Ms. S. Vukelic, Confidential Council Clerk  
Ms. P. Chester, Community Services Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. May 4, 2015 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the agenda for the May 4, 2015 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. RECOGNITIONS**

**2.1. 2015 Civic Youth Awards**

**Youth Recognition**

- Alex Bombay
- Amy Williams
- Caddy Pattison
- Elizabeth Nahanee
- Ewan Banks
- Garret Ikinici
- Jacob Wait
- Jaycen Allen
- Joseph Sabouniha
- Ken Maegawa
- Lauren Grey
- Nolan Querns
- Sam Barbour

- Sam Locher
- Sebastian Finlayson

#### **Youth Community Enhancement**

- Ciara Reid
- Jacob Ward
- Kirsty McKay
- Phoenix Monro
- Sadaf Zargari
- Samantha Smith
- Sarah Bains

#### **Outstanding Youth Friendly Business/Supporter of Youth**

- Andrea Yeo – Teacher at Seycove Secondary
- PA & Equipment Rental Department - Long & McQuade Musical Instruments
- Andy Finlayson – Rebellios Tomato Pizza

#### **Outstanding Youth Teams**

##### Youth LAB (Leadership Advisory Board)

- Aisha Lakhtir
- Amy Han
- Tania Hamidnejad
- Hasti Pourriahi
- Ji-in Hum
- Sophia Fisher
- Julia Smiljanic
- Naomi Louie
- Sasha Soden
- Samantha Smith
- Sara Suna Dalkilic
- Sara Rashid

##### Anti-Bootlegging Campaign Youth Film Project Team

- Carmen Manuel
- Danielle Burrt
- Elysia Dal Garo
- Meera Rayo
- Olivia Solodko
- Lydia Weiridsma
- Sophie Babeanu
- Ophelie Van Schingen
- Nicole Fonseca

Council recessed at 8:00 pm and reconvened at 8:08 pm.

### **3. PUBLIC INPUT**

#### **3.1. Mr. John Harvey, 1900 Block Cedar Village Crescent:**

- Congratulated Mayor Richard Walton on his win at the North Vancouver Lawn Bowling tournament held on May 2, 2015;
- Spoke regarding the pace of development in the District; and,

- Requested that the North Vancouver Policing Committee be disbanded and replaced with a more civilian based committee.

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

- Spoke on the importance of Community Amenity Contributions and the lack of CAC's contributed by the Mountain Court development application.

**3.3. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Spoke regarding the population growth between the City and the District of North Vancouver.

**4. PROCLAMATIONS**

**4.1. Youth Week – May 1-7, 2015**

**4.2. NAOSH Week – May 3-8, 2015**

**4.3. MS Awareness Month – May 2015**

**5. DELEGATIONS**

Nil

**6. ADOPTION OF MINUTES**

**6.1. April 20, 2015 Regular Council Meeting**

**MOVED by Councillor BOND**

**SECONDED by Councillor BASSAM**

THAT the minutes of the April 20, 2015 Regular Council meeting be adopted.

**CARRIED**

**6.2. April 21, 2015 Public Hearing Meeting**

**MOVED by Councillor BOND**

**SECONDED by Councillor BASSAM**

THAT the minutes of the April 21, 2015 Public Hearing be received.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COMMITTEE OF THE WHOLE REPORT**

**8.1. April 27, 2015 Committee of the Whole**

**8.1.1. Development Applications – Early Input Opportunity for Council**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the Municipal Clerk schedule quarterly Committee of the Whole meetings dedicated to providing Council:

- a) An opportunity to provide input on key Preliminary Planning Applications; and,
- b) To receive, and comment on, the highlights of the Quarterly Development Report.

**CARRIED**

## **9. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT items 9.7 and 9.8 be included in the Consent Agenda and be approved without debate.

**CARRIED**

### **9.1. Bylaws 8103 and 8104: Rezoning and Housing Agreement for an 8 Unit Townhouse Project: 1203 and 1207 Harold Road**

File No. 3060.20/030.14

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HANSON**

THAT Bylaw 8103, which rezones the subject site from Residential Single Family 7200 Zone (RS4) to Comprehensive Development 87 (CD87) to enable the development of an 8 unit residential townhouse project, is given FIRST Reading;

AND THAT Bylaw 8104, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading;

AND THAT Bylaw 8103 be referred to a Public Hearing.

**CARRIED**

Opposed: Councillor MURI

### **9.2. Bylaws 8113 and 8114: 115 and 123 W. Queens Road**

File No. 08.3060.20/027.14

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT "The District of North Vancouver Rezoning Bylaw 1327, (Bylaw 8113)" is DEFEATED.

THAT "Housing Agreement Bylaw 8114, 2015" is DEFEATED.

**CARRIED**

Opposed: Mayor WALTON and Councillor BOND

**9.3. Bylaws 8080 and 8094: 1591 Bowser Ave**

File No. 08.3060.20/020.14

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT “The District of North Vancouver Rezoning Bylaw 1317 (Bylaw 8080)” is ADOPTED.

THAT “Housing Agreement Bylaw 8094, 2014 (1591 Bowser Avenue)” is ADOPTED.

**CARRIED**

Opposed: Councillor MURI

**9.4. Development Permit 20.14: 1591 Bowser Ave**

File No. 08.3060.20/20.14

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT Development Permit 20.14, for a 16 unit apartment project at 1591 Bowser Avenue, is ISSUED.

**CARRIED**

**9.5. Bylaws 8096 and 8097: 1325 – 1335 Draycott Road**

File No. 08.3060.20/023.14

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT “The District of North Vancouver Rezoning Bylaw 1322 (Bylaw 8096)” is ADOPTED.

THAT “Housing Agreement Bylaw 8097, 2014 (1325-1335 Draycott Road)” is ADOPTED.

**CARRIED**

Opposed: Councillor MURI

**9.6. Development Permit 23.14: 1325 – 1335 Draycott Road**

File No. 08.3060.20/023.14

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT Development Permit 23.14, for a 35 unit apartment building at 1325 – 1335 Draycott Road, is ISSUED.

**CARRIED**

**9.7. Bylaw 8121: Tax Rate Bylaw**

File No. 09.3900.20/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT "Tax Rates Bylaw 8121, 2015" is ADOPTED.

**CARRIED**

**9.8. Community Housing Action Committee (CHAC)**

File No.

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT \$2,000 is taken out of the Miscellaneous Funding Requests to Council account for a one time grant to the Community Housing Action Committee (CHAC). This account currently has a balance of \$9,313.29.

**CARRIED**

**10. REPORTS**

**10.1. Mayor**

Mayor Walton reported on:

- His attendance at the Digital Days 2015 – The Future is Now event; and,
- The North Vancouver Lawn Bowling tournament.

**10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

**10.3.1. Councillor Bond reported on:**

- His attendance at Jane's Walk event; and,
- The Quake Cottage will be in Lynn Valley Village on Saturday, May 9, 2015.

Councillor MACKAY-DUNN left the meeting at 9:17 pm and returned at 9:18 pm.

**10.3.2. Councillor Muri reported on the Quake Cottage earthquake simulator event.**

**10.4. Metro Vancouver Committee Appointees**

Nil

**11. ANY OTHER BUSINESS**

Nil



**12. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the May 4, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(9:20 pm)

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Mayor

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Municipal Clerk

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## DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 19, 2015 commencing at 7:01 p.m.

**Present:** Mayor R. Walton  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn

**Absent:** Councillor R. Bassam  
Councillor M. Bond  
Councillor L. Muri

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Mr. E. Wilhelm, Development Planner  
Ms. C. Archer, Clerk Typist 3

### The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)

*Purpose of Bylaw:*

Bylaw 7984 proposes to amend the Zoning Bylaw by rezoning 3568-3572 Mt. Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to allow the development of an 8 unit townhouse project.

#### 1. OPENING BY THE MAYOR

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;

- Council is here to listen to the public, not to debate the merits of the bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that:

Bylaw 7984 proposes to amend the Zoning Bylaw by rezoning 3568-3572 Mt. Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to allow the development of an 8 unit townhouse project.

## **3. PRESENTATION BY STAFF**

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Wilhelm advised that:

- The development site is located on the north side of Mt. Seymour Parkway just west of Parkgate Village Shopping Centre and Taylor Creek is located on the east side of the property;
- The six properties west of the site are single family homes with vehicular access from Mt. Seymour Parkway;
- The Atrium Building, which is an age restricted apartment complex, is located north & northwest of the development site;
- The 16 unit complex at the corner of Parkgate Avenue and Mt. Seymour Parkway is nearing completion and the portion of lane for that development is scheduled for construction in approximately a month;
- The proposed density is approximately 1.05 FSR;
- The primary building on the east side of the development provides for six of the eight units which maintains an ample streamside protection buffer of an average of 15.5 metres from the top of bank from Taylor Creek;
- When viewed from Mt. Seymour Parkway, the development has only two units fronting onto the parkway;
- The proposed development will be accessed from a rear lane. This lane is to follow a sensitive lane design which was developed for the 16 unit townhouse project at the corner of Parkgate Avenue and Mt. Seymour Parkway;
- The lane will allow for a meandering design with 4 metres of travel. There will be occasional landscape pockets to maintain as much tree retention as possible in the area;

- Approximately 14 trees will be removed to allow lane construction and no trees will be removed from the Atrium site; and,
- The project would provide \$48,075 of Community Amenity Contributions to provide park, trail, environmental, pedestrian, public art or other public realm infrastructure improvements.

In response to a question from Council regarding the sensitive lane design, staff advised that the development of the unopened lane needs to be handled sensitively to address the input of the adjacent neighbours. A sensitive lane design has been created to protect the privacy of neighbours, minimize traffic speed and add trees back into the lane. The laneway design includes:

- Reduced lane pavement width of 4 metres;
- Allowance for a meandering/flexible lane design, with potential space for landscape pockets to preserve existing nearby trees and passing lane pull-outs; and,
- Cedar fencing along the laneway on the northern boundary along the Atrium's southern property line.

Councillor MACKAY-DUNN left the meeting at 7:14 pm and returned at 7:15 pm.

In response to a question from Council regarding parking staff advised that each unit will have two ground level parking stalls. Four units will have tandem parking and four units will have standard parking.

Council queried the height of the units. Staff advised that the buildings on the west are three storeys and the buildings located on the east side are 4 storeys.

Council queried if the proposed townhomes have basements. Staff advised that there are no basements as the parking is at grade level.

#### **4. PRESENTATION BY APPLICANT**

**Mr. Zubin Billimoria, Associate, DF Architecture:**

- Advised that he is available to answer any questions.

In response to a question from Council regarding the price range of the units, Mr. Billimoria advised that the pricing of the townhomes has not yet been finalized, but will be priced at market value.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

**5.1. Mr. Jack Bernard, 3500 Block Mt. Seymour Parkway: COMMENTING**

- Questioned if the proposed development will be priced at market value.

**5.2. Ms. Joyce Jones, 1100 Block Parkgate Avenue: COMMENTING**

- Expressed concern with the width of the proposed lane;
- Opined that the lane should be kept as narrow as possible;
- Questioned if a fence will be built along the laneway; and,
- Questioned the red wrapping on the trees.

Staff advised that the laneway design includes cedar fencing along the laneway on the northern boundary along the Atrium's southern property line.

Staff advised that arborists typically tag trees when doing an arborist report to identify the trees. Staff further advised that no trees will be removed from the Atrium's property north of the lane or from any private property south of the lane. The lane design is specifically designed to retain as many trees as possible while still maintaining a useable travel lane. Staff will report back at Second Reading as to what the red wrapping on the trees means.

**6. QUESTIONS FROM COUNCIL**

There were no further questions.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the May 19, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)" be returned to Council for further consideration.

**CARRIED**  
(7:26 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk

## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 1, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

9.1

## The District of North Vancouver REPORT TO COUNCIL

May 20, 2015  
File: RFS2014-00677

**AUTHOR:** Alan Robertson, Property Use & Business Licence Coordinator

**SUBJECT:** Remedial Action Order - 2755 Panorama Dr, North Vancouver

### RECOMMENDATION:

That Council resolve as follows:

1. Council considers that the property located at 2755 Panorama Drive, legally described as:

PID: 014-905-787

Lot 9, except part in plan 14059, of Lot 3 Block 9 District lot 626 Plan 1194

(the "Property")

is in a condition that is so unclean as to be offensive to the community, and declares, cumulatively and individually, that the following matters and things are a nuisance:

- (a) the items identified and labelled as numbers 1 to 11 in the photographs attached as **Schedule A** to the Council Report prepared by the Property Use & Business Licence Coordinator and dated May 20, 2015 (the "Photographs");
- (b) the piles of accumulated materials identified and labelled as A to P in the photographs; and
- (c) the wood platform identified and labelled as number 12 in the Photographs

(collectively, the "Matters and Things").

2. Pursuant to section 72(2)(b)(i) of the *Community Charter*, Council imposes the following remedial action requirement on Charles S. Band and Constance L. Band, being the registered owners of the Property, (the "Owners"): completely remove from the Property the Matters and Things by no later than July 15, 2015 (the "Remedial Action Requirement").
3. The Remedial Action Requirement must be completed to the satisfaction of the Chief Bylaw Officer by the stipulated date.

4. In the event that the Owners fail to fully comply with the Remedial Action Requirement by the stipulated date:
  - a) the District may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owners in accordance with section 17 of the *Community Charter*; and
  - b) the costs of such actions shall be treated as a debt owed to the District of North Vancouver which, if unpaid at the end of this calendar year, will be added to the property taxes for the next calendar year pursuant to s. 258 of the *Community Charter*.

**REASON FOR REPORT:**

To recommend that Council declare that the Matters and Things constitute a nuisance and to request that Council consider imposing the Remedial Action Requirement.

**SUMMARY:**

Despite extensive efforts and staff resources over many years, the accumulation of unsightly materials and derelict vehicles on the Property falls far short of reasonable community standards and is offensive to the community.

**BACKGROUND:**

The Property has been the subject of numerous and ongoing complaints since at least 1996. These complaints have included storing derelict vehicles and industrial equipment out in the open and allowing the Property to become unsightly, unclean and offensive to the neighbourhood. There have been complaints about rodents and odours. Over the years there have been numerous requests by District staff to the Owners to clean up the Property. Many letters and emails have been sent, many in person meetings have taken place and significant staff resources have been spent on this case. Despite these efforts the Property remains unacceptably unsightly, as can be seen in the Photographs.

**EXISTING POLICY:**

A Municipal council has the authority to impose a remedial action requirement with respect to declared nuisances under section 72 of the *Community Charter*.

**ANALYSIS:**

The south and east side yards of the Property (including the driveway) are almost completely covered in either derelict vehicles, building materials, industrial/mechanical machinery and equipment, and other assorted items, all in various stages of decay. Some materials are spilling over onto a District-owned undeveloped parcel to the west of the Property. The state of the Property is shown in the Photographs.

A copy of the most recent District letter to the Owners is attached as **Schedule B** to this Report. In this letter the Owners are advised that Council will be considering the recommended Remedial Action Requirement at its regular Council meeting on June 1, 2015. The Owners were again advised of this meeting in person on May 8, 2015. The attached letter also deals with a number of other outstanding issues involving the Property.



**Financial Impacts:**

If Council imposes the Remedial Action Requirement, and if the Owners do not comply with it within the stipulated time, then the District may then remove the Matters and Things at the Owners' cost and expense.

**Conclusion:**

The Property is in an unsightly state, with a large accumulation of unsightly materials and derelict vehicles, as shown in the Photographs. This state of affairs falls far short of neighbourhood standards and is offensive to the community. Efforts to achieve voluntary clean-up have failed. Staff are therefore recommending that Council impose the Remedial Action Requirement pursuant to the provisions of the *Community Charter*.

**Options:**

1. Council impose the recommended Remedial Action Requirement on the Property .
2. Provide direction to staff on alternative action.
3. Take no action.

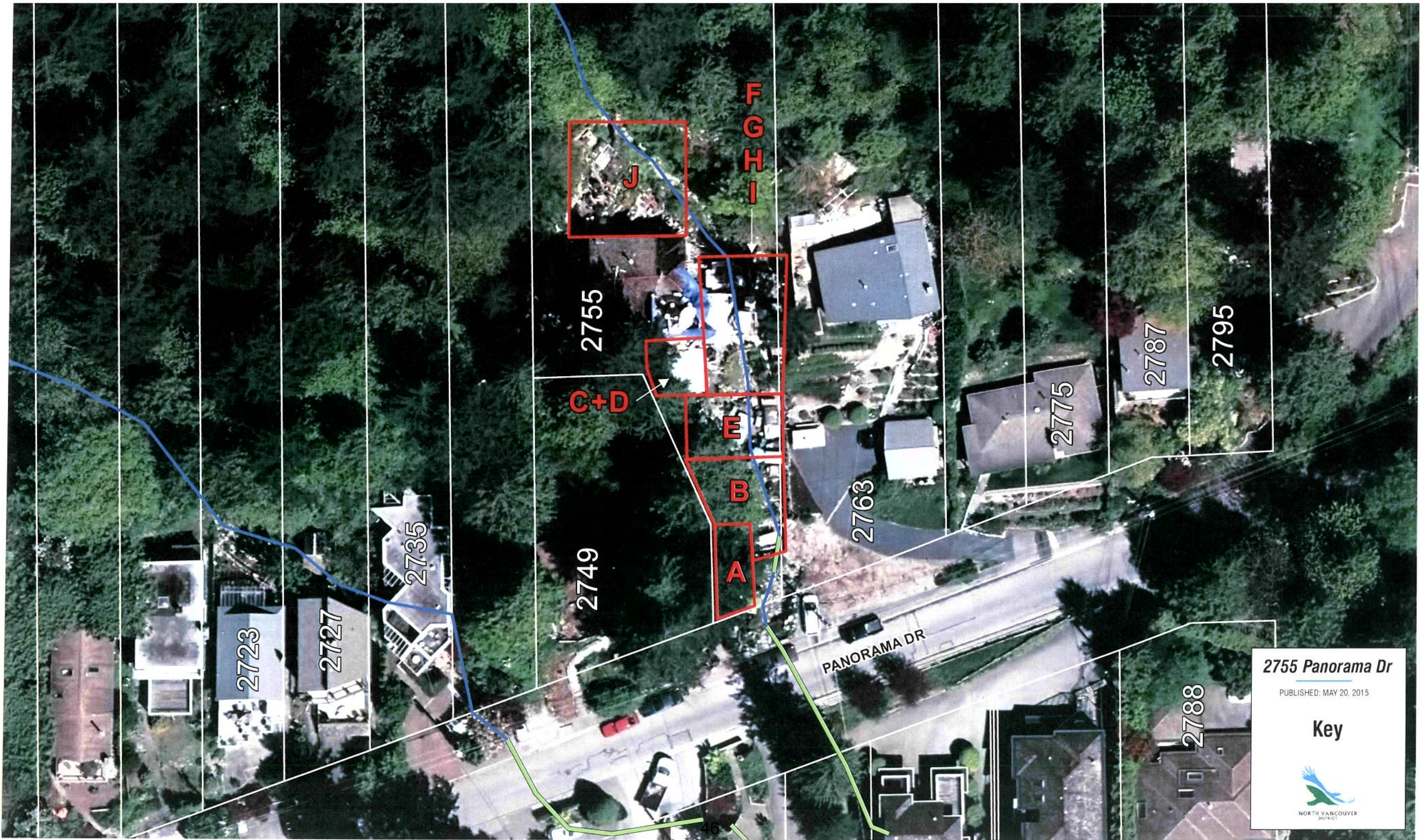
Respectfully submitted,



Alan Robertson  
Property Use & Business Licence Coordinator

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"/> Facilities _____	<input type="checkbox"/> Solicitor <i>RP</i> _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____






2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Key



NORTH VANCOUVER DISTRICT





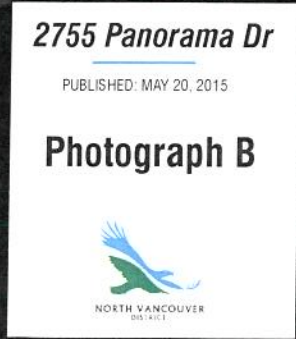
2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph A











2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph C





PUBLISHED: MAY 20, 2015



**NORTH VANCOUVER**  
2014-2015





2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph E







2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph F



NORTH VANCOUVER  
DISTRICT





2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph G



NORTH VANCOUVER  
DISTRICT





2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph H







2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph I







2755 Panorama Dr

PUBLISHED: MAY 20, 2015

Photograph J





## **2755 Panorama Dr - Report to Council June 1, 2015**

**Schedule A** - photographs taken of the Property on May 13, 2015 showing the unsightly and nuisance condition.

Photographs include ten separate images (A to J) of the property with an additional overhead satellite image of the whole property referencing where each photograph was taken.

## **2755 Panorama Dr - Report to Council June 1, 2015**

**Schedule B** – copy of letter sent to the Owners by registered mail and another hand delivered to the residence on April 29, 2015. The letter advises Owners that staff will be seeking a Remedial Action Order to have property cleaned up at Council June 1, 2015.



April 29, 2015  
Bylaw File: 08.3229.02  
Legal File: 2440.01/320  
Case: RFS2014-00677

**BY HAND and  
BY REGISTERED MAIL**

Charles S. Band  
Constance L. Band  
2755 Panorama Drive  
North Vancouver, BC V7G 1V7

COPY

Dear Mr. and Mrs. Band:

**Re: 2755 Panorama Drive, North Vancouver**

District staff have advised you of the following matters on countless occasions:

1. that the accumulation of materials and derelict vehicles on your property is unacceptable and must be remedied;
2. that the extensive and ongoing exterior and interior building renovations, additions and construction work on the house on the property without any building permits constitutes a continuing contravention of the District's Building Regulation Bylaw Number 7353, 2003; and
3. that the extensive and ongoing work in the streamside protection development permit area, protection of the natural environmental development permit area, creek hazard development permit area and slope hazard development permit area (collectively the "DPAs") without development permits issued by the District constitutes a continuing contravention of the District's development permit regulations as set out in the District's Official Community Plan Bylaw Number 7900, 2011 and constitutes a breach of other District Bylaws, including the District's Environmental Protection and Preservation Bylaw Number 6515, 1993 and precursors thereto.

The District has provided you with many opportunities to rectify these long standing matters and has advised you of the consequences of failure to do so. Despite this, none of the above matters have been rectified to date. This state of affairs is unacceptable and must not continue.

**Accumulation of Materials and Derelict Vehicles**

Regarding the accumulation of materials and derelict vehicles on your property, please be advised that the District's Chief Bylaw Officer will be recommending that the Council of the District impose remedial action requirements on you pursuant to section 72 of the *Community Charter*. This recommendation is scheduled to be presented to Council on Monday June 1, 2015 in Council Chambers at 355 West Queens Road, North Vancouver. In advance of this Council meeting you will be provided, by way of a separate letter, with a copy of the Chief Bylaw Officer's report to Council. The report will include the proposed resolution imposing the

remedial action requirements. Council consideration of the report on June 1 will be at a meeting open to the public and you may wish to attend and speak to the matter.

### **Contravention of the Building Regulation Bylaw Number 7353, 2003**

Regarding the work done on your house without a building permit, please be advised that you must:

1. by no later than **June 15, 2015** make a complete building permit application for a building permit for all of the interior and exterior building renovations, additions and construction work on the house on the property that you have undertaken or caused to be undertaken without a permit, which said application must include, without limitation, payment of all required fees, charges and deposits and provision of a report from an appropriate qualified professionals retained by you certifying that the house, after completion of the work contemplated in the building permit application, will comply with the BC Building Code and will be safe for the use intended;
2. by no later than **July 30, 2015** obtain the aforesaid building permit; and
3. by no later than the date that is 6 months after the date of issuance of the said building permit complete all of the work contemplated in the said building permit as must be evidenced by the finalization of the building permit and receipt of a report from the certified professional certifying that all of the work has been completed in accordance with the building permit and in compliance with the BC Building Code.

### **Contravention of Development Permit Regulations in the District's Official Community Plan Bylaw Number 7900, 2011**

Regarding the work done in the DPAs without development permit(s), please be advised that you must:

4. by no later than **June 15, 2015** make a complete development permit application for a development permit (re: streamside protection, protection of the natural environment and creek and slope hazard) in relation to all of the work done within the DPAs on the property that you have undertaken or caused to be undertaken without a development permit; which said application must include, without limitation:
  - (a) payment of all required fees, charges and security deposits;
  - (b) a creek hazard report, acceptable to the District, prepared by a professional engineer or geoscientist retained by you with a specialization in creek hazards (the "Creek Hazard QP"), containing a drainage study and hydraulic analysis and certifying, among other things, that the works installed in the creek hazard DPA safe for the use intended, do not result in the lands adjacent to the creek being unsafe, and meet the District's risk tolerance criteria, or, if the Creek Hazard QP cannot provide such certification, then recommending remedial measures that need to be taken by you in order to be able to make the required certification;
  - (c) a slope hazard report, acceptable to the District, prepared by a professional engineer or geoscientist retained by you with a specialization in slope hazard assessments (the "Slope Hazard QP"), certifying that the slopes within the slope



April 29, 2015

Page 2

hazard DPA meet the District's risk tolerance criteria and that the property may be safely used for the purpose intended, or, if the Slope Hazard QP cannot provide such certification, then recommending remedial measures that need to be taken by you in order to be able to make the required certification; and

- (d) a report, acceptable to the District, prepared by a qualified environmental professional retained by you (the "QEP"), containing, among other things, an environmental assessment and impact study of the affected area and recommendations for erosion and sediment control measures, remedial action and clean-up, required environmental mitigation measures and timing of the work;

5. by no later than **July 30, 2015:**

- (a) make all changes to your development permit application required by the District's Section Manager Environmental Sustainability;
- (b) provide any referrals, notifications and approvals required to be obtained from senior levels of government in relation to the work contemplated in the proposed development permit; and
- (c) obtain said permit from the District.

COPY

6. by no later than the date that is 6 months after the date of issuance of the said development permit complete all of the work contemplated in the permit as must be evidenced by receipt of reports from the Creek Hazard QP, Slope Hazard QP and QEP certifying that all of the work has been completed in accordance with the development permit and in compliance with all District Bylaws.

If you fail to satisfy any one or more of the above requirements by the stipulated date or dates then the District may without further notice bring proceedings to enforce all of the above requirements including seeking injunctive relief and awarding of costs.

In addition, we draw to your attention to Part 12 of the District's *Building Regulation Bylaw*, a copy of which is attached.

Yours truly




Richard Parr  
Municipal Solicitor  
District of North Vancouver

cc. Gavin Joyce – General Manager, Engineering, Parks & Facilities  
Brian Bydwell – General Manager, Planning Properties & Permits  
Al Karimabadi – Section Manager, Permits and Licences  
Carol Walker – Chief Bylaw Officer  
Fiona Dercole – Section Manager – Public Safety  
Julie Pavey – Section Manager – Environmental Sustainability

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

  
Dept.  
Manager

  
IGM/  
Director

  
CAO

9.2

## The District of North Vancouver

### REPORT TO COUNCIL

April 23, 2015  
File: 05.1760

**AUTHOR:** Andy Wardell, Director, Financial Services

**SUBJECT:** Filing under the Financial Information Act - 2014 Statement of Financial Information (SOFI)

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**RECOMMENDATION:**

"THAT the 2014 Statement of Financial Information (SOFI) of the District of North Vancouver be approved"

**REASON FOR REPORT:**

THAT the 2014 Statement of Financial Information (SOFI) of the District of North Vancouver be approved as per the recommendation of the Finance and Audit Standing Committee.

The Audit and Finance Committee report inclusive of proposed amendments has been included for your information.

Respectfully submitted,



Andy Wardell, Director, Financial Services

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"/> Facilities _____	<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"/> Committee of the Whole	Date: _____
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	   CAO
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## The District of North Vancouver

### REPORT TO COMMITTEE

April 23, 2015

File:

**AUTHOR:** Andy Wardell, Director, Financial Services

**SUBJECT:** Filing under the Financial Information Act - 2014 Statement of Financial Information (SOFI)

#### RECOMMENDATION:

THAT the Finance and Audit Standing Committee recommend to Council

"THAT the 2014 Statement of Financial Information (SOFI) of the District of North Vancouver be approved"

#### REASON FOR REPORT:

The Financial Information Act requires every local government in British Columbia to submit a SOFI to the Ministry of Community, Sport and Cultural Development by June 30<sup>th</sup> of each year. Under the Financial Information Regulations of SOFI, Municipal Councils must approve the financial information submitted to the Ministry.

Attached and recommended for Council approval is the following information:

- a) List of remuneration and expenses paid to or on behalf of elected officials
- b) List of remuneration in excess of \$75,000 and expenses paid to or on behalf of those employees
- c) Consolidated total of all remuneration paid to all employees reconciled to the financial statements
- d) List of the total amount paid to each supplier of goods and services during the fiscal year in excess of \$25,000 plus consolidated total of all payments made to suppliers for goods and services during the fiscal year
- e) List of grants and contributions paid during the year in excess of \$25,000
- f) Consolidated total of all payments, grants and contributions paid during the year in excess of \$25,000 reconciled to the financial statements
- g) Other statements as required by regulations.



**ANALYSIS:**

In response to recurring media requests for information on local government remuneration, focusing on select large payments, we are continuing to report using the Metro Vancouver enhanced format that isolates base salaries from all other salary types.

“Other” includes retroactive pay, overtime, taxable benefits and all other forms of remuneration that are not considered part of an employee’s base salary.

***Staff Remuneration Greater than \$75,000***

For staff earning greater than \$75,000, remuneration totalled \$29 million, an increase of approximately \$4.2 million over last year, attributable in large part to two years of retroactive contract increases paid in 2014, step increases as our work force turns over and new staff gain experience.

The increase can be attributed to the following:

New hires net of retirements	\$ 2,186,910
Contract - Steps and other contract requirements	971,161
Retro pay for prior years	625,771
Overtime	268,738
Other	115,026
	<u>\$ 4,167,606</u>

For 2014, 287 (2013 – 254) positions earned greater than \$75,000 (33 more positions than 2013). This includes 24 positions that met the threshold for the first time on base salaries.

The \$75,000 threshold came into effect in September 2002. Inflation adjusted, using Core CPI, the threshold would be \$92,000 and 141 positions would be higher than the threshold. Normalized for retroactive pay and disaster response costs this would be 119 positions.

***Payments to Suppliers Greater than \$25,000***

Payments to suppliers greater than \$25,000 totalled \$167.5 million (\$23.7 million higher than 2013). These resources were disbursed to 242 suppliers (2013 – 232).

The major reasons for the year over year increase in payments to suppliers relates to the greater level of activity associated with development and renewal of community assets including the William Griffin Recreation Centre \$3 million, road paving \$2 million, Philip Avenue Overpass construction \$4 million, land acquisitions \$5 million, sewer rehabilitation \$2 million and replacement vehicles \$1 million. The balance is attributable to the timing of payments between fiscal years.

Respectfully Submitted,



Andy Wardell  
Director, Financial Services

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  
STATEMENT OF FINANCIAL INFORMATION  
AS AT DECEMBER 31, 2014**

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 1 to 4**  
**AS AT DECEMBER 31, 2014**

Audited financial statements

(Previously approved at April 27, 2015 Regular Council Meeting, so not included in this package)

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 5(4)**  
**AS AT DECEMBER 31, 2014**

Schedule of Guarantees and Indemnity Agreements

A Schedule of Guarantees and Indemnity Payments has not been prepared because this organization has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(a)**  
**AS AT DECEMBER 31, 2014**

**Schedule of Remuneration and Expenses - Elected Officials**

		<b>Remuneration*</b>	<b>Expenses</b>
Bassam, Roger	COUNCILLOR	41,198	-
Bond Matthew	COUNCILLOR	-	286
Hanson, James A.	COUNCILLOR	2,033	286
Hicks, Robin D.	COUNCILLOR	40,709	4,086
Little, Mike	COUNCILLOR	39,273	4,710
MacKay-Dunn, Doug	COUNCILLOR	41,123	1,245
Muri, Lisa A.	COUNCILLOR	41,423	-
Nixon, Alan	COUNCILLOR	39,762	4,186
Walton, Richard S.B.	MAYOR	97,348	4,357
<b>Total</b>		<b>\$ 342,869</b>	<b>\$ 19,156</b>

\*Remuneration includes non-taxable allowance of 1/3 of total

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

<b>Employee Name</b>	<b>Base Salary</b>	<b>Other *</b>	<b>Total Remuneration</b>	<b>Employee Expenses</b>
Adamson, Thomas	\$ 80,880	\$ 5,275	\$ 86,155	\$ -
Alexander, Chris Scott	80,767	24,375	105,142	21
Allan, Darron	81,786	4,059	85,845	-
Allan, Douglas Earl	92,032	5,991	98,023	617
Andrews, Michael	102,020	6,057	108,077	977
Arbeider, Gary M	84,558	5,984	90,542	-
Armitage, Monika	75,064	6,379	81,443	-
Ayin, Suzanne	101,239	6,964	108,203	240
Bahari, Rod	80,880	4,728	85,608	-
Ballard, Raymond	83,307	3,701	87,008	-
Barabash, Brock	83,307	5,204	88,511	-
Beckett, Douglas George M.	98,477	4,422	102,899	-
Bennett, Chris	80,880	3,552	84,432	-
Bittel, Rebecca Ann	77,670	2,844	80,514	1,516
Bittel, Rita	122,467	7,094	129,561	2,311
Blackett, Dax	80,205	3,497	83,702	-
Blackmon, Michael	64,612	38,868	103,480	1,450
Bledsoe, Christopher M.	76,656	8,411	85,067	-
Boase, Richard James	101,614	6,869	108,483	-
Bolton, Ian	79,102	20,320	99,422	1,145
Boniface, Rod	79,102	4,062	83,164	-
Bonneville, James Guy	123,264	10,880	134,144	1,353
Boulton, Richard C.	4,453	329,739	334,192	-
Bratina, Jeanine	100,719	8,685	109,404	142
Breakey, Charles Conrad	81,436	3,542	84,978	-
Bremner, Curtis Roland	95,161	122,183	217,344	4,054
Brick, Linda Juul	76,115	6,569	82,684	1,540
Bridger, Stephen	103,928	2,288	106,216	638
Brightman, Lenard J.	67,728	12,630	80,358	-
Brouwer, Nick	111,747	13,961	125,708	195
Bryans, David Anthony John	77,104	4,753	81,857	4,255
Burdett, Kyle	80,880	5,896	86,776	-
Butler, Kevin	101,866	4,792	106,658	1,445
Bydwell, Brian Anthony	185,045	19,403	204,448	2,991
Byrom, Christopher	81,351	17,002	98,353	-
Cadwell, Shane	83,612	4,150	87,762	-
Cairns, Michael Douglas	122,573	18,108	140,681	1,294
Cannon, Michael	76,217	7,265	83,482	-
Cappellini, Dennis	79,589	5,946	85,535	-
Carlisle, Neil	77,726	4,718	82,444	1,448
Carmichael, Randy Don	101,641	5,023	106,664	-
Carnaby, Anthony	83,877	4,032	87,909	-
Carroll, Shaun	114,758	10,783	125,541	1,045

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

Employee Name	Base Salary	Other *	Total Remuneration	Employee Expenses
Carter, Lorn James	90,888	55,104	145,992	10
Chapman, Philip Thomas	92,033	8,019	100,052	2,632
Chevallier, Nicola	122,875	12,485	135,360	1,854
Chiesa, Fabio	101,641	3,254	104,895	-
Chilton, Rory	81,784	10,741	92,525	-
Ciolfi, Matthew	80,880	5,395	86,275	-
Clarke, Michael	75,199	6,401	81,600	2,131
Coombes, Arthur William	89,727	8,141	97,868	-
Corcoran, Donna	101,259	6,535	107,794	1,302
Crombie, Mary Charlotte	122,467	7,094	129,561	5,593
Cusano, Marco	83,481	983	84,464	1,548
Dal Santo, Sarah	111,774	5,719	117,493	342
Dales, David	81,476	6,762	88,238	-
Danyluk, Richard B.	134,676	12,578	147,254	4,516
Dapavo, Steven M.	95,420	7,113	102,533	-
Davidson, Graham Stewart	75,184	4,753	79,937	986
Davies, Ian I.D.	75,179	11,002	86,181	-
Davis, Larry M.	122,467	7,925	130,392	3,192
Dear, Mark	82,249	2,940	85,189	2,313
Derban, Dwayne	101,641	3,514	105,155	-
Dercole, Fiona	79,295	4,670	83,965	1,954
DeRoy, Jason P.	119,448	10,571	130,019	1,794
DesLauriers, Paul	82,679	4,591	87,270	-
Deutscher, Darcy	77,251	6,475	83,726	-
Deveaux, Nicole	185,362	18,997	204,359	-
Dickie, Craig	83,307	19,789	103,096	-
Dickson, Matthew Paul	101,641	5,674	107,315	-
Dohmeier, Richard	77,965	4,468	82,433	1,928
Durnin, Andrew	84,547	14,549	99,096	-
Dwyer, Brett	134,962	12,605	147,567	289
Edmonds, Trevor	82,356	9,380	91,736	304
Escudero, Manuel	75,358	15,178	90,536	-
Ewart, Jared	79,325	4,355	83,680	-
Fairbrother, Michael F.	101,568	13,112	114,680	784
Falso, Danny	83,684	3,797	87,481	-
Fawcett, Sean Mason	74,126	10,517	84,643	-
Ferguson, Scott	81,004	12,626	93,630	-
Feters, Raffi	89,742	2,397	92,139	1,120
Fidanza, Dave	57,683	19,090	76,773	-
Fitzpatrick, Michael A.	70,361	31,540	101,901	-
Fletcher, Glen	77,027	15,470	92,497	-
Fong, Kent	111,405	5,182	116,587	285

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

<b>Employee Name</b>	<b>Base Salary</b>	<b>Other *</b>	<b>Total Remuneration</b>	<b>Employee Expenses</b>
Foston, Michael	80,880	4,546	85,426	-
Foy, John	60,133	17,223	77,356	144
Franco, David Joachim	101,641	2,940	104,581	-
Francois, Nelly	75,142	7,114	82,256	359
Frisk, Michael Robert	74,885	11,188	86,073	-
Frizzell, Scott	80,510	3,602	84,112	-
Furrer, Frederik Jozef	75,007	14,730	89,737	-
Gaudette, Bradley	83,307	9,055	92,362	985
Geddes, Erica	95,648	3,904	99,552	4,123
Gerela, Ted	95,596	5,893	101,489	-
Giannone, Frank	60,129	16,768	76,897	800
Gill, Jaskaran	109,431	5,186	114,617	2,092
Girard, Carolyn	88,143	4,751	92,894	1,826
Gonev, Christopher G	101,553	6,712	108,265	3,348
Gordon, James	134,676	13,734	148,410	2,695
Gosling, Blair	83,213	7,291	90,504	-
Gowans, Tracy	88,678	7,676	96,354	3,341
Gowans, W. Keiller	82,828	3,541	86,369	386
Granander, John	83,307	7,727	91,034	-
Grant, Charlene Marie B.	167,608	16,764	184,372	1,347
Guppy, Tamsin Wendy Frances Sue	92,057	6,478	98,535	230
Gwozd, Dale Gerrard	88,660	7,208	95,868	95
Haggard, Steve	101,239	6,692	107,931	1,866
Haid, Susan	94,852	91,030	185,882	2,503
Haig, Andrew W.	80,880	5,078	85,958	-
Haines, Matthew	82,870	5,607	88,477	-
Harris, Brian	80,880	4,288	85,168	-
Harrop, Scott Thomas	61,643	13,926	75,569	-
Hartford, Michael A.	95,255	6,239	101,494	787
Haugen, Cynthia	72,733	3,665	76,398	777
Hibbard, David Robert	108,565	17,010	125,575	80
Hicks, Gillian Abigail	83,307	11,552	94,859	-
Hightower, John Weldon	78,418	20,752	99,170	621
Horsfield, David C.	73,917	3,943	77,860	-
Horton, Louise	77,605	5,907	83,512	34
Hotzak, Steven	80,880	3,205	84,085	-
Hoverd, Aaron	80,880	5,338	86,218	-
Hudda-Musani, Femida	67,658	10,041	77,699	763
Hummel, Robert Peter	77,725	4,597	82,322	80
Hummelle, Riley	68,685	7,346	76,031	1,479
Humphries, Matthew Thomas	101,641	4,248	105,889	-
Hunter, Randy Michael	64,789	11,485	76,274	854

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.



**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

<b>Employee Name</b>	<b>Base Salary</b>	<b>Other *</b>	<b>Total Remuneration</b>	<b>Employee Expenses</b>
Ingimundson, Brad	84,510	14,798	99,308	450
Iorio, Elio	122,466	7,926	130,392	2,020
Jensen, Lennart	134,676	14,910	149,586	336
Johnson, David	80,159	4,194	84,353	-
Johnston, Curtis	75,064	7,031	82,095	-
Johnstone, Ronald	80,880	4,337	85,217	-
Joyce, Gavin Michael	186,028	26,945	212,973	3,868
Karimabadi, Al	111,405	7,209	118,614	2,097
Keks, Christopher	79,621	4,617	84,238	-
Kennedy, Wayne Hugh	134,099	35,476	169,575	1,002
Kerr, Ronald Bruce	70,297	24,079	94,376	-
Khan, Andrew	62,981	14,032	77,013	1,499
Koenig, Ryan	83,244	5,225	88,469	-
Kramer, Gunter	85,409	2,904	88,313	-
Kriel, Marque	80,880	5,208	86,088	-
Kyle, John Stewart	61,378	17,201	78,579	-
Laforet, Chad	97,174	4,959	102,133	-
Lam, Annie	74,581	5,749	80,330	191
Langley, Michael	77,843	4,663	82,506	-
Larsen, Kathleen Janet	84,543	4,903	89,446	502
LaSalle-Lowe, Adrian	78,436	5,263	83,699	-
Lascu, Lance	80,560	4,375	84,935	-
Law, Duncan	80,880	5,291	86,171	-
Law, Ian	74,526	5,670	80,196	1,784
Leamont, Todd	82,392	4,577	86,969	-
Leavold, Brian Russell	97,453	4,523	101,976	-
Letchford, Natasha	92,104	5,573	97,677	3,623
Little, Christopher Brett	95,870	5,710	101,580	-
Loader, Shaun	92,336	7,530	99,866	1,498
Lu, Vincent	103,824	8,222	112,046	-
Lucks, Shaun Vincent	82,265	4,379	86,644	-
Lyren, Stig	104,482	256	104,738	1,064
Mah, Gary B.	77,725	4,750	82,475	1,631
Malcolm, Ryan Paul	127,422	11,716	139,138	1,153
Mason, Dorit	134,851	21,155	156,006	1,127
Mason, Lucia G	81,061	5,316	86,377	-
Massie, Colin F.	58,301	23,845	82,146	-
Mattarollo, Paolo	81,450	4,455	85,905	-
Mauboules, Annie	92,032	4,360	96,392	1,422
Mawdsley, Angela	82,404	5,292	87,696	246
Mayer, Jeff	83,307	6,239	89,546	-

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.



**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

Employee Name	Base Salary	Other *	Total Remuneration	Employee Expenses
McCarthy, Trisha	82,392	5,813	88,205	80
McKay, Sean Blair	83,307	5,352	88,659	-
McLean, Shane	83,987	4,854	88,841	-
McLuckie, Chris	111,405	5,354	116,759	2,202
McMurray, Ryan	83,244	8,339	91,583	450
Meslo, Brian	109,003	13,288	122,291	-
Milek, Alexander Chester	92,188	4,264	96,452	-
Miller, William Todd	86,509	4,236	90,745	-
Mills, Christie Michelle	77,921	5,857	83,778	1,270
Mills, Timothy Michael	101,641	5,272	106,913	-
Montecalvo, Tony	58,970	37,749	96,719	-
Morgan, Trevor James	100,344	4,889	105,233	-
Moyes, Scott Alexander	90,582	11,252	101,834	662
Muir, Ryan Donovan	69,605	6,684	76,289	-
Munro, Thomas Edward	101,641	4,050	105,691	450
Murray, Blair Alexander	101,641	4,220	105,861	200
Nedergard, Gary U.	111,405	7,488	118,893	-
Nevill, Ralph	70,177	5,078	75,255	6,272
Nikas, Danny	87,760	4,333	92,093	-
Nobbs, Lee V.F.	102,440	4,049	106,489	-
Nordman, Derek	79,917	3,997	83,914	2,282
Nyberg, Mark Tim	73,775	3,969	77,744	-
O'Malley, Kathleen	94,108	8,222	102,330	3,393
Ono, Steve	150,903	13,405	164,308	267
Osato, David	72,350	4,089	76,439	-
Ovington, Chris	80,880	4,377	85,257	-
Pakulak, Paul Anthony	75,646	25,869	101,515	48
Palmer, Derek	77,663	18,631	96,294	-
Pante, Mario	80,651	4,996	85,647	-
Parr, Richard	140,613	12,972	153,585	1,802
Pasko, David	77,370	9,695	87,065	336
Paton, Jennifer Lynn	115,728	7,402	123,130	788
Pavey-Tomlinson, Julie	111,405	6,464	117,869	2,728
Pavlovic, Ivan	79,849	4,827	84,676	-
Penman, Carla Lorraine	96,977	8,520	105,497	450
Penman, Victor	166,865	23,652	190,517	3,679
Peters, Casey	79,756	4,612	84,368	703
Postle, Gordon Robert	84,543	4,905	89,448	80
Pryce, Robert	72,409	3,656	76,065	-
Rendek, Karen	75,490	4,317	79,807	1,026
Ridley, Scott	76,872	15,912	92,784	867

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

Employee Name	Base Salary	Other *	Total Remuneration	Employee Expenses
Roberts, Alan Edward	100,338	6,071	106,409	-
Roberts, Gregory Alan	101,641	4,057	105,698	-
Roberts, John David	83,307	6,337	89,644	-
Roberts, Mike	82,857	5,722	88,579	200
Robertson, Douglas John	74,526	4,454	78,980	427
Rogers, Cindy	150,903	11,729	162,632	1,300
Rogers, Susan	125,936	11,266	137,202	998
Ronaghan, Clay L.	72,691	4,364	77,055	588
Rooney, Sean	88,150	2,907	91,057	597
Rucci, Cristina	92,032	4,283	96,315	889
Ryder, Janine	85,363	4,094	89,457	-
Saely, Matthew	74,374	3,489	77,863	-
SamudaPoitras, Monica	86,742	1,648	88,390	958
Schembri, Al	63,103	16,793	79,896	48
Schmalzer, Oliver	80,880	4,283	85,163	170
Schofield, Mathew	101,489	5,376	106,865	1,176
Senior, Michael	134,676	12,504	147,180	1,621
Shad, Ben	106,051	5,974	112,025	-
Simkin, Louise	73,648	5,819	79,467	-
Slee, Graeme Christopher	100,338	4,045	104,383	-
Smele, Rodney	65,684	26,782	92,466	-
Smith, Adam Philip	80,880	11,370	92,250	-
Smith, Grant James	101,641	2,714	104,355	-
Smith, Tegan	90,999	5,799	96,798	1,217
Snelling, Bradley	86,568	7,521	94,089	2,824
Snow, Chandra	76,983	5,014	81,997	2,487
Sobolewski, Mark Henry	95,777	4,825	100,602	-
Stacy, Brent W.	96,084	7,968	104,052	-
Stewart, Alan	78,027	4,640	82,667	394
Stewart, Mark	66,036	11,866	77,902	-
Stewart, Ryan	80,880	4,879	85,759	-
Stokes, James R.	67,461	12,047	79,508	451
Storm, Kyler	71,561	4,256	75,817	-
Stuart, David Charles	256,849	23,651	280,500	8,820
Suder, Krzysztof	73,929	4,606	78,535	946
Sundher, Randall	82,291	16,031	98,322	-
Sutherland, Doug	93,304	2,278	95,582	1,865
Svendsen, Ryan	83,244	8,725	91,969	1,275
Swant, Robert Sydney	101,641	5,263	106,904	-
Tarr, Sean Fraser	78,269	3,826	82,095	30
Taylor, Gus	81,688	3,776	85,464	-
Taylor, Ross Eric	92,032	5,437	97,469	-
te Boekhorst, Michael	77,498	5,079	82,577	60

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

<b>Employee Name</b>	<b>Base Salary</b>	<b>Other *</b>	<b>Total Remuneration</b>	<b>Employee Expenses</b>
Thompson, James	80,880	4,025	84,905	-
Thomson, Janice Marjorie	75,721	3,978	79,699	131
To, Alice	84,903	5,465	90,368	3,830
Tucker, Mary-Lee	75,228	1,102	76,330	1,133
Tukutau, Mumui	64,421	48,290	112,711	-
Turenne, Brandon	77,725	5,409	83,134	-
Tylla, Paul Patrick	94,908	5,120	100,028	-
Van Duynhoven, Christopher	80,880	4,496	85,376	-
van Eck, Renee	101,239	6,652	107,891	2,284
Veres, Darren	70,057	7,410	77,467	-
Walker, Carol	111,405	6,579	117,984	60
Walker, Nathan	92,879	2,235	95,114	886
Ward, John Glyn	79,990	4,506	84,496	-
Wardell, Andrew	140,339	12,662	153,001	4,747
Warner, Walter	92,668	7,011	99,679	-
Warren, Robert	73,843	4,089	77,932	-
Weatherstone, Howard	87,413	1,933	89,346	638
Weinberger, Michael	81,950	8,486	90,436	-
Welman, Mairi	134,676	4,100	138,776	151
Wergeland, Chris	93,004	7,555	100,559	-
Whitworth, Christopher M.	104,734	4,936	109,670	-
Wiebe, Rodney	83,244	5,015	88,259	-
Wightman, Brad	80,880	5,681	86,561	-
Wilhelm, Erik	76,482	2,829	79,311	703
Wilson, Benjamin	101,151	2,295	103,446	2,130
Wilson, Jason	81,212	3,403	84,615	38
Wiskar, Paul Raymond	61,605	65,231	126,836	553
Wong, Ken J.K.	71,561	3,910	75,471	2,710
Woronchak, Kevin D.	90,380	4,238	94,618	-
Yard, David	79,251	7,412	86,663	-
Young, Shirley	110,244	7,037	117,281	5,025
Yu, Daeyul	38,465	52,305	90,770	-
Zhou, An	105,546	6,889	112,435	3,306
Zijadic, Svetlana	83,085	5,048	88,133	-
Zuckermann, Rachel	101,239	6,854	108,093	1,713
<hr/>				
Total Section 6(2)(b) over \$75,000	25,949,695	3,018,002	28,967,697	210,096
Section 6(2)(c) under \$75,000			18,848,441	

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(b) & (c)**  
**AS AT DECEMBER 31, 2014**

Schedule of remuneration and expenses - Employees

<b>Employee Name</b>	<b>Base Salary</b>	<b>Other *</b>	<b>Total Remuneration</b>	<b>Employee Expenses</b>
Total - Section 6(2)(b) and Section 6(2)(c)			<u>47,816,138</u>	

\*Other - Includes retroactive pay, disaster response and other overtime, taxable benefits and other forms of remuneration which is not considered a part of employee base salary.

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(2)(d)**  
**AS AT DECEMBER 31, 2014**

Salary Reconciliation

Remuneration reported Sec 6(2)(a)	\$ 342,869
Remuneration reported Sec 6(2)(b) & (c)	47,816,138
	<u>48,159,007</u>

**Add:**

Salaries and Benefits	
District of North Vancouver Municipal Public Library	4,419,172
North Vancouver Recreation & Culture Commission	11,909,623
North Vancouver Museum & Archives Commission	379,046
Arts Office	249,714
North Shore Recycling Program	374,217
North and West Vancouver Emergency Program	242,596
CDNV benefits	10,077,227
2014/2013 salary accruals	(615,013)

**Less:**

2014 various liability top-ups	(492,807)
Salaries charged to capital accounts	(1,427,603)
Salary amounts charged to liability accounts	(1,283,860)
Employer paid amounts already included in total remuneration as well as benefits amount	
Employees employed by other entities included in 6(2) schedules not in financial statements	(1,064,326)
Capital overhead eliminated on consolidation, net of other adjustments	(1,936,626)

Salaries and benefits per consolidated financial statements note 12	\$ <u><u>68,990,367</u></u>
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**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 6(7)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

**Statement of Severance Agreements**

There were no severance agreement under which payment commenced between The Corporation of the District of North Vancouver and its non-unionized employees during fiscal year 2014.



**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

0930501 BC Ltd DBA Prolepsis Consulting	\$	28,800
A & B Paving Ltd.		78,729
A Craig & Son Painting		36,180
A R Mower & Supply Ltd		38,120
Acushnet Canada Ltd		94,048
Advanced Pavement Technologies		46,711
Agrium Advanced Technologies		88,246
Ah Chok Lee		36,206
Allstream		26,674
Andrew Sheret Limited		420,666
Ansan Industries Ltd		206,530
Arrow Equipment Ltd		29,311
Associated Fire & Safety Inc		55,370
Atlas Painting & Restorations Ltd		131,189
B A Blacktop Ltd		3,739,564
B C Assessment Authority		1,975,549
Barrett Group Custom Builders Inc		58,398
Bartle & Gibson Co Ltd		84,754
BayRoot Landscaping		28,184
BC Hydro		1,621,839
BC Plant Health Care Inc		161,070
BCR Properties Ltd.		28,034
Bell Canada		471,702
Bell Media Inc.		28,400
Bell Mobility Inc		99,834
Bennett Land Surveying Ltd		32,055
BGC Engineering Inc		67,917
Binkley Sculpture Studios		26,264
Bruno Colacone		115,450
Burley Boys Tree Service Ltd		87,709
Business Pro Computers		44,934
Canada MiniBins.com Ltd		131,805
Canadian Industrial Pumps Ltd		119,068
Canadian Linen and Uniform Service		28,265
Cascade Raider Holdings Ltd.		28,034

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

CEI Architecture Planning Interiors	1,472,633
Chevron Canada Ltd	866,647
Christensen Excavating	40,976
Christina Rollke	66,662
City of Surrey	223,994
City of Vancouver	70,653
Cobra Electric	493,082
Cogent Contracting Inc	39,131
Columbia Bitulithic	3,744,140
Columbia Fuels	25,119
Combined Painting (1985) Ltd	31,021
Conwest Contracting Ltd	353,910
Coriolis Consulting Corp	37,271
Corix Water Products Limited Partnership	375,083
Cullen Diesel Power Ltd	60,738
Cummins Western Canada	34,525
Custom Air Conditioning	114,158
Cyclone Diamond Products	27,491
Dams Ford Lincoln Sales Ltd	51,255
Davey Tree Expert Co of Canada Ltd	56,565
Diamond Head Consulting Ltd	63,813
Dillon Consulting	57,077
Direct Energy Marketing Limited	37,094
District of West Vancouver	61,621
DL Safety Consulting	171,527
DM Fourchalk Property Consultants Inc	58,133
Domain7 Solutions Inc	38,701
Donald Flooring Contract Sales Ltd	130,833
Dougness Holdings Ltd	292,929
DTM Systems Corporation	52,966
Eagle Bridge	38,688
E-Comm Emergency Communications for BC	282,299
Econolite Canada Inc	193,288
Edgewater Site Contracting Ltd	328,665
EJM Construction Northwest Ltd	303,119
Elizabeth Kaminsky	48,103
Emco Corporation	90,508



**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

Engineered Pump Systems Ltd	38,206
Envirocon Enviromental Services, ULC	291,361
ESRI Canada Limited	60,990
FireWorks Consulting Inc.	35,525
First Truck Centre Vancouver Inc.	163,396
Flynn Canada Ltd	54,532
FortisBC	96,048
Fraser Richmond Soil & Fibre Ltd	30,968
Fraser Valley Fire Protection Ltd	31,721
Fred Surridge Ltd	177,335
GE Koba Enterprises	121,069
GeoAdvice Engineering Inc	39,828
Gibson Waterworks Supply Inc	32,131
Global Payments Canada	198,773
Goldbay Construction Ltd	36,125
Great West Life Assurance Company	194,914
Greater Vancouver Regional District	12,997,166
Greater Vancouver Sewerage & Drainage	2,380,320
Greater Vancouver Water District	11,653,745
Green Admiral Nature Restoration	25,823
Green Mountain Gemstones Inc	32,100
Guillevin International Inc	56,087
Habitat Systems Inc	128,194
Hatch Mott MacDonald Ltd	411,288
Headwater Management Ltd	47,285
Hitachi Data Systems	99,616
Horizon Engineering Inc	78,267
ICBC	300,115
IDRS Data-Print Mail	30,053
Insight Software.com Inc.	66,065
Interior Turf Equipment Ltd	46,878
Interprovincial Traffic Services Ltd	25,870
Invasive Species Council of Metro	29,560
ISL Engineering and Land Services Ltd	115,009

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

Jardine Lloyd Thompson Canada Inc	468,669
Jensen Sign Artistry Ltd	28,543
JETT Networks	60,457
Jones Bros Cartage Ltd	138,700
Kal Tire	134,019
KDS Construction Ltd	75,405
Kerr Wood Leidal Associates Ltd	147,147
Kitt Contracting (Eric) Ltd	32,657
Koffman Kalef LLP in Trust (School District 44)	4,999,978
KPMG LLP	161,500
Landmark Building Maintenance	103,426
Langley Concrete Limited Partnership	38,840
Lehigh Hanson Materials Ltd.	210,142
Lions Gate Fabricare	28,670
Lornco Electric Ltd	111,302
Lorraine E. John, in Trust (John & Mollie Foster)	977,389
M J Pawlowski and Associates	27,604
Mainroad Maintenance Products	251,664
Major Welding & Construction Ltd	41,422
Mancorp Industrial Sales Ltd	58,281
Mar-Tech Underground Services Ltd	392,114
Matrix Video Communications Corp	39,129
Metrotown Mitsubishi	26,334
MHPM Project Managers	36,926
Microserve	130,478
Microsoft Corporation	31,271
Mills Printing Product	151,679
Minister of Finance	36,304,316
MMM Group Ltd	623,423
Modern Drainage	115,150
Modern Systems Management Ltd	26,100
Morneau Shepell Ltd	26,352
Morris The Tree Man Ltd	216,908
Morrison Hershfield Ltd	40,539
MPE Engineering Ltd	47,707
Municipal Insurance Association	246,563

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

Municipal Pension Plan	4,350,648
Neopost	56,944
North Shore Emergency Management	400,858
North Shore Mountain Bike Association	50,000
North Shore News	94,636
North Shore Parts & Industrial Supplies	89,991
North Shore Recycling Program	2,652,834
North Vancouver Chamber of Commerce	86,201
North Vancouver Museum & Archives	490,149
North Vancouver Public Library	5,476,225
North Vancouver Recreation & Culture Commission	7,153,751
Northwest Hydraulics Consultants	119,528
Northwest Waste	25,733
Nu-Gro Ltd	67,134
Oakcreek Golf & Turf Inc	32,104
Omni Engineering Inc	70,619
Open Text Corporation	163,062
Opus Dayton Knight Consultants Ltd	27,757
Oracle Corporation Canada Inc	100,226
Pacific Blue Cross	1,100,658
Pacific Flow Control Ltd	38,669
Paragon Engineering Ltd	36,564
Paul Alexander, Talent Management	141,430
Petro Canada	30,184
Pit Stop Portable Toilet Services Ltd BC	27,173
Pivotal Projects Incorporated	226,950
Point Blank Creative Inc	26,561
PrairieCoast Equipment Inc.	99,535
Precision Concrete Cutting	86,764
Premier Pacific Seeds Ltd	64,974
Preston Chevrolet Buick GMC Cadillac Ltd	90,546
Profire Emergency Equipment	37,498
PW Trenchless Construction Inc	1,274,767
PWL Partnership Landscape Architects Inc	52,897
R & B Plumbing & Heating	46,771

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

R D M Enterprises Ltd	133,758
R F Binnie & Associates Ltd	310,517
Raven Roofing Ltd	39,154
Ray Contracting Ltd	735,558
Raybern Erectors Ltd	47,937
Receiver General for Canada	2,201,998
Rectec Industries Ltd	100,453
Remdal Painting and Restoration	116,342
Rempel Bros Concrete Ltd	164,259
Rite-Way Fencing (1999) Inc	49,998
Rogers AT&T Wireless	105,645
Rollins Machinery Limited	1,032,578
RONA Home Centre	37,257
Roof Tech 2000 Consultants Ltd	25,886
Royal Canadian Mounted Police	11,926,935
Savio Colacone	118,003
Scott Construction Management Ltd	611,698
Scottish Line Painting	39,788
Seylynn (North Shore) Development LP	1,544,339
Shape Architecture Inc	36,103
Shaw Business Solutions	35,415
SHI Canada ULC	121,063
South Coast BC Transportation Authority	11,331,919
Speedbolt Printing Solutions	40,493
Sperling Hansen Associates	74,999
Springline Construction Services Ltd.	1,489,496
SSA Quantity Surveyors Ltd	25,400
Standard Building Supplies Ltd	73,076
Stuart Olson Construction Ltd	3,609,224
Summit Valve and Controls Inc.	30,951
Superior City Services Ltd	376,514
Sutton Road Marking Ltd	67,482
Take A Break	39,408
Target Products Ltd	88,296
TDS West Systems Inc	35,125
TELUS Communications (BC) Inc	69,523
Telus Communications Company	61,780



**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(1)(a)&(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of payments to suppliers of goods and services

TELUS Services Inc	30,569
Tempest Development Group	129,456
Terrasol Environment Inc.	55,559
TGK Irrigation Ltd	157,170
The Corp of the City of North Vancouver	4,752,147
The Strategic Action Group	37,391
Tomko Sports Systems Inc	46,453
Transtar Sanitation Supply Ltd	40,007
Tupper Landscaping Inc.	319,346
Turnbull Construction Project Managers	35,599
Tyler Technologies Inc	243,877
Union of BC Municipalities	39,179
Urban Systems Ltd	139,670
Vancouver Fraser Port Authority	492,637
Vanderveen Hay Sales	27,180
VFA Canada Corporation	77,602
Vimar Equipment Ltd	60,857
Wajax Equipment	115,042
Warrington PCI Management	45,244
WebTech Wireless Inc	43,428
Westport Construction Group Inc	330,110
Westview Sales Ltd	69,631
Wolseley Canada Inc	29,262
Workers Compensation Board	718,770
Young, Anderson	69,681
Zeemac Vehicle Lease Ltd	82,123
Zone West Enterprises Ltd	43,937
Section 7(1)(b) over \$25,000	167,477,832
Section 7(1)(b) under \$25,000	5,735,588
Total Section 7(1)(a)&(b)	\$ <u><u>173,213,420</u></u>

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 7(1)(c)**  
**AS AT DECEMBER 31, 2014**

Reconciliation of Supplier Payments to Financial Statements

Payment to Suppliers 7(1)(a) & (b)	\$ 173,213,420
Payment to suppliers 7(2)(b)	1,585,018
Employee expenditures included in Section 6(2)(b)(c)	304,040
Employee expenditures included in Section 6(2)(a)	19,156
Total payments per Statement of Financial Information	<u>175,121,634</u>
Add:	
CDNV Salaries & Benefits	54,307,669
Expenditures incurred by consolidated entities	7,753,815
Interest expense tax installments	84,143
Property Taxes on own properties	69,485
Depreciation of tangible capital assets	15,133,562
Provisions, accruals and other net adjustments	3,030,536
Contributed Assets	684,901
Assets contributed for the construction of Philip Overpass	5,500,800
Amortization of other assets	69,073
Net change in prepaid expenses	248,838
Less:	
Net change in inventories held for consumption	-
Interest capitalized	-
Acquisition of tangible capital assets and deferred expenses	(45,688,324)
Employer portion of employee benefits included in salaries	(8,595,444)
Payments to others for revenue sharing & DCC's, not expenses	(397,748)
Payments made to other taxing authorities	(51,392,671)
Debt principal payments included in GVRD vendor amount not an expense	(938,670)
Amount per Consolidated Statement of Operations	<u>\$ 154,991,599</u>

**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Sections 7(2)(b)**  
**AS AT DECEMBER 31, 2014**

Schedule of grants and contributions

Boys & Girls Clubs of Greater Vancouver	\$	48,238
Capilano Community Services Society		141,212
City of North Vancouver		435,082
Family Services of the North Shore		50,310
Lynn Valley Senior Association		44,200
North Shore Community Resources Society		58,310
North Shore Neighbourhood House		129,093
Parkgate Community Services		265,563
Seymour Salmonid Society		45,000
Silver Harbour Centre Society		109,538
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Section 7(2)(b) over \$ 25,000		1,326,546
Section 7(2)(b) under \$ 25,000		258,472
<hr/>		
Total Section 7(2)(b)	\$	<u>1,585,018</u>

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 9(2)**  
**AS AT DECEMBER 31, 2014**

Statement of Financial Information approval

The undersigned, as authorized by the Financial Information regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

\_\_\_\_\_  
Nicole Deveaux  
Chief Financial Officer  
\_\_\_\_\_, 2015

\_\_\_\_\_  
Council Member on behalf of Council  
\_\_\_\_\_, 2015



**CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**  
**Statement of Financial Information**  
**FIR Schedule 1, Section 9(3)**  
**AS AT DECEMBER 31, 2014**

**MANAGEMENT REPORT**

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Mayor and Council are responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and exercises this responsibility through the Finance and Audit Standing Committee. The Committee meets periodically throughout the year as required.

The District's internal auditor has the responsibility for assessing the management systems and practices of the organization.

The external auditors, KPMG LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and free access to the Finance and Audit Standing Committee.

On behalf of the District of North Vancouver

\_\_\_\_\_  
Nicole Deveau, BA, BBA, CPA, CA  
Chief Financial Officer  
\_\_\_\_\_, 2015

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COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> In-Camera	Date: _____	Item # _____
<input checked="" type="checkbox"/> Regular	Date: <u>June 1, 2015</u>	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

April 23, 2015  
File: 05.1960

**AUTHOR:** Andy Wardell, Director, Financial Services

**SUBJECT:** COUNCIL REMUNERATION AND EXPENSES PAID DURING 2014

#### RECOMMENDATION:

THAT the report Council Remuneration and Expenses Paid During 2014 be approved.

#### REASON FOR REPORT:

Council must prepare a report each year in compliance with Section 168.1 of the Community Charter. The 2014 report must be available for public inspection at the Municipal Hall during its regular office hours until June 30, 2016.

The Finance and Audit Committee has reviewed and recommends that the report Council Remuneration and Expenses Paid During 2014 be approved.

Section 168.1 of the Community Charter requires that:

At least once a year, a council must have prepared a report separately listing the following for each council member by name:

- (a) the total amount of remuneration paid to the council member for the discharge of the duties of office, including any amount specified as an expense allowance;
- (b) the total amount of expense payments for the council member made to the council member as reimbursement for expenses incurred by the council member or as an allowance that is not reported under paragraph (a);
- (c) the total of any benefits, including insurance policies and policies for medical or dental services, provided to the council member or the member's dependants;
- (d) any contracts reported under Section 107 (disclosure of contracts with Council members and former Council members), including a general description of their nature.

**REPORTING OF REMUNERATION AND EXPENSES**

<b>Council Member</b>	<b>Total Amount of Remuneration Paid Under Sec. 168.1 (a)</b>	<b>Total Amount of Expenses Paid Under Sec. 168.1 (b)</b>
Bassam, Roger	41,198	-
Bond, Matthew	-	286
Hanson, James A.	2,033	286
Hicks, Robin D.	40,709	4,086
Little, Mike	39,273	4,710
MacKay-Dunn, Doug	41,123	1,245
Muri, Lisa A.	41,423	-
Nixon, Alan	39,762	4,186
Walton, Richard S.B.	97,348	4,357
<b>Grand Total</b>	<b>\$342,869</b>	<b>\$19,156</b>

Section 168.1(c)

No expenses

Section 107

No Section 107 contracts exist.

Respectfully Submitted,



Andy Wardell, Director, Financial Services

<u>REVIEWED WITH:</u> <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Public Works <input type="checkbox"/> Eng. Admin. <input type="checkbox"/> Eng. Parks	<u>REVIEWED WITH:</u> <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Permits & Licenses <input type="checkbox"/> Planning <input type="checkbox"/> Social 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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AGENDA INFORMATION	
<input type="checkbox"/> Committee of the Whole	Date: _____
<input checked="" type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

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

April 23, 2015

File:

**AUTHOR:** Andy Wardell, Director, Financial Services

**SUBJECT: COUNCIL REMUNERATION AND EXPENSES PAID DURING 2014**

**RECOMMENDATION:**

THAT the Finance and Audit Committee recommend to Council:

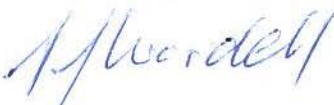
THAT the report Council Remuneration and Expenses Paid During 2014 be approved

**REASON FOR REPORT:**

Council must prepare a report each year in compliance with Section 168.1 of the Community Charter. The 2014 report must be available for public inspection at the Municipal Hall during its regular office hours until June 30, 2016.

The draft report "Council Remuneration and Expenses Paid During 2014" is attached for the Finance and Audit Committee's review.

Respectfully submitted,



Andy Wardell, Director, Financial Services




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"/> Facilities	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Human resources	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 1, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.4

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

April 28, 2015

File: 08.3060.20/050.14

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)

### RECOMMENDATION:

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" is ADOPTED.

THAT "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)" is ADOPTED.

### BACKGROUND:

Bylaws 8110 and 8109 received First Reading on March 23, 2015. A Public Hearing for Bylaws 8110 and 8109 was held and closed on April 14, 2015. On April 27, 2015, Bylaws 8110 and 8109 received Second and Third Readings.

The bylaws 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

### Attachments:

- The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)
- The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)
- Staff Report – dated April 15, 2015

**SUBJECT: Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)**

April 28, 2015

Page 2

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input checked="" type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> ITS	<input type="checkbox"/> Recreation Com.
<input type="checkbox"/> Facilities	<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 8110**

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900, 2011

---

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)”.

### **2. Amendments**

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from “**Institutional**” to “**Residential Level 2 (RES2)**” and “**Parks, Open Space and Natural Areas**” as illustrated on Bylaw 8110 Schedule “A” attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

**READ** a first time March 23<sup>rd</sup>, 2015 by a majority of all Council members.

**PUBLIC HEARING** held April 14<sup>th</sup>, 2015

**READ** a second time April 27<sup>th</sup>, 2015 by a majority of all Council members.

**READ** a third time April 27<sup>th</sup>, 2015 by a majority of all Council members.

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

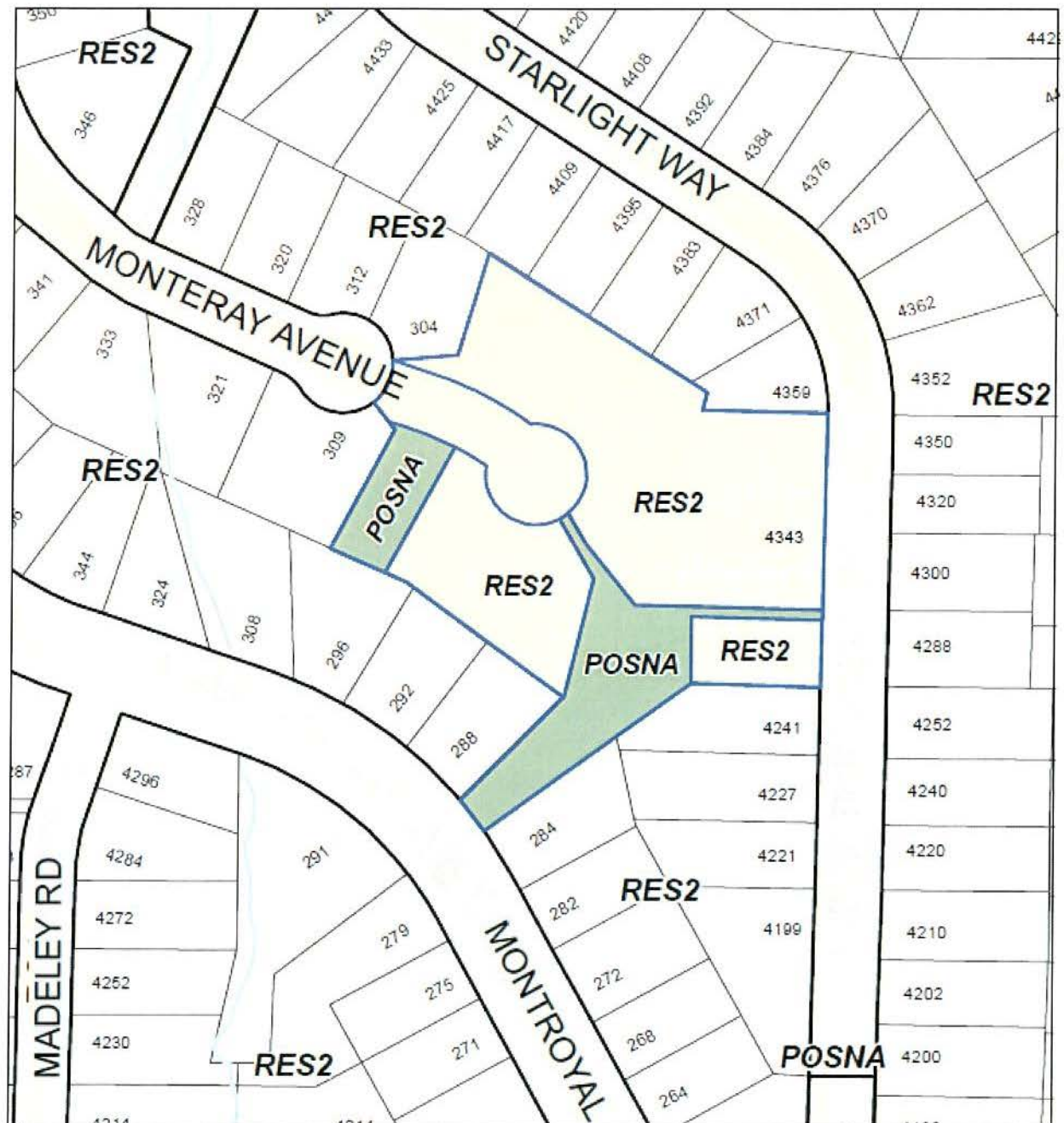
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Municipal Clerk



# **Bylaw 8110 Schedule A: OCP Map 2 – Land Use** **BYLAW 8110**

The District of North Vancouver Official Community Plan Bylaw 7900, 2011  
 Amendment Bylaw 8110, 2015

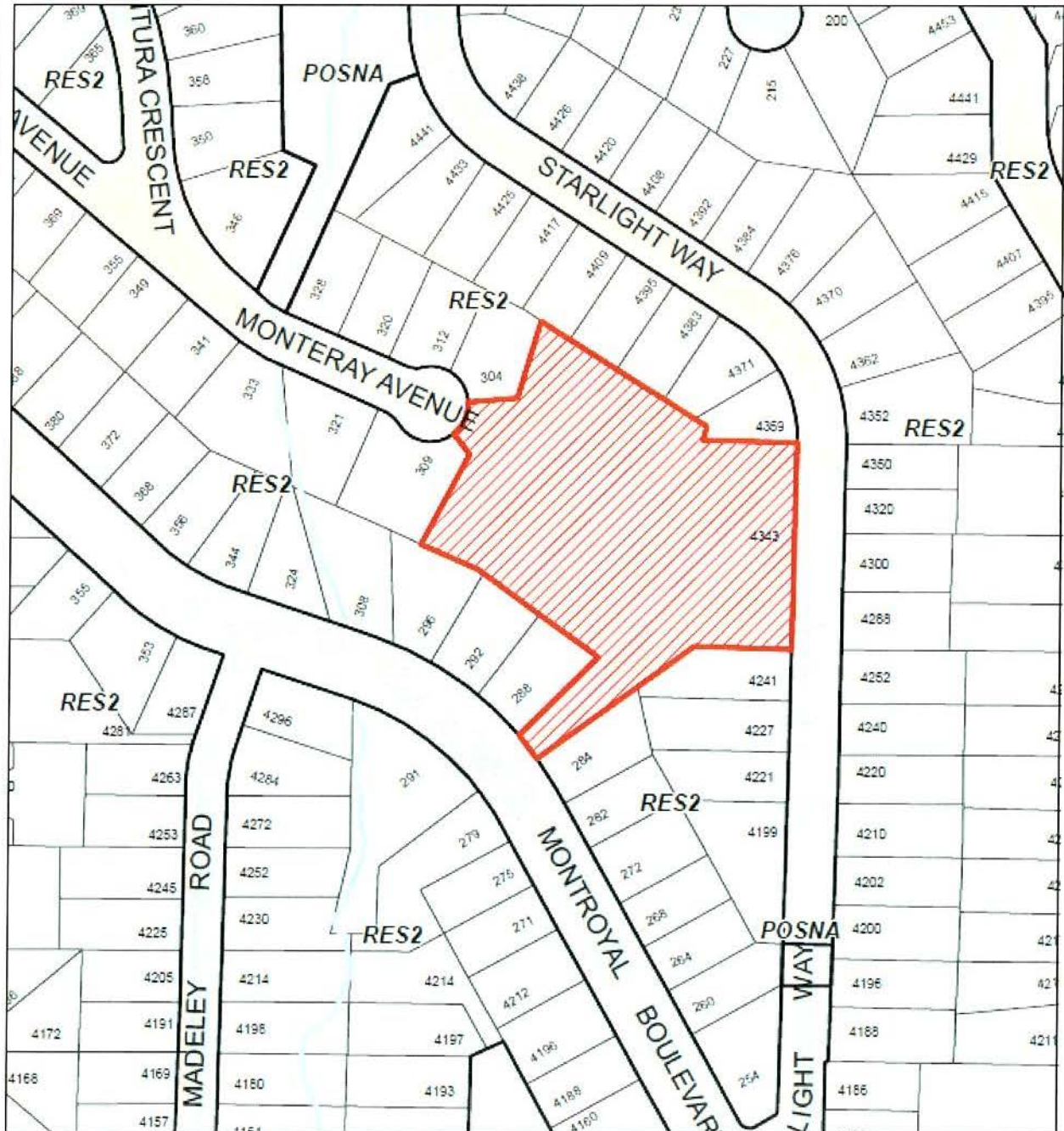


- INSTITUTIONAL (INST)  
TO RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL (RES2)
- INSTITUTIONAL (INST)  
TO PARKS, OPEN SPACE, AND NATURAL AREAS (POSNA)



## Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B





## **The Corporation of the District of North Vancouver**

### **Bylaw 8109**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456, PID: 008-951-756

---

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 1326, (Bylaw 8109)”.

#### **2. Amendments**

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

a) Section 301(2) is amended by inserting the following zoning designation:

“Comprehensive Development Zone 88 (CD 88)”

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

“in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line”

c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:



**“4B88 Comprehensive Development Zone 88 (CD88)”**

**The CD 88 Zone is applied to:**

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

**4B88-1 Intent**

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

**4B88-2 Principal Use**

One single-family residential building per lot

**4B88-3 Accessory Uses**

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
  - i. secondary suites are permitted only in single-family residential zones;
  - ii. only one secondary suite is permitted on a single-family lot;
  - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
  - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

**4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones**

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m<sup>2</sup> (968sq ft) or 40% of the residential floor space of the principal single-family residential building

#### **4B88-5 Density**

(a) The maximum permitted floorspace is regulated as follows:

<b>Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)</b>	<b>Floor Space Ratio</b>
Lots 1-4	0.35 + 11.5 m <sup>2</sup> (124 sq ft)
Lots 5-12	0.35 + 43.0 m <sup>2</sup> (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

#### **4B88-6 Maximum Principal Building Height**

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

<b>Roof Pitch</b>	<b>Maximum Height</b>	<b>Maximum Eave Height</b>
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

#### **4B88-7 Maximum Principal Building Size**

Shall be in accordance with Section 4B88-5 Density.

#### **4B88-8 Principal Building Setbacks**

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front and Rear</b>	7.62m (25 ft)
<b>Side</b>	1.22m (4 ft)

#### **4B88-9 Maximum Building Depth**

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

#### **4B88-10 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m<sup>2</sup> (1000 sq ft) whichever is greater.

#### **4B88-11 Coverage**

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

#### **4B88-12 Parking Structures**

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m<sup>2</sup> (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:



<b>Setback</b>	<b>Buildings and Structures</b>
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

#### **4B88-13 Accessory Buildings**

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m<sup>2</sup> (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

#### **4B88-14 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m <sup>2</sup> (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

#### **4B88-15 Parking Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw.”
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

**READ** a first time March 23<sup>rd</sup>, 2015

**PUBLIC HEARING** held April 14<sup>th</sup>, 2015

**READ** a second time April 27<sup>th</sup>, 2015

**READ** a third time April 27<sup>th</sup>, 2015

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

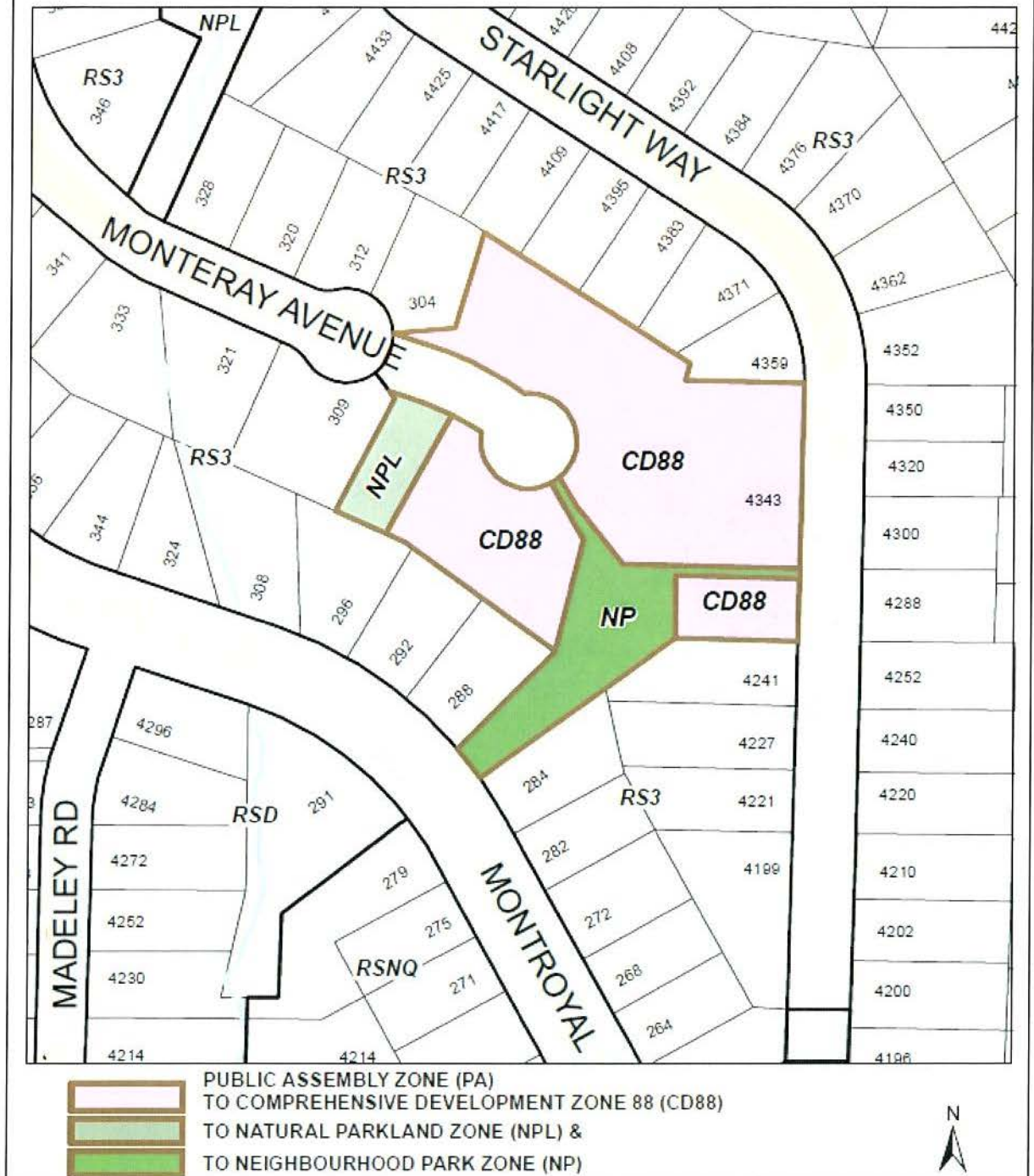
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Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

**Bylaw 8109**

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)





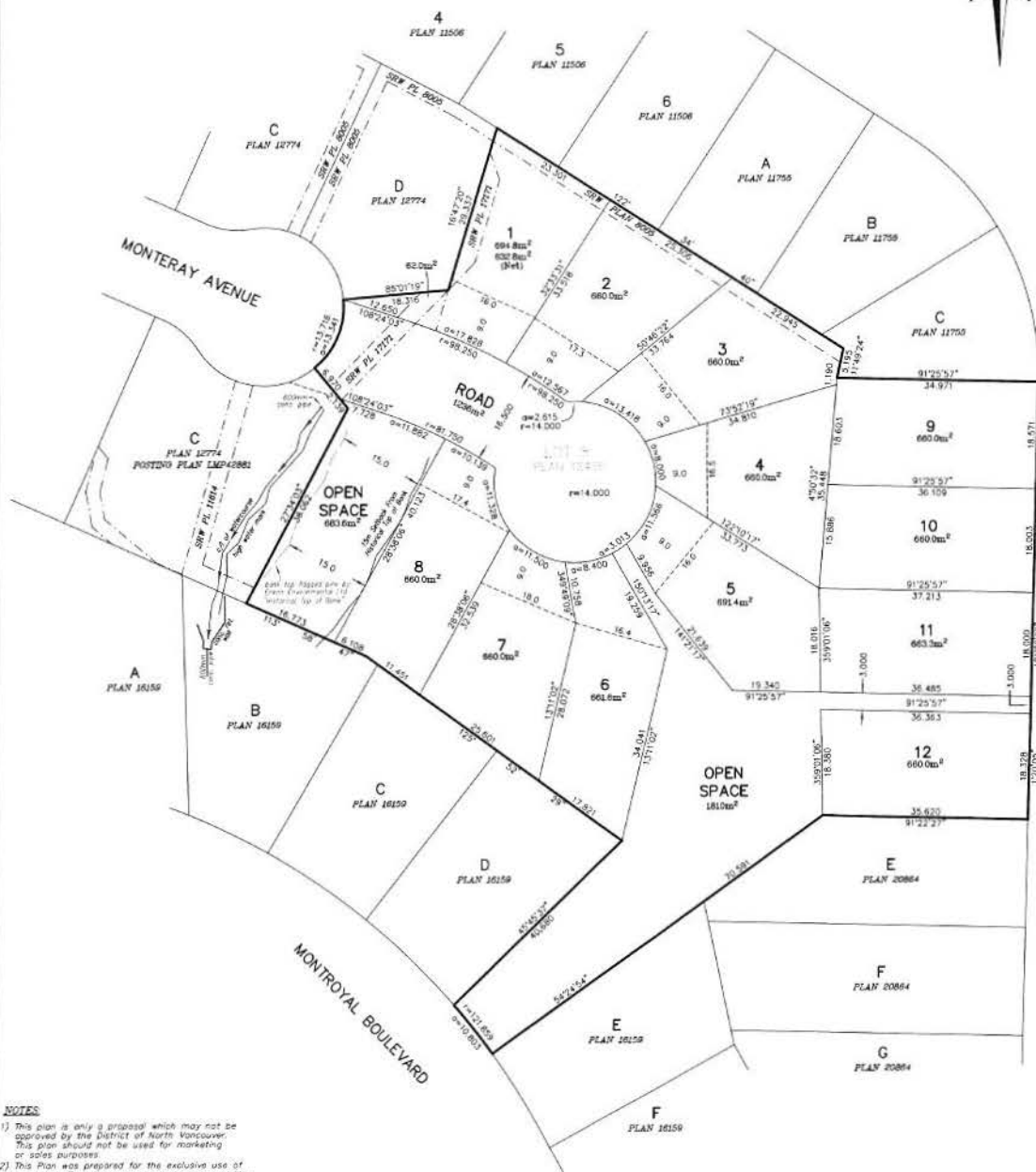
# Schedule B to Bylaw 8109

## PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

10 5 0 10 20 30

All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS  
4343 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.L.D. 008-931-756



### NOTES:

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

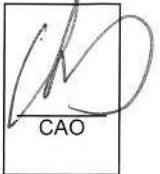
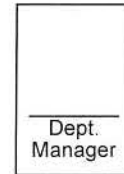
Underwater Land Surveying Ltd.  
B.C. Land Surveyors  
#154-5630 178A Street  
Cloverdale B.C.  
FILE: JV1405\_P35 NOVEMBER 3/2014

This Plan Lies Within The  
Greater Vancouver Regional District

## 111



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 27, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

April 15, 2015

File: 08.3060.20/050.14

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)

### RECOMMENDATION:

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" is given SECOND and THIRD Readings.

THAT "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)" is given SECOND and THIRD Readings.

### BACKGROUND:

Bylaws 8110 and 8109 received First Reading on March 23, 2015. A Public Hearing for Bylaws 8110 and 8109 was held and closed on April 14, 2015.

The bylaws are now ready to be considered for Second and Third Readings by Council.

### Options:

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

Respectfully submitted,

Linda Brick  
Deputy Municipal Clerk

### Attachments:

- The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)
- The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)
- Public Hearing Minutes – April 14, 2015
- Staff Report – dated February 20, 2015



**SUBJECT: Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)**

April 15, 2015

Page 2

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

## The Corporation of the District of North Vancouver

### Bylaw 8110

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900, 2011

---

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)”.

#### 2. Amendments

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from “**Institutional**” to “**Residential Level 2 (RES2)**” and “**Parks, Open Space and Natural Areas**” as illustrated on Bylaw 8110 Schedule “A” attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

**READ** a first time March 23<sup>rd</sup>, 2015 by a majority of all Council members.

**PUBLIC HEARING** held April 14<sup>th</sup>, 2015

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

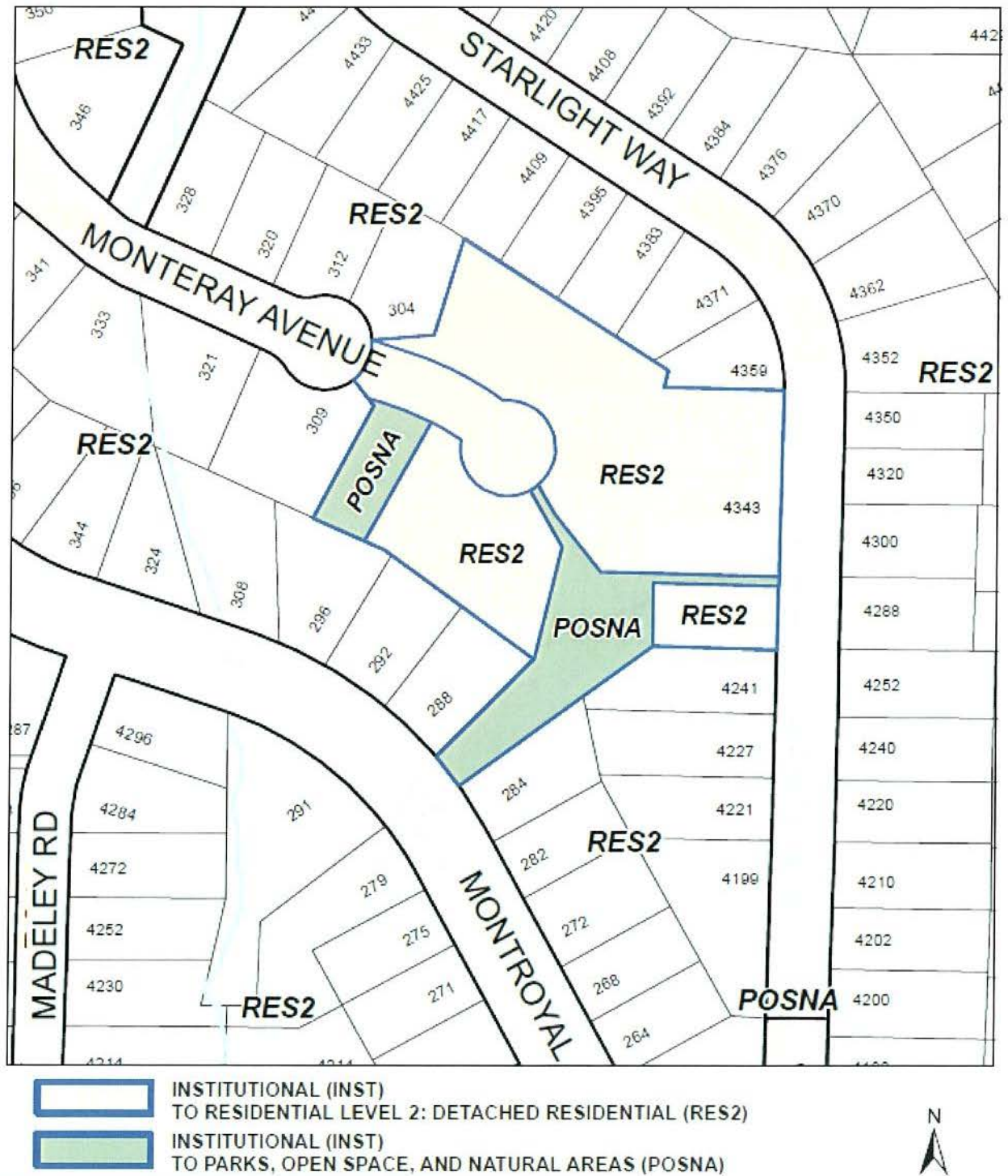
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Municipal Clerk



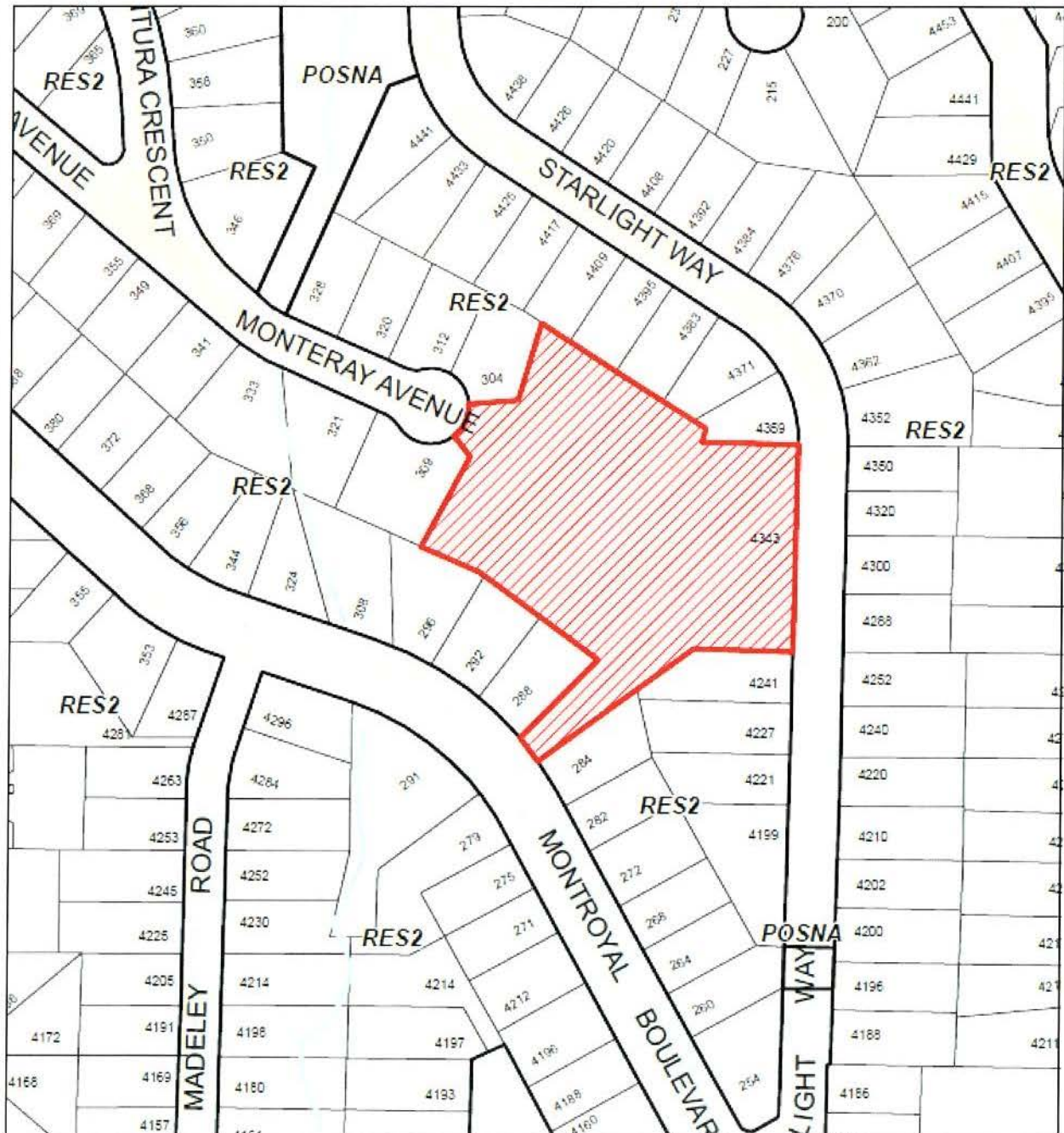
# **Bylaw 8110 Schedule A: OCP Map 2 – Land Use** **BYLAW 8110**

The District of North Vancouver Official Community Plan Bylaw 7900, 2011  
 Amendment Bylaw 8110, 2015



## Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



## **The Corporation of the District of North Vancouver**

### **Bylaw 8109**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456, PID: 008-951-756

---

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 1326, (Bylaw 8109)".

#### **2. Amendments**

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

a) Section 301(2) is amended by inserting the following zoning designation:

"Comprehensive Development Zone 88 (CD 88)"

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

"in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line"

c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:



## **“4B88 Comprehensive Development Zone 88 (CD88)”**

### **The CD 88 Zone is applied to:**

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

### **4B88-1 Intent**

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

### **4B88-2 Principal Use**

One single-family residential building per lot

### **4B88-3 Accessory Uses**

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
  - i. secondary suites are permitted only in single-family residential zones;
  - ii. only one secondary suite is permitted on a single-family lot;
  - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
  - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

### **4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones**

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m<sup>2</sup> (968sq ft) or 40% of the residential floor space of the principal single-family residential building

#### **4B88-5 Density**

(a) The maximum permitted floorspace is regulated as follows:

<b>Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)</b>	<b>Floor Space Ratio</b>
Lots 1-4	0.35 + 11.5 m <sup>2</sup> (124 sq ft)
Lots 5-12	0.35 + 43.0 m <sup>2</sup> (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

#### **4B88-6 Maximum Principal Building Height**

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

<b>Roof Pitch</b>	<b>Maximum Height</b>	<b>Maximum Eave Height</b>
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

#### **4B88-7 Maximum Principal Building Size**

Shall be in accordance with Section 4B88-5 Density.

#### **4B88-8 Principal Building Setbacks**

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front and Rear</b>	7.62m (25 ft)
<b>Side</b>	1.22m (4 ft)

#### **4B88-9 Maximum Building Depth**

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

#### **4B88-10 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m<sup>2</sup> (1000 sq ft) whichever is greater.

#### **4B88-11 Coverage**

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

#### **4B88-12 Parking Structures**

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m<sup>2</sup> (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:



<b>Setback</b>	<b>Buildings and Structures</b>
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

#### **4B88-13 Accessory Buildings**

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m<sup>2</sup> (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

#### **4B88-14 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m <sup>2</sup> (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

#### **4B88-15 Parking Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw."
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

**READ** a first time March 23<sup>rd</sup>, 2015

**PUBLIC HEARING** held April 14<sup>th</sup>, 2015

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

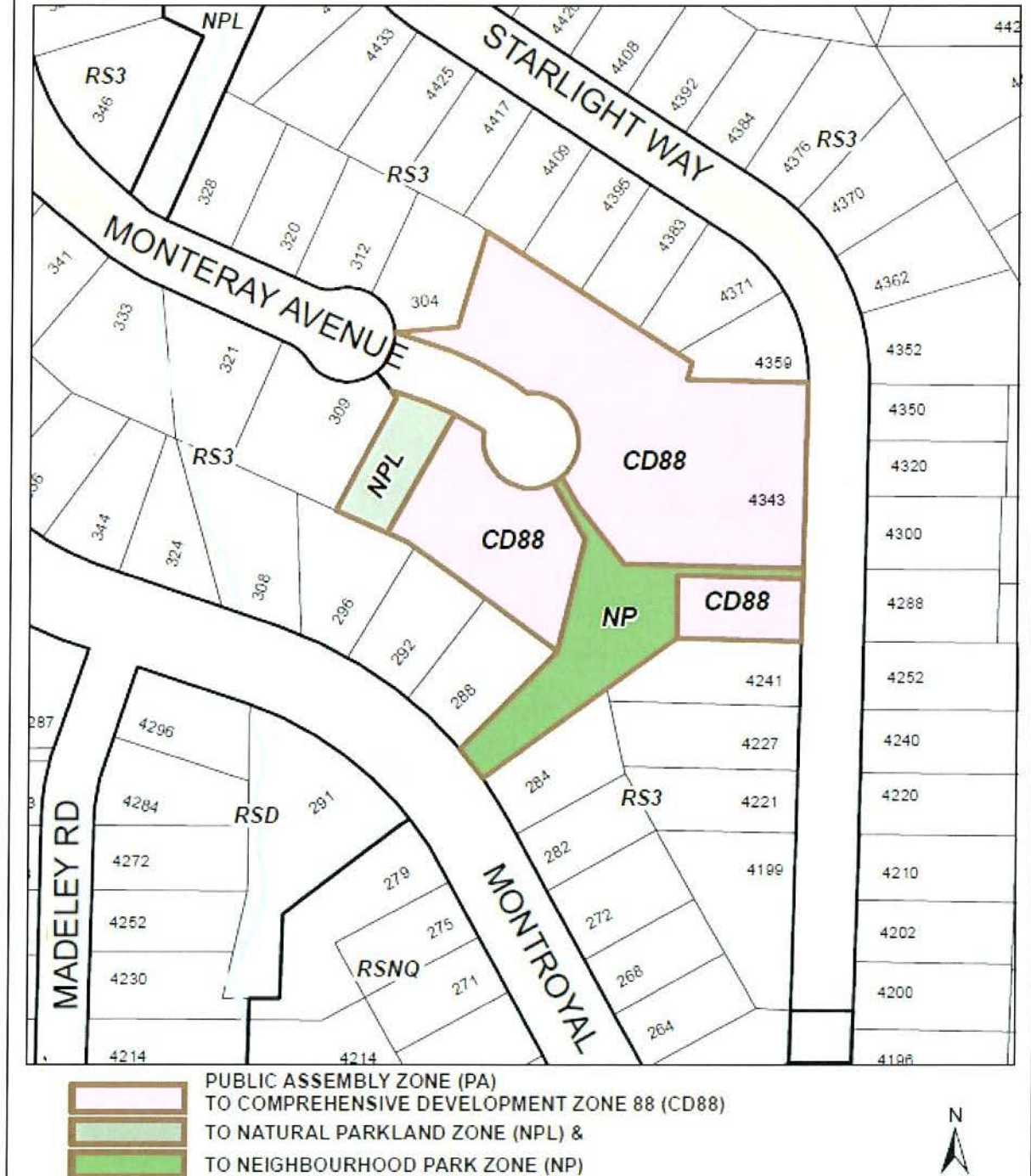
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Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

**Bylaw 8109**

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)





# Schedule B to Bylaw 8109

## PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

10 5 0 10 20 30  
All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS  
4343 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.L.D. 008-951-755



### NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
4104-5830 176A Street  
Clarendale B.C.

FILE: JV1405\_P55 NOVEMBER 3/2014

*This Plan Lies Within The  
Greater Vancouver Regional District*

## 126





**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 14, 2015 commencing at 7:00 p.m.

**Present:** Acting Mayor J. Hanson  
Councillor M. Bond  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Mayor R. Walton  
Councillor M. Bassam

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dale, Confidential Council Clerk  
Ms. C. Peters, Planner

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**The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment  
Bylaw 8110, 2015 (Amendment 14)  
The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)**

*Purpose of Bylaws:*

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

**1. OPENING BY THE MAYOR**

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

In Acting Mayor Hanson's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;



- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to these bylaws which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAWS BY CLERK**

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaws stating that:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

## **3. PRESENTATION BY STAFF**

Ms. Casey Peters, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Peters advised that:

- Monterey School was closed in June 2004 and the site was leased for several years to the L'Ecole Francaise Internationale de Vancouver;
- The school has been vacant since March 2011;
- School District 44 began exploring options for the property through a Request for Proposals in July 2012;
- Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014;
- A detailed planning application for a 12 lot subdivision was submitted in December 2014;
- Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monterey Avenue cul-de-sac;
- The proposal will result in a net decrease in vehicle traffic to the site;

- The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours;
- The Community Amenity Contribution for this proposal has been calculated at \$460,000; and,
- A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit.

#### **4. PRESENTATION BY APPLICANT**

##### **4.1. Mr. Ryan Lucy, Morningstar Homes:**

- Provided history and context of the proposed development;
- Noted the public consultation that was held in the early stages of the application;
- Commented that concerns raised by some neighbours on Starlight Way regarding the heights of the buildings have been addressed; and,
- Advised that many of the trees designated for removal are of poor quality and 47 new trees will be planted in the new neighbourhood park as well as along the new portion of Monterey Avenue and on Starlight Way.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

##### **5.1. Mr. Wayne Schaffer, 4300 Block Starlight Way:**

**IN FAVOUR**

- Spoke in support of the proposed development;
- Commented on the opportunity to remove the existing buildings and clean up the site; and,
- Stated that the proposed development is aesthetically pleasing.

##### **5.2. Mr. Ron Adie, 4300 Block Starlight Way:**

**IN FAVOUR**

- Spoke in support of the proposed development; and,
- Commented that the proposed development will restore the neighbourhood.

##### **5.3. Mr. Brad Popovich, 4400 Block Starlight Way:**

**IN FAVOUR**

- Spoke in support of the proposed Morningstar development;
- Spoke to the poor condition of the existing school; and,
- Commented that the proposed development would complement the existing neighbourhood.

##### **5.4. Mr. Damien Calpa, 4100 Block Monterey Avenue:**

**IN FAVOUR**

- Spoke in support of the proposed development;
- Commented on the importance of the revitalization of the Monterey school site; and,
- Expressed concerns with the limited visibility in the park.

##### **5.5. Mr. Corrie Kost, 2800 Block Colwood Drive:**

**IN FAVOUR**

- Spoke in support of the proposed rezoning;
- Questioned how the height of the existing school compares to the height of the proposed single-family homes; and,



- Expressed concern that the proposed side yard setback and height measurements may set a precedence for future developments.

**5.6. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: COMMENTING**

- Questioned how an owner of public assembly land can dispose of their property.

In response to a Council query staff advised that the height of the proposed single-family homes would be one to two storeys higher than the existing school.

In response to a Council query staff advised that in 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process. Staff further advised that School District 44 has identified these lands as surplus to school needs and supports the proposal.

In response to a Council query regarding the visibility of the park staff advised that the entrance to the park is 10m wide which is wider than a typical lot in the District.

**5.7. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: SPEAKING A SECOND**

- Suggested a basketball and tennis court be constructed for the community to enjoy; and,
- Spoke to the government selling surplus school land to fund school renovations.

**5.8. Mr. Damien Calpa, 4100 Block Monteray Avenue: SPEAKING A SECOND**

- Acknowledged that there is a wide lot access from Montroyal Boulevard to the park; and,
- Expressed concern with the narrow access to the park from Starlight Way and Monteray Avenue.

**6. QUESTIONS FROM COUNCIL**

There were no further questions.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the April 14, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)" be returned to Council for further consideration.

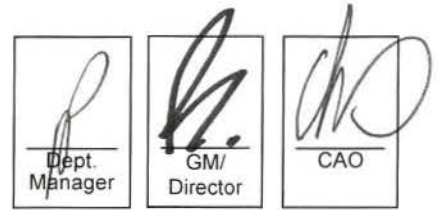


**CARRIED**  
(7:56 p.m.)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 23, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

February 20, 2015  
File: 08.3060.20/050.14

**AUTHOR:** Casey Peters, Community Planner

**SUBJECT:** BYLAWS 8110 AND 8109: OCP AMENDMENT AND REZONING FOR A  
TWELVE LOT SINGLE-FAMILY DEVELOPMENT: 4343 STARLIGHT WAY  
(MONTERAY ELEMENTARY SCHOOL)

### RECOMMENDATIONS: It is recommended that:

1. Bylaw 8110, amending the OCP land use designation for the subject site from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for a twelve lot single-family development be given First Reading; and
2. Bylaw 8109, which rezones the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space be given First Reading; and
3. Bylaws 8110 and 8109 be referred to a Public Hearing;
4. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8110; and
5. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8110 in conjunction with its Financial Plan and applicable Waste Management Plans.

### REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8110 to amend the Official Community Plan by changing the land use designation from Institutional to Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA); and
- Bylaw 8109 to rezone the subject property from Public Assembly to CD88, Natural Parkland (NPL) and Neighbourhood Park (NP).



**SUMMARY:**

The applicant proposes to subdivide the existing Monterey school site to create twelve single-family lots and two park areas. The proposal requires an amendment to the Official Community Plan and rezoning of the property. The Bylaws are recommended for introduction and for referral to a Public Hearing.

**BACKGROUND:**

Monterey School was closed in June 2004 and the site was subsequently leased for several years to the L'Ecole Francaise Internationale de Vancouver. The school has been vacant since March 2011. School District 44 began exploring options for the property through a Request for Proposals in July 2012.

Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014. A detailed planning application for a 12 lot subdivision was submitted in December 2014.

Public Assembly Use Strategy:

In 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process.

A review of the guiding principles in the PA Strategy with respect to this development demonstrates the following:

- The proposal is not located in a town centre and the land is not anticipated to be required for institutional use associated with growth in an OCP designated growth centre;
- The proposal will increase family-oriented housing options in a way that is complementary to the surrounding single family neighbourhood;
- The proposal will assist in providing community services on-site by providing pedestrian trails and a new pocket play park;
- The proposal will result in a net decrease in vehicle traffic to the site;
- There is no official park use of the existing playing field;
- Community Amenity Contributions will be provided; and
- No public assembly need was identified for this site.





Policy Planning has reviewed the proposal against the Public Assembly strategy and notes that the location is no longer viable as a Public Assembly site and that the proposal meets the criteria outlined in the Public Assembly Lands Strategy.

Dedication of Parkland:

Section 941 of the Local Government Act requires the dedication of parkland when a subdivision is creating more than three new lots. The two parcels of parkland total 2473.6m<sup>2</sup> (26,626.48 sq ft) and will be dedicated to the District as part of this application and that satisfied the requirement of Section 941.

Official Community Plan:

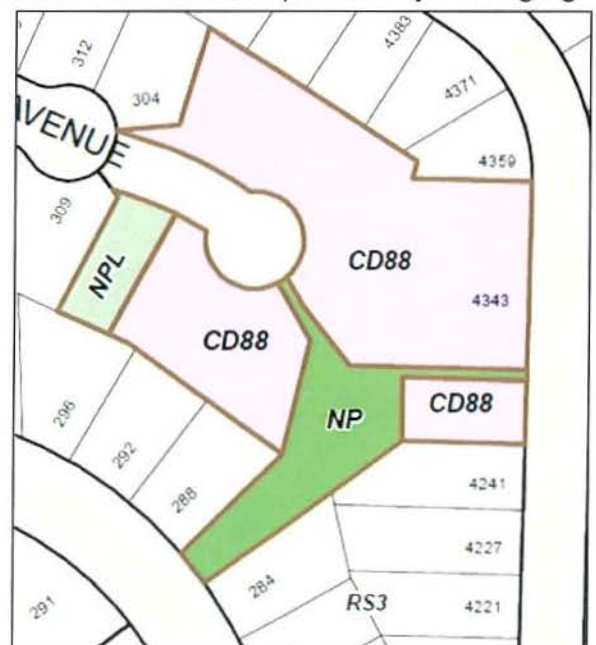
The subject property is designated Institutional in both the District Official Community Plan (OCP) and the North Lonsdale-Delbrook OCP reference policy document. The designations in both of these documents reflect the existing school use on the site. An OCP amendment is required for this proposal to advance.

The District's OCP proposes to manage growth by creating a network of centres while respecting residential neighbourhood character in the single family neighbourhoods and limiting growth in these areas. The proposal of housing for single family on this site maintains the single family character of the area.

The proposed neighbourhood park works with the OCP vision for a network of trails and greenways to increase connectivity within neighbourhoods. It also supports the "provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood". The land adjacent to the creek also meets OCP policies by managing "land uses to protect the ecological values of parkland" and considering the "acquisition of environmentally sensitive areas for addition to the parkland system".

Zoning:

The subject site is currently zoned Public Assembly (PA) and therefore rezoning is required to permit the proposed residential and park use. Bylaw 8109 rezones portions of the lot to Neighbourhood Park (NP) and Natural Parkland (NPL). The bylaw also proposes a new single family Comprehensive Development Zone (CD88) tailored specifically to this project. The CD88 zone is modelled after the RS3 zone to reflect the adjacent single family properties.



**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 4

The portion of the site adjacent to the creek is proposed to be zoned Natural Parkland (NPL) and will be retained in a natural state. A second portion of the site will be zoned Neighbourhood Park (NP) and will be used for play space and for pathways to Starlight Way and to Montroyal Blvd. Ownership of both park areas will be transferred to the District.

A comparison of the subdivision requirements of the proposed lots against the appropriate zones is shown below:

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Lot Depth</b>
<b>RS3</b>	660m <sup>2</sup> (7104 sq ft)	18m (59 ft)	34m (112 ft)
<b>CD88 minimum</b>	660m <sup>2</sup> (7104 sq ft)	16m (52.5 ft)	33m (108ft)
<b>Range of proposed lots within CD88</b>	660m <sup>2</sup> (7104 sq ft) to 694.8m <sup>2</sup> (7479 sq ft)	16m (52.5 ft) to 18.57m (60.93ft)	33.64m (110.37ft) to 46.07m (151.15ft)
<b>NPL and NP</b>	No minimum	No minimum	No minimum

The proposed lot area requirement of the CD88 zone is the same as the RS3 zone and all of the lots comply with the required 660m<sup>2</sup> (7104 sq ft) lot area requirement. Eleven of the lots meet the 34m (112 ft) lot depth requirement of the RS3 zone. One lot is proposed to be 33.64m (110.37 ft) which results in a lot depth less than the 34m (112 ft) that is required in a RS3 zone.

The lot width of seven of the twelve lots is between 16m (52.5 ft) and 18m (59 ft). Five of the lots meet or exceed 18m (59ft) of lot width. The four lots facing Starlight Way will all meet the minimum 18m lot width of an RS3 lot.

The CD88 zone also sets out the specific building regulations for the proposed new houses. The zone was based on the RS3 zone and the differences are highlighted below:

1. Height measurement: The Zoning Bylaw sets the method of determining building height and requires the height to be measured from "the lesser of natural or finished grade". As the proposal requires re-grading of the site, the CD88 zone requires height to be measured from finished grade. These finished grades were established through the planning review process.
2. Side yard setbacks: In the RS3 zone a 1.22m (4 ft) side yard setback is required for lots that are less than 15.24m (50 ft) and a 1.83m (6 ft) side yard is required for lots that are greater than 15.24m (50 ft). All of the proposed lots are greater than 15.24m (50 ft) in width and the CD88 zone proposes a 1.22m (4 ft) setback.
3. The RS1-5 zone counts area above 3.66m (12 ft) as if it were an additional floor level for the purpose of determining the total floor area of a building. The CD88 zone proposed to count area above 4.27m (14 ft) to add greater flexibility to the house design. This will have no impact on the overall height of the houses.



4. Floorspace Ratio: The CD88 proposes to allow a slight increase in density on certain lots with a corresponding reduction of density on other lots. This will result in no net increase of density in the project. The overall total will not exceed what would be permitted on RS3 lots.

Staff are supportive of the zoning as it largely meets the surrounding RS3 zoning while taking into consideration the unique characteristics of this site.

## **ANALYSIS**

### **The Site and Surrounding Area:**

The site is 10,331m<sup>2</sup> (111,206 sq ft) located in the upper Delbrook neighbourhood. The site can be accessed by vehicle from Starlight Way and Monterey Avenue and by pedestrians via a set of stairs that extend to Montroyal Blvd. Adjacent properties consist of single family lots (zoned RS3) on all sides.

### **Development Permit Areas:**

The site is located in Development Permit Areas for "Form and Character of Commercial, Multi-Family or Industrial Development" and "Water and Energy Conservation and Greenhouse Gas Reduction". The proposal is for single-family use so the Form and Character DP no longer applies. Bylaw 8110 proposes to remove the site from these two Development Permit areas. The applicant will be required to build to new homes to a minimum of Energuide 80 as per the District's Green Building Strategy and this will be secured via covenant through the subdivision process.

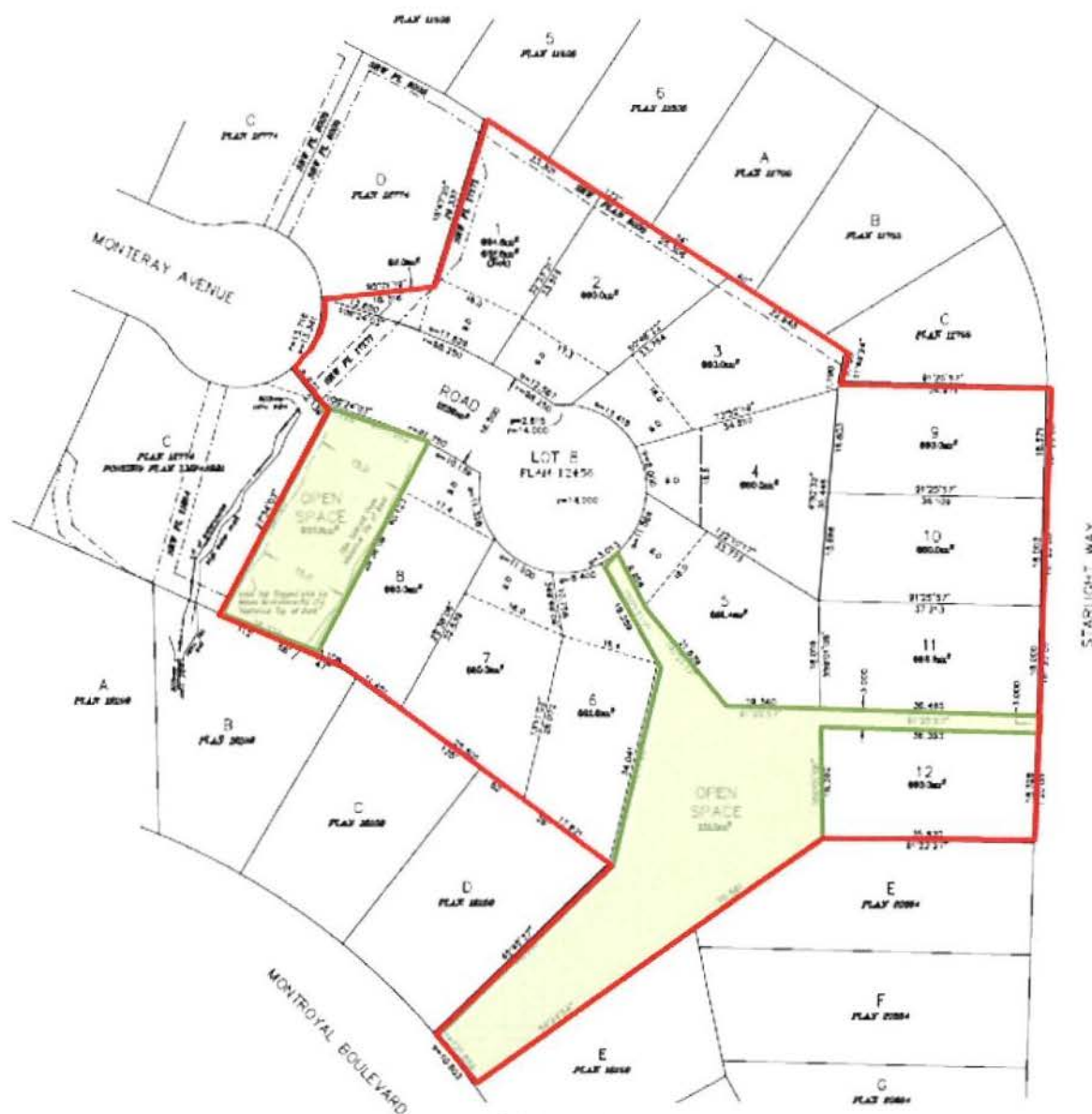
A watercourse runs through the single family lot to the west of the site at the end of the Monterey cul-de sac. The watercourse is currently within a pipe before it daylights on the adjacent property. The subdivision proposes a lot to be dedicated in the OCP as Parks, Open Space and Natural Area (POSNA) and to be rezoned to Natural Parkland (NPL) in order to protect the watercourse. The proposed development is outside the protected area and is therefore exempt from the Streamside Development Permit.

### **Project Description:**

#### Proposal:

The proposal is for twelve single-family lots and two areas to be dedicated as District park. Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monterey Avenue cul-de sac as shown on the site plan below.





**Site Plan**

Two areas of the site are labelled “Open Space” (shown in green above) and the Monterey cul de sac extension will be dedicated to the District on the subdivision plan. The open space adjacent to Monterey Avenue is beside a watercourse and the 15m protected area is contained within that lot. This lot will remain in a natural state and will not be developed. The second open space will include the path to Montroyal Blvd and to Starlight Way and will include a compact neighbourhood park with play area.

The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours. The streetscape on Starlight Way shown below demonstrates how the homes step down with the grade.



### Starlight Way Streetscape

#### Parking and Access:

Vehicle access to the site is will be from Starlight Way and by an extension of the Monterey Avenue cul-de sac.

Each home has an attached double car garage and as the homes are proposed to include suites a third parking stall will be required on each lot. The proposed parking meets the requirements of the surrounding RS3 zone.

#### Landscaping and Trees:

A total of 172 trees have been identified on the development site mostly alder, cottonwood and western red cedar. 94 of these trees were tagged and 78 were untagged alder and cottonwood. Of the 172 onsite trees, 113 trees are proposed for removal and 59 will be retained. The arborist notes that many of the trees for removal are of poor quality. 47 new trees will be planted in the new Neighbourhood Park lot as well as along the new portion of Monterey Avenue and on Starlight Way. The open space area adjacent to the creek is intended to be retained in its natural state with a fence installed at the Natural Parkland boundary. The acceptance of a final approved landscape plan and comprehensive replanting plan will be required prior to subdivision approval.

#### **IMPLEMENTATION:**

Implementation of this project will require adoption of an OCP amendment bylaw (Bylaw 8110) and rezoning bylaw (Bylaw 8109) and registration of a subdivision plan.

Bylaw 8109 (Attachment B) rezones the subject properties from Public Assembly (PA) to Neighbourhood Park (NP), Natural Parkland, and a new Comprehensive Development Zone (CD88) which:

- establishes zoning regulations for the proposed single-family residential use;
- allows home occupations as an accessory use;



- allows secondary suites (provided three parking stalls are provided); and
- regulates maximum house size and height.

Registration of the following legal documents will be required to secure:

- construction in accordance with the development concept;
- registration of the subdivision plans including land dedication for open space and roads;
- green building covenant;
- unique house design covenant;
- a stormwater management plan; and
- a construction management plan.

#### **COMMUNITY AMENITY CONTRIBUTION:**

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects proposing an increase in residential density. The CAC for this proposal has been calculated at \$460,000.

The proposal includes extended improvements to Montroyal Boulevard not required by the Development Servicing Bylaw, valued at \$24,000, and park improvements, valued at \$111,364. In addition the applicant will contribute \$324,636 cash. A total CAC payment of \$460,000 will be required prior to adoption of the zoning bylaw. It is anticipated that the CACs from this development will include contributions toward public art, public facilities and public facility improvements, and park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

#### **GREEN BUILDING MEASURES:**

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

#### **CONCURRENCE:**

##### Staff:

The project has been reviewed by staff from Environment, Building, Parks, Engineering, Public Safety, Policy Planning, Transportation Planning, Finance and the Fire Department.

##### Outside Agencies:

School District 44 has identified these lands as surplus to school needs and supports the proposal. It is anticipated there will be approximately 5 students from Kindergarten to grade 12 in these new homes. This neighbourhood is within the catchment areas of Braemar and Carson Graham.



**PUBLIC INPUT:**

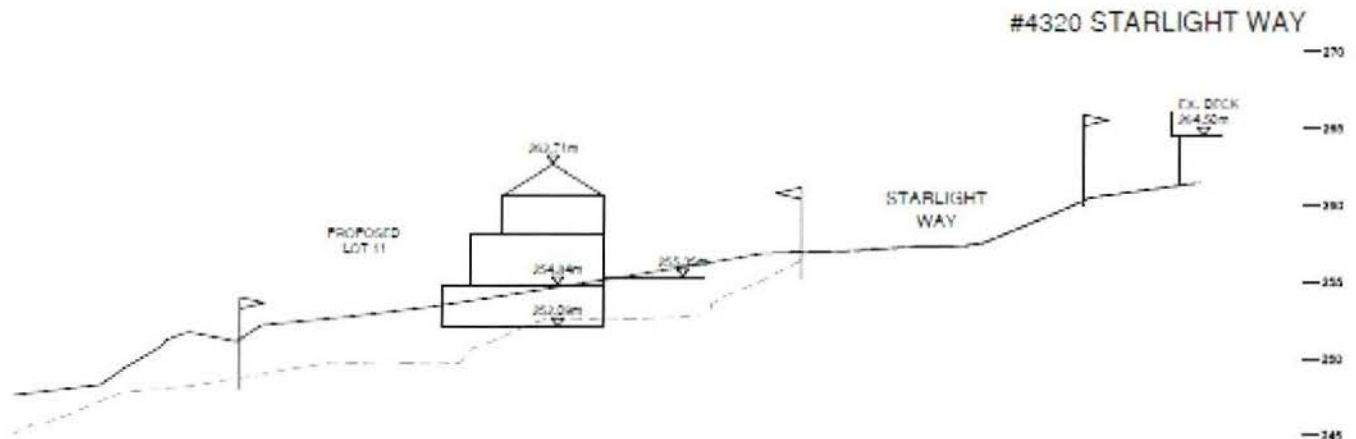
Public Information Meeting:

The applicant held a facilitated Public Information Meeting on January 21, 2015. Prior to the meeting notices were distributed to 63 adjacent residences, two signs were installed on the property and ads were placed in the newspaper. The meeting was attended by 38 people.

There were a variety of questions of clarification about the specific proposal including the height and design of the proposed buildings. Several neighbours asked questions surrounding timing for the project and were supportive of the project proceedings quickly. After the meeting, a petition in support of the proposal was submitted from adjacent neighbours to the District with signatures from 39 adjacent homes.

In response to some concern regarding heights of the buildings raised by a neighbour on Starlight the applicant has worked with the neighbours and has submitted cross sections from the houses on Starlight Way looking over the new houses. These sections demonstrate that the height of the new homes will be in line with the height of the existing decks on Starlight Way. Staff have spoken with the neighbour who is satisfied by the building design.

An excerpt from the Facilitator's report is attached as Schedule D.



**CONSTRUCTION MANAGEMENT PLAN:**

The Capilano Watermain Replacement project is anticipated to be under construction between August 2015 to April 2016 and it is expected that this project would be under construction near the mid to end of that project. The Capilano Watermain works will close Capilano Road from Edgemont Blvd to Prospect Avenue and the proposed detour for those vehicles will include Montroyal Blvd and Delbrook Avenue. The detour is anticipated to be in place until approximately January 2016. It is anticipated that the vehicles associated with this site would also use Delbrook Avenue to access to the site.

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 10

With the Capilano Road closure in effect it is expected that there will be up to 30% increase in traffic on the Westview/ Delbrook/ Montroyal corridor during peak hours. This corridor is expected to handle the increased capacity but with longer queues and wait times through the Westview section. The all-way stop at Delbrook and Montroyal is expected to continue to provide an acceptable level of service to this corridor while operating as a detour route.

The applicant has estimated a maximum of 5 tandem dump trucks per day travelling to and from the site. This volume of large truck traffic is quite small and would not normally be expected to significantly affect traffic flows. To avoid potentially compounding effects on traffic the truck traffic is to be scheduled outside of peak hours. A covenant requiring a construction traffic mitigation strategy that specifies the hours for permitted truck travel will be required as a condition of subdivision.

Additionally, any civil works that would affect traffic on Montroyal Blvd or Delbrook Avenue will not be permitted until after the Capilano Road is re-opened.

The applicant for this project has submitted some construction traffic information and will be required to submit a Construction Staging and Traffic Management Plan at the subdivision stage. A robust 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 and demolition works. This plan will need to take into account other construction projects active in the area including utility projects and the developer will be required to coordinate with these throughout the process.

**CONCLUSION:**

This project is consistent with the guiding principles for potential changes of public assembly lands outlined in Council's Public Assembly Lands Strategy Policy. School District 44 has identified this site as surplus lands. The project is now ready for Council's consideration.

**Options:**

The following options are available Council's consideration:

- 1) Introduce Bylaws 8110 and 8109 and refer them to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8110 and 8109 at First Reading.

  
Casey Peters  
Community Planner

**SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)**

February 20, 2015

Page 11

- A - Bylaw 8110
- B - Bylaw 8109
- C – Subdivision Plan
- D – Starlight Way Streetscape
- E – Excerpt from Facilitator 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: _____



**The Corporation of the District of North Vancouver****Bylaw 8110**

A bylaw to amend the District of North Vancouver Official Community Plan Bylaw 7900, 2011

---

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)”.

**2. Amendments**

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from “**Institutional**” to “**Residential Level 2 (RES2)**” and “**Parks, Open Space and Natural Areas**” as illustrated on Bylaw 8110 Schedule “A” attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

**READ** a first time by a majority of all Council members.

**PUBLIC HEARING** held

**READ** a second time by a majority of all Council members.

**READ** a third time by a majority of all Council members.

**ADOPTED**

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Mayor

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Municipal Clerk

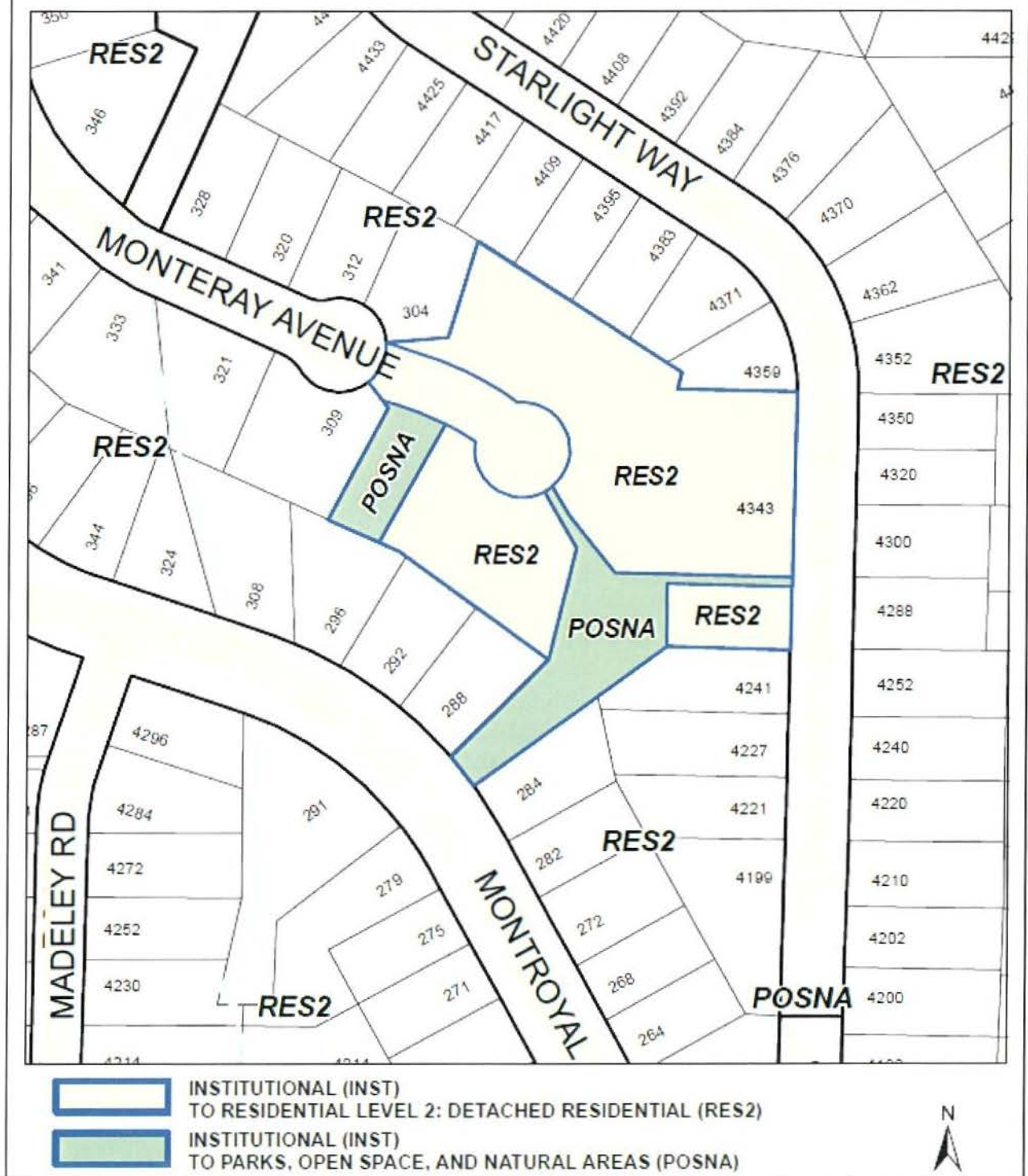
Certified a true copy

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Municipal Clerk

**Bylaw 8110 Schedule A: OCP Map 2 – Land Use**  
**BYLAW 8110**

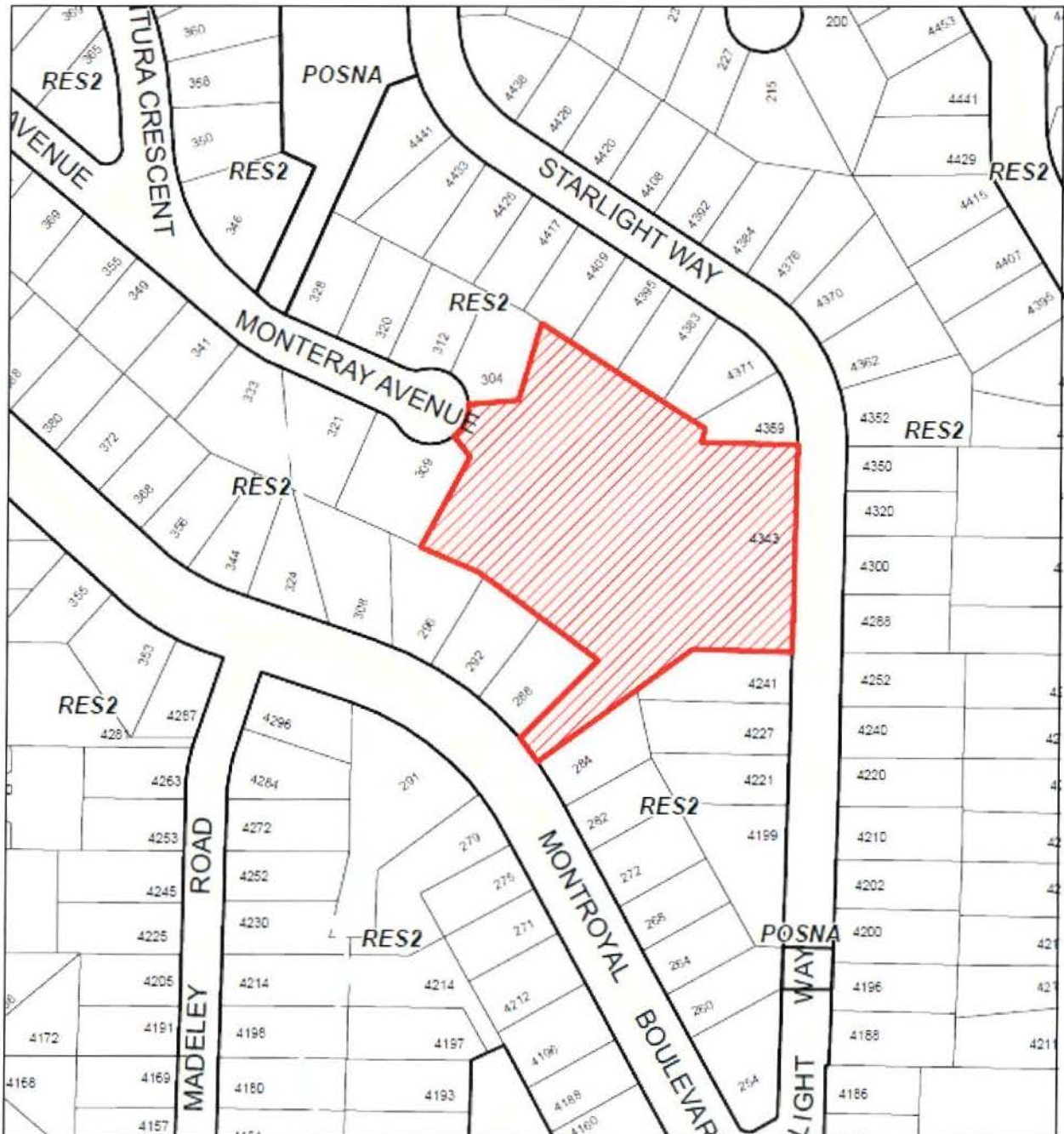
The District of North Vancouver Official Community Plan Bylaw 7900, 2011  
Amendment Bylaw 8110, 2015





## Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,  
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



**The Corporation of the District of North Vancouver****Bylaw 8109**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756

---

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 1326, (Bylaw 8109)”.

**2. Amendments**

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

a) Section 301(2) is amended by inserting the following zoning designation:

“Comprehensive Development Zone 88 (CD 88)”

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

“in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line”

c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:

**“4B88 Comprehensive Development Zone 88 (CD88)”**

**The CD 88 Zone is applied to:**

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

**4B88-1 Intent**

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

**4B88-2 Principal Use**

One single-family residential building per lot

**4B88-3 Accessory Uses**

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
  - i. secondary suites are permitted only in single-family residential zones;
  - ii. only one secondary suite is permitted on a single-family lot;
  - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
  - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

**4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones**

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m<sup>2</sup> (968sq ft) or 40% of the residential floor space of the principal single-family residential building



#### **4B88-5 Density**

(a) The maximum permitted floorspace is regulated as follows:

<b>Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)</b>	<b>Floor Space Ratio</b>
Lots 1-4	0.35 + 11.5 m <sup>2</sup> (124 sq ft)
Lots 5-12	0.35 + 43.0 m <sup>2</sup> (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

#### **4B88-6 Maximum Principal Building Height**

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

<b>Roof Pitch</b>	<b>Maximum Height</b>	<b>Maximum Eave Height</b>
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

#### **4B88-7 Maximum Principal Building Size**

Shall be in accordance with Section 4B88-5 Density.

#### **4B88-8 Principal Building Setbacks**

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front and Rear</b>	7.62m (25 ft)
<b>Side</b>	1.22m (4 ft)

#### **4B88-9 Maximum Building Depth**

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

#### **4B88-10 Maximum Upper Storey Floor Area**

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m<sup>2</sup> (1000 sq ft) whichever is greater.

#### **4B88-11 Coverage**

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

#### **4B88-12 Parking Structures**

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m<sup>2</sup> (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

#### **4B88-13 Accessory Buildings**

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m<sup>2</sup> (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

<b>Setback</b>	<b>Buildings and Structures</b>
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

#### **4B88-14 Subdivision Requirements**

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m <sup>2</sup> (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

#### **4B88-15 Parking Regulations**

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw."
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).



**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

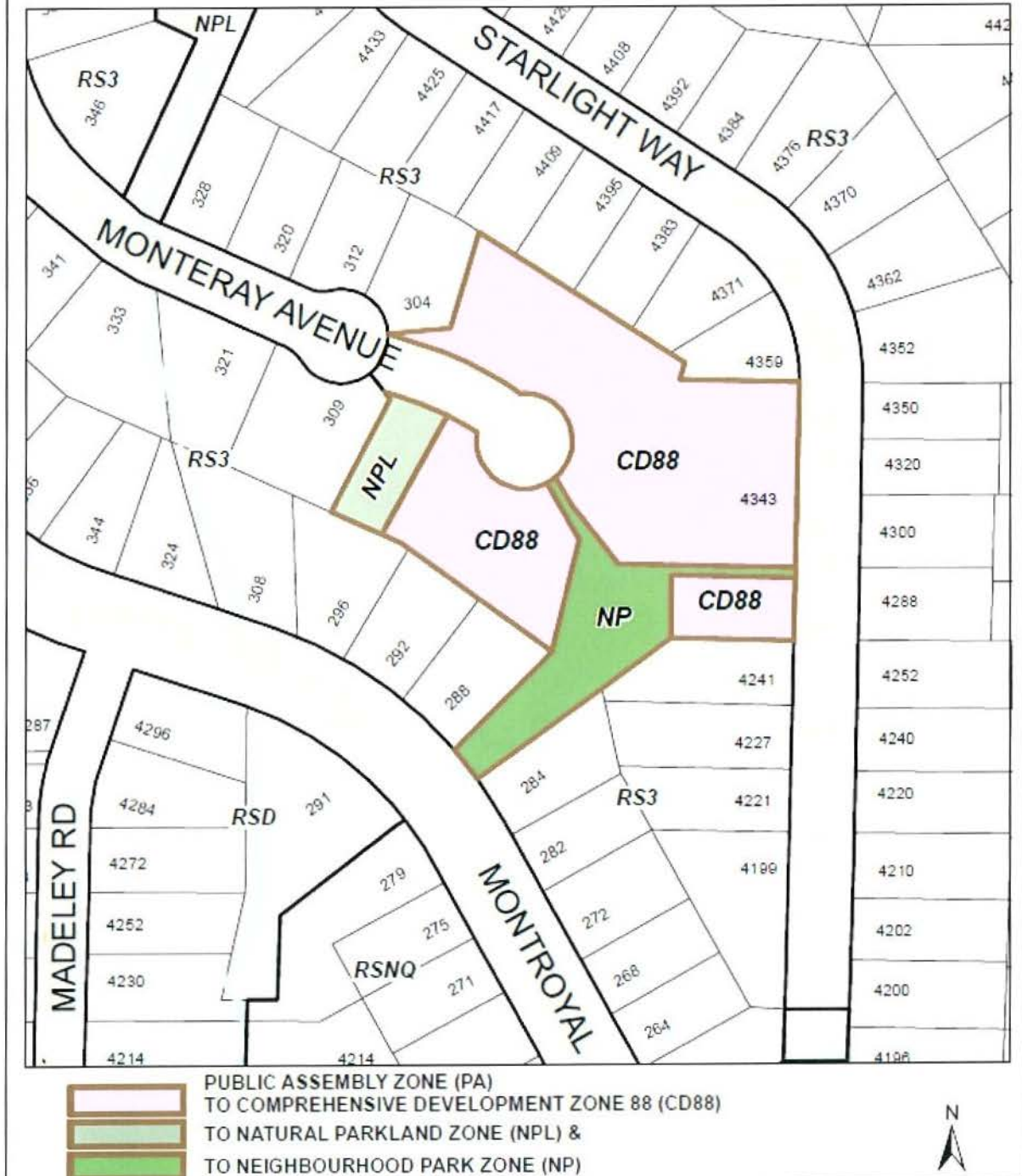
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Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

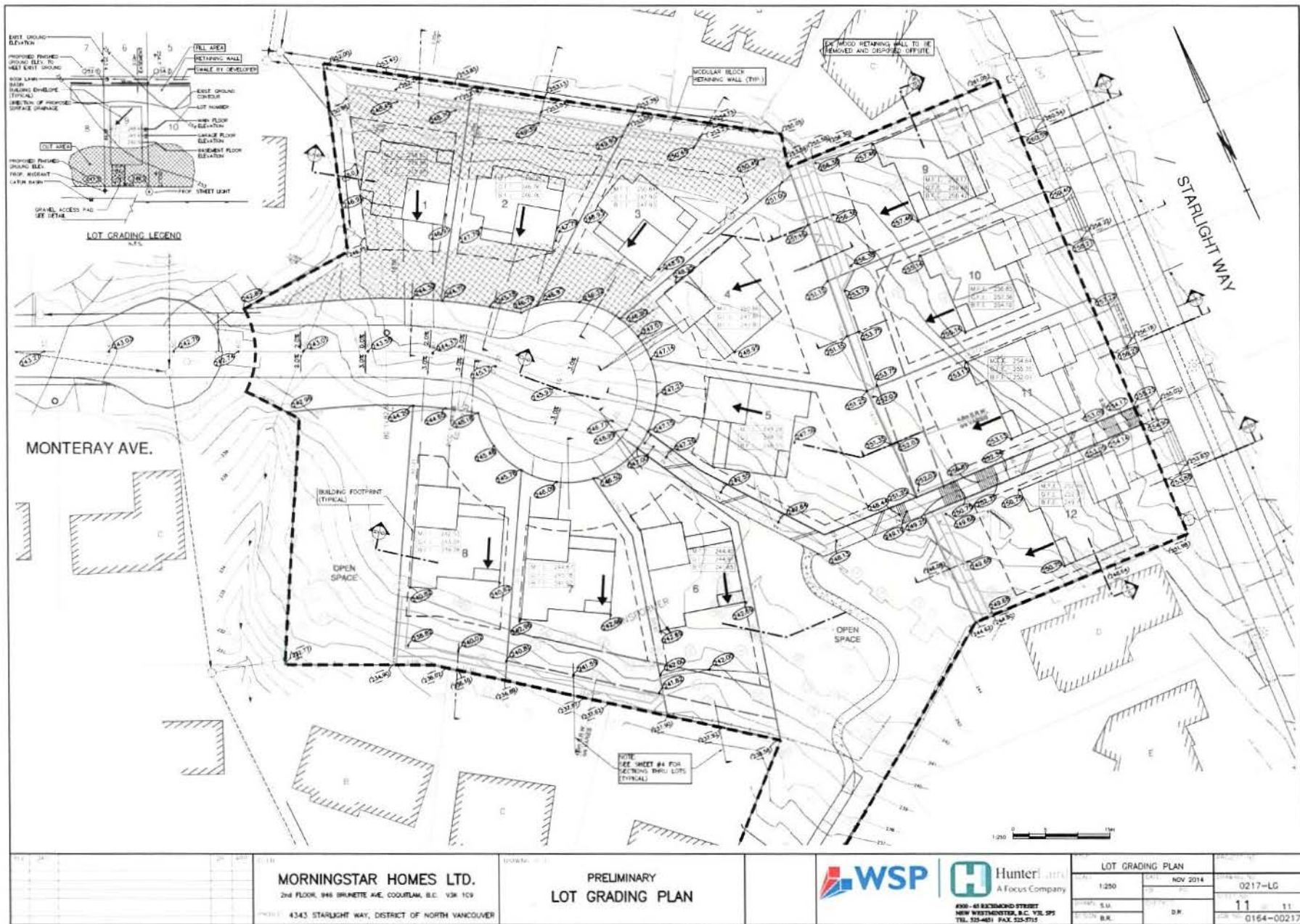
**Bylaw 8109**

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)



## Document: 2539440





Schedule C to Bylaw 8109

# PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

10 5 0 10 20 30

All Distances are in Metres.  
The intended plot size of this plan is  
432mm in width by 560mm in height  
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS

4341 STARLIGHT WAY  
NORTH VANCOUVER B.C.  
P.O. 008-951-756



## NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
4014-5830 176A Street  
Cloverdale B.C.

FILE: JV1405\_P55 NOVEMBER 3/2014

This Plan Lies Within The  
Greater Vancouver Regional District



Starlight Way Streetscape

Starlight Way Homes, LLC



# SUMMARY OF PUBLIC INFORMATION MEETING

Monterey Elementary Site - 4343 Starlight Way  
Meeting held January 21st, 2015



Morningstar Homes Ltd.

Facilitated By Main  
Street Architecture

prepared by:

**MAIN STREET ARCHITECTURE**

architecture urban design vision collaboration

# CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
  - 2.1 Meeting intent
  - 2.2 Information Distribution and Community Notification
  - 2.3 Public Information Meeting - January 21st, 2015
  - 2.5 Response to Public feedback

Appendix A: DNV Project information sheet  
Appendix B: Comment forms / Sign in sheet  
Appendix C: Presentation panels

## 1.0 OVERVIEW

To:

Casey Peters, Community Planner,  
District of North Vancouver  
cpeters@dnv.org

Ryan Lucy, VP Acquisitions & Development  
Morningstar Homes Ltd.  
rlucy@mstarhomes.com

From:

Jay Hiscox AIBC, Meeting Facilitator,  
Main Street Architecture  
Tel: 604-354-0397  
e: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Morningstar Homes Ltd. on January 21st 2015. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 4343 Starlight Way, District of North Vancouver, BC. The project proposal is for a subdivision of the former Monteray School property into 12 single family lots, and designated parcels for amenity, creekside protection and access.

## 2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

### 2.1 Meeting intent

The focus of the January 21 meeting was to provide updated project information and a venue to voice questions or concerns about the project.

### 2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail





Map of distribution area:

#### 2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to January 8th 2015.

#### 2.2.2 Signage:

Two signs outlining the proposed development were installed on the frontage of 4343 Starlight Way. One sign was placed on the east facing Starlight Way and a second sign to the West at the end of the Monterey cul-de-sac. The signs were inspected by DNV staff and accepted.

#### 2.2.3 Newspaper Notification:

Morningstar Homes Ltd. placed public notice advertisements in the North Shore News January 14 and 16 2015. A copy of the printed advertisement is shown overleaf.

#### 2.2.4 Community Association:

In addition to the mailout list, Morningstar sent out information packages to local neighborhood associations to invite them to the meeting.

**It's like speed dating for sellers.**

Create your own ads at [classifieds.msnnews.com](http://classifieds.msnnews.com) It's so

**P**

A redevelopment is b

NSN - Jan 16 2014

## PUBLIC INFORMATION MEETING

**A redevelopment is being proposed for 4343 Starlight Way, to construct 12 single family homes. You are invited to a meeting to discuss the project.**

**Date:** Wednesday, January 21, 2015  
**Time:** 7:00-8:30pm  
**Location:** Braemar Elementary School,  
 3600 Mahon Avenue

The applicant proposes to rezone the site from Public Assembly to single family zoning, to permit a **12 lot** single family housing project.



Information packages are being distributed to residents within a 75 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Ryan Lucy at Morningstar Homes at 604-521-0038 or Casey Peters of the Community Planning Department at 604-990-2387, or bring your questions and comments to the meeting.

\* This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

## SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

## PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015  
Time: 7:00-8:30 pm  
Location: Braemar Elementary  
3600 Mahon Avenue



Project handout - Front

### SITE AND SURROUNDING AREA:

The site is designated in the District's Official Community Plan as 'Institutional' and the application is to amend the OCP designation for this site to 'Residential Level 2: Detached Residential'.

The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

### PROJECT DESCRIPTION:

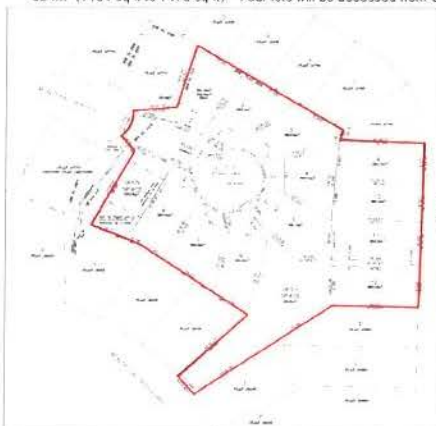
The proposal is for a 12 lot subdivision with lots ranging in size from 660m<sup>2</sup> to 694m<sup>2</sup> (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight



lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

### Public Input:

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.



Project handout - Rear



### 2.3 Public Information Meeting- January 21st 2015

Morningstar Homes Ltd. hosted the Public information meeting on January 21 2015 at Braemar Elementary School, 3600 Mahon Drive, North Vancouver. The meeting was held from 7.00 - 8.45 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below and overleaf)





The project team present at the meeting included:

- Ryan Lucy, Morningstar Homes Ltd.
- Marcos Mogyoros, Morningstar Homes Ltd.
- Ron Rapp, Morningstar Homes Ltd.
- Robert Morse, Morningstar Homes Ltd.
- Deborah Callahan, Morningstar Homes Ltd.
- Lacey Lee Brass, Morningstar Homes Ltd.
- Mary Chan Yip, PMG Landscape Architecture
- Declan Rooney, WSP Group
- Ryan Preston, Enkon Environmental
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

DNV staff present at the meeting included:

- Casey Peters, Community Planner, District of North Vancouver

A total of 29 people signed in to the meeting and 15 comment forms were returned. (Attached in Appendix C). An estimated total number of visitors to the meeting is 38 people.

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. A majority of visitors were supportive of the scheme as presented, and several comments noted that the project would be a welcome redevelopment for the former school site. Several visitors highlighted the derelict state of the school site as it has stood vacant, and the issues that have arisen from this situation.

Questions fielded during the meeting included the following:

- Several visitors emphasized community support for the proposal, and urged that it be completed as soon as possible.
- Concern for vagrancy, overgrown bushes, other issues related to the site vacancy.
- Concern regarding movement of construction vehicles, noise and vibration to adjacent properties.
- Support for scale of proposed lots and number of homes proposed, as very complementary to existing neighborhood layout / scale. Specific questions regarding re-grading of the site and creekside setbacks.
- Several comments on a neighborhood petition that has been circulated in support of the project. Specific questions regarding trees to be removed, trees to be replanted.
- Comment on size of specific large trees along proposed open space.
- Concern noted for removal of mature Cedar / Alders, support for removal of Cottonwood trees in same area.
- Others suggested to remove the Alders and Cottonwoods.
- Suggested to use short growing street tree species.
- Concerns noted regarding drainage from the upper slopes flowing down to adjacent properties.
- Support for traffic pattern [i.e. leave Starlight as is, no through traffic]
- Suggestion to re-use old pathway for new underground services as a means of limiting impact to trees on site.
- An adjacent neighbour suggested adding swings in the play area for their 12 year old.



- Suggested to have lighting along the pathway as residents would be using the pathway connection from Starlight way to Montroyal Blvd to access the local bus.
- Two immediately adjacent neighbours questioned the removal of the asphalt at the existing cul-de-sac road end that was shown on the drawings. It was suggested that Morningstar should retain this as street parking bays for use during snowfall events.
- Specific question was asked if one side street parking could be accommodated for the new lots due to the same condition. This would be a challenge as driveways will not be as steep and could be used during snow periods.
- Specific questions regarding measures to mitigate impact on views from across Starlight Way.
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Specific questions regarding parking curb lengths at reconfigured cul de sac.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, design of planned homes.

## 2.4 Community Inquiries




Morningstar Homes Ltd. received 1 community inquiry via phone call regarding the project. Morningstar sent out 1 more information package that was requested.

## 2.5 Response to Public feedback

No changes are presently contemplated as a result of the Public Information Meeting.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 1, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.5		
 Dept. Manager	 GM/ Director	 CAO

## The District of North Vancouver REPORT TO COUNCIL

May 14, 2015  
File: 3060-20/54.14

**AUTHOR:** Doug Allan, Community Planner

**SUBJECT:** BYLAWS 8122 AND 8123: REZONING AND HOUSING AGREEMENT  
BYLAWS FOR A MIXED COMMERCIAL/RESIDENTIAL PROJECT AT 3260  
EDGEMONT BOULEVARD, 3230 CONNAUGHT CRESCENT AND 1055-1073  
RIDGEWOOD DRIVE (EDGEMONT VILLAGE BT LIMITED)

### RECOMMENDATION:

It is recommended that:

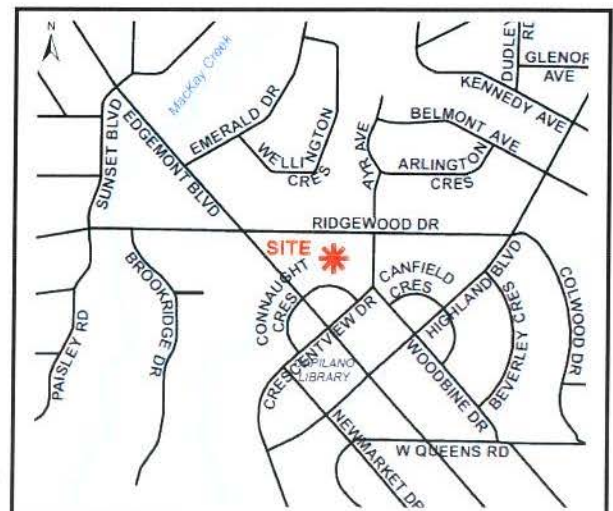
1. Bylaw 8122 which rezones the subject site from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 90 (CD90) to enable the development of a mixed use commercial/residential project, be given FIRST Reading;
2. Bylaw 8123, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST Reading; and
3. Bylaw 8122 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 8122) to enable the development of a mixed use commercial/residential project. Associated with the rezoning bylaw is a Housing Agreement Bylaw (Bylaw 8123) to prevent future rental restrictions.

### SUMMARY:

Edgemont Village BT Limited proposes to redevelop 2 commercial properties and 4 residential lots at





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at 3260 Edgemont Boulevard, 3230 Connaught Crescent and 1055-1073 Ridgewood Drive, for a 3 storey building with a partial 4<sup>th</sup> level. The proposed project consists of approximately 6518m<sup>2</sup> (70,162ft.<sup>2</sup>) of gross commercial space, including a new grocery store, plus 89 apartment and townhouse units, over underground parking. Implementation of the project requires rezoning to a new Comprehensive Development Zone 90, (Bylaw 8122), a Housing Agreement (Bylaw 8123), issuance of a development permit and lot consolidation the lots. Bylaws 8122 and 8123 are recommended for First Reading and Bylaw 8122 is recommended for referral to a Public Hearing.

**EXISTING POLICY:**

Official Community Plan

The subject properties are designated in the OCP and the Edgemont Village Centre Plan 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 Edgemont Village Centre Plan and Design Guidelines envisions a commercial/residential mixed use 3 storey development at the site but includes the potential for a partial 4<sup>th</sup> level under specified conditions. The Plan encourages commercial/mixed use developments to have active ground floor retail frontages which contribute towards pedestrian amenity and Village ambience and to incorporate local serving stores. The Plan specifically encourages the provision of a supermarket along with other services including pharmacy, dental/medical services, pub or restaurant. The proposal meets the goals of the OCP and the Edgemont Village Centre Plan and Design Guidelines.

Zoning

The development site is zoned General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) as shown on the accompanying map. In Edgemont Village, commercial density is limited to an FSR of 1.0 and height shall not exceed 2 storeys or 7.6m (25ft.).

To implement the proposed project, Bylaw 8122 establishes a new Comprehensive Development Zone 90 (CD90) tailored specifically to this project.





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Development Permit Areas

The subject site is designated as Development Permit Areas for:

- the Form and Character of Commercial and Mixed-Use Buildings; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

In addition, the site is subject to the Edgemont Village Centre Plan Design Guidelines. A development permit report outlining the project's compliance with the applicable Development Permit Area and Village Centre Plan design 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 8123 is provided for Council's consideration.

**ANALYSIS:**

1. The Site and Surrounding Area:

As illustrated on the aerial photograph, the site is located at the north gateway into Edgemont Village and is bounded by Ridgewood Drive, Edgemont Boulevard, Connaught Crescent and Ayr Avenue. The site consists of: 2 commercial (C2) parcels occupied by a grocery store and a medical/dental professional office building; and, 4 single family residential lots, zoned RSE. The total development site is 8603m<sup>2</sup> (92,599ft.<sup>2</sup>) in area.

Surrounding development consists of: commercial properties to the south; single family residential lots and St. Catherine's church to the north; single family lots and Highlands United Church to the west; and, developed single family lots and the Edgemont Senior Living project site to the east.



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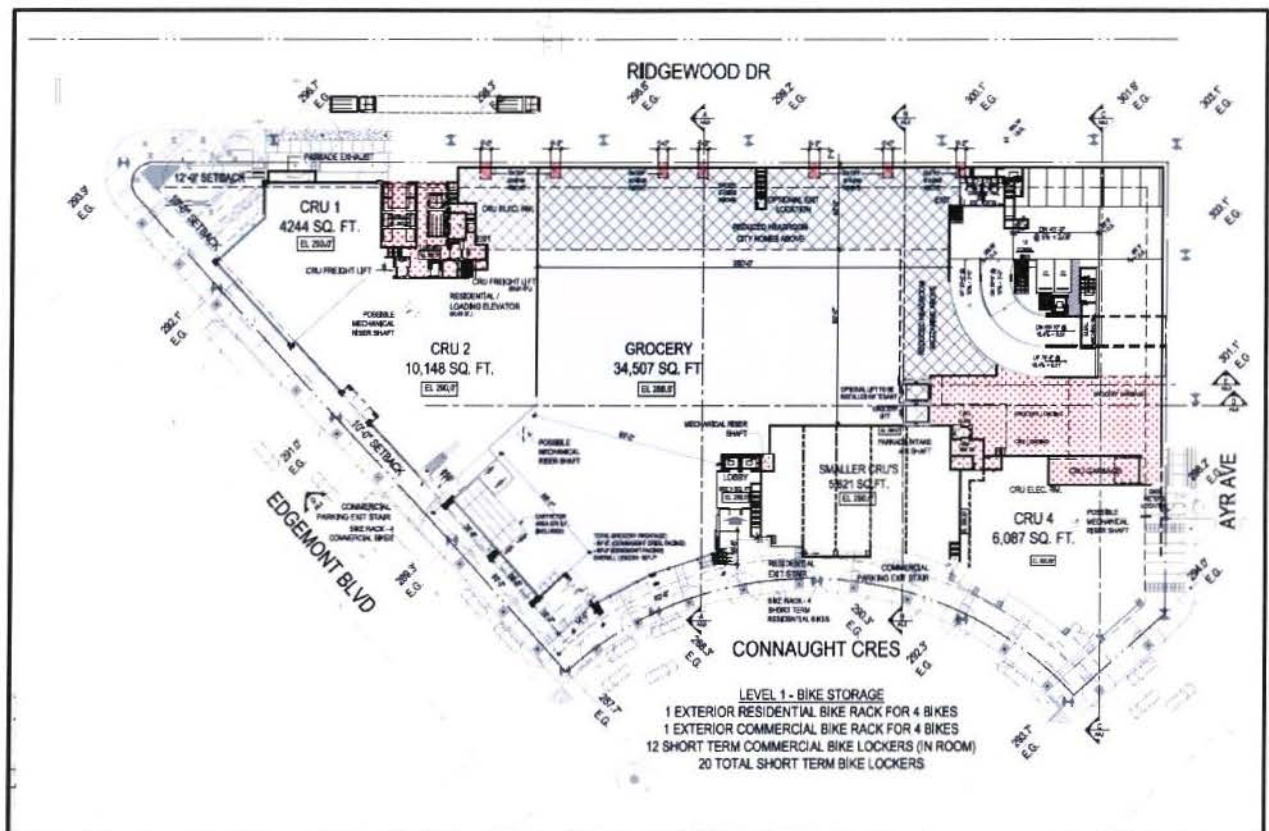
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2. Project Description

a) Site Plan/Building:

The proposal involves the development of a mixed use project containing a new Thrifty's grocery store and additional unspecified commercial uses with a total of 89 apartment and townhouse units above. The net building area of the project is 14,368m<sup>2</sup> (154,656ft.<sup>2</sup>) which results in a floor space ratio of approximately 1.67.



**SITE PLAN – COMMERCIAL LEVEL**

The residential component consists of: 23 one and two storey townhouse units located on Ridgewood Drive, ranging between 759ft.<sup>2</sup> and 1541ft.<sup>2</sup> in size; and, 66, one, two and three bedroom apartment units between 710ft.<sup>2</sup> and 1,320ft.<sup>2</sup> in size.

Under the Edgemont Village Centre Plan, building height on this site is limited to 3 storeys with the provision for a partial 4<sup>th</sup> level provided that the project design is exemplary and achieves other urban design objectives relating to view and sunlight preservation and the provision of public open spaces and other amenities. The majority of the building is 3 storeys in height, with a partial 4<sup>th</sup> floor located along a portion of Connaught Crescent, adjacent to Ayr Avenue.

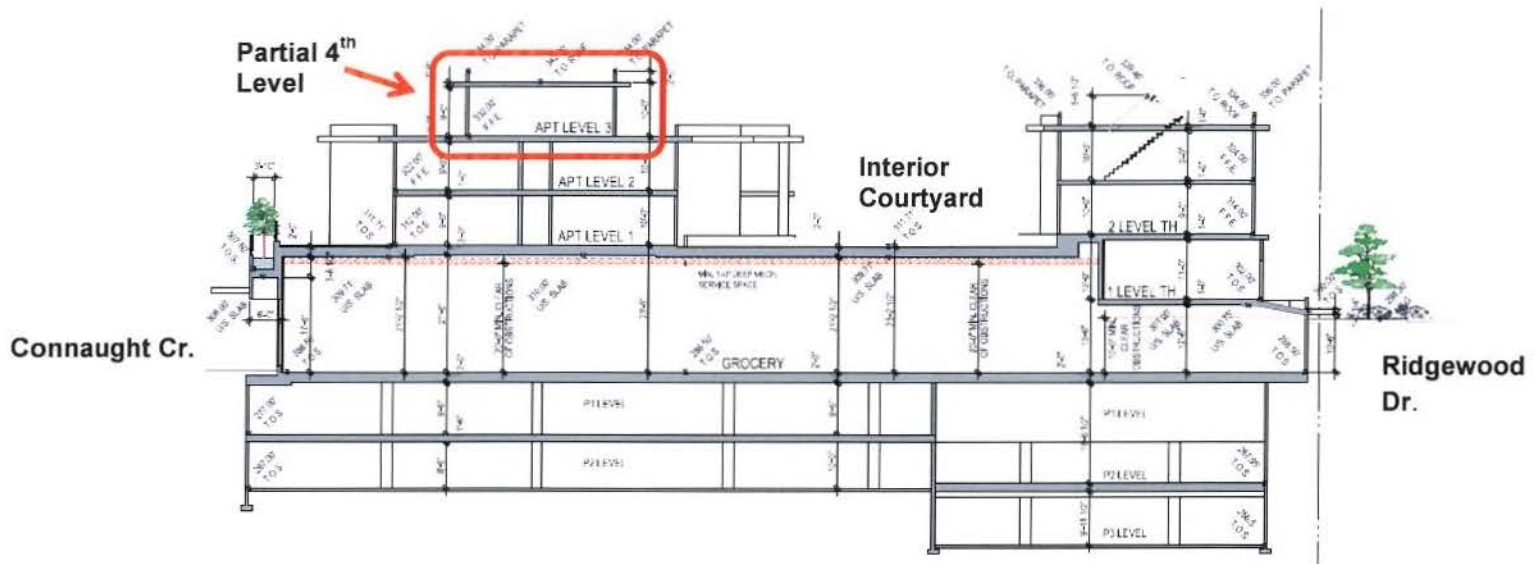


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The following image is a cross-section through the site illustrating the key components of the project.



The following image illustrates the partial 4<sup>th</sup> level as viewed from Connaught Crescent



**CONNAUGHT CRESCENT SHOWING PARTIAL 4<sup>TH</sup> LEVEL**

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The following images illustrate several of the exterior elevations of the project:



**VIEW SOUTH ALONG EDGEMONT BOULEVARD**



**SOUTHWEST CORNER - EDGEMONT AND CONNAUGHT**



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**CONNAUGHT CRESCENT ELEVATION**



**TOWNHOME ELEVATION – RIDGEWOOD DRIVE**



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b) Parking/Bicycle Parking:

Parking for this project will be provided in accordance with the commercial and residential ratios established in Bylaw 8122. The bylaw proposes that parking for the residential component be provided at a ratio of 1 space per unit + 1 space for each 100m<sup>2</sup> (1,076ft.<sup>2</sup>) of net residential floor area, including 9 visitor spaces at a ratio of 0.1 spaces per unit. Based on a project with 89 residential units, the total residential requirement, including 9 visitor spaces, is 172 spaces. The commercial requirement is 213 spaces resulting in a total project requirement of 385 spaces.

In order to make more efficient use of the total parking, the applicant proposes to allow for the shared use of the residential visitor spaces with commercial patrons and reduce the total commercial requirement of 213 spaces by that number of spaces. Staff are supportive of this approach as under normal conditions, the peak demand period for each use do not coincide. A section 219 covenant will be required to establish this shared arrangement.

While Bylaw 8122 specifies a maximum number of 90 residential units, the applicant is reviewing unit sizes and the final number of units could be less than that number. As a result, the actual number of residential and residential visitor parking spaces could change through the development permit process.

The Zoning Bylaw requires that bicycle parking for residential uses be provided at 0.2 spaces/unit. The proposed CD90 Zone requires that residential bicycle parking be provided at a minimum of 1 space/unit. The bicycle parking requirement for commercial uses is 12 spaces, based on a ratio of 1 space/500m<sup>2</sup> (5,382ft.<sup>2</sup>) for a total minimum residential and commercial requirement of 101 spaces. The applicant is working to exceed the bicycle parking requirements and final bicycle parking will be reported at the Development permit stage.

Loading areas for the commercial/retail units are located on Ayr Avenue with a secondary commercial/residential loading bay and an additional solid waste pickup area off of Ridgewood Drive. The secondary loading bay is located at the residential elevator and will accommodate residential moving vehicles.

c) Landscaping:

The landscape plan includes streetscape improvements such as street trees, planting beds and wider sidewalks. As illustrated in the following image, the landscape concept also incorporates a village gateway plaza at the corner of Edgemont Boulevard and Ridgewood Drive which has been identified as an area for a public art installation and gateway signage. Two smaller plazas at each corner on Connaught Crescent are proposed to expand the pedestrian streetscape realm in accordance with the Edgemont Village Centre Plan and Design Guidelines.



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The landscaping concept also includes a private courtyard on the roof of the grocery store which represents a significant amenity for the project residents. This secured courtyard is accessed from Ridgewood Drive and also provides access to the two storey townhouses. The roof of the townhouse units and the west apartment level both have green roofs with roof decks as an additional private amenity.



**LANDSCAPE PLAN**



**VIEW EAST ALONG INTERIOR COURTYARD**

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d) Accessible Units

The apartment units have been designed to address the District's Adaptable Design Guidelines including 50% Level 1B units, 40% Level 2 units and 10% Level 3 units. Some of the single level townhouses on Ridgewood Drive will be accessible from the street. The lower floor of the two storey townhouses will be accessible by elevator from the underground parking lot to the courtyard elevation.

With the approval of the new Accessible Design Guidelines, this in-stream application will have the choice to work with the new guidelines or meet the old requirements. Staff will continue to work with the applicant to ensure that opportunities for meeting the objectives of the new guidelines are considered and compliance with the accepted standards will be incorporated into the Development Covenant.

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

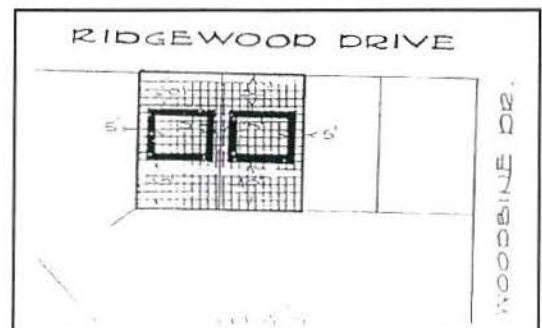
**IMPLEMENTATION:**

Implementation of this project requires Council's consideration of rezoning (Bylaw 8122), a Housing Agreement Bylaw, (Bylaw 8213) and, issuance of a development permit. In addition, lot consolidation and registration of a Development Covenant will be required.

Bylaw 8122 (Attachment B) rezones the subject property from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to a new Comprehensive Development 90 Zone (CD90) tailored specifically to this project which:

- establishes the permitted principal and accessory land uses;
- 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 1.67;
- establishes building coverage, setback and building height regulations;
- requires compliance with acoustic requirements; and
- establishes parking and bicycle parking regulations unique to this project.

The Zoning Bylaw presently includes a Plan Section Page which establishes siting areas for two of the residential lots within the development site, illustrated on the accompanying plan. Bylaw 8122 replaces the current page with a revised page deleting this siting area plan.





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Bylaw 8123 (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units may be used for rental purposes.

The Development Covenant will include requirements for:

- lot consolidation;
- a green building covenant;
- a stormwater management covenant;
- a construction management plan; and
- a statutory right-of-way for public sidewalks and plaza spaces.

**COMMUNITY AMENITIES/PUBLIC ART:**

Bylaw 8122, rezoning the site to CD90, is an amenity bylaw that links the proposed density to the provision of amenities. The Community Amenity Contribution is based on \$15.00/ft.<sup>2</sup> of the increased residential floor area over the base density which amounts to \$1,468,230. In keeping with the Edgemont Village Centre Plan, this project will contribute towards community amenities and the zoning provisions note that the District may use the CAC funds for any of the following:

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

As part of the overall Community Amenity Contribution, a public art budget has been established at approximately \$230,000. A public art plan has been developed which proposes two art installations, with the majority of the funds directed to the Edgemont Boulevard/Ridgewood Drive gateway corner and the remainder to an art element at the main residential entry on Connaught Crescent. The main gateway project is intended to serve as an 'outdoor living space' for the neighbourhood promoting social interaction. The secondary installation is intended to distinguish the entry from the abutting commercial spaces and reinforce the public view of the residential entry. The Plan was presented to the Public Art Advisory Committee on May 13, 2015 and the Committee supported the direction proposed. A maintenance covenant will be required to ensure that the owners maintain the art installations.

**OFF-SITE IMPROVEMENTS:**

The application includes significant improvements to the public streetscape incorporating wider sidewalks, street tree planting and planting beds and street furniture. In addition, the applicant will:

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- install three public plazas as described above;
- improve the downstream wetland in Murdo Frazer Park;
- repave all roads adjacent to the site;
- remove the existing overhead power lines and poles on Ridgewood Avenue and provide a new, underground service;
- install new permanent intersection signalization at Edgemont Boulevard and Ridgewood Drive if warranted following the temporary signalization installed for the Capilano watermain project;
- eliminate the existing right-turn lane from Edgemont Boulevard to Ridgewood Drive as part of the intersection improvement; and
- expand and improve the existing transit stop on Edgemont Boulevard to increase the number of buses that can be accommodated.

## **FINANCIAL**

In addition to the \$1,468,230 of CAC funds, the project will contribute approximately \$1,100,000 in Development Cost Chargers and \$770,000 in off-site engineering improvements.

## **GREEN BUILDING MEASURES:**

Compliance with the Green Building Strategy is mandatory for projects requiring rezoning. The applicant is targeting the 'Gold' building performance standard under the LEED Canada™ – New Construction rating system. The applicant has been requested to provide a complete checklist and an energy modelling report confirming that the project will meet the energy performance baseline and staff will report on this issue at the development permit stage. The Development Covenant will require the applicant to enter into a Green Building covenant to ensure that the accepted energy and building performance targets are achieved.

## **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, the Legal Department and the Arts Office.

### Advisory Design Panel

The application was considered by the Advisory Design Panel on February 12, 2015 and the Panel recommended approval of the project subject to addressing a number of items to the satisfaction of staff, regarding: building elevations, vehicle entrances, the main gateway and secondary plaza spaces, landscaping, building materials and signage.



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The applicant has made and continues to make, revisions to the project to address items raised by the Panel and staff. Addressing these issues represents a refinement to the design that will not affect the basic form and character of the project. The final refinements will be reported on at the development permit stage.

**PUBLIC INPUT:**

A facilitated Public Information Meeting was held on March 4, 2015 attended by 230 members of the public. One hundred written submissions were submitted. Based on the written input received during the public input period, the majority, (63%) expressed support for the redevelopment of the site, including: the replacement of the food store; the provision of housing options and the opportunity to expand the range of uses in the Village, in particular, restaurant space. Comments in support also included suggestions for other uses such as a medical clinic/community health practice, garden centre and pub/wine bar/bistro.

Issues of concern raised in the comments include: design elements; the partial 4<sup>th</sup> floor; noise associated with the outdoor seating area; the need to ensure a variety of retail unit sizes; construction; parking; traffic; and, bus improvements.

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

**CONSTRUCTION MANAGEMENT PLAN:**

In order to address the goal to reduce development's impact on pedestrian and vehicular movements, the developer is working with Engineering staff to develop final construction traffic management plan. The plan must minimize construction impacts on pedestrian movement and vehicular traffic. The Development Permit and Development Covenant require that this plan be accepted by the District prior to the issuance of a building permit and the commencement of any site preparation, servicing or building demolition works.

This plan must provide details regarding:

1. a construction schedule (no construction on-site during the Capilano watermain replacement traffic diversion);
2. a plan to coordinate with other projects in the area or those affecting the transportation network (including Edgemont Senior Living and the Capilano Watermain Replacement Project);
3. construction site access and egress;
4. estimated traffic generated by the site during construction;
5. proposed truck routing and staging plan;
6. proposed crane assembly and/or concrete pouring sites;
7. how traffic of all types (vehicle, transit, cyclists, pedestrians) will be managed around the site;
8. a plan to monitoring and minimize impacts upon the community;



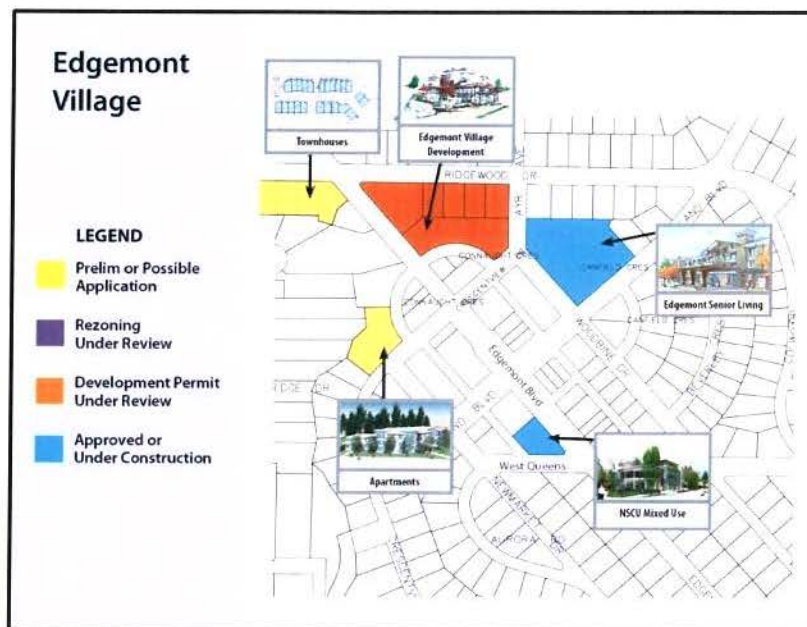
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9. the location of an off-street area for parking worker/trades vehicles; and
10. a plan to enable communication with neighbours and other stakeholders.

The site is shown below in relation to other construction projects and potential development projects. At this time we are not expecting major civil infrastructure work in the immediate area. The Capilano watermain replacement project will result in the diversion of traffic to Ridgewood Drive and Highland Boulevard between August 2015 and January 2016 and construction activity on the subject site will not occur during this time period. The applicant has been attending meetings on the watermain project and is aware of community concerns regarding construction conflicts. Construction on the Edgemont Senior Living project will be commencing shortly upon issuance of a building permit.



**CONCLUSION:**

This project is consistent with the directions established in the OCP and the Edgemont Village Centre Plan and Design Guidelines. It addresses OCP housing policies related to the provision of additional housing options and proposes a range of commercial uses as encouraged in the Village Centre Plan. In addition, the project will result in significant upgrades to the public realm to create opportunities for an animated streetscape as envisioned in the Plan, improve local utility services and, contribute significantly to amenities in the Village. As a result, staff support the rezoning to permit the redevelopment of the subject properties and the project is now ready for Council's consideration.

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**OPTIONS:**

The following options are available Council's consideration:

- 1) Introduce Bylaws 8122 and 8123 and refer Bylaw 8122 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8122 and 8123 at First Reading.

Respectfully submitted,



Doug Allan  
Community Planner  
Attach.

- A – Reduced Project Plans
- B – Bylaw 8122 (Rezoning Bylaw)
- C - Bylaw 8123 (Housing Agreement Bylaw)
- 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"/> Facilities _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____









1



1. Edgemont Blvd. CRU 2
2. Edgemont Blvd. CRU 3 ( Grocery )



2



120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

T 604.669.6002  
F 604.669.1091

www.rharchitects.ca

ISSUED FOR: DATE:  
L. REZONING / DPA 18 DEC 2014

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REZONING / DPA  
18 DEC 2014

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ARCHITECTURAL SEAL:

CLIENT:  
GROSVENOR  
PROJECT:  
EDGEMONT VILLAGE  
District of North Vancouver, B.C.

DRAWING TITLE:  
DESIGN CHARACTER

DATABASE: 1220-A0.1.dwg  
SCALE: NTS  
PLOT DATE: 18 DEC 2014  
DRAWN: LB  
CHECKED:

PROJECT NO. 1220

DWG. NO. A0.2

D.P. No. 000000  
S.P. No.:



1



1. Edgemont Blvd, CRU 3 ( Grocery )
2. Edgemont Blvd. & Connaught Cres. View Looking East



2



**RHA**  
Rusich Hopfield Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

T 604.669.6002  
F 604.669.1091  
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ISSUED:	DATE:
1. REZONING / DPA	18 DEC 2014

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ISSUED FOR

**REZONING / DPA**

18 DEC 2014

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N/A, REVISION	DATE
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ARCHITECTURAL SEAL:

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CLIENT:

  
**GROSVENOR**  
200 West 10th Avenue, Suite 100, Vancouver, BC V6C 2B7

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PROJECT:

**EDGEMONT VILLAGE**  
District of North Vancouver, B.C.

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DRAWING TITLE:

**DESIGN CHARACTER**

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PROJECT NO. **1220**

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DWG. NO.

A0.3

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D.P. No. B.P. No. 000000





1



1. Connaught Crescent View Looking East
2. Connaught Crescent View Looking West



2



Rosatch Hempstead Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

T 604.669.6002  
F 604.669.1091

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18 DEC 2014

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ARCHITECTURAL SEAL:

CLIENT:  
**GROSVENOR**  
PROJECT:  
**EDGEMONT VILLAGE**  
District of North Vancouver, B.C.  
DRAWING TITLE:  
**DESIGN CHARACTER**

DATABASE: 1220-A0.1.dwg  
SCALE: NTS  
PLOTDATE: 18 DEC 2014  
DRAWN: LB  
CHECKED:

PROJECT NO.: 1220

DWG. NO.:  
**A0.5**

D.P. No.: 000000  
S.P. No.:





1



1. Ayr Avenue & Ridgewood Drive
2. Ridgewood Drive Townhouse 1 & 2



2



120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

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F 604.669.1091

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PROJECT  
EDGEMONT VILLAGE  
District of North Vancouver, B.C.

DRAWING TITLE  
DESIGN CHARACTER

DATABASE: 1220-A0.1.dwg  
SCALE: NTS  
PLOT DATE: 18 DEC 2014  
DRAWN: LB  
CHECKED:

PROJECT NO. 1220

DWG. NO.  
A0.6

D.P. No. 000000  
R.P. No.



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Roushdy Harpaly Architects  
120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 3C1  
1 604 689 0002  
1 604 689 1091  
www.rhaarchitects.ca

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**EDGEMONT VILLAGE**  
DISTRICT OF NORTH VANCOUVER, B.C.  
DESIGN CHARACTER

DATE: 12/20/2014  
SCALE: NTS  
PLACED: 18 DEC 2014  
DRAWN: LB  
CHECKED:  
PROJECT NO: 1220

THIS NO.  
**A0.7**  
DATE: 18 DEC 2014  
BY: LB



1

1. Ridgewood Drive Townhouse 3
2. Ridgewood Drive Townhouse 2



2





1 EDMONT BLVD ELEVATIONS  
SCALE: 1/8" = 1'-0"



2 CONNAUGHT CRESCENT ELEVATIONS  
SCALE: 1/8" = 1'-0"



3 AYR AVENUE ELEVATIONS  
SCALE: 1/8" = 1'-0"



120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1  
1 604.669.6002  
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PROJECT: EDMONT VILLAGE  
District of North Vancouver, B.C.

DRAWING TITLE:  
STREETSCAPE

DATASET: 1220-A3.0.dwg  
SCALE: NOTED  
PLOTDATE: 18 DEC. 2014  
DRAWN: LB  
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PROJECT NO.: 1220

DWG. NO.: A4.0.1  
S.P. No.: 000000





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**PROJECT:**  
**EDGEMONT VILLAGE**  
District of North Vancouver, B.C.

DRAWING TITLE:  
**STREETSCAPE  
COURTYARD ELEVATIONS**

DATABASE: 1220-A3.0.dwg  
 SCALE: NOTED  
 PLOTDATE: 18 DEC. 2014  
 DRAWN: LD  
 CHECKED:

PROJECT NO. 1220



EWG NO. **A4.0.2**

0.0000



1 RIDGEWOOD DRIVE ELEVATIONS  
SCALE: 1/8" = 1'-0"



2 RIDGEWOOD DRIVE ELEVATIONS  
SCALE: 1/8" = 1'-0"



Rhatch Herpin Architects

120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

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PROJECT:  
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District of North Vancouver, B.C.

DRAWING TITLE:  
ELEVATIONS

DATABASE: 1220-A4.0.0wg  
SCALE: NOTED  
PLOT DATE: 18 DEC 2014  
DRAWN: LB  
CHECKED:

PROJECT NO.: 1220

DWG. NO.:  
A4.5

D.P. No.: 000000  
S.P. No.:





21 June 10:00 am



21 June 12:00 pm



21 June 2:00 pm



21 June 6:00 pm



21 March/Sept 10:00 am



21 March/Sept 12:00 pm



21 March/Sept 2:00 pm



21 March/Sept 6:00 pm



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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

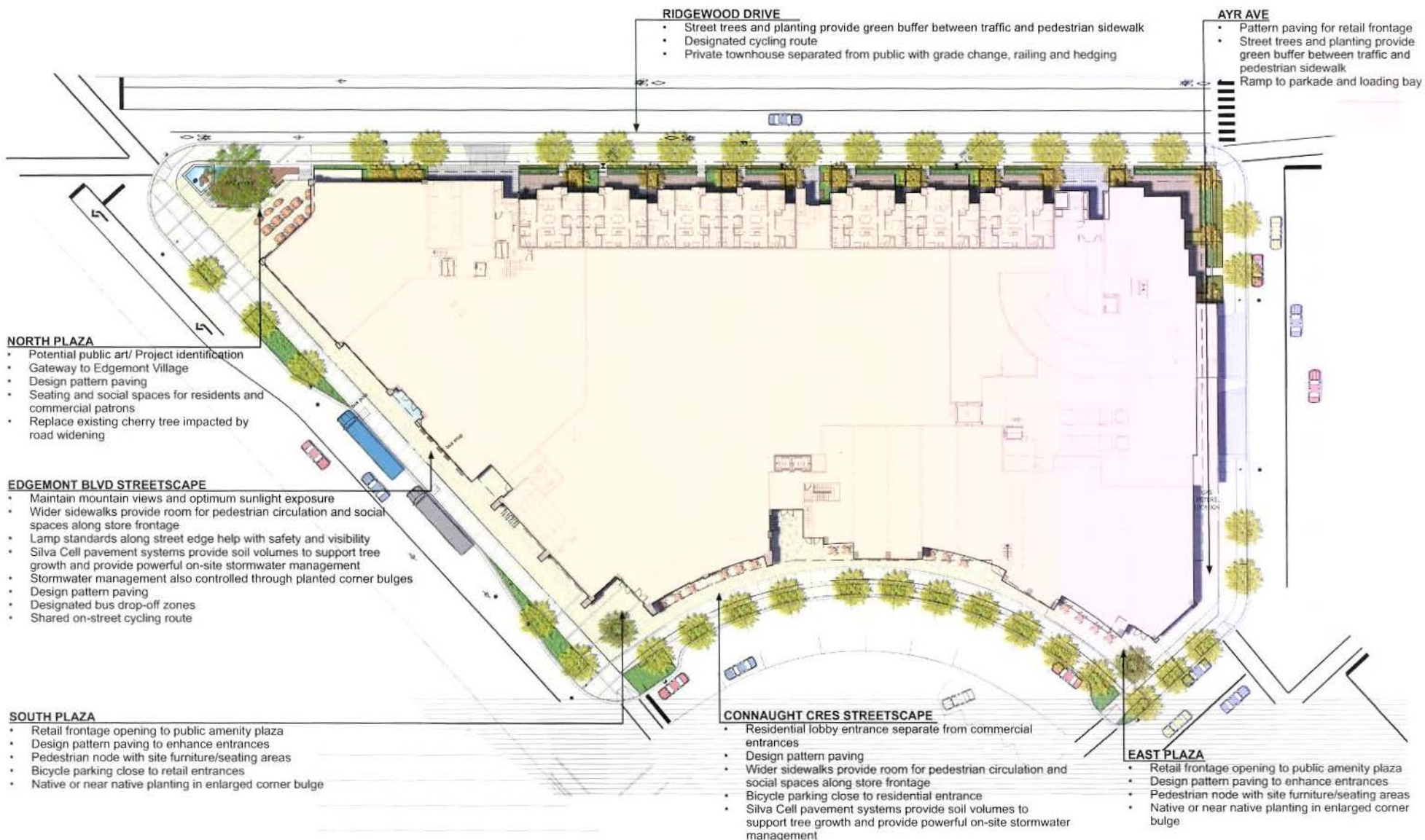
PROJECT:  
**Edgemont Village**  
District of North Vancouver, BC

DRAWING TITLE:  
**Shadow Diagram**



DATABASE: 1220/A1.0  
PROJECT NO: 1220  
DATE: 21 MAY 2015  
SCALE: NTS











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18 DEC 2014

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**PROJECT:**  
**EDGEMONT VILLAGE**  
District of North Vancouver, B.C.

DRAWING TITLE:  
FLOOR PLAN  
LEVEL - 1

DATABASE	1220-A3.0.dwg
SCALE	1" = 20'-0"
PLOTDATE	18 DEC. 2014
DRAWN	DT/RN
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PROJECT NO. 1220



DRUG NO. **A3.0**

D.P. No.	0200
D.P. No.	





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120 Powell Street, Unit 10  
Vancouver, BC Canada  
V6A 1G1

T 604.669.6002  
F 604.669.1091

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PROJECT: EDGEMONT VILLAGE  
District of North Vancouver, B.C.

DRAWING TITLE: FLOOR PLAN  
MEZZANINE LEVEL &  
LEVEL-1 CITY HOMES

DATABASE: 1220-A3.0.dwg  
SCALE: 1" = 20'-0"  
PLOT DATE: 18 DEC. 2014  
DRAWN: DT/RN  
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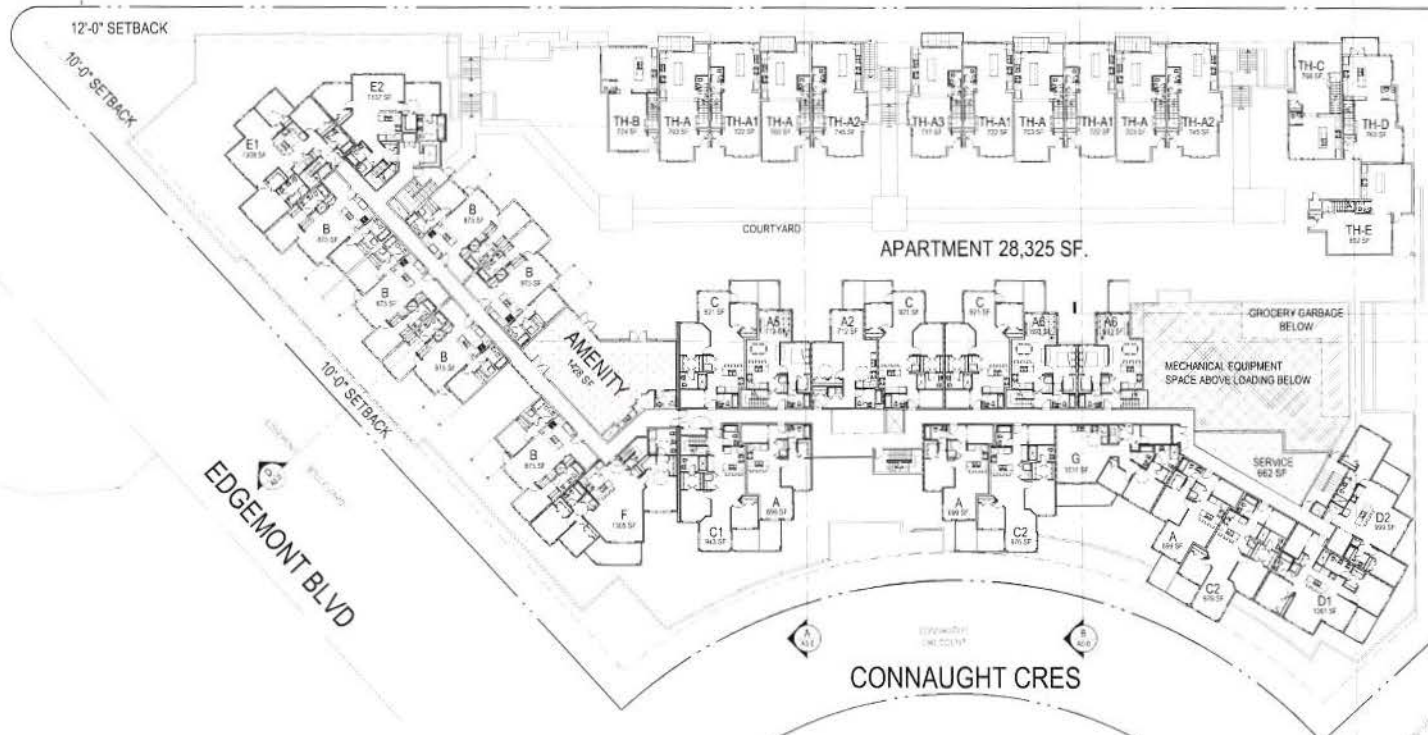
PROJECT NO.: 1220

DWG. NO.: A3.1  
S.P. No. 000000



18 DEC 2014 10:00 AM

RIDGEWOOD DR



APARTMENT 28,325 SF.

AMENITY

GROcery GARBAGE BELOW  
MECHANICAL EQUIPMENT  
SPACE ABOVE LOADING BELOW

SERVICE

CONNAUGHT CRES

AYR AVE



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V6A 1G1

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18 DEC 2014

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PROJECT: EDGEMONT VILLAGE  
District of North Vancouver, B.C.

DRAWING TITLE:  
FLOOR PLANS  
LEVEL - 2

DATEBASE: 1220-A3.0.dwg  
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PROJECT NO. 1220



DWG. NO. A3.2

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120 Powell Street, Unit 10  
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V6A 1G1

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**PROJECT:**  
**EDGEMONT VILLAGE**  
District of North Vancouver, B.C.

**FLOOR PLANS  
LEVEL - 3**

DATABASE: 1220-A3.0.dwg  
SCALE: 1" = 20'-0"  
PLC DATE: 18 DEC. 2014  
DRAWN: DT/RN  
CHECKED:

PROJECT NO. 1220



DWG. NO.  
**A3.3**

D.P. No. (000000)

RIDGEWOOD DR

COURTYARD BELOW

APARTMENT 30004 SQ. FT.

AYR AVE

CONNAUGHT CRES

EDGEMONT BLVD

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Rusatch Hemphill Architects

120 Powell Street, Unit 10  
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V6A 1G1

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NO. OF VESSELS	TONNAGE
<p>The 100 largest oil tankers in the world, though, despite enormous size, are no longer subject to strict regulation, and a few have been involved in serious accidents, and a few have been involved in oil spills. In fact, in the world's largest oil tankers, the oil is carried in a single hold, and the oil is carried in a single hold, and the oil is carried in a single hold.</p>	<p>The 100 largest oil tankers in the world, though, despite enormous size, are no longer subject to strict regulation, and a few have been involved in serious accidents, and a few have been involved in oil spills. In fact, in the world's largest oil tankers, the oil is carried in a single hold, and the oil is carried in a single hold, and the oil is carried in a single hold.</p>

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**EDGEMONT VILLAGE**  
District of North Vancouver, B.C.

DRAWING TITLE:  
**FLOOR PLAN  
LEVEL - 4**

DATABASE	1220-A3.0.dwg
SCALE	1" = 20'-0"
PLOTDATE	18 DEC, 2014
DRAWN	DT/RN

PROJECT NO. 1220



DOI: 10.1002/eqe.2402

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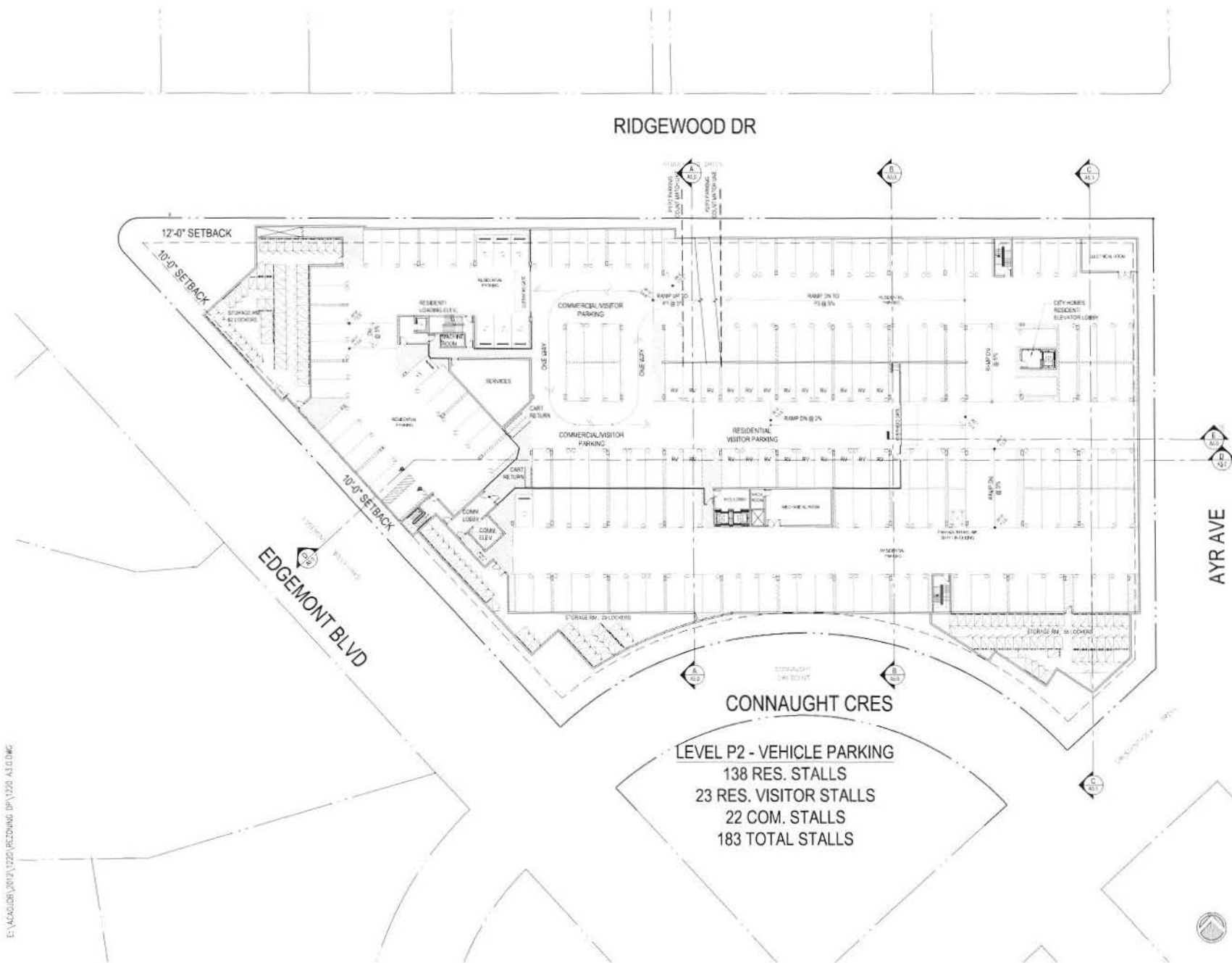
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B.P. No.	

RIDGEWOOD DR

APARTMENT 12871 SQ. FT.

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120 Powell Street, Unit 10  
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PROJECT  
EDGEMONT VILLAGE  
District of North Vancouver, B.C.

DRAWING TITLE  
PARKADE PLAN  
LEVEL - P2

DATASHEET 1220-A3.0.dwg  
SCALE 1" = 20'-0"  
PLOT DATE 18 DEC. 2014  
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PROJECT NO. 1220



DWG. NO.  
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S.P. No.





# The Corporation of the District of North Vancouver

## Bylaw 8122

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 1330, (Bylaw 8122)".

### 2. Amendments

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

(A) Part 2A is amended by adding CD90 to the list of zones that Part 2A applies to.

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

**"Comprehensive Development Zone 90      CD90"**

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

**"Comprehensive Development Zone 90      CD90"**

#### **4B90-1 Intent:**

The purpose of the CD90 Zone is to establish specific land use and development regulations for a mixed use, commercial/residential project over underground parking.

#### **4B90-2 Uses:**

(a) Uses Permitted Without Conditions:

Not Applicable

(b) Conditional Uses:

- (i) The Comprehensive Development Zone 90, permits the following conditional uses, as defined in Part 2 and Part 2A of the Zoning Bylaw:

CONDITIONAL USES DEFINED IN PART 2	CONDITIONAL USES DEFINED IN PART 2A
• artist's studio	• office use
• child care facility	• personal service use
• custom manufacturing establishments	• recreation/community centre use
• fitness centre	• residential use
• hobby beer and wine making establishment	• restaurant use
• liquor store	• retail use
• pet care establishment	
• studio	
• veterinarian	

#### **4B90-3 Conditions of Use:**

The use of land, buildings and structures subject to the following conditions:

- (a) All operations associated with permitted conditional uses and accessory uses:

- (i) shall be contained within a completely enclosed building except for outdoor display and sales areas, outdoor customer service areas and, shared and private outdoor resident amenity areas, when accessory to a permitted conditional use; and
- (ii) shall comply with the noise, lighting and glare and, air quality standards contained in Section 414(a), (b) and (c) of the Zoning Bylaw;

- (b) *Pet Care Establishment* and *Veterinarian* are permitted subject to the following condition:

- (i) an outside public entrance is required;

- (c) *Residential use* is permitted subject to the following condition:

- (i) *Residential use* is limited to a maximum of 90 *dwelling units*;

- (d) *Restaurant use* is permitted subject to the following condition:

- (i) *Restaurant use* may not include a *drive-in restaurant* or a *drive-through use*;



(e) *Retail use* is permitted subject to the following conditions:

- (i) *Retail use* may not include: *auctioneer use; equipment sales and rental use; or vehicle sales use;*

#### **4B90-4 Accessory Uses:**

*Accessory use* is permitted when customarily ancillary to permitted conditional uses, subject to the following conditions:

(a) *Home occupations* are permitted only when accessory to a *residential use* and only in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965;

(b) *Outdoor customer service areas* are permitted subject to the following conditions:

- (i) an *outdoor customer service area* is permitted only in conjunction with a *restaurant use*, including a *licensed lounge, neighbourhood public house, retail use or a retail food service;*
- (ii) an *outdoor customer service area* in conjunction with a *restaurant use*, including a *licensed lounge* and a *neighbourhood public house*, shall not exceed 60 seats;
- (iii) an *outdoor customer service area* in conjunction with a retail grocery store use, shall not exceed 24 seats;
- (iv) an *outdoor customer service area* in conjunction with any other *retail use or a retail food service, shall not exceed 8 seats;*
- (v) an *outdoor customer service area* must be operationally tied to, and contained within the frontage of, an individual premise for which it is permitted;
- (vi) an *outdoor customer service area* may not impede the safe movement of pedestrians and must maintain a minimum setback of 2m from a property line; and
- (vii) additional parking is not required for an *outdoor customer service area;*

(c) *Outdoor product display and sales areas* are permitted only for a *retail use*, subject to the following conditions:

- (i) outdoor product display and sales areas must be sited and sized so as not to impede the safe movement of pedestrians and must maintain a minimum setback of 2m from a property line;
- (ii) outdoor product display and sales areas must be contained within the frontage of an individual *retail use*; and
- (iii) additional parking is not required for outdoor product display and sales areas.

#### **4B90-5 Density:**

- (a) The maximum permitted density in the CD90 Zone is limited to a total commercial and residential floor space of 6,652m<sup>2</sup> (71,600ft.<sup>2</sup>) of which no more than 930m<sup>2</sup> (10,000ft.<sup>2</sup>) can be residential use to a maximum of 10 residential units;
- (b) For the purposes of calculating floor space ratio, all above grade resident amenity rooms up to an aggregate total of 140m<sup>2</sup> (1,500ft.<sup>2</sup>), plus all floor areas less than 1.22m (4ft.) above grade are exempted.

#### **4B90-6 Amenities:**

- (a) Despite section 4B90-5, density in the CD90 Zone is increased to a maximum floor space of 14,368m<sup>2</sup> (154,650ft.<sup>2</sup>), including any density bonus for energy performance, and a maximum of 90 residential dwelling units, if the owner:
  - (i) contributes \$1,468,230 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, plaza or other public realm improvements; municipal or recreation service facility, or facility improvements; and/or the affordable housing fund; and
  - (ii) enters into a Housing Agreement to ensure that all residential units may be operated as rental units;

#### **4B90-7 Maximum Principal Building Size:**

Not applicable

#### **4B90-8 Setbacks:**

Buildings and structures shall be set back from property lines to the principal building face in accordance with an approved Development Permit.

**4B90-9 Building Orientation:**

Not applicable

**4B90-10 Building Depth and Width:**

Not applicable

**4B90-11 Coverage:**

- (a) Building coverage shall not exceed 82%;
- (b) Site coverage shall not exceed 85%.

**4B90-12 Height:**

- (a) For a building with a maximum density as stipulated under Section 4B90-5(a), the building is limited to a maximum of two storeys and a maximum height, as measured to the top of a roof parapet, of 8m (26.25ft.); or,
- (b) For a building with a density as stipulated under Section 4B90-6(a), the building is limited to a maximum height of 15.85m (52ft.), as measured to the top of the roof parapet from an average geodetic grade of 89.76m (294.5ft.) above sea level and excluding the height of all roof appurtenances, including elevator penthouses, to a maximum of 3m (10ft.)

**4B90-13 Acoustic Requirements:**

- (a) 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

- (b) All parkade exhaust systems not located underground shall be screened and designed to minimize noise and odors;
- (c) Venting for conditional uses shall be designed to minimize noise and odors. Venting for conditional restaurant uses shall be directed to the roof of the building.



**4B90-14 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;
- (b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened.

**4B90-15 Subdivision Requirements:**

Not Applicable.

**4B90-16 Additional Accessory Structure Regulations:**

Not applicable.

**4B90-17 Parking, Bicycle Parking and Loading Regulations:**

- (a) Parking spaces for all conditional uses are to be provided on the basis of the following ratios by type of use:

Use	Parking Requirement
Residential dwelling unit	1 space per unit + 1 space per 100m <sup>2</sup> (1076.4ft. <sup>2</sup> ) of residential dwelling unit floor area, to a maximum of 2 spaces/unit , inclusive of 0.1 spaces/unit for visitor parking
Retail grocery store	1 space/25m <sup>2</sup> of gross floor area
Restaurant use, including licenced lounge and neighbourhood public house but excluding take-out restaurant use	1 space/15m <sup>2</sup> of gross floor area
All other conditional commercial uses	1 space/45m <sup>2</sup> of gross floor area

- (b) A minimum of 10 residential parking spaces shall be provided for disabled persons and a minimum of 4 disabled spaces shall be provided for all other uses;
- (c) All required residential visitor parking spaces and up to 9 required commercial spaces may be shared subject to a section 219 covenant that secures the reciprocal use of these spaces and the total commercial parking requirement is reduced by a maximum of 9 spaces;

- (d) Small car parking spaces shall not exceed 35% of the total number of required parking spaces;
  - (e) All regular, small car and disabled parking spaces and manoeuvring aisles shall meet the minimum width, length and height standards established in Part 10 of the Zoning Bylaw;
  - (f) Bicycle parking for commercial uses shall be provided on the basis of 3 spaces/500m<sup>2</sup> of gross commercial floor area;
  - (g) Bicycle parking for residential uses shall be provided on the basis of a minimum of 1 space for each residential dwelling unit;
  - (h) All bicycle parking shall meet the minimum size requirements contained in Section 1009.1 of the Zoning Bylaw;
  - (i) A minimum of 2 off-street loading spaces are required and at least one space shall be available for residential use, in accordance with the size requirements in Part 10 of the Zoning Bylaw.”
- (D) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to Comprehensive Development Zone 90 (CD 90).
- (E) The Siting Area Map section is amended by deleting Plan Section Page R/6 and replacing it with the revised Plan Section Page R/6 attached as Schedule B.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Rezoning Bylaw 1330 (Bylaw 8122)” as at Third Reading

---

Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

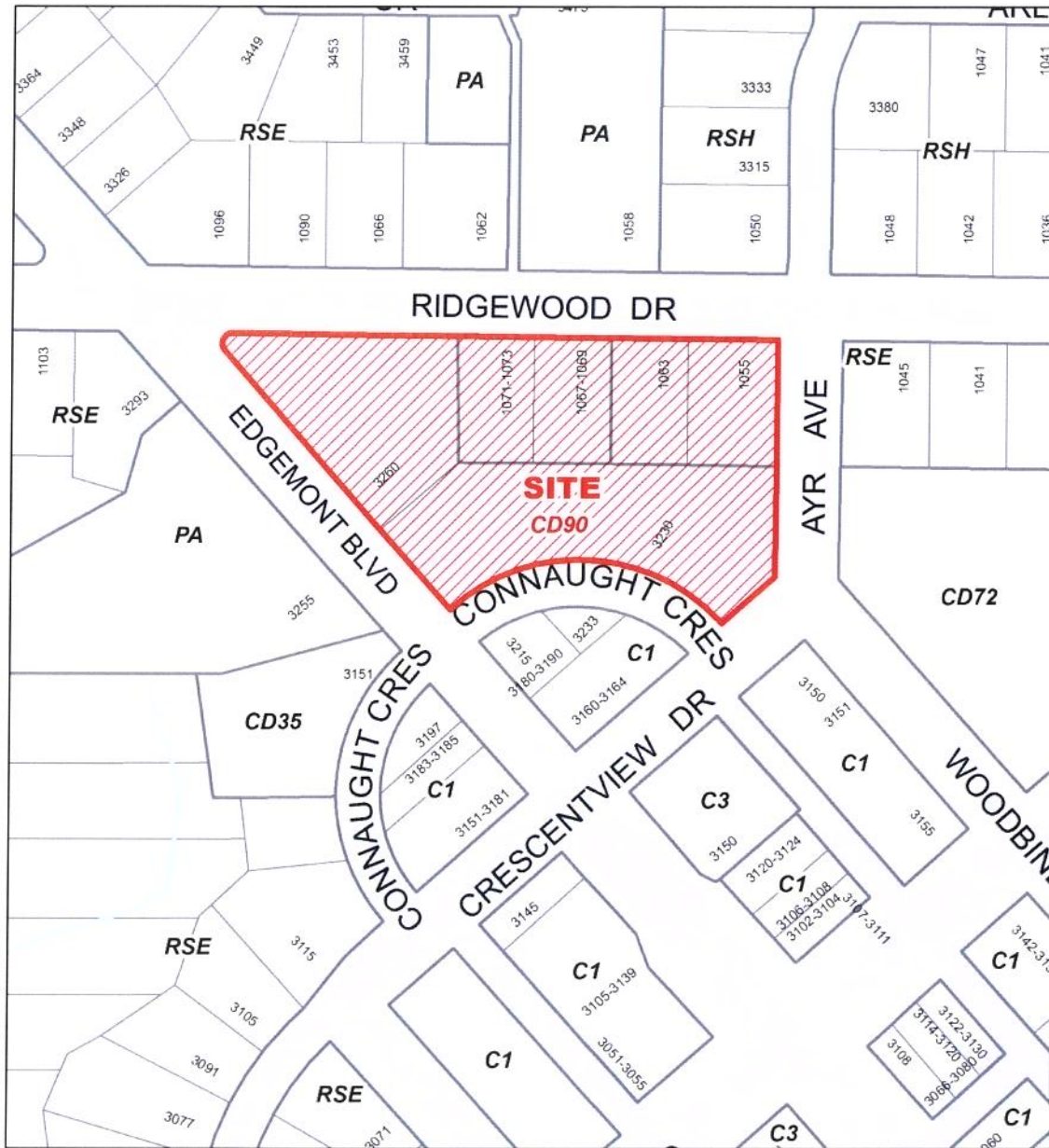
Certified a true copy

\_\_\_\_\_  
Municipal Clerk



# Schedule A to Bylaw 8122

## BYLAW 8122 SCHEDULE A: ZONING MAP

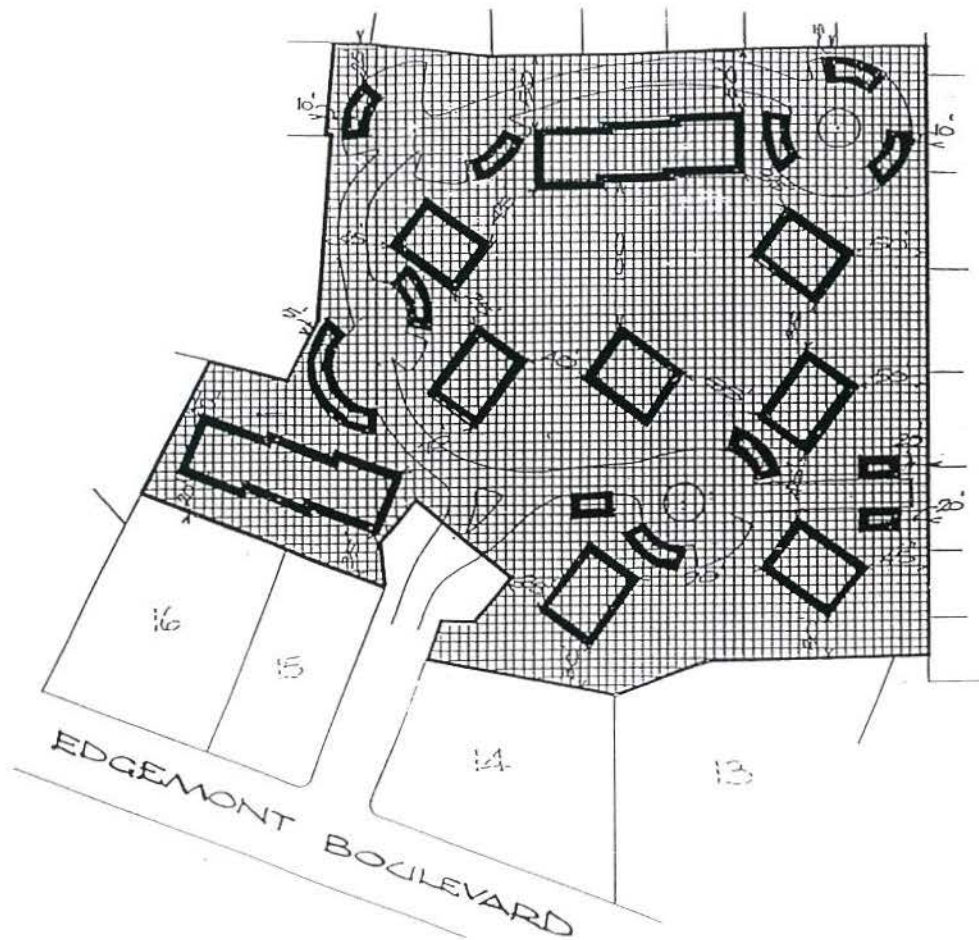


GENERAL COMMERCIAL ZONE 2 (C2)  
AND SINGLE FAMILY RESIDENTIAL EDMONT (RSE) TO  
COMPREHENSIVE DEVELOPMENT ZONE 90 (CD90)



Schedule B to Bylaw 8122

R/6



**The Corporation of the District of North Vancouver****Bylaw 8123**

A bylaw to enter into a Housing Agreement (3260 Edgemont Boulevard, 3230 Connaught Crescent and 1055-1073 Ridgewood Drive.)

---

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 8123, 2015 (3260 Edgemont, 3023 Connaught Crescent and 1055-1073 Ridgewood Drive)".

**2. Authorization to Enter into Agreement**

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Edgemont Village BT Limited, Inc. No. BC0959404, substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) Lot A (See 317993L), Block 58, District Lots 598 to 601, Plan 6659 (PID: 006-757-782);
- b) Lot B, Block 58, District Lots 595 to 601, Plan 6659 (PID: 010-825-291);
- c) Lot 3, Block 58, District Lots 595 to 601, Plan 6659 (PID: 010-825-185);
- d) Lot 4, Block 58, District Lots 595 to 601, Plan 6659 (PID: 010-825-215);
- e) Lot 5, Block 58, District Lots 595 to 601, Plan 6659 (PID: 010-825-240);  
and
- f) Lot 6, Block 58, District Lots 595 to 601, Plan 6659 (PID: 010-825-258).

**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 8123

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 2015 is

BETWEEN:

**EDGEMONT VILLAGE BT LIMITED, INC. NO. BC0959404**

#2000 – 1040 West Georgia Street  
Vancouver, BC V6E 4H1

(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:

1. The Owner is the registered owner of the Lands;
2. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a mixed use commercial/residential development which will contain housing strata units on the Lands;
3. 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
4. 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.54.14 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 89 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 8123 and will remain in effect until terminated by the District.

## **3. RENTAL ACCOMODATION**

### **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:

Edgemont Village BT Limited, Inc. No. BC0959404  
#2000 – 1040 West Georgia Street  
Vancouver, BC V6E 4H1

Attention: Marc Josephson

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

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

1. Edgemont Village BT Limited. (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
2. The Owner granted \_\_\_\_\_ (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. \_\_\_\_\_ (together, the "Prior Charge");
3. 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
4. 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 -

## Grosvenor Edgemont Project

### Public Information Meeting – March 4, 2015

#### Executive Summary

On March 4, 2015, Grosvenor Americas hosted a Public Information Meeting regarding the Grosvenor Edgemont Project at Highlands United Church in Edgemont Village, North Vancouver. Approximately 237 members of the community were in attendance.

The meeting objectives were to:

- To provide an overview of the Grosvenor Edgemont Project
- To provide an opportunity for community input and comment on this project
- To follow up on the September 2013 applicant-led Public Information Meetings and May 14, 2014 Public Meeting

The Public Information Meeting was successful in achieving the above objectives. Many community members took the opportunity to discuss the Grosvenor Edgemont Project on a one-on-one basis with project team members during the 30 minute Open House before the meeting. The project team then provided all participants with a project overview during a PowerPoint presentation at the beginning of the large group session.

Community members had the opportunity to pose questions or provide feedback during a Q&A session following the PowerPoint presentation. Eighteen individuals asked questions, offered positive feedback or identified issues of concern during the Q&A session. Issues and feedback raised during the Q&A session are included below in the Public Information Meeting Summary Report. Participants were also invited to complete comment sheets and submit them at the end of the meeting or send them in after the meeting. The comment sheets were collected by the District of North Vancouver representative.

The meeting was constructive and remained largely respectful in tone. Community members were curious about the project and offered their feedback (positive and negative) willingly.

## Summary of Findings

Following the presentations, participants were invited to ask questions or offer comments on the project. Eighteen individuals offered their feedback.

Community members who offered verbal feedback were largely supportive of the project. Some individuals raised issues of concern including: managing local traffic during and after the project, construction traffic during the project, building heights relative to adjacent buildings, potential changes to the Village character, ventilation and sound management, and the viability of a restaurant at this location.

A summary of findings follows including positive feedback, issues of concern, and comments or requests. The next section documents each question, answer and comment.

### Positive Feedback

- I appreciate the green roofs and would like to see more of these.
- I am in favour of the project. It can't happen soon enough.
- I am excited about what I see. The progress on this project is going in the right direction.
- This project is long overdue. The existing site has needed more for a long time.
- This is a big plus for the Village.
- The stepping back of the 4<sup>th</sup> floor is a huge improvement and protects the view corridor. I am a big supporter of the project.
- I think this is a great project.

### Issues of Concern

- Traffic management:
  - Concern about contribution of new residents and retail traffic to congestion
  - Concern about management of traffic during construction and overlap with the Capilano water main project
  - Concern about potential back-up of traffic at Edgemont and Ridgewood due to increased traffic volume as well as the losses of a dedicated right hand turn lane and the dedicated bus lane.
  - Concern about construction-related traffic including workers accessing the site and provisions for worker parking.
- Building heights: Concern that the project building height appears high relative to adjacent building and other new builds.



- Village Character: Concern that this project looks like developments on Marine Drive and will change the character of the Village
- Retention of boulevard: Concern about potential loss of boulevard and plantings on Edgemont (Note: Any decision regarding potential changes to the planted boulevard on Edgemont is beyond the scope of this development proposal.)
- Ventilation and sound management:
  - Curiosity about provisions and sound management for parkade and restaurant ventilation
  - Concern regarding noise impacts associated with a restaurant (noise from patrons) and the required ecologizer
- Viability of a restaurant: Concern regarding the viability of a restaurant given the limited “traffic” in Edgemont and the potential for turnover if businesses fail. Also, encouragement to consider alternate tenants and businesses

### **Comments/ Requests**

- Comment: This project does not provide affordability that could be achieved by coop housing and additional rental stock.
- Comment: Curiosity about accessibility of public parking outside of retail hours (no preference expressed).
- Comment: Curiosity about opportunities to combine units for purchase
- Comment: Curiosity about impact of project on viewscales
- Comment: I think this is still a work in process, especially in regarding to traffic and moving people around.
- Request for improved lighting along Edgemont and Ridgewood to improve pedestrian safety.
- Request that lighting installed as a part of this project does not create excessive glare and light pollution now experienced at Queens and Edgemont. (Note: This comment references lighting at a different project.)
- Request that the choice of tree species and spacing of plants is appropriate for the site and prevents against overplanting and excessive growth that requires maintenance.
- Request for a diversity of retail that does not include more fast food outlets.
- Request for more weather protection and benches for transit uses
- Request for three lanes on Edgemont north bound at Ridgewood: dedicated left hand lane, through lane, and dedicated right hand turn lane.

## Public Information Meeting Summary Report

### Welcome and Project Presentation

Marc Josephson, Senior Development Manager of Grosvenor Americas, welcomed participants, introduced the project and provided an overview of changes to the project in response to community feedback. Keith Hemphill of Rositch Hemphill Architects provided an overview of the updated site plan and building design and Chris Phillips of PFS Studios described the landscaping concept and project amenities.

### Question and Answer Session

Following the presentations, participants were invited to ask questions or offer comments on the project. The following questions, comments and issues were raised:

#### 1. Resident

**Q1a: Congestion Tax:** Irrespective of whether people want the project or not, it will be here. And this kind of project contributes to traffic problems. How are you contributing to congestion tax? Also, smaller is not always worse than bigger and vice versa.

**A1a:** No plans to contribute to the congestion tax. The very placement of this kind of development along existing transit routes and an evolving bicycle network is a contribution to fighting congestion and reducing the sprawl. There are also traffic improvements planned as part of the project. This project adds few vehicle trips to the road network. The intersection of Edgemont and Ridgewood will be converted (at Grosvenor's expense) to a traffic signal with a left-hand turn lane on the northbound approach to improve traffic flow and improve the movement of pedestrians and vehicles through this intersection.

Also, development fees are paid by the developer such as DCCs (development cost charges) and CACs (community amenity contribution) that are paid to the DNV for infrastructure or social uses not necessarily determined by the project team. There are certainly substantial development fees related to rezoning.

**Q1b: Completion date:** When do you expect the project to be completed?

**A1b:** We are not absolutely certain but our hope is to begin at the end of this year (end of 2015) and the project is estimated to take two years (late 2017/ early 2018).

2. Long-time resident:

**Comment: Sustainability, affordability and LEED Gold:** I appreciate the desire to make Edgemont a more livable community and adding to density is a great contrast to the monster houses that are going up. However, this building does not provide true accessibility and affordability of housing. We need more coop housing and rental stock to do that. Also, for those that are concerned about transportation, this is an opportunity for us all to vote “Yes’ in the upcoming referendum in order to increase options for transit everywhere including Edgemont Village. In relation to sustainability, we need to move towards livability and not just sustainability. Also, LEED Gold is not progressive enough; it is just standard now. Finally, I like the green roofs and I encourage the project team to keep them in and add more.

3. Resident

**Comment:** I want to commend the applicants on the presentation. I am in favour of this application. It can’t happen soon enough. It is a good change for the Village. This community needs more housing options. Also, in terms of sustainability, we need to support social and economic sustainability as well as environmental sustainability. I think that it is unfortunate that the whole building isn’t 4 storeys as that would probably mean more open space on the site and less site coverage, but I understand that that option is gone.

4. Resident

**Comment:** I am excited about what I see. There is a lot of progression for the Village on this project and it is going in the right direction.

**Q4: Lighting and pedestrian safety:** I find the lighting along Edgemont Blvd to be really dark through the rainy season: What is being done to ensure that the lighting along Edgemont and Ridgewood is improved to ensure that pedestrians are safe, especially at intersections.

**A4:** The existing lights along Edgemont are quite old and not up to current technology. We are working with the DNV to keep the character of the old lights and to update the lighting system. The new lights will provide more lighting.

5. Resident

**Q5: Public parking spaces:** Will public parking be accessible outside of retail hours?



**A5:** Commercial public parking will be on the first levels of the parkade. Store and restaurant hours will be determined later. If the store is closed, we'll provide another way for visitors to get in. Regarding public parking all night, we haven't made a decision yet. Not all decisions regarding public parking have been decided. We will need to consider a balance between ensuring parking accessibility when retail businesses are open and security.

6. Resident

**Q6a: Building height:** How high will the building be at the corner of Ayre up to the top of the 4<sup>th</sup> floor?

**A6a:** At that particular corner, 54 feet.

**Q6b:** How high is this relative to the Credit Union building or the Library? With the seniors' development, people were concerned about the height of these buildings. Can you do anything about the height? It's going to be pretty tall relative to any other building. It will be a significant landmark.

**A6b:** I hope you have a chance to look at the scale model that shows the height of this building in relation to surrounding existing and proposed buildings.

7. Resident

**Comment: Trees, plantings and diverse retail:** I think this is great for the community. These developments get done and it all looks nice, but the trees and plantings tend to get overplanted. I hope you pick the right species. Often, the wrong tree species are chosen, and plantings are overplanted, resulting in fast growth and subsequent problems. Also, I hope that the retail that goes in is selected carefully. We need a good bakery and I hope that the retail businesses are diverse and appropriate – not more fast food outlets.

8. Long-time Resident

**Comment:** I have lived here all my life. This project is long overdue. The existing site has needed more for a long time.

**Q8a: Retention of the boulevard:** I have heard recently that the boulevard farther down along Edgemont is being removed. I would like to see it remain. With the lights and changes in plantings and tree colour over the seasons, it is lovely. (Note: Any decision regarding potential changes to the planted boulevard on Edgemont is beyond the scope of this development proposal.)

**A8a:** There is a study going on right now about the continuation of the roadway. This is beyond the scope of our project. The existing boulevard is a great amenity.

**Follow-up comment:** The lighting from the new building at Queens from the new development is excessive and glares down. It is not adding lighting to the street – it is light pollution. Please try to avoid this. (Note: This comment references lighting at a different project at Queens and Edgemont.)

**Q8b: Ventilation of parkades, stores and restaurant:** With underground parking, Thrifty's, and the restaurant: these occupancies and tenants all require lots of ventilation. How will the ventilation work to get air out while minimizing noise? Equipment on top of the buildings can be structurally noisy.

**A8b:** When we are designing parkade exhaust, we typically bring parkade air intake via the main doors and access to the parkade. Exhaust will be vented through grates/grills in the ground at the loading and service entrances. That is farthest away from everything else. Re: air quality – it exhausts to the atmosphere. To minimize noise, we will put equipment further into the building and use inline ducts with acoustic lining to mitigate the sound of air being exhausted. Regarding the equipment associated with the grocery store, we have a good ability to isolate the sound within the concrete structure in the loading bay.

**Q8c: Air conditioning:** Will the residential units be air conditioned?

**A8c:** Not sure if they'll be air conditioned, but as part of our sustainability study goals and to meet code requirements for indoor air quality, heat recovery systems will be designed to help regulate and balance air flows and address energy management.

## 9. Non-Resident

**Comment:** I am a non-resident but I spend a lot of time here. Edgemont is a village. Except for Deep Cove, this is the only other village on the North Shore. However, what I see looks very much like what is going up on Marine Drive: very similar with 3 or 4 storeys, a flat roof and similar materials.

**Q9: Village Character:** Do you have an objective to define a new 2015 vision of Village character or some other vision that is appropriate for the Village??

**A9:** This is a subjective question. We have heard all kinds of input and suggestions. We have synthesized all the input and added a contemporary flavor to the Village. We have also broken up the building into separate components each with a different character. There is no underlying objective to take away the Village character. We are making an eclectic change and I think it does support the Village character.

Also, the design is intended to be different from Marine Drive, and incorporates walkability, deep sidewalks and significant setbacks. Walkability already exists in the Village and we want to keep that. Edgemont, Connaught and Ayre are all very pedestrian friendly.

#### 10. Resident

**Q10a: Lifts in the grocery store:** Great job. This will be a big plus for the Village. Will the grocery store use elevators or movators.

**A10a:** There will be a combination of escalators, cartveyor, and separate elevators.

**Comment: Viability of a restaurant:** I know that a restaurant is proposed. I have concerns about the level of turn-overs in the Village with restaurants. It will be very hard to get the right restaurant in there because there just isn't the pedestrian traffic for it to be sustainable. You're not going to get an Earl's or a Cactus Club. There isn't the traffic. And smaller businesses will die. Are you open to alternatives other than restaurants? The morale of a project is affected by businesses that don't make it. Also, is there sufficient insulation to address the noise associated with a restaurant? Noise associated with a restaurant will have an impact on the project. I don't think it will work in there. The cost will be huge and there isn't the traffic to keep it busy all the time. Keep an open mind to alternate uses and tenants.

**Q11b: Heating:** What kind of heating is proposed? Heat pump? Electric?

**A11b:** We are not that far along in our design. We are at the rezoning stage. We will be looking at sustainability and studying the energy question. We will work with mechanical engineers when we get to that point.

**Comment:** If there is a restaurant, you'll need an ecologizer. These are noisy and expensive.

**Q11c: Option to combine units for purchase:** Can a buyer combine two units to make a larger unit? Some people might like a larger unit.

**A11c:** Yes. We can discuss this. This has not been finalized yet.

**Q11d:** Why aren't the townhouses bigger?

**A11d:** In comparison to others, these town homes are wider than usual and will lend themselves to more efficient floor plans.

#### 11. Resident (same person as Comment #1)



## 12. Long-time Resident

**Comment: Concern re: loss of dedicated right-hand turn lane on Edgemont at Ridgewood:** I grew up in this area. I have seen this Village evolve over time. This development is not an evolution but a major change. It is important that this major change is dealt with properly in terms of the impact on the Village. At previous meeting we have heard about how building mass and density are being addressed. With the restaurant, retail and extra residents, there is going to be a significant increase in traffic. I am concerned that our Village will become a parking lot trying to get in and out of the pinch points at the start and end of the work day. Looking at this drawing on the screen, it shows that we have lost the dedicated right hand turn lane from Edgemont onto Ridgewood that is incredibly important. If that is lost and the right hand turn is controlled by the light, there will be a back-up to the end of the Village. It needs to be put back to prevent the back-up. (Note: The drawing in question did not show the street network accurately.)

## 13. Resident

**Q13: Traffic during construction:** What is the plan to address traffic during construction? We live on the corner of Queen's and Colwood. We are just behind Highlands Elementary. Some thought needs to be given to traffic during construction. I think the District should consider making Colwood a one-way street.

**A13:** We acknowledge that construction traffic is never pleasant. We have been planning for this well in advance of the project. We expect to avoid an overlap with the Capilano Water Project. Construction plans for this project presently includes avoiding Ridgewood. This strategy is subject to change at the District's discretion. Also, the current retail on this site generates 230 vehicles per hour. That won't be the case during construction so some traffic will also be removed from the Village during construction.

## 14. Long –time Resident

**Q14: Impact on viewscales:** I haven't seen any perspective regarding the view scape. What will be the impact of this project on the view-scape down Edgemont?

**A14:** There are drawings illustrating the view-scapes around the project on the website. We have also pushed back the upper floors of the project to maintain the view-scape.

15. Long-time Resident

**Comment:** I think the stepping back of the upper floor makes a big change visually. I am a big supporter of the project. Maintaining the view-corridor is great and it distinguishes this project from Marine Drive.

16. Resident

**Q16a: Construction workers – numbers and access:** How many construction workers will be on site at one time?

**A16a:** The number of workers will depend on the stage of the construction.

**Q16b:** What is your plan to get construction workers onto the site? Where will they park?

**A16b:** We are working on this issue as part of the construction plan and are currently looking for off-site locations where workers can park. We are clear that workers/trades will need to park somewhere off-site.

17. Long-time Resident

**Q17a: Managing traffic at Ridgewood and Edgemont – desire for three lanes on Edgemont approaching Ridgewood.** Where are the property lines? (Property lines were shown.) We have lost the bus access to the intersection. Your drawing shows that we have lost a right lane. The buses are going to have to cross over to the left turn lane. Is that correct? Why not lose all that green space and have another dedicated lane to allow for lanes turning left, going straight and going right. Why not add a lane? I am very concerned about the potential for blockage at the Edgemont/ Ridgewood intersection.

**A17a:** The picture doesn't show the intersection properly.

**Q17b:** You said that you will have a zero impact on Ridgewood. There will be a huge impact on Ridgewood during construction.

**A17b:** During the Capilano Water Main project, we will not bring any construction traffic along Ridgewood as requested by the District thus far. Even after the Capilano project, we will use Queens to access the project and not along Ridgewood unless the District provides us with different direction. We will manage traffic flow. (Comment: This is very hard to do.)

**Comment:** Wider sidewalks mean there is a loss of the public realm. How are you going to address this? We are losing accessibility for cars. I would like to know how the bus will turn left without blocking traffic.

**Q17c: Building security:** Will the “break-up” of the building now create security issues?

**A17c:** There will be gates. We will also separate the public realm from private or semi-private space as you see in developments of this kind. Each single storey townhouse on Ridgewood will have a gate and a yard.

**Comment:** I think this is still a work in process, especially in regards to traffic and moving people around.

#### 18. Resident

**Comment: Overhang and benches at bus stop:** I think this is a great project. I see in the drawing that you are counting on the overhang for bus users. I suggest that you could include more weather protection cover and benches for transit users.

### Next Steps and Closing Comments

Marc Josephson outlined the next steps in this process:

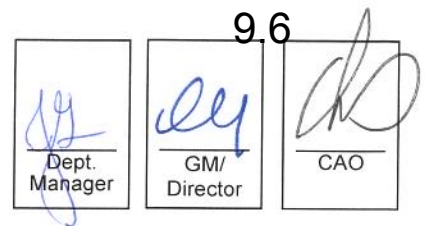
District Staff will be compiling comments from tonight as well as from the Design Panel and adding their own comments to a staff report to be sent to Council. The Project Team hopes to meet with Council in May or June, 2015 regarding the staff report.

Participants were reminded to submit comments via the written comment forms, email or fax to Natasha Letchford at the District of North Vancouver by March 27, 2015.



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 1, 2015.</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

May 20, 2015  
File: 08.3060.20/060.10

**AUTHOR:** Linda Brick, Deputy Municipal Clerk  
Erik Wilhelm, Community Planner

**SUBJECT: Bylaws 7984 and 8081: 3568-3572 Mt. Seymour Parkway**

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1291, (Bylaw 7984)" is given SECOND and THIRD Readings.

THAT "Housing Agreement Bylaw 8081, 2014 (3568-3572 Mt. Seymour Parkway)" is given SECOND and THIRD Readings.

### BACKGROUND:

Bylaws 7984 and 8081 received First Reading on April 27, 2015. A Public Hearing for Bylaw 7984 was held and closed on May 19, 2015.

At the Public Hearing, Council asked staff to confirm what the red tree tags are for on some of trees located on "The Atrium's" property (1188 Parkgate Avenue). Staff can confirm that these trees were tagged by the developer's arborist in order to identify specific trees requiring tree protection during construction of the lane. Installation of tree protection fencing will be ensured by staff, and as identified previously, no trees will be removed from "The Atrium's" property.

The bylaws are now ready to be considered for Second and Third Readings by Council.

### Options:

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

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

Respectfully submitted,



Erik Wilhelm  
Community Planner

Attachments:

- The District of North Vancouver Rezoning Bylaw 1291, (Bylaw 7984)
- Housing Agreement Bylaw 8081, 2014 (3568-3572 Mt. Seymour Parkway)
- Public Hearing Minutes – May 19, 2015
- Staff Report – dated April 17, 2015

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input checked="" type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> ITS	<input type="checkbox"/> Recreation Com.
<input type="checkbox"/> Facilities	<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 7984

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to rezone residential properties at Lots G and H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116, PID 002-467-984 and 007-197-705  
(3568-3572 Mt. Seymour Parkway)

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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 1291 (Bylaw 7984)”.

#### 2. Amendments

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

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

“Comprehensive Development Zone CD70”

2.1.2 Part 4B by inserting the following:

**“4B70 Comprehensive Development Zone 70 (CD70)”**

#### **4B70-1 Intent**

The purpose of the CD70 Zone is to establish specific land use and development regulations for a ground-oriented townhouse project consisting of not more than 8 dwelling units on Mount Seymour Parkway.

#### **4B70-2 Uses**

The following *principal uses* shall be permitted in the Comprehensive Development 70 Zone:

##### **(a) Uses Permitted without Conditions:**

Residential building, multiple-family townhouse

##### **(b) Conditional Uses:**

Not applicable

#### **4B70-3 Conditions of Use:**

Not applicable.

#### **4B70-4 Accessory Use:**

- (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

#### **4B70-5 Density:**

- (a) The maximum permitted density in the CD70 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;
- (b) For the purposes of calculating floor space ratio, electrical/mechanical rooms, garbage and recycling collection areas, deck area, and area beneath a deck, is exempted; and
- (c) Deck and balcony enclosures are not permitted.

#### **4B70-6 Amenities:**

Despite subsection 4B70-5, density in the CD70 Zone is increased to a maximum floor space ratio of 1.05 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions; and
2. Contributes \$48,075 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.

#### **4B70-7 Maximum Principal Building Size**

Not applicable.

#### **4B70-8 Setbacks**

a)

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front Yard</b>	<ul style="list-style-type: none"><li>• Minimum: 5.51 m (18.1 ft)</li><li>• Maximum: Not applicable</li><li>• Upper storey cantilevered features may extend into the front yard setback by a maximum of 0.3 m (1 ft).</li></ul>
<b>Lane</b>	Minimum: 2 m (6.56 ft)
<b>West Side Yard</b>	Minimum: 1.60 m (5.25 ft)
<b>East Side Yard</b>	Minimum setback must be no less than an average of 15 m (49.21 ft) from the Top of Bank of Taylor Creek and must comply with the Top of Bank setback drawing attached as Schedule B to this bylaw.

b) The front yard setback is not applicable to trellises.

**4B70-9 Building Orientation**

Not applicable.

**4B70-10 Building Depth and Width**

Not applicable.

**4B70-11 Coverage**

- a) Building Coverage shall not exceed a maximum of 35%.
- b) Site Coverage shall not exceed a maximum of 80%.

**4B70-12 Height**

- a) The maximum building height, measured from the average natural grade, for the eastern building is 13.56 meters (44.5 feet); and
- b) The maximum building height, measured from the average natural grade, for the western buildings is 11.53 meters (37.83 feet).

**4B70-13 Acoustic Requirements:**

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

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

**4B70-14 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 within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

**4B70-15 Subdivision Requirements**

Not applicable.



#### **4B70-16 Additional Accessory Structure Regulations**

Not applicable.

#### **4B70-17 Parking and Loading Regulations**

- a) Parking spaces and drive aisle regulations shall be provided in accordance with Part 10 of this Bylaw."

2.1.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined in red from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70).

**READ** a first time April 27<sup>th</sup>, 2015

**PUBLIC HEARING** held May 19<sup>th</sup>, 2015

**READ** a second time

**READ** a third time

**ADOPTED**

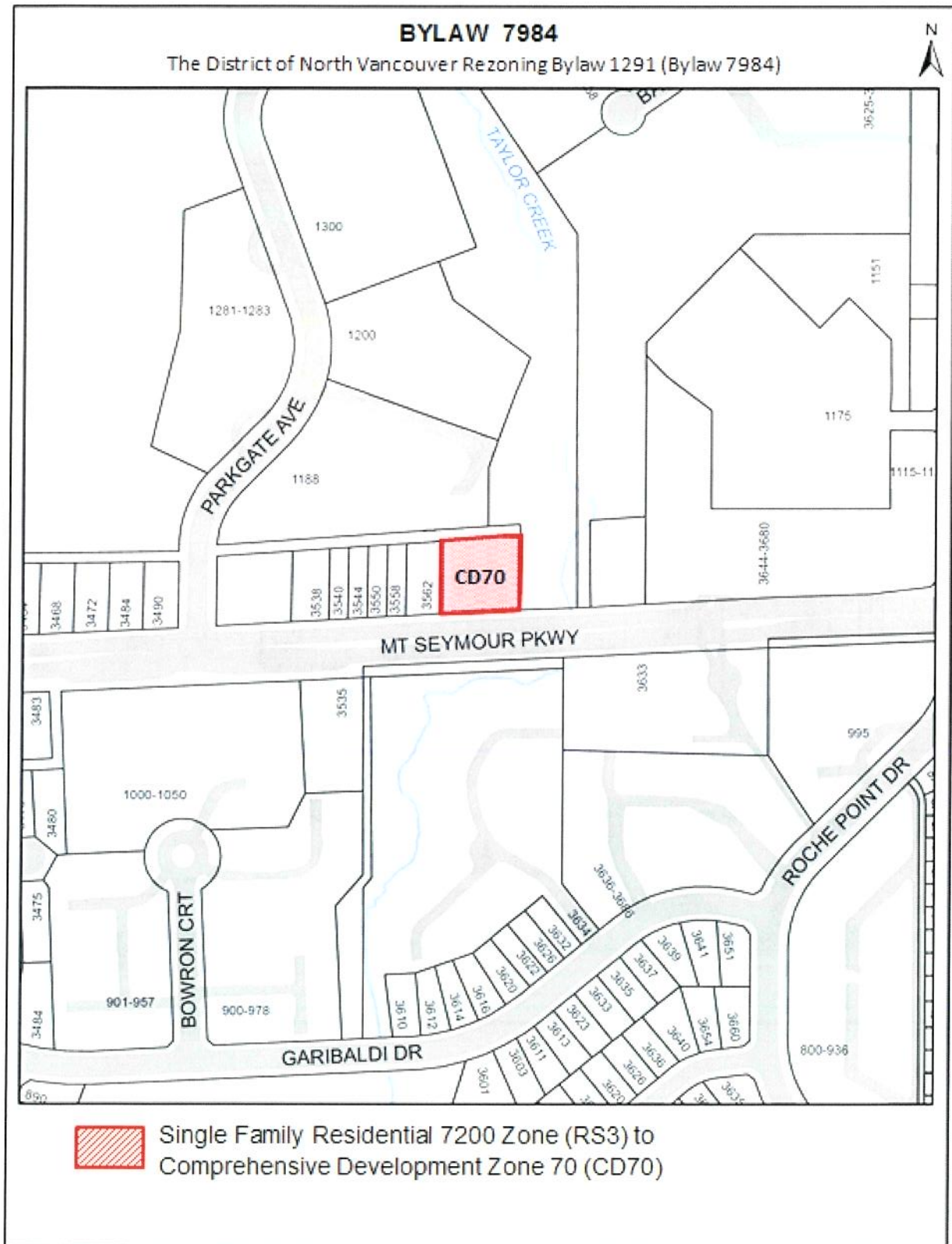
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

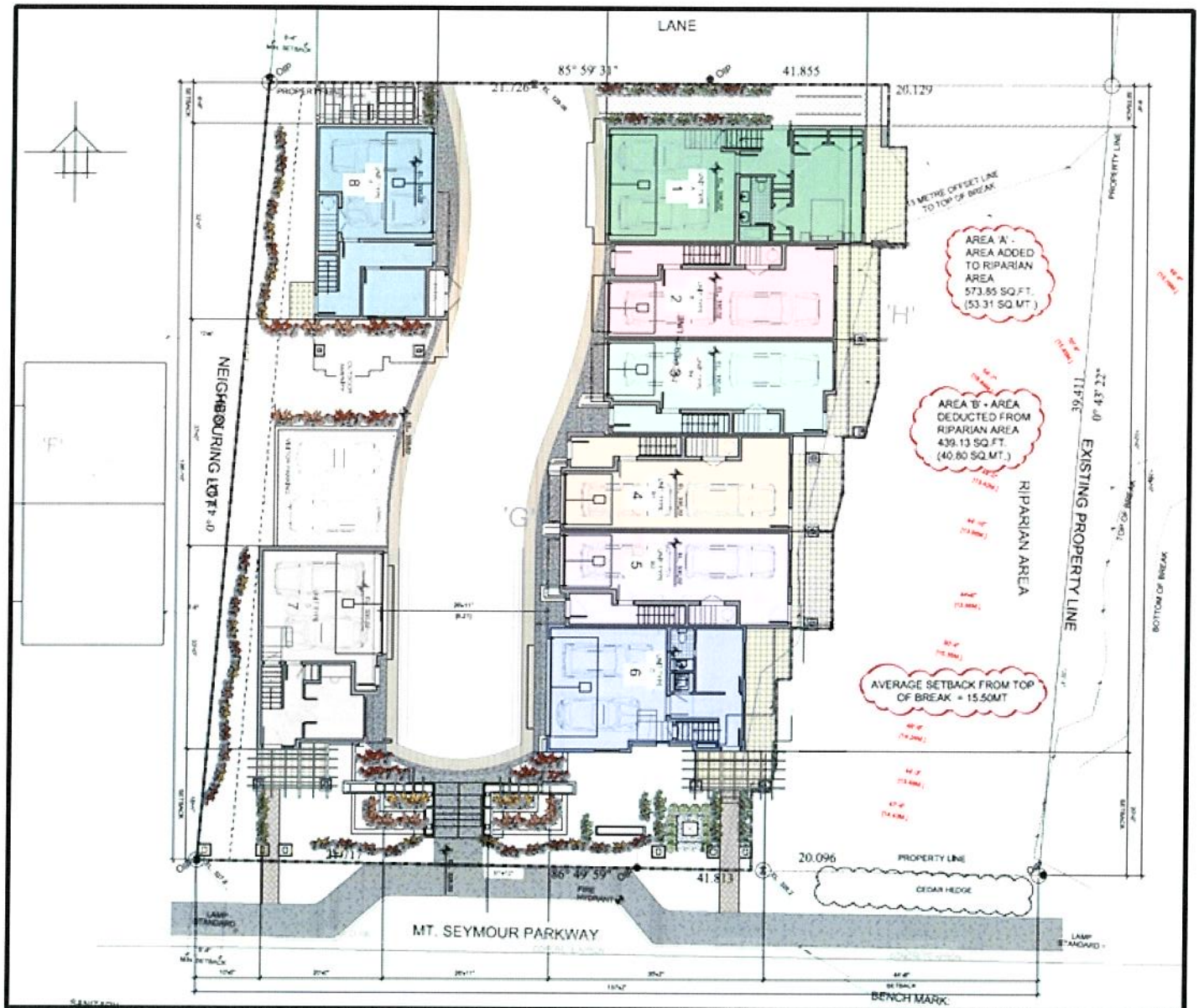
Certified a true copy

\_\_\_\_\_  
Municipal Clerk

## Schedule A to Bylaw 7984



### “Top of Bank Setback Drawing”





**The Corporation of the District of North Vancouver****Bylaw 8081**

A bylaw to enter into a Housing Agreement (3568-3572 Mt. Seymour Parkway)

---

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 8081, 2014 (3568-3572 Mt. Seymour Parkway)".

**2. Authorization to Enter into Agreement**

The Council hereby authorizes a housing agreement, substantially in the form attached to this Bylaw as Schedule "A" between The Corporation of the District of North Vancouver and Amco Holdings Corp., Inc. No BC0817303 with respect to the following lands:

- a) PID 002-467-984, Lot G of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116; and
- b) PID 007-197-705, Lot H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116.

**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 April 27<sup>th</sup>, 2015

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule "A" to Bylaw 8081

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the \_\_ day of \_\_\_\_\_, 20\_\_ is

BETWEEN:

**AMCO HOLDINGS CORP., INC.** No BC0817303, a corporation incorporated under the laws of the Province of British Columbia with an office at 208 – 5945 Kathleen Avenue, Burnaby, BC V5H 4J7

(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 proposed development containing not more than 8 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

## 2. **TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8081 and remain in effect until terminated by the District as set out in this Agreement.

## 3. **RENTAL ACCOMODATION**

### 3.01 Rental Disclosure Statement

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

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

### 3.02 Rental Accommodation

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

### 3.03 Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Lands pursuant to the *Strata Property Act* or any subdivided parcel of the Lands, including the Units.



3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 Vote

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

3.07 Notice

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

**4. DEFAULT AND REMEDIES**

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within 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, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

### 6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development including any Unit; 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, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Previous Housing Agreement

The Owner and the District agree that the previous Housing Agreement in relation to the Lands dated for reference May 25, 2009 is hereby terminated and of no further force and effect.

6.12 Notices

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

If to the District:

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

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

If to the Owner:

Attention:  
Facsimile: (604)

If to the Unit Owner:

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

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

#### 6.13 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.

#### 6.14 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

Document: 2369070

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 8081.

7.07 Governing Law

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

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



## CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

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

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

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

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

## DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 19, 2015 commencing at 7:01 p.m.

**Present:** Mayor R. Walton  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn

**Absent:** Councillor R. Bassam  
Councillor M. Bond  
Councillor L. Muri

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Mr. E. Wilhelm, Development Planner  
Ms. C. Archer, Clerk Typist 3

### The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)

*Purpose of Bylaw:*

Bylaw 7984 proposes to amend the Zoning Bylaw by rezoning 3568-3572 Mt. Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to allow the development of an 8 unit townhouse project.

#### 1. OPENING BY THE MAYOR

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;



- Council is here to listen to the public, not to debate the merits of the bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that:

Bylaw 7984 proposes to amend the Zoning Bylaw by rezoning 3568-3572 Mt. Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to allow the development of an 8 unit townhouse project.

## **3. PRESENTATION BY STAFF**

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Mr. Wilhelm advised that:

- The development site is located on the north side of Mt. Seymour Parkway just west of Parkgate Village Shopping Centre and Taylor Creek is located on the east side of the property;
- The six properties west of the site are single family homes with vehicular access from Mt. Seymour Parkway;
- The Atrium Building, which is an age restricted apartment complex, is located north & northwest of the development site;
- The 16 unit complex at the corner of Parkgate Avenue and Mt. Seymour Parkway is nearing completion and the portion of lane for that development is scheduled for construction in approximately a month;
- The proposed density is approximately 1.05 FSR;
- The primary building on the east side of the development provides for six of the eight units which maintains an ample streamside protection buffer of an average of 15.5 metres from the top of bank from Taylor Creek;
- When viewed from Mt. Seymour Parkway, the development has only two units fronting onto the parkway;
- The proposed development will be accessed from a rear lane. This lane is to follow a sensitive lane design which was developed for the 16 unit townhouse project at the corner of Parkgate Avenue and Mt. Seymour Parkway;
- The lane will allow for a meandering design with 4 metres of travel. There will be occasional landscape pockets to maintain as much tree retention as possible in the area;



- Approximately 14 trees will be removed to allow lane construction and no trees will be removed from the Atrium site; and,
- The project would provide \$48,075 of Community Amenity Contributions to provide park, trail, environmental, pedestrian, public art or other public realm infrastructure improvements.

In response to a question from Council regarding the sensitive lane design, staff advised that the development of the unopened lane needs to be handled sensitively to address the input of the adjacent neighbours. A sensitive lane design has been created to protect the privacy of neighbours, minimize traffic speed and add trees back into the lane. The laneway design includes:

- Reduced lane pavement width of 4 metres;
- Allowance for a meandering/flexible lane design, with potential space for landscape pockets to preserve existing nearby trees and passing lane pull-outs; and,
- Cedar fencing along the laneway on the northern boundary along the Atrium's southern property line.

Councillor MACKAY-DUNN left the meeting at 7:14 pm and returned at 7:15 pm.

In response to a question from Council regarding parking staff advised that each unit will have two ground level parking stalls. Four units will have tandem parking and four units will have standard parking.

Council queried the height of the units. Staff advised that the buildings on the west are three storeys and the buildings located on the east side are 4 storeys.

Council queried if the proposed townhomes have basements. Staff advised that there are no basements as the parking is at grade level.

#### **4. PRESENTATION BY APPLICANT**

**Mr. Zubin Billimoria, Associate, DF Architecture:**

- Advised that he is available to answer any questions.

In response to a question from Council regarding the price range of the units, Mr. Billimoria advised that the pricing of the townhomes has not yet been finalized, but will be priced at market value.

#### **5. REPRESENTATIONS FROM THE PUBLIC**

**5.1. Mr. Jack Bernard, 3500 Block Mt. Seymour Parkway: COMMENTING**

- Questioned if the proposed development will be priced at market value.

**5.2. Ms. Joyce Jones, 1100 Block Parkgate Avenue: COMMENTING**

- Expressed concern with the width of the proposed lane;
- Opined that the lane should be kept as narrow as possible;
- Questioned if a fence will be built along the laneway; and,
- Questioned the red wrapping on the trees.

Staff advised that the laneway design includes cedar fencing along the laneway on the northern boundary along the Atrium's southern property line.

Staff advised that arborists typically tag trees when doing an arborist report to identify the trees. Staff further advised that no trees will be removed from the Atrium's property north of the lane or from any private property south of the lane. The lane design is specifically designed to retain as many trees as possible while still maintaining a useable travel lane. Staff will report back at Second Reading as to what the red wrapping on the trees means.

**6. QUESTIONS FROM COUNCIL**

There were no further questions.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the May 19, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)" be returned to Council for further consideration.

**CARRIED**  
(7:26 p.m.)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 27, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

*Fol*  
Dept.  
Manager

*H.*  
Director

*MD*  
CAO

**The District of North Vancouver**  
**REPORT TO COUNCIL**

April 17, 2015  
File: 3060-20/60.10

**AUTHOR:** Erik Wilhelm, Development Planner

**SUBJECT:** BYLAW 7984 (REZONING BYLAW 1291) &  
BYLAW 8081 (HOUSING AGREEMENT BYLAW):  
3568-3572 MOUNT SEYMOUR PARKWAY REZONING

**RECOMMENDATION:**  
It is recommended that

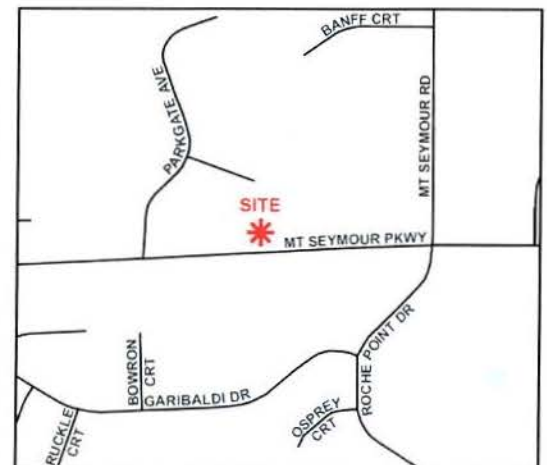
1. Bylaw 7984, which amends the Zoning Bylaw to rezone the properties at 3568 and 3572 Mount Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to permit an 8 unit townhouse project, be given First Reading;
2. Bylaw 7984 be referred to a Public Hearing;
3. Bylaw 8081, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading.

**REASON FOR REPORT:**

The proposed townhouse project requires Council's consideration of Bylaw 7984 to rezone the subject properties. Bylaw 8081 is to implement the District's Strata Rental Protection Policy for the proposed project.

**SUMMARY:**

AMCO Holdings Corporation has applied for rezoning of two single family properties and issuance of a development permit to allow an 8 unit ground-oriented townhouse project at 3568 and 3572 Mount Seymour Parkway. The proposal complies with the OCP designation and is recommended for introduction and referral to Public Hearing.





## **BACKGROUND:**

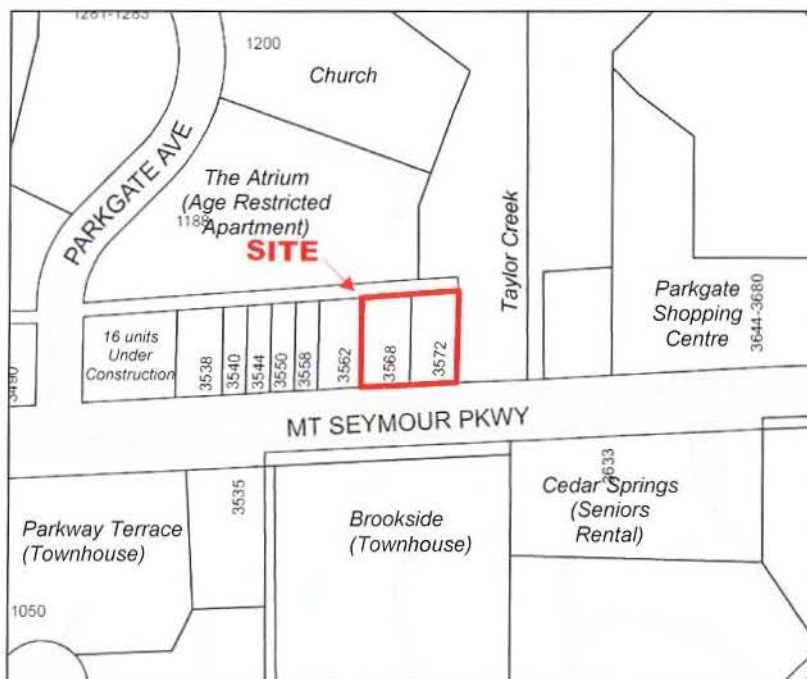
The original application included 12 townhouse units with underground parking. The previous development proposal was circulated to staff, local residents and the Advisory Design Panel and a facilitated Public Input Meeting was held in 2012. There were a number of urban design and vehicle access considerations requiring revision; accordingly, the development was redesigned to the proposed 8 unit configuration accessed from the lane.

## **ANALYSIS:**

### **Site and Surrounding Area:**

The development site is currently two developed single family lots on the north side of Mount Seymour Parkway close to Parkgate Centre. Taylor Creek is east of the site.

Surrounding development consists of single family residences to the west (these properties have the same transitional multifamily designation in the OCP), multi-family townhouses across Mount Seymour Parkway to the south, and multi-family apartments to the northwest (The Atrium). A 16 unit townhouse development is currently under construction at the intersection of Parkgate Avenue and Mt. Seymour Parkway on the opposite end of this block. The site map provides an indication of surrounding uses.



### **EXISTING POLICY:**

#### Official Community Plan

The site is designated Residential Level 4: Transition Multi Family in the Official Community Plan. This designation envisions a mix of townhouse and apartment developments in close proximity to centres and corridors with a density of up to approximately 1.2 FSR. For reference, the properties were designated Multi Family Residential, with densities up to 1.2 FSR, in the Seymour Local Plan.

The proposed FSR for the development is approximately 1.0; accordingly, the proposal is in keeping with the OCP density designated for the site and the north side of Seymour Parkway within the 3500 block.

### Zoning

The site is currently zoned Single-Family Residential 7200 (RS3). For the proposal to proceed, the site must be rezoned to permit ground-oriented multi-family housing and Bylaw 7984 (Attachment 1) creates a new Comprehensive Development Zone 70 (CD70) for this purpose.

### Strata Rental Protection Policy

Corporate Policy 8-3300-2 ("Strata Rental Protection Policy") applies to this project because the rezoning application would permit development of more than five units. Bylaw 8081 (Attachment 2) is a Housing Agreement that will ensure strata bylaws cannot prevent owners from renting out their units.

### **Project Description:**

The proposed development consists of 8 townhouse units arranged in three buildings separated by an auto courtyard. The largest of the three buildings, which provides for 6 of the 8 units, is located on the east side of the development site. The proposed FSR for the development is approximately 1.0.

The development maintains an average 15 m riparian setback from Taylor Creek in accordance with the Streamside Protection Development Permit Area guidelines.

Vehicular access is to be provided from the rear lane that begins at Parkgate Avenue following a 'sensitive lane design' agreed to through the development on the west end of the block at 3508 Mt. Seymour Parkway.

There will be no trees removed from the Atrium's property north of the lane or any private property south of the lane. The lane design is specifically designed to maintain as many trees as possible while still maintaining a useable travel lane.





The units are all three bedroom units, ranging in area from 1,557 to 1,953 square feet. Balconies and ground floor outdoor patios are provided for each of the units. The buildings within the development range in height from approximately 35 feet to 42 feet. The two shorter buildings are located on the west side of the development in order to address the temporary transition to single-family residences while recognizing the adjacent OCP designation allowing townhomes as a future land use.

The adjacent sketch illustrates the proposal as viewed from Mount Seymour Parkway. There are two units which face to Mt. Seymour Parkway which provides a presence to the Parkway while providing generous building separation and a welcoming pedestrian entrance. The setback to the property line facing Mt. Seymour Parkway is approximately 5.51 m. (18.1 ft). The 'entrance feature'



landscaping separates the sidewalk from the development. Reduced plans of the development proposal are attached as Attachment 3.

Two parking stalls, for residents, are provided at ground level beneath each unit. There are two designated visitor spaces for the eight unit development. The parking provided is in compliance with the zoning bylaw's multi-family parking requirements. Residential loading is expected to occur in the internal driveway, at the rear lane and short-term loading within a pull-out located on Mt. Seymour Parkway.

### **Bylaw 7984**

To implement this project, Bylaw 7984 (Attachment 1) creates a new Comprehensive Development Zone 70 (CD70). This new zone:

- establishes ground-oriented multiple family residential use as the permitted use;
- limits the number of units to 8;
- establishes a maximum building height of 13.56m (44.5 feet) for the east building, and 11.53m (35.83 feet) for the west buildings;
- sets building and site coverage at 35% and 80%, respectively;
- establishes acoustic regulations;
- identifies community amenity contribution of \$48,075.00;
- establishes building setbacks;
- establishes a riparian area setback averaging 15 metres; and
- requires parking in accordance with Part 10 of the zoning bylaw.



### **Bylaw 8081: Housing Agreement Bylaw**

Bylaw 8081 implements the District's Strata Rental Protection Policy, which prevents owners of new condominium units from restricting unit rentals by strata corporation bylaw. The bylaw authorizes a Housing Agreement substantially in the form appended to the bylaw.

### **Development Permit Area Guidelines**

The site is within the following development permit areas:

- Form and Character (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reductions;
- Wildfire Hazard;
- Creek Hazard (eastern portion of 3572 Mt. Seymour Parkway); and
- Streamside Protection (3572 Mt. Seymour Parkway only).

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

### **Acoustic Regulations**

The CD70 zoning bylaw includes the District's residential acoustic regulations for maximum noise levels in bedrooms, living areas and other areas of the residential units and the application will be required to meet these levels.

### **Community Amenity Contributions (CACs)**

As the subject property requires rezoning, the applicant will be contributing \$5 per square foot for increased residential floor area in accordance with the District's Community Amenity Policy. CD70 zoning bylaw specifies provision of \$48,075.00 of CACs in order to achieve maximum density in the zone. CD70 identifies that the CACs may be used for public art, park, trail, environmental or other public realm improvements, municipal of recreation service or facility improvements and/or the affordable housing fund.

### **Concurrence**

#### Staff:

The project has been reviewed by staff from Building, Parks, Engineering, Urban Design Planning, Fire and Transportation Planning. Transportation Planning supports providing vehicle access to the project via the undeveloped lane north of the subject site as direct driveway access off Mount Seymour Parkway is not supported. The Seymour Local Plan reference policy document similarly supports access off the lanes to developments on the north side of Mount Seymour Parkway.

Advisory Design Panel:

The proposal was presented to the Advisory Design Panel at the May 8, 2014 meeting at which time the Panel passed a motion recommending approval of the project subject to review of planting, outdoor shared amenity, mailbox location and cladding. These items have been reviewed and resolved to the satisfaction of staff.

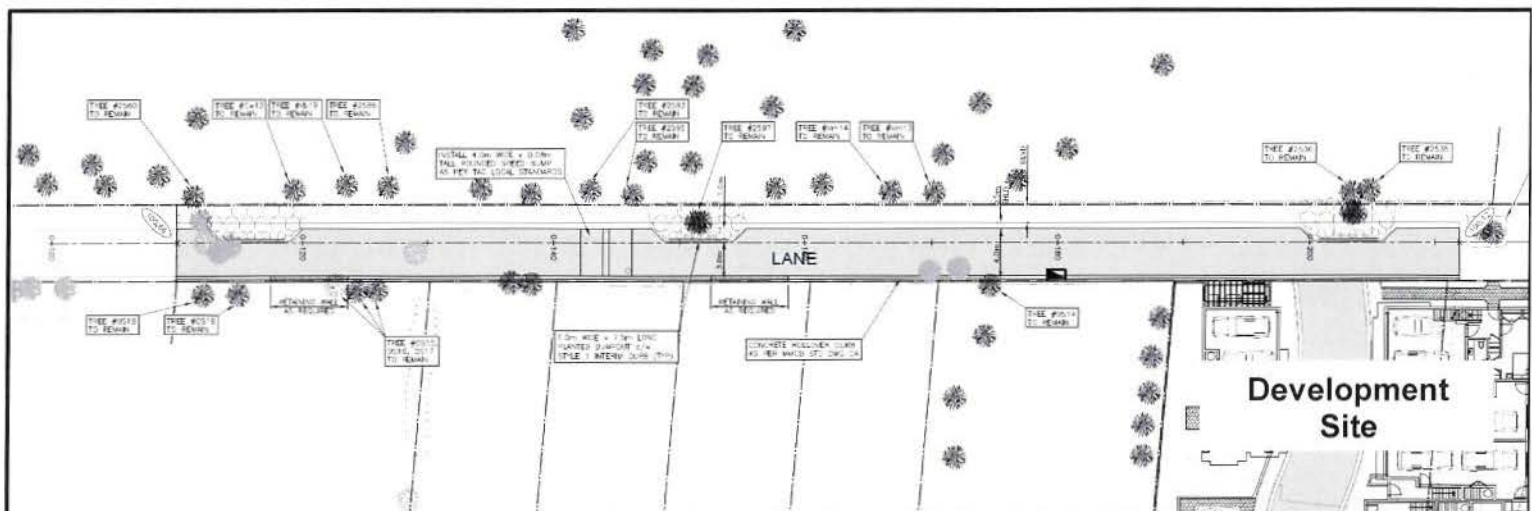
Public Input:

In accordance with Council's Policy, the applicant held a facilitated Public Information Meeting for the revised 8 unit project on September 9, 2014. The meeting was attended by 20 people and the facilitator's summary is attached (Attachment 4). Following the meeting written input was received from 5 residents and included input on lane traffic, removal of trees to construct the lane and impact on privacy for properties along the lane. To address the concerns, the developer was instructed to create a sensitive lane design that maintains existing tree cover and provides additional tree cover within planting pockets along the lane. A full description and plan of the lane is provided below.

The development proposal was forwarded to the Seymour Community Association. The Community Association representative expressed concerns regarding tree removal. Staff responded with information on the sensitive laneway design which provides increased tree retention compared to a conventional laneway.

**Sensitive Lane Design**

Development of the unopened lane needs to be handled sensitively to address the input of the adjacent neighbours. Initiated by the 16 unit townhouse development under construction west of the development (corner of Parkgate Avenue and Mt. Seymour Pkwy.), a sensitive lane design was created that aims to protect the privacy of neighbours, minimize traffic speed and add trees back into the lane (see below).





The laneway design includes:

- Reduced lane pavement width of 4 metres;
- Allowance for a meandering/flexible lane design, with potential space for landscape pockets to preserve existing nearby trees and passing lane pull-outs; and
- Cedar fencing along the laneway (i.e. the northern boundary along The Atrium's southern property line).

The applicant will include tree replacement for any trees removed from the unopened lane. Given the sensitive laneway design, none of the 76 trees in the Atrium back yard facing the lane will be impacted. Approximately 14 trees which have been reviewed by a professional arborist will be removed to construct the lane. Additional trees will be planted within the landscape pockets to provide additional foliage buffer for Atrium residents.

### **Access and Traffic**

A traffic impact assessment report prepared by Bunt Engineering was submitted by the applicant. The intersection at Parkgate Avenue and Mt. Seymour Parkway was reviewed and found to function at an acceptable level given the existing and projected/future traffic volumes. Specifically, the report states "that the additional traffic generated by the development would have negligible impact on operation at this intersection".

### **CONSTRUCTION TRAFFIC MANAGEMENT PLAN:**

In order to reduce development's impact on pedestrian and vehicular movements, the developer is required to provide a 'Construction Traffic Management Plan' as a condition of a Development Permit. The Construction Traffic Management Plan must minimize construction impacts on pedestrian movement and vehicular traffic along Mt. Seymour Parkway.

During construction the development site will be accessed from Mt. Seymour Parkway utilizing one of the existing driveway let downs. The lane will be constructed in the later phase of the development in order to minimize construction disruption to neighbours to the north and west. The plan is required to be approved by the District prior to issuance of a Building Permit.

In particular, the 'Construction Traffic Management Plan' must:

1. Limit sidewalk closures to those necessary for sidewalk upgrades along Mt Seymour Parkway and include measures to reduce any impacts to traffic and pedestrians;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Provide a point of contact for all calls and concerns;
4. Provide a sequence and schedule of construction activities;
5. Identify methods of sharing construction schedule with other developments in the area;
6. Define locations for truck marshalling and trade vehicle parking which are acceptable to the District and minimize impacts to neighbourhoods; and
7. Include a communication plan to notify surrounding businesses and residents.



With respect nearby development, construction of the 16 unit townhouse project at 3503 Mt. Seymour Parkway would be completed prior to any development activities related to the proposal.

### Conclusion

This rezoning proposal for 8 townhouses is in conformity with the Official Community Plan and applicable development permit guidelines. Bylaws 7984 and 8081 are ready for Council consideration.

### Options

The following options are available for Council's consideration:

1. Introduce Bylaws 7984 and 8081 and refer Bylaw 7984 to a Public Hearing (staff recommendation); or
2. Defeat Bylaws 7984 and 8081 at First Reading.



Erik Wilhelm  
Development Planner

#### Attachments:

- 1 – Bylaw 7984
- 2 – Bylaw 8081
- 3 – Reduced Plans of the Development Proposal
- 4 – Facilitator's Summary of Public Information Meeting

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

The Corporation of the District of North Vancouver

Bylaw 7984

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to rezone residential properties at Lots G and H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116, PID 002-467-984 and 007-197-705 (3568-3572 Mt. Seymour Parkway)

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 1291 (Bylaw 7984)”.

**2. Amendments**

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

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

“Comprehensive Development Zone CD70”

2.1.2 Part 4B by inserting the following:

**“4B70 Comprehensive Development Zone 70 (CD70)”**

**4B70-1 Intent**

The purpose of the CD70 Zone is to establish specific land use and development regulations for a ground-oriented townhouse project consisting of not more than 8 dwelling units on Mount Seymour Parkway.

**4B70-2 Uses**

The following *principal uses* shall be permitted in the Comprehensive Development 70 Zone:

**(a) Uses Permitted without Conditions:**

Residential building, multiple-family townhouse

**(b) Conditional Uses:**

Not applicable

**4B70-3 Conditions of Use:**

Not applicable.

#### **4B70-4 Accessory Use:**

- (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

#### **4B70-5 Density:**

- (a) The maximum permitted density in the CD70 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;
- (b) For the purposes of calculating floor space ratio, electrical/mechanical rooms, garbage and recycling collection areas, deck area, and area beneath a deck, is exempted; and
- (c) Deck and balcony enclosures are not permitted.

#### **4B70-6 Amenities:**

Despite subsection 4B70-5, density in the CD70 Zone is increased to a maximum floor space ratio of 1.05 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions; and
2. Contributes \$48,075 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.

#### **4B70-7 Maximum Principal Building Size**

Not applicable.

#### **4B70-8 Setbacks**

a)

<b>Setback</b>	<b>Buildings and Structures</b>
<b>Front Yard</b>	<ul style="list-style-type: none"><li>• Minimum: 5.51 m (18.1 ft)</li><li>• Maximum: Not applicable</li><li>• Upper storey cantilevered features may extend into the front yard setback by a maximum of 0.3 m (1 ft).</li></ul>
<b>Lane</b>	Minimum: 2 m (6.56 ft)
<b>West Side Yard</b>	Minimum: 1.60 m (5.25 ft)
<b>East Side Yard</b>	Minimum setback must be no less than an average of 15 m (49.21 ft) from the Top of Bank of Taylor Creek and must comply with the Top of Bank setback drawing attached as Schedule B to this bylaw.



b) The front yard setback is not applicable to trellises.

#### **4B70-9 Building Orientation**

Not applicable.

#### **4B70-10 Building Depth and Width**

Not applicable.

#### **4B70-11 Coverage**

- a) Building Coverage shall not exceed a maximum of 35%.
- b) Site Coverage shall not exceed a maximum of 80%.

#### **4B70-12 Height**

- a) The maximum building height, measured from the average natural grade, for the eastern building is 13.56 meters (44.5 feet); and
- b) The maximum building height, measured from the average natural grade, for the western buildings is 11.53 meters (37.83 feet).

#### **4B70-13 Acoustic Requirements:**

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

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

#### **4B70-14 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 within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

#### **4B70-15 Subdivision Requirements**

Not applicable.

**4B70-16 Additional Accessory Structure Regulations**

Not applicable.

**4B70-17 Parking and Loading Regulations**

- a) Parking spaces and drive aisle regulations shall be provided in accordance with Part 10 of this Bylaw."

2.1.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined in red from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

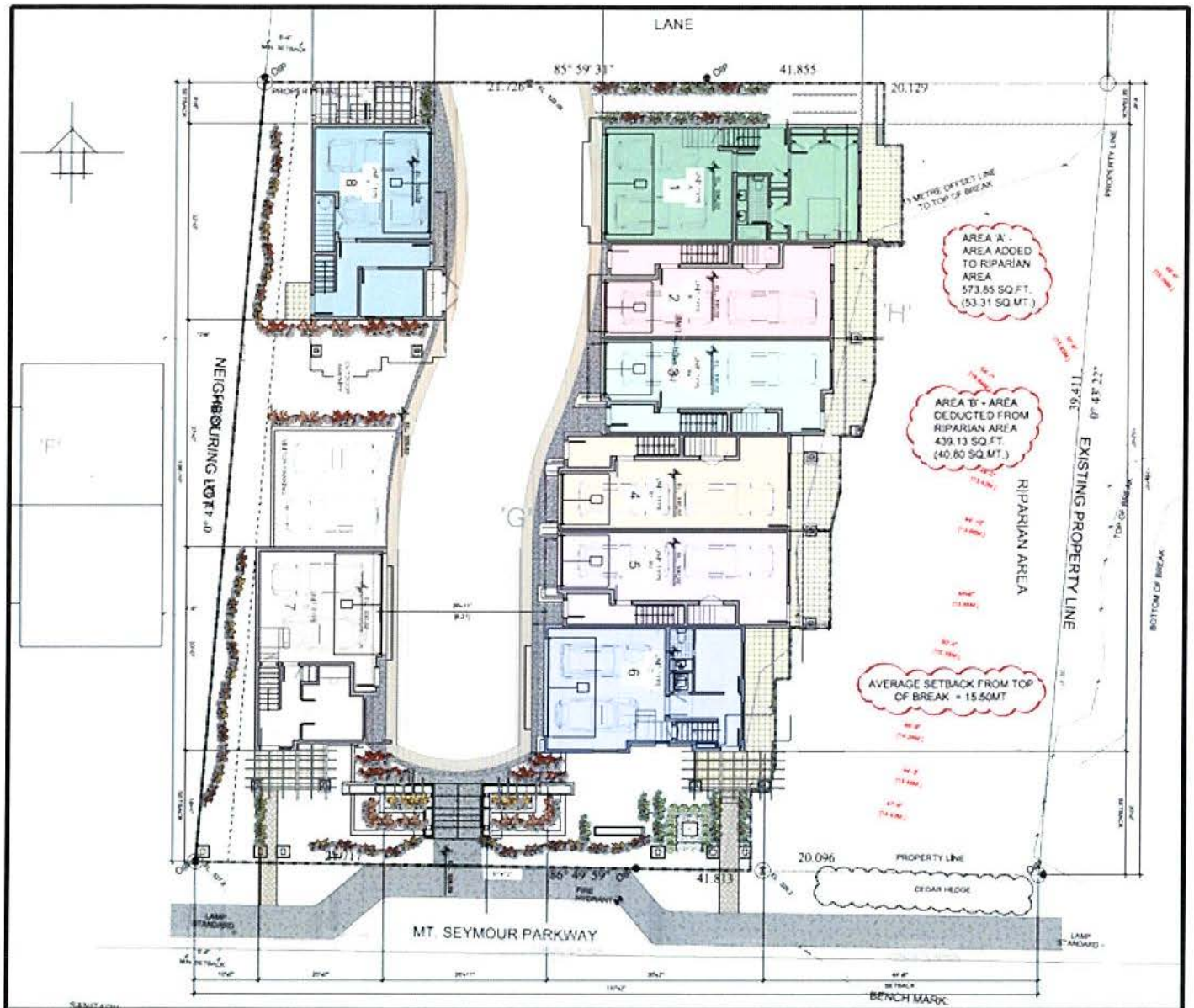
\_\_\_\_\_  
Municipal Clerk

## Schedule A to Bylaw 7984





### “Top of Bank Setback Drawing”



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

**Bylaw 8081**

A bylaw to enter into a Housing Agreement (3568-3572 Mt. Seymour Parkway)

---

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 8081, 2014 (3568-3572 Mt. Seymour Parkway)".

**2. Authorization to Enter into Agreement**

The Council hereby authorizes a housing agreement, substantially in the form attached to this Bylaw as Schedule "A" between The Corporation of the District of North Vancouver and Amco Holdings Corp., Inc. No BC0817303 with respect to the following lands:

- a) PID 002-467-984, Lot G of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116; and
- b) PID 007-197-705, Lot H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116.

**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 8081

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the \_\_\_ day of \_\_\_\_\_, 20\_\_ is

BETWEEN:

**AMCO HOLDINGS CORP., INC.** No BC0817303, a corporation incorporated under the laws of the Province of British Columbia with an office at 208 – 5945 Kathleen Avenue, Burnaby, BC V5H 4J7

(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 proposed development containing not more than 8 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

## **2. TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8081 and remain in effect until terminated by the District as set out in this Agreement.

## **3. RENTAL ACCOMODATION**

### **3.01 Rental Disclosure Statement**

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

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

### **3.02 Rental Accommodation**

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

### **3.03 Binding on Strata Corporation**

This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Lands pursuant to the *Strata Property Act* or any subdivided parcel of the Lands, including the Units.

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 Vote

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

3.07 Notice

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

**4. DEFAULT AND REMEDIES**

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within 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, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

### 6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development including any Unit; 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, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Previous Housing Agreement

The Owner and the District agree that the previous Housing Agreement in relation to the Lands dated for reference May 25, 2009 is hereby terminated and of no further force and effect.

6.12 Notices

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

If to the District:

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

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

If to the Owner:

Attention:  
Facsimile: (604)

If to the Unit Owner:

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

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

#### 6.13 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.

#### 6.14 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 8081.

7.07 Governing Law

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

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

## CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

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

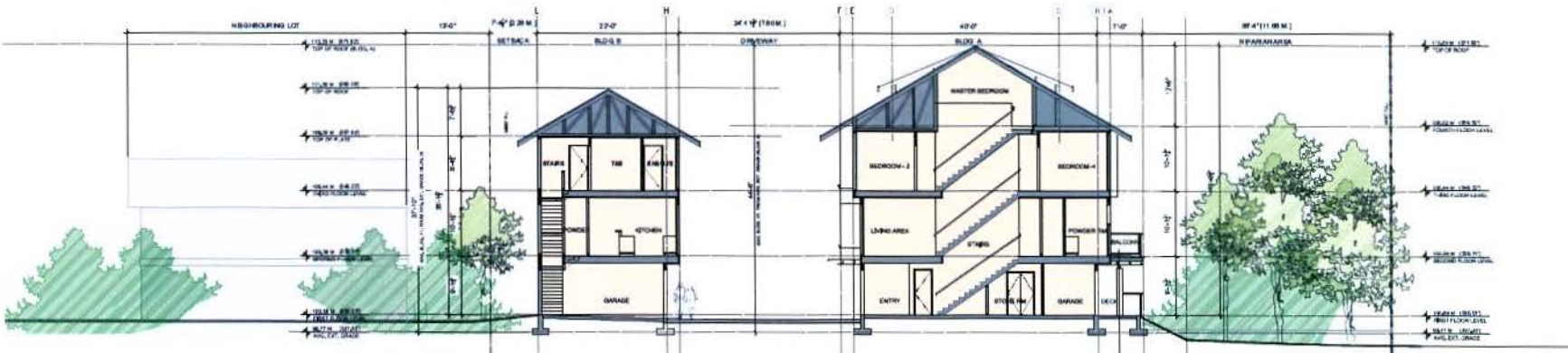
THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

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

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



1 STREET ELEVATION - ALONG MT. SEYMOUR PKWY  
A-303 1/16" = 1'-0"



2 SITE SECTION A - A'  
A-303 1/16" = 1'-0"

NOTES

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE & ROOF AND GUTTER TWO COLOUR BLACK
2. HORIZONTAL WAVER PLANK CLADDING (8" EXPOSED) - ALUMINUM CLADDING
3. VERTICAL WAVER PLANK CLADDING (8" EXPOSED) - YELLOW STONE PLASTIC
4. BOARD (HARDIE BOARD & BATTEN) - YELLOW STONE PLASTIC
5. DECORATIVE WOOD BRACKET, EXPOSED EXTERIOR SUPPORT, TRELLIS, WOOD COLUMNS (CLEAR STAIN FINISH)
6. WALKWAY DOOR (ALUMINUM DOOR)
7. GARAGE DOOR
8. VINYL WINDOW FRAME, ALUMINUM DOOR & 2" BLACK SLAT
9. 12" PLYWOOD BOARD, 100% (CLEAR FINISH)
10. DOOR & WINDOW FRAME, ALUMINUM DOOR & 2" BLACK SLAT
11. STONE CLADDING (BONAL CULTURED STONE - ASPEN COUNTRY LEADSTONE)

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392
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NOTES

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOF -  
ACQUITY TRUSS/DARK BLACK
- 2 HORIZONTAL WOOD PLANK CLADDING  
- 4" x 6" x 10' - ACQUITY RUSTIC
- 3 VERTICAL WOOD PLANK CLADDING  
- 4" x 6" x 10' - YELLOWSTONE RUSTIC
- 4 BOARD - 1/2" x 6" x 8" BOARD & BATTEN,  
RAMP - COPPER
- 5 DECORATIVE WOOD BRACKET  
- 2" x 6" x 10' x 10' - ACQUITY  
- CLEAR AT JOINTS
- 6 MAIN ENTRANCE DOOR  
- 30" x 78" x 10' - ACQUITY
- 7 GARAGE DOOR
- 8 1/2" x 6" x 10' WOOD TRIM  
- 30" x 78" x 10' - ACQUITY
- 9 1/2" x 6" x 10' WOOD TRIM  
- 30" x 78" x 10' - ACQUITY
- 10 DOOR & WINDOW TRIM  
- 30" x 78" x 10' - ACQUITY
- 11 STONE CLADDING - 1/2" x 6" x 8" BOARD & BATTEN,  
RAMP - COPPER

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3668 - 3672, MT. SEYMOUR PROV.,  
NORTH VANCOUVER, B.C.

AMCO HOLDINGS CORP.  
1779 EX 1 AVENUE,  
VANCOUVER, B.C.  
V6P 2J8

SET

AMCO HOLDINGS CORP.  
1779 EX 1 AVENUE,  
VANCOUVER, B.C.  
V6P 2J8

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ELEVATION

BUILDING A

A-301

B



1 BUILDING A - WEST SIDE ELEVATION  
A-301 1/8" = 1'-0"



2 BUILDING A - NORTH SIDE ELEVATION  
A-301 1/8" = 1'-0"



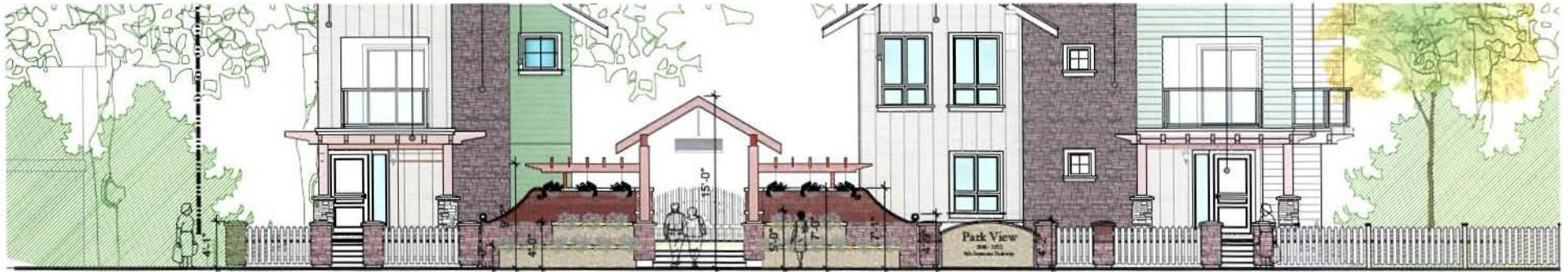
3 BUILDING A - SOUTH SIDE ELEVATION  
A-301 1/8" = 1'-0"

NOTES

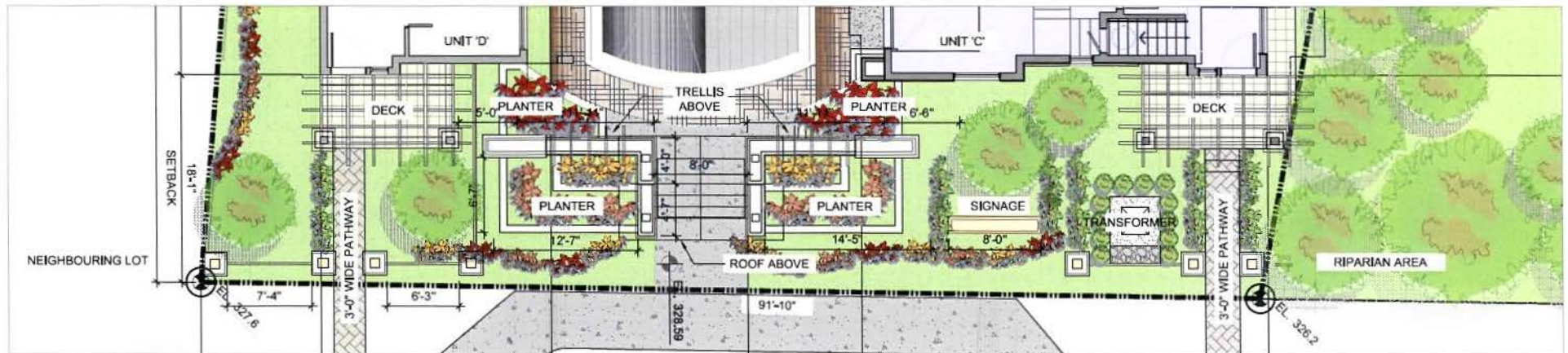
- SCHEDULE OF FINISHES**
1. ASPHALT SHINGLE ROOF - TWO DIFFERENT SHALE BLACK
  2. REPRESENTATIVE HARDY PLANK CLADDING - (P. EAST WARD - ALUMINUM RUSTIC)
  3. VERTICAL HARDY PLANK CLADDING - (P. EAST WARD - YELLOW STONE RUSTIC)
  4. BOARD - (HARDY BOARD ASBESTOS - RUSTIC - COFFEE)
  5. DECORATIVE WOOD BRACKET - EXPOSED EXTERNAL RAFTERS - TRELLIS WOODWORK - CLEAR STAIN FINISH
  6. WARD ENTRANCE DOOR - SEYMOUR MOORE
  7. GARAGE DOOR
  8. VINYL WINDOW FRAME - SEYMOUR MOORE 2151-10 BLACK SATIN
  9. 10" PINE BOARD - RUSTIC - CLEAR FINISH
  10. DECORATIVE WOOD BRACKET - EXPOSED EXTERNAL RAFTERS - TRELLIS WOODWORK - CLEAR STAIN FINISH
  11. STONE CLADDING - (ALUMINUM RUSTIC - CLEAR STAIN FINISH)

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1 ELEVATION  
A-304 1/8" = 1'-0"



1 PLAN  
A-304 1/8" = 1'-0"

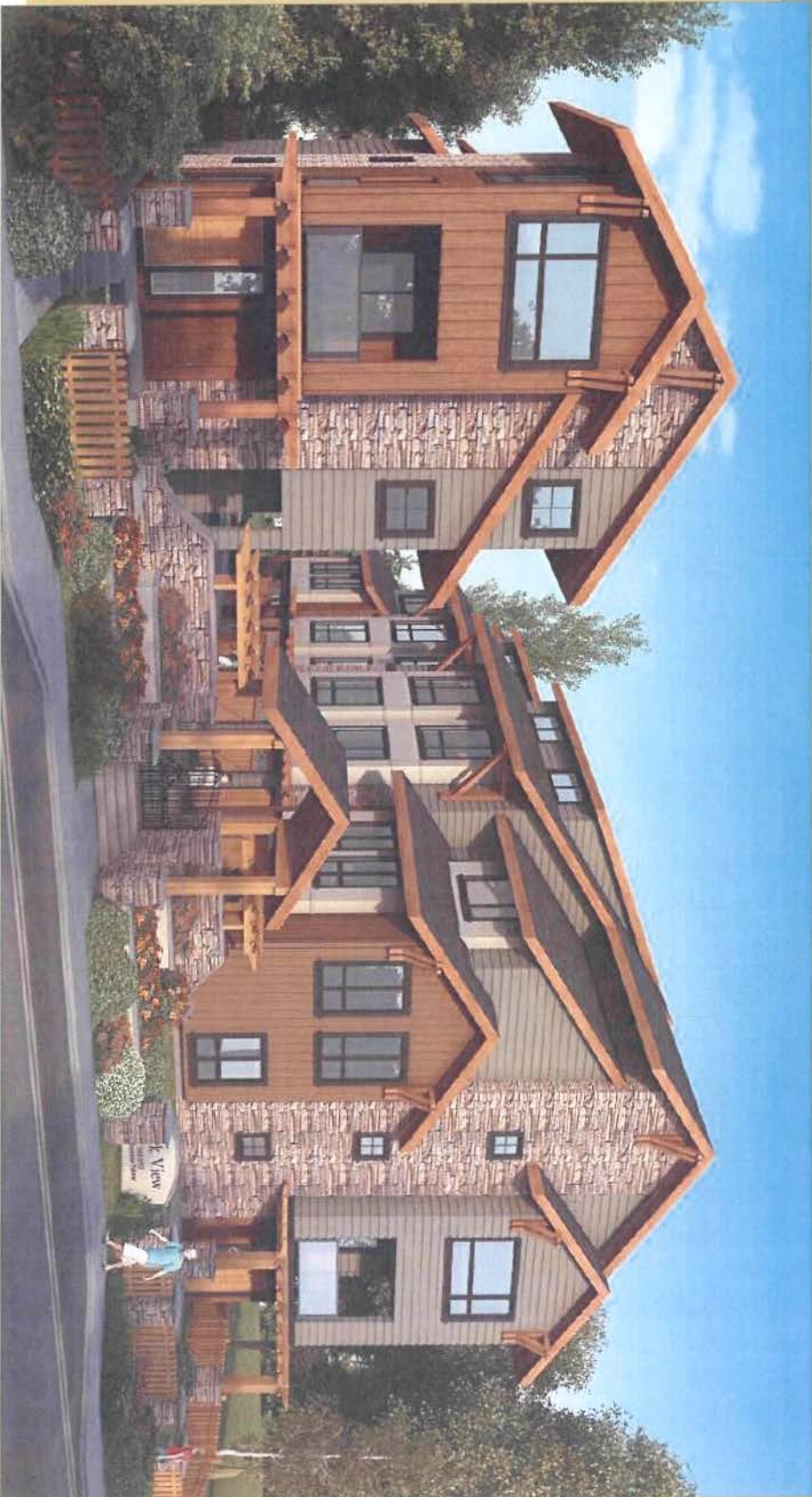
## PROPOSED TOWNHOUSE DEVELOPMENT

AT 3568, 3572, MT. SEYMOUR PARKWAY, NORTH VANCOUVER, B.C.

A-304

DF Architecture Inc.





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VIEW ALONG MT. SEYMOUR PKWY.

**PROPOSED TOWNHOUSE DEVELOPMENT**  
AT 3568,3572, MT. SEYMOUR PARKWAY, NORTH VANCOUVER, B.C.

**DF Architecture Inc.**

**A-401**

**ROCKANDEL&ASSOCIATES**

*Building Success Through Process Facilitation  
Community & Organizational Engagement  
Partnership Planning*

**PUBLIC INFORMATION MEETING**  
**SUMMARY REPORT**

**To:** Erik Wilhelm, Community Planner, District of North Vancouver  
E: WilhelmE@dnv.org T: (604) 990-2360  
Cc: Jagmeet Mangat, Amco Holdings Inc. E: plasmadevp@gmail.com

**From:** Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates  
E: cat@growpartnerships.com T: 1 (604) 898-4614

**Re:** Public Information Meeting for 3568 & 3572 Mt Seymour Parkway, North Vancouver

**I. EVENT DETAILS**

**Date:** Tuesday, September 9, 2014  
**Time:** 6:30 PM – 8:30 PM  
**Location:** Parkgate Community Centre, Mary Hunter Hall R11, 3625 Banff Court  
**Attendees:** Twenty (20) Attendees

**Notification**Newspaper Advertisements

Stand-alone ads ran in the North Shore News on September 3 and 5, 2014

Flyer Invitation

Flyers were distributed within a 75 metres radius of the development site as required by the District of North Vancouver policy.

**Site Signs**

One site sign was posted on the site to promote the Public Information Hall Meeting.

**Attendees**

Twenty (20) people were present for the Public Information Meeting. In addition the following project team members and District of North Vancouver staff were in attendance.

**Team in Attendance:**

Mr, Jagmeet Mangat, Principal, Amco Holdings Inc.  
Zubin Billimoria, Associate, DF Architecture  
Jessie Arora, Principal, DF Architecture  
Thomas Kyle, Landscape Designer, M2 Landscape Architecture

**District of North Vancouver**

Erik Wilhelm, Community Planner, Planning Department

**Facilitator**

Catherine Rockandel, Rockandel & Associates, IAF Certified Professional Facilitator



## II. PUBLIC INFORMATION MEETING PROGRAM

The purpose of the Public Information Meeting was for citizens to provide input on the proposal by Amco Holdings for 3568 & 3572 Mt Seymour Parkway. The proposal includes:

- 8 townhouse residences that are all three bedroom units
- The site will be accessed from a yet to be constructed laneway off Parkgate Avenue. Parking will be located within the units at grade level. The development provides 16 parking spaces for the residents along with 2 visitor parking spaces.
- The environmentally sensitive area on the west side of Taylor Creek will be protected and enhanced.

Citizens were invited to review presentation boards set up in an Open House format from 6:30pm. At 7:00pm the facilitator welcomed participants, provided an overview of the process and participation guidelines for the session. Zubin Billimoria and Thomas Kyle from the project team provided a presentation, which was followed by a facilitated Q&A.

## III. PUBLIC COMMENT: Q & A

Index: Q: Questions C: Comment A: Answers

- Q1** My concern is the width of the lane, I assume it was one way with the other project, now it is going to become a two way?
- A1** The lane is a dedicated 6 meters current. The design that has been accepted that was brought forward as part of the development on the corner of Parkgate Avenue, is going to utilize that six meter width but the paving will be in or around four meters to respect any trees that are in existence. The design is there to be flexible to protect the trees and privacy
- Q2** At one point we were told when this development began, that some of the roots from trees on the Atrium property ran into the lane area. I don't know if that has been examined lately but if we were to lose a tree on the Atrium property because of roots overlapping into the lane area, who is responsible for that? Does that tree get replaced? Will we have to remove it or what?
- A2** *Erik Willhelm:* It would be the developer's responsibility to deal with any sort of tree disruption. There has been a plan submitted that shows the trees in and around the Atrium site and certain hazard trees and the ones that are simply in the road right of way that are to be removed. The arborist onsite, dealing with that lane, will tell the District and the developer will do their best to provide new plantings.
- Q3** Given that we are currently living in a construction zone at the Atrium, what is the start date for this project and the end date?
- A3** Fifteen months after it actually is approved by the District of North Vancouver



- Q4** There is another project planned for the area. Is there a likelihood that the two projects will work in tandem? The traffic is a quagmire of vehicles. Trucks are loading and unloading and if there is going to be more work it is going to be very difficult.
- A4** There could be a chance but it is difficult to project this far in advance.
- Q5** I find it interesting that shortly after this project was approved, suddenly the District decided it was going to cut back on development, except for this block. When was that decision made that this block was on the chopping block so to speak?
- A5** *Erik Wilhelm:* On March 24, Council passed a resolution to essentially deem any developments premature. In other words, there wouldn't be any development east of the interchange. For instance, this application was already through the front door as a formal application in 2010 so Council recognizes it would be unfair to the developers to stop projects under development.
- C6** Our house is on Mt Seymour Parkway so we are living in a construction area. I am concerned that the three tall trees on our property that give us privacy are going to have to come out and we will have people looking into our back yard. I don't understand why they are developing by having to build this whole lane in behind instead of developing where the building is right now and going slowly that way instead of going right to the end. This leaves the six houses in the middle of two developments. What happens to us?
- A6** This is the site where we were given access so we are working with what the city approved for the lane. The trees you are talking about are on your property and they would not be removed. We are trying to maintain as many trees as are there and keep them healthy.
- Erik Wilhelm:* Until 2016, council has outlined that any kind of forthcoming development would be considered premature until that time. Depending on the development culture and the economy, those properties could be orphaned for a number of years or could develop but that is speculation.
- To answer the question, why couldn't the lane come eastward: The traffic engineering department has limited access from Mt Seymour Parkway. There is no further lane access going to be permitted from Mt Seymour Parkway so that is why this development is limited to be accessed by that long laneway.
- Q7** Out of the eight units, they presumably will not all be facing the parkway right? Is it going to be doubled up?
- A7** We have six units that are backing down onto the creek. Only two units will be seen from the street.
- Q8** What sort of price range will there be?
- A8** They will start from \$650,000 to \$720,000. They are close to 2,000 to 2,300 square feet, close to a small family house.
- Q9** I assume that the traffic-engineering department has looked at the kind of parking that will take place at Parkgate Centre? You have already heard how many vehicles we have with the present construction and you are only building two visitor parking spaces, so the overflow has to come to

Parkgate as well as residents' overflow. Has the traffic engineering done anything about limited parking time or anything else?

- A9 *Erik Wilhelm:* I can't necessarily speak for the District's Traffic Engineering department but I do know that the development does attain the minimum parking requirements. Essentially each unit has two stalls for the residents and then the development itself has two visitor parking stalls, which is the minimum requirement. There will also be a pull out on Mt Seymour Parkway so again there could be visitor parking out front.
- C10 So despite the fact that we have asked for information on traffic engineering since the first meeting, we still don't have any!
- C11 During construction, I am concerned that if there is an emergency there is no other exit from 1188 Parkgate Ave. Cars would never be able to get out.
- Q12 When you are building, is the lane going to be used for the trucks for the construction?
- A12 Initially all the big heavy work will be accessed from the front of the site on Mt Seymour Parkway. Once this is complete the remaining development will use the laneway access.
- Q13 When you purchased that property, what representations were made by the District to you about access? Were you guaranteed that this lane way was going to be open when you purchased the land? Did the District tell you that there was a prohibition against access from the Parkway?
- A13 No, we did not know at that time. We were told that Mt Seymour Parkway is a very busy street and in the future, they don't want any access from the busy street for safety reasons.
- Q14 So you bought this property without really knowing if you were going to have access to it?
- A14 No access would always be provided. This is because the property had access from Mt Seymour Parkway. Since it is becoming a multi family, the District has said we don't want access from main streets because of the congestion. They are restricting the number of entry exists along the main driveways. That is why the District provides access to laneways.
- Q15 Has the District approved this building and the roadway being put in?
- A15 *Erik Wilhelm:* A staff report will be written to Council. Council will be considering this application and it will be a rezoning application. It hasn't been approved or considered yet. If Council does consider this, there will be a formal public hearing where you can go and speak to Council.
- Q16 My question relates to the Atrium development next door. At the outset of discussions we had said that we wanted an eight foot wall flanking the lane. Now it seems we are looking at a partial wall for each development with an open space where these six homes that are not sold exist. In addition we don't know when this other development is going to sell, how it is going to sell.
- A16 From my recollection, the specification of the laneway, there is a requirement in that lane design to provide the atrium an eight-foot fence. The fencing aspect, I can assure you that there will be a fence provided there. The residential lots to the south are left as their current use.

**Q17** The parkland piece next to the creek is a fish creek. Does it have any rules regarding how that piece of park area is inhabited? Can kids play in it and that sort of thing?

**A17** We have an environmental consultant on board who has done a proper study on this area. Some of the area will be kept untouched.

**Q18** These look very similar to the townhouses on Apex Ave. Is it the same builder?

**A18** No

**Q19** Is there a walkway from that green area over to the Parkgate Centre? I am concerned that people will be walking through our property at the Atrium because it is open. Will there be a fence along the walkway to stop people from walking through the Atrium property?

**A19** There is walkway is proposed as of now, next to the Atrium property. A fence has not been considered

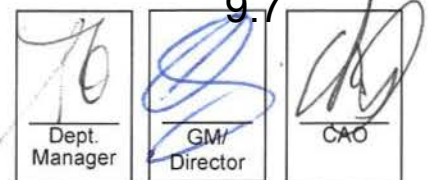
**Q20** Can the District planner please clarify the noise by-laws. I live on the front of the Atrium and it seems that it is six days a week and it can be until eight at night. Is there any consideration given to the residents who are woken up with drills and cement busting every morning?

**A20** All development, unless they are given a variance by council, have to meet the District noise requirements. I think you can't start construction before seven in the morning and can go till seven at night six days a week. There is a bylaws section on the city website, where the noise bylaw is clearly outlined.

**C21** I live on the back of the Atrium, and I have managed just fine. The traffic on the Parkway makes more noise than the construction



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



## The District of North Vancouver REPORT TO COUNCIL

May 19, 2015  
File: 11.5225.01

**AUTHOR:** Fiona Dercole, Section Manager Public Safety  
Stephen Bridger, Section Manager Engineering Planning & Design

**SUBJECT:** Debris Hazard Impact Analysis

### RECOMMENDATION:

THAT Council direct Staff to award the Debris Hazard Impact Analysis project to BGC Engineering Inc. for \$795,000 and amend the Financial Plan Bylaw in the fall of 2015 to fund the project from Sewer & Drainage Reserve.

### REASON FOR REPORT:

This is a significant project and amendments to the Financial Plan Bylaw require Council's direction.

### SUMMARY:

The District recently issued a Request for Proposals for a District-wide Debris Hazard Impact Analysis. The project objective is to complete an up-to-date and comprehensive debris flow/debris flood hazard analysis, including conceptual design for any recommended mitigation works. Three firms that had previously pre-qualified submitted proposals: Knight-Piesold, KerrWood Liedel (KWL), and BGC Engineering Inc (BGC). The proposals were evaluated using the District's proposal evaluation matrix and BGC scored the highest.

### BACKGROUND:

Debris flows/debris floods and the risks they pose to public safety, District infrastructure and private property has been a long standing concern that has been addressed by the District over time, as resources and competing priorities allow. The last comprehensive risk analysis was completed in 2003. It focused on the highest risk creeks as identified in a 1999 report and prioritised mitigation based on risk to life safety rather than damage to municipal infrastructure. Like many municipalities in the lower mainland, District drainage infrastructure is ageing and was originally designed to the standard of the day - to handle clear water floods, not debris floods. Along with historical events, the recent November 3, 2014 debris flood event caused considerable damage to drainage infrastructure and private property. Climate change predictions indicate an increase in rainfall intensity and duration in winter months. Such extreme weather events could increase the likelihood of debris movement.

**EXISTING POLICY:**

District of North Vancouver Official Community Plan 2011

Section 9.4.2 – “Facilitate mitigation measures to reduce risks of landslide, flood, debris flow and forest interface wildfire.”

Section 10.4.2 – “Work with federal, provincial, North Shore municipal and First Nation governments, Metro Vancouver and other partners to assess potential climate change risks to our community to inform asset management decisions and to guide community infrastructure planning and design.”

Emergency Program Act, Section 2(1), Local Authority Emergency Management

Regulation - “A local authority must reflect in the local emergency plan prepared by it under section 6(2) of the Act

(a) the potential emergencies and disasters that could affect all or any part of the jurisdictional area for which the local authority has responsibility, and

(b) the local authority’s assessment of the relative risk of occurrence and the potential impact on people and property of the emergencies or disasters.”

**ANALYSIS:**

The study area is comprised of all watercourses from Mackay Creek to the eastern limit of Sasamat Lane on Indian Arm. The components of the project include hazard assessment, risk analysis (people, buildings, infrastructure), recommendations for mitigation, conceptual design of preferred mitigation options and Class D cost estimates. This project will lay down a foundation for defensible decision making for both short and long term mitigation.

BGC is considered to be industry-leading in this field, and have assembled a highly experienced consulting team for this project. They are very familiar with District creeks as key personnel were co-authors on the previous reports completed by KWL and EBA. BGC recently completed similar work for Southwest Alberta. Their proposal included a comprehensive and proven methodology of approach with the shortest schedule, for completion by April 2016.

**Timing/Approval Process:**

The project is anticipated to be completed by April 2016 with conceptual design for mitigation works by January 2016. This would allow for implementation of the highest priority mitigation works for the 2016 summer construction period, if desired. There is an option to phase the project over 2015 and 2016 with completion by December 2016 if necessary.

**Financial Impacts:**

The project cost is \$795,000 including disbursements and will be funded through a draw from the Sewer & Drainage Reserve. During the 2015 utility rate setting process an additional \$605,000 was contributed to this reserve in part to address “*the need to step up drainage activities throughout the District in response to recent floods*”. The Sewer & Drainage Reserve is forecast to have a 2015 ending balance of \$8m before the allocation of funds to this project (\$7.2m afterwards).



In the longer term, a multi-year funding strategy will need to be developed to address the anticipated mitigation recommendations arising from the Debris Hazard Impact Analysis, which may be significant. A District-wide, all-hazards mitigation strategy is currently under development and these recommendations will be included in that overall strategy.

National Disaster Mitigation Program funding was recently announced and will provide \$200 million over five years to build safer and more resilient communities by focusing investments on significant, recurring flood risk and costs. Completion of the Debris Hazard Impact Analysis will put the District in a strong position to apply for this funding opportunity, as we will have conceptual designs completed for priority projects.

**Liability/Risk:**

Undertaking this project will place the District in a position to develop a long term mitigation strategy that will reduce liability risk.

**Environmental Impact:**

To minimize environmental impacts any proposed works will be constructed during the Fisheries Window and all applicable environmental regulations will be adhered to.

**Conclusion:**

An RFP process has been completed and staff recommend award of the project to BGC Engineering, for an amount of \$795,000, to be completed over the proposed 1 year timeline.

A comprehensive debris hazard impact analysis that accounts for projections in climate change will enable the District to prioritize mitigation projects and apply for available grant funding.

Respectfully submitted,



Fiona Dercole  
Section Manager Public Safety



Stephen Bridger  
Section Manager Engineering Planning & Design

**REVIEWED WITH:**

- ☐ Sustainable Community Dev. \_\_\_\_\_
- ☐ Development Services \_\_\_\_\_
- ☐ Utilities \_\_\_\_\_
- ☐ Engineering Operations \_\_\_\_\_
- ☐ Parks & Environment \_\_\_\_\_
- ☐ Facilities \_\_\_\_\_
- ☐ Human resources \_\_\_\_\_

- ☐ Clerk's Office \_\_\_\_\_
- ☐ Communications \_\_\_\_\_
- ☒ Finance  \_\_\_\_\_
- ☐ Fire Services \_\_\_\_\_
- ☐ ITS \_\_\_\_\_
- ☐ Solicitor \_\_\_\_\_
- ☐ GIS \_\_\_\_\_

- External Agencies:
- ☐ Library Board \_\_\_\_\_
  - ☐ NS Health \_\_\_\_\_
  - ☐ RCMP \_\_\_\_\_
  - ☐ Recreation Com. \_\_\_\_\_
  - ☐ Museum & Arch. \_\_\_\_\_
  - ☐ Other: \_\_\_\_\_



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 1. 15</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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*FM*  
 Dept.  
 Manager

9.8  
*B*  
 GM/  
 Director

*CS*  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

May 7, 2015  
 File: 13.6655.20/000.000

**AUTHOR:** Darren Veres, Community Planner

**SUBJECT:** **Rezoning of Maplewood North Lands** (Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157)

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### RECOMMENDATION:

It is recommended that:

1. Council direct staff to prepare a new industrial/commercial zoning bylaw for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 precluding uses related to mining, garbage disposal, and soil screening; and
2. Staff submit to Council, any complete building permit or business licence application received after June 8<sup>th</sup>, 2015 for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 which staff consider are in conflict with the bylaw under preparation, for consideration of a resolution that the building permit or business licence be withheld for 30 days under Section 929 of the *Local Government Act*.

### REASON FOR REPORT:

Staff are seeking Council's direction to prepare new zoning regulations for an industrially zoned property at Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157.

### SUMMARY:

Staff are concerned that the current zoning of Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 is inconsistent with the community vision. If Council supports the preparation of a rezoning bylaw, staff will forward any complete building permit or business licence applications which may be contrary to the rezoning bylaw received after June 8<sup>th</sup>, 2015 to Council to consider whether to withhold the application, in accordance with the *Local Government Act*.

New zoning regulations for the property, supplemented by existing development permit guidelines, will provide a measure of protection for adjacent commercial and residential uses, the local environment, and support development opportunities.

## **BACKGROUND:**

The subject property, owned by Port Metro Vancouver, is currently zoned I4, the intent of which is to “accommodate a limited range of uses which are not permitted in any other industrial zone, on an interim basis until the lands area are rezoned for other purposes.” This property is also designated “Light Industrial Commercial” within the Official Community Plan (see Figure 1). Lands with this designation are intended for a “mix of industrial, warehouse, office, service, utility and business park type uses. Supportive uses including limited retail and limited residential uses may be permitted”. The Official Community Plan encourages the development of identified Employment Lands in a sustainable manner with a focus on enabling a diverse range of economic uses, and ensuring high quality business environment.

Properties owned by Port Metro Vancouver fall under the exclusive jurisdiction of the Federal Government and local land use regulations such as zoning do not have any force or effect. The District, does however, apply zoning to federal lands despite this limitation as federal lands may be sold or leased at which time local land use regulations may come into force and effect.

The *Port Metro Vancouver Land Use Plan* designates the subject property as a “Special Study Area”. Properties with this designation “require additional study, consultation and planning to determine their future use through a Land Use Plan amendment. Until further analysis can be completed, the current use remains unchanged.” Accordingly, Port Metro Vancouver has no intention to develop this property for industrial purposes in the foreseeable future. Should they vacate this property and sell it to an outside party, the I4 zoning would come into effect.

Port Metro Vancouver works cooperatively with its partners to ensure community and First Nation’s concerns are considered.

**Figure 1. Land Use Map**





## **ANALYSIS – Existing Conditions**

The 15.6 hectare undeveloped site is situated between Windridge Drive and Dollarton Highway, and Blueridge Creek and the vacant Canadian International College (see Figure 2).

Figure 2. Study Area



### **EXISTING ZONING:**

Interim I4 zoning has been in place on the subject property for at least 50 years and permits a limited number of uses including mining, disposal of garbage, and soil screening. Under Port Metro Vancouver's management and subject to the "Special Study Area" designation, these lands have remained undeveloped during this period. Although Port Metro Vancouver has no intention to develop this property for industrial purposes at this time, should they divest it to a private land owner, the I4 zoning would come into effect.

Development issues relate to the potential use of the subject property for industrial uses permitted under I4 zoning adjacent to the Maplewood Village Centre and its surrounding light industrial uses. The subject property, located directly east of Maplewood Village centre, is envisioned as a "Light Industrial Commercial" district and will accommodate a "mix of industrial, warehouse, office, service, utility and business park type uses" in the future. Staff consider the uses permitted under I4 zoning, such as garbage disposal activities to be inconsistent with the OCP vision for the Maplewood neighbourhood. In order to ensure that future land uses on these lands are aligned with the community's vision for the area, new zoning for these lands is required. In addition, it is good procedural practice to ensure a review of the land use and zoning is conducted on lands vacated by a federally regulated authority.

### **Withholding Process:**

If Council passes a resolution directing staff to prepare a bylaw, Section 929 of the *Local Government Act* allows Council to direct that a building permit or business licence application

that may conflict with the bylaw under preparation be withheld if that application was submitted more than 7 calendar days from the date of the resolution to prepare the bylaw. The Act provides for an initial withholding period of 30 days, which Council may extend by a further 60 days. Complete building permit or business licence applications submitted within the 7 day window will be reviewed under the current regulations.

If a bylaw is not adopted within the 60 day period, the owners of the land may be entitled to compensation for damages as a result of the withholding of a building permit or a licence.

**Conclusion:**

The current interim industrial zoning on the subject property may permit development in a form that is incompatible with the community's vision for the future of the neighbourhood. Staff's ability to address those issues through the development permit process is limited. To encourage development in a manner which is compatible with a mixed-use village centre and light industrial business uses, new industrial/commercial zoning regulations should be created. Withholding of complete building permit or business licence applications in these areas while bylaws are under preparation, in accordance with the *Local Government Act* is recommended.

**Options:**

The following options are available for Council's consideration:

Option A:

1. Council direct staff to prepare a new industrial/commercial zoning bylaw for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 precluding uses related to mining, garbage disposal, and soil screening; and
2. Staff submit to Council, any complete building permit or business licence application received after June 8<sup>th</sup>, 2015 for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 which staff consider are in conflict with the bylaw under preparation, for consideration of a resolution that the building permit or business licence be withheld for 30 days under Section 929 of the *Local Government Act*.

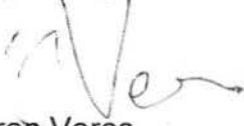
Option B:

1. Receive this report as information and leave the zoning at Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 unchanged.

May 7, 2015

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Respectfully submitted,






Darren Veres  
Community Planner

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



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AGENDA INFORMATION	
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 Dept. Manager	 GM/ Director	 CAO

## The District of North Vancouver REPORT TO COUNCIL

May 25, 2015  
File: 10-4794-90 / 006

**AUTHORS:** Barb McLean, Cultural Services Officer, NVRC  
John Rice, Cultural Services Officer, NVRC

**SUBJECT:** North Vancouver Recreation & Culture Commission (NVRC): Operating and Project Grant Recommendations.

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### RECOMMENDATION:

1. THAT Operating Grants totalling \$108,500 be approved to support the operations and programming of ten (10) local arts, cultural and heritage groups;
2. THAT Project Grants totalling \$82,000 be approved to support sixteen (16) arts projects, community celebrations, cultural activities and festivals;
3. THAT a further \$23,000 be awarded to support three civic events: the Canada Day Celebration (at Waterfront Park), the Canada Day Parade and Remembrance Day;
4. THAT the District's 50% contribution to these grants (\$106,750) be released for payment, pending confirmed approval of these same recommendations by the City of North Vancouver.

### REASON FOR REPORT:

The purpose of this report is to secure Council's approval for release of the identified funds for arts and culture grants within the approved budget for 2015.

### SUMMARY:

#### Operating Grants

Operating grant requests were adjudicated on March 10, 2015 by an independent peer assessment jury. The jury recommends that operating grants in the amount of \$108,500 be awarded to support the annual programming and operations of ten (10) eligible arts, creative sector and heritage organizations. No grant requests were declined, as all applications met the operating grants criteria.

### **Project Grants**

Project Grants were adjudicated on April 22, 2015. At that meeting, the jury considered requests from eighteen (18) arts and community groups, and recommended that grants in the amount of \$82,000 be awarded to support sixteen (16) arts projects, community celebrations, cultural events, and festivals. Two project grant requests were declined (see Attachment 4 for details).

### **Civic Event Grants**

In order to maintain sustainable and predictable support for civic events such as Canada Day, the Canada Day Parade and Remembrance Day, grants for these events are not subject to annual jury review and the recommendations are provided by staff. This report brings forward grant recommendations in the amount of \$23,000 to support the above noted civic events.

### **BACKGROUND:**

The North Vancouver Recreation & Culture Commission administers three intakes each year for independent jury review: one intake of operating grants to support the annual operations and programming costs of resident arts groups, and two project grant intakes. At their regular meeting of February 2, 2015, Councils for the District and City of North Vancouver approved a first round of project grant recommendations. The current report presents recommendations for: the annual operating grant intake, the second intake of project grants for 2015 and civic event grants to support Canada Day, the Canada Day Parade and Remembrance Day.

### **EXISTING POLICIES:**

- Arts Assistance Grant Program (5-1850-1);
- Community Investment Program: Events / Festivals (5-1850-5).

### **ANALYSIS:**

All operating and project grant recommendations are provided through an independent peer jury. Members of the peer assessment jury are chosen based on their expertise in the arts, cultural and volunteer sectors; their understanding of community, semi-professional and professional level arts practices; their experience with (volunteer) community events or in professional event management, as well as knowledge of the community as a whole.

### **Operating Grant Recommendations**

Attachments A and B provide an expanded "Operating Grant Intake Summary," outlining all grant requests and recommended awards, documenting recent funding histories and providing a brief description of each applicant's programming activities. The following chart provides a summary overview of the jury's operating grant recommendations:



**SUBJECT: North Vancouver Recreation & Culture Commission (NVRC): Operating and Project Grant Recommendations.**

May 25, 2015

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<b>Applicant</b>	<b>Requested</b>	<b>Recommended</b>
<b>Small: Community Arts Practice</b>		
North Shore Chamber Music Society	\$ 2,500	\$ 1,500
<b>Mid-Size: Community &amp; Semi-Pro</b>		
Deep Cove Chamber Soloists Society	\$ 2,500	\$ 2,000
Deep Cove Heritage Society	\$ 7,000	\$ 5,000
Musart Cultural Society	\$ 25,000	\$ 15,000
<b>Mid-Large: Professional Standard</b>		
Artists for Kids Trust	\$ 17,000	\$ 15,000
Laudate Singers Society	\$ 12,500	\$ 12,500
North Shore Celtic Ensemble	\$ 20,000	\$ 17,000
Pandora's Vox Vocal Society	\$ 5,000	\$ 2,500
Lions Gate Sinfonia	\$ 30,000	\$ 30,000
Smith Foundation	\$ 12,000	\$ 8,000
<b>TOTAL REQUESTED / RECOMMENDED:</b>	<b>\$ 133,500</b>	<b>\$ 108,500</b>

**Project Grant Recommendations**

Attachments C and D provide an expanded "Project Grant Intake Summary." The following chart presents a summary of the jury's recommendations:

<b>Organization</b>	<b>Activity or Event</b>	<b>Requested</b>	<b>Recommended</b>
<b>Arts Projects / Events</b>			
Artists for Kids	25th Anniversary Book	\$ 10,000	\$ 5,000
Blueridge Chamber Music	Blueridge Music Festival	\$ 4,000	\$ 4,000
For Kids n Giggles Puppet Theatre	Annual Show	\$ 1,500	DECLINED
Nava Art Society	Community Orchestra	\$ 4,500	\$ 2,000
North Van. Community Arts Council	Trolley Dances	\$ 7,500	\$ 3,000
Pandora's Vox	Cd Recording	\$ 2,450	DECLINED
Seymour Art Gallery	30 Years Anniversary	\$ 8,650	\$ 7,500
Smith Foundation / Gallery	Arts Encounter	\$ 8,500	\$ 4,500
Urban Ink	Sal Capone	\$ 12,000	\$ 8,500
Vancouver Inter-Cultural Orchestra	Sounds Global Concert	\$ 3,500	\$ 2,500
V.I.M.F.F. Society	Fall Series	\$ 5,000	\$ 2,500

**SUBJECT: North Vancouver Recreation & Culture Commission (NVRC): Operating and Project Grant Recommendations.**

May 25, 2015

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**Community Art Projects**

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Cascadia Society for Social Working	Grimm Fairy Tale	\$ 4,000	\$ 2,000
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**Community Celebrations**

Parkgate Community Services	Parkgate Family Day	\$ 2,501	\$ 2,500
North Shore Polish Association	Polish Festival	\$ 8,000	\$ 2,500

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**Major / Signature Festivals**

Artists for Conservation	Artists For Conservation	\$ 14,500	\$ 9,000
Coho Society of the North Shore	Coho Festival	\$ 10,000	\$ 8,000
Metro Philippine Arts & Culture Expo	Philippine Days	\$ 15,000	\$ 6,000
Trinidad & Tobago Cultural Society	Caribbean Days	\$ 15,000	\$ 12,500

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<b>TOTALS REQUESTED / RECOMMENDED:</b>	<b>\$136,601</b>	<b>\$ 82,000</b>
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**Civic Event Grants**

Rotary Club of Lions Gate	Canada Day (Waterfront Park)	\$ 18,500
Celebrate North Shore Society	Canada Day Parade	\$ 2,500
North Shore Veterans Council of Canada	Remembrance Day	\$ 2,000
	<b>TOTAL</b>	<b>\$ 23,000</b>

**Timing/Approval Process:**

In order to give applicants adequate time to plan and promote their activities, Council approval is requested as soon as possible.

**Concurrence:**

This report has been reviewed by the Finance Department.

**Financial Impacts:**

The annual budget for arts and cultural grants is \$265,000. The District's contribution to the bi-municipal grants program, calculated at 50%, is \$132,500. To date in 2015, Councils have approved a first round of project grants totalling \$41,000. The sum of all recommendations in this report (Operating Grants: \$108,500; Project Grants: \$82,000; and Civic Event Grants: \$23,000) comes to \$213,500 and would bring total arts and cultural grants awarded in 2015 to \$254,500 (DNV share: \$127,250).

**Social Policy Implications:**

The grants recommended in this report target policy outcomes identified in the District of North Vancouver Official Community Plan, *'Identity DNV 2030:'*

Policy 6.2.1: "Foster an environment that promotes creativity and cultural expression and facilitates community access and engagement in arts and cultural experiences."

Policy 6.2.2: "Support the development and delivery of creative community events and activities that celebrate the full spectrum of diversity of the District, build on the District's unique identity and engage local residents, artists and businesses."

North Shore arts organizations are diverse, ranging from small community-based groups to major professional organizations. Arts and cultural events, in particular special events and festivals, feature in the economic development and tourism strategies of both the District and the City, forming an integral part of both communities' goals for a more vibrant, diverse and liveable community.

**Conclusion:**

The grants recommended in this report are considered critical to the success of the creative organizations and projects they support, as they are expected to: support artistic development, facilitate events planning, strengthen program delivery, enable revenue generation, and leverage investment from other funders and levels of government. In return for an investment in a selection of different arts activities, community events and creative sector festivals, the proposed grants realize excellent value, measured not only in artistic quality, ambition and innovation but also in important community outcomes such as: audience engagement, community participation and cultural tourism.

Respectfully submitted,



Barb McLean  
Cultural Services Officer, NVRC



John Rice  
Cultural Services Officer, NVRC



**SUBJECT: North Vancouver Recreation & Culture Commission (NVRC): Operating and Project Grant Recommendations.**

May 25, 2015

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**ATTACHMENTS:**

- A. Operating Grants Intake Summary, 2015: Recommendations.
- B. Operating Grants Intake Summary, 2015: Summary of Applicants.
- C. Project Grants Intake Summary, 2015 Round Two: Grants Recommendations.
- D. Project Grants Intake Summary, 2015 Round Two: Project Descriptions & Jury Notes.

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

**Attachment A****Operating Grants Intake Summary, 2015: Recommendations**

ORGANIZATION	2012 AWARD	2013 AWARD	2014 AWARD	2015 REQUEST	2015 AWARD
<b>SMALL-SIZE - COMMUNITY ARTS PRACTICE</b>					
North Shore Chamber Music Society	\$ 1,500	\$ 1,500	\$ 1,500	\$ 2,500	\$ 1,500
<b>Total</b>				\$ 2,500	\$ 1,500
<b>SMALL/MID-SIZE - COMMUNITY &amp; SEMI-PRO GROUPS</b>					
Deep Cove Chamber Soloists Society	\$ 2,500	\$ 2,000	\$ 2,000	\$ 2,500	\$ 2,000
Deep Cove Heritage Society	\$ 6,000	\$ 6,000	\$ 5,500	\$ 7,000	\$ 5,000
Musart Cultural Society	\$ 14,500	\$ 15,000	\$ 15,000	\$ 25,000	\$ 15,000
<b>Total</b>				\$ 34,500	\$ 22,000
<b>LARGER - SEMI-PRO &amp; PROFESSIONAL PRACTICES</b>					
Artists for Kids Trust	\$ 13,500	\$ 13,500	\$ 12,000	\$ 17,000	\$ 15,000
Laudate Singers Society	\$ 10,000	\$ 11,000	\$ 12,500	\$ 12,500	\$ 12,500
North Shore Celtic Ensemble	\$ 11,500	\$ 13,500	\$ 13,500	\$ 20,000	\$ 17,000
Pandora's Vox Vocal Society	\$ 5,000	\$ 4,000	\$ 3,500	\$ 5,000	\$ 2,500
Lions Gate Sinfonia Orchestra	\$ 32,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Gordon & Marion Smith Foundation for Young Artists				\$ 12,000	\$ 8,000
<b>Total</b>				\$ 96,500	\$ 85,000
			<b>TOTALS</b>	\$ 133,500	\$ 108,500

**Attachment B****Operating Grants Intake Summary, 2015: Summary of Applicants**

<b>SMALL - COMMUNITY ARTS PRACTICE</b>			
<b>Organization</b>	<b>Jury Ranking</b>	<b>Org.'s Annual Budget</b>	<b>Grant Award</b>
<b>NORTH SHORE CHAMBER ORCHESTRA</b> North Shore Chamber Music has existed since 1972 and is composed of amateur string musicians most of whom reside on the North Shore. Under the musical leadership of a professional conductor, the chamber orchestra offers musical training and performance opportunities for instrumentalists of all ages and skill levels. The group presents free public concerts, performs at senior's centres and participates in a variety of community events.	Medium	\$ 9,435	Requested \$ 2,500  <b>Recommended</b> <b>\$ 1,500</b>

<b>SMALL/MID-SIZE – COMMUNITY &amp; SEMI-PROFESSIONAL PRACTICES</b>			
<b>Organization</b>	<b>Jury Ranking</b>	<b>Org.'s Annual Budget</b>	<b>Grant Award</b>
<b>DEEP COVE CHAMBER SOLOISTS SOCIETY (PRO NOVA MUSIC)</b> Celebrating its 30 <sup>th</sup> season this year, the Deep Cove Chamber Soloists Society, with the Pro Nova Ensemble as its performing arm, offers a season of professional chamber music with "by donation" admission. Concerts are presented at Mount Seymour United Church in North Vancouver and the Kay Meek Theatre. Programs feature works from the standard chamber musical repertoire and the ensemble provides opportunities for students and young players to perform at select concerts throughout the season. The jury noted that the Society's ongoing operations are significantly dependent on Gaming Grants but felt that their activities could be scaled back in the event of changes in support in this regard.	Medium	\$ 14,475	Requested \$ 2,500  <b>Recommended</b> <b>\$ 2,000</b>
<b>DEEP COVE HERITAGE SOCIETY</b> The Deep Cove Heritage Society (DCHS) has been in existence since 1985. Through the efforts of a volunteer board, a part-time coordinator and local partnerships, the Society's archives house a collection of over 4,000 photographs as well as manuscript materials, maps, documents, oral and written interviews with the area's pioneers. Based in the Deep Cove Cultural Centre, the DCHS is a valuable resource for tourists providing information about the community both past and present. The "Echoes Across Seymour" book published in 2012 has sold well and received a BC Heritage Award in 2013. The jury noted the limited organizational capacity but recognized value in DCHS role in preserving the area's history.	Low	\$ 30,255	Requested \$ 7,000  <b>Recommended</b> <b>\$ 5,000</b>



SMALL/MID-SIZE – COMMUNITY & SEMI-PROFESSIONAL PRACTICES			
Organization	Jury Ranking	Org.'s Annual Budget	Grant Award
<b>MUSART CULTURAL SOCIETY</b> Musart's stated mandate is to create and facilitate opportunities for artists of all genres and provide the public with exposure to music and art experiences. Every year, Musart produces the Cates Park Concert Series which consists of a series of free outdoor concerts that feature emerging local bands and artists, as well as the Deep Cove Daze Community Festival at Panorama Park. Deep Cove Days is a free, family-friendly event that showcases local bands and entertainment, and offers an artisan village and community information kiosks. While the community impact of the Musart events was recognized, the jury raised some concerns regarding the relatively small amount of the event budget allocated to artists.	Medium	\$ 103,259	Requested \$ 25,000  <b>Recommended \$ 15,000</b>

MID-SIZE/LARGE - PROFESSIONAL STANDARDS & PRACTICES			
Organization	Jury Ranking	Org.'s Annual Budget	Grant
<b>ARTISTS FOR KIDS TRUST</b> The Artists for Kids Trust (AFK) was established in 1989 and represents a partnership between North Vancouver School District 44 and some of Canada's finest visual artists. Now housed in the Gordon Smith Gallery of Canadian Art, AFK provides unique, high quality instruction by professional artists and teachers for children, youth and adults. AFK offers a variety of community art programs including: after-school gallery programs, week-long art day camps, Paradise Valley Summer School, and various enrichment programs.	Medium-High	\$ 420,000	Requested \$ 17,000  <b>Recommended \$ 15,000</b>
<b>LAUDATE SINGERS</b> Now in its 21 <sup>st</sup> season, Laudate Singers is a professional-level choral ensemble committed to presenting high calibre performances of choral repertoire on the North Shore. In addition to its three-concert subscription series, the choir offers a free family Christmas concert, participates in a variety of North Shore community events and has an active composer-in-residence program. Laudate Singers have produced several professional CDs, have been recorded for broadcast on CBC and continue to commission and present new work by Canadian composers.	High	\$ 98,911	Requested \$ 12,500  <b>Recommended \$ 12,500</b>

MID-SIZE/LARGE - PROFESSIONAL STANDARDS & PRACTICES			
Organization	Jury Ranking	Org.'s Annual Budget	Grant
<b>LIONS GATE SINFONIA</b> Founded in 1999, Lions Gate Sinfonia (LGS) is a professional chamber orchestra based in North Vancouver whose goal is to share the joy of live symphonic music with the community. Under its founding Music Director Clyde Mitchell, LGS has seen significant growth in audience for its five-concert subscription series at the Centennial Theatre. The Lions Gate Youth Symphony, now in its third year, has provided comprehensive instruction and performance opportunities for a growing number of young North Shore musicians. Highlighted activities include: pre-concert talks, community lectures and the annual side-by-side concerts where youth orchestra members join the professional ensemble in public performance. With the support of an assistant conductor, part-time production coordinator, marketing specialist, and an active Board and volunteer, LGS continues to work on audience development strategies, community partnerships and organizational capacity building.	High	\$ 187,340	Requested \$ 30,000  <b>Recommended \$ 30,000</b>
<b>NORTH SHORE CELTIC ENSEMBLE</b> The North Shore Celtic Ensemble (NSCE) was founded in 1999 and continues to develop innovative programs to provide musical opportunities to a broad range of youth. Under the direction of local, professional musicians Claude Giguere and Jay Knutson, the NSCE's programming reflects a wide range of musical influences creating an exciting genre-spanning experience for both the players and the audience. Four levels of training programs prepare young musicians for a range of artistic initiatives. The NSCE Community Concert series provides opportunities for the players to contribute to vital community initiatives and build a habit of giving back through music. In addition to a busy local performance schedule, NSCE has recorded a number of CDs and has toured regionally and internationally.	Medium-High	\$ 180,330	Requested \$ 20,000  <b>Recommended \$ 17,000</b>

MID-SIZE/LARGE - PROFESSIONAL STANDARDS & PRACTICES			
Organization	Jury Ranking	Org.'s Annual Budget	Grant
<p><b>PANDORA'S VOX VOCAL SOCIETY</b></p> <p>Pandora's Vox has been performing since 1989, and with its companion choir Espiritu that was formed in 2002. Both choirs are led by professional Artistic Director, Gillian Hunt. While the choirs are primarily made up of amateur singers, they aspire to a high vocal standard and integrate stage choreography into their performances. Pandora's Vox and Espiritu have a good North Shore following through the presentation of their popular Christmas concerts at Kay Meek Centre, workshops, benefit concerts and other community engagements. While the jury recognized the participation of North Vancouver residents in the ensemble as well as being part of the audience, they noted a continuing decline of North Vancouver-based activity. They also had concerns about the financial sustainability of the organization and the viability of plans to address current budget challenges.</p>	Low	\$ 130,400	<p>Requested \$ 5,000</p> <p><b>Recommended</b> <b>\$ 2,500</b></p>
<p><b>GORDON &amp; MARION SMITH FOUNDATION FOR YOUNG ARTISTS</b></p> <p>The Smith Foundation strives to build community through curation, exhibition, education and community engaged art activities. While Smith Foundation efforts are, in part, directed to raising funds to support the Artists for Kids Trust, the mandate of the organization also includes the development and delivery of a range of public programs for audiences of all ages including: an annual summer exhibition and smaller shows in the Gordon Smith Gallery of Canadian Art, Jazz at the Gallery, Music in the Morning, Yoga in the Gallery, and Saturday Family programming, artists and curatorial talks.</p>	Medium	\$ 490,000	<p>Requested \$ 12,000</p> <p><b>Recommended</b> <b>\$ 8,000</b></p>



**Attachment C**
**Project Grants Intake Summary, 2015 Round Two: Grants Recommendations**

Organization	Project Name	2012 Award	2013 Award	2014 Award	2015 REQUEST	2015 AWARD
<b>ARTS PROJECTS / EVENTS</b>						
Artists for Kids	25th ANNIVERSARY BOOK				\$ 10,000	\$ 5,000
Blueridge Int'l Chamber Music Festival	2015 FESTIVAL			\$ 2,800	\$ 4,000	\$ 4,000
For Kids n Giggles Puppet Theatre	HILL BEARS FAMILY ADVENTURES				\$ 1,500	DECLINED
Nava Art Society	NAVA COMMUNITY ORCHESTRA				\$ 4,500	\$ 2,000
North Van Community Arts Council	TROLLEY DANCES		\$ 5,000	\$ 3,000	\$ 7,500	\$ 3,000
Pandora's Vox Vocal Ensemble Society	CD RECORDING				\$ 2,450	DECLINED
Seymour Art Gallery	30 YEARS ANNIVERSARY	\$ 7,500	\$ 8,750	\$ 4,000	\$ 8,650	\$ 7,500
Smith Foundation/Gallery	ARTS ENCOUNTER	\$ 9,000	\$ 7,500	\$ 8,500	\$ 8,500	\$ 4,500
Urban Ink	SAL CAPONE				\$ 12,000	\$ 8,500
VICO	SOUNDS GLOBAL 2015			\$ 1,750	\$ 3,500	\$ 2,500
VIMFF	VIMFF FALL SERIES	\$ 3,500	\$ 3,500	DECLINED	\$ 5,000	\$ 2,500
<b>Total</b>					\$ 67,600	\$ 39,500
<b>COMMUNITY ARTS PROJECTS</b>						
Cascadia Society for Social Working	MOTHER HOLLE	\$ 3,000	\$ 5,000	\$ 2,000	\$ 4,000	\$ 2,000
<b>Total</b>					\$ 4,000	\$ 2,000
<b>COMMUNITY CELEBRATIONS</b>						
Parkgate Community Services Society	PARKGATE FAMILY DAY		\$ 1,250	\$ 2,000	\$ 2,501	\$ 2,500
North Shore Polish Association Belweder	POLISH FESTIVAL			\$ 3,000	\$ 8,000	\$ 2,500
<b>Total</b>					\$ 10,501	\$ 5,000
<b>MAJOR / SIGNATURE FESTIVALS</b>						
Artists for Conservation Foundation	ARTISTS FOR CONSERVATION	\$ 8,500	\$ 9,500	\$ 10,000	\$ 14,500	\$ 9,000
Coho Society of the North	COHO FESTIVAL	\$ 7,000	\$ 7,000	\$ 8,000	\$ 10,000	\$ 8,000
Metro Philippine Arts & Culture Expo.	PHILIPPINE DAYS				\$ 15,000	\$ 6,000
Trinidad & Tobago Cultural Society	CARIBBEAN DAYS	\$ 11,000	\$ 11,000	\$ 12,500	\$ 15,000	\$ 12,500
<b>Total</b>					\$ 54,500	\$ 35,500
<b>TOTAL PROJECT GRANTS</b>					\$ 136,601	\$ 82,000

**Attachment D****Project Grants Intake Summary, 2015 Round Two: Project Descriptions & Jury Notes**

<b>ARTS PROJECTS / EVENTS</b>			
<b>Name of Project / Event / Activity</b>	<b>Jury Ranking</b>	<b>Project Budget</b>	<b>Grant Award</b>
<b>25th ANNIVERSARY BOOK</b> , Artists For Kids To celebrate its 25th anniversary in North Vancouver, Artists For Kids proposes to publish a high-quality art book, featuring some of the stand-out artists who have contributed to the success of the program. Anticipated Reach/Book Sales: 2,500.	Medium	\$ 40,000	Requested \$ 10,000  <b>Recommended</b> \$ 5,000
<b>BLUERIDGE INTERNATIONAL CHAMBER MUSIC FESTIVAL</b> Founded in 2010 by North Shore native Dorothea Hayley, the Festival attracts a mix of accomplished guest musicians and music educators to present an innovative program of chamber music concerts. Simultaneously the musicians lead a series of educational workshops for young and emerging musicians. Now in only its fifth year, the Festival has begun to establish itself on the summer music scene. Attendance Estimate: 500–650.	High	\$ 16,400	Requested \$ 4,000  <b>Recommended</b> \$ 4,000
<b>HILL BEARS FAMILY ADVENTURE</b> , For Kids 'n' Giggles Puppet Theatre Formerly known as the North Shore Theatre for Children, the "For Kids 'n' Giggles Puppet Theatre" restructured in 2013 to focus on programming for the youngest age group (3–5 years old). Rather than invite audiences to a formal theatre venue, the group takes traveling, interactive puppet theatre to daycares and preschools. Attendance Estimate: n/a.  <b>Recommendation to Decline:</b> While the group's mandate of theatre for young audiences was generally well received, the jury expressed concern that the group had not demonstrated the capacity or production skills to deliver on its objectives.	Low	\$ 8,600	Requested \$ 1,500  <b>Recommended</b> Decline
<b>NAVA COMMUNITY ORCHESTRA</b> , Nava Art Society The Nava Community Orchestra brings together community musicians of different cultural backgrounds and playing capacities to celebrate different musical traditions and to explore unexpected sonic combinations created by a different mix of instruments. Working with a core of accomplished inter-cultural instrumentalists the ensemble will work through a series of workshops and rehearsals to create a unique concert program to be performed at Presentation House Theatre. Attendance Estimate: 150.	Medium	\$ 11,100	Requested \$ 4,500  <b>Recommended</b> \$ 2,000

<b>ARTS PROJECTS / EVENTS</b>			
<b>Name of Project / Event / Activity</b>	<b>Jury Ranking</b>	<b>Project Budget</b>	<b>Grant Award</b>
<p><b>TROLLEY DANCES</b>, North Vancouver Community Arts Council</p> <p>Now entering its fourth year, this event transports its audience around the North Shore on replica antique trolley buses to experience dance performances at parks, open spaces and other non-traditional venues where the public is not accustomed to seeing dance. Travel guides provide a cultural and historical narrative that provides context for the different locations and dances. Attendance Estimate: 128 paid attendees.</p>	Medium	\$ 32,750	<p>Requested \$ 7,500</p> <p><b>Recommended \$ 3,000</b></p>
<p><b>CD RECORDING</b>, Pandora's Vox Vocal Ensemble Society</p> <p>The applicant requested a grant to support the mixing and production of a CD recorded by the Pandora's Vox and Espiritu vocal ensembles. Distribution/Sales Estimate: n/a.</p> <p><b>Recommendation to Decline:</b> While the application was technically complete, the jury expressed concern that important information was missing (especially from the budget) and cannot recommend support.</p>	Low	\$ 14,350	<p>Requested \$ 2,450</p> <p><b>Recommended Decline</b></p>
<p><b>30 YEAR ANNIVERSARY PROGRAM</b>, Seymour Art Gallery</p> <p>Celebrating 30 years of operation the Seymour Art Gallery requests support to produce a multi-faceted program of activities designed to engage visitors in a discourse about the place of the arts in our society. The program will include: a special exhibit; artist talks; an inter-active in-gallery art project; school programs; the creation of a documentary film and the development of a catalogue. Attendance Estimate: 2,700.</p>	High	\$ 27,620	<p>Requested \$ 8,650</p> <p><b>Recommended \$ 7,500</b></p>
<p><b>ARTS ENCOUNTER</b>, Gordon Smith Foundation / Art Gallery</p> <p>The proposed "Arts Encounter" represents an attempt to engage new audiences by re-thinking the traditional barriers of expression, participation and behaviour in the gallery space. Moving through the gallery and lobby, and across all five floors of the Educational Services Centre the event will present a mix of programmed and encountered activities (music, dance, improve) that will animate the space in new and creative ways. Attendance Estimate: 150.</p>	Medium	\$ 17,000	<p>Requested \$ 8,500</p> <p><b>Recommended \$ 4,500</b></p>



ARTS PROJECTS / EVENTS			
Name of Project / Event / Activity	Jury Ranking	Project Budget	Grant Award
<b>SAL CAPONE / BOLDSKOOL</b> , Urban Ink In partnership with Presentation House Theatre, Urban Ink is proposing to produce 5-7 performances of <i>Sal Capone</i> , a hip-hop dance and theatre piece exploring issues of mutual distrust between marginalized populations and law enforcement. In conjunction with the play, the <i>Boldskool Hip Hop Theatre</i> workshop program engages local youth in dialogue while introducing participants to a range of tools for self-expression. Attendance Estimate: 700.	High	\$ 38,500	Requested \$ 12,000  <b>Recommended</b> <b>\$ 8,500</b>
<b>SOUNDS GLOBAL CONCERT</b> , Vancouver Inter-Cultural Orchestra (VICO) Having undertaken a series of successful skills-training and educational workshops in the first part of the year, VICO proposes to build on that work with a full concert presentation that incorporates new work that has emerged from the workshops. VICO is devoted to creating and performing new "inter-cultural" music as a means of promoting connection and inclusion across ethnic and cultural communities as well as artistic disciplines. Attendance Estimate: 250.	High	\$ 8,525	Requested \$ 3,500  <b>Recommended</b> <b>\$ 2,500</b>
<b>VIMFF FALL SERIES</b> , Vancouver International Film Festival Building on the success of the main festival, VIMFF is seeking to establish a Fall Series of films, workshops and speakers that will continue to build the festival's brand in the off-season. Attendance Estimate: 1,200 in North Vancouver.	Medium	\$ 40,600	Requested \$ 5,000  <b>Recommended</b> <b>\$ 2,500</b>

COMMUNITY ART PROJECTS			
Name of Project / Event / Activity	Jury Ranking	Project Budget	Grant Award
<b>ANNUAL SHOW</b> , Cascadia Society for Social Working Cascadia Society's annual show brings together special needs adults with students from the Waldorf school to re-enact a traditional story/fairy-tale in music and movement. The process of having the students work together directly with special needs companions produces a unique celebration of creativity in an environment of mutual recognition and respect. Attendance Estimate: 500–800.	Medium	\$ 12,675	Requested \$ 4,000  <b>Recommended</b> <b>\$ 2,000</b>

<b>COMMUNITY CELEBRATIONS</b>			
<b>Name of Project / Event / Activity</b>	<b>Jury Ranking</b>	<b>Project Budget</b>	<b>Grant Award</b>
<b>POLISH FESTIVAL</b> , North Shore Polish Association Proposed as a two-day event, this community celebration of Polish culture and heritage sets out a program of: music, dance, cabaret performances and puppet theatre in addition to the usual festival line-up of traditional foods, face-painting and children's entertainments. Attendance Estimate: 1,500.	Low	\$ 25,574	Requested \$ 8,000  <b>Recommended</b> \$ 2,500
<b>PARKGATE COMMUNITY DAY</b> , Parkgate Community Services Parkgate Family Day is a free community event celebrating the anniversary of the Community Centre. It is an opportunity to get people together, and provides a venue for community members, local businesses, organizations, service clubs, municipal leaders and artisans to connect in an entertaining and comfortable environment. The program includes: local musicians, performers, children's entertainers, art demonstrations and a range of other entertainments. Attendance Estimate: 2,000–2,500.  <b>Note on Recommendation:</b> While Parkgate Community Services is an eligible applicant, the jury notes that NVRC is heavily involved in a partnership role in the planning, management and delivery of Parkgate Community Day. In that grant funds intended for use of community groups are/appear to be flowing back to an event that is co-presented by the funding body (NVRC), the jury advises that in future years any such partnerships be discontinued from grant support.	Medium	\$ 5,150	Requested \$ 2,501  <b>Recommended</b> \$ 2,500


<b>MAJOR / PROFESSIONAL FESTIVALS</b>			
<b>Name of Project / Event / Activity</b>	<b>Jury Ranking</b>	<b>Project Budget</b>	<b>Grant Award</b>
<b>ARTISTS FOR CONSERVATION FESTIVAL</b> The Festival, now entering its fourth year at Grouse Mountain, includes a week-long program of activities; a major exhibit of nature art by international and local guest artists; lectures; demonstrations; documentary film screenings; discussion panels and youth workshops. Attendance Estimate: 20,000 +.	Medium	\$ 111,000	Requested \$ 14,500  <b>Recommended</b> \$ 9,000

<b>MAJOR / PROFESSIONAL FESTIVALS</b>			
<b>Name of Project / Event / Activity</b>	<b>Jury Ranking</b>	<b>Project Budget</b>	<b>Grant Award</b>
<p><b>COHO FESTIVAL</b>, Coho Society of the North Shore</p> <p>Long regarded as one of the signature cultural events on the North Shore, the Festival takes place at Ambleside Park. In recent years, juries have commented that the festival program – which has traditionally consisted of: main stage and beach stage programs with music and entertainment, a salmon BBQ, roving performers and an environmental information fare – is in need of renewal to continue to attract and engage audiences. Attendance Estimate: 8,500–10,000.</p>	Medium	\$ 101,000	<p>Requested \$ 10,000</p> <p><b>Recommended \$ 8,000</b></p>
<p><b>PHILIPPINE DAYS</b>, Metro Vancouver Philippine Arts &amp; Culture Expo Society</p> <p>Located in Waterfront Park, PHILIPPINE DAYS is the largest celebration of Caribbean culture in the Pacific North West and attracts members of the Philippine community from around the province and farther afield. The two-day event includes: a main-stage program with culturally inclusive music, dance and cultural entertainments; a flag-raising ceremony to celebrate Philippine Independence Day; community games; food and merchandise booths; and other roving performers. Attendance Estimate: 20,000.</p>	Medium	\$ 59,700	<p>Requested \$ 15,000</p> <p><b>Recommended \$ 6,000</b></p>
<p><b>CARIBBEAN DAYS</b>, Trinidad &amp; Tobago Cultural Society</p> <p>Also located in Waterfront Park, CARIBBEAN DAYS is the largest celebration of Caribbean culture in the region. The two day event includes culturally diverse music, dance and cultural entertainments; a carnival parade; a main stage program; roving performers; an arts and crafts fair; community info booths; food vendors and a licensed beer garden. As a significant percentage of the audience is off-shore, the event is now well established as a regional cultural tourism product. Attendance Estimate: 20,000.</p>	High	\$ 169,200	<p>Requested \$ 15,000</p> <p><b>Recommended \$ 12,500</b></p>



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 1/2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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 PDS  
 For  
 Dept.  
 Manager

  
 GM/  
 Director

  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

May 20, 2015  
 File: 13.6480.30/002.005.000

**AUTHOR:** Karen Rendek - Policy Planner, MCIP, RPP

**SUBJECT:** Proposed Lynn Valley Town Centre Public Realm and Design Guidelines

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**RECOMMENDATION:**

THAT Council approve the Lynn Valley Town Centre Public Realm and Design Guidelines, dated May 20, 2015, which said guidelines are attached as Attachment 1 to the Council Report prepared by Karen Rendek dated May 20, 2015;

AND THAT Council give first, second and third reading to Bylaw 8119;

AND FURTHER THAT Council give first, second and third reading to Bylaw 8129.

**REASON FOR REPORT:**

To seek Council approval of the proposed Lynn Valley Town Centre Public Realm and Design Guidelines.

**SUMMARY:**

The proposed Lynn Valley Town Centre Public Realm and Design guidelines provide a design framework for the public realm and built form that is consistent with the community's desire for a "mountain village" theme. It is intended to provide flexibility and to encourage innovation as the town centre grows and changes over time. The proposed guidelines will provide guidance to property owners, staff, residents, stakeholders, consultants and Council when considering redevelopment proposals in Lynn Valley and will be an important tool to help realize the community's vision for this centre. The proposed guidelines have been informed by public and stakeholder input through a series of engagement events. The revised draft was presented to the Committee of the Whole on April 13<sup>th</sup> and 27<sup>th</sup> for discussion and clarification. Refinements, explained in this report, have been made to the design of the High Street in response to feedback from the community and Council. These refinements are included in the Lynn Valley Town Centre Public Realm and Design Guidelines for Council consideration of approval.

**BACKGROUND:**

Results of community engagement in January 2015 indicated strong overall support for the proposed guidelines. Approximately 93% of respondents support the overall direction and “mountain village” theme for Lynn Valley Town Centre.

The planning process, community engagement efforts and results of the public and stakeholder engagement process are outlined in the Planning Report, dated April 7, 2015 as presented to the Committee of the Whole on April 13, 2015 (Attachment 4). Staff also presented at the Committee of the Whole meeting on April 27<sup>th</sup> to seek clarifications from Council on recommended revisions to the High Street. Based on this follow-up discussion, refinements have been made and are outlined in the analysis section of this report and included in the final version (Attachment 1).

**EXISTING POLICY:**

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines have been developed to support existing policies contained in the OCP and direction provided by the Flexible Planning Framework, as well as other relevant policies and studies including the Lynn Valley Town Centre Transportation Study (2013); Hastings Creek Watershed Ecology and Hydro Technical Assessment (2013); and the North Shore Area Transit Plan (2012).

Streetscape Design Guidelines specifically for Lynn Valley Town Centre referred to as Bylaw 7157 were developed in 1999 following the completion of the Lynn Valley Community Plan in 1998. The Lynn Valley Community Plan, (1998) was repealed upon adoption of the new District-wide Official Community Plan, (Bylaw 7900, 2011).

The Streetscape Design Guidelines contained in Bylaw 7157 remain in effect pending completion of the Lynn Valley Town Centre Public Realm and Design Guidelines which is now before Council for consideration. Relevant portions of Bylaw 7157 have been integrated into the proposed Lynn Valley Town Centre Public Realm and Design Guideline document to ensure compatibility and consistency with sidewalk treatments and lighting standards already implemented on portions of Lynn Valley Road, Mountain Highway and East 27<sup>th</sup> Street (Attachment 5). With Council approval of the Lynn Valley Town Centre Public Realm and Design Guidelines, Bylaw 7157 will also need to be repealed.

The District of North Vancouver Development Servicing Bylaw 7388, 2005 also requires amendment to ensure that lands within the Lynn Valley Town Centre are governed by this Bylaw, once Bylaw 7157 is repealed.

**ANALYSIS:**

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines are intended to shape a memorable and authentic town centre that is unique to Lynn Valley and responsive to its local climate, geography and culture. The guidelines have an overall “mountain village” theme and provide guidance for the design of buildings and public spaces including the streets and lanes, sidewalks, pathways and open spaces such as parks and plazas.



During community and stakeholder consultations, strong community support emerged for the overall “mountain village” theme and the key strategies proposed for landscaping; plazas and neighbourhood park design features; street furniture and lighting; treatment of pathways; and rainwater management. Following the public consultations held in January the draft guidelines were reviewed by the Advisory Committee on Disability Issues (ACDI), Advisory Design Panel (ADP), Vancouver Coastal Health and a workshop was held with community stakeholders.

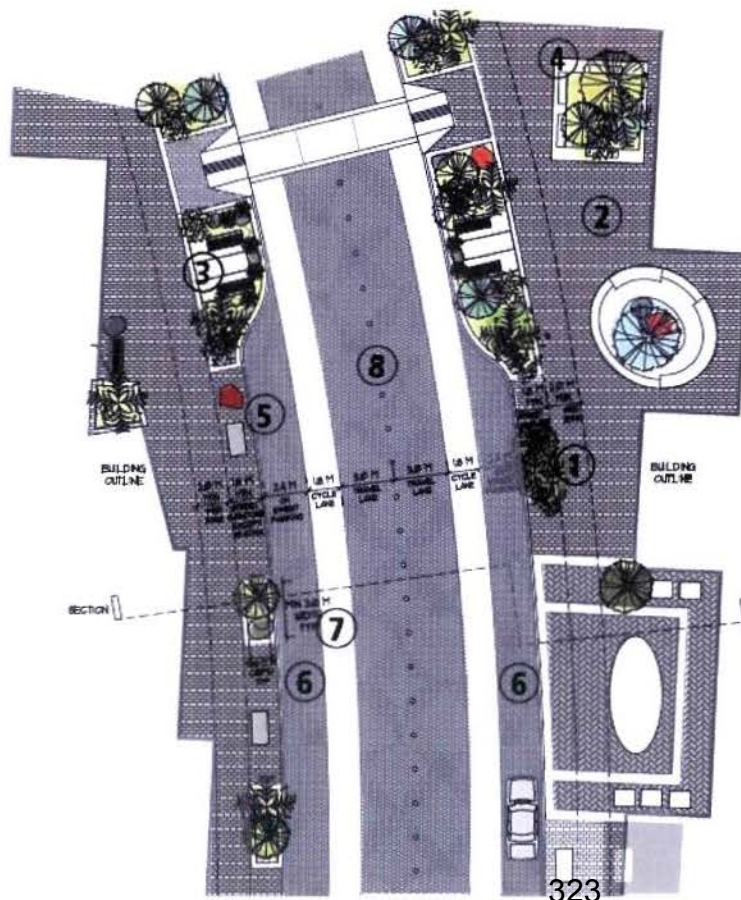
Refinements were made to the draft design guidelines based on public and stakeholder feedback and a second draft, (dated April 10, 2015), was presented to the Committee of the Whole on April 13<sup>th</sup> and 27<sup>th</sup>, 2015.

At these Committee of the Whole sessions, Council provided additional feedback to staff to further inform the design for the High Street.

The following section highlights the progression of refinements made to the High Street throughout the planning process and compares the concept presented as part of the public engagement process (first draft) in January 2015, the concept presented to the Committee of the Whole (second draft) in April 2015 and the concept included in the final document before Council for consideration (1 June, 2015).

#### **High Street Concept (January 2015)**

- from the Draft Public Realm and Design Guidelines presented at community and stakeholder engagement events (January 2015)



#### **Key Design Elements – Draft Design Concept #1**

- Well delineated spaces for each travel mode
- Separate bike lanes running the length of the High Street
- Pedestrians encouraged to cross at defined pedestrian crosswalks
- Traditional curb design marks edge of vehicular and pedestrian realms
- Continuous parking pockets
- Clustered landscape islands

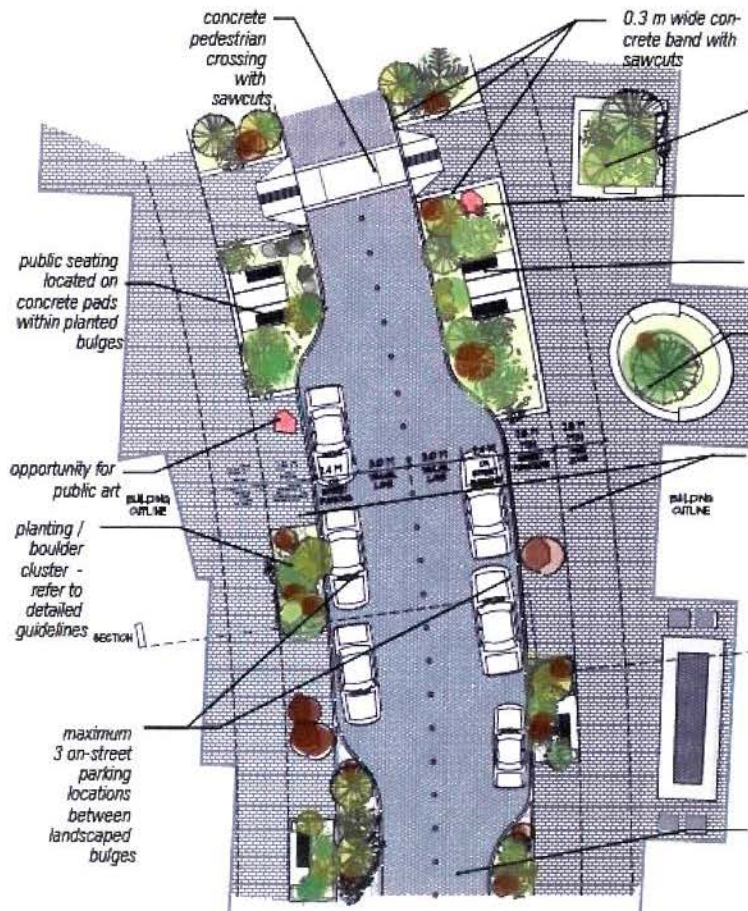


Feedback received from community and stakeholder consultations included: provide separated and protected lanes for cyclists that are fit for all ages and abilities, ensure pedestrian priority over other modes, improve the pedestrian focus, design the High Street as a destination, ensure there is sufficient parking for businesses and ensure accessibility for all users.

### High Street Concept (April 2015)

- from the Draft Public Realm and Design Guidelines presented to the Committee of the Whole (April 13<sup>th</sup> and 27<sup>th</sup>, 2015)

This version of the High Street includes refinements to address community and stakeholder feedback. Specifically, improvements have been made to emphasize the pedestrian focus, increase accessibility and enhance the safety of all users. Separated cycle lanes remain at the entrances of Lynn Valley Road and East 27<sup>th</sup> Street and for a portion of the High Street to allow for safe arrival by cyclists to the central core. At the narrowed portion of the High Street, through cyclists will use the travel lanes. Bike parking facilities are to be provided at each end, prior to entering the pedestrian priority zone. The road corridor has been narrowed to remove the separate bike lane and to emphasize the pedestrian focus for this area. On-street parking for drop-off, pick-up and accessibility considerations is provided in limited areas and is interspersed with clustered landscaped bulges.



### Key Design Elements – Draft Design Concept #2

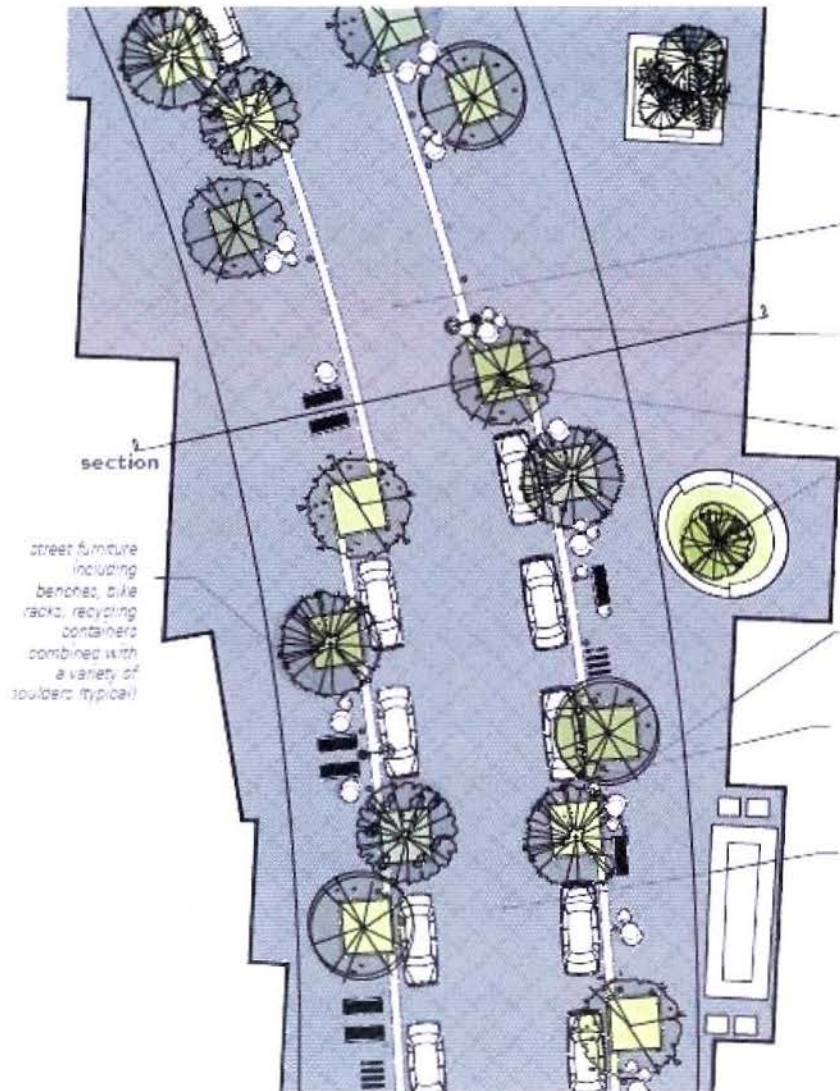
- narrowed road space within central core of the High Street
- Bikes share travel lane with vehicles with separate bike lanes at entrances only (LVR and East 27<sup>th</sup>)
- Pedestrians encouraged to cross at defined crosswalks
- Traditional curb design
- Parking pockets on both sides of the street interspersed with landscaping
- Shared use of space by all modes
- Landscape cluster islands help distinguish the vehicular travel lanes from the pedestrian realm.



Feedback from the Committee of the Whole discussion on April 13<sup>th</sup> led staff to seek further clarification from the Committee on April 27<sup>th</sup> to help inform the concept for the High Street. Feedback received at the April 27<sup>th</sup> meeting included exploring a non-traditional curb design to create a pedestrian priority zone within the central portion rather than a pedestrian cross walk; increasing the permeability and sightlines to see shops on either side of the street and continuing with time restricted on-street parking where feasible for business vitality, accessibility considerations and to help slow vehicle traffic.

### High Street Concept (June 2015)

- Current design that is incorporated in the Lynn Valley Town Centre Public Realm and Design Guidelines for Council consideration on (June 1, 2015).



### Key Design Elements – Draft Design Concept #3

- Fully integrated road space in which barriers between different modes has been removed and the road is treated as public realm space
- Separated cycle lanes remain at each entrance from Lynn Valley Road and East 27<sup>th</sup> Street to ensure safe arrival for cyclists
- Bike parking located at each end prior to entering the pedestrian priority zone “heart” or destination
- Curb-less street providing full accessibility to pedestrians at any point along the street
- Parking pockets on both sides of the street for limited on-street parking opportunities
- Trees and bollards delineate the edge of the pedestrian zone
- Pavers within the central pedestrian priority zone, including the roadway
- Central portion of High Street can be readily closed off for community events

concept plan segment for shared portion of the High Street



### **Transportation Considerations**

The current High Street concept may have implications for surrounding streets and overall circulation patterns. The design may lead to fewer vehicles on the High Street as the design is intended to slow traffic down. If this occurs more vehicle traffic may result on surrounding streets than originally stated in the Transportation Plan with potential corresponding delays at intersections.

With the High Street considered as being integral to the public realm space, traffic calming may be required in adjacent neighbourhoods to mitigate this potential impact. Staff recommend this situation be monitored so adjustments can be made as needed. In addition, cyclists travelling through the centre would need to share the High Street with slow moving vehicle traffic or dismount and mix with pedestrians as this street would be considered a destination street rather than a commuter route.

### **Timing/Approval Process:**

The Public Realm and Design Guidelines for Lynn Valley Town Centre are needed to inform and guide the preparation and review of development applications in Lynn Valley Town Centre.

### **Concurrence:**

These Design Guidelines have been reviewed by an interdepartmental staff team at key milestones throughout the planning process. OCP Implementation Planning Committee (OCP) members participated in the public events and the draft was reviewed by the Advisory Committee on Disability Issues (ACDI), Advisory Design Panel (ADP) and Vancouver Coastal Health.

### **Financial Impacts:**

The proposed guidelines present a suite of design elements to enhance public realm spaces within the town centre that could be funded through development, as and when it occurs.

### **Liability/Risk:**

The proposed guidelines are generally consistent with the OCP and do not expose the District to any particular liability or risk.

### **Social Policy Implications:**

The design guidelines promote the achievement of the community vision for the LVTC that is inspired by a "mountain village" theme with active transportation (walking, cycling) and community interaction through flexible and interesting social spaces including public plazas and a new neighbourhood park.

### **Environmental Impact:**

The guidelines identify improvements to ecological functions of the public spaces through street tree clusters and rainwater management strategies to improve the health of the Hastings Creek Watershed.

**Public Input:**

The proposed guidelines have been informed by a series of public and stakeholder consultation efforts undertaken for Lynn Valley Town Centre as described in the Planning Report Dated April 7, 2015 on the Draft Lynn Valley Town Centre Public Realm and Design Guidelines (Attachment 3). Approximately 230 community and stakeholder participants have informed the revised draft design guidelines.

**Conclusion:**

The proposed Lynn Valley Town Centre Public Realm and Design guidelines provide a design framework for the public realm and built form that is consistent with the community's desire for a "mountain village" theme. It is intended to provide flexibility and to encourage innovation as the town centre grows and changes over time. The proposed guidelines will provide guidance to property owners, staff, residents, stakeholders, consultants and Council when considering redevelopment proposals in Lynn Valley and will be an important tool to help realize the community's vision for this centre. The proposed guidelines have been informed and refined based on public and stakeholder input and comments from Council at the April 13<sup>th</sup> and 27<sup>th</sup>, 2015 Committee of the Whole meetings. Refinements to the High Street are included in the Lynn Valley Town Centre Public Realm and Design Guidelines that is being presented for Council's consideration of approval.

**Options:**

THAT Council:

Approve the Lynn Valley Town Centre Public Realm and Design Guidelines (Attachment 1, recommended option); and

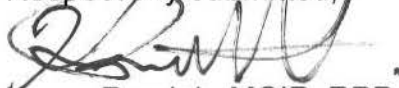
Give first, second and third reading to Bylaws 8119 and 8129

OR

Alternatively, Council may:

Advise staff of specific revisions or alternative directions regarding the Lynn Valley Town Centre Public Realm and Design Guidelines and instruct that these be addressed prior to Council's consideration of approval.

Respectfully submitted,

  
Karen Rendek, MCIP, RPP  
Policy Planner

**Attachments**

1: Lynn Valley Town Centre Public Realm and Design Guidelines, May 20, 2015

2: Bylaw 8119 to repeal Bylaw 7157

3: Bylaw 8129 to amend Bylaw 7388

4: Planning Report Dated April 7, 2015 on the Draft Lynn Valley Town Centre Public Realm and Design Guidelines

5: Synopsis of Recommendations and Outline of Portions of Bylaw 7157 included in the Proposed Lynn Valley Town Centre Public Realm and Design Guidelines

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





# Lynn Valley Town Centre **PUBLIC REALM AND DESIGN GUIDELINES**

Ramsay Worden Architects  
PFS Studio  
May 20, 2015



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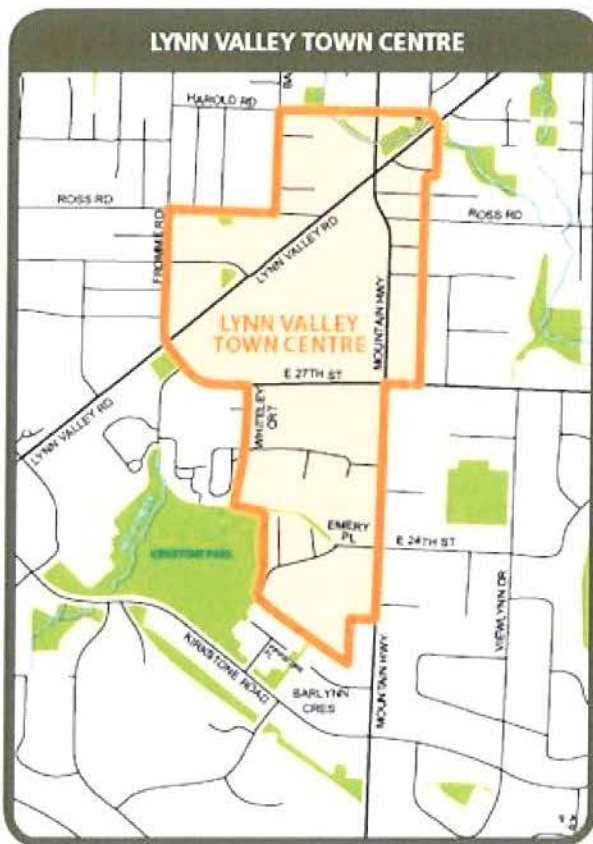
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## 1.0 Vision for Lynn Valley Town Centre

*Lynn Valley Town Centre is envisioned as a well-designed pedestrian, biking and transit-oriented mixed use centre in the heart of Lynn Valley that celebrates its natural and cultural setting and strong sense of community. Building on the existing strong commercial core with recreation and civic uses, a mix of new residential, commercial and employment uses, park and community space and green building design and infrastructure will create a more vibrant and complete community (Schedule A, District Official Community Plan, 2011).*



*Lynn Valley Town Centre Boundary*

## 1.1 Design Principles and Purpose

The purpose of this document is to provide a design framework for the built form and public realm consistent with community desire for a Mountain Village. These guidelines are applicable to the Lynn Valley Town Centre as outlined in the OCP, and the Flexible Planning Framework. The intention is to provide flexibility and encourage innovation as the Town Centre develops and grows into the future. References to local history, the use of natural colours, selected local plants and materials and inspiration for imaginative integration of rainwater management into the overall design is included in this document to support authenticity within the Mountain Village theme. The overall goal is to develop attractive, durable buildings appropriate to Lynn Valley and a public realm that complements the natural beauty of the North Shore, supporting the social, recreational and commercial life of the Lynn Valley community.

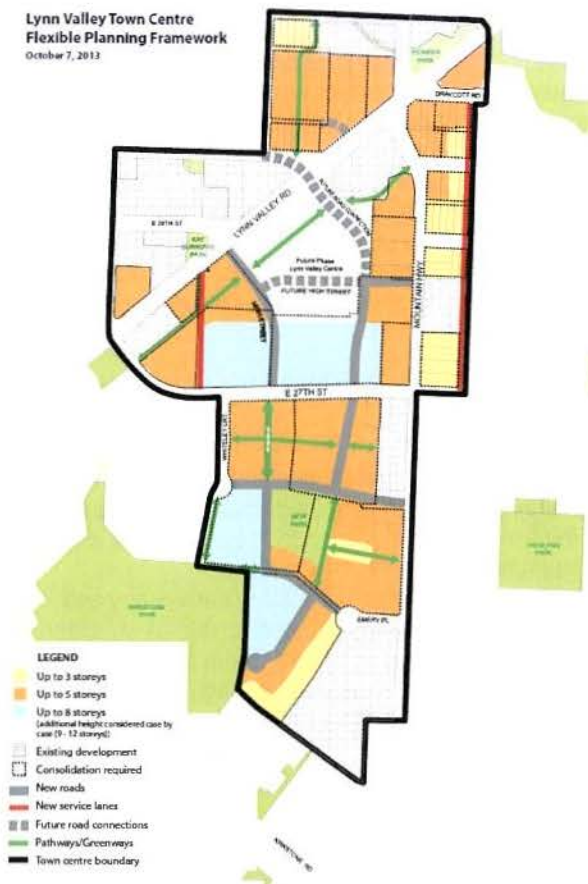
### Guiding Urban Design Principles to Support the Vision:

1. Encourage design excellence and innovation in urban design, architecture and landscape architecture that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.
2. Connect to the wider Lynn Valley community and natural environment - establish an overall structure that integrates with and links to the surrounding community and streets to encourage active lifestyles and social connections. The location and design of buildings are to maintain key public views toward the mountain setting from new streets to and through the Town Centre.
3. Develop a unique sense of place - by the creation of linked plazas, parks and trails that reference the history, logging, etc.
4. Encourage variety and innovation in building form - encourage distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
5. Integrate authentic and natural materials - the design of both the public realm and private developments are encouraged to integrate locally and regionally available materials to further enhance the sense of the mountain village.
6. Provide a vibrant mixed use High Street - that creates a physical, social and economic heart for the community.
7. Integrate innovative, effective stormwater management into the design of the public realm and architecture.

## 1.2 Policy Context

The Flexible Planning Framework, approved by Council in 2013, builds on the land use policies in the District Official Community Plan and provides more detailed direction on built form and density.

**Lynn Valley Town Centre  
Flexible Planning Framework**  
October 7, 2013



Schedule B: Development Permit Areas of the Official Community Plan Bylaw 7900 includes a series of Form and Character Design Guidelines that apply to all commercial, industrial and multi-family development in the District, including the Lynn Valley Town Centre. Design elements from these OCP guidelines, though not repeated in this Lynn Valley Town Centre Public Realm and Design Guidelines, still apply. Where identified, the Lynn Valley Town Centre Public Realm and Design Guidelines offer additional design measures to provide clarity or further detail to the OCP design guidelines towards achieving the Mountain Village character and vision for the Lynn Valley Town Centre. In limited cases, where identified, the design measures in the Lynn Valley Town Centre Public Realm and Design Guidelines replace those provided in the OCP Form and Character Design Guidelines. See appendix for details.



### 1.3 Planning Framework

The overall planning framework reflects the community's desire to have a central heart for all of Lynn Valley. The plan includes a series of "hearts" (library plaza, High Street and the new neighbourhood park) each designed to provide unique opportunities and experiences and, when combined, provide a centre where people can live, work, play, recreate, learn and celebrate together. The planning framework aims specifically to include:

- New streets, including a High Street, to provide additional connections within the town centre and the surrounding community;
- A series of safe and pleasant walking, cycling and/or multi-use paths to provide opportunities to walk or cycle around and through the town centre on pathways as well as streets;
- Two small and one larger plaza along the High Street to encourage opportunities to meet, sit and relax;
- Two generous multi-use paths to create 'green spines' from the new neighbourhood park to the High Street and library plaza; and,

- A 1 ½ - 2 acre neighbourhood park for active play with a variety of spaces and activities for individuals of all ages and for community gatherings.

### 1.4 Other Relevant Documents

Other existing policies, studies and regulations that are relevant to and need to be reviewed in conjunction with these Design Guidelines:

- Development Servicing By-Law 7388 as amended (DSB) and other Municipal Standards
- Lynn Valley Town Centre Transportation Assessment, Urban Systems, 2013
- Hastings Creek Watershed: Ecology and Hydrotechnical Assessment, Raincoast Applied Ecology and Kerr Wood Leidal Associates, 2013
- North Shore Area Transit Plan, Translink, 2012

The above mentioned documents are not repeated in this Design Guideline document. Sections of these existing policies have been revised or expanded to meet design objectives and are outlined in appendix 6.0.

### 1.5 How to use this Document

These guidelines are intended to be used by property owners, developers and their design consultants, District staff and Council on how to achieve the community's vision for Lynn Valley Town Centre. The document contains statements that apply to all new development within Lynn Valley Town Centre to guide the form and character of commercial, multi-family and ground-oriented housing and their relationship to the public realm and surrounding neighbourhood.



Existing Civic / Commercial Plaza

High Street

Large Public Plaza

Small Public Plazas

Neighbourhood Park

## 2.0 Open Space Guidelines

Intent: Build on the vision and overall guiding principles to create a connected pedestrian/bike/transit oriented community that provides strong linkages to civic, mixed use commercial and park nodes and ample spaces for people to gather and interact. Provide a series of pedestrian pathways, pedestrian/cycle greenways and pedestrian mews that link key destinations, parks and plazas in the LVTC.





## 2.1 Pedestrian/Cycle Pathways

### 2.1.1 Town Centre Pedestrian Pathways

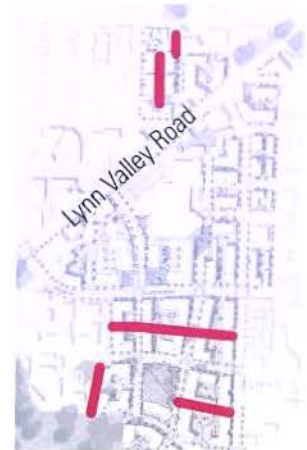
**Intent:** Design for a series of pedestrian focused pathways outside of the core, both north of Lynn Valley Road and south of East 27th Street. These pathways are intended to be publicly accessible pedestrian routes providing midblock access improving walkability and circulation within the centre.

#### Design Elements:

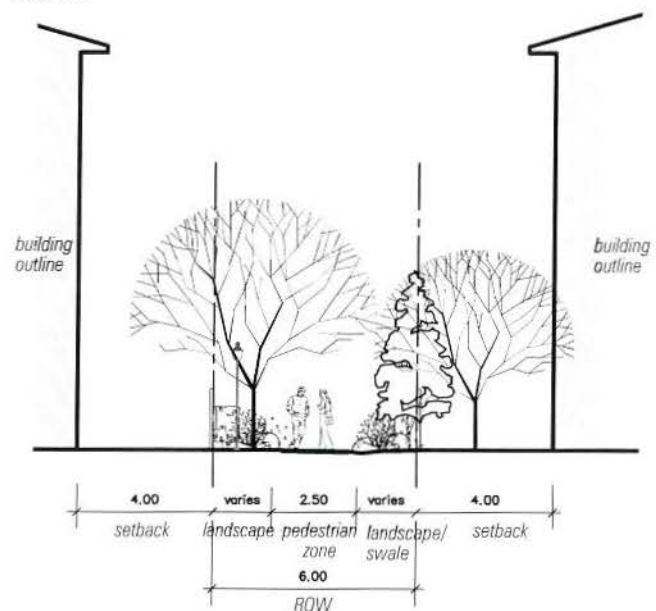
- a surface of concrete or concrete pavers selected from the paving palette for the Town Centre at a minimum width of 2.5 m should be provided
- the pathway is encouraged to meander within the right of way
- landscaping, trees including medium sized conifers and benches are encouraged between the buildings and the pathway surface except at building entries
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- pathway surface should be sloped to a parallel drainage swale - benches should be located on the opposite side of the pathway
- buildings along the pathway should be encouraged to have windows and secondary entries if feasible
- furnishings such as benches and waste / recycling receptacles should be located on concrete pads within the landscape zone
- concrete pads should extend 1.0 m in width under benches for strollers, etc.
- benches should be set back 0.5 m from the edge of the concrete pad
- lighting should be provided at a pedestrian scale either with fixtures mounted on the adjacent buildings or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding is encouraged as part of the design



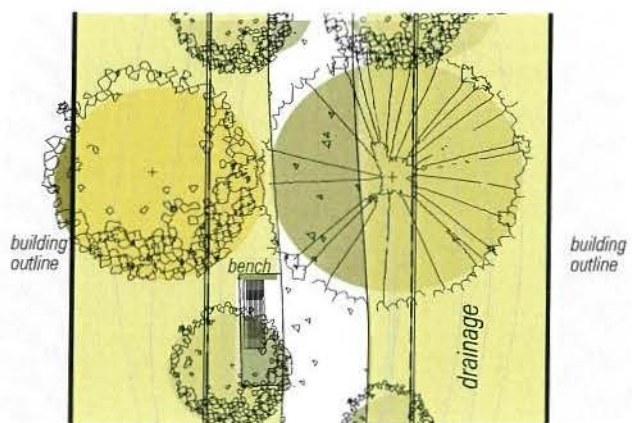
landscaping provides a buffer between private and public space



Section



Plan Segment







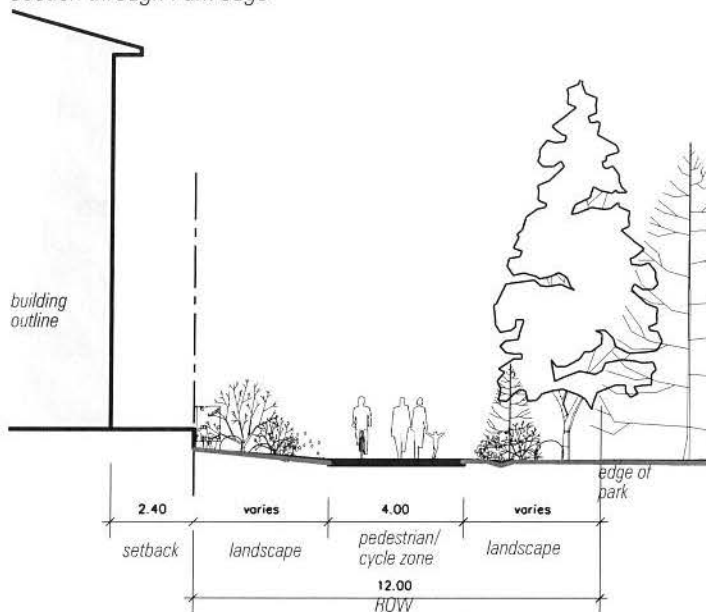
## 2.1.2 Town Centre Pedestrian/Cycle Greenway

**Intent:** Design for two generous multi-use paths ('green spines') to facilitate pedestrian and cycling movements within the centre and to link key destinations (Valley Centre Avenue, Library Plaza and the new neighbourhood park).

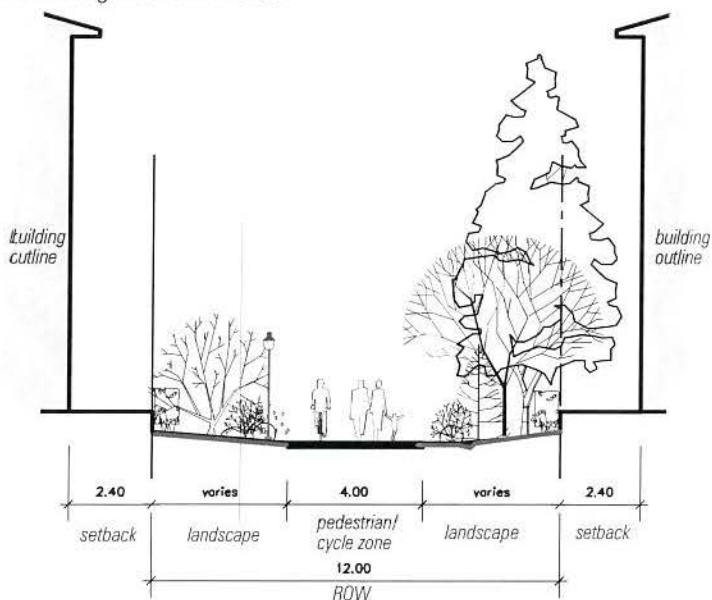
### Design Elements:

- a minimum 12.0 m wide ROW including 4.0 m wide pedestrian/cycle path should be provided
- it is encouraged to meander within the ROW to accommodate planting, benches, etc.
- min 4.0 m wide landscape zone should be included on both sides of the path to accommodate tall trees
- the surface of the pathway should be concrete selected from the paving palette for the Town Centre
- pathway surface should be sloped to a parallel drainage swale
- benches should be located on the side of the pathway without the swale
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- buildings along the greenway are encouraged to have windows and secondary entries if feasible
- furnishings such as benches and waste / recycling receptacles should be located on concrete pads within the landscape zone
  - concrete pads should extend 1.0 m in width under benches for strollers, etc.
  - benches should be set back 0.5 m from the edge of the concrete pad
- lighting should be provided at a pedestrian scale either with fixtures mounted on the adjacent buildings or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding is encouraged to be part of the design

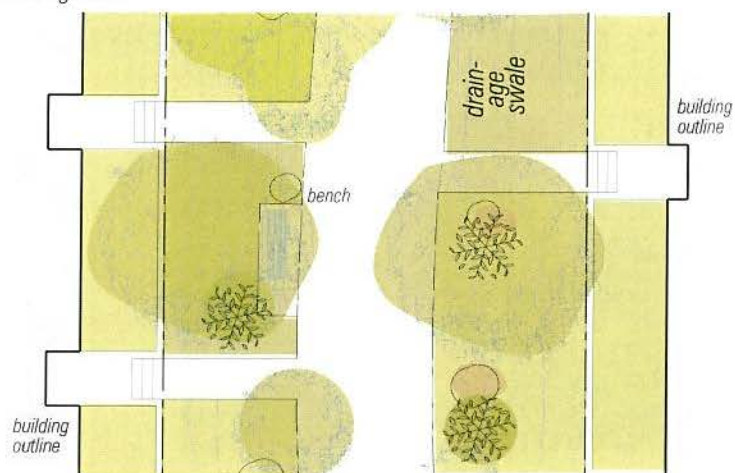
Section through Park edge



Section through residential street



Plan Segment



### 2.1.3 Town Centre Core Pedestrian/Cycle Greenway

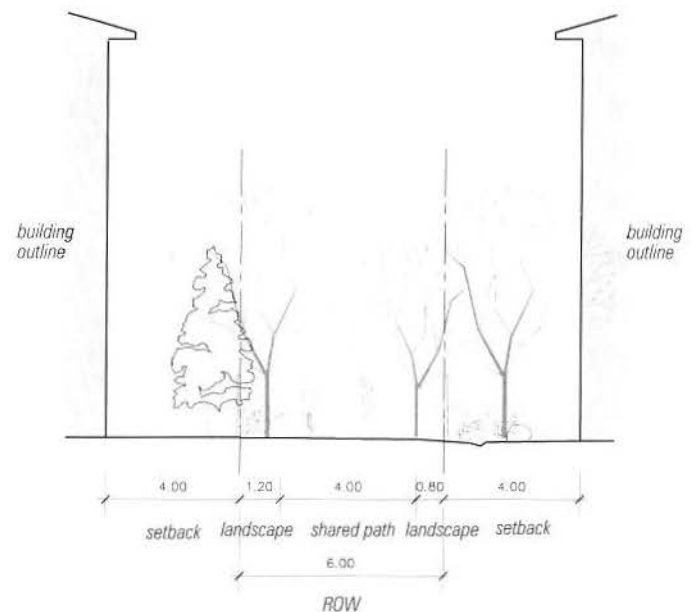
**Intent:** Design for a pedestrian/cycle connection from Valley Centre Avenue to East 27th Street to improve linkages from Kirkstone Park along Fromme Road to the Town Centre core.

#### Design Elements:

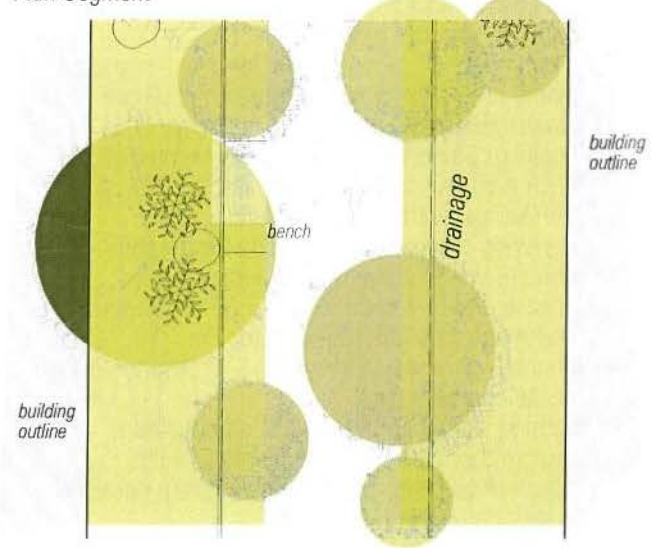
- a minimum 6.0 m wide ROW including 4.0 m wide shared pedestrian/cycle path
- landscape zone on both sides of the path to accommodate natural groupings of trees and shrubs
- garden walls combined with landscaping are encouraged along the property line
- the surface of the pathway should be concrete, selected from the paving palette for the Town Centre
- pathway surface should be sloped to a parallel drainage swale
- benches should be located on the side of the pathway without a drainage swale
- planting of noninvasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- buildings along the pathway are encouraged to have windows and secondary entries if feasible
- furnishings such as benches and waste / recycling receptacles should be located on concrete pads within the landscape zone
  - concrete pads should extend 1.0 m in width under benches for strollers, etc.
  - benches should be set back 0.5 m from the edge of the concrete pad
- lighting should be provided at a pedestrian scale either with fixtures mounted on the adjacent buildings or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding should be part of the design



Section



Plan Segment



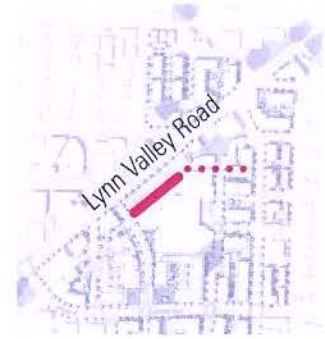


### 2.1.5 Town Centre Core Pedestrian Mews

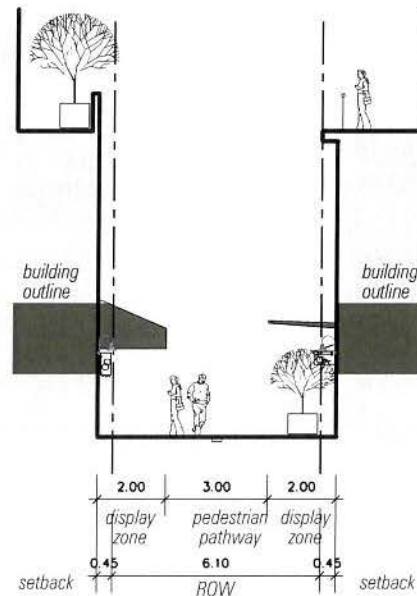
**Intent:** An intimate pedestrian mews with mixed-use retail and residential is intended to provide a pedestrian connection and retail linkage from Library Plaza to Valley Centre Avenue, the prominent shopping street.

#### Design Elements:

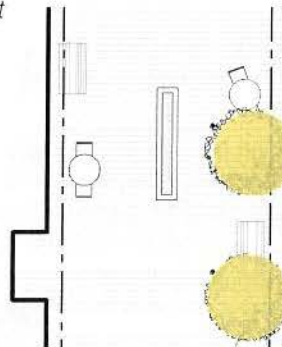
- a 3.0 m wide pedestrian zone is recommended flanked by a 2.0 m wide zone for seating, retail display, plants in containers, refuse and recycling containers, etc., on both sides
- a building setback of 0.45 m from the property line is recommended
- the surface of the mews should be pavers, consistent with the Town Centre core sidewalk treatment
- buildings should be encouraged to have windows and entries along the mews
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are unavoidable
- buildings along the mews are encouraged to incorporate pedestrian-oriented signs with wall mounted lighting integrated into the design
- wall mounted lights are encouraged along the length of the mews
- exterior, wall mounted brackets on the building façades to support seasonal lighting and banners are encouraged
- incorporation of public art and integrated cues to wayfinding should be part of the design
- the possibility of covering portions of the mews with a tensile structure or glazed canopy is encouraged



Section



Plan Segment



street furniture and planters to creating a unique public space



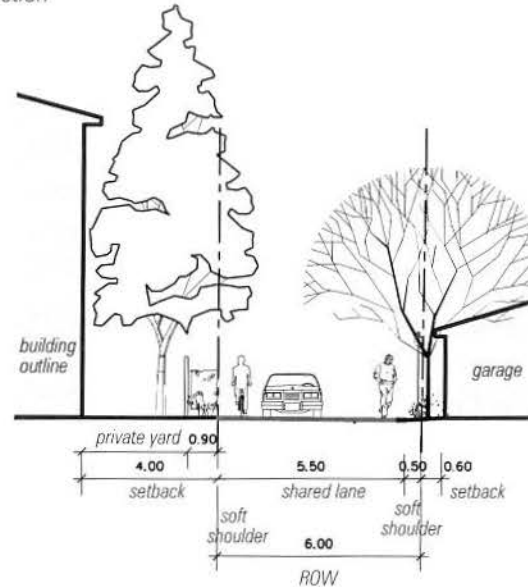
## 2.1.6 Green Lane

**Intent:** Design for a Green Lane east of and parallel to Mountain Highway, between East 27th up to Draycott Road. Intended to provide a buffer between the single family neighbourhood to the east and attached multi-family within the centre and an alternative route for cyclists off major streets.

### Design Elements:

- dimensions should meet minimum District standards for a vehicular laneway with possible exceptions to allow trees or pockets of landscaping
- a surface of concrete or concrete pavers selected from the paving palette for the Town Centre is recommended
- cyclists should share the laneway with vehicles and pedestrians
- landscaping between the buildings and the lane surface is encouraged if space is adequate, except at building entries
- permeable surface treatment are recommended along the edges in the ROW if feasible
- min 0.9 m width for shrubs, ground cover and other plants is recommended on the west side
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- buildings along the Green Lane should be encouraged to have windows and secondary entries, if feasible
- lighting should be provided at a pedestrian scale either with fixtures mounted on building façades or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding is encouraged to be part of the design

Section



Plan Segment



*the character of the Green Lane should be appealing to pedestrians and cyclists*

## 2.2 Public Plazas

**Intent:** Two public plazas are to be located on the north side of East 27<sup>th</sup> Street on either side of Valley Centre Avenue. These plazas are positioned to benefit from sunlight during the day. Together they are intended to form a gateway into the Town Centre core from East 27<sup>th</sup> Street.

### Design Elements:

- ample seating opportunities should be provided in locations that will receive direct sun during the day and in places that have rain protection
- seating and tables should meet the needs of a broad range of users, optimizing comfort and accessibility
- the use of movable tables and chairs is encouraged
- seating should be designed to be integral to the design concept for the plaza and use materials that complement the material palette of adjacent buildings
- coordinate site furnishings (e.g. garbage containers, bike racks, lighting, tables and seating) with streetscape furnishings including a drinking fountain /water fill station in the large public plaza(s)
- an area where stormwater collected from building roofs or fixed canopies should allow infiltration into a rainwater garden, and be included on private property if space permits
- landscape plantings should respond to the theme of naturalized mountain landscape with a variety of native or similar species including a proportion of coniferous species
- paving should be compatible with the streetscape materials palette and patterned to both respond to surrounding building architecture (entrances, pilasters, etc.) and merge seamlessly into the overall paving pattern of adjacent sidewalks
- public art should be incorporated as free-standing elements that enhance the gateway function of these plazas; public art embellishments of furnishings (benches, storm grates, etc.) are also encouraged



*plazas with solar access, comfortable places to sit and generous landscaping will become important Town Centre gathering places*



*examples of integrating stormwater management into plazas*



## 2.3 Neighbourhood Park

Intent: Design for a new neighbourhood park south of East 27th Street. Details of park planning and design will be determined through a District-led park planning process. Preliminary Design Guidelines are provided below.

### 2.3.1 Park Planning - General

- provide large square or rectangular shaped, contiguous park space, to accommodate comprehensive park programming
- paved areas of the park should be integrated seamlessly into the adjacent streetscapes
- rain falling on adjacent sidewalks and any associated plaza areas should be well managed and considered a design feature within the park
- provide opportunities for users of all ages including children, youth, seniors and persons with disabilities
- provide flexibility for future demands
- where possible, landscape plans should take advantage of the opportunity to plant large, long-lived trees that are typical of the area's original mix of tree species; large trees will benefit from this one area of unlimited soil volumes to thrive in the Town Centre

### 2.3.2 Neighbourhood Park Guidelines

*(Subject to Parks Planning Process)*

- estimated park area of 1.5 - 2 acres
- provide an open lawn area for flexible multi-use including markets, concerts, outdoor community activities and opportunities for active and passive play
- programming of the park should anticipate space and infrastructure to support outdoor special events, gathering, seating and play opportunities related to the Town Centre (water supply, electrical supply, adaptable lighting fixtures, etc.)
- include places to gather, meet, entertain, see and be seen, sunbathe, picnic, play and rest
- incorporate an urban landscape expression with shade trees
- provide unique and innovative seating (also incorporating tables) to meet the capacity and needs of a broad range of users, optimizing comfort and accessibility



*examples of furnishings and natural landscaping*



*outdoor special events*



- integrate pedestrian and cycling circulation via a multi-use greenway to the east with a connection to Kirkstone Park
- coordinate site furnishings (e.g. garbage containers, bike racks, lighting, tables and seating) with streetscape furnishings including a drinking fountain /water fill station

### 2.3.3 Preliminary Play Programming

- address current and future need for active play in the community including informal, passive and adventure play
- provide an innovative neighbourhood children's play area focused on active play, incorporating the following:
  - minimum of 350 square meters of playground space with minimum 15 m width
  - the playground should accommodate up to thirty (30) 5-12 year old children with a minor component for tot aged children.
  - the playground should be designed to the highest possible standards of universal accessibility

other considerations:

- create a safe open environment, providing safe physical upper and lower body play challenges
- include social / imaginative play, and perceptual motor and physical development in the overall design
- provide a variety of play opportunities for children of all abilities with an emphasis on shared play
- incorporate features that stimulate the senses and foster inclusive play
- incorporate a logical circulation pattern allowing children to move from one activity to another in an interesting and challenging manner

- consider incorporating the following play amenities and elements:

- overhead ladders (monkey bars)
- climbing net
- slide pole
- inclined ladders, climbing structure (also for adults – e.g. pull-ups)
- ground level imaginative activities,
- balancing activities
- slide(s)



*generous areas of open space and innovative play structures*

### 3.0 Specific Street Design Guidelines

The following section provides guidelines for specific streets including: the High Street, Library Lane, East 27th Street, and new local streets in the town centre

#### 3.1 High Street (Valley Centre Avenue):

**Intent:** To create a high quality pedestrian oriented shopping street that can be partially closed off during events.

##### Design Elements:

- Abbotsford Standard Series 'Natural' running bond concrete pavers are recommended for hard surfaced areas of the public and private realm
- Abbotsford Standard Series 'Charcoal' herringbone concrete pavers are recommended for travel lanes and on-street parking
- travel lanes are recommended at 3.0 m wide, on street parking at 2.4 m wide, furniture zone and planting clusters at 2.8 m to 5.2 m wide and a clear pedestrian zone at 2.8 m wide
- concrete paving with sawcuts are recommended for pedestrian crossings
- consider locating public art at one end of the pedestrian crossing
- landscaping including taller trees and conifers, if appropriate, boulders, seating and possible public art incorporated into the paving material are recommended at areas of architectural interest
- infrastructure including structural support, electricity, water supply and removable bollards (to accommodate seasonal and/or community events including the ability to close off portions of the street to vehicles) should be integrated
- public art in a variety of forms including free standing or within paved areas is highly encouraged
- refer to Section 4.2 for stormwater management guidelines



*community/seasonal street events*



### 3.1.1 High Street Planting

The location, size and distribution of street trees clusters and vegetation is a critical determinant of the street and Town Centre character. The following guidelines apply:

#### Design Elements:

- tree clusters should have a minimum width of 3.0 m and the minimum distance between clusters should be 3.0 m
- distances between tree clusters should vary
- each cluster should provide diversity in plant species
- clusters should not be located directly opposite the street from each other
- ground cover and/or low shrubs should be incorporated into the tree cluster beds as outlined in Section 4.4 Street Trees Species and Vegetation
- a variety of boulders, including large boulders, should be integrated into all planted areas
- benches are encouraged to be located parallel to the street, facing and aligned with the sidewalk where practical
- a maximum of 3 on-street parking spaces are recommended between planted bulges
- curb bulges are important opportunities for pedestrian level lighting, seating, possible public art and intensive planting
- curb bulges should be used to accommodate bike parking near the entrance to the high street at the north and south ends
- where possible, benches should be located within the bulges, located and oriented as indicated on the High Street concept diagram
- benches should be located on a concrete pad 1.2 m wide plus a clear space of 1.0 m for a total width of 3.0-3.4 m and the length of the pad should accommodate the bench plus 1.0 m of clear space for wheelchairs, strollers, etc. adjacent to the street



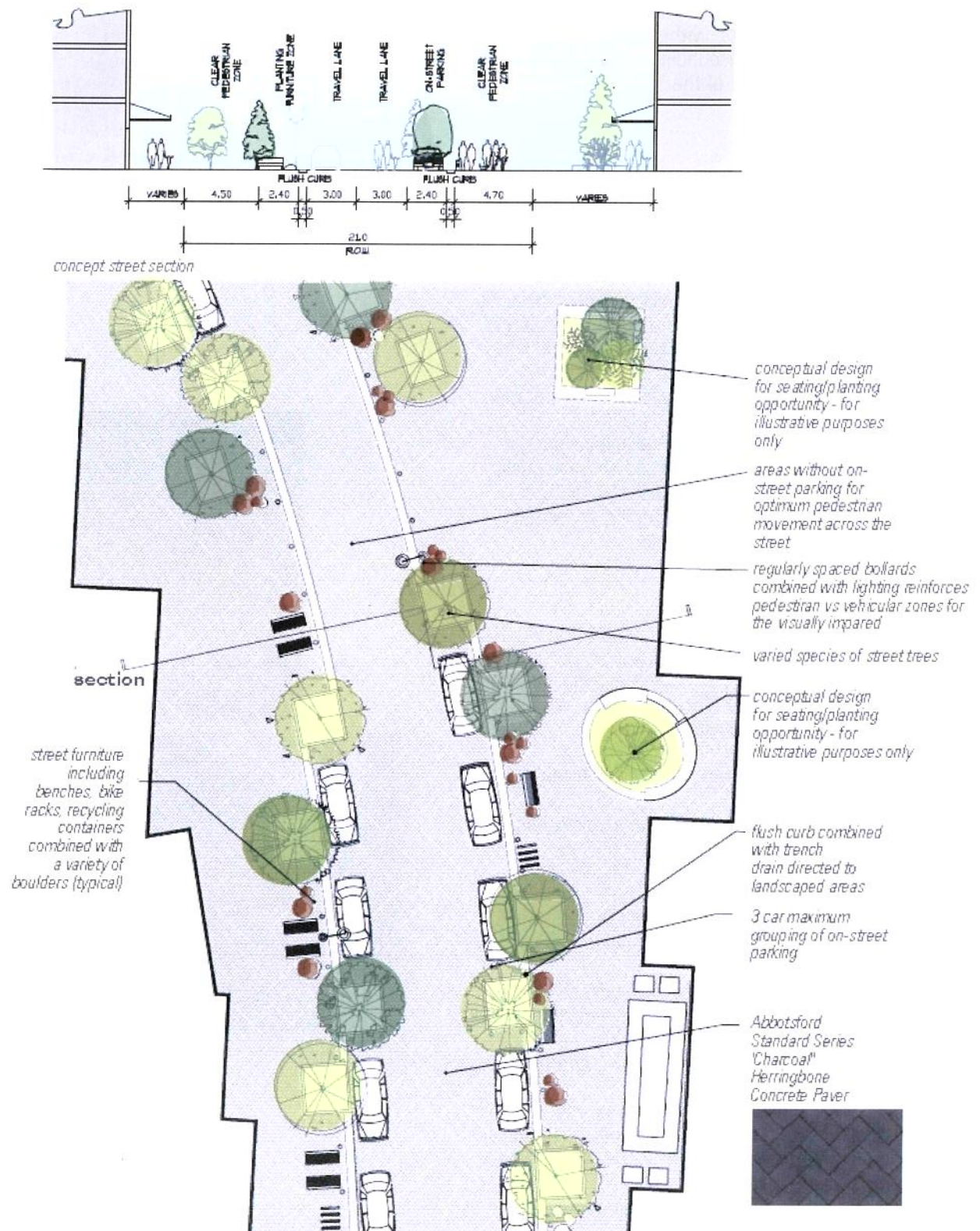
*example of landscaping/seating/paving treatment at area of architectural interest*



*examples of public art integrated into sidewalk paving*



## Concept diagram for the High Street (Valley Centre Avenue)



## 3.2 Library Lane

**Intent:** To create a unique residential street, secondary to the high street, which will provide strategies to slow traffic and identify this as an important connection within the core to link the library plaza and surrounding area and commercial uses to the rest of the Town Centre.

### Design Elements:

- Abbotsford Standard Series 'Natural' running bond concrete pavers are recommended for hard surfaced areas of the public and private realm which will include concrete bands from the inboard edge of the curb extending to the face of the building/areas of private outdoor space/landscaping
- Abbotsford Standard Series 'Charcoal' herringbone concrete pavers are recommended for travel lanes
- travel lanes are recommended at 3.5 m wide, planted boulevards at 2.3 m and sidewalks at min 2.0 m
- landscaping including taller trees and conifers, if appropriate, boulders, seating and possible public art are recommended at areas of architectural interest including building entrances, consistent with the Mountain Village theme

### 3.2.1 Library Lane Planting

The location, size and distribution of street tree clusters and vegetation within the planted boulevards and any areas of private planting adjacent to the public realm are critical determinants of the street and Town Centre character. The following guidelines apply:

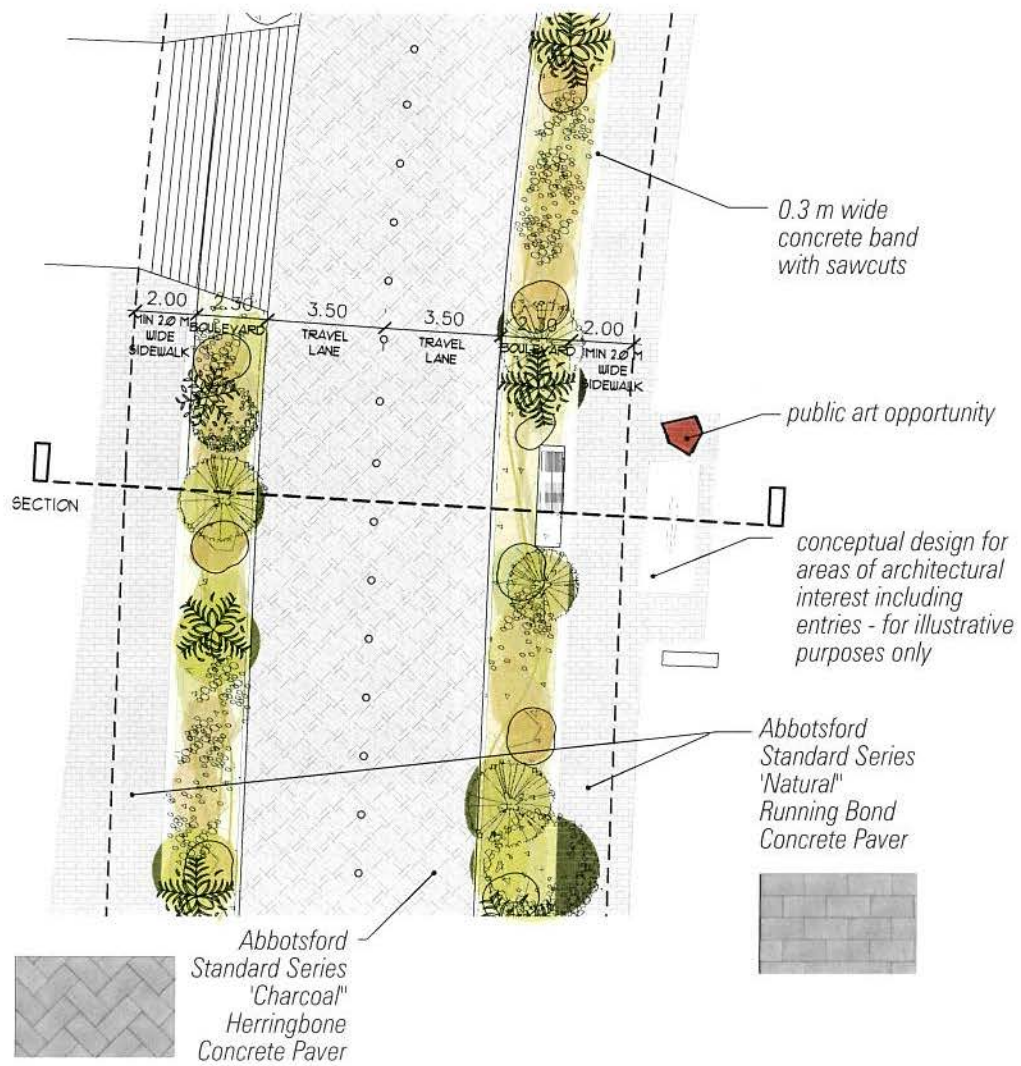
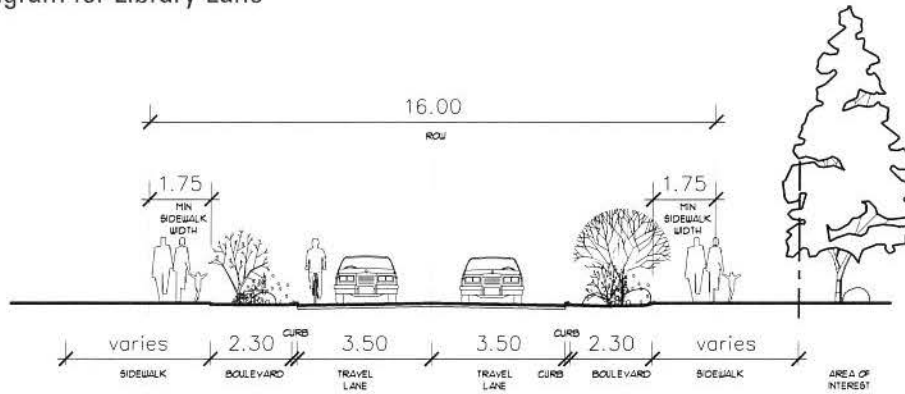
- boulevards should provide variety and diversity in plant species
- a variety of boulders, including some large boulders, should be integrated into all planted areas
- benches should be integrated into boulevard design, oriented to the sidewalk on a concrete pad 1.2 m wide and the length of the pad should accommodate the bench plus 1.0 m of clear space for wheelchairs, strollers, etc.
- recycling and trash receptacles should be located on concrete pads, within the boulevard, adjacent to the sidewalk
- pedestrian level lighting should be integrated into the boulevard design
- public art is encouraged within the boulevard or at areas of architectural interest, including entries, in a variety of forms including free standing or within paved areas
- refer to Section 4.2 for stormwater management guidelines



*example of boulevard planting and treatment*



## Concept diagram for Library Lane





### 3.3 East 27th Street

**Intent:** To create an environment which facilitates pedestrian, cycling, transit and vehicular connections and provides safe arrival to the centre of the community. Bike facilities will be separated from vehicular travel and integrated with the transit hub allowing for safe cycling movements to and from the core.



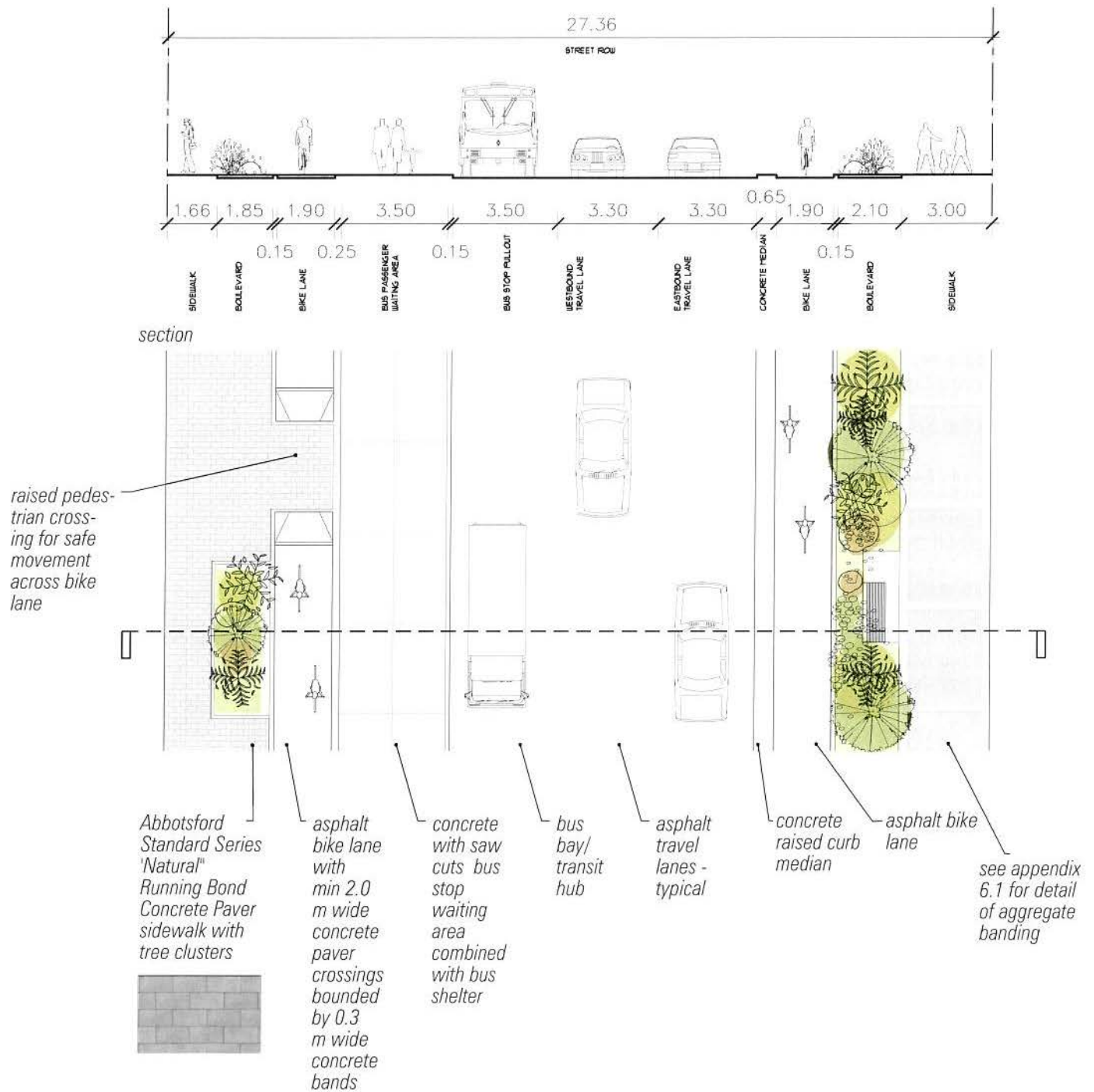
#### Design Elements:

- the public realm along the north edge of East 27th Street is intended to seamlessly connect the overall design theme and natural material selection of the High Street and Library Lane
- East 27th Street should integrate clusters of street trees (refer to 3.1.1 High Street).
- opportunities for public art and adequate provisions for bike racks should be integrated into this portion of the street
- a public art program could be used to develop the design of unique bus shelters
- Abbotsford Standard Series 'Natural' running bond concrete pavers are recommended for hard surfaced areas of the public and private realm excluding concrete bands from the inboard edge of the curb along the north edge of this street extending to the face of the building/areas of private outdoor space/landscaping
- travel lanes and bike lanes, varying in width, will be asphalt
- where required, sections of the bike lanes should be raised on sloping curbs to accommodate min 2.0 m wide pedestrian crossings with Abbotsford Standard Series 'Natural' running bond concrete pavers bounded by 0.3 m wide concrete bands
- bike parking facilities should be included in close proximity to the transit hub
- refer to 3.4 New Local Street for detailed guidelines for the portion of the street south of the bike lane which includes aggregate banding as outlined in appendix 6.1 Supplementary Paving Specifications
- refer to Section 4.2 for stormwater management guidelines
- see also 4.1.1 Cycle Lanes and Paths and section 4.1.7 Transit Shelters



*examples of bus stop bike lane condition*

## Concept diagram for East 27th Street





### 3.4 New Local Streets:

**Intent:** To continue the expression of the mountain village theme with planting, pavers, lighting, placement of boulders, that are consistent with those in the town centre core.

#### Design Elements:

- Abbotsford Standard Series 'Charcoal' herringbone concrete paver is recommended for on street parking to relate to the paving materials within the Town Centre Core
- standard broom finish concrete sidewalks are recommended for all New Local Streets
- pedestrian level lighting, low shrubs or groundcover, boulders and recycling receptacles are recommended at both ends of pedestrian crossing within the planted bulges

#### 3.4.1 Local Streets Planting

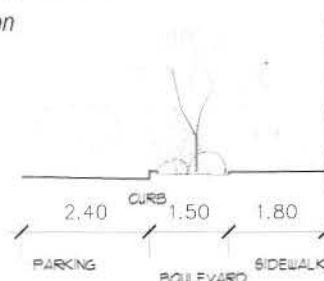
The location, size and distribution of street trees and vegetation within the planted boulevards is a critical determinant of the street and Town Centre character and the following guidelines apply:

- boulevards should provide variety and diversity in plant species
- a variety of boulders, some very large, should be integrated into all planted areas
- benches should be integrated into boulevard design, oriented to the sidewalk on a concrete pad 1.2 m wide and the length of the pad should accommodate the bench plus 1.0 m of clear space for wheelchairs, strollers, etc.
- recycling and trash receptacles should be located within the boulevard, adjacent to the sidewalk
- pedestrian level lighting should be integrated into the boulevard design
- refer to Section 4.2 for stormwater management guidelines

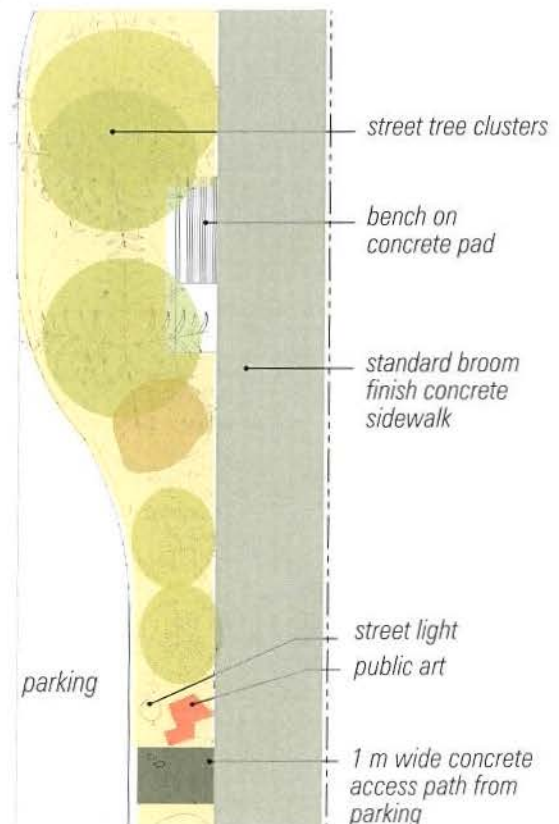


Concept diagram for Local Streets

*Section*



*Plan segment*





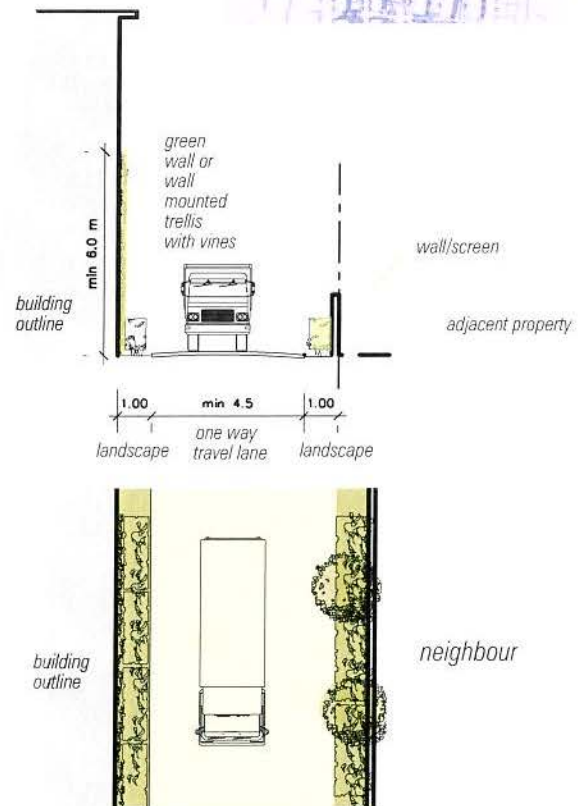
### 3.5 Service Passage

**Intent:** Design for a one-way service passage that connects from East 27th Street to Lynn Valley Road to facilitate loading and unloading off of the High Street

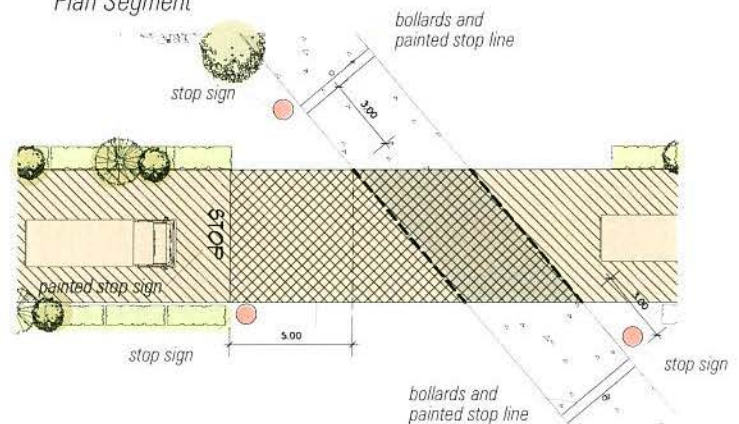
#### Design Elements:

- A min 4.5 asphalt one way travel lane to accommodate semi-trailer trucks
- A min 1.0 m wide landscape strip adjacent to the grocery store
- A min 1.0 m wide landscape strip along neighbouring property lines to accommodate shrubs, hedges and/or ground cover
- additional landscaping is encouraged in areas within the ROW that are not required for truck traffic
- building façade should incorporate a green wall or 6.0 m high trellis to support non-invasive perennial climbing vines wherever possible
- screening unattractive views into the Service Passage and modulating disturbing noise caused by truck movement should be considered in the design of landscaping, walls, fences or screens along common property lines
  - it is recommended that the wall/fence/screen be designed to absorb noise if possible
- lighting should not spill or produce glare into adjacent property
- lighting fixtures mounted on the building façade above truck height are expected
- where the Service Passage intersects with the Town Centre Core Pedestrian/Cycle Greenway, free standing stop signs adjacent to the travel lane and painted signs on the asphalt to ensure truck drivers stop min 5.0 m from the edge of the greenway are suggested (see plan segment)
- a contrasting strip of paving material or painted line, a free standing stop sign adjacent to the pedestrian/cycle greenway and/or a bollard min 3.0 m from the edge of the service passageway travel lane are suggested (see plan segment)
- bollards that can be repainted if damaged and easy to source to replace are recommended
- the height of landscaping installed within 3.0 m of the intersection of the Service Passage with the Greenway should maintain clear and safe sightlines
- loading bays should be located to prevent trucks backing up within 5.0 m of the Greenway

Section



Plan Segment



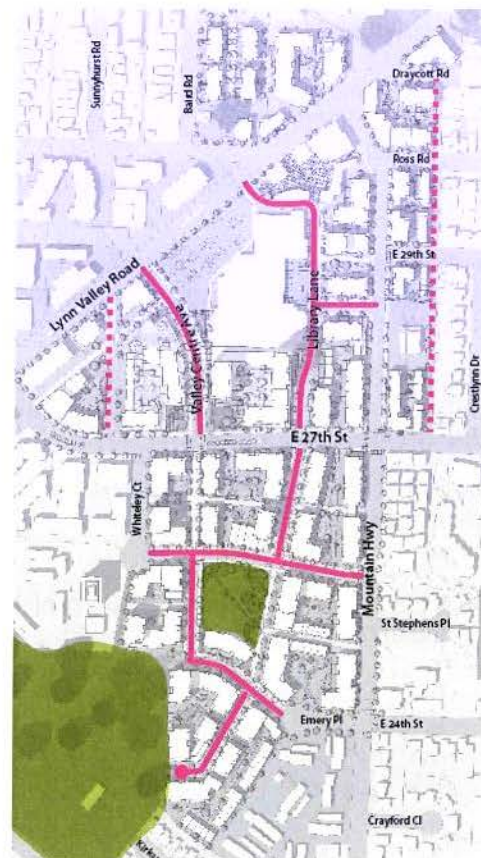
plan segment of Service Passage intersection with Town Centre Core Pedestrian/Cycle Greenway

## 4.0 GENERAL STREET DESIGN GUIDELINES

These street design guidelines are intended to support a high quality public realm consistent with the Mountain Village theme and to complement existing street design elements in the Town Centre.

### 4.1 Street Design Elements

- Public art treatments of street furniture add to the design, character and pedestrian experience of the streetscape; the inclusion of unifying public art design is encouraged.
- Paving materials and street furniture should be complementary to those already established for Lynn Valley Road, and East 27th Street, but with colours and materials that reflect the contemporary nature of Library Square.
- Refer to Section 3.2.1 and 3.2.2 for detailed guidelines for High Street and Library Lane.



#### LEGEND

- New roads
- - - Service lane



#### 4.1.1 Cycle Lanes and Paths:

Intent: To encourage cycling and walking by providing convenient, safe and enjoyable routes.

##### Design Elements:

- on-street cycle lanes should be defined by reflective, slip resistant white stripes and bike silhouette graphics
  - multi-use paths should be 3.0m minimum wide continuous paved surface, well lit, without abrupt slope changes or raised curbs
  - East 27th to be designed as a AAA bike facility and include protected bike lanes and safe intersection design
  - bike lanes should be designed to avoid conflicts with the transit hub (refer to section 3.3)
- bike parking facilities should be incorporated in close proximity to the transit hub
  - separated bike lanes should be integrated into the north and south portions of the High street to allow for safe arrival to the destination street
  - bike parking facilities should be provided at these arrival points



*attractive landscaping and clear markings encourage cycling*

*Pedestrian Connection Plan*



*Bike Facilities Plan*





#### 4.1.2 Parking Pockets including Furniture and Planting Zone:

Intent: Parking pockets are to provide sufficient on street parking alternating with trees landscaping, benches and street lighting along all streets

##### Design Elements:

- this zone is the appropriate location for street lights, street furniture, transit shelters, wayfinding, signage and landscape areas
- pavers are preferred in parking pockets
- consider including infrastructure and priority spaces for electric vehicles
- furniture within this zone should be chosen, coordinated, located, spaced, and aligned to maximize space for planting and create a high quality, visually harmonious appearance
- hard surfaces within this zone should be permeable, related in colour to adjacent pavements
- along residential frontages, landscaping should dominate, (consistent with Section 4.3 Street Trees and Vegetation), and be combined with rain and stormwater management facilities (section 4.2)
- a 0.45 m wide hard surface access path from sidewalk to parking located on the boulevard between every 2 on-street parking spaces is recommended.
- accessible parking spaces should be located adjacent to a curb letdown



*example using native plants and boulders within the parking/furniture/planting zone*



*corner bulges are opportunities for landscaping and rainwater management*



*providing places for seating and retail displays is important to the pedestrian-oriented Valley Centre Ave*



*access paths to on-street parking*



#### 4.1.3 Sidewalks

**Intent:** To provide safe, accessible, pedestrian friendly connections throughout the town centre. Sidewalks will be defined by three material selections: Town Centre Core Streets (yellow) will utilize pavers as outlined in sections 3.1, 3.2, 3.3. Local street sidewalks (green) will be consistent with overarching design objectives outlined in section 3.4. Town centre streets (red) including Lynn Valley Road, Mountain highway and East 27th (see map) will include aggregate banding outlined in appendix 6.1 consistent with existing town centre paving details. Specific locations are outlined below and in the associated town centre map.

##### i. Pedestrian Zone:

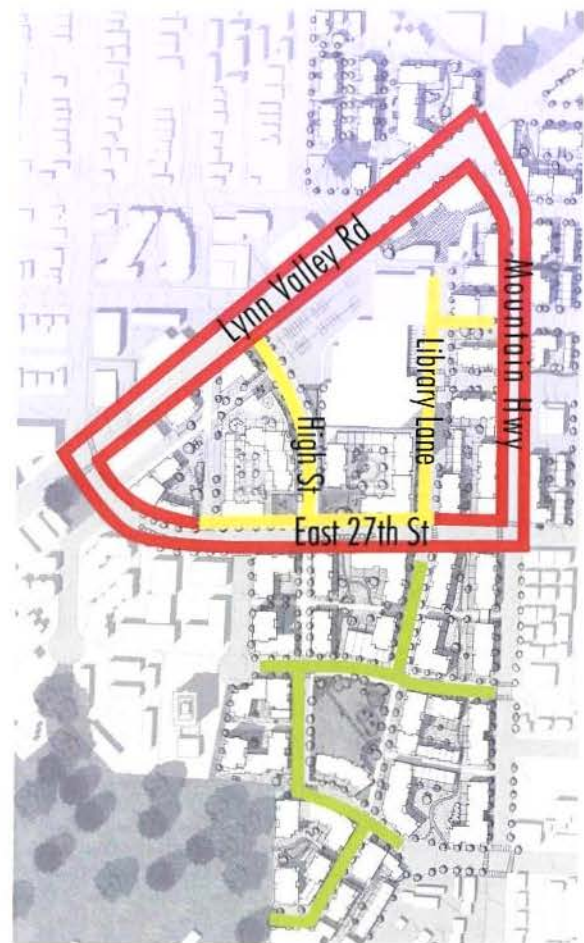
- All sidewalks must include a path of travel, free of overhead obstructions below a height of 2.0m.
- Sidewalks widths and treatments vary based on the street type seen the LVTC key map.

##### ii. Town Centre Core Streets (Yellow)

- See Street Specific Design Guidelines for sidewalk details.

##### iii. Town Centre Connector Streets (Red)

- On all Town Centre Connector Streets, the sidewalk treatment should include standard broom-finished concrete and exposed aggregate banding. A minimum 2.0m wide sidewalk should include:
  - 1.5m (min) wide standard broom-finished concrete,
  - 0.3m wide aggregate band on the curb side of the sidewalk,
  - 0.2m wide aggregate band on the property side of the sidewalk.
  - Additionally, along the length of the sidewalk, 0.3m wide perpendicular aggregate cross-banding should be designed in a pattern using 1.2m modules ranging from 1.2m to 4.8m spacing, in random combination.
- Exposed aggregate banding should use Chilliwack Stone aggregate. A concrete sealer should be placed on the surface to finish the installation.



- Town Centre Core Streets (refer to Sections 3.1, 3.2, and 3.3)
- Lynn Valley Town Centre streets (refer to appendix 6.1)
- New Local Streets (refer to Section 3.4)

*sidewalk treatment key plan*

- This banding should be provided on both sides of the road, except on the North side of East 27th Street, between Valley Center Avenue and Library lane, where the sidewalk treatments will be pavers, similar to the Town Centre Core Streets.

##### iii. New Local Streets (Green)

- See Street Specific Design Guidelines for sidewalk details.

#### 4.1.4 Accessibility

**Intent:** to design for pedestrian environments and streets that are safe for all user groups

- avoid changes of grade or gaps in paved surfaces greater than 6 mm
- avoid pavement slopes greater than 5% in direction of travel and 2% cross slope
- to assist the visually impaired, provide tactile strips adjacent to crossings and between surfaces, such as at curbs
- provide smooth walking surfaces
- sawcut joints are preferable to tooled joints
- provide bench pads that are 1.0 m longer than the proposed bench to accommodate strollers, wheelchairs, scooters. etc.

- Include audible tones and pedestrian countdown signals at signalized crossings and consider fully accessible pedestrian signals including braille, vibrating plate and audible location identifier

#### iv. Lighting:

- Provide pedestrian scale light fixtures with increased light levels to highlight pedestrian crossings and pathways

#### 4.2.5 Pedestrian Crossings

**Intent:** All intersection and mid-block pedestrian crossings should be marked by high-visibility crosswalks.

##### i. Pedestrian priority:

- landscaped corner bulges at intersections and mid-block crossings with curb extensions shorten pedestrian crossings and are encouraged unless through traffic curb lanes are required
- mid-block crossings are recommended only when absolutely necessary

##### ii. Special intersections and mid-block crosswalks:

- consider incorporating crosswalks into special curbless shared streets at locations adjacent to public open spaces
- locate crossings to link existing or proposed pedestrian pathways

##### iii. Accessibility:

- provide curb ramps with detectable change of texture at crossings.



#### 4.1.6 Street Furniture

**Intent:** Street furniture within the Town Centre should match or complement the type and appearance of the Library precinct street furniture (see schedule E.1.4 Section 8). Special designs related to Lynn Valley themes are encouraged including public art and/or artist-designed elements. Street furniture to be included in the Town Centre Core should be stainless steel. Street furniture on new local streets and the sides of East 27th Street, Mountain Highway and Lynn Valley Road opposite from the Town Centre Core should be finished with Dark Green (LUMEC#GN8).

##### i. Benches:

- refer to adjacent images for preferred benches and seating designs
- benches, trash and recycling containers, bike racks etc. should be part of the same product line to ensure visual continuity
- pads for benches not within the furniture zone should be 1.0 m longer than the proposed bench and of the same material as the sidewalk

##### ii. Recycling Containers (including organics):

- choice of recycling containers is dependent on the District's recycling policies and infrastructure which determine how many categories of recycling are sorted separately and where they are sorted

##### iii. Bicycle Racks:

- bike racks should be selected to address the anticipated usage at locations throughout the Town Centre
- explore the possibility of using bike racks as public art
- individual rings or "U"s offer the potential to be placed in small or large numbers



*preferred Lynn Valley Town Centre benches and seating*



*examples of Library Plaza recycling containers*



*examples of recommended bicycle racks*



*examples of water fountains including opportunities as public art*

iv. Newspaper Dispensers and Mailboxes

- these should be integrated into the appropriate colour palette but require coordination with newspaper companies and Canada Post
- should be located adjacent to bus stops, in the furniture zone

v. Water Fountains:

- models that meet requirements for access by people in wheelchairs should be used
- seek opportunities for integrating public art into these elements

vi. Utility Covers

- utility covers that reflect the Town Centre themes are recommended
- consider local art competitions to develop specific designs

vii. Fire Hydrants

- Heritage fire hydrants to be used within the town centre

- materials should be durable and easily maintained
- shelters should be generally enclosed at the back and at least a portion of one side by clear glazing for wind protection and visibility. Advertising poster display should be confined to one vertical side surface
- design of transit information signage and street furniture associated with transit shelters, such as recycling containers and advertising poster display systems, should be compatible with transit shelter designs
- energy efficient lighting should be incorporated into shelter designs
- consider solar photo voltaic opportunities for lighting, and possibly to heat benches

#### 4.1.7 Transit Shelters

**Intent:** Transit shelters should provide an appropriate level of weather protection, lighting and seating for the expected number of transit users. Where feasible, transit shelter design should be integrated into the building design.

- transit shelter design should be consistent with the street and street furniture character and complement the surrounding public realm design
- transit shelters should exhibit a high standard of contemporary design, compatible with architectural character expected of new Town Centre buildings



*example of incorporating the transit shelter design into the Lynn Valley Library architecture*



#### 4.1.8 Public Art

**Intent:** To provide visual interest and animate the public realm with a range of artistic elements which highlight and reinforce the Lynn Valley Town Centre themes and the character, history, climate and ecology of Lynn Valley. Potential materials and theme include boulders, wood, natural forms and shapes.

- public art that combines practical and artistic objectives such as seating, water fountains and wayfinding, is encouraged
- opportunities to integrate the movement, collection and potential energy of rain into public art pieces are strongly supported
- public art that integrates wayfinding is encouraged
- public art that provides a contrast to the natural elements within the Mountain Village theme are recommended, to provide colour, interest and diversity
- public art pieces that are interactive and function as play elements should be encouraged
- public art treatments of street furniture add to the design, character and pedestrian experience of the streetscape; the inclusion of unifying public art design is encouraged
- the design of lighting in conjunction with public art is encouraged
- recommended locations for public art include:
  - gateways
  - plazas
  - public or private outdoor seating areas
  - transit stops
  - entrances or interest areas in neighbourhood parks
  - at commercial or residential entrances
  - at pedestrian pathway entrances or nodes
  - included in street furnishing design

**Note:** A 'Lynn Valley Town Centre Public Art Plan' will be developed to highlight specific opportunities within the Town Centre.



*examples of public art complementary to the Mountain Village and rainwater themes*



*elements that refer to historic log flumes are highly recommended*



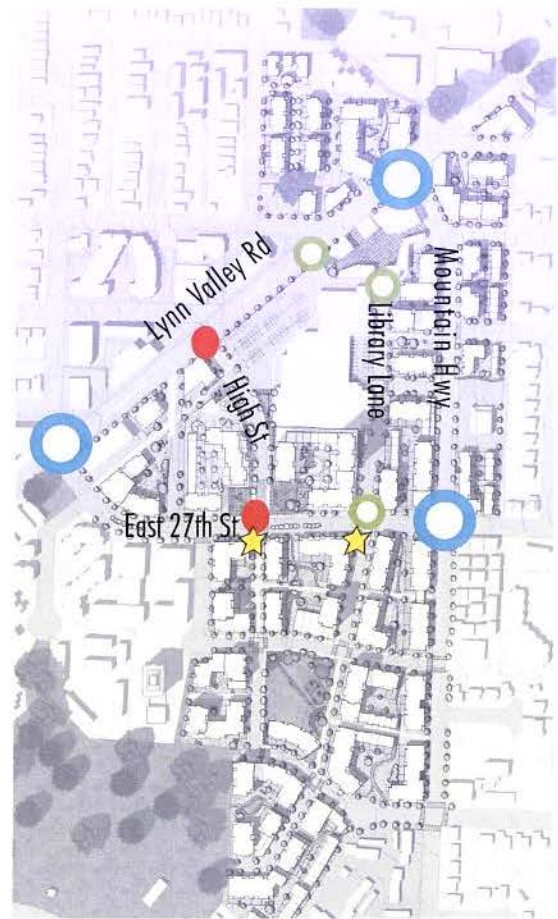
## 4.1.9 Gateways

**Intent:** To mark significant street or path entrances to districts or neighbourhoods, to highlight transitions between areas and as opportunities for public art. Gateways should not include signage for commercial uses.

- The design of these urban elements should highlight the Mountain Village theme while allowing for artistic freedom and innovation.
- Upright boulders, set back to avoid conflicts with traffic and/or pedestrians, combined with areas of understorey vegetation, are located between the edge of the Lynn Valley Library and the curb and are recommended as a precedent for gateway design in other Town Centre locations. A variety of boulders combined with signage, lighting, wayfinding elements and public art are recommended, supporting the Mountain Village theme.



*gateway elements around the Library include plantings, boulders and a unique bus shelter*



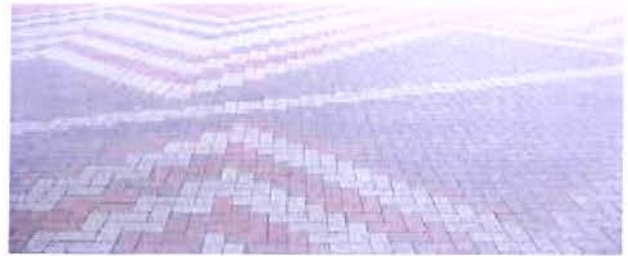
*Town Centre gateway locations*

- i. Town Centre gateways could include decorative paving inside the intersection combined with other elements consistent with the Mountain Village Theme.
- ii. High Street gateways should signal an entrance to the commercial/retail/community gathering place zone.
- iii. Library Lane gateways should highlight linkages to the library and reflect adjacent residential uses.
- ★ iv. Other gateways between the Town Centre and residential precinct South of East 27th Street should be pedestrian-oriented. Gateways located at pedestrian pathways leading to the nearby parks are encouraged.

#### 4.1.10 Wayfinding

**Intent:** To provide clear, useful and user friendly graphic information, orient people within the Town Centre, direct them to desired destinations and provide public art opportunities. Wayfinding elements should be consistent within the Town Centre, other public realm signage and graphic elements.

- in addition to providing information, wayfinding elements may also be public art opportunities
- other creative opportunities are encouraged to be incorporated such as local historical and environmental interpretation, storytelling, and, particularly for families with children, invitations to explore, cues to notice and follow, and clues to discover, etc.



*an example of using unique paving materials within an intersection, that signals or directs arrival to a particular place*

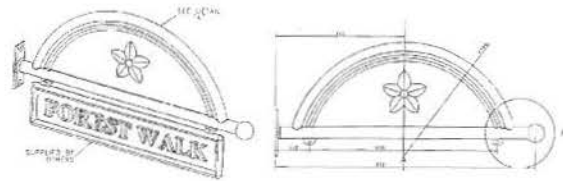


*gateways should include natural materials and landscaping and places for people to gather*

#### 4.1.11 Signage

**Intent:** To provide street signage that complements signage already established for Lynn Valley Road, East 27th Street and Mountain Highway and reflects the contemporary style of street furniture in Library Square.

- new street signs should reflect the simple, contemporary design of street furniture, etc. from Library Square.
- painted finishes in black and white are recommended
- dimensions should be complementary to existing DNV standards



*example of existing street signs*



*conceptual design for new street signs*



*wayfinding combined with public art, street furniture and lighting*



#### 4.1.12 Street Lighting

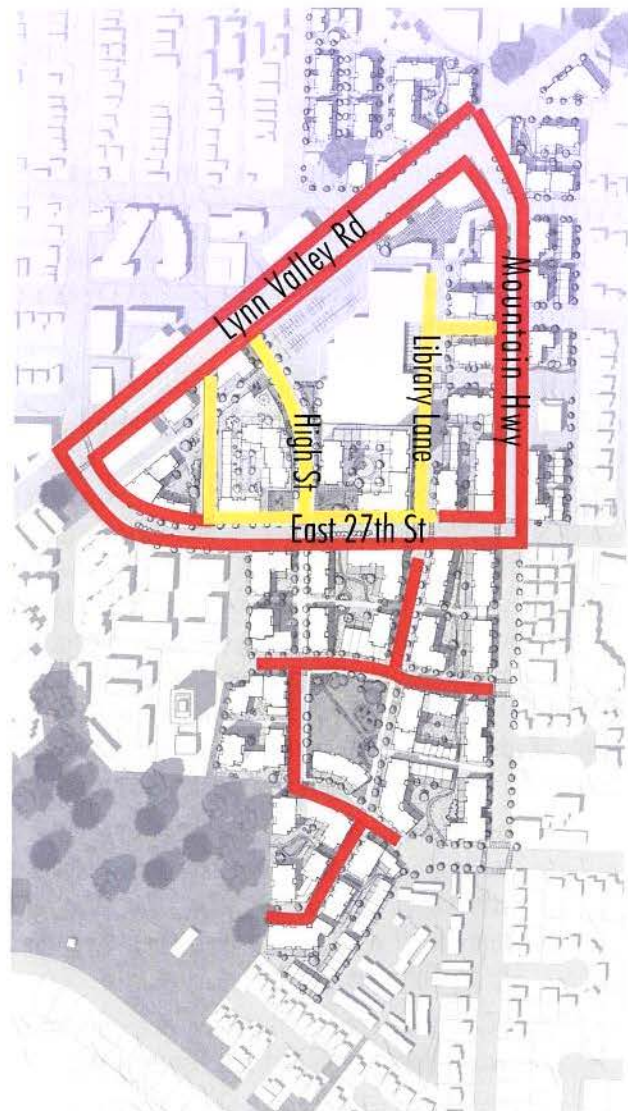
**Intent:** To provide an appropriate scale, type and level of lighting along traffic and pedestrian routes, complement the existing street lights on Mountain Highway, East 27th Street and Lynn Valley Road and the contemporary style and character of Library Square.

##### i. Street Lighting Types and Details



- street lighting on new streets, paths, and public realm areas is encouraged to have a unified character, different but related to lighting along those existing streets
- refer to illustrations in appendix 6.3, 6.4, and 6.5 for preferred street lights including pedestrian level lighting
- a black finish with the 44 inch standard base cover is recommended on all Town Centre Core street lights
- Dark Green finish with the BC6 Standard Base Cover is recommended for all streets in the Lynn Valley Town Centre, not including the Town Centre Core streets
- banner brackets are recommended for all street lights on Valley Centre Avenue and Library Lane
- street lights at gateway locations or pedestrian crossings on new local streets should include banner brackets

##### ii. Light Distribution

- light fixtures should direct appropriate light levels effectively to desired areas, and avoid glare and light spillage to other areas, particularly residential uses and the sky
- light levels should be consistent within areas of similar use, and should avoid creating bright and dark areas
- street lighting should be included on both sides of each street, staggered, and an appropriate mix of pedestrian and street lighting types to meet necessary lighting levels
- fixture types and spacing should be selected to correspond with the scale of area to be lit
- consider including small scale, low level lighting along pedestrian routes, such as under benches, lighting associated with public art, and up-lighting of trees to add to the character and ambiance of pedestrian areas
- all light fixtures should be LED and night sky compliant



*street lighting key plan*

-  Town Centre Core Streets (refer to Section 6.2, 6.3 and 6.4 for lighting specifications)
-  Lynn Valley Town Centre streets (refer to Section 6.2 and 6.5 for lighting specifications)



## 4.2 Rain and Stormwater Management:

**Intent:** To encourage rain and stormwater management to be both visible and memorable. These elements should incorporate rain and stormwater strategies into the design of streetscapes, landscapes and architectural elements to enhance the public realm and assist in meeting the requirements set out in the Hastings Creek Watershed ISMP.

Stormwater features are encouraged in streetscapes and should be complementary to other sustainability initiatives such as narrowing streets and limiting crossing distances to enable pedestrian and bike movements within street cross-sections. Where constrained street cross-sections may limit the capacity to provide traditional rain gardens, the focus should be on capturing and directing rainwater in underground French drains. Stormwater features are also encouraged between the buildings and the pedestrian movement zone of the sidewalk, primarily in plazas and setbacks around building entries. In plazas, rain gardens may be located:

- below the grade of the plaza, collecting rainwater from surrounding paving and buildings with either gently sloping sides, where space permits, or with urban edges, including curbs or seating elements.
- at or above grade of the plaza, collecting rainwater from the roofs of adjacent buildings.
- Both types can include additional storage for rainwater in underground trench drains or similar holding areas.

Cisterns can also receive rainwater from roofs and store it for use or slow release into the ground or storm sewers.

Appropriate plants for rain gardens are listed in Section 4.3 Street Tree Species and Vegetation.



*an example of rainwater management integrated into landscaped areas at the intersection of Lynn Valley Road and Mountain Highway*



*trench grate with river rock motif*

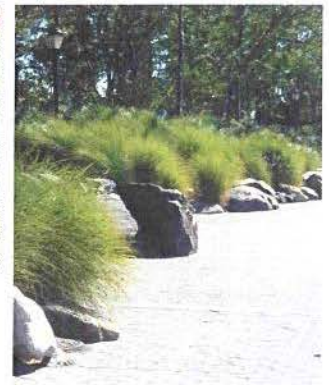
### 4.3 Street Tree Species and Vegetation

Intent: To provide the best possible conditions for healthy street trees that support the pedestrian nature of the Town Centre and the Mountain Village theme. The District has developed guidelines for street tree planting to ensure that trees can mature in healthy condition. These standards are especially important considering the landscape is a large determinant of the Town Centre character.

#### A. General Guidelines

- street trees should be located and provided with growing conditions which optimize health and extend their life span
- best practises such as tree wells or continuous planting beds should be provided
- permeable paving or landscaping should ideally be provided adjacent to trees
- Silva Cells or equivalent should be considered in constrained situations over structure etc.
- placement and location of street tree clusters is encouraged to be "natural" or irregular rather than evenly placed
- natural or 'clusters' more reminiscent of forest groupings of trees are encouraged on all new streets within the Town Centre
- recommended locations include gateways, as buffers to parking or refuse collection areas and to mark pedestrian crossings
- landscape lighting should be included
- conifers are recommended where space permits (2.5 m minimum depending on species) and where they do not impede sidewalks or other public spaces

note: large conifers on private property within the front setbacks are encouraged to relate to the landscape on the street and the height of new developments



*examples of informal planting/  
boulders*



## B. Recommended Plant Species for Informal Groupings on Public Streetscapes

### i. Trees

- *Acer circinatum* / Vine Maple
- *Acer griseum* / Paperbark Maple
- *Acer glabrum* var. *douglasii* / Douglas Maple
- *Amelanchier* x *grandiflora* 'Autumn Brilliance' /
- *Carpinus betulus* 'fastigiata' / Fastigate European Hornbeam
- *Cornus nuttallii* / Pacific dogwood
- *Cercidiphyllum japonicum* / Katsura
- *Ginkgo biloba* / Ginkgo
- *Nyssa sylvatica* / Black Gum
- *Picea omorika* / Serbian Spruce
- *Pinus nigra* / Black Pine
- *Thuja plicata* / Western Red Cedar (for natural areas)
- *Styrax japonica* / Japanese snowbell tree

### ii. Shrubs and Groundcover:

- *Adiantum pedatum* / Northern maidenhair fern
- *Arctostaphylos uva-ursi* 'Vancouver Jade' / Bearberry
- Autumn Brilliance Apple Serviceberry
- *Arctostaphylos uva-ursi* / Kinnikinnick, Bearberry
- *Asarum caudatum* / Wild ginger
- *Blechnum spicant* / Deer fern
- *Calluna vulgaris* var. / Heather
- *Cornus sericea* / Red Twig Dogwood
- *Echinacea purpurea* 'Kim's Knee High' / Dwarf purple coneflower
- *Euphorbia myrsinites* / Donkey-Tail Spurge
- *Festuca glauca* / Blue fescue
- *Gaultheria shallon* / Salal
- *Hamamelis virginiana* / Witchhazel
- *Lonicera pileata* / Privet honeysuckle
- *Mahonia aquifolium* / Oregon Grape
- *Mahonia nervosa* / Cascade Oregon grape
- *Polystichum munitum* / Sword Fern
- *Stipa tenuissima* / Mexican feather grass
- *Spirea douglasii* / Hardhack
- *Spirea japonica* 'Walburna' / Magic Carpet spirea

### iii. Rain Gardens and Bio-Swales:

#### Trees

- *Acer circinatum* / Vine maple
- *Amelanchier alnifolia* / Western serviceberry
- *Malus fusca* / Pacific crabapple

#### Shrubs

- *Cornus sericea* 'Kelseyi' / Dwarf redbud
- *Holodiscus discolor* / Oceanspray
- *Rubus parviflorus* / Thimbleberry
- *Myrica californica* / Pacific wax myrtle
- *Physocarpus capitatus* / Pacific ninebark

#### Grasses, Ferns + Groundcover

- *Asarum caudatum* / Wild ginger
- *Aster chilensis* / Common California aster
- *Carex obnupta* / Slough sedge
- *Eleocharis palustris* / Spike rush
- *Eriophorum angustifolium* / Common cottongrass
- *Isoetes histrix* / Land quillwort
- *Typha minima* / Dwarf cattail
- *Juncus effusus* var. *pacificus* / Common Rush
- *Juncus tenuis* / Slender rush
- *Athyrium filix-femina* / Lady fern
- *Osmunda cinnamomea* / Cinnamon fern
- *Osmunda regalis* / Royal fern
- *Polystichum munitum* / Sword fern

#### Dry area of Garden (higher banks)

- *Achillea millefolium* / Yarrow
- *Arbutus unedo* 'Compacta' / Strawberry Tree
- *Echinacea purpurea* / Purple coneflower
- *Ribes sanguineum* / red-flowering currant
- *Wahlenbergia communis* / Tufted bluebell

*\*This list includes full sun and shade tolerant plants. Further investigation of species is required for appropriate plant selection.*



*Hamamelis virginiana* / Witchhazel



## C. Recommended Plant Species for Informal Groupings on Private Property and Parks

### i. Trees (Large)

- *Acer macrophyllum* / Big Leaf Maple
- *Carpinus betulus* 'fastigiata' / Fastigate
- European Hornbeam
- *Cercidiphyllum japonicum* / Katsura
- *Cornus* 'Eddie's White Wonder' / Dogwood 'Eddie's White Wonder'
- *Ginkgo biloba* / Ginkgo
- *Nyssa sylvatica* / Black Gum
- *Pseudotsuga menziesii* / Douglas Fir
- *Thuja plicata* / Western Red Cedar

### ii. Trees (Medium)

- *Abies lasiocarpa* / Subalpine fir
- *Acer circinatum* / Vine Maple
- *Acer griseum* / Paperbark Maple
- *Acer glabrum* var. *douglasii* / Douglas Maple
- *Betula platyphylla* var. *japonica* 'Whitespire' / Whitespire Japanese white birch
- *Chamaecyparis nootkatensis* 'Green Arrow' / Weeping Alaskan Yellow Cedar
- *Davidia involucreata* / Dove Tree
- *Parrotia persica* / Parrotia
- *Picea omorika* 'Pendula Bruns'
- *Picea glauca* 'Pendula'
- *Pinus sylvestris* 'Fastigiata' / Scotch pine
- *Populus tremula* 'Erecta' / Columnar European aspen
- *Stewartia pseudocamellia* / Japanese stewartia

### iii. Shrubs and Groundcover

shrubs and groundcover from 4.3.B.ii may be included as well as the following:

- *Imperata cylindrical* 'Rubra' / Japanese blood grass
- *Chamaecyparis obtuse* 'Nana Lutea' / Golden Dwarf Hinoki Cypress
- *Liriope muscari* / Lily turf
- *Pennisetum alopecuroides* / Fountain grass
- *Santolia chamaecyparissus* / lavender cotton
- *Sedum* 'Autumn Joy' / Autumn Joy Stonecrop
- *Taxus x media* 'densiformis' / Yew



*Acer macrophyllum* / Big Leaf Maple



*Imperata cylindrical* 'Rubra' / Japanese bloodgrass



## 5.0 BUILDING DESIGN GUIDELINES

Guidelines for all development forms are divided into the following sections:

Section 5.1: Guidelines common to all building forms

Section 5.2: Guidelines for Commercial and Mixed-Use Development (refer to 4.3 and 4.4 for residential portions)

Section 5.3: Guidelines common to all residential developments

Section 5.4: Guidelines for Medium Density multi-family developments

Section 5.5: Guidelines for Low Density ground-oriented developments up to 3 storeys

### 5.1 General Guidelines, Part 5

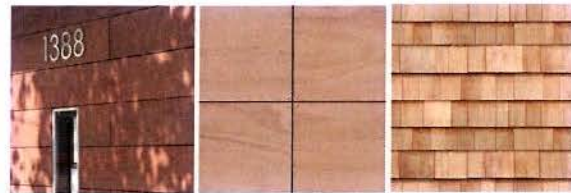
*(replaces OCP Schedule B Guideline: A3.7 Building Materials and Transitions and A3.8 Colours and Finishes)*

**Intent:** The form and character of Town Centre developments should support the Mountain Village theme and incorporate elements that extend the natural North Shore environment. Natural building materials, an earth toned colour palette and landscaping integrated into the building forms are strongly recommended.

#### 5.1.1 Building Materials

**Intent:** Building elevations emphasizing one or two natural building materials, in addition to glazing, are strongly encouraged. Accent materials providing colour, interest and contrast to the overall building design are encouraged. Well crafted, durable materials that support sustainability and Town Centre themes are expected throughout.

- natural building materials including wood, stone, concrete and brick should dominate the expression on lower floors and along the streetwall including retaining and garden walls
- materials on upper floors are expected to be consistent with the quality, durability and



*wood products*



*natural stone*



*grey brick*



*concrete, textured concrete and concrete block*



*accent materials including tile and glazing*



*examples of wood shading and entrance elements*

craftsmanship of the lower levels

- accent materials including ceramic tile or glazed brick and coloured glass and spandrel panels are recommended for their durability and wide range of colour choices
- functional screens, shading devices and other passive solar design elements that complement the architecture are highly recommended
- heavy timber and engineered wood elements especially along the base of the building and at entrances are strongly encouraged
- wood elements should be protected from weathering using best building practices and appropriate finishes that preserve the natural colour and texture
- colours should be chosen to complement the palette of natural stone and wood: tones of grey are considered most appropriate
- the use of red brick is discouraged
- soffit materials should be consistent with the building's overall durability and quality - vinyl and perforated materials are discouraged
- wood soffits are preferred where feasible

- clear vision glass is preferred over tinted products
- material transitions should avoid a "wallpaper" look
- the use of vinyl or aluminum siding or other materials made to imitate natural finishes is discouraged
- the level of design quality required for streetscape elements should be maintained for all sides of buildings and in site design

### 5.1.2 Building Colours

- the primary colour palette within the Town Centre should reflect the local mountain and forest environment.
- brighter, complementary accent colours to offset low winter light levels and increase visual interest should be considered

#### Preferred Colour Palette





### 5.1.3 Rainwater Design Elements

**Intent:** To encourage an understanding of rainwater management through visible queues and integration into components of the public realm

- visible integration of rainwater management into the building design is an important objective
- integration of landscaping including green walls, green roofs and landscaped roof terraces into the building design is strongly supported
- innovative methods of directing rainwater from roofs and canopies to street level landscaped areas including rain gardens is encouraged
- public art that is integrated with and designed to make visible rainwater management strategies is encouraged
- refer to Section 4.2 for stormwater management guidelines



*green walls and green roofs support rainwater management*

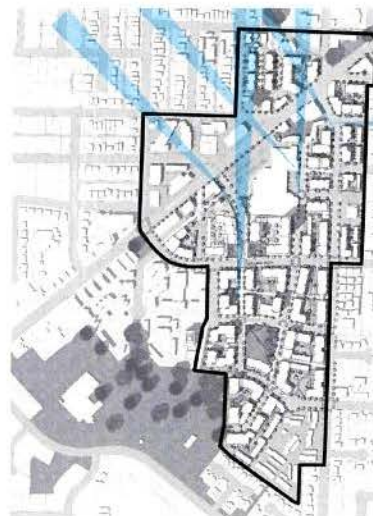


*building design should integrate rainwater collection and storage*

### 5.1.4 View Corridors

**Intent:** to retain key public vistas to the mountains from public spaces and streets.

- protect key public mountain views defined by view corridors (refer to adjacent location map) and at street ends
- incorporating a 2-3 storey streetwall height, where possible, sloped roof lines on low-rise buildings and smaller, terraced upper floors of mid-rise buildings are strategies to optimize views
- developments located on view corridors should provide a view analysis to determine optimal street wall height to protect views



*key public view corridors*

### 5.1.5 Variation in Building Design

*(replaces OCP Schedule B Guideline, Part 5: B 3.1 Variation in Building Design)*

**Intent:** The identity and character of individual buildings should support the Mountain Village theme while contributing interest and variation to streetscapes

- individual buildings within a development and developments adjacent to each other are expected to provide adequate variation in form, materials



*recommended mixed use streetwall heights and step backs*

and colour to avoid repetitive, monotonous streetscapes

- design variation as a response to solar orientation is strongly encouraged

#### 5.1.6 Landscape Design

**Intent:** To encourage an authentic and sustainable landscape throughout the Town Centre that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.

- incorporate native plants and materials in an "informal", randomly grouped or unstructured manner
- combine tree clusters (including conifers where appropriate, especially in relation to higher buildings), native North Shore shrubs and ground cover species to provide a transition in scale
- provide off leash areas on private developments and where space is prohibitive, dog relief areas are required
- screen views of refuse/recycling and other less attractive architectural elements with plants, trellises or other garden structures
- incorporate green walls as landscape features or to enhance blank walls wherever possible
- incorporate green roofs where possible to manage rainwater, provide useable outdoor space, including opportunities for gathering, play and urban agriculture, enhance views from higher building forms, and/or provide breaks along the streetwall



*clusters of local plants and materials including boulders and tall conifers are preferred landscape materials*



*green walls and other landscaping opportunities are recommended at breaks in the streetwall*



*shopfront design variety, changes in plane, materials and roof line all provide breaks in the streetwall*



## 5.2 Commercial and Mixed Use Buildings

**Intent:** To create a high quality pedestrian oriented shopping environment with varied and interesting store fronts, street wall setbacks, wide sidewalks and weather protection

### 5.2.1 Streetwall Height (Building height facing the street)

(in addition to OCP Schedule B Guideline, Part 5: A1.8 Enclosure)

- a 2-3 storey streetwall height is recommended
- a 2.4 m minimum step back is recommended where possible for storeys above the streetwall to encourage opportunities for terraces and landscaping

### 5.2.2 Residential Uses

- refer to 5.3.1 Residential Setback Treatments, 5.3.2 Ground-Oriented Units and 5.4.3 Setbacks for detailed design guidelines for residential portions of mixed use buildings

### 5.2.3 Breaks in the Streetwall

(refer to OCP Schedule B, Part 5, Guideline: A1.10 Breaks in the Streetwall)

- buildings exceeding 45 m long should provide a significant architectural break in the street façade to diminish the visual impact of excessive length
- gaps between sections of overhead weather protection including awnings and canopies should be coordinated with visual breaks in the street façade
- entrances to residential lobbies are opportunities to create breaks in the streetwall through increased setbacks, unique canopies or awnings, a graphic approach to the design of the address and specialized lighting and landscaping
- building breaks that provide opportunities for landscaping are encouraged including planting conifers where appropriate



*shopfronts that include heavy timbers and rainwater collection systems support the Mountain Village theme*



*high quality materials, transparent shopfronts, attractive and individual signage and landscape treatments all support economic activity and a walkable community*



*the quality and character of the street is enhanced through careful attention to the design of entrances, landscaping, awnings and lighting*



## 5.2.4 Storefronts

(in addition to OCP Schedule B, Part 5 Guideline: A1.11 Storefronts)

**Intent:** diversity, variety and designs that recognize the human scale are expected on mixed-use streetscapes. Larger commercial spaces with extended frontages are expected to provide active uses along the street including views into shop interiors

### i. General Storefront Guidelines

- to provide variety and interest, larger outlets should incorporate smaller shops with their own entries and identities into commercial frontages
- a rhythm of storefront widths from 5.0 to 10.0 m is expected
- small outlets at a scale appropriate for kiosk or incubator businesses are encouraged to enliven the streetwall and provide opportunities for small businesses within the Town Centre
- a minimum of 50% of the entire retail frontage should be comprised of smaller shops
- shop entrances recessed into the building face are recommended to maximize opportunities for glazing, signage and retail display space along the streetwall

### ii. Materials and Proportions

- areas of shopfront glazing should maximize views into interiors and opportunities for retail display at the pedestrian level
- 4.0 m minimum dimension for ground level floor to floor heights is recommended
- shopfront exteriors should be constructed of high quality materials that are durable, resistant to graffiti, complement the overall appearance of the building and are compatible with adjacent shopfronts
- including narrow frontages into retail and commercial streetscapes encourages diversity, variety and an enhanced pedestrian experience

### iii. Entrances

- shopfront entrances should be focal points on commercial streetscapes

### iv. Awnings and Canopies

- awnings and canopies are important opportunities for signage, colour and weather protection and variation along the street
- the size, colour and overall design of awnings on multiple-storefront buildings should balance variety and diversity with the benefits of a unified streetfront
- awnings and canopies should provide weather protection that is as continuous as possible
- canopies, awnings or overhangs should emphasize individual shopfronts
- gaps between awnings or canopies should generally be a maximum of 1.0 m and align with architectural breaks

### v. Landscaping/Street Furniture

- planters, window boxes and/or seating integrated into commercial exteriors reinforce the human scale and support variety

## 5.2.5 Setbacks

(In addition to OCP Schedule B, Part 5 Guideline: A3.3 Setbacks)

- a min 1.0 m setback from property line on the ground floor is recommended to accommodate retail displays and seating
- refer to 5.3.1 for residential setback guidelines



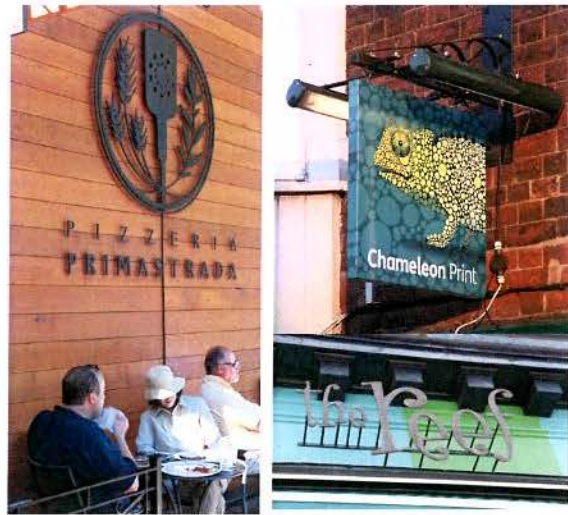
seating and retail displays are accommodated within the commercial setback zone



## 5.2.6 Signage and Lighting

(replaces OCP Schedule B, Part 5 Guideline: A3.16 Signage and Lighting)

- signs and lighting should contribute to the Town Centre as a walkable, pedestrian-oriented development
- pedestrian-oriented signs are preferred including: overhead hanging signs perpendicular to the shopfront, painted window signs, signage incorporated into awnings or canopies
- shop signs and lighting that are well crafted are encouraged
- larger commercial outlets with extended frontages are expected to incorporate variation in signage along the street
- signs should be unique and complement the style, composition, materials, colours and details of the building
- generally, overhead signs should not extend above the first storey or conflict with design details, windows or cornices
- window signs and graphics should complement and enhance the shopfront design and support walkability by not restricting views into shop interiors
- light fixtures should be located to enhance the building design
- larger format retail outlets should include pedestrian-oriented signs along Valley Centre Avenue
- freestanding commercial signs should incorporate natural materials including stone, wood (including heavy timber) ceramic glazed tiles and masonry and be as sensitively illuminated as reasonable
- car-oriented signs including large backlit plastic signs should be avoided
- exterior lighting on mixed use streets should illuminate façades, entrances and signage and provide adequate light level for personal safety
- exterior lights should not produce glare onto streets, public ways or adjacent properties
- lighting fixture design should complement the building façades.



providing opportunities for innovative signs on the commercial streetscape



examples of free standing signs



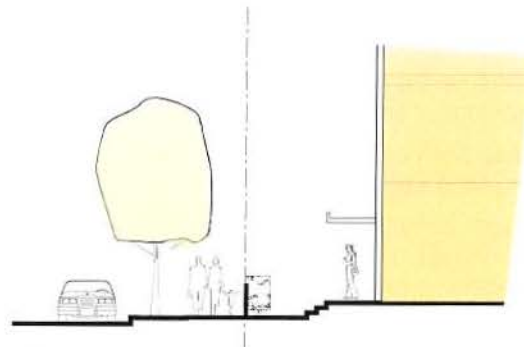
well designed exterior lighting improves the streetscape and enhances the shopfront

### 5.3 General Residential Building Design Guidelines

**Intent:** Designers are encouraged to consider pedestrian oriented residential developments that are diverse in colour and form and reflect the mountain village theme

#### 5.3.1 Residential Setback Treatments

- setting back residential buildings from the property lines provides new developments a degree of privacy and a landscaping opportunity, similar to existing residential patterns
- hedges, garden walls, pathways, lighting and addresses or other residential indicators are encouraged to mark the transition from the public to semi-public or private realm



*raised front stoops and weather protection are recommended at ground level units*

#### 5.3.2 Ground-oriented Units

- street oriented ground level residential units are encouraged in all residential development forms with front doors, gardens, gates, and pathways oriented to the sidewalk where possible, to increase livability and enhance the streetscape
- ground-oriented units accessed from a courtyard should be visible from the street where possible
- strategies to maximize daylighting and livability including generous areas of glazing and high floor to ceiling heights are encouraged
- the interface between public and private properties should be treated with high quality materials and architectural finishes



*garden gates, pathways, lighting and addresses enhance residential property edges*



## 5.4 Medium Density Multi-Family

**Intent:** Designers are encouraged to consider how new and existing future mid-rise and tall buildings relate to each other and to the backdrop of the North Shore mountains

### 5.4.1 Setbacks

*(replaces OCP Schedule B, Part 5 Guideline: B3.5 Setbacks and B 2.6 Building Setback to the Street)*

- residential uses should be setback minimum 4.0 m from the property line
- setting back the garden wall, hedges and gates 0.6 m from the property line is encouraged to provide an opportunity for grade transitions and landscaping
- refer to 4.2.1 Streetwall Height for upper level step backs

### 5.4.2 Building Form including Roofs

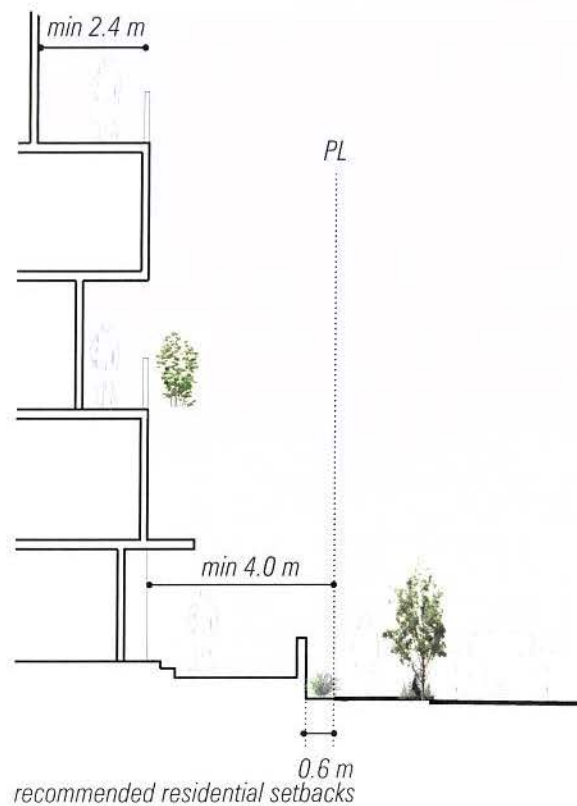
*(replaces OCP Schedule B, Part 5 Guideline: B4.9 Articulation of the Building and B4.10 Sculpting the Top of the Tower)*

#### a. Buildings Up to 5 Storeys

- simple, purposeful roof forms are preferred

#### b. Buildings Higher than 5 Storeys

- Encourage variety and innovation in building form - encourage distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
- stepping back upper levels is encouraged to reduce bulk and shadowing and to enhance livability by incorporating upper terraces and roof gardens
- upper levels, including rooftops incorporating architectural elements such as trellises, arbours or other shading or privacy elements in materials and colours to support the Mountain Village theme are encouraged



## 5.5 Low Density and Ground-Oriented Multi-Family (up to 3 storeys)

Intent: Designs for townhouses or rowhouses that provide a transition in density between the Town Centre and existing buildings up to 3 storeys single family residential neighbourhoods.

These attached residential forms should support the Mountain Village theme through their form and character including colour, materials and setback treatment.

Roof forms should be simple - either contemporary shed or flat roofs or more traditional steep pitched gable roofs

- wide overhangs should be provided
- generous roof canopies over entries are encouraged to provide weather protection and identify unit entries
- use of generously proportioned solid wood fascia, trim and bracket elements contributes to the intended mountain character of buildings
- exploration of green roofs is encouraged

### 5.5.1 Height, Massing and Variation

*(replaces OCP Schedule B, Part 5 Guideline: C1.1 Height and Massing)*

- building height should be maximum three storeys
- portions of buildings adjacent to lower existing houses should transition towards the height of those houses
- massing should reflect the rhythm of individual dwelling units, with an emphasis on vertical proportions.
- stepped building forms, bay windows and recessed areas are encouraged
- variations of massing, dwelling unit types, materials and colour, within a unifying design theme, will contribute to a contemporary Mountain Village theme
- buildings consisting of small groups of dwelling units are encouraged
- long rows of repetitive identical units should be avoided

### 5.5.2 Roof Treatment

*(replaces OCP Schedule B, Part 5 Guideline: C1.2 Roof Treatment)*

- roofs should relate to and emphasize individual dwelling units



examples of simple roof forms, articulated elevations, landscaped setbacks and individual unit identity



### 5.5.3 Rear Yard Setbacks

*(replaces OCP Schedule B, Part 5 Guideline: C2.8 Rear Yard Setbacks)*

- where units back onto walkways, lanes or public open spaces, a minimum 6.0 m setback should be provided for fenced or screened private open space with consideration to vary for L or U-shaped buildings
- some variation is encouraged in setback, and in dwelling unit rear elevation design, to avoid creating a visual wall

### 5.5.4 Pedestrian Access

*(replaces OCP Schedule B, Part 5 Guideline: C2.10 Pedestrian Access)*

- street fronting units are preferred, with individual walkways between unit entries and sidewalks
- entries from common courtyards are preferred to entries off parking areas or lanes, unless the lane is developed as a greenway
- unit entries should ideally be visible from well used public property - particularly where entries are off private courtyards
- CPTED best practises should be provided
- Refer to Accessible Design Policy

### 5.5.5 Rainwater Management

- rainwater should be infiltrated optimally into the ground at each development site
- the rainwater management strategy is encouraged to be made visible, and placement and design of gutters, rain water leaders, chains, splash blocks, rain barrels, etc. should be carefully considered
- integrating rainwater management elements into the design should reinforce the identity of individual dwelling units
- simple profiles and geometries of gutters and rain water leaders, and use of durable materials, should contribute to the Mountain Village character
- see also section 4.2 Rain and Stormwater Management

### 5.5.6 Cladding

*(replaces OCP Schedule B, Part 5 Guideline: C3.3 Cladding)*

- use of natural materials such as wood siding and shingles, stone, and brick is encouraged and should dominate the building expression, especially facing the street, public open spaces and at ground floor elevations
- stone dash stucco is preferred to smooth trowelled stucco
- textured stucco should be avoided
- manufactured panels, planks and shingles, should be well crafted and durable
- trim should be wood, generally nominal 2" thick, in generous widths to contribute to the Mountain Village character



*design elements that manage rainwater are encouraged*



## 6.0 Existing Relevant Policies

Schedule B: Development Permit Areas of the Official Community Plan Bylaw 7900 includes a series of Form and Character Design Guidelines that apply to all commercial, industrial and multi-family development in the District, including the Lynn Valley Town Centre. Design elements from these OCP guidelines, though not repeated in this Lynn Valley Town Centre Public Realm and Design Guidelines, still apply. Where identified, the Lynn Valley Town Centre Public Realm and Design Guidelines offers additional design measures to provide clarity or further detail to the OCP design guidelines towards achieving the Mountain Village character and vision for the Lynn Valley Town Centre. In limited cases, where identified, the design measures in the Lynn Valley Town Centre Public Realm and Design Guidelines replace those provided in the OCP Design Guidelines. See below for details.

### a. DNV OCP, Schedule B, Part 5: Guidelines for Commercial and Mixed-Use Buildings

Lynn Valley Town Centre Public Realm and Design Guidelines offer revisions to the following sections:

- A 1.8: Enclosure** - revised and expanded
- A 1.10 Breaks in the Streetwall** - revised and expanded
- A 1.11 Storefronts** - revised and expanded
- A 2.10 Rainwater Management** - added
- A 2.11 View Corridors** - added
- A 3.1 Variation in Building Design** - revised and expanded
- A 3.3 Setbacks** - revised and expanded
- A 3.7 Building Materials and Transitions** - incorporated into General Building Design Guidelines
- A 3.8 Colours and Finishes** - incorporated into General Building Design Guidelines
- A 3.11 Balconies** - revised
- A 3.16 Signage and Lighting** - revised and expanded

### b. DNV OCP, Schedule B, Part 5: Guidelines for Multi-Family Housing

Lynn Valley Town Centre Public Realm and Design Guidelines offer revisions to the following sections:

#### **General Residential Building Design Guidelines**

- B 2.6 Building Setbacks to the Street** - revised and expanded
- B 3.1 Variation in Building Design** - revised and expanded
- B 3.5 Setbacks**
- B 3.8 Building Materials and Transitions** - revised and expanded
- B 3.15 Balconies** - replaced
- B 4.2 Maximum Building Frontage** - replaced
- B 4.5 Maximum Building Footprint** - replaced
- B 4.9 Articulation of the Building** - revised and expanded
- B 4.10 Sculpting the Top of the Tower** - revised and expanded
- B 4.11 Balconies** - deleted

### c. DNV OCP, Schedule B, Part 5: Guidelines for Ground-Oriented Housing

Lynn Valley Town Centre Public Realm and Design Guidelines offer revisions to the following sections:

- C 1.1 Height and Massing** - revised and expanded
- C 1.2 Roof Treatment** - revised and expanded
- C 2.8 Rear Yard Setbacks** - revised and expanded
- C 2.9 Side Yard Setbacks** - revised and expanded
- C 2.10 Pedestrian Access** - revised and expanded
- C 3.2 Variations in Design** - revised and expanded
- C 3.3 Cladding** - revised and expanded
- C 3.4 Varied Roof lines** - revised and expanded

## 6.1 Supplementary Paving Specifications

See also Development Servicing Bylaw 7388: Water, sanitarysewer and stormwater standards and the MMCD Supplementary Specifications and Standard Drawings

### 01. Specification

- Specified minimum 28 day compressive strength: 32 mpa
- Air entrainment: 6 to 9%
- Slump: +/- 80mm
- Maximum aggregate size: 19mm
- Minimum cement content: 335 kg/cubic meter
- Chilliwack Stone is to be used. The supplier and reference number should be included on the drawing notes. The concrete sub-contractor would need to make provisions to modify the mix to incorporate this aggregate.
- Exposed aggregate finishing takes place after the initial set and is achieved using a gentle wash with water and brush until the desired aggregate exposure is achieved. The slab must then be allowed to cure for at least 7 days. It should then be dried, cleaned and a concrete sealer should be placed on the surface to finish the installation.
- The Developer and Contractor must control siltation during this entire operation, but especially during the washing. The fine cement slurry must be prevented from entering the drainage system, by use of silt dams, CB filter cloth bags or barriers or other approved methods. This is very important and the Owner will be held responsible for any system contamination or other Environmental impact that occurs as a result of his operation.

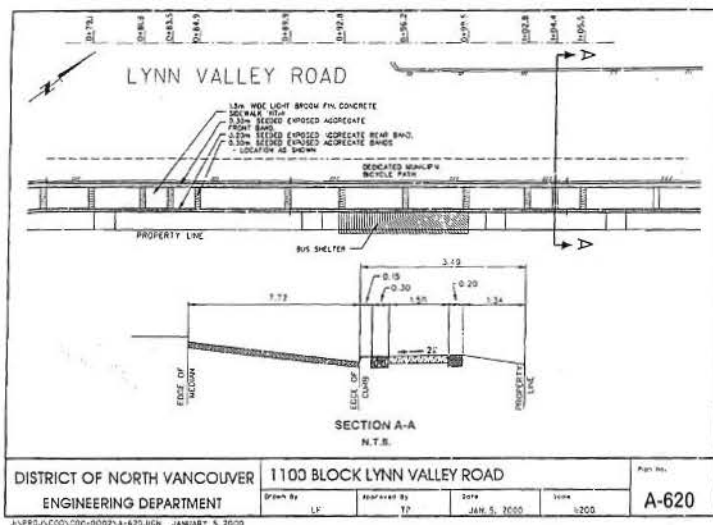


Figure 1: sidewalk construction detail

### 02. Locations

- The sidewalk must comprise a minimum 1.5m-wide standard broom finish concrete sidewalk and exposed aggregate banding, in accordance with paving specifications as set out in Figure 1 and in the locations as set out in (b), as per the sidewalk detail shown in Figure 2.
- In conjunction with the sidewalks, exposed aggregate banding must be provided as follows:
  - one 0.3m-wide exposed aggregate band directly adjacent to and parallel to the sidewalk at the front of the sidewalk (curb side);
  - one 0.2m-wide exposed aggregate band directly adjacent to and parallel to the sidewalk at the rear of the sidewalk (property side); and
  - several 0.3m-wide exposed aggregate cross bands perpendicular to the bands set out above, in a pattern using a 1.2m module, with the pattern to be made up of multiples of the basic module ranging from 1.2m to 4.88m in random combinations.

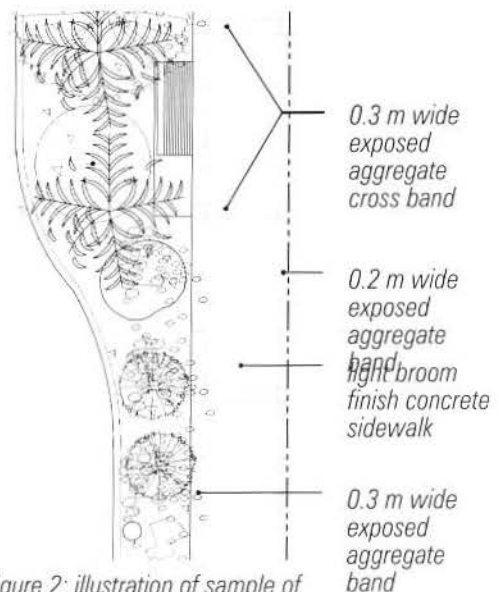


Figure 2: illustration of sample of aggregate banding

## 6.2 Town Centre Core Lighting Standards

(not including Town Centre Core Streets as per Section 6.2)

Specifications on the pedestrian luminaires, decorative poles, banner arms and decorative signage arms are listed below.

### Pedestrian Luminaire:

Lumec Domus 30 series consisting of the following:

- 70 watt HPS ballast assembly, 120 volt, medium base socket.
- SE3D type 3 recessed optical system with house side cutoff shield, type 5 distribution pattern is available if required.
- Luminous ring option to be installed on Domus 30.
- Drop clear polycarbonate lens to be mounted to frame, which houses the tempered glass lens.
- 1F1A shephard hook mounting arm. This arm can be installed on both pedestrian decorative poles and decorative roadway poles.
- Luminaire and mounting arm will be finished in Frances Andrews #RAL 1011: Butterscotch powder coat paint finish.

### Decorative Poles:

#### Pedestrian:

Manufactured by Westcoast Engineering.

Decorative poles consist of the following:

- 4400mm tapered octagonal pole to meet District of North Vancouver standards.
- Pole will be drilled and tapered to accept Lumec's 1F1A mounting arm. Pole and mounting arm to be finished in a GN8TX dark green powder coat.
- Two piece cast aluminum decorative base with a transition ring which will wrap around the tapered octagonal pole. The decorative cast base shall include a dogwood flower

mounted with the middle of the casting, the name Lynn Valley on the upper part of the casting, and D.N.V. on the lower part of the casting. The decorative casting will be finished in a combination dark green and butterscotch powder coat finish.

- Electrical outlets are to be installed on each pole.

### Roadway:

Westcoast Engineering decorative streetlight poles consisting of the following:

- 7900mm tapered octagonal pole to meet the District of North Vancouver standards, finished in a GN8TX dark green powder coat finish.
- The standard octagonal pole, both new and existing, will be adapted to accept a pedestrian luminaire and two-piece cast aluminum base. Banner brackets and pipes shall be Globe Foundries Ltd. No. BB100 or approved alternate.
- Two piece decorative base design shall be the same style as described in the decorative pedestrian pole section.
- Electrical outlets are to be installed on each pole.

### Decorative Signage:

Westcoast Engineering Decorative sign arm consisting of the following:

- 25mm diameter round steel pipe approximately 905mm long.
- The end of the 25mm pipe to be finished with a 50mm diameter cast aluminum ball.
- Upper half circle casting illustrating a dogwood flower will be mounted to the top of the 25mm round arm.
- The lower street sign will be supplied by others.

The decorative signage arm will be attached to the pole with a coupler. The coupler will be welded to the pole, the 25mm arm will slide inside the coupler and three tamper proof screws will hold the arm in place.



## 6.3 Town Centre Core Lighting Specifications

# Beta Pendant

**selux**



Project: \_\_\_\_\_

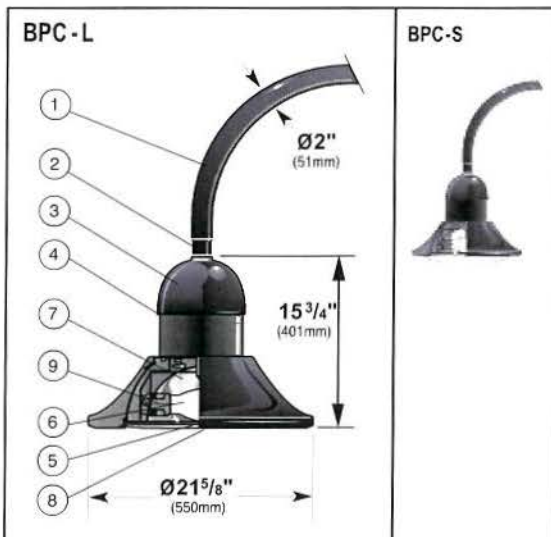
Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series	Optics	Reflector	Mounting	Lamping	Finish	Voltage	Options
_____	_____	_____	_____	_____	_____	_____	_____
Pole Series	Height	Finish	Pole Options				
_____	_____	_____	_____				

Series	Optics	Reflector	Mounting	Lamping	Finish	Voltage	Options
BPC Beta Pendant	L Flat Glass Lens	R2 Type II Aluminum Reflector	1 Single	<u>Metal Halide</u>	WH White	120	HS House Side Shield
	S Sagged Glass Lens	R3 Type III Aluminum Reflector	2C Double Cluster	H050 <sup>1</sup> 50w	BK Black	208	QR Quartz Restrike (40w Max)
		R4 Type IV Aluminum Reflector	3C Triple Cluster	H070 70w	BZ Bronze	240	FS <sup>1</sup> Single Fusing
		R5 Type V Aluminum Reflector	4C Quadruple Cluster	H100 100w	SV Silver	277	PCT Photocell Tenon
			W Wall Mount	H150 150w	SP Specify Premium Color	347	
				<u>HPS</u>			
				S050 <sup>1</sup> 50w			
				S070 70w			
				S100 100w			
				S150 <sup>2</sup> 150w			

<sup>1</sup>Not available for 347v

<sup>2</sup>Only for 55v lamp



1. Mounting Arm - Ø2" (51mm) curved arm attaches to pole by means of a transition fitter supplied with fixture.

2. Fixture Connection - The fixture cap is securely fastened to curved arm using a steel connector.

3. Fixture Cap - Decorative fixture cap; removable to provide easy access to ballast.

4. Gasketing - Continuous molded gaskets provide weather-proofing, dust, and insect control.

5. Fixture Hood - Decorative aluminum shade.

6. Lamp - One clear, ED17 metal halide or high pressure sodium up to 150w. Horizontal lamp for R2 and R3 reflectors; base-up vertical lamp for R5 reflector. Lamp provided by others.

7. Reflector - Precision formed aluminum reflector available with a Type II, III, or V distribution.

8. Shielding - Specify tempered flat glass lens (L), or tempered sagged glass lens (S). Lenses are secured using a captive ring and are easily removable for access to lamp (no special tools required). Version with tempered Glass Lens (BPC-L) is IDA-Approved™ dark sky friendly.

9. Socket - 4KV Pulse rated porcelain medium base socket pre-wired to ballast at factory.

10. Ballast - (Not shown) A high efficiency, pulse start, core and coil ballast regulates voltage for H.I.D. lamp. Consult factory for detailed ballast information.

Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ) and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

*Preferred Street  
Lighting  
Manufacturer:  
Selux  
Model: Beta*

## 6.4 Town Centre Core Lighting Specifications: For Pedestrian pathways

# Beta Lantern

**selux**



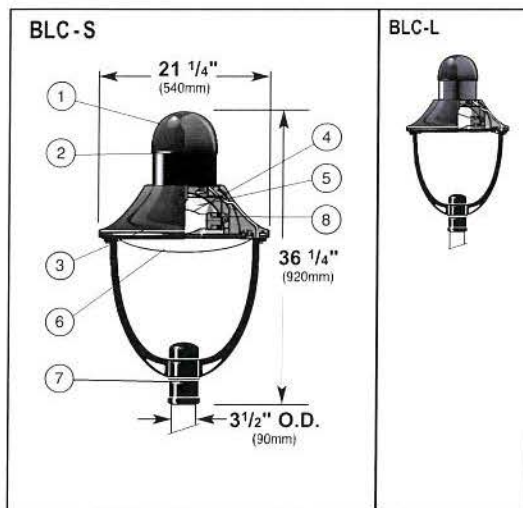
Project: \_\_\_\_\_

Type: \_\_\_\_\_ Qty: \_\_\_\_\_

Series \_\_\_\_\_ Optics \_\_\_\_\_ Reflector \_\_\_\_\_ Mounting \_\_\_\_\_ Lamping \_\_\_\_\_ Finish \_\_\_\_\_ Voltage \_\_\_\_\_ Options \_\_\_\_\_

Pole Series \_\_\_\_\_ Height \_\_\_\_\_ Finish \_\_\_\_\_ Pole Options \_\_\_\_\_

Series	Optics	Reflector	Mounting	Lamping	Finish	Voltage	Options
<b>BLC</b> Beta Lantern	<b>L</b> Flat Glass Lens	<b>R2</b> Type II Aluminum Reflector	<b>1</b> Single	<b>Metal Halide</b>	<b>WH</b> White	<b>120</b>	<b>HS</b> House Side Shield
	<b>S</b> Sagged Glass Lens	<b>R3</b> Type III Aluminum Reflector	<b>2</b> Double	<b>H050<sup>1</sup></b> 50w	<b>BK</b> Black	<b>208</b>	<b>QR</b> Quartz Restrike (40w Max)
		<b>R5</b> Type V Aluminum Reflector	<b>W</b> Wall Mount	<b>H070</b> 70w	<b>BZ</b> Bronze	<b>240</b>	<b>FS<sup>1</sup></b> Single Fusing
				<b>H100</b> 100w	<b>SV</b> Silver	<b>277</b>	<b>PCT</b> Photocell Tenon
				<b>H150</b> 150w	<b>SP</b> Specify Premium Color	<b>347</b>	
				<sup>1</sup> Not available for 347V <sup>2</sup> Only for 55v lamp			



**1. Fixture Cap** - Decorative aluminum fixture cap removable for ballast access.

**2. Gasketing** - Continuous molded gaskets provide weather-proofing, dust, and insect control.

**3. Fixture Hood** - Decorative aluminum shade with hinged door for lamp access (no special tools required).

**4. Lamp** - One clear, ED-17 metal halide or high pressure sodium up to 150w. Horizontal lamp for R2 and R3 reflectors; base-up vertical lamp for R5 reflector. Lamp provided by others.

**5. Reflector** - Precision formed aluminum reflector available with a Type II, III, or V distribution.

**6. Shielding** - Specify tempered flat glass lens (L), or tempered sagged glass lens (S). Lenses are secured using a captive ring and are easily removable for access to lamp (no special tools required). Version with tempered Glass Lens (BLC-L) is IDA-Approved™ dark sky friendly.

**7. Pole Fitter** - Cast aluminum fitter secures to pole with 3 stainless steel Allen head set screws. For 3 1/2" (90mm) pole tenon.

**8. Socket** - 4KV Pulse rated porcelain medium base socket pre-wired to ballast at factory.

**9. Ballast** - (Not shown) A high efficiency, pulse start, core and coil ballast regulates voltage for H.I.D. lamp. Consult factory for detailed ballast information.

Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

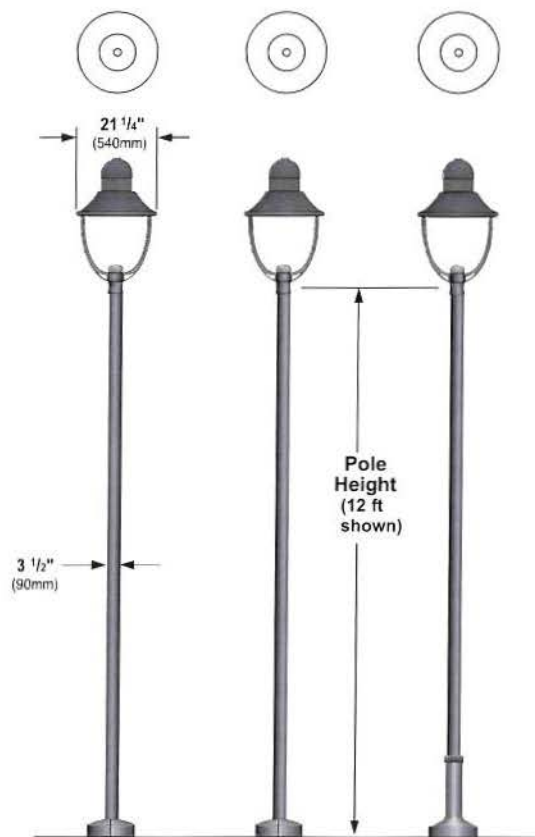
*Preferred Pedestrian  
Level Street Lighting  
Manufacturer: Selux  
Model: Beta  
or equivalent*

# Beta Lantern

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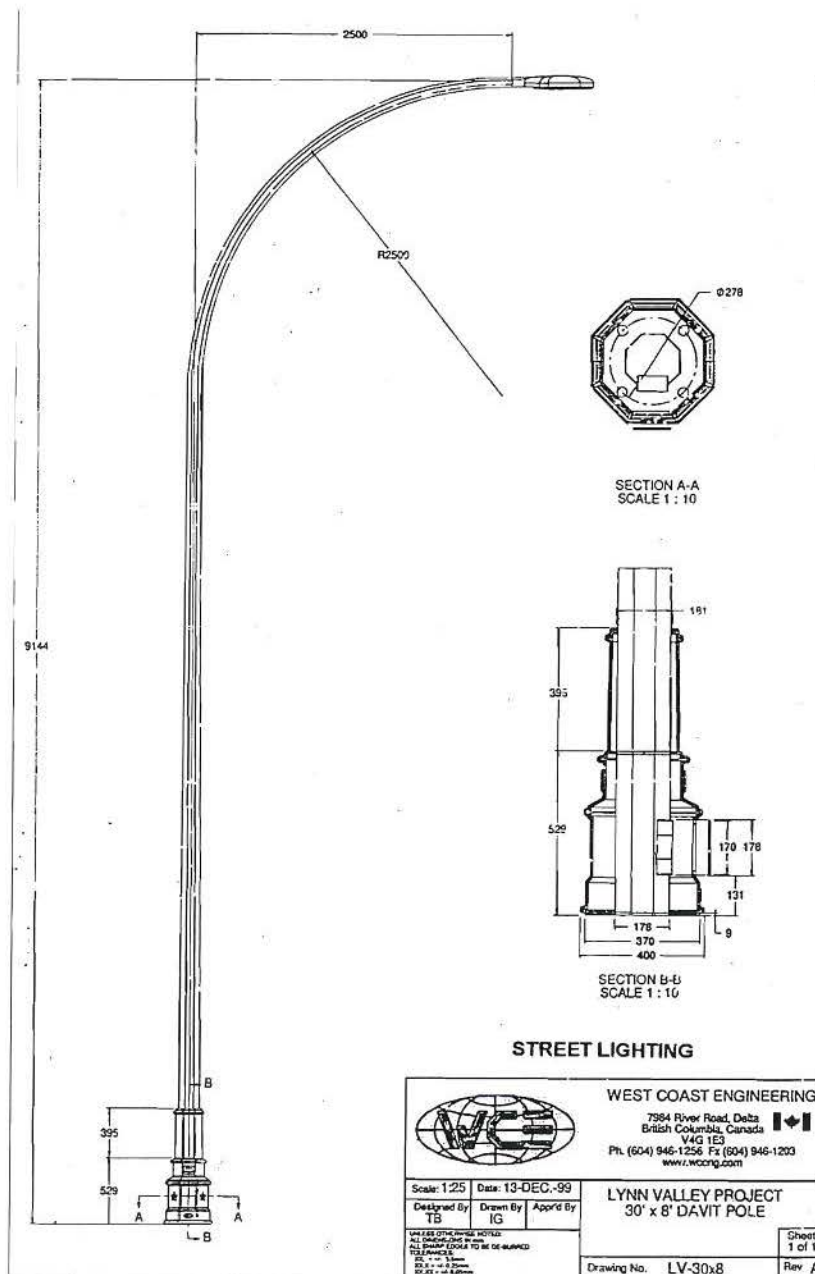
## Single

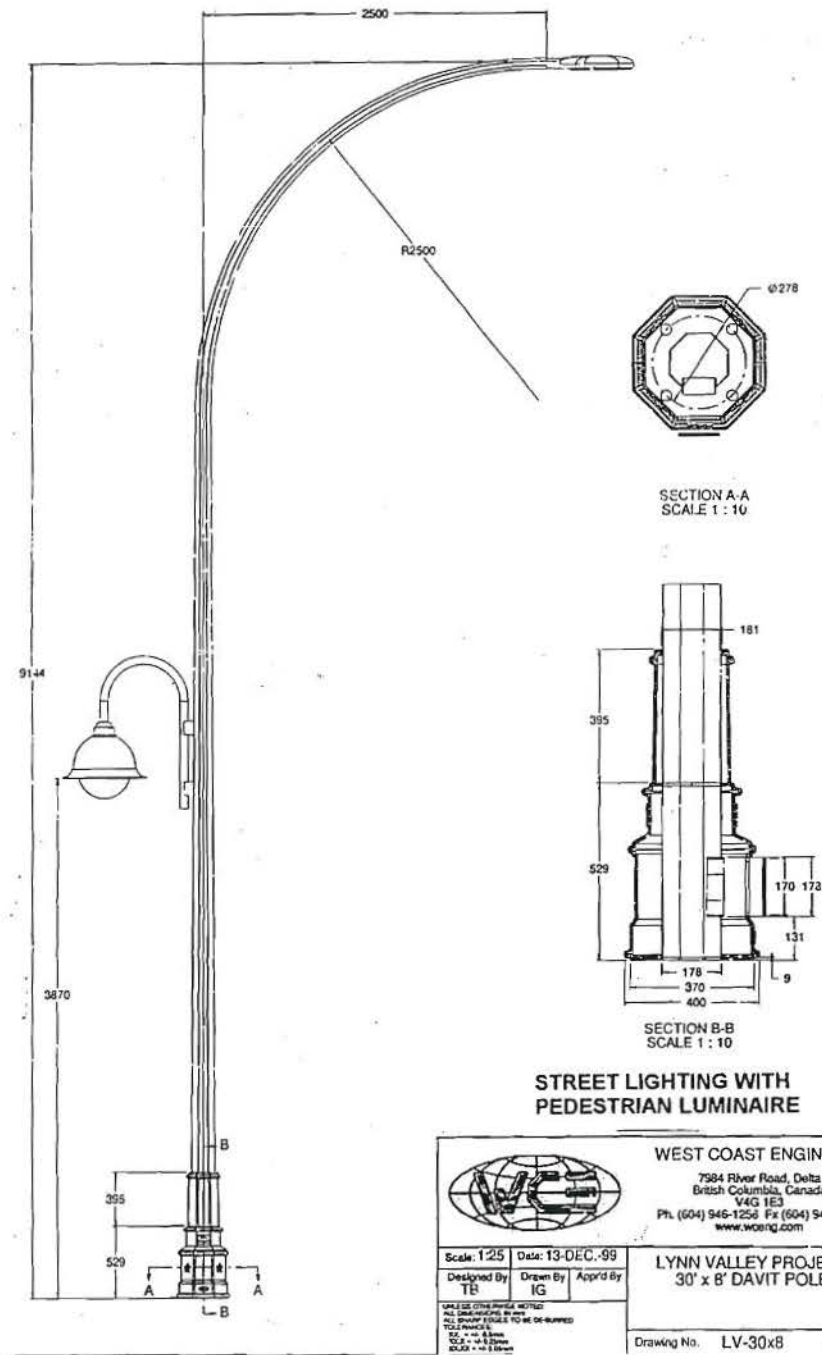
Die-cast aluminum fitter base secured to pole with three, stainless steel, Allen head set screws.





## 6.5 Town Centre Lighting Specifications









Ramsay Worden Architects  
PFS Studio  
District of North Vancouver

**The Corporation of the District of North Vancouver****Bylaw 8119**

A bylaw to repeal District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000

---

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 Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000, Repeal Bylaw 8119, 2015".

**2. Repeal**

2.1 "District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000", and any amendments thereto, is hereby repealed.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

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

**Bylaw 8129**

A bylaw to amend Development Servicing Bylaw 7388, 2005

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

**1. Citation**

This bylaw may be cited as "Development Servicing Bylaw 7388, 2005, Amendment Bylaw 8129, 2015 (Amendment 7)".

**2. Amendments**

- 2.1 Section 2 of Development Servicing Bylaw 7388, 2005 is amended by deleting the following words "except the lands within the Lynn Valley Town Centre as shown on Schedule A to Bylaw 7157, where only the water, sanitary sewer and storm water standards specified in Schedule D.1 and the MMCD Supplementary Specifications and Standard Drawings indicated in Schedule D.2 of this bylaw apply".

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk



## AGENDA INFORMATION

<input type="checkbox"/> Committee of the Whole	Date <u>APRIL 13. 15</u>
<input type="checkbox"/> Finance & Audit	Date _____
<input type="checkbox"/> Advisory Oversight	Date _____
<input type="checkbox"/> Other	Date _____

Dept. Manager	GM Director	CAO
	<i>AM</i>	<i>h</i>

## The District of North Vancouver

### REPORT TO COMMITTEE

April 7, 2015  
File: 13.6480.30/002.005.000

**AUTHOR:** Karen Rendek - Policy Planner, MCIP, RPP

**SUBJECT:** Draft Lynn Valley Town Centre Public Realm and Design Guidelines

**RECOMMENDATION:**

THAT the Committee of the Whole recommends to Council:

That Staff be directed to bring the Lynn Valley Town Centre Public Realm and Design Guidelines to a regular meeting of Council.

**REASON FOR REPORT:**

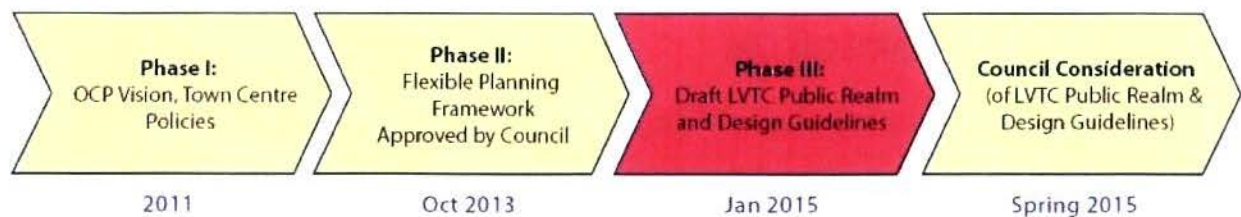
To report to Council on the results of the public and stakeholder engagement process and to present the revised draft Lynn Valley Town Centre Public Realm and Design Guidelines. Attached to this Council report is the presentation for the Committee of the Whole session (Attachment I) that provides a summary of the revised draft Lynn Valley Town Centre Public Realm and Design Guidelines. The full document will be presented at the Committee of the Whole session.

**SUMMARY:**

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines provide a design framework for the built form and public realm that is consistent with the community's desire for a "mountain village" theme. It is intended to provide flexibility and to encourage innovation as the town centre grows and changes over time. The proposed guidelines will provide guidance to property owners, staff, residents, stakeholders, consultants and Council when considering redevelopment proposals in Lynn Valley Town Centre and will be an important tool to help realize the community's vision for this centre. The proposed guidelines have been informed by public and stakeholder input through a series of engagement events. Feedback received indicates strong community support for the "mountain village" theme and strategies proposed for landscaping; plazas and neighbourhood park design features; street furniture and lighting; treatment for pathways; and rainwater management. Refinements have been made based on feedback received and are included in the final draft.

## BACKGROUND

The 2011 OCP identifies Lynn Valley Town Centre as part of the 'Network of Centres' and provides the overall vision and town centre policies for this centre (OCP Schedule A). In June 2013, over 1,400 participants provided input on the relationship between future development height, form, character and community benefits for Lynn Valley town Centre leading to the establishment of the *LVTC Flexible Planning Framework* that was approved by Council in October 2013.



Public and stakeholder consultation for Phase III of the planning and engagement process focussed on the design character and aesthetics of the public realm within the Lynn Valley Town Centre. Topics for discussion included all public spaces - streets and lanes, sidewalks, pathways and open spaces such as parks and plazas. The proposed designs for the High Street and Library Lane were also discussed along with specific streetscape elements such as street furniture, trees and plantings, lighting, sidewalk treatments and opportunities for public art. The draft Public Realm and Design Guidelines for Lynn Valley, under current consideration, will provide guidance on the urban design character and aesthetics of the public spaces to help implement the vision for this centre over the next 20 years.

### Community Outreach Efforts

The public awareness program for the consultation on the proposed Lynn Valley Town Centre Public Realm and Design Guidelines included both in person and online options for the community to provide input. A postcard was sent to over 7,000 residences and local businesses in Lynn Valley inviting participation.

As well, the consultation was promoted through social media, email lists, advertisements in the North Shore News, posters in the neighbourhood, and through local businesses and the Lynn Valley Community Association.

A page on [dnv.org](http://dnv.org) was dedicated to the consultation, providing background information, a short video about the proposed design guidelines and a survey. The video <http://identity.dnv.org/article.asp?a=6210&c=1160&v=1> was also used as rich content for social media to pull viewers to our web site where they would find the survey. Over 600 visitors viewed our web page. The online survey was available for public input until February 13.



Staff also used promotional tools to invite people to open house events on January 25 and 28 in the Community Room at the Lynn Valley Library. Approximately 220 people dropped by and viewed the materials, many of whom spoke with staff. Of the 232 surveys and written submissions we received, 103 were submitted in hard copy and 129 were submitted online.

The draft design guidelines were reviewed by Vancouver Coastal Health (per the Memorandum of Understanding with the DNV), the Advisory Committee on Disability Issues (ACDI) on February 19<sup>th</sup>, 2015, the Advisory Design Panel (ADP) on March 12, 2015 and a workshop was held with some members of both the Transportation Consultation Committee (TCC) and the Lynn Valley Community Association on March 11, 2015. Refinements to the draft have been made based on public and stakeholder feedback received and is summarized on page 5 of this report.

#### **EXISTING POLICY:**

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines have been developed to support existing policies contained in the OCP and direction provided by the Flexible Planning Framework, as well as other policies and studies relevant to Lynn Valley Town Centre including the Lynn Valley Town Centre Transportation Study (2013); Hastings Creek Watershed Ecology and Hydro technical Assessment (2013); and, the North Shore Area Transit Plan (2012).

Streetscape Design Guidelines specifically for Lynn Valley Town Centre referred to as Bylaw 7157 were developed in 1999 following the completion of the Lynn Valley Community Plan in 1998. The Lynn Valley Community Plan, 1998 was repealed upon adoption of the new District-wide Official Community Plan, Bylaw 7900, 2011.

The Streetscape Design Guidelines contained in Bylaw 7157 remain in effect pending completion of the Lynn Valley Town Centre Public Realm and Design Guidelines which is now before the Committee of the Whole for discussion. If the Committee of the Whole recommends Council approve the Lynn Valley Town Centre Public Realm and Design Guidelines, as recommended, staff will proceed with preparing the necessary housekeeping amendments to repeal Bylaw 7157. Portions of Bylaw 7157 have been integrated into the proposed Lynn Valley Town Centre Public Realm and Design guideline document to ensure compatibility and consistency with sidewalk treatments and lighting standards already implemented on portions of Lynn Valley Road, Mountain Highway and East 27<sup>th</sup> Street. A clause in the District of North Vancouver Servicing Bylaw 7388 will also require amendment to ensure that the Lynn Valley Town Centre is governed by the District of North Vancouver Servicing Bylaw 7388 once Bylaw 7157 is repealed.

#### **ANALYSIS:**

The proposed Lynn Valley Town Centre Public Realm and Design Guidelines are intended to shape a memorable and authentic town centre that is unique to Lynn Valley and responsive to its local climate, geography and culture. The Lynn Valley Town Centre Public Realm and Design Guidelines has an overall "mountain village" theme and provides guidance for the design of buildings and public spaces including the streets and lanes, sidewalks, pathways



and open spaces such as parks and plazas. The following guiding urban design principles to support the vision are intended to provide flexibility and encourage innovation as the town centre develops overtime.

1. Encourage design excellence and innovation in urban design, architecture and landscape architecture that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.
2. Connect to the wider Lynn Valley community and natural environment by establishing an overall structure that integrates with and links to the surrounding community and streets encourages active lifestyles and social connections. The location and design of buildings are to maintain key public views toward the mountain setting from new streets to and through the Town Centre.
3. Develop a unique sense of place by creating linked plazas, parks and trails that reference the history, logging, etc.
4. Encourage variety and innovation in building form with distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
5. Integrate authentic and natural materials by designing both the public realm and private developments integrating locally and regionally available materials to further enhance the sense of the mountain village.
6. Provide a vibrant mixed use High Street (Valley Centre Avenue) that creates a physical, social and economic heart for the community.
7. Integrate innovative, effective stormwater management into the design of the public realm and architecture.

#### **General Feedback on the Proposed Public Realm and Design Guidelines:**

Survey results indicated overall support for the proposed design guidelines. Approximately 93% of respondents support the overall direction and "mountain village" theme developed for Lynn Valley Town Centre.

Strong community support also emerged around the key strategies proposed for landscaping; plazas and neighbourhood park design features; street furniture and lighting; treatment of pathways; and rainwater management.

Based on feedback received, additional discussions with community stakeholders were held to provide additional clarity and to refine the proposed design of the High Street, East 27<sup>th</sup> Street and Library Lane especially with respect to cycling infrastructure and safety of the pedestrians and cyclists moving to and within the central core and ensure ensuring sufficient parking is available for businesses.

#### **Refinements to the Draft Plan Based on Public and Stakeholder Feedback**

Community and stakeholder feedback informed a number of changes and refinements to the draft Lynn Valley Town Centre Public Realm and Design Guidelines as follows.



- Staff have revised the design of the High Street to improve the pedestrian focus, accessibility and increase the safety for all users. Separated cycle lanes will be provided from the entrances of Lynn Valley Road and East 27<sup>th</sup> Street for a portion of the High Street to allow for safe arrival by cyclists to the central core. A shared roadway within the central section of the street is now proposed with emphasis on the pedestrian focus for this area.
- On-street parking for drop-off, pick-up and accessibility considerations is provided in limited areas and is interspersed with landscaped bulges.
- Cycling lanes on East 27<sup>th</sup> Street have been changed from a two-way cycle track to separated facilities on both sides of the street with the north bike lane now located behind the future transit hub to improve safety for all users. Intersection safety improvements for both pedestrians and cyclists have also been incorporated.
- Reference maps have been added to each section of the document to aid the reader in understanding where design elements apply (i.e. future roads, lanes, cycle routes, pedestrian and multi-use pathways, lanes)
- Relevant sections of Bylaw 7157 (sidewalk treatment and street lighting) have been added.
- The design principles and objectives have been augmented by adding further clarity and direction on the "mountain village" theme, and a principle on the integrated and innovative rainwater management strategy for this centre.

#### **Timing/Approval Process:**

The public realm and design guidelines for Lynn Valley Town Centre are needed to inform and guide the preparation and review of development applications in Lynn Valley Town Centre.

#### **Concurrence:**

The proposed Public Realm Guidelines for Lynn Valley Town Centre were reviewed by an interdepartmental staff team at key milestones throughout the planning process. OCP Implementation Planning Committee (OCP) members participated in the public events and the draft was reviewed by the Advisory Committee on Disability Issues (ACDI), Advisory Design Panel (ADP) and Vancouver Coastal Health.

#### **Financial Impacts:**

The proposed design guidelines identify a range of opportunities to enhance the town centre that could be funded through development, as and when it occurs.

#### **Liability/Risk:**

The proposed Public Realm and Design Guidelines are generally consistent with the OCP and do not expose the District to any particular liability or risk.

#### **Social Policy Implications:**

The guidelines identify opportunities to enhance active transportation (walking, cycling) and improve opportunities for community interaction through public plazas and a new neighbourhood park which all support District social policy objectives.

### Environmental Impact

The guidelines identify improvements to ecological functions of the public spaces (through street tree clusters and rainwater management strategies) to improve the health of the Hastings Creek Watershed.

### Public Input:

The proposed guidelines have been informed by a series of public consultation efforts undertaken for Lynn Valley Town Centre as described in the Background section of this report. Approximately 230 community and stakeholder participants have informed the revised draft design guidelines.

### Conclusion:

The revised draft Lynn Valley Town Centre Public Realm and Design Guidelines is now presented for Council feedback prior to consideration. The design guidelines are intended to provide guidance to property owners, staff, residents, stakeholders, consultants and Council when considering redevelopment proposals in Lynn Valley Town Centre. Should the Committee of the Whole recommend Council approval, staff will proceed to Council for consideration and approval along with the necessary housekeeping amendments to reflect the updated policy direction. As a policy document to implement the Official Community Plan, the proposed design guidelines may be approved by resolution.

Respectfully submitted,

Karen Rendek, MCIP, RPP  
Policy Planner

### Attachments:

(I) Lynn Valley Town Centre Public Realm and Design Guidelines Presentation

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"/> Facilities	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Human resources	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:



**Repeal of Bylaw 7157 – Synopsis of Recommendations and Outline of Portions Included in the Proposed Lynn Valley Town Centre Public Realm and Design Guidelines**

<b>Page Number of Bylaw 7157</b>	<b>Section of Bylaw 7157, District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre (2000)</b>	<b>Recommended Change</b>	<b>Explanation of changes/additions to the Proposed LVTC Public Realm and Design Guidelines</b>
1 - 10	Section on enactment of the bylaw	Repeal Bylaw 7157  Amend Bylaw 7388	Most current subdivision and development requirements are typically contained in the District of North Vancouver Bylaw 7388, 2005. Several schedules in 7157 reference the repealed "Subdivision Control Bylaw, 1956".  Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.
11, 12	Schedule A – Area of Applicability and Schedule B Street Classifications	Repeal Bylaw 7157	Lynn Valley Town Centre boundaries have changed. Refer to Map 2: OCP Land Use Map of Bylaw 7900, 2011 (DNV Official Community Plan).
13 - 15	Schedule C.1 – Preliminary Layout Approval Information	Repeal Bylaw 7157	Requirements are contained in Part 3A of the District of North Vancouver Zoning Bylaw 1965, Bylaw 3210 and Development Procedures Bylaw 7738.
16	Schedule D - Fees	Repeal Bylaw 7157	Fees are prescribed by District of North Vancouver Fees and Charges Bylaw 6481.
17 - 19	Schedule E.1 – Design Standards Schedule; E.1.1 Water Design Standards; Schedule E.1.2 – Sanitary Sewer Systems; Schedule E.1.3 – Drainage Design Standards	Repeal Bylaw 7157  Amend Bylaw 7388	Requirements are contained in The District of North Vancouver Bylaw 7388, 2005.  Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.
20, 21	Schedule E.1.4 – Highway, Electrical, Street Lighting Requirements and Design Standards	Repeal Bylaw 7157	Refer to the Urban Systems Transportation study which has updated road dedication requirements. Lighting design/street furniture requirements are covered in the proposed appendices of the Design Guidelines and Bylaw 7388.

<b>Page Number of Bylaw 7157</b>	<b>Section of Bylaw 7157, District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre (2000)</b>	<b>Recommended Change</b>	<b>Explanation of changes/additions to the Proposed LVTC Public Realm and Design Guidelines</b>
22, 23 and 24	Schedule E.1.4 – Figure 1 Specification for Exposed Aggregate Finish Paving using Chilliwack Stone; Figure 2 – Sidewalk Detail; Figure 3 – Key to Sidewalk Locations	Repeal Bylaw Repeal Bylaw 7157	Sidewalk treatment and details are included in the appendices of the proposed Design Guidelines.  Key to sidewalk locations is updated and included in the proposed Design Guidelines.
25	Schedule E.1.4 – Figure 4 – Tree and Shrub Species for required Landscaping Screening	Repeal Bylaw 7157	Tree and shrub species is updated and expanded to align with “mountain village” theme and rainwater management strategy for the centre in the proposed Design Guidelines.
26	Schedule E.1.4 – Figure 5 Gateways and Greenways	Repeal Bylaw 7157	Gateways and greenways have been updated and expanded to reflect Lynn Valley Town Centre boundaries as per Map 2 of Bylaw 7900, 2011 (District of North Vancouver Official Community Plan).
27	Schedule E.1.4 – Figure 6 Specification for Exposed Aggregate Finish Paving with hand-seeded Black River Rock	Repeal Bylaw 7157	Refers to exposed aggregate finishing for the plaza and gateways. Material treatments have been updated and identified in the proposed Design Guidelines.
28 - 39	Schedule E.1.4 – Figure 7 – Street Furniture: Bench and Trash Receptacle Specifications	Repeal Bylaw 7157	Street furniture updated and examples included in the proposed Design Guidelines.
40 – 46	Schedule E.1.4 – Figure 9 – Street and Pedestrian Lighting, Decorative Base and Signage	Repeal Bylaw 7157	Included for Lynn Valley Road, Mountain Highway and portions of East 27 <sup>th</sup> Street. Specifications are included in the appendices of the proposed Design Guidelines.
47	Schedule E.1.5 – Landscape Screening	Repeal Bylaw 7157	Updated and expanded in the proposed Design Guidelines.
48	Schedule E.2 Construction Specifications and Schedule E.2.1 Supplemental Master Municipal Specifications	Repeal Bylaw 7157  Amend Bylaw 7388	Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.
49	Schedule E.3 – Quality Control and Assurance	Repeal Bylaw 7157  Amend Bylaw 7388	Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.

<b>Page Number of Bylaw 7157</b>	<b>Section of Bylaw 7157, District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre (2000)</b>	<b>Recommended Change</b>	<b>Explanation of changes/additions to the Proposed LVTC Public Realm and Design Guidelines</b>
51	Schedule F.1 – Statutory Right of Way	Repeal Bylaw 7157  Amend Bylaw 7388	Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.
57	Schedule F.2 – Owner/Professional Engineer Services Agreement	Repeal Bylaw 7157 Amend Bylaw 7388	Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.
59	Schedule F.3 – Assurance of Professional Field in Inspection and Compliance Form	Repeal Bylaw 7157  Amend Bylaw 7388	Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.
61	Schedule F.4 – Servicing Agreement	Repeal Bylaw 7157  Amend Bylaw 7388	Section 2.0 of Bylaw 7388 currently exempts application to LVTC. The proposed amendment will ensure lands within LVTC are no longer exempted.



### **Wembley Traffic Calming**

Materials to be circulated via agenda addendum.

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