

AGENDA

REGULAR MEETING OF COUNCIL

Monday, June 15, 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



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, June 15, 2015
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7984 – Rezoning: 3568 Mt. Seymour Parkway
- Bylaw 8103 – Rezoning: 1203 and 1207 Harold Road

1. ADOPTION OF THE AGENDA

1.1. June 15, 2015 Regular Meeting Agenda

Recommendation:

THAT the agenda for the June 15, 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

4. RECOGNITIONS

5. DELEGATIONS

- 5.1. Heather Dunsford, North Shore Keep Well Society**
Re: Keep Well Society programs for North Shore seniors.

p. 9-14

6. ADOPTION OF MINUTES

6.1. June 2, 2015 Public Hearing

p.17-23

Recommendation:

THAT the minutes of the June 2, 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. Update on Trans Mountain Project

File No. 01.0595.20/006.04

Presentation: Julie Pavey, Section Manager – Environmental Sustainability

9.2. Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaws for a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard p. 29-79

File No. 08.3060.20/039.14

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1332 (Bylaw 8126)” is given FIRST Reading and is referred to a Public Hearing;

AND THAT “Housing Agreement Bylaw 8127, 2015 (3730-3736 Edgemont Blvd)” is given FIRST Reading.

9.3. Bylaw 8135 (Rezoning Bylaw 1333): 2975 & 2991 Fromme Road Zoning Bylaw Text Amendment (Subdivision Regulations) p. 81-89

File No. 08.3060.20/007.15

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)” is given FIRST Reading;

AND THAT Bylaw 8135 is referred to a Public Hearing.

- 9.4. Bylaws 8103 and 8104: 1203 and 1207 Harold Road** **p. 91-136**
File No. 08.3060.20/030.14

Recommendation:

THAT “The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)” is given SECOND and THIRD Readings;

AND THAT “Housing Agreement Bylaw 8104, 2014” is given SECOND and THIRD Readings.

- 9.5. Local Area Service Bylaw 8125 – (LIP2015-01) Traffic Calming** **p. 137-149**
for 2700 – 2900 Block Wembley Drive and 2800 Block Wembley Place
File No. 11.5320.20/064.000

Recommendation:

THAT pursuant to Section 211 of the Community Charter, a local area service project for the construction of traffic calming works on Wembley Drive be approved;

AND THAT Bylaw 8125 is given FIRST, SECOND and THIRD Readings.

- 9.6. Development Variance Permit 8.15 – 1146 West 20th Street** **p. 151-163**
File No. 08.3060.20/008.15

Recommendation:

THAT Development Variance Permit 8.15, to allow for the construction of a new single-family house and coach house on the property located at 1146 West 20th Street, is ISSUED;

AND THAT the Mayor and Clerk are authorized to sign such documentation as is necessary to discharge restrictive covenant 14797M (the “Restrictive Covenant”) registered in favour of the District against title to Property.

- 9.7. Development Permit 01.15 – Redevelopment of Lynn Valley Centre** **p. 165-284**
Mall, 1175 Lynn Valley Road / 1280 East 27th Street
File No. 08.3060.20/001.15

Recommendation:

THAT Development Permit 01.15, to accommodate construction of six buildings ranging in height from four storeys to twelve storeys, including a one storey commercial podium, all comprising the re-development of the southerly portion of the existing Lynn Valley Centre mall and the adjacent property at 1280 East 27th Street, is ISSUED.

- 9.8. Bylaw 8133 to amend Street and Traffic Bylaw 7125 and** **p. 285-289**
Bylaw 8134 to amend Fees and Charges Bylaw 6481
File No. 11.5245.01/000.000

Recommendation:

THAT Bylaw 8133 is given FIRST, SECOND and THIRD Readings;

AND THAT Bylaw 8134 is given FIRST, SECOND and THIRD Readings.

- * **9.9. Bylaw 8119: Subdivision and Development Bylaw, Lynn Valley Town Centre and Bylaw 8129: Development Servicing Bylaw** **p. 291-304**
File No. 13.6480.30/002.005.000

Recommendation:

THAT "District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000, Repeal Bylaw 8119, 2015" is ADOPTED.

THAT "Development Servicing Bylaw 7388, 2005, Amendment Bylaw 8129, 2015 (Amendment 7)" is ADOPTED.

- 9.10. District of North Vancouver 2014 Annual Report** **p. 305-402**
File No. 01.0645.20/001.000

Opportunity for Public Input.

Recommendation:

THAT the District of North Vancouver Annual Report for 2014 be received.

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 15, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

DELEGATIONS

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Delegation to Council Request Form

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

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

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

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

Name of group wishing to appear before Council: NORTH SHORE KEEP WELL SOCIETY

Title of Presentation: EXERCISE & HEALTHY LIFESTYLES FOR SENIORS

Name of person(s) to make presentation: Heather Dunsford

Purpose of Presentation:

☒ Information only

☐ Requesting a letter of support

☐ Other (provide details below)

Please describe:

WILL BE PROVIDING A POWER POINT PRESENTATION Attach separate sheet if additional space is required
~~AND~~ SHOWING THE PROGRAMS THAT KEEP WELL PROVIDES TO SENIORS ON THE NORTH SHORE, DEMONSTRATING EXERCISE CLASSES AND THE WELLNESS PROGRAM THAT FOLLOWS EACH CLASS.

Contact person (if different than above): _____

Daytime telephone number: 604-988-7115, ext 27

Email address: keepwellsociety@telus.net

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

HEATHER DUNSFORD
Name of Delegate or Representative of Group

H. Dunsford
Signature

MARCH 23, 2015
Date

For Office Use Only	
Approved by	
Municipal Clerk	
Deputy Municipal Clerk	<input checked="" type="checkbox"/>
Rejected by	
Mayor	
CAO	
Appearance date	<u>June 15, 2015</u>
Receipt emailed on	<u>MARCH 23, 2015</u>
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.



600 West Queens Road, North Vancouver B.C V7N 2L3 Tel: (604) 988-7115 Ext. 27

March 23rd, 2015

Linda Brick
Deputy Municipal Clerk
District of North Vancouver

REQUEST FOR DELEGATION

Dear Linda,

Thank you in advance for arranging our Delegation to Mayor and Council. My purpose in requesting this presentation is to bring Council up-to-date on the activities of Keep Well and some of the new initiatives we have incorporated into our programs.

The District of North Vancouver has been a long-time supporter of Keep Well. Mayor Walton and several Council members will be very familiar with our organization and what we do to enhance the health and well-being of seniors on the North Shore. We realize that after the election in November 2014 there will be some newly elected Councilors who may not be familiar with our program and would find the presentation informative and helpful.

I will be using a short power point presentation and will forward it to you well ahead of the date of the scheduled meeting date along with any handouts that I plan to bring with me.

I look forward to hearing from you.

Best Regards,

A handwritten signature in cursive script that reads "Heather Dunsford".

Heather Dunsford
Coordinator, NS Keep Well Society



PROGRAM SCHEDULE SEPTEMBER - JUNE

Limited program in the summer, check web site for times

MONDAYS

North Shore Neighbourhood House

225 East 2nd Street, North Vancouver, V7L 1C4

9:30-10:30 Mild Exercise 10:30-12:00 Hands-On

Delbrook Recreation Centre

Tamarack Room, 600 West Queens Road

North Vancouver, V7N 2L3

11:00-12:00 Mild Exercise 12:00-1:00 Hands-On

TUESDAYS

Parkgate Community Centre

3625 Banff Court, North Vancouver, V7H 2Z8

9:30-10:30 Mild Exercise 10:30-11:30 Hands-On

WEDNESDAYS

Silver Harbour Seniors' Activity Centre

144 East 22nd Street, North Vancouver, V7L 4L5

9:30-10:30 Mild Exercise 10:30-11:30 Hands-On

THURSDAYS

West Vancouver Seniors Activity Centre

695 – 21st Street, West Vancouver, V7V 4A7

9:00-10:00 Mild Exercise 10:00-11:15 Hands-On

FRIDAYS

Kiwanis Lynn Manor

2555 Whitely Court, North Vancouver, V7J 3G9

9:30-10:30 Mild Exercise 10:30-11:30 Hands-On

Keep Well runs programs across the North Shore. We are currently looking for an additional site in West Vancouver. Stay tuned as we continue our search.

Tel. 604-988-7115 ext.27
Email: keepwellsociety@telus.net
Website: www.keepwellsociety.ca

parc
retirement
living

The North Shore Keep Well Society relies on donations and volunteer efforts from program participants, individuals, and organizations.

You can help today!

Volunteer Your Time!

We need people from the health professions who can take blood pressure, provide pharmacy consults and nutrition consults. We need people who are trained in massage, or willing to be trained. We need people to take registration and to help with educational and social events.

Make a Donation!

Donations may be sent to:

North Shore Keep Well Society
600 West Queens Rd.
North Vancouver, BC V7N 2L3

Or: canadahelps.org link available on our website

An official tax receipt will be issued for donations of \$10.00 or more.

Charitable Registration - 897468351RR0001

“The North Shore Keep Well Society is committed to achieving its mission and goals in a spirit of cooperation and respect. It is committed to providing a welcoming, caring, and inclusive environment for participants, volunteers, and members in all its activities and programs.

Our goal is to encourage and help older adults to ***keep themselves well*** by leading active and independent lives.”



North Shore Keep Well Society
600 West Queens Rd.
North Vancouver, BC V7N 2L3

Tel. 604-988-7115 ext. 27
Email: keepwellsociety@telus.net
Website: www.keepwellsociety.ca



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North Shore
Keep Well Society

About Us

Since 1987, the North Shore Keep Well Society has been instrumental in keeping seniors out of hospitals and living healthier independent lives longer. Currently, more than 500 seniors between 50 to 100 attend Keep Well at several North Shore sites, to exercise in order to increase strength, balance and stamina, have blood pressure checks and health counseling, learn about nutrition, learn of community resources, have a shoulder, hand or foot massage and stay socially connected.

“Health issues are regularly identified and ultimately lives are saved by our volunteer nurses.”

Keep Well is run by a volunteer Board of Directors. Each of the sites has a dedicated site coordinator and several volunteers to ensure the programs run smoothly and individual needs are supported. The fitness instructors are paid, and there is a part-time administrator.

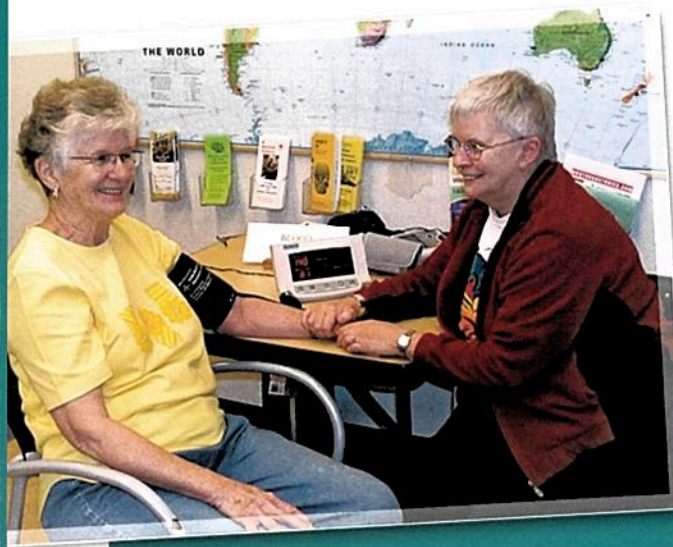
How Do I Join?

Just show up about 15 minutes early to the site of your choice. You will be warmly welcomed and have a lot of fun!

The North Shore Keep Well Program is designed to provide opportunities for seniors to choose to learn, to grow and to expand their experience of well-being.

We believe that Seniors represent a rich resource to themselves and to the Community.

We believe that when Seniors are given the opportunity to discover and develop their strengths, they can become powerful agents of change.



We believe that wellness is for everyone and that choosing to keep well is fun.

We believe that when we choose to exercise, relax, eat well, laugh, love, do those things we enjoy doing most, help and support each other and become actively involved in the community, our lives take on a special quality.



Our Purpose

- To promote the health and well-being of older adults living on the North Shore.
- To encourage seniors to help themselves and each other to live in better health, to learn and to expand their experiences of well-being.
- To increase awareness of community resources.

Services / Activities

- Mild Exercise
- Blood Pressure Monitoring
- Massage
- Nutrition and Weight
- Guest Speakers
- Information and Referrals
- Social Events

MINUTES

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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, June 2, 2015 commencing at 7:00 p.m.

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

Absent: Mayor R. Walton
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Ms. L. Arishenkoff, Planner

The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)

Purpose of Bylaw:

Bylaw 8103 proposes to amend the Zoning Bylaw by rezoning 1203-1207 Harold Road from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 87 (CD87) to allow the development of an 8 unit townhouse project.

1. OPENING BY THE MAYOR

Acting Mayor Bassam 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 the Chair'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,
- 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

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8103 proposes to amend the Zoning Bylaw by rezoning 1203-1207 Harold Road from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 87 (CD87) to allow the development of an 8 unit townhouse project.

3. PRESENTATION BY STAFF

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

Ms. Arishenkoff advised that:

- The site is in the Lynn Valley Town Centre and is comprised of three single family lots with two houses currently on them;
- Adjacent property uses are single-family to the east and north, townhouses to the west and multifamily (RM3) to the south;
- Three lots are designated Residential Level 4 (transitional multifamily up to 1.2FSR) in the Official Community Plan;
- The site is governed by the flexible planning framework that was adopted in 2013;
- The framework allows for a building height of between two and three storeys on the subject site;
- Proposal is for rezoning to Comprehensive Development Zone 87 (CD87);
- Vehicle access is from Baird Road through an existing open rear lane into a central auto courtyard;
- In the context of the flexible planning framework, the proposal provides a 1.25 metre dedication at the east end of the site;
- When the three single family lots further east develop in the future, a similar dedication will be required, at which time, the two dedications will be consolidated to create a 2.5 metre pedestrian greenway which will connect the existing pathway along Hastings Creek southward through the future redevelopment of Draycott Gardens and ultimately to Ross Road;
- The proposal provides for 16 parking stalls onsite at a ratio of two per unit;
- Bike parking will be provided;
- A facilitated Public Information Meeting was held on December 11, 2014 with 15 people in attendance;
- In response to feedback from the meeting, the applicant included a sidewalk on the west and north side of the project;

- The applicant will be providing an amenity contribution of approximately \$55,000 and approximately \$73,000 in Development Cost Charges;
- The District reviewed the application with a variety of District tools, including the Official Community Plan, Flexible Planning Framework, Green Building Policy, a review by the Advisory Design Panel, guidelines for adaptable design and the Strata Rental Protection Policy;
- It is noted that 50% of the units have an adaptable design which enables the addition of an elevator;
- Housing Agreement Bylaw 8104 will ensure that future strata bylaws do not prevent owners from renting out their units;
- The applicant will work with the District to develop a comprehensive Construction Traffic Management Plan which is a requirement of the Development Permit; and,
- The design of this project is a continuation of the infill projects that have been built to the west of the site.

4. PRESENTATION BY APPLICANT

4.1 Mr. Mike Brody, Brody Development:

Mr. Brody advised that:

- The number of units in the original application had been reduced and were made ground-oriented units in response to feedback from the community;
- The development is targeted to empty-nesters, with larger units and high quality design elements; and,
- He is available to answer any questions.

4.2 Mr. Duane Siegrist, Integra Architecture Inc.:

Mr. Siegrist highlighted that:

- Attention has been paid to access to light in all liveable spaces;
- The area is walkable, connecting to amenities in Lynn Valley;
- Lane access is being maintained;
- The auto courtyard will be gated for resident privacy;
- The development achieves a West Coast appearance through the use of stone and wood;
- Roof decks will increase livability and offer more outdoor space; and,
- The adaptable design includes an elevator option for some units to allow for aging in place.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Laurie Townsend, 1200 Block Harold Road:

COMMENTING

- Expressed mixed feelings about proposal;
- Asked if the perimeter line marking the transition between single-family and multi-family use could be changed;
- Noted that duplexes and triplexes further west in the buffer zone between single family houses and higher density townhouses have the look and feel of single-family homes and suggested rezoning to allow for these multi-family uses instead of townhomes; and,

- Suggested that three houses could be built with basement suites to provide six families with housing as another alternative.

5.2. Mr. Robert Gelling, 3300 Block Fromme Road: OPPOSED

- Spoke in opposition to the proposed development; and,
- Opined that there is too much development in Lynn Valley.

5.3. Mr. David Warawa, 1200 Block Harold Road: OPPOSED

- Remarked that in the last five or six years there has been an erosion of the area's reputation as being a friendly, open place;
- Commented on the increasingly crowded roadways, grocery stores, parks and other places; and,
- Suggested delaying the proposed development so that the nearby Marcon development could be completed before construction begins.

5.4. Mr. Michael Elwood, 1100 Block Harold Road: COMMENTING

- Commented that there is no street parking available; and,
- Noted he is not opposed to development.

5.5. Ms. Barbara Marshall, 3200 Block Baird Road: COMMENTING

- Remarked that finding parking on Baird Road and Harold Road is difficult;
- Queried if there will be any visitor parking in the proposed development; and,
- Requested that the residential parking issues on Baird and Harold Roads be addressed.

5.6. Mr. Brady Fleguel, 1200 Block Harold: COMMENTING

- Expressed concern with parking issues in the area;
- Remarked that there is no sidewalk on this street and noted when street parking is full it creates a safety hazard for pedestrians;
- Queried if the building height requires a variance; and,
- Commented that duplexes or triplexes would be a better transition from single-family to multi-family housing.

5.7. Dr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Asked about the proposed FSR;
- Queried if there had been any public input received; and,
- Suggested including visitor parking.

The meeting recessed at 7:44 and resumed at 7:55 pm.

6. QUESTIONS FROM COUNCIL

In response to a question from Council regarding the BuiltGreen standard, staff advised that BuiltGreen Gold will be required and the applicant's proposal voluntarily exceeds the requirement with Built Green Platinum. Staff noted that no additional floor space will be allowed as a result.

In response to a question from Council about the greenway, staff advised that there is a walkway connecting to the autocourt on the east side on the property and will remain on the property that will be available to the residents of the development. Staff clarified that

the creation of the greenway is contingent on future development to the east, where a further dedication would be taken to achieve the pedestrian pathway.

In response to a question from Council about the number of adaptable units, staff advised that four of the eight units will have closets stacked and sized for elevator installation in the future if required.

In response to a question from Council about the sidewalk design and if there is a pedestrian strategy, staff advised that a new sidewalk would be constructed on the east side of Baird Road in front of the development.

In response to questions from Council about parking, staff advised that:

- Two stalls will be provided per unit with no onsite visitor parking;
- There are two tandem stalls;
- Not all the stalls are in enclosed garages; and,
- Staff and the applicant will review the possibility of creating one drive-through parking stall.

In response to a question from Council about a partial fourth floor, staff advised that a set of stairs and a small landing will provide access to the rooftop deck.

Council inquired about the changes that had been requested by the Advisory Design Panel. Staff advised that in response to issues raised by the Panel, the applicant revised the design as follows:

- Changed the proposal from garages only to a combination of garages and carports;
- Made adjustments to the design of the autocourt and gating to ensure adequate turning radius; and,
- Introduced a greater variety of windows, timber screens, stone base, two colours of wall panels and a bay window on the east elevation.

Staff further advised that the Panel had requested a review of the following items, resulting in no changes to the proposal:

- Window transparency on the west elevation to ensure the building materials would show; and,
- Handicapped parking.

In response to a question from Council about the number of units in the preliminary application, staff advised that the applicant had presented an application for an apartment building and a townhome option. The apartment option was not well received by the community. There were 14 units in the original application.

In response to a question from Council regarding the FSR, staff advised that the FSR under the density bonus bylaw is 1.2. The base FSR is .45 with an increase to the greater FSR with the payment of Community Amenity Contributions.

5. REPRESENTATIONS FROM THE PUBLIC, continued

5.8. Mr. Bill Harrison, 300 Block East 9th Avenue, Vancouver:

IN SUPPORT

- Advised that he is the landscape architect on the project;

- Commented that the project is well-designed in form and character, is tied into the street, community-oriented and attractive; and,
- Stated that the development will attract a more diverse demographic to Lynn Valley.

5.9. Ms. Ursula Warawa, 1200 Block Harold Road: OPPOSED

- Expressed concern about traffic, garbage and the lack of parking;
- Requested clarification on the notification area for the project;
- Noted there is already a large impact on the community from existing projects; and,
- Commented that there is too much development in the area.

Staff advised that a 75m radius is required by the District's Public Notification Policy as well as a large sign placed on the property and two ads in the North Shore News.

5.10. Ms. Laurie Townsend: SPEAKING A SECOND TIME

- Requested clarification on changes to the property line being planned and who would be responsible for maintenance of the dedicated portion of land.

Staff advised that there will be an interim maintenance agreement placed on the title of the property, which will be the responsibility of the strata.

5.11. Dr. Corrie Kost: SPEAKING A SECOND TIME

- Asked if there had been shadow studies;
- Commented that the developer does excellent work; and
- Asked about the approximate price range for the units.

5.12. Mr. Don Harger, 1200 Block Harold Road: COMMENTING

- Commented favourably on the modern feel of the design; and,
- Expressed concern that sundecks will overlook his back yard.

The applicant advised that overlook is considered in the design of decks. Decks are set back from the roof edge to reduce overlook and that guardrails can be made opaque.

5.13. Ms. Ursula Warawa, 1200 Block Harold Road: SPEAKING A SECOND TIME

- Expressed concern about the lane being blocked during construction.

In response to Council's request for clarification, staff advised that laneways are covered by Highway Use Permits. If the developer wants to close the lane during construction, it must be in the required Construction Management Plan.

5.14. Ms. Dianne Wood, 3800 Block Sauve Place: COMMENTING

- Expressed concern about the number of developments in Lynn Valley and the impact on the community;
- Remarked that schools are full and using portables; and,
- Noted that traffic is getting worse.

7. COUNCIL RESOLUTION

MOVED by Councillor MACKAY-DUNN

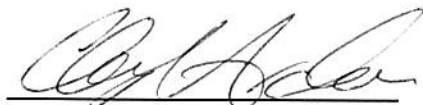
SECONDED by Councillor HICKS

THAT the June 2, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)" be returned to Council for further consideration.

CARRIED
(8:27 p.m.)

CERTIFIED CORRECT:

A handwritten signature in black ink, appearing to read "C. Hicks", is written over a horizontal line.

Confidential Council Clerk

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REPORTS




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Update on Trans Mountain Project

Presentation: Julie Pavey, Section Manager – Environmental Sustainability

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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

The District of North Vancouver REPORT TO COUNCIL

June 4, 2015
File: 08.3060.20/039.14

AUTHOR: Natasha Letchford, Planner

SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1332 (Bylaw 8126) is given FIRST reading and is referred to a Public Hearing;

AND THAT "Housing Agreement Bylaw 8127, 2015 (3730-3736 Edgemont Blvd)" is given FIRST reading.

REASON FOR REPORT:

The project requires Council's consideration of:

- Bylaw 8126 to rezone the subject properties; and,
- Bylaw 8127 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.

SUMMARY:

The applicant proposes to redevelop an existing multi-family lot addressed 3730 to 3736 Edgemont Blvd into a two storey, 7 unit townhouse project.

Implementation of the project requires a rezoning bylaw (Bylaw 8126) and a Housing Agreement bylaw (Bylaw 8127). The Rezoning Bylaw is recommended for Introduction and referral to a Public Hearing. A development permit will be forwarded to Council for consideration if the rezoning proceeds.



BACKGROUND:

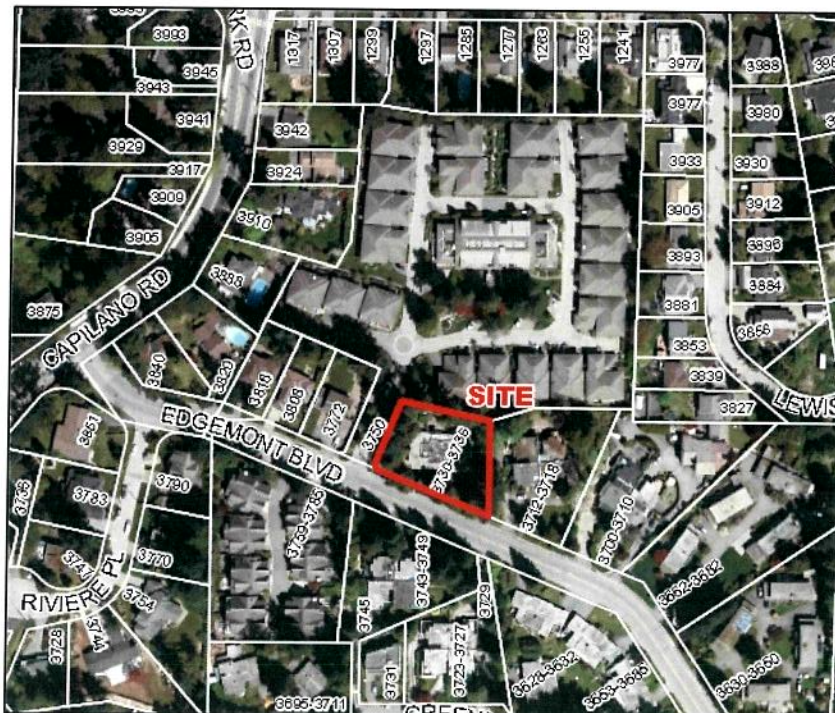
Official Community Plan

The Subject properties are designated *Residential Level 3: Attached Residential (RES 3)* in the District Official Community Plan (OCP) and for reference, detached residential in the Upper Capilano Local Plan. RES3 envisions ground-oriented multifamily housing within neighbourhoods up to approximately 0.80 FSR – the proposed FSR of 0.77 is consistent with the OCP.



The existing multi-family development on the site consists of 4 rental units.

The proposed units are three bedroom units ranging from 2,418 sq. ft. (224 m²) to 3,200 sq. ft. (297 m²) in size, which will be attractive to both families and downsizers, and as such supports Goal #2 of the OCP to “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life.”



Zoning

The subject property is zoned Residential Multi-Family 1 (RM-1) which permits low to medium density development. The zoning bylaw also includes a siting area map, which matches the layout of the existing buildings on this lot. Bylaw 8126 proposes a new Comprehensive Development Zone tailored specifically to this project and removes the Siting Area requirement for this lot

SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard

June 4, 2015

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Development Permit

The subject lot is in the following Development Permit Areas (DPA):

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

A 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.

Strata Rental Protection Policy

The Corporate "Strata Rental Protection Policy" applies to this project as the rezoning would permit development of more than five units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8126 is provided to implement that Policy.



VIEW FROM SOUTHWEST

ANAYLSIS:

The Site and Surrounding Area:

The site consists of one multi-family residential lot located on Edgemont Blvd towards Capilano Rd. The 'Edgemont Manor' is located to the north of the site and numerous multi family ground oriented developments are located to the east and south of the site. The properties to the west along Edgemont Blvd are single family homes.

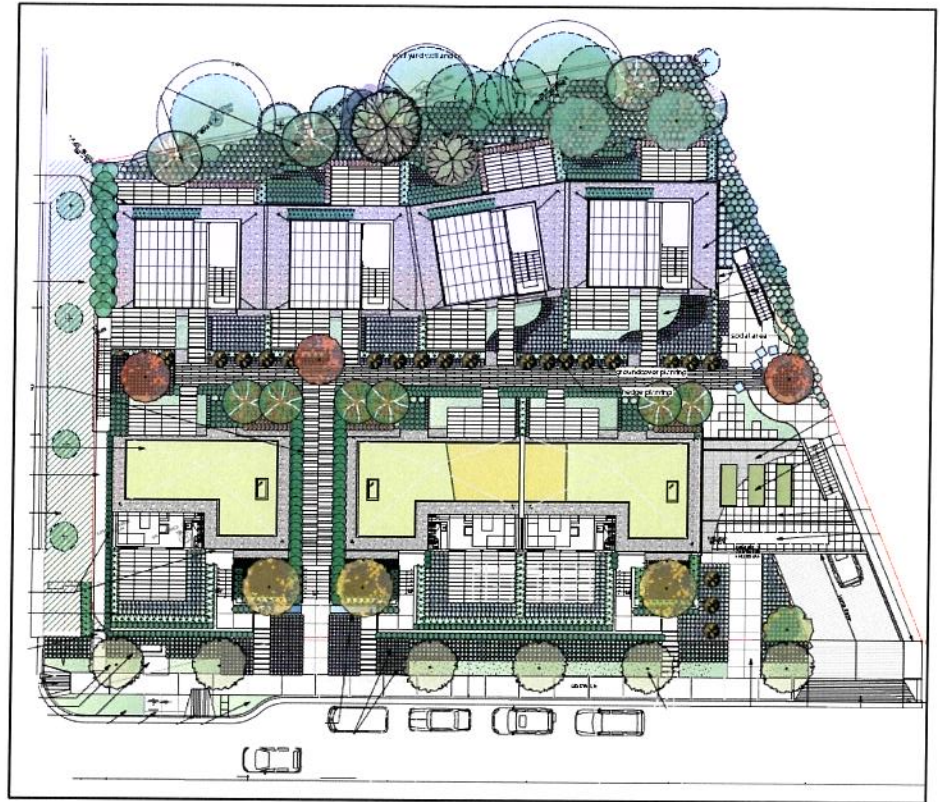
Project Description:

Site Plan/Building Description

The project consists of 7 two-storey townhouse units arranged in 3 buildings with a shared underground parking garage.

Landscaping

The trees on the north of the site between the Manor and the project are being retained to maintain privacy as well as the treed character of the site. The garage setback has been carefully designed to allow this tree retention and is included in the CD 85 Zone. In addition, following input from the neighbours, seven trees (maples and dogwood) will be carefully planted amongst the existing trees to ensure a continuous canopy screen on the north property boundary between the site and the Manor. A majority of the trees along the boundary are conifers and will provide screening year round.



The trees on the south property line, along Edgemont Blvd, will be removed as they are previously topped and in poor to very poor condition. Ten replacement trees will be planted along the front of the property.

The landscaping throughout the property includes native and drought tolerant species which require minimal maintenance.

Acoustic Regulations

Bylaw 8127 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. As a condition of a development permit, the applicant will be required to provide a report from a qualified noise consultant.

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

**SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for
a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard**

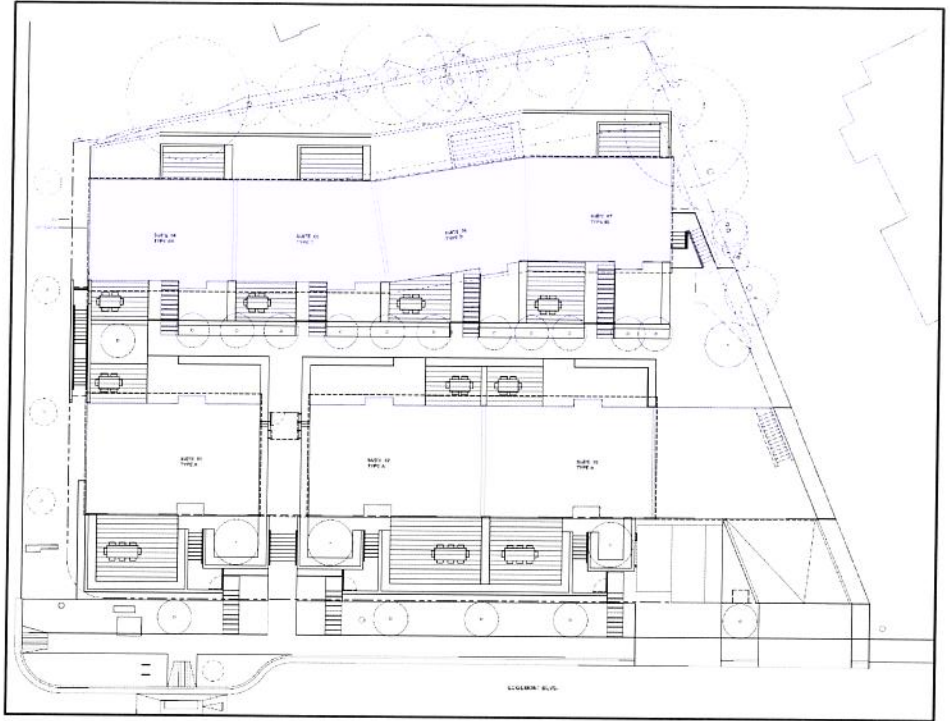
June 4, 2015

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The project drew inspiration from the neighbouring flat roofed Shalal Garden project designed by Fred Hollingsworth as well as from the long history of west-coast modern design in North Vancouver and this neighbourhood.

The units are 3 bedrooms and range in size from 2,418 sq. ft. (224 m²) to 3,200 sq. ft. (297 m²). The building is approximately 32 ft (9.7 m) high.

There is an exterior courtyard that runs the width of the property; this is a pedestrian focused space that allows natural light to penetrate into the units. The courtyard is accessible from Edgemont Blvd and the ground floor of the units. The four units along the north of the property each have a private roof deck.



Parking

One level of underground parking, with access from the south east corner of the site off of Edgemont Blvd, is provided. The underground parking level is designed to be a light and airy space through the introduction of daylight via a continuous ribbon window.

Each unit has an individual two car garage with a storage area which can accommodate at least 2 bicycles. Each garage is pre-wired for an electrical vehicle charging outlet which is suitable for bikes and cars. There are an additional two visitor parking spaces provided in the underground parking. There are two Class 2 at-grade bike parking spaces accessed from Edgemont Boulevard. These bicycle parking spaces are located in a covered area that will be well-lit at night.

The proposal also includes a dog and car/bike wash space in the parkade.

OFF-SITE IMPROVEMENTS:

The application includes the construction of a new zebra crosswalk and a curb bulge to reduce the width of Edgemont Boulevard as well as an extension of the existing sidewalk on the south side of Edgemont Blvd. A replacement street light is required at the corner of Edgemont Blvd and the Manor's driveway.

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 Build Green™ 'Gold'.

The two buildings on the south end of the property have low maintenance green roofs, which are not accessible by the residents, which will help achieve the building energy performance targets.



IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8126, and a Housing Agreement Bylaw, Bylaw 8127, as well as issuance of a development permit and registration of legal agreements. Bylaw 8126 (Attachment A) rezones the subjects properties from Residential Multi-Family 1 (RM1) to a new Comprehensive Development 85 Zone (CD 85) which:

- Establishes the multi-family residential use;
- Establishes a base density FSR (Floor Space Ratio) of 0.45;
- Allows an increased density with a payment of a \$33,585 CAC (Community Amenity Contribution) and entering into a housing agreement to restrict future strata rental restrictions; and,
- Incorporates acoustic requirements.

**SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for
a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard**

June 4, 2015

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Bylaw 8127 (Attachment B) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

In addition, the following legal agreements will be required prior to zoning bylaw adoption to secure:

- A green building covenant;
- A stormwater management covenant; and,
- A tree protection covenant.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$33,585 has been calculated and this amount is included in the proposed CD 85 Zone. It is anticipated that the CACs from this development will include contributions toward any of the following: public parks, plazas, trails, and greenway; environmental, pedestrian, or other public realm infrastructure improvements; and, to the affordable housing fund.

CONCURRENCE:

Staff

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

Advisory Design Panel

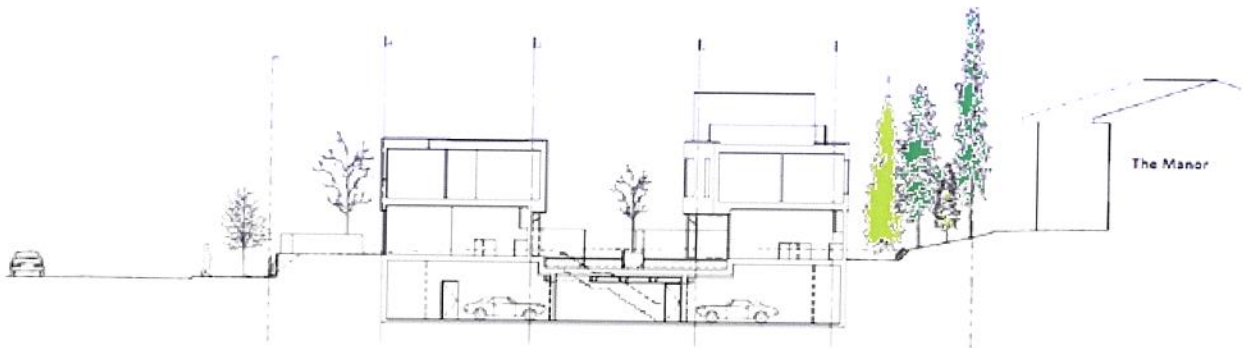
The application was considered by the Advisory Design Panel on November 13, 2014 and the panel commended the applicant for the quality of the proposal and recommends the approval of the project pending improved accessibility to the courtyard and additional natural lighting in the underground garage.

In response to the Panel's motion, the applicant is proposing a continuous ribbon window at the west end of the parkade to allow more light into the parkade. There is now an accessible access route along the east edge of the property from the sidewalk on Edgemont Blvd which leads to the courtyard.

PUBLIC INPUT:

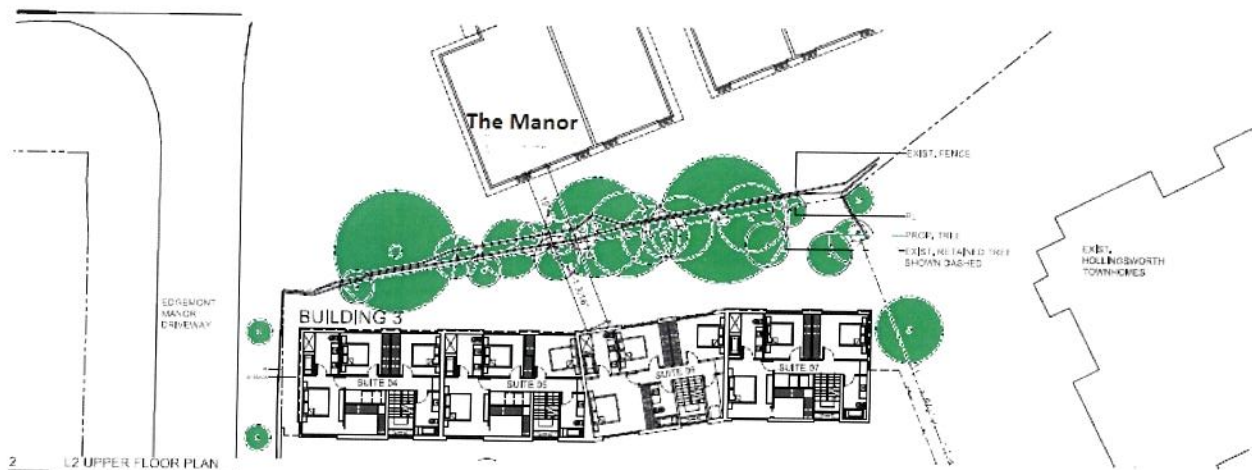
Public Information Meeting

The applicant held a facilitated early public input meeting at the detailed application stage on December 9, 2014. The meeting was attended by approximately 31 people.



A key input from the preliminary application was a concern over a potential loss of privacy for the residents of "The Manor at Edgemont".

The applicant met with the neighbours to discuss the privacy concerns.



To address the concerns of the neighbours the applicant, in discussion with the neighbours, ensured privacy is maintained through the following measures:

- Retaining the existing trees along the boundary between the project and Edgemont Manor; and ensuring construction is compatible with tree retention through bylaw setbacks;
- Planting new trees which will further fill the few existing openings in the canopy;

SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard

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- Heavily planting the area under the trees on the boundary between the Manor and the project;
- Maintaining existing fences between the Manor and the project – these fences serve as a screen between the Manor patios and the project's patio;
- The windows for the project on the second floor are installed lower than the Manor windows; and,
- Construction of planter screens on the northern edge of the project's rooftop decks.

A concern was raised over the installation of a replacement street light and possible increased light pollution. The street light replaces an existing light mounted on a BC Hydro pole and will have the necessary light spill controls and will produce a similar level of light as the existing street light.

CONSTRUCTION MANAGEMENT PLAN:

In order to address the goal to reduce development's impact on pedestrian and vehicular movements, the developer will be required to provide a construction traffic management plan as a condition of a Development Permit. The Construction Management plan must minimize construction impacts on pedestrian and vehicle movement along Edgemont Blvd; while accommodating the Capilano Water Main project. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the 'construction traffic management' must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
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;

**SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for
a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard**

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6. Ascertain a location for truck marshalling and trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods; and
7. Include a communication plan to notify surrounding businesses and residents.

Edgemont Boulevard is expected to be closed at Capilano Road from January 2016 to April 2016 as part of the Capilano Water Main Replacement Project. Due to other development projects and associated major civil works potentially underway in Edgemont Village the excavation works for this project will not be permitted to take place until the intersection of Capilano Rd and Edgemont Blvd is re-opened. A restrictive land use covenant will be required that makes it clear that a building permit will not be issued until after the intersection at Capilano Rd and Edgemont Blvd is reopened (anticipated May 2016).

CONCLUSION:

The project is consistent with the directions established in the OCP. It addresses OCP housing policies related to the provision of a range of housing options. The project is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Introduce Bylaws 8126 and 8127 and refer Bylaw 8126 to a Public Hearing (staff recommendation); or,
2. Defeat Bylaw 8126 and 8127 at First reading.

Natasha Letchford
Planner

Attachments:

- A. Rezoning Bylaw 8126
- B. Housing Agreement Bylaw 8127
- C. Reduced copies of shadow study, site, architectural, and landscaping plans
- D. Public Information Meeting Facilitator's Report

**SUBJECT: Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaw for
a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard**

June 4, 2015

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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: _____

The Corporation of the District of North Vancouver

Bylaw 8126

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 1332 (Bylaw 8126)".

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 85 CD 85"

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

"4B85 Comprehensive Development Zone 85 CD 85

The CD 85 zone is applied to:

Legal Address:

Lot 14, Block B, District Lot 601, Group 1 Plan 10816, PID 009-360-514

4B 85 – 1 Intent

The purpose of the CD 85 Zone is to permit a multi-family residential 7 unit townhouse project.

4B 85 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 85 Zone:

- a) Uses Permitted Without Conditions:
 - i. Residential building, multi-family townhouse

- b) Conditional Uses:
 - i. Not applicable.

4B 85 – 3 Conditions of Use

- i. Not applicable.

4B 85 – 4 Accessory Use

- a) *Accessory uses* are permitted and may include but are not necessarily limited to:
 - i. *Home occupations* in accordance with the regulations in Section 405 of the Zoning Bylaw 3210, 1965.

4B 85 – 5 Density

- a) The maximum permitted density in the CD85 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;
- b) For the purposes of calculating floor space ratio, the following areas are excluded:
 - i. Parking
 - ii. Underground storage to a maximum of 147 m² (1,583 sq. ft.)

4B 85 – 6 Amenities

- a) Despite Subsection 4B85 – 5, permitted density in the CD 85 Zone is increased to a maximum of 1,496.1 m² (16,103.8 sq. ft.) *gross floor area*, inclusive of any density bonus for energy performance, if the owner:
 - 1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,
 - 2. Contributes \$33,585 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - i. Improvements to public parks, plazas, trails and greenways;
 - ii. Municipal facilities and facility improvements;
 - iii. Public art and other beautification projects; and

- iv. Affordable or special needs housing.

4B85 – 7 Height

- a) The maximum permitted height for each building is 9.14 metres (30.0 feet) and a maximum of two storeys.
- b) For the purpose of measuring building *height*, the rules set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured to from the *finished grade*. For the purposes of calculating number of storeys, underground parking and roof decks are excluded.

4B 85 – 8 Setbacks

Buildings must be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North (rear)	2.6 m (8.43 ft)
East	1.2 m (4.0 ft)
South (Edgemont Blvd)	6.1 m (20 ft)
West	1.2 m (4.0 ft)

The foundation wall for the underground parking structure must be set back a minimum of 2.4 m (8 ft) from the north property line on the west and a minimum of 8.2 m (27 ft) from the north property line on the east as illustrated in Figure 1.

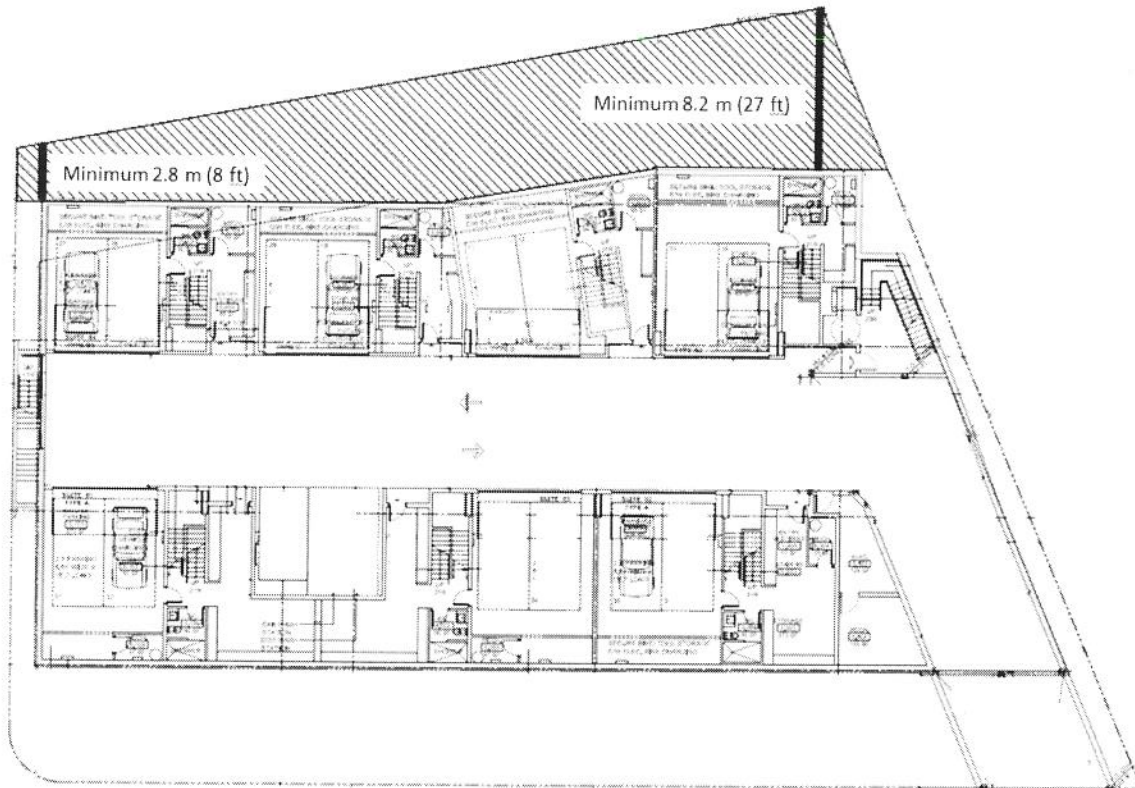


Figure 1

Any excavation within this setback area, as shown hatched in Figure 1, is subject to the requirements of the District's Tree Protection Bylaw 7671 with regard to tree protection issues.

4B 85 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 48%.
- b) Site Coverage: The maximum site coverage is 51%.

4B 85 – 10 Acoustic Requirements

- a) 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

4B 85 – 11 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or a solid wood fence or a combination thereof.

4B 85-12 Parking, Loading and Servicing Regulations

- a) A minimum of 16 parking spaces are required, inclusive of 2 designated visitor parking spaces;
- b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
- c) Bicycle storage for residents shall be provided on the basis of one space per unit."

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Multi-Family Residential Zone 1 (RM1) to Comprehensive Development Zone CD 85.

2.3 The Siting Area Map section is amended by deleting Plan Section R/7 and replacing it with the revised Plan Section R/7 attached as Schedule B.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

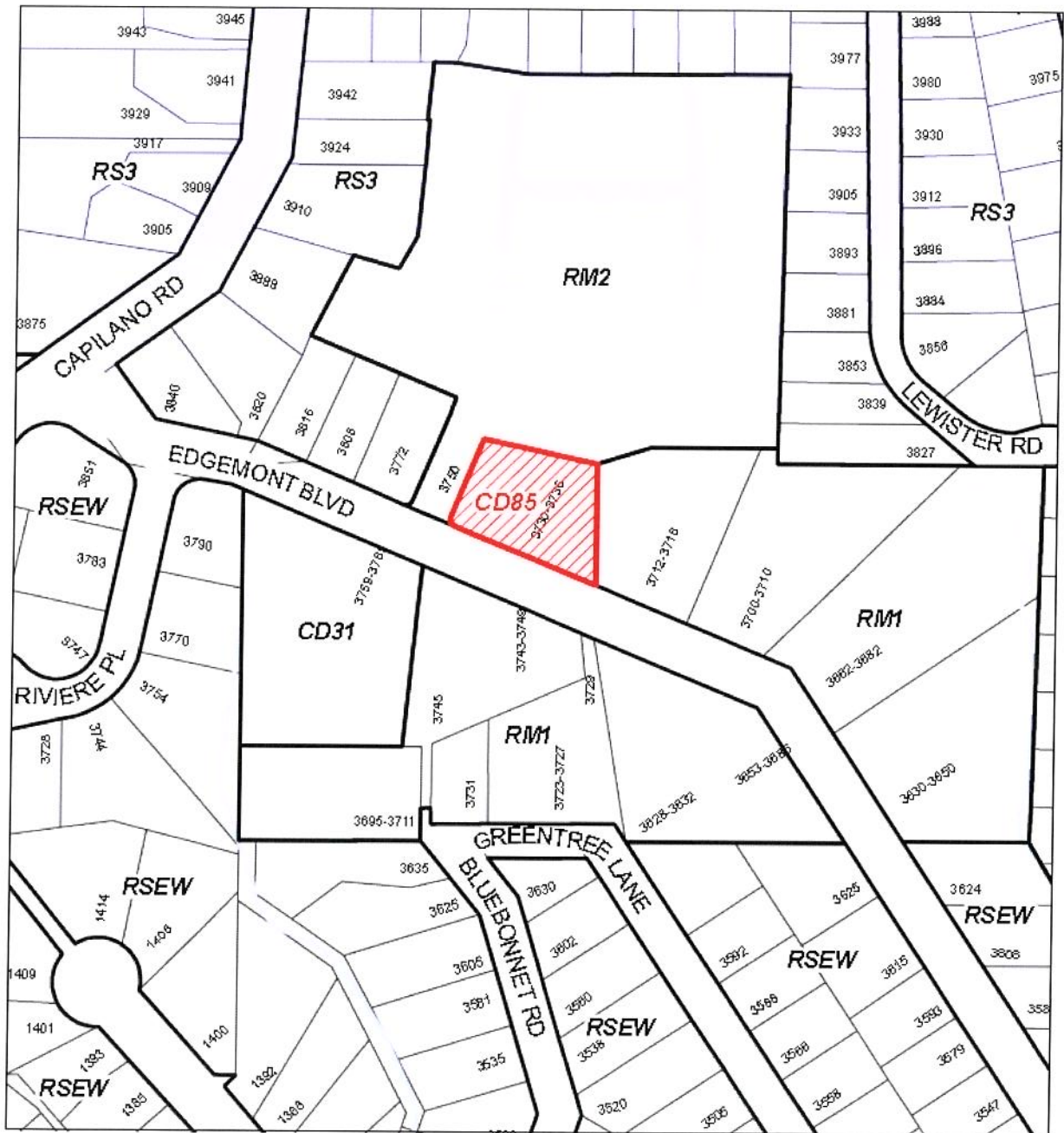
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

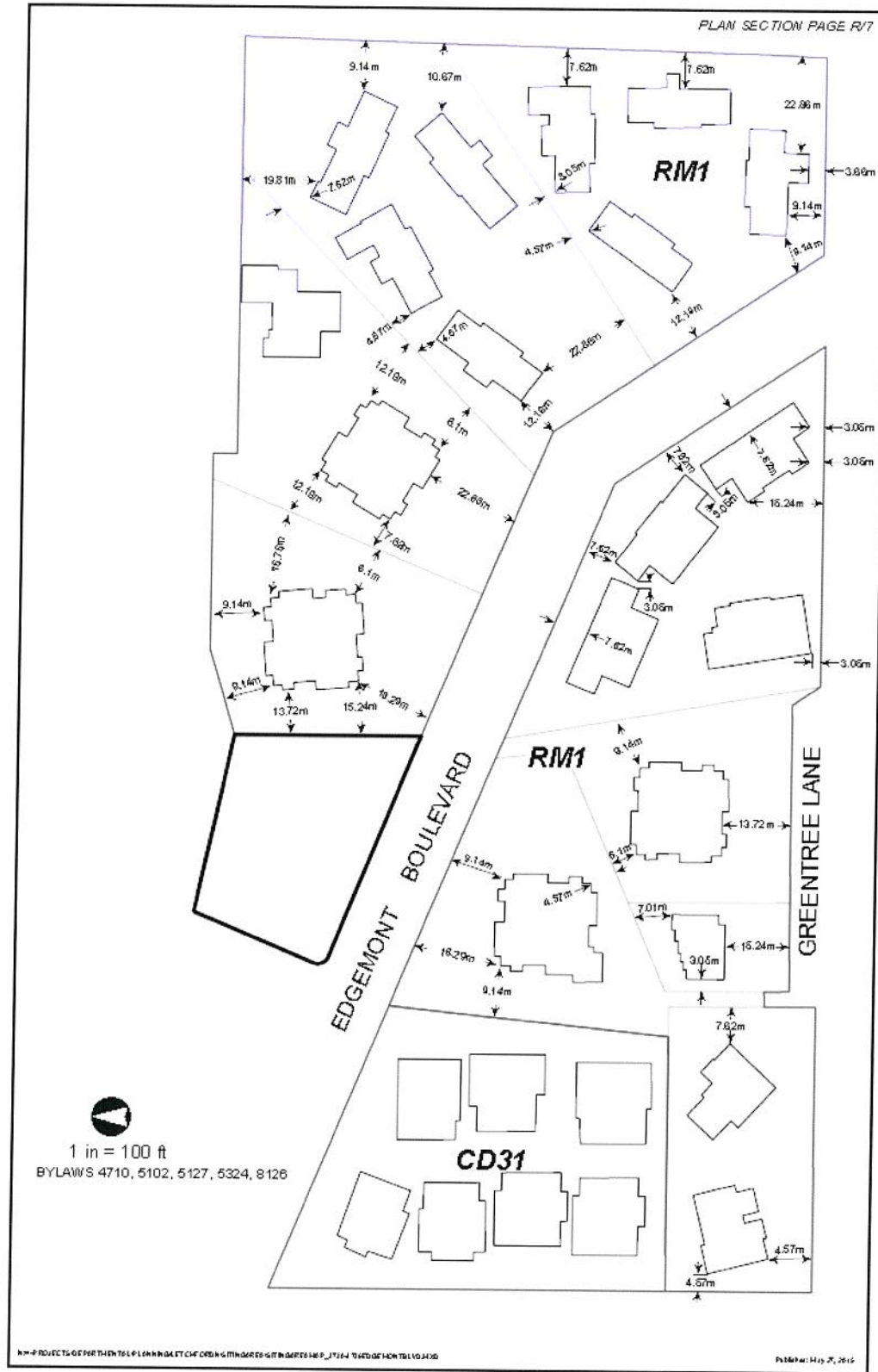
Schedule A to Bylaw 8126



**MULTI-FAMILY RESIDENTIAL ZONE 1 (RM1) TO
COMPREHENSIVE DEVELOPMENT ZONE 85 (CD85)**



Schedule B to Bylaw 8126



The Corporation of the District of North Vancouver

Bylaw 8127

A bylaw to enter into a Housing Agreement (3730-3736 Edgemont Blvd.)

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 8127, 2015 (3730-3736 Edgemont Blvd.)".

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 Harbourview Homes Corporation substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

a) Lot 14, Block B, District Lot 601, Group 1 Plan 10816, PID 009-360-514

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 8127

SECTION 219 COVENANT – HOUSING AGREEMENT

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

BETWEEN:

HARBOURVIEW HOMES CORP. INC. No. _____

400-38 Fell Avenue, North Vancouver BC, V7P 3S2

(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 condominium 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. _____ 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 7 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 8127 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.

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 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 preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.06 Vote

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

3.07 Notice

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

4. DEFAULT AND REMEDIES

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within thirty (30) days of 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 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:

Harbourview Homes Corp.
400-38 Fell Avenue
North Vancouver, BC V7P 3S2

Attention:
Facsimile: (604)

If to the Unit Owner:

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

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

a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. **INTERPRETATION**

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

The words “must” and “will” 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 8127.

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. _____ (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. _____, as extended by _____ and _____, as extended by _____ (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.

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 Act* Form C to which this Agreement is attached and which forms part of this Agreement.

- END OF DOCUMENT -

RENDERINGS



EXTERIOR RENDER - EDMONTON BOULEVARD



EXTERIOR RENDER - VIEW WEST THROUGH COURTYARD



ELEVATION DETAIL

CONCEPT IMAGES

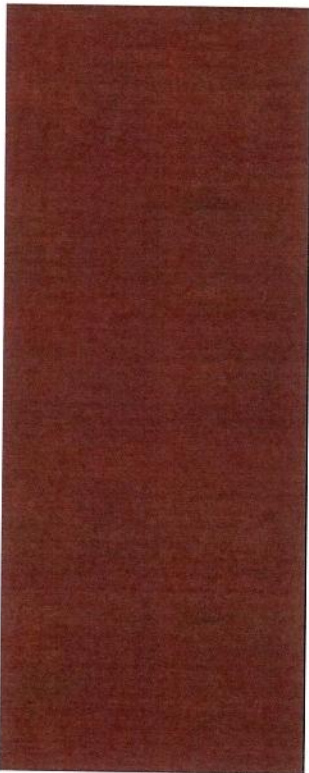


MATERIAL STRATEGY



WHITE CONCRETE BRICK

White concrete brick compliments the white facade of the Hollingsworth fourplex to the east, while providing durability to the elements.



PREWEATHERED STEEL

Preweathered steel rainscreen panels provide durability along the ground floor.



GLAZING

A high-performance glazing system increases the energy performance of the building, through mitigating heat loss and solar gain.



BOARDFORM CONCRETE

Boardform concrete retaining walls connect the lower preweathered steel volume with the vegetation to create a cohesive ground plane.



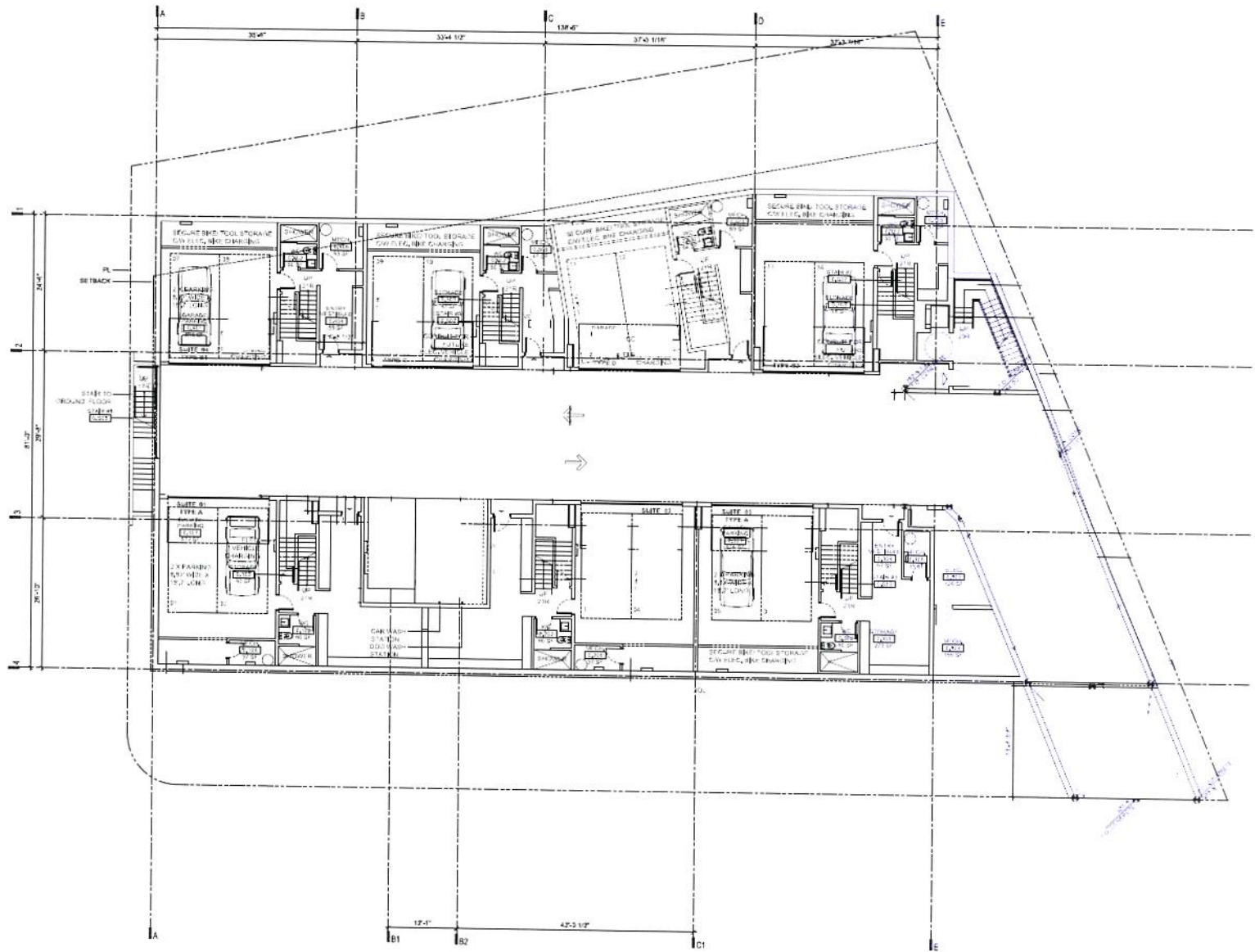
GRASSES & SHRUBS

Low grasses and shrubs throughout the site are used to mitigate storwater runoff.



TREES

In addition to the large coniferous trees retained on the site, new deciduous trees are used to shade the buildings in summer, while allowing daylight to access the envelope in the winter.



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omb office of matthew bigger
 architects + designers

HARBOURVIEW
 Building Quality for Life

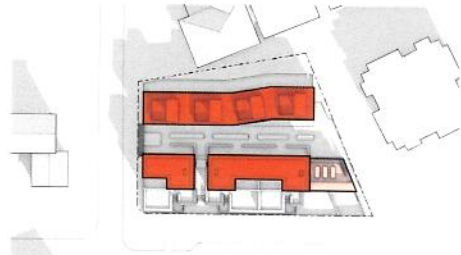
1. BUILDING PERMIT	2. SITE PLAN
3. BUILDING PERMIT - 1ST FLOOR	4. BUILDING PERMIT - 2ND FLOOR
5. BUILDING PERMIT - 3RD FLOOR	6. BUILDING PERMIT - 4TH FLOOR

EDGEMONT BLVD.



PARKING PLAN
 100 - 42

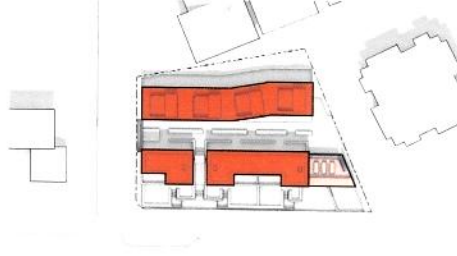
SHADOW STUDIES*



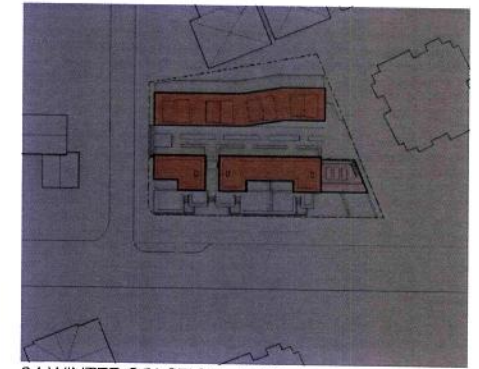
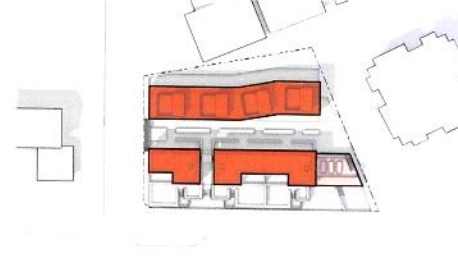
01. WINTER SOLSTICE - 10AM



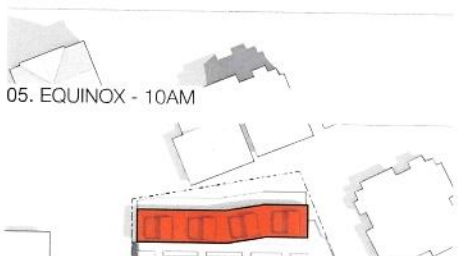
02. WINTER SOLSTICE - 12NOON



03. WINTER SOLSTICE - 2PM



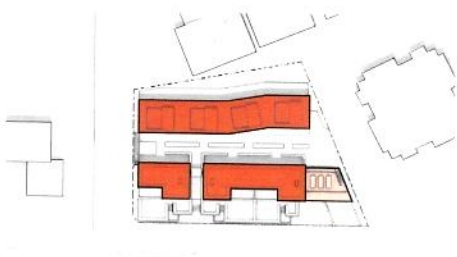
04. WINTER SOLSTICE - 6PM



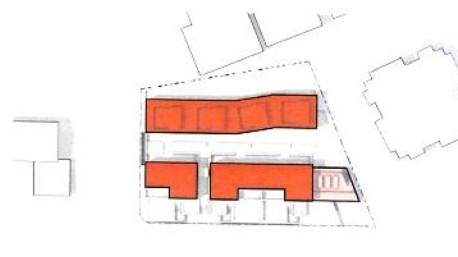
05. EQUINOX - 10AM



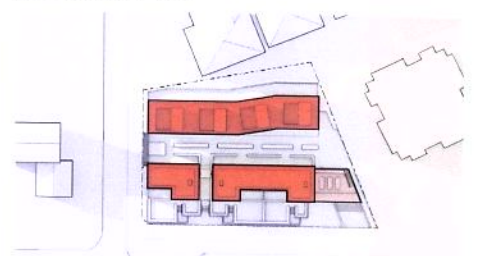
06. EQUINOX - 12NOON



07. EQUINOX - 2PM



08. EQUINOX - 6PM



09. SUMMER SOLSTICE - 10AM

*NOTE: UPDATED 2015-05-22



10. SUMMER SOLSTICE - 12NOON



11. SUMMER SOLSTICE - 2PM



12. SUMMER SOLSTICE - 6PM



- Drawing List
 L-1: Overall Site
 L-2: Grading Plan
 L-3: Planting Plan
 L-4: Pool Plan
 L-5: Section Elevations
 L-6: Details
 L-7: Specifications



red Japanese maple



"moss" planting



dear fern



black bamboo



green roof sedums



rear yard wall and bench

edge of slab

ex. planting

bamboo planting

green roof

shrub planting (broadleaf evergreens)

existing planting

edge of slab

hedge planting

ice access (with gate)

curb cut see civil

turf

low shrub planting

ex. hydro box

new parking

bicycle parking racks

curb cut see civil

potential public art

crosswalk see civil



LED bench cubes



raised granite block seatings



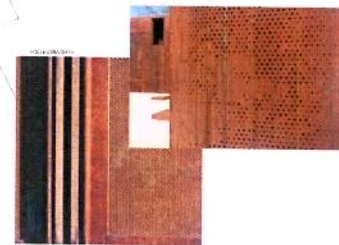
urban agriculture raised beds



concrete paving



Cor-Ten steel planters



edge of slab

ex. trees

ornamental rock ballast (on roof)

elevator entry

lean, typ.

screening along east property line

social area

groundcover planting

hedge planting

ornamental rock ballast (on roof)

urban agriculture raised beds (Lifespace Projects)

24X24 concrete pavers

potential solar panels

new bitdown see civil

concrete ramp with sawcut

Columnar Katsura Tree with appropriate root barrier protection. Location and species to be approved by ONV Parks Dept.

note: existing trees to be retained. refer to tree protection layout plan. Tree protection fencing to meet ONV guidelines - IN PROGRESS

3730-3736 EDMONTON BLD.



FORMA DESIGN INC.
 www.formadesign.ca

208-808 Park Avenue Dr.
 North Vancouver
 British Columbia
 Canada V7P 3H8
 Tel: 604-986-6183
 Fax: 604-986-7520



100% Recycled from waste
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omb

RESIDENTIAL PROJECT

EDMONTON BLD.

3730-3736 EDMONTON BLD.

CHARACTER QUEST

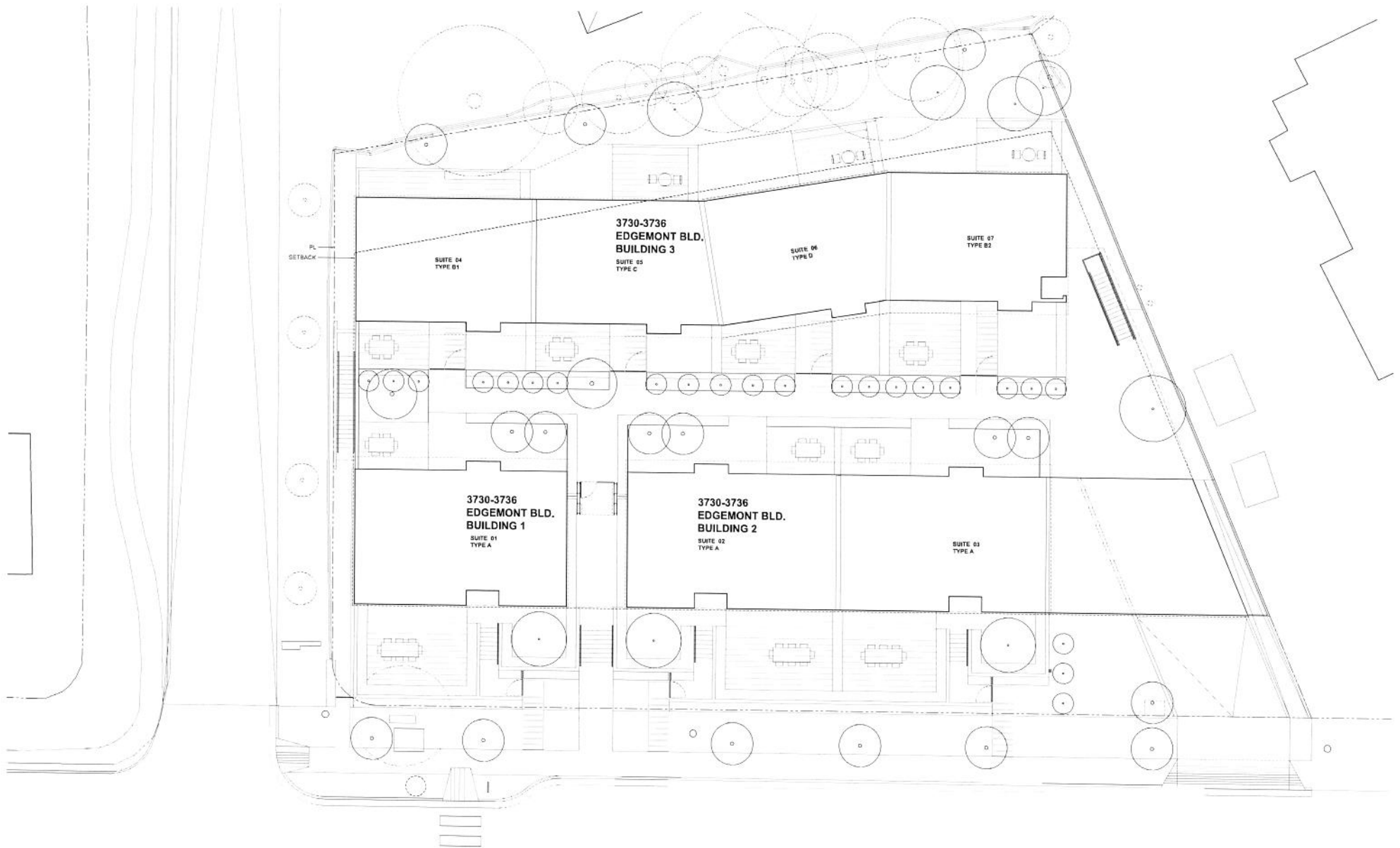
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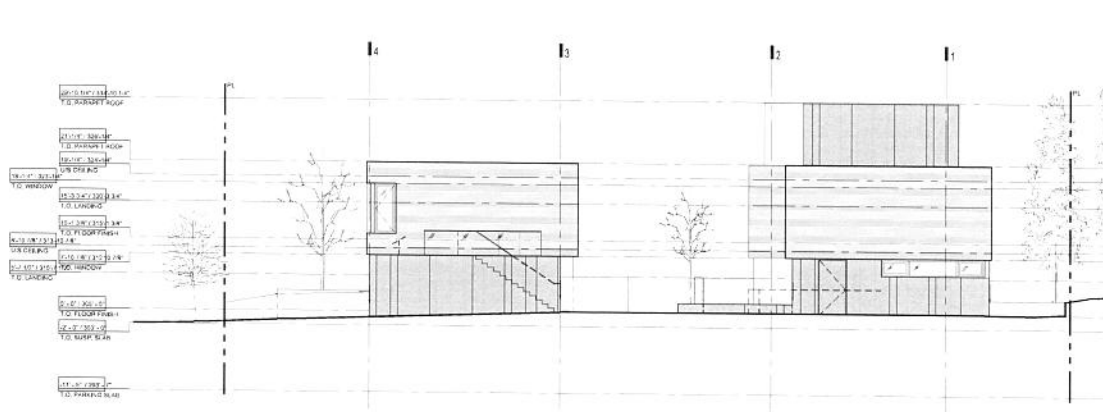
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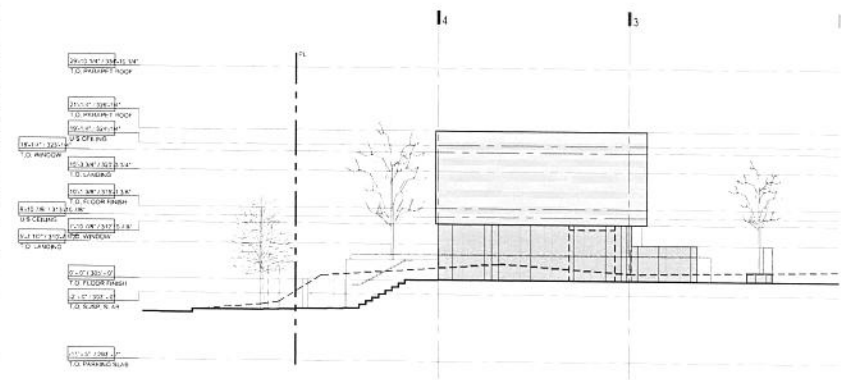
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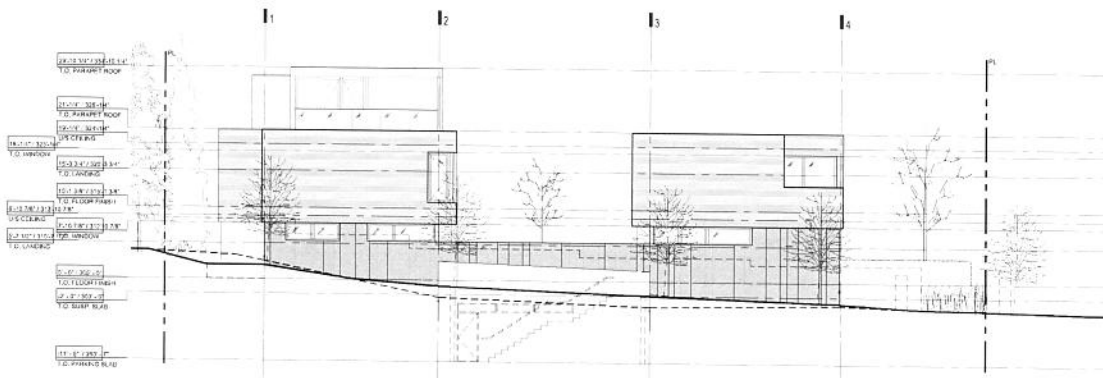




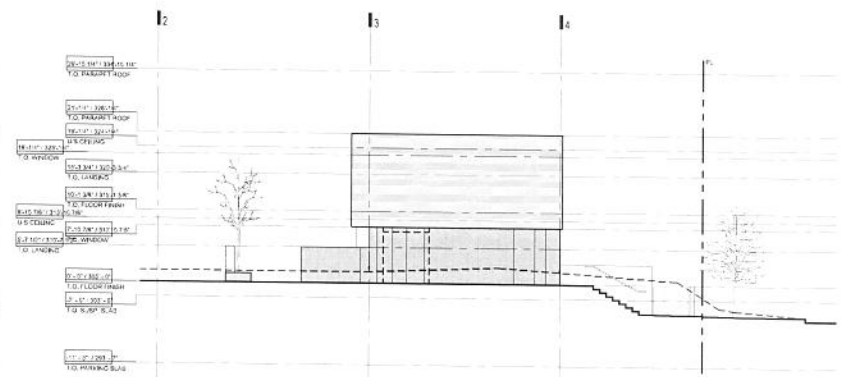
1 EAST ELEVATION - BUILDING 2 + 3



2 EAST ELEVATION - BUILDING 1

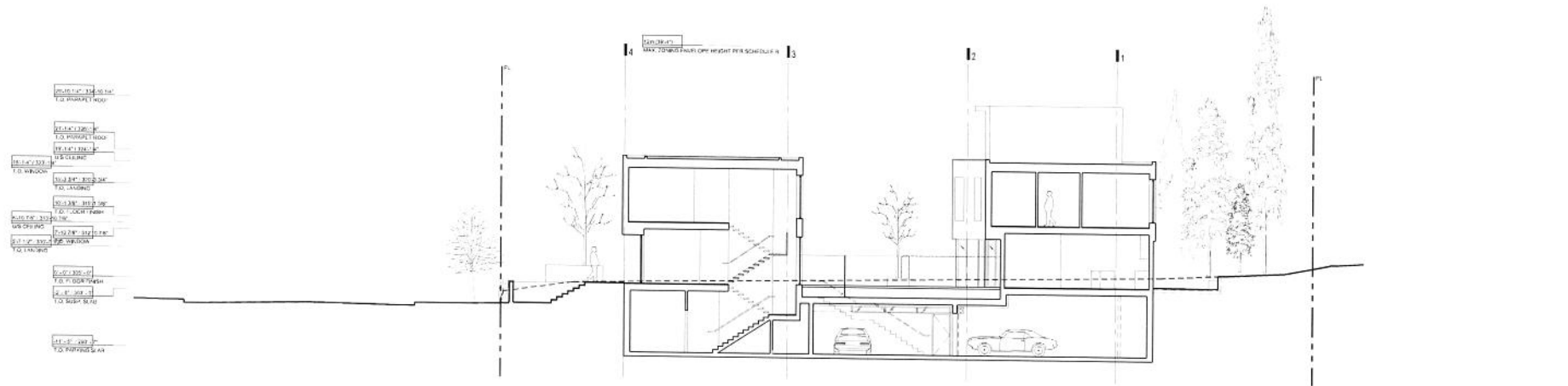


3 WEST ELEVATION - BUILDING 3 + 1

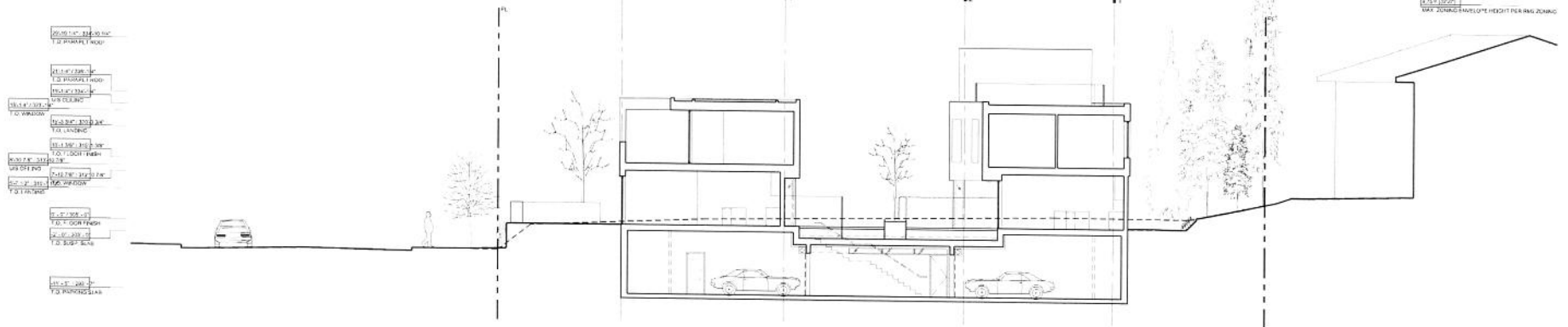


4 WEST ELEVATION - BUILDING 2





1 SECTION CC



2 SECTION DD



Harbourview Homes Corp Project – 3730 Edgemont Blvd

Public Information Meeting – December 9, 2014

Summary Notes

On December 9, 2014, Harbourview Homes Corp. hosted a Public Information Meeting at the Capilano Library in Edgemont Village, North Vancouver, regarding their proposed project at 3730 Edgemont Blvd. Approximately 31 members of the community were in attendance.

The meeting objectives were to:

- Provide an overview of the Harbourview Homes Corp. Project at 3730 Edgemont Blvd.
- Provide an opportunity for community input and comment on this project

Welcome and Project Presentation

Al Saunders, Partner at Harbourview Homes Corp., welcomed participants and introduced the project. Steve McFarlane of OMB provided an overview of the proposed site plan and building design and Bill Harrison of FORMA Design described the landscaping concept.

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:

Questions of Clarification:

1. **Q1:** Surface water: On the north side of the property there is quite a lot of water near the surface; the site is quite soft, especially on the Edgemont Manor side. What is the plan to deal with that water?

A1: There is a comprehensive geotechnical report that will set out recommendations to deal with that. As we get into the technical resolution of the project, we'll be mindful of that. There may need to be a swale to take some of that water out. There will be 2 or 3 areas of catchment to deal with that water. We have a number of options available to us.

2. **Q2:** Solar panels: Where will the solar panels go?
A2: Beside the urban agriculture area on the volume that houses the parking ramp. The idea is to generate power for the lights in the public open space and common areas of the project.
3. **Q3:** Deck access: Can you explain the decks, for the north and south units. How do you get up there?
A3: Each home has multiple opportunities for outdoor living. At grade, a south facing outdoor terrace and a north facing outdoor terrace. For the south units, there is a south-facing deck off of the second floor. For the north units, there is a roof-top deck, serviced by stairs from each unit (proper stair access). They are high enough that they'll look over the south unit roof tops which will have green roofs (planted roof).
4. **Q4:** Rezoning: What is requiring this to be rezoned?
A4: This application is both for a rezone and a development permit. This project requires a rezoning to comprehensive development from residential multi-family. This allows us to work closely with the project team to address setbacks, heights and other site specific issues. For example, the setbacks at the northwest corner are a little farther back because that portion is adjacent to a green space while there is more separation between the eastern portion of the proposed building and the existing Edgemont Manor building.
5. **Q5:** Overhangs for wet weather: It doesn't appear that there are overhangs for any outdoor space. Will this affect usability in the wet season?
A5: There are overhangs for the north and southern suites of 30-36". For the roof decks, there is an overhang at the stairwell. Residents can supplement this with umbrellas or other furniture. For the southern suites, for the lower area there is a 2 foot cantilever to provide protection for the windows. On the second floor deck of the southern suites there is a 3 foot overhang.
6. **Q6:** Roof top decks: On the roof top decks on the back units, what would be the height of a person standing on that deck in relation to the bedroom windows directly across from the Manor?
A6: There is considerable tree cover between the buildings. The density of tree cover is fairly dense and is mostly coniferous so it will be green year round.

7. **Q7:** Shadow studies. I couldn't see the times on the slides.
A7: 10 am, noon and 2 pm

Comments and Feedback on the Project:

8. **Comment:**

Noise – Concern about impact of noise from outdoor areas on adjacent residents of Edgemont Manor. For example if people are entertaining on the rear patios or roof top decks.

Trees in between proposed buildings and Edgemont Manor – I understand that they create a screen now, but how long will that screen be there in their current condition? They have been topped so I wonder how long they will live in order to provide that screen?

Parking – I see that there is space for 2 cars under each unit, but in the Manor residents often can't park in their allocated spots because they store other things there. They would then need to park on Edgemont Blvd. There is little to no parking available on Edgemont, especially during the busy season at Capilano Suspension Bridge which creates heavy parking pressure on Edgemont. I am concerned about this as a parking and traffic issue.

9. **Q8:** Timeline: It's a nice looking development and I'd like to buy something there. When do you expect to start construction and how long would that take?

A8: Expect all the permits to be in place next fall (2015) and then about a year in duration. So it will be at least 18-24 months for a finished product.

10. **Q9:** Floor space: I like the size of the units because it brings in families. But the building looks more like an office. It lacks the warmth I am looking for in a family home. Does the floor space that was quoted for the apartment units include the area below grade?

A9: The FSR calculation does not include anything below grade. The 0.75 is for anything that is above grade. The unit size floor space includes the floor space of every level.

11. **Comment:** Power poles: If you look at that drawing over there, it is beautiful, but there are power poles along Edgemont. It's not a true rendering of what is there unless you are planning to put power lines underground. The Edgemont Manor wiring is all underground.

Response: The other developments (Edgemont Seniors Living, Grosvenor Edgemont, Edgemont Manor) are all much bigger developments (60-100+ units) vs.

only 7 units here. While it would be highly desirable to underground these services, it is usually a matter of cost.

12. **Q10:** Large windows and water: I agree that the poles need to come out of there. It will be impractical to leave them there. I am also concerned about parking. I love how the buildings look with the modern architecture and I think it is in keeping with other styles in the community including the Manor. But I would like your perspective on the big windows that are unprotected. How are you proposing to protect the big windows only recessed by a couple of inches and the adjacent walls from water?

A10: We don't want the building to leak any more than you do. Our livelihood depends on delivering a product where that doesn't happen. We are using a rain screen technology that has a very high level of sophistication and will be addressed at a detailed level. Wherever there are openings and doors, we have generous coverage. With the window conditions we are using a sophisticated level of envelope detailing. Overhangs are a viable alternative. We will be giving this much consideration going forward. We will also engage a building envelope consultant. This gives us checks and balances to our detailing as well as another set of eyes during construction.

13. **Q11:** Pre-weathered steel: Is the pre-weathered steel sealed or does it continue to weather? Does it continue to rust and would it run-off into the ground?

A11: There are two approaches: it can be pre-weathered and sealed in the yard or it can be left to continue to weather. When it is left to weather, an alloy allows surface oxidation for awhile and then arrests or stops. If it is sealed it is smoother, and if it isn't it is rougher. An example can be seen at North Vancouver City Hall where we used this material. During the oxidation stage we need to be mindful of where the run-off will occur. The use of this material will extend into the landscape so those areas will be surrounded by pea gravel to prevent any staining.

14. **Q12:** Crosswalk: I love it. I think it looks beautiful. We live across the road on Edgemont. Where is the crosswalk going to line up and where is the street light going?

A12: The District is working on the sidewalk at the moment. A decision has not been made yet. We are also in consultation with BC Hydro about the street lights.

Comment: We would love to have the street light gone. We like the dark and private space at night.

15. **Comment:**

Roof top decks: I think it is great that the site is being redeveloped. But I have a couple of significant concerns. The major one is the roof top decks along the back. It will not be a benefit to the residents of the Manor behind. The shadow study shows that it will eliminate light from the kitchen/ family room areas of those Manor residences which is the only natural light to those units. By the time you put people up top on the roof decks with a wet bar and awnings, I wouldn't want that at all.

Encroachment of easement: I am also concerned about the encroachment on the easement at the driveway edge and the closeness to the driveway. It is broken up at the front, but there is a lot of visual bulk coming in to the Manor. Having a wall or building along the side – I'd have a concern about that. I think there are one too many units, but I know you need to make money. If there was one less unit, you could move things around a bit more.

16. Comment: Cross walk and storm drain: The location of the proposed crosswalk is at the same place as the storm drain.

Response: These are details that the engineering team is working through and will continue to work on.

17. Comment: Additional detailed drawings: I appreciate that it is early. It seems that the neighbours to the north and south would appreciate seeing additional drawings to give a little more detailed context. For example, if the steps up to the roof tops on the rear units don't line up with windows from the Manor units behind, then that will be helpful. It seems like things have been really thoughtfully considered, so it would be great to see how that lines up. You've talked a lot about respecting the entrance to the manner. It seems that there would be space to move the front 3 units over a bit to give a wider entrance to the driveway to Edgemont Manor. It seems like a lot of space for 3 little garden plots on the right.

18. Q13: Green roof maintenance: Regarding the roof gardens (green spaces), these provide a nice element relative to the roof patios at the back. Has the technology of maintaining and installing green roofs evolved such that drainage is secure and that maintenance won't become a substantial strata cost?

A13: The technology has advanced with living roofs. They are very light weight and shallow (4-6 inches), planted with sedums which are very low growing and light weight. The plants are grown in trays which can be replaced. You have to be able to get up to the roofs and they need to be inspected and maintained annually. This is a simplistic system that is employed for very good reasons. It also provides insulation so it helps with energy issues.

19.Q14: Sound-proofing: Six of the seven units have common walls. What additional work or consideration has been given to sound-proofing?

A14: They will be constructed as double walls with a high degree of separation.

20.Q15: Unit sizes: I didn't hear the size of the units.

A15: They are between 2400 to 2500 square feet for front units and 3000 to 3200 square feet for rear units. This includes the utility spaces downstairs but does not include the garage. It includes the heated spaces.

21.Q16: Heat source: What kind of heat are you using?

A16: We are expecting gas-fired radiant hot water (in-floor) with a heat recovery ventilation system, with individual boilers. We are also expecting gas-fired on-demand hot water.

22.Comment: If you consider what the alternatives could be developed here without any consultation or public hearing, there could probably be 4-6 units (main houses and carriage houses). This seems like a very modest upgrade.


Next Steps and Closing Comments

Natasha Letchford, Community Planner with the DNV, outlined the next steps in this process. The next step for this project is for Council to receive First Reading, expected in February. This would be followed by a Public Hearing (probably in March) at which time residents are invited to come and speak to the project. Following the public hearing, second and third reading of the project will occur in the month or two following that (likely April or May).


Participants were reminded to submit comments via the written comment forms, email or fax to Natasha Letchford at the District of North Vancouver (nletchford@dnv.org) by mid-January 2015.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 3, 2015
File: 08.3060.20/20/007.15

AUTHOR: Erik Wilhelm, Community Planner

SUBJECT: **BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 8135, which amends the Zoning Bylaw to allow subdivision of 2975 and 2991 Fromme Road:

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

REASON FOR REPORT:

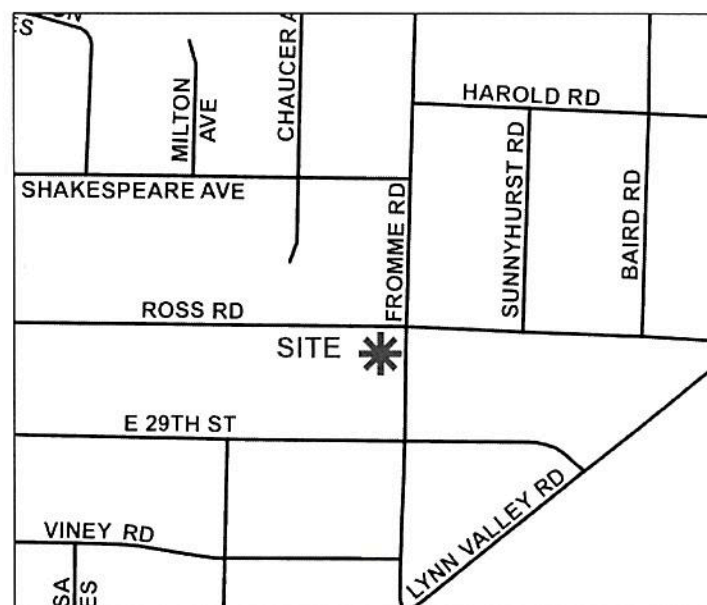
The proposed subdivision requires an amendment to the Zoning Bylaw.

SUMMARY:

The applicant has applied for rezoning in order to enable a three lot subdivision. The subdivision proposal is compatible with the lot pattern along Ross Road and in the immediate area.

EXISTING POLICY:

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



**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

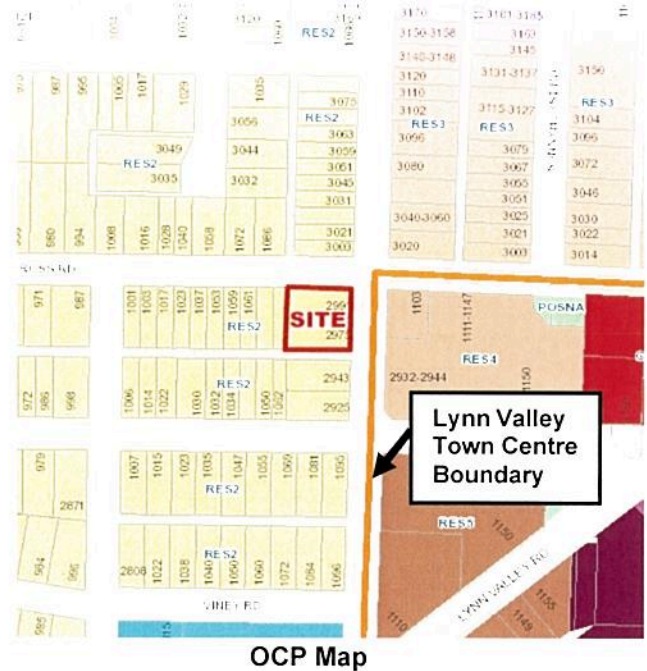
June 3, 2015

Page 2

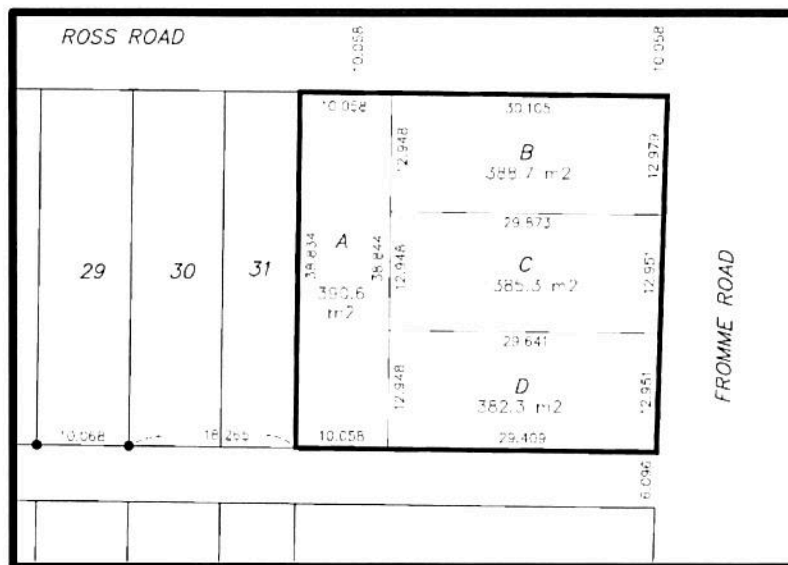
BACKGROUND:

The development site consists of two properties and each lot is occupied by a single-family dwelling facing Fromme Road. The block encompassing the development site is zoned Single-Family Residential 7200 Zone (RS-3).

Fromme Road signifies the boundary for the Lynn Valley Town Centre (see OCP map below).



Council considered a previous rezoning proposal to facilitate a four lot subdivision proposal as seen in the plan of subdivision below. Council resolved to deny the rezoning application on October 6, 2014 and provided preference for a proposal that encompassed three lots all fronting Ross Road. The applicant has now revised the development application to include three lots fronting Ross Road.



Previously Denied "4 lot" Subdivision Proposal

**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

June 3, 2015

Page 3

PROPOSAL:

The subdivision layout provides 3 lots fronting Ross Road (see adjacent plan of subdivision). The lot configuration will provide a similar housing rhythm as seen along the entire block face westward along Ross Road.

At approximately 13+ m (42.7 ft) wide, the proposed lot widths are greater than the remainder of the lots on the south side of Ross Road in this block which are 10m (33 ft) or less.

All properties within the subdivision will be provided vehicular access from the existing open laneway.

ANALYSIS:

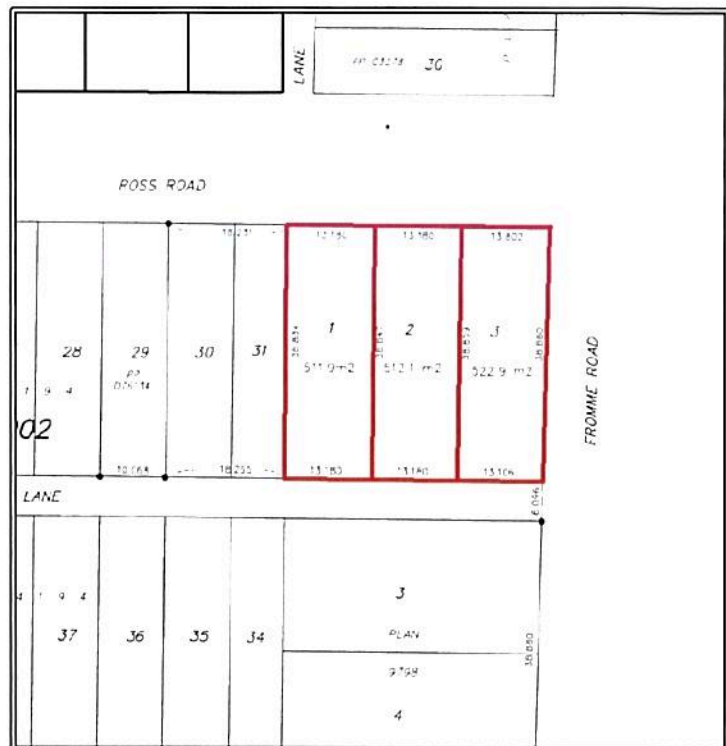
Accommodating the subdivision requires that the proposed lot sizes would be added to the table created for this purpose and contained in Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations). This table establishes minimum lot sizes specific to infill subdivisions proposals which have successfully proceeded through a zoning amendment process.

The RS-3 Zone contains regulations guiding house development (i.e. setbacks, floor space ratio etc.) on a variety of lot widths and areas. The RS-3 will continue to be an appropriate zone for this development site.

Approving Officer Enhanced Best Practices:

On November 5, 2013, the Approving Officer presented a suite of enhanced subdivision best practices to Council and a summary of those best practices is attached (Attachment B). The Approving Officer considers the surrounding lot pattern in the analysis of all subdivision proposals and for small lots (13.875m or less) a block face of 50% or more small lots provides general guidance. In this case there is a strong pattern of small lots on this block face at 91%, in the block to the south at 89%, and along the west side of Fromme Road in the block to the north at 100%. The proposal is compatible therefore with the existing lot pattern in the area and provides a transition on the periphery of the Lynn Valley Town Centre.

Parking: Each lot must provide three parking stalls, accessed from the lane, in order to incorporate a secondary suite.



**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

June 3, 2015

Page 4

House Design: Covenants will be registered on title to ensure that the new houses have unique designs. Particular attention to the presentation of the house and landscaping treatment along Fromme Road will be ensured through the subdivision process.

Trees:

The applicant provided an arborist report which outlined that there are 10 trees onsite, one of which is a previously topped conifer and the rest are ornamental. None of the trees are proposed for retention. To address the intended tree removal, the applicant will be required to provide 8 trees onsite in addition to the requisite 4 street trees that will be planted along the boulevards of Ross and Fromme Road. The District Arborist has reviewed the Arborist Report and is satisfied with the replanting.

Heritage Preservation:

At the previous Public Hearing, there were questions raised about the house at 2975 Fromme Road and its possible heritage value. Staff reported that the house is not on any supplemental, primary, secondary heritage lists or the Heritage Register.

In order to establish heritage characteristics of the house, the applicant commissioned a letter from a registered architect (Attachment C). The architect completed an inspection of the home and concluded that "this particular residence does not have significant/dominant architectural features...thus obtaining a heritage designation may not be an appropriate contribution to the community."

GREEN BUILDING REQUIREMENT:

As implementation of this proposal requires an amendment to the Zoning Bylaw and subdivision approval, compliance with the District's "Green Building Policy – Private Sector Developments" is required. A covenant requiring that the new homes meet or exceed an "Energuide 80" energy efficiency rating and achieve a Built Green™ "Gold" equivalency will be required prior to bylaw adoption.

PUBLIC INPUT:

A total of approximately 365 notification letters were sent to owners and occupants of properties within a 75m radius. The Lynn Valley Community Association (LVCA) was also notified of the proposal as per the Public Notification Policy.

There was no public input or comments received as a result of the notification.

**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

June 3, 2015

Page 5

CONCLUSION:

The rezoning application will facilitate a subdivision that will be compatible with the lot pattern of the area and provide a subtle density transition on the periphery of the Lynn Valley Town Centre. The immediate area includes a pattern of existing small lots and the existing block face on the south side of Ross Road is 91% small lots. The proposal meets the Approving Officer's enhanced best practices. Staff recommend introduction of Bylaw 8135 and referral to public hearing.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8135 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8135 at First Reading and thereby reject the subdivision.

Respectfully submitted,



for Erik Wilhelm
Community Planner

Attachments:

- A – Bylaw 8135
- B – Approving Officer's Best Practices for Subdivision
- C – Heritage Evaluation Letter

REVIEWED WITH:

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

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

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

The Corporation of the District of North Vancouver

Bylaw 8135

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)”.

2. Amendments

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

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

Legal Description	Location	Area (square Metres)	Width (metres)	Depth (metres)
Lot 2, District Lot 2002, Plan 9798 Lot 1, Blocks 32 and 33, District Lot 2002, Plan 9798	2975 and 2991 Fromme Road	510 m ²	13 m	38 m

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

Summary of Approving Officer's Enhanced Best Practices

Subdivision Consideration:

- 50% or more of the block face must be developed as *small lots* (generally defined as lots 13.875 metres (45 ft.) in width or less) in order to be considered for a small lot subdivision. Reduction of the 50% small lot block face requirement may be considered in unique neighborhood circumstances; and
- Pie shape lots (with required area but without required width) are not good candidates for subdivision in order to retain the established neighborhood character.

Secondary Suites:

- Prohibit secondary suites for subdivisions with *small lots* if no lane access is provided. (Secondary Suites may be considered on corner lots and where adequate parking can be provided in a non-tandem arrangement);
- Allow suites on *small lots* which have lane or corner access. Off street parking must be a non-tandem arrangement; and
- In instances where suites are not permitted, a covenant will be registered on title to ensure no suite is built or occupied.

Design:

- Permeable paving of the front yard driveway and parking areas be required on *small lots* (regardless of lot width) where vehicle access is limited to the front yard; and
- Require a "unique House Design" covenant to ensure the design of dwellings do not include mirror images or identical house designs for all subdivisions regardless of lot width.

URBAN DESIGN GROUP ARCHITECTS LTD. 600 - 1140 W PENDER ST. VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Steven Wagner, Architect AIBC, MRAIC, AIA, LEED AP, Associate
Rudi Klausner, RID, NCIDQ, LEED AP, Senior Associate
Crosby Chiu, MRAIC, SBA, Senior Associate

Rick Jones, Principal
Aaron Vornbrock, Senior Vice President
Eric Ching, CSBA, Vice President
Martin Grube, Associate
Bojan Ilic, Associate

March 25, 2015

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

Attention: Erik Wilhelm
Planner - Development Services

Re: Heritage Home Query
2975 Fromme Road, District of North Vancouver, BC

Our File # 4051

We have been requested by Normar Developments Ltd. to review the above noted residence for relevance as a Heritage Home.

We reviewed the exterior of the residence on Thursday, March 5th & Friday, March 6th 2015.

The following information is submitted based on our site review and our knowledge of the residence:

1. The residence was constructed in 1909.
2. The character of the residence is common to the many residential structures designed during that time period featuring a covered porch area with wood columns supporting a flat porch roof.
3. The residence has a limited amount of architectural detailing; however, the front entrance door itself provides some interesting detail but we are not certain at this time whether it is from the same time era as the residence.
4. The exterior of the residence is not clad with the original siding. The original siding was a narrow dimensioned horizontal lap siding and has been covered or replaced with cement composite panels which are not characteristic with the early 1900's. These exterior panels likely contain asbestos content and may create a hazardous health condition.
5. The rear deck structure seems to be a recent addition to the residence.
6. The exit stair from the upper floor to the grade level on the west side, has been removed completely, creating an unsafe condition, unless the exit door has been permanently locked or concealed completely in the interior to prevent its use.
7. The roof is in poor condition and some leakage has occurred within the structure.

8. The plumbing system, electrical system and building structure appear to be original and do not meet many of the current building code requirements, such as code issues related to the windows, insulation, and other building envelope components. Structural upgrades would likely be required for seismic resistance.

Although this residence is one example of an early 1900's architectural form that was common in that time period, we believe that the character of this particular residence encompasses very little in the way of special architectural detailing. The majority of the exterior siding material is not the original finish and other changes have been made to the original structure. A substantial amount of repair and building code upgrade would be required.

Upon reviewing and comparing many other older houses in the general vicinity, our opinion is that this particular residence does not have significant / dominant architectural features, nor distinctive form & character, and thus obtaining a heritage designation may not be an appropriate contribution to the community.

Yours truly,




A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line and some additional scribbles.

Rick Jones, Principal
URBAN DESIGN GROUP ARCHITECTS LTD.

RJ/cdm

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.4		
 Dept. Manager	 GM/ Director	 CAO

The District of North Vancouver REPORT TO COUNCIL

June 3, 2015
File: 08.3060.20/030.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaws 8103 and 8104: 1203 and 1207 Harold Road

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1325, (Bylaw 8103)" is given SECOND and THIRD Readings.

THAT "Housing Agreement Bylaw 8104, 2014" is given SECOND and THIRD Readings.

BACKGROUND:

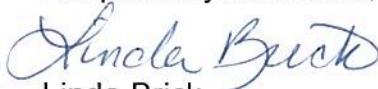
Bylaws 8103 and 8104 received First Reading on May 4, 2015. A Public Hearing for Bylaw 8103 was held and closed on June 2, 2015.

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 Rezoning Bylaw 1325 (Bylaw 8103)
- Housing Agreement Bylaw 8104, 2014
- Public Hearing Minutes – June 2, 2015
- Staff Report – dated April 23, 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 8103

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)".

2. Amendments

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

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

"Comprehensive Development Zone 87 CD87"

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

"4B87 Comprehensive Development Zone 87 CD87"

4B87-1 Intent:

The purpose of the CD87 Zone is to establish specific land use and development regulations for an eight unit townhouse project.

The CD87 Zone is applied to those parts of:

Lot 1 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-811-475;
Lot 2 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-811-491; and
Lot 3 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-817-040.

shown outlined in bold in the plan attached as Schedule "A".

4B87-2 Permitted Uses:

The following *principal* uses shall be permitted in the Comprehensive Development 87 Zone:

(a) Uses Permitted Without Conditions:

- (i) Residential building, multiple family townhouse.

(b) Conditional Uses:

Not Applicable.

4B87-3 Conditions of Use:

Not Applicable

4B87-4 Accessory Uses:

(a) Accessory uses are permitted and may include but are not necessarily limited to:

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

4B87-5 Density:

(a) The maximum permitted density in the CD87 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance.

(b) For the purposes of calculating floor space ratio, the following areas are excluded:

- (i) Open carports;
- (ii) At grade crawlspaces beneath landings;
- (iii) Specified potential elevator locations on all floors;
- (iv) Roof deck stairs and access areas;
- (v) Grade level waste disposal and recycling room, and electrical room; and
- (vi) Bay window areas.

4B87-6 Amenities:

(a) Despite subsection 4B87-5, density in the CD87 Zone is increased to a maximum floor space of 1372 sq metres (14,764 sq ft), inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
2. Contributes \$55,016 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.

4B87-6 Height:

The maximum permitted height is 12.2 m (40.0 ft).

4B87-7 Setbacks:

- (a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following minimum regulations:

Setback	Buildings (Min Setback)
North Property Line (Harold Rd)	3.0 m (10.0 ft)
East Property Line	1.5 m (5.0 ft)
West Property Line (Baird Rd)	2.6 m (8.5 ft)
South Property Line (Lane)	2.1 m (7.0 ft)

- (b) Projections above ground level are permissible as follows:

Setback	Maximum Setback Reduction
North Property Line (Harold Rd)	0.76 m (2.5 ft)
East Property Line	n/a
West Property Line (Baird Rd)	1.1 m (3.5 ft)
South Property Line (Lane)	0.3 m (1 ft)

4B87-8 Coverage:

- (a) Building Coverage shall not exceed 57%.
- (b) Site Coverage shall not exceed 75%.

4B87-9 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, garbage and recycling container pads not located within a building shall be screened with landscaping.

4B87-10 Parking, Loading and Bicycle Parking Regulations:

Parking, driveway and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

- (a) Bicycle parking is to be accommodated in private carport and garage. Each carport or garage shall have a minimum of one bike parking space per unit;
- (b) No on-site visitor parking is required; and
- (c) A maximum of 50% of the parking spaces provided are permitted to be small car parking spaces sized in accordance with Part 10 of the Zoning Bylaw."

2.1.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted on the attached from Single Family Residential 6000 Zone (RS4) to Comprehensive Development 87 Zone (CD87).

READ a first time May 4th, 2015

PUBLIC HEARING held June 2nd, 2015

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8103
Rezone from RS4 to CD87



RESIDENTIAL SINGLE FAMILY ZONE 4 (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 87 (CD87)

AREA TO BE TRANSFERRED TO DNV



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The Corporation of the District of North Vancouver

Bylaw 8104

A bylaw to enter into a Housing Agreement (Rental Protection – 1203-1207 Harold)

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 8104, 2015".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Brody Development (A & C) Ltd. substantially in the form attached to this Bylaw as Schedule "B" with respect to those parts of:

- i. Lot 1 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511
PID 012-811-475;
- ii. Lot 2 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511
PID 012-811-491; and
- iii. Lot 3 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511
PID 012-817-040.

shown outlined in bold and labelled "Site" on the plan attached hereto as Schedule "A".

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 May 4th, 2015

READ a second time _____, 2015

READ a third time _____, 2015

ADOPTED _____, 2015

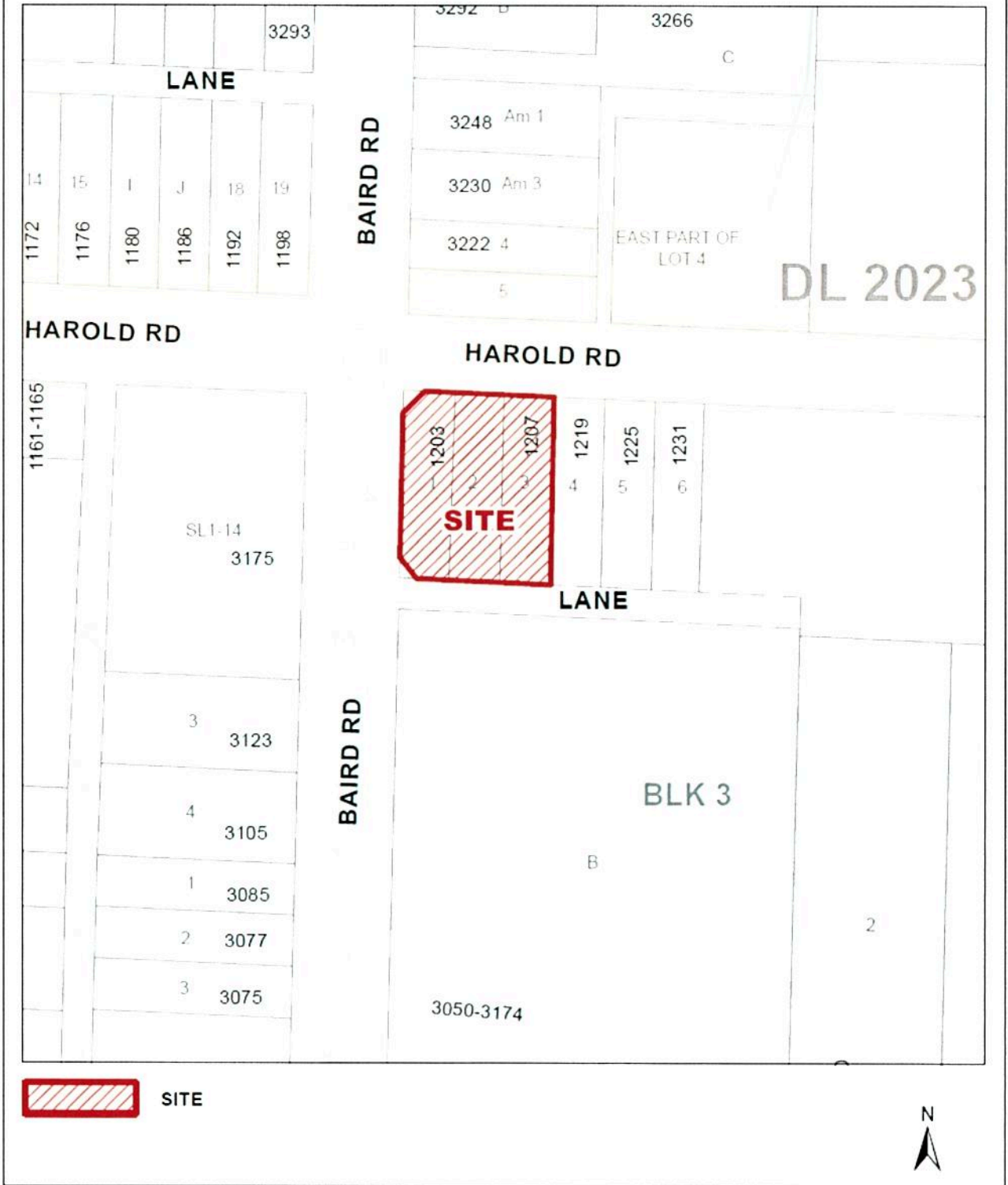
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8104



Schedule B to Bylaw 8104

SECTION 219 COVENANT (Rental Protection)

THIS COVENANT dated for reference the ___ day of _____, 2015, is

BETWEEN:

BRODY DEVELOPMENT (A & C) LTD. (Incorporation No. (Incorporation No. BC1033479) a corporation incorporated under the laws of the Province of British Columbia with an office at 1060 14th St W, North Vancouver, BC V7P 3P3

(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**")

RECITALS:

- A. The Owner is the registered owner in fee simple of land in the District of North Vancouver legally described in item 2 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement (the "**Land**");
- B. The Owner has agreed to grant and the District agrees to accept the Section 219 Covenant contained in this Agreement over the Land; and
- C. Section 219 of the *Land Title Act* (R.S.B.C. 1996, c. 250) provides that there may be registered as a charge against the title to any land a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land or that land is or is not to be built on or is not to be subdivided except in accordance with the covenant.

NOW THEREFORE in consideration of \$2.00 and other good and valuable consideration paid by the District to the Owner, the receipt and sufficiency of which are hereby acknowledged, the Owner covenants and agrees with the District under section 219 of the *Land Title Act* of the Province of British Columbia as follows:

1. USE

The Land must not be used or developed except in strict accordance with this Agreement.

2. **DEFINITIONS**

- (a) "**Director**" means the General Manager of Planning, Permits and Bylaws and his or her designate;
- (b) "**Owner**" means the Owner and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Land from time to time, or of any parcel into which the Land is consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (c) "**Proposed Development**" means the proposed development to be constructed on the Land;
- (d) "**Unit**" means a residential dwelling strata unit in any building in the Proposed Development; and
- (e) "**Unit Owner**" means the registered owner of a Unit in any building in the Proposed Development.

3. **RENTAL ACCOMODATION**

- 3.01 No Unit in a building in the Proposed Development may be occupied unless the Owner has:
- (a) before the first Unit in the building is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate pursuant to the *Strata Property Act* (or any successor or replacement legislation) a Form J Rental Disclosure Statement (the "**Form J**") designating all of the Units in the building as rental strata lots and imposing a minimum 99 year rental period in relation to all of the Units; and
 - (b) given a copy of the Form J to each prospective purchaser of any Unit in the building before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Form J to each prospective purchaser of any Unit in the building if the Owner has included the Form J as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act* (the "**Disclosure Statement**").
- 3.02 The Units constructed on the Land 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 This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Land pursuant to the *Strata Property Act* or any subdivided parcel of the Land, including the Units.
- 3.04 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 The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Land, the Proposed Development or the Units contained therein from time to time as rental accommodation.
- 3.06 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 Land, the Proposed Development and the units contained therein from time to time as rental accommodation.
- 3.07 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.

4. GENERAL PROVISIONS

- 4.01 The Owner shall comply with all requirements of this Agreement at its own cost and expense.
- 4.02 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
- 4.03 This Agreement shall restrict use of the Land in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the District.
- 4.04 Forthwith after registration of a strata plan (the "**Strata Plan**") under the *Strata Property Act* (British Columbia) to stratify the building on the Land, or any part thereof, and in any event before the first conveyance of any of the strata lots created by said Strata Plan (the "**Strata Lots**"), the Owner will cause the strata corporation (as hereinafter defined) to assume the Owner's obligations hereunder to the same extent as if the strata corporation had been an original party to this Agreement by executing and delivering to the District an assumption agreement in all material respects in the form attached hereto as Schedule "B". If the Owner fails to comply with this section 4.04, then the Owner will remain liable for the performance of the obligations hereunder notwithstanding the strata subdivision.
- 4.05 The strata corporation shall not enact any bylaw or make any rules or regulations in respect of the Strata Lots or the Land which are inconsistent with this Agreement.
- 4.06 For the purposes of this Agreement "**strata corporation**" means the strata corporation established pursuant to the *Strata Property Act* (British Columbia) upon registration of the Strata Plan to create the Strata Lots.
- 4.07 The covenants herein shall charge the Land pursuant to Section 219 of the *Land Title Act* and shall run with the Land and bind the Land and every part or parts thereto, and shall attach to and run with the Land and each and every part into which the Land may be divided

or subdivided, whether by subdivision plan, Strata Plan or otherwise. The covenants set forth herein shall not terminate if and when a purchaser becomes the owner in fee simple of the Land or any part thereof, but shall charge the whole of the interest of such purchaser and shall continue to run with the Land and bind the Land and all future owners of the Land and any portion thereof, including all Strata Lots thereon. If the Land or any part thereof or any building or buildings on the Land are subdivided by means of a Strata Plan then the obligations of the Owner hereunder will be the obligations of the owners of Strata Lots in accordance with the *Strata Property Act*.

- 4.08 The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any duty of any kind of the District to anyone or obliges the District to perform any act or to incur any expense for any of the purposes set out in this Agreement. Where the District is required or permitted by this Agreement to form an opinion, exercise a discretion, make a determination or give its consent, the Owner agrees that the District is under no public law duty of fairness or natural justice in that regard and agrees that the District may do any of those things in the same manner as if it were a private party and not a public body.
- 4.09 The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactment or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches which occur while the Owner is the registered owner of any of the Land and only to the extent that the Owner is the registered owner of any of the Land.
- 4.10 This Agreement does not:
- (a) affect or limit the discretion, rights, duties or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) affect or limit any enactment relating to the use or subdivision of the Land; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.
- 4.11 Nothing in this Agreement affects any obligations of the Owner to pay all property taxes, rates, charges and levies payable under any enactment on or in respect of the Land.
- 4.12 The Owner agrees that this Agreement is intended to be perpetual in order to protect the Land as set out in this Agreement. In view of the importance of protecting the Land for ecological and other reasons, the Owner agrees not to seek a court order modifying, discharging or extinguishing this Agreement under the *Property Law Act* (British Columbia), any successor to that enactment, any other enactment or at common law.
- 4.13 Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s.219 of the *Land Title Act* in respect of the Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land are consolidated.

- 4.14 The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement
- 4.15 An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
- 4.16 If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, 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.
- 4.17 This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- 4.18 By executing and deliver this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
- 4.19 This Agreement shall not be modified or discharged except in accordance with the provisions of section 219 of the *Land Title Act*.
- 4.20 The Owner shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 4.21 Time is of the essence of this Agreement.
- 4.22 Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, and body corporate or politic unless the context requires otherwise.
- 4.23 This Agreement shall be interpreted according to the laws of the Province of British Columbia. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province 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 Office Form C which is attached hereto and forms part of this Agreement.

- END OF DOCUMENT -

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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, June 2, 2015 commencing at 7:00 p.m.

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

Absent: Mayor R. Walton
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk
Ms. L. Arishenkoff, Planner

The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)

Purpose of Bylaw:

Bylaw 8103 proposes to amend the Zoning Bylaw by rezoning 1203-1207 Harold Road from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 87 (CD87) to allow the development of an 8 unit townhouse project.

1. OPENING BY THE MAYOR

Acting Mayor Bassam 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 the Chair'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,
- 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

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8103 proposes to amend the Zoning Bylaw by rezoning 1203-1207 Harold Road from Single-Family Residential 6000 Zone (RS4) to Comprehensive Development 87 (CD87) to allow the development of an 8 unit townhouse project.

3. PRESENTATION BY STAFF

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

Ms. Arishenkoff advised that:

- The site is in the Lynn Valley Town Centre and is comprised of three single family lots with two houses currently on them;
- Adjacent property uses are single-family to the east and north, townhouses to the west and multifamily (RM3) to the south;
- Three lots are designated Residential Level 4 (transitional multifamily up to 1.2FSR) in the Official Community Plan;
- The site is governed by the flexible planning framework that was adopted in 2013;
- The framework allows for a building height of between two and three storeys on the subject site;
- Proposal is for rezoning to Comprehensive Development Zone 87 (CD87);
- Vehicle access is from Baird Road through an existing open rear lane into a central auto courtyard;
- In the context of the flexible planning framework, the proposal provides a 1.25 metre dedication at the east end of the site;
- When the three single family lots further east develop in the future, a similar dedication will be required, at which time, the two dedications will be consolidated to create a 2.5 metre pedestrian greenway which will connect the existing pathway along Hastings Creek southward through the future redevelopment of Draycott Gardens and ultimately to Ross Road;
- The proposal provides for 16 parking stalls onsite at a ratio of two per unit;
- Bike parking will be provided;
- A facilitated Public Information Meeting was held on December 11, 2014 with 15 people in attendance;
- In response to feedback from the meeting, the applicant included a sidewalk on the west and north side of the project;

- The applicant will be providing an amenity contribution of approximately \$55,000 and approximately \$73,000 in Development Cost Charges;
- The District reviewed the application with a variety of District tools, including the Official Community Plan, Flexible Planning Framework, Green Building Policy, a review by the Advisory Design Panel, guidelines for adaptable design and the Strata Rental Protection Policy;
- It is noted that 50% of the units have an adaptable design which enables the addition of an elevator;
- Housing Agreement Bylaw 8104 will ensure that future strata bylaws do not prevent owners from renting out their units;
- The applicant will work with the District to develop a comprehensive Construction Traffic Management Plan which is a requirement of the Development Permit; and,
- The design of this project is a continuation of the infill projects that have been built to the west of the site.

4. PRESENTATION BY APPLICANT

4.1 Mr. Mike Brody, Brody Development:

Mr. Brody advised that:

- The number of units in the original application had been reduced and were made ground-oriented units in response to feedback from the community;
- The development is targeted to empty-nesters, with larger units and high quality design elements; and,
- He is available to answer any questions.

4.2 Mr. Duane Siegrist, Integra Architecture Inc.:

Mr. Siegrist highlighted that:

- Attention has been paid to access to light in all liveable spaces;
- The area is walkable, connecting to amenities in Lynn Valley;
- Lane access is being maintained;
- The auto courtyard will be gated for resident privacy;
- The development achieves a West Coast appearance through the use of stone and wood;
- Roof decks will increase livability and offer more outdoor space; and,
- The adaptable design includes an elevator option for some units to allow for aging in place.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Ms. Laurie Townsend, 1200 Block Harold Road:

COMMENTING

- Expressed mixed feelings about proposal;
- Asked if the perimeter line marking the transition between single-family and multi-family use could be changed;
- Noted that duplexes and triplexes further west in the buffer zone between single family houses and higher density townhouses have the look and feel of single-family homes and suggested rezoning to allow for these multi-family uses instead of townhomes; and,

- Suggested that three houses could be built with basement suites to provide six families with housing as another alternative.

5.2. Mr. Robert Gelling, 3300 Block Fromme Road: OPPOSED

- Spoke in opposition to the proposed development; and,
- Opined that there is too much development in Lynn Valley.

5.3. Mr. David Warawa, 1200 Block Harold Road: OPPOSED

- Remarked that in the last five or six years there has been an erosion of the area's reputation as being a friendly, open place;
- Commented on the increasingly crowded roadways, grocery stores, parks and other places; and,
- Suggested delaying the proposed development so that the nearby Marcon development could be completed before construction begins.

5.4. Mr. Michael Elwood, 1100 Block Harold Road: COMMENTING

- Commented that there is no street parking available; and,
- Noted he is not opposed to development.

5.5. Ms. Barbara Marshall, 3200 Block Baird Road: COMMENTING

- Remarked that finding parking on Baird Road and Harold Road is difficult;
- Queried if there will be any visitor parking in the proposed development; and,
- Requested that the residential parking issues on Baird and Harold Roads be addressed.

5.6. Mr. Brady Fleguel, 1200 Block Harold: COMMENTING

- Expressed concern with parking issues in the area;
- Remarked that there is no sidewalk on this street and noted when street parking is full it creates a safety hazard for pedestrians;
- Queried if the building height requires a variance; and,
- Commented that duplexes or triplexes would be a better transition from single-family to multi-family housing.

5.7. Dr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Asked about the proposed FSR;
- Queried if there had been any public input received; and,
- Suggested including visitor parking.

The meeting recessed at 7:44 and resumed at 7:55 pm.

6. QUESTIONS FROM COUNCIL

In response to a question from Council regarding the BuiltGreen standard, staff advised that BuiltGreen Gold will be required and the applicant's proposal voluntarily exceeds the requirement with Built Green Platinum. Staff noted that no additional floor space will be allowed as a result.

In response to a question from Council about the greenway, staff advised that there is a walkway connecting to the autocourt on the east side on the property and will remain on the property that will be available to the residents of the development. Staff clarified that

the creation of the greenway is contingent on future development to the east, where a further dedication would be taken to achieve the pedestrian pathway.

In response to a question from Council about the number of adaptable units, staff advised that four of the eight units will have closets stacked and sized for elevator installation in the future if required.

In response to a question from Council about the sidewalk design and if there is a pedestrian strategy, staff advised that a new sidewalk would be constructed on the east side of Baird Road in front of the development.

In response to questions from Council about parking, staff advised that:

- Two stalls will be provided per unit with no onsite visitor parking;
- There are two tandem stalls;
- Not all the stalls are in enclosed garages; and,
- Staff and the applicant will review the possibility of creating one drive-through parking stall.

In response to a question from Council about a partial fourth floor, staff advised that a set of stairs and a small landing will provide access to the rooftop deck.

Council inquired about the changes that had been requested by the Advisory Design Panel. Staff advised that in response to issues raised by the Panel, the applicant revised the design as follows:

- Changed the proposal from garages only to a combination of garages and carports;
- Made adjustments to the design of the autocourt and gating to ensure adequate turning radius; and,
- Introduced a greater variety of windows, timber screens, stone base, two colours of wall panels and a bay window on the east elevation.

Staff further advised that the Panel had requested a review of the following items, resulting in no changes to the proposal:

- Window transparency on the west elevation to ensure the building materials would show; and,
- Handicapped parking.

In response to a question from Council about the number of units in the preliminary application, staff advised that the applicant had presented an application for an apartment building and a townhome option. The apartment option was not well received by the community. There were 14 units in the original application.

In response to a question from Council regarding the FSR, staff advised that the FSR under the density bonus bylaw is 1.2. The base FSR is .45 with an increase to the greater FSR with the payment of Community Amenity Contributions.

5. REPRESENTATIONS FROM THE PUBLIC, continued

5.8. Mr. Bill Harrison, 300 Block East 9th Avenue, Vancouver:

IN SUPPORT

- Advised that he is the landscape architect on the project;

- Commented that the project is well-designed in form and character, is tied into the street, community-oriented and attractive; and,
- Stated that the development will attract a more diverse demographic to Lynn Valley.

5.9. Ms. Ursula Warawa, 1200 Block Harold Road:

OPPOSED

- Expressed concern about traffic, garbage and the lack of parking;
- Requested clarification on the notification area for the project;
- Noted there is already a large impact on the community from existing projects; and,
- Commented that there is too much development in the area.

Staff advised that a 75m radius is required by the District's Public Notification Policy as well as a large sign placed on the property and two ads in the North Shore News.

5.10. Ms. Laurie Townsend:

SPEAKING A SECOND TIME

- Requested clarification on changes to the property line being planned and who would be responsible for maintenance of the dedicated portion of land.

Staff advised that there will be an interim maintenance agreement placed on the title of the property, which will be the responsibility of the strata.

5.11. Dr. Corrie Kost:

SPEAKING A SECOND TIME

- Asked if there had been shadow studies;
- Commented that the developer does excellent work; and
- Asked about the approximate price range for the units.

5.12. Mr. Don Harger, 1200 Block Harold Road:

COMMENTING

- Commented favourably on the modern feel of the design; and,
- Expressed concern that sundecks will overlook his back yard.

The applicant advised that overlook is considered in the design of decks. Decks are set back from the roof edge to reduce overlook and that guardrails can be made opaque.

5.13. Ms. Ursula Warawa, 1200 Block Harold Road: SPEAKING A SECOND TIME

- Expressed concern about the lane being blocked during construction.

In response to Council's request for clarification, staff advised that laneways are covered by Highway Use Permits. If the developer wants to close the lane during construction, it must be in the required Construction Management Plan.

5.14. Ms. Dianne Wood, 3800 Block Sauve Place:

COMMENTING

- Expressed concern about the number of developments in Lynn Valley and the impact on the community;
- Remarked that schools are full and using portables; and,
- Noted that traffic is getting worse.

7. **COUNCIL RESOLUTION**

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the June 2, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)" be returned to Council for further consideration.

CARRIED
(8:27 p.m.)

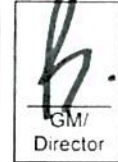
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Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 4, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

April 23, 2015
File: 3060.20/030.14

AUTHOR: Lilian Arishenkoff, Community Planner

SUBJECT: BYLAWS 8103 AND 8104: REZONING AND HOUSING AGREEMENT FOR AN 8 UNIT TOWNHOUSE PROJECT: 1203 AND 1207 HAROLD ROAD

RECOMMENDATIONS: It is recommended that:

1. 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, be given First Reading;
2. Bylaw 8104, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading; and
3. Bylaw 8103 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8103 to rezone the subject properties; and
- Bylaw 8104 to authorize entry into a Housing Agreement to ensure that future owners are not prevented from renting their units.

SUMMARY:

The applicant, Integra Architecture Inc. proposes to redevelop 3 single family lots located at 1203 – 1207 Harold Road for an 8 unit townhouse project. The proposal requires rezoning and issuance of a development permit. The proposal complies with the Official Community Plan (OCP) designation, the bylaws supporting the project are recommended for introduction and the Comprehensive Development 87 zone is recommended for referral to a Public Hearing.



BACKGROUND:

Official Community Plan

The subject properties are designated as *Residential Level 4: Transitional Multifamily* in the OCP, which envisions a mix of townhouse and apartment multifamily housing up to approximately 1.2 FSR. The density of the proposal is 1.2 FSR and therefore compliant with the Official Community Plan.

The proposed townhouse units are evenly split with four 3 bedroom units and four 2 bedroom units. The mix of units responds to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life."

The Lynn Valley Flexible Planning Framework designates this site with a 2-3 storey building height. The proposed height is three storeys which is in compliance with the Flexible Planning Framework.

Zoning:

The subject properties are zoned Single Family Residential 6000 Zone (RS4) and therefore rezoning is required to permit this multi-family project. Bylaw 8103 proposes the establishment of a new Comprehensive Development Zone 87 (CD87) tailored specifically to this project (Attachment A).

Development Permit



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

- Form and Character of Multi-Family Development (Ground-Oriented Housing); and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

A detailed development permit report, outlining the projects' compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

**SUBJECT: BYLAWS 8103 AND 8104: REZONING AND HOUSING AGREEMENT FOR
AN 8 UNIT TOWNHOUSE PROJECT: 1203 – 1207 HAROLD ROAD**

April 23, 2015

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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 5 or more residential units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8104 is provided to implement this policy and to ensure that the condominium units will not be subject to any future strata corporation rental restrictions (See Attachment B).

ANALYSIS

The Site and Surrounding Area:

The site consists of 3 single family lots currently developed with two houses on the Harold Road cul-de-sac. Adjacent uses consist of single family lots (zoned RS-4) to the east and north, existing townhouses to the west and multifamily residential (zoned RM3) to the south.



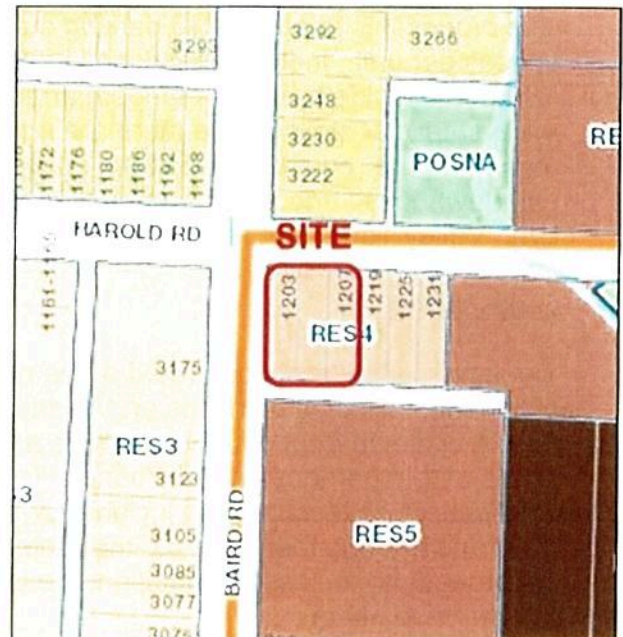
The OCP designates the surrounding area as:

- Residential Level 4: Transitional Multifamily to the east;
- Residential Level 2: Detached Residential to the north;
- Residential Level 3: Attached Residential to the west; and
- Residential Level 5: Low Density Apartment to the south.

Project Description:

Site Plan/Building Description:

The project consists of 8 townhouses in one building arranged around an interior auto courtyard as illustrated on the Site Plan.



SUBJECT: BYLAWS 8103 AND 8104: REZONING AND HOUSING AGREEMENT FOR AN 8 UNIT TOWNHOUSE PROJECT: 1203 – 1207 HAROLD ROAD

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The townhouses are three storeys each with their main doors fronting Harold Road and Baird Street. Each unit has its own at grade parking either in a garage or carport. The carports are accessed off the central auto courtyard with one driveway access to the lane. The units with garages are accessed directly off of the lane. Four of the units have 3 bedrooms and the remaining four units have 2 bedrooms. The units range in size from 137.6m² (1481 sq ft) to 206.2m² (2219 sq ft), excluding the carports. The building is approximately 11.9m (39 ft) in height.

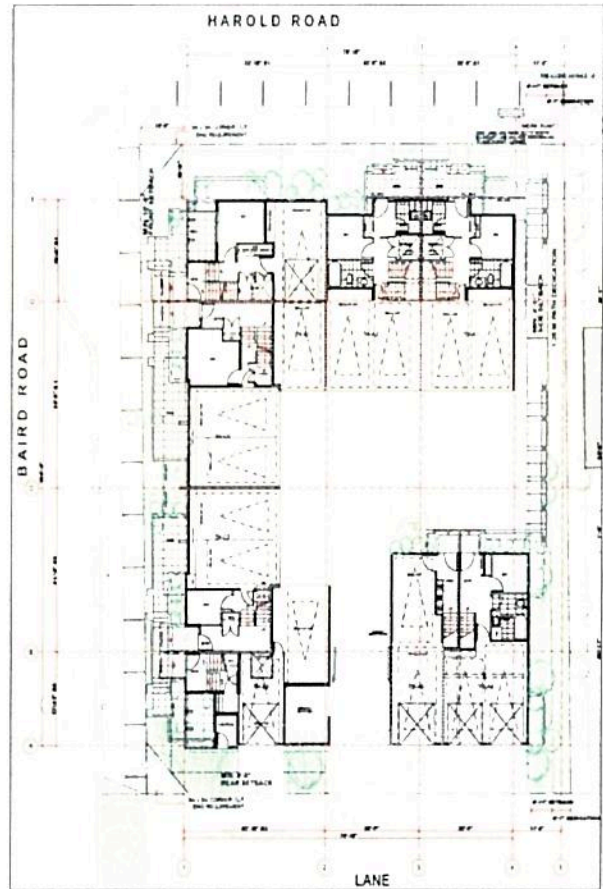
On the east side of the property, the applicants will dedicate a 1.25m strip of land that will be consolidated with a future similar dedication from the remaining three properties to the east along Harold Rd once they redevelop. This future 2.5m pathway will be located at the easternmost section of the Harold Road cul-de-sac in compliance with the Lynn Valley Town Centre section of the OCP Schedule A.

Parking

Vehicle access to the site is off the rear lane. The proposal is to provide 16 parking stalls at 2 spaces per unit. Individual parking in each unit is either in a side by side or tandem arrangement with 2 of the stalls being tandem and there are 8 small car stalls. While there are no visitor parking spaces onsite, the proposal provides more than the required 1.6 parking spaces per unit (townhouse and visitor combined) for this Lynn Valley Town Centre location.

Landscaping

The landscaping is concentrated at the perimeter of the site, including plantings and hedges. Along Harold Street in front of the units there are a series of rain gardens and one bench. The landscape architect has also included two green walls and trellises that separate the project from the property to the east. In addition, the auto court will be made out of permeable pavers.



Document 2529193



East Elevation– Baird Road

Accessible Units

In response to the District's "Accessible Design Policy for Multi-Family Housing", the project includes four units where the possibility of future elevator installation has been designed into the units by lining up closets on each floor, creating a future potential elevator shaft. Accessible access to these units would be from the ground level internal autocourt. As required within the accessible design policy, there are certain basic accessible design elements that must be incorporated into the design for each unit (where feasible). At the development permit stage, the developer will be required to submit an "Accessible Multi-Family Housing Design Checklist" which identifies how the entire development attains the requirements of the policy.

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'.

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8103, and a Housing Agreement Bylaw, Bylaw 8104, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8103 (Attachment A) rezones the subject properties from Single Family Residential 6000 Zone (RS4) to a new Comprehensive Development 87 Zone (CD87) which:

**SUBJECT: BYLAWS 8103 AND 8104: REZONING AND HOUSING AGREEMENT FOR
AN 8 UNIT TOWNHOUSE PROJECT: 1203 – 1207 HAROLD ROAD**

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- establishes the multi-family residential use;
- allows home occupations as an accessory use;
- establishes a maximum density FSR (Floor Space Ratio) of 1.2 subject to payment of a **\$55,016.20 CAC** and entering into a housing agreement to restrict future strata rental restrictions;
- establishes setback, height, building coverage and site coverage regulations;
- incorporates acoustic requirements; and
- establishes parking regulations specific to this project.

Bylaw 8104, (Attachment B) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

In addition, the following legal agreements will be required prior to zoning bylaw adoption to secure:

- a green building covenant;
- a stormwater management covenant;
- a lot consolidation that shows the required dedications, including the 1.25m parcel; and
- Section 219 Covenant to address the interim maintenance of the 1.25m parcel.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$55,016.20 has been calculated and this amount is included in the proposed CD87 Zone. The CD87 Zone allows the CACs from this development to be used toward public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or the affordable housing fund.

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated a public information meeting on December 11, 2014. This meeting was attended by approximately 15 residents. Several letters were also received.

The comments focused primarily on the landscaping proposed, building materials to be used, anticipated traffic and how the increase in demand for parking will be addressed in the area. Several letters were also received from the public with additional comments regarding construction traffic management and the safety of children walking to school.

The applicant is required to provide construction management which addresses the issues raised and includes a communications plan for the neighbourhood. Onsite parking exceeds the 1.6 stalls per unit envisioned in the parking strategy for Centres. New sidewalks adjacent to the site will improve existing pedestrian conditions.

CONSTRUCTION MANAGEMENT PLAN:

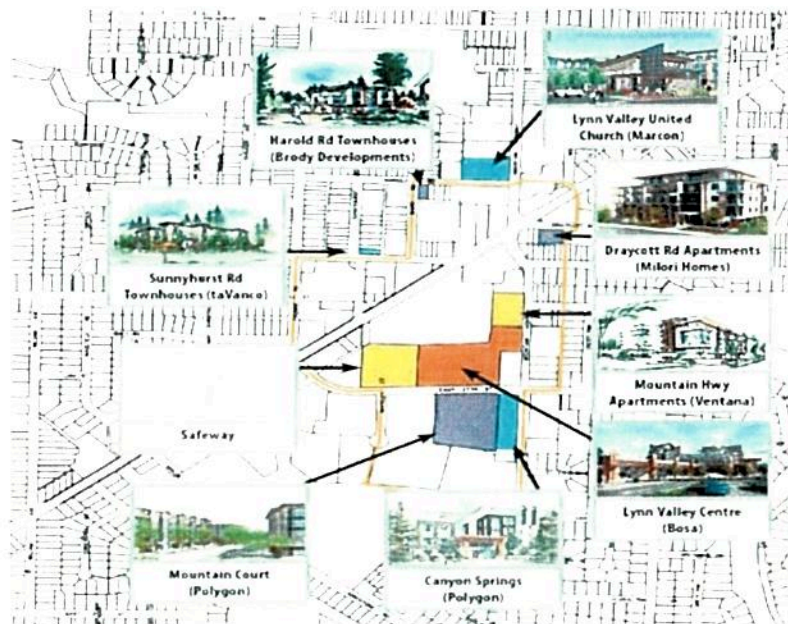
In order to reduce development's impact on pedestrian and vehicular movements, the developer will be required to provide a "Construction Traffic Management Plan" as a condition of a Development Permit. The Construction Traffic Management Plan must minimize construction impacts on pedestrian movement and vehicular traffic along Harold Rd, Baird Road, Mountain Highway and the surrounding streets. 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 Harold Rd and Baird Rd. and include measures to reduce any impacts to traffic and pedestrians;
2. Outline roadway efficiencies (ie. 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 information 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.

As noted in the diagram below, the subject site is shown in relation to other residential construction projects and potential development projects in the immediate area. While the Construction Traffic Management Plan needs to take into consideration each of these

**Lynn Valley
Town Centre**



**SUBJECT: BYLAWS 8103 AND 8104: REZONING AND HOUSING AGREEMENT FOR
AN 8 UNIT TOWNHOUSE PROJECT: 1203 – 1207 HAROLD ROAD**

April 23, 2015

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projects, the closest two, the townhomes at Sunnyhurst and Ross Road and the Lynn Valley United Church apartment project will be well under construction by the time construction starts on the subject site.

Advisory Design Panel

The application was considered by the Advisory Design Panel on October 9, 2014 and the panel recommended approval of the project subject to some detailed refinements. The applicant has modified their plans appropriately to the satisfaction of staff.

CONCURRENCE:

Staff

The project has been reviewed by Building, Environment, Parks, Engineering, Policy Planning, Urban Design, Transportation Planning, Real Estate and Properties, Legal, Fire Department and Arts Office staff. Staff has made recommendations, throughout the development review process, to enhance the proposed development and to address specific concerns to their satisfaction.


CONCLUSION:

This rezoning proposal for 8 townhouse units is in conformity with the Official Community Plan, the Flexible Planning Framework for Lynn Valley Town Centre, and applicable development permit guidelines. Bylaws 8103 and 8104 are ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8103 and 8104 and refer Bylaw 8103 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8103 and 8104 at First Reading.


Lilian Arishenkoff
Community Planner

Attachments:

- A – Bylaw 8103
- B – Bylaw 8104

**SUBJECT: BYLAWS 8103 AND 8104: REZONING AND HOUSING AGREEMENT FOR
AN 8 UNIT TOWNHOUSE PROJECT: 1203 – 1207 HAROLD ROAD**

April 23, 2015

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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 8103

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)".

2. Amendments

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

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

"Comprehensive Development Zone 87 CD87"

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

"4B87 Comprehensive Development Zone 87 CD87"

4B87-1 Intent:

The purposed of the CD87 Zone is to establish specific land use and development regulations for an eight unit townhouse project.

The CD87 Zone is applied to those parts of:

Lot 1 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-811-475;
Lot 2 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-811-491; and
Lot 3 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-817-040.

shown outlined in bold in the plan attached as Schedule "A".

4B87-2 Permitted Uses:

The following *principal* uses shall be permitted in the Comprehensive Development 87 Zone:

(a) Uses Permitted Without Conditions:

- (i) Residential building, multiple family townhouse.

(b) Conditional Uses:

Not Applicable.

4B87-3 Conditions of Use:

Not Applicable

4B87-4 Accessory Uses:

(a) Accessory uses are permitted and may include but are not necessarily limited to:

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

4B87-5 Density:

(a) The maximum permitted density in the CD87 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance.

(b) For the purposes of calculating floor space ratio, the following areas are excluded:

- (i) Open carports;
- (ii) At grade crawlspaces beneath landings;
- (iii) Specified potential elevator locations on all floors;
- (iv) Roof deck stairs and access areas;
- (v) Grade level waste disposal and recycling room, and electrical room; and
- (vi) Bay window areas.

4B87-6 Amenities:

(a) Despite subsection 4B87-5, density in the CD87 Zone is increased to a maximum floor space of 1372 sq metres (14,764 sq ft), inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
2. Contributes \$55,016 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.

4B87-6 Height:

The maximum permitted height is 12.2 m (40.0 ft).

4B87-7 Setbacks:

- (a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following minimum regulations:

Setback	Buildings (Min Setback)
North Property Line (Harold Rd)	3.0 m (10.0 ft)
East Property Line	1.5 m (5.0 ft)
West Property Line (Baird Rd)	2.6 m (8.5 ft)
South Property Line (Lane)	2.1 m (7.0 ft)

- (b) Projections above ground level are permissible as follows:

Setback	Maximum Setback Reduction
North Property Line (Harold Rd)	0.76 m (2.5 ft)
East Property Line	n/a
West Property Line (Baird Rd)	1.1 m (3.5 ft)
South Property Line (Lane)	0.3 m (1 ft)

4B87-8 Coverage:

- (a) Building Coverage shall not exceed 57%.
- (b) Site Coverage shall not exceed 75%.

4B87-9 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, garbage and recycling container pads not located within a building shall be screened with landscaping.

4B87-10 Parking, Loading and Bicycle Parking Regulations:

Parking, driveway and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

- (a) Bicycle parking is to be accommodated in private carport and garage. Each carport or garage shall have a minimum of one bike parking space per unit;
- (b) No on-site visitor parking is required; and
- (c) A maximum of 50% of the parking spaces provided are permitted to be small car parking spaces sized in accordance with Part 10 of the Zoning Bylaw."

2.1.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted on the attached from Single Family Residential 6000 Zone (RS4) to Comprehensive Development 87 Zone (CD87).

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 8103
Rezone from RS4 to CD87**



RESIDENTIAL SINGLE FAMILY ZONE 4 (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 87 (CD87)



AREA TO BE TRANSFERRED TO DNV



The Corporation of the District of North Vancouver

Bylaw 8104

A bylaw to enter into a Housing Agreement (Rental Protection – 1203-1207 Harold)

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 8104, 2015".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Brody Development (A & C) Ltd. substantially in the form attached to this Bylaw as Schedule "B" with respect to those parts of:

- i. Lot 1 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511
PID 012-811-475;
- ii. Lot 2 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511
PID 012-811-491; and
- iii. Lot 3 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511
PID 012-817-040.

shown outlined in bold and labelled "Site" on the plan attached hereto as Schedule "A".

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 _____, 2015

READ a second time _____, 2015

READ a third time _____, 2015

ADOPTED _____, 2015

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8104



SITE



Schedule B to Bylaw 8104

SECTION 219 COVENANT (Rental Protection)

THIS COVENANT dated for reference the ___ day of _____, 2015, is

BETWEEN:

BRODY DEVELOPMENT (A & C) LTD. (Incorporation No. (Incorporation No. BC1033479) a corporation incorporated under the laws of the Province of British Columbia with an office at 1060 14th St W, North Vancouver, BC V7P 3P3

(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")

RECALLS:

- A. The Owner is the registered owner in fee simple of land in the District of North Vancouver legally described in item 2 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement (the "**Land**");
- B. The Owner has agreed to grant and the District agrees to accept the Section 219 Covenant contained in this Agreement over the Land; and
- C. Section 219 of the *Land Title Act* (R.S.B.C. 1996, c. 250) provides that there may be registered as a charge against the title to any land a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land or that land is or is not to be built on or is not to be subdivided except in accordance with the covenant.

NOW THEREFORE in consideration of \$2.00 and other good and valuable consideration paid by the District to the Owner, the receipt and sufficiency of which are hereby acknowledged, the Owner covenants and agrees with the District under section 219 of the *Land Title Act* of the Province of British Columbia as follows:

1. USE

The Land must not be used or developed except in strict accordance with this Agreement.

2. DEFINITIONS

- (a) "**Director**" means the General Manager of Planning, Permits and Bylaws and his or her designate;
- (b) "**Owner**" means the Owner and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Land from time to time, or of any parcel into which the Land is consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (c) "**Proposed Development**" means the proposed development to be constructed on the Land;
- (d) "**Unit**" means a residential dwelling strata unit in any building in the Proposed Development; and
- (e) "**Unit Owner**" means the registered owner of a Unit in any building in the Proposed Development.

3. RENTAL ACCOMODATION

- 3.01 No Unit in a building in the Proposed Development may be occupied unless the Owner has:
- (a) before the first Unit in the building is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate pursuant to the *Strata Property Act* (or any successor or replacement legislation) a Form J Rental Disclosure Statement (the "**Form J**") designating all of the Units in the building as rental strata lots and imposing a minimum 99 year rental period in relation to all of the Units; and
 - (b) given a copy of the Form J to each prospective purchaser of any Unit in the building before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have given a copy of the Form J to each prospective purchaser of any Unit in the building if the Owner has included the Form J as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act* (the "**Disclosure Statement**").
- 3.02 The Units constructed on the Land 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 This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Land pursuant to the *Strata Property Act* or any subdivided parcel of the Land, including the Units.

- 3.04 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 The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Land, the Proposed Development or the Units contained therein from time to time as rental accommodation.
- 3.06 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 Land, the Proposed Development and the units contained therein from time to time as rental accommodation.
- 3.07 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.

4. GENERAL PROVISIONS

- 4.01 The Owner shall comply with all requirements of this Agreement at its own cost and expense.
- 4.02 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
- 4.03 This Agreement shall restrict use of the Land in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the District.
- 4.04 Forthwith after registration of a strata plan (the "**Strata Plan**") under the *Strata Property Act* (British Columbia) to stratify the building on the Land, or any part thereof, and in any event before the first conveyance of any of the strata lots created by said Strata Plan (the "**Strata Lots**"), the Owner will cause the strata corporation (as hereinafter defined) to assume the Owner's obligations hereunder to the same extent as if the strata corporation had been an original party to this Agreement by executing and delivering to the District an assumption agreement in all material respects in the form attached hereto as Schedule "B". If the Owner fails to comply with this section 4.04, then the Owner will remain liable for the performance of the obligations hereunder notwithstanding the strata subdivision.
- 4.05 The strata corporation shall not enact any bylaw or make any rules or regulations in respect of the Strata Lots or the Land which are inconsistent with this Agreement.

- 4.06 For the purposes of this Agreement "**strata corporation**" means the strata corporation established pursuant to the *Strata Property Act* (British Columbia) upon registration of the Strata Plan to create the Strata Lots.
- 4.07 The covenants herein shall charge the Land pursuant to Section 219 of the *Land Title Act* and shall run with the Land and bind the Land and every part or parts thereto, and shall attach to and run with the Land and each and every part into which the Land may be divided or subdivided, whether by subdivision plan, Strata Plan or otherwise. The covenants set forth herein shall not terminate if and when a purchaser becomes the owner in fee simple of the Land or any part thereof, but shall charge the whole of the interest of such purchaser and shall continue to run with the Land and bind the Land and all future owners of the Land and any portion thereof, including all Strata Lots thereon. If the Land or any part thereof or any building or buildings on the Land are subdivided by means of a Strata Plan then the obligations of the Owner hereunder will be the obligations of the owners of Strata Lots in accordance with the *Strata Property Act*.
- 4.08 The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any duty of any kind of the District to anyone or obliges the District to perform any act or to incur any expense for any of the purposes set out in this Agreement. Where the District is required or permitted by this Agreement to form an opinion, exercise a discretion, make a determination or give its consent, the Owner agrees that the District is under no public law duty of fairness or natural justice in that regard and agrees that the District may do any of those things in the same manner as if it were a private party and not a public body.
- 4.09 The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactment or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches which occur while the Owner is the registered owner of any of the Land and only to the extent that the Owner is the registered owner of any of the Land.
- 4.10 This Agreement does not:
- (a) affect or limit the discretion, rights, duties or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) affect or limit any enactment relating to the use or subdivision of the Land; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.
- 4.11 Nothing in this Agreement affects any obligations of the Owner to pay all property taxes, rates, charges and levies payable under any enactment on or in respect of the Land.
- 4.12 The Owner agrees that this Agreement is intended to be perpetual in order to protect the Land as set out in this Agreement. In view of the importance of protecting the Land for

ecological and other reasons, the Owner agrees not to seek a court order modifying, discharging or extinguishing this Agreement under the *Property Law Act* (British Columbia), any successor to that enactment, any other enactment or at common law.


- 4.13 Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s.219 of the *Land Title Act* in respect of the Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land are consolidated.
- 4.14 The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement
- 4.15 An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
- 4.16 If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, 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.
- 4.17 This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- 4.18 By executing and deliver this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
- 4.19 This Agreement shall not be modified or discharged except in accordance with the provisions of section 219 of the *Land Title Act*.
- 4.20 The Owner shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 4.21 Time is of the essence of this Agreement.
- 4.22 Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, and body corporate or politic unless the context requires otherwise.
- 4.23 This Agreement shall be interpreted according to the laws of the Province of British Columbia. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context

otherwise requires, all statutes referred to herein are enactments of the Province 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 Office Form C which is attached hereto and forms part of this Agreement.

- END OF DOCUMENT -

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


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 29, 2015

File: 11.5320.20/064.000

AUTHOR: Alex Milek, Supervisor, Transportation Engineering

SUBJECT: Local Area Service Bylaw 8125 - (LIP2015-01) Traffic Calming for 2700-2900 Block Wembley Drive and 2800 Block Wembley Place

RECOMMENDATION:

- 1) Pursuant to Section 211 of the Community Charter, a local area service project for the construction of traffic calming works on Wembley Drive be approved; and
- 2) Bylaw 8125 be now read a FIRST, SECOND and THIRD TIME.

REASON FOR REPORT:

To advise Council that a local area service petition for the construction of traffic calming works on Wembley Drive was received and validated by the Municipal Clerk's office on April 14, 2015. Council approval is required for the adoption of the construction bylaw.

SUMMARY:

A petition to undertake the installation of traffic calming measures on Wembley Drive, which has a Local Road classification, was signed by 36 of 45 (80 percent) benefiting property owners. The Municipal Clerk has determined that this petition is valid.

The local improvement area extends from Hoskins Road to Ross Road. Attachment 1 shows the benefitting properties and the property owners that signed in support of the petition.

The proposed traffic calming work includes the installation of four asphalt speed humps, with signage and pavement markings. The adjacent property owners would be responsible for 100 percent of the costs to install these works which is estimated to be \$385.21 per property owner. This cost will be recovered by means of a parcel tax that can be spread over a five-year period, at an annual cost of \$84.72. The total cost for this project is estimated at \$17,500.

Staff worked with the residents on Wembley Drive to develop a traffic calming plan aimed primarily at reducing vehicular speeds and to a lesser extent, discourage short cutting traffic. Typical traffic calming measures such as speed humps, traffic circles, curb bulges and centre medians were considered. The benefits and dis-benefits as well as the costs of the various traffic calming measures were considered and ultimately a traffic calming plan that called for the installation of four speed humps was developed by the residents and staff.

The residents, who must pay for the implementation of the traffic calming plan, recognise that these speed humps are the most cost-effective devices and will likely achieve the desired speed reductions that will improve the liveability and safety on their street.

At the Committee of the Whole Meeting held on May 25, 2015, Council discussed the current Traffic Calming Policy (Policy No. 11-8620-1) and considered possible changes. While there was support to continue funding traffic calming measures on Local Roads through a local area service initiative, Council requested that staff conduct a review of the traffic calming policy as it relates to the handling of traffic calming requests for Collector Roads as well as consider alternative funding options.

Based on the Committee of the Whole discussion, since Wembley Drive is classified as a Local Road, it can be considered for funding through a local area service initiative.

BACKGROUND:

In accordance with the District of North Vancouver's Traffic Calming Policy (Policy No. 11-8620-1), residents of a neighbourhood may elect to fund agreed-upon traffic calming measures on Local and Collector Roads through a local area service petition. Property owners within the designated local service area on Wembley Drive and Wembley Place have expressed an interest in improving the liveability of their neighbourhood by reducing vehicle speeds and short-cutting traffic through the neighbourhood.

At the property owners' request, engineering staff developed a traffic calming plan that includes four (4) asphalt speed humps complete with signage and road markings. Refer to Attachment 2 for details.

The Wembley Drive and Wembley Place petition is in compliance with Section 212 of the Community Charter and was certified by the Municipal Clerk on April 14, 2015; therefore, the works may proceed as a "Local Area Service Project" subject to Council's adoption of a construction bylaw.

The Community Charter regulates local area service projects and as required under Section 211 of the Charter, Council shall, before adopting the construction bylaw, have a report stating:

- a) Description of the service,
- b) Definition of the boundaries of the Local Service Area,

- c) Identification of the methods of cost recovery for the service, including the form of local service tax and the portion of the costs of service that are to be recovered by the local service tax, and
- d) If applicable, the portion of the costs of the service that are to be recovered by a general property tax.

EXISTING POLICY:

Under Division 5 of the Community Charter, a local area service project may be achieved by Council Initiative (Section 213), or by Petition to Council (Section 212). This petition has met the criteria of Section 212, "Petition to Council for Local Area Service" which states in part:

1. The petition must be signed by the owners of at least 50 percent of the parcels that would be subject to the local service tax;
2. The persons signing must be the owners of parcels that in total represent at least 50 percent of the assessed value of land and improvements that would be subject to the local service tax.

In accordance with the Corporate Policy on Traffic Calming (Policy No. 11-8620-1), the District shall use traffic calming as a means to *"improve the quality of life of the residents, incorporate their requirements and preferences, and create safe and attractive streets."*

The existing traffic calming policy allows for traffic calming measures to be implemented on Local and Collector Roads through a local area service petition provided there is support from two-thirds of the residents.

At the Committee of the Whole Meeting held on May 25, 2015, Council discussed the current Traffic Calming Policy (Policy No. 11-8620-1) and considered possible changes. While there was support to continue funding traffic calming measures on Local Roads through a local area service initiative, Council requested that staff conduct a review of the traffic calming policy as it relates to the handling of traffic calming requests for Collector Roads as well as consider alternative funding options.

ANALYSIS:

- Wembley Drive is classified as a Local Road and connects Ross Road to Hoskins Road, both with Collector Road classifications. Local Roads can carry traffic volumes up to 1,500 vehicles per day. Wembley Drive has an average daily traffic volume of approximately 540 vehicles which is made up of local traffic and driver's short cutting through the neighbourhood.
- The posted speed limit on Wembley Drive is 50 km/h; however, the 85th percentile speed was measured at approximately 55 km/h. The 85th percentile speed is the speed at or below which 85 percent of the drivers travel. An 85th percentile speed of

55 km/h combined with street characteristics that include horizontal and vertical road curves and no sidewalks poses safety concerns for residents on the street.

- While a review of the accident history did not show a significant number of vehicle crashes, residents have reported that they have been witness to a number of close calls resulting from high vehicle speeds, restricted sight lines and the horizontal and vertical road curves.

Staff worked with the residents on Wembley Drive to develop a traffic calming plan aimed primarily at reducing vehicles speeds and to a lesser extent discouraging short cutting traffic.

Typical traffic calming measures were considered such as:

- 1) Speed Humps
- 2) Raised Crosswalks or Speed Tables
- 3) Traffic Circles
- 4) Curb Bulges
- 5) Centre Medians
- 6) Pavement Markings.

Staff discussed the benefits and dis-benefits as well as the costs of the various traffic calming measures with the residents and ultimately a traffic calming plan that called for the installation of four speed humps was developed. With the proposed spacing of the four speed humps on Wembley Drive, it is reasonable to expect 85th percentile speeds of approximately 45 km/h between the humps.

It should be noted that the residents, who must pay for the implementation of the traffic calming plan, recognise that these speed humps are the most cost-effective devices and will likely achieve the desired speed reductions. Staff concluded that the proposed measures represent a reasonable and appropriate installation for this local road that will result in lower overall vehicle speeds and a reduction in short cutting traffic through the neighbourhood.

Timing/Approval Process:

The property owners have requested that the proposed traffic calming works be installed as soon as possible. Should Council approve the construction bylaw and the proposed traffic calming works for Wembley Drive, the plan would be implemented this summer.

Financial Impacts:

Based on our current policy for traffic calming on local roads, the property owners are to pay 100 percent of the installation costs for the traffic calming works, including the cost of signage and pavement markings.

The District's contribution will be the engineering design and the annual maintenance costs in the form of painting the speed hump markings and occasional signage repairs.

SUBJECT: Local Area Service Bylaw 8125 - (LIP2015-01) Traffic Calming for 2700-2900 Block Wembley Drive and 2800 Block Wembley Place

April 27, 2015

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The District will be front-ending the capital needed for the improvements and costs incurred will be completely recovered from the benefiting property owners. The charges can be paid by the owners after the works have been completed in full, without interest or by annual instalments over a five-year period at the prevailing market interest rate.

Public Input:

Two meetings were held with the residents of Wembley Drive and Wembley Place on October 17, 2013 and October 22, 2014 to review alternative traffic calming options and develop a traffic calming plan.

Eighty (80) percent of the owners living directly in this local improvement area along the 2700-2900 blocks Wembley Drive and 2800 block of Wembley Place signed the local area service petition supporting the implementation of traffic calming works on their street. The remaining 20 percent consisted of residents that did not support the petition, were indifferent to the petition or were not able to be reached.

A copy of the proposed traffic calming plan has been forwarded to the District Fire Department.

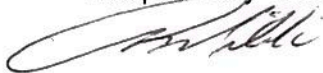
Conclusion:

The proposed traffic calming project for Wembley Drive meets the requirements under the District's Corporate Policy on Traffic Calming (Policy No. 11-8620-1).

Options:

1. Council may adopt Bylaw 8125 as proposed, and the project will proceed.
2. Alternatively, Council may, at their discretion, not enact the Bylaw.

Respectfully submitted,




Alex Milek
Supervisor, Transportation Engineering

SUBJECT: Local Area Service Bylaw 8125 - (LIP2015-01) Traffic Calming for 2700-2900 Block Wembley Drive and 2800 Block Wembley Place

April 27, 2015

Page 6

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: _____

SUBJECT: Local Area Service Bylaw 8125 - (LIP2015-01) Traffic Calming for 2700-2900 Block Wembley Drive and 2800 Block Wembley Place

April 27, 2015

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Attachment 1



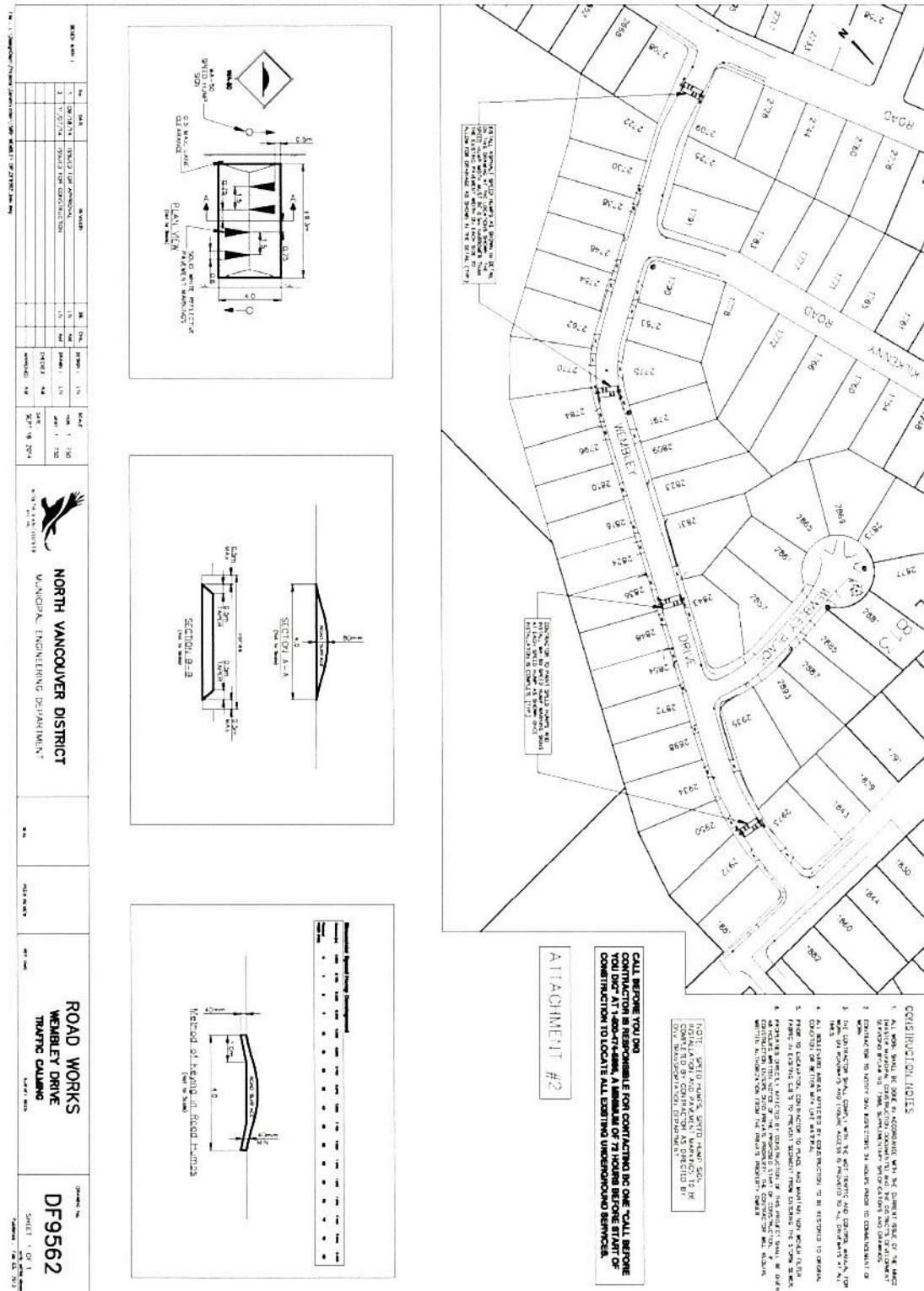
 <p>GIS DEPARTMENT GEOGRAPHIC INFORMATION SYSTEMS 604-490-2211 www.parkland.ca/gis 2nd Floor</p>	<p>Local Area Service Petition 2700 - 2900 blk Wembley Dr AND 2800 blk Wembley Pl Highlighted properties indicate support of LAS Traffic Calming on Wembley Dr and Wembley Pl. Of the 45 properties, 36 voted in favour for a total of 80% in favour of traffic calming measures.</p>
<p><small>Disclaimer: The City of North Vancouver does not warrant the accuracy or completeness of the information contained in this map. The City of North Vancouver is not responsible for any errors or omissions in this map. The City of North Vancouver is not responsible for any damages, including consequential damages, arising from the use of this map. The City of North Vancouver is not responsible for any damages, including consequential damages, arising from the use of this map.</small></p>	<p>LOCAL IMPROVEMENT PROJECT</p> <p>Scale: 1:2,300 Published Date: June 2, 2015</p> <p>LIP # 2015-01</p>

SUBJECT: Local Area Service Bylaw 8125 - (LIP2015-01) Traffic Calming for 2700-2900 Block Wembley Drive and 2800 Block Wembley Place

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Attachment 2



The Corporation of the District of North Vancouver

Bylaw 8125

A bylaw to establish a local area service of generally constructing traffic calming works for the benefit of a part of the District of North Vancouver (LIP 2015-01: Speed Humps on 2700-2900 Block Wembley Drive and 2800 Block Wembley Place).

WHEREAS section 210 of the *Community Charter* authorizes a municipality to establish a local area service for the particular benefit of a part of the municipality, to be paid for in whole or in part by a property value tax or a parcel tax, or both, imposed only within the local service area;

WHEREAS pursuant to section 212 of the *Community Charter*, the owners of parcels within the Local Service Area (as defined in this bylaw) have submitted a sufficient and valid petition proposing the construction of asphalt speed humps, complete with road markings, signage and other works as necessary ("The Works") located on 2700-2900 Block Wembley Drive and 2800 Block Wembley Place, as shown on Attachment "1" appended to this bylaw; and,

WHEREAS The Council for the District of North Vancouver wishes to provide the local area service contemplated in this bylaw and considers that such service will provide particular benefit to the Local Service Area,

The Council for the District of North Vancouver, in open meeting assembled, enacts the following:

1. Citation

This bylaw may be cited as "Speed Humps: 2700-2900 Block Wembley Drive and 2800 Block Wembley Place, Bylaw 8125, 2015".

2. Establishment of Local Area Service

The District hereby establishes the service of the construction and installation of the Works in accordance with the District's current engineering standards and specifications for the benefit of the Local Service Area described in section 3 of this bylaw. The following will be included in the cost of the Works as necessary:

- i. all hard construction costs;
- ii. engineering and administration expenses;
- iii. cost of advertising and mailing of notices;

- iv. interest on temporary loans and discount and expenses relating to security issuing bylaws;
- v. compensation for land taken for the purpose of the Works or injuriously affected by it and for the expenses incurred by the corporation in connection with determining such compensation;
- vi. cost to acquire all such property, easements, rights-of-way, licences, rights or authorities that may be requisite or desirable for and in connection with the construction of the Works.

3. Local Area Service Boundaries

The Local Service Area includes all of the parcels within the area outlined in bold on the plan attached to and forming part of this bylaw as Attachment "1" (the "Local Service Area").

4. Proportion of the Cost of the Works to be Specially Charged

The share or proportion of the total cost of the Works which will be specially charged against the parcels in the Local Service Area is 100%.

5. Cost Recovery Method

The total cost of providing the service established under section 2 of this bylaw is estimated to be \$17,334.24 and the portion of the cost to be charged against the parcels in the Local Service Area is estimated to be \$17,334.24 and will be recovered by means of a parcel tax imposed for a five (5) year period only on the parcels within the Local Service Area based on a single rate per taxable frontage of each parcel.

6. Frontage Tax Assessment Roll

A parcel tax roll shall be prepared for the purpose of imposing the parcel tax on each of the parcels in the Local Service Area based on the taxable frontage of the parcels determined in accordance with Local Improvement Cost Sharing Bylaw 3711.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Attachment 1 to Bylaw 8125

Local Service Area



GIS DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
404-291-2111 FAX 404-291-2115 gis@cityofatl.com

Local Area Service Traffic Calming
2700 - 2900 blk Wembley Dr AND 2800 blk Wembley Pl

LOCAL IMPROVEMENT PROJECT

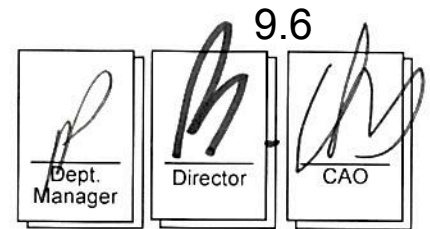
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Published Date: January 8, 2015

LIP #
2015-01

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 29, 2015
File: 08.3060.20/008.15
Tracking Number: RCA -

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Development Variance Permit 8.15 – 1146 West 20th Street

RECOMMENDATION:

It is recommended that:

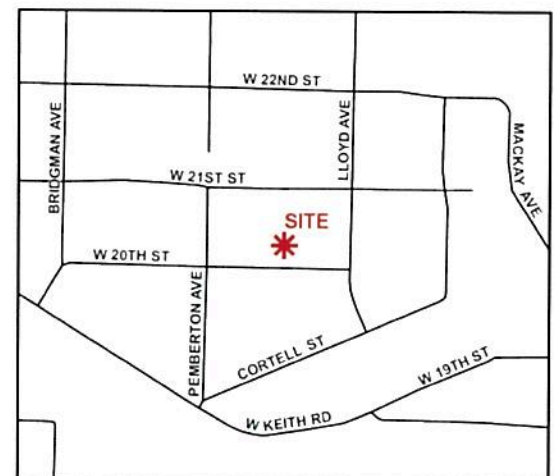
1. Council issue Development Variance Permit 8.15 (Attachment A) to allow for the construction of a new single-family house and coach house on the property located at 1146 West 20th Street; and
2. The Mayor and Clerk are authorized to sign such documentation as is necessary to discharge restrictive covenant 14797M (the "Restrictive Covenant") registered in favour of the District against title to Property.

REASON FOR REPORT: The project requires a Development Variance Permit that requires Council's approval. The Restrictive Covenant was registered in favour of the District in 1939 and is now obsolete.

SUMMARY:

The owners have applied for a Development Variance Permit to allow for a new single-family house with a coach house and attached two car garage in the rear yard.

The proposal requires variances to allow the coach house including maximum building coverage for the site, maximum size of a coach house and parking structure in the required rear yard, and the location of a secondary suite outside of the main single-family dwelling. The proposal meets the design guidelines for



coach house developments and the applicant has worked with adjacent neighbours to minimize the impact of the new construction by lowering the height of the coach house to one-storey.

BACKGROUND:

On November 17, 2014 Council adopted Bylaw 8036 stipulating that all secondary suites must be located within a single-family dwelling. The purpose of the Bylaw was to implement a new gradual entry coach house program within all single-family zones in the District while still ensuring that approval would be contingent on Council's review and issuance of a Development Variance Permit. To allow for a coach house the location of the secondary suite must be varied along with any other site specific variances required to address the particulars of a proposal.

The following criteria were developed to guide the review of coach house variance permit applications:

- The lot must be greater than 929m² (10,000 square feet) in size OR be a minimum of 15m (50 feet) in width provided that the lot has access to an open lane or is a corner lot;
- The combined floorspace of the single-family dwelling on the lot and the coach house cannot exceed the maximum permitted floorspace for the property as established under the existing single-family zoning requirements for the property;
- The proposed coach house may not exceed the maximum permitted size of a secondary suite of 90m² (968 sq ft);
- A secondary suite is not permitted within the single-family dwelling once the coach house is approved;
- A third parking stall must be provided on-site in a non-tandem configuration;
- The applicant is required to work with adjacent neighbours in establishing their coach house design to respect neighbour character and privacy concerns;
- The registered owner of the lot must live in either the main dwelling or the coach house and the coach house cannot be strata-titled.

Design criteria provide guiding principles for location, massing, setbacks, height, privacy and landscaping and are intended to ensure that the proposal will respond to the scale and character of the surrounding neighbourhood and guide development of the lot. The proposal meets these criteria.

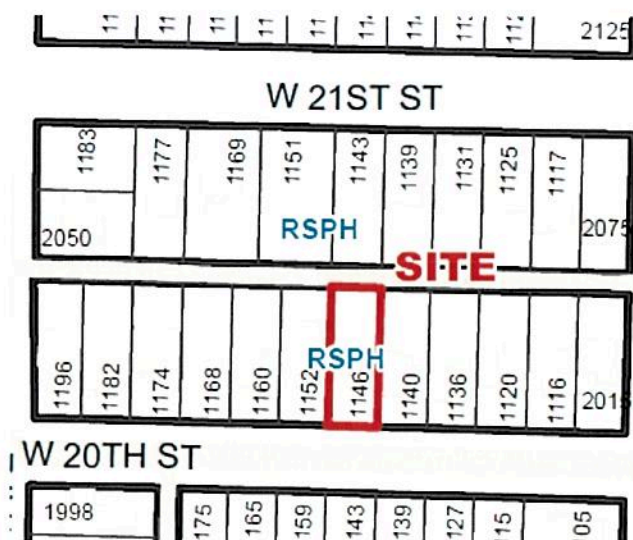
Restrictive Covenant

A Restrictive Covenant registered in favour of the District in 1939, contains a provision that appears to prohibit two residences on the property. This covenant was made pursuant to a provision in the 1936 Municipal Act which was a precursor to modern zoning. This provision has long since been repealed, and the covenant is now obsolete and superseded by current zoning regulations. The municipal solicitor has advised that Council has the authority to authorize the discharge of the Restrictive Covenant by way of a majority resolution.

ANALYSIS:

Purpose: To allow for the construction of a new single-family house with a coach house and attached garage in the rear yard. Vehicle parking and access to the property is from the open rear laneway.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family Pemberton Heights (RSPH) as shown in the following context map and air photo. Access to the property will be proved by an open laneway to the north of the proposed property.



Context Map



Air Photo

Proposed Variances: The development requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Maximum Building Coverage	227.70m ² (2451sq ft)	246.56m ² (2654 sq ft)	18.85m ² (203 sq ft)
Maximum Combined Parking Structure/Coach House in required rear yard	46.45m ² (500 sq ft)	57.78m ² (622 sq ft)	11.33m ² (122 sq ft)
Location of Secondary Suite	In main dwelling	Rear yard	

Discussion:

The project proposes the construction of a new two storey 183.3m² (1973 sq ft) single family dwelling with a basement and a one storey 77m² (827 sq ft) coach house with an attached two car garage in the rear yard. A third parking stall is provided on a parking pad on the east side of the garage. Access to the site will be from the open rear lane to the north



View of the Proposed Coach house from the lane

In keeping with the Coach House Design Guidelines landscaping is proposed to provide privacy, separation and outdoor living space for both the main house and the coach house.

The proposal has been reviewed by staff and meets the development and design criteria established for coach house development variance permit applications. The proposed lot is 15.24m (50 ft) in width with open rear lane access and the combined floorspace of the single-family dwelling on the lot and the coach house does not exceed the maximum permitted floorspace for the property.

To ensure there are no further suites on the property a Section 219 Covenant to prohibit secondary suites and exterior access to the basement of the main dwelling is required as a condition of the attached Development Variance Permit 8.15.

The applicant has worked with adjacent surrounding neighbours in establishing their coach house design to respect privacy and overlooking concerns. Originally a two storey coach house structure was proposed but prior to making the development variance permit application the coach house was re-designed as a one storey structure along with an open parking pad on the east side of the garage. This change was made in response to concerns from the neighbour to the east regarding loss of views into the laneway.

The coach house/garage combination meets both the setback and design requirements of the coach design guidelines. The proposed location in the rear yard adjacent to an open lane also provides the required parking for the property. The parking pad and landscaping adjacent to the lane will break up the bulk of the building while the primary access to the coach house off the lane will still maintain a sense of individual identity for the coach house.



Location of Secondary Suite:

The proposed coach house requires a variance to the Zoning Bylaw to allow for a secondary suite to be located outside of the main dwelling on the lot. The variance is supportable as the applicant has met the required development and design criteria for a coach house development and has worked with the neighbours to minimize the impact on adjacent properties by shifting the original building footprint to the west and reducing the height of the coach house to one storey.

The addition of landscaping and covered verandas will increase the liveability of the two dwellings while also providing separation and privacy between the two dwellings. The proposal is illustrated on the following site/landscaping plan and elevation plans.

Trees and Landscaping:

In compliance with the Coach House Design guidelines the applicant has provided a landscape plan showing a retaining wall and landscaping intended to separate the new dwellings and provide a sense of privacy and individual backyard lawn areas. Outdoor verandas have also been defined as screened and covered areas. A mixture of landscaping along the rear lot line adjacent to the lane and the parking pad is intended to soften the impact on the laneway. Around the front of the property new landscaping and an existing hedge along the east property line will provide additional privacy for a separate outdoor living area for the main house.

Two Douglas Firs and one Cedar tree on the property will need to be removed to allow for the new construction. Two of the trees require permits for removal and will require the re-planting of 6 new trees (at least two conifers). DP 8.15 requires the submission of a revised landscape plan prior to building permit issuance to the satisfaction of the District Arborist.

Notification:

An information letter was sent out to nine adjacent neighbours and the Pemberton Heights Community Association to inform them of the application. One adjacent neighbour replied with a request for clarification on the variance requirements for the site which has been provided. Staff will report on any additional input prior to council consideration.

Restrictive Covenant:

The Municipal Solicitor has advised that Council has the authority to authorize the discharge of the Restrictive Covenant by way of a majority resolution.

Conclusion:

Staff are supportive of the proposal as the new single-family house and coach house are in accordance with the required coach house development and design criteria in order to ensure the liveability of the two dwellings and minimize the impact on surrounding neighbourhood. The additional variances proposed with this application are also supportable and in line with those anticipated to be necessary for the implementation of a coach house.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 8.15 (Attachment A) to allow for the construction of a coach house in the rear yard of the property at 1146 West 20th Street (staff recommendation) and authorize the Mayor and Clerk to sign such documentation as is necessary to discharge the Restrictive Covenant; or
2. Deny Development Variance Permit 8.15.



Kathleen Larsen
Community Planner

Attachment
A – DVP 8.15

<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>
<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**DEVELOPMENT VARIANCE PERMIT NUMBER 8.15**

This Development Variance Permit 8.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to Jane Marie Ferguson Wilson and Christopher York Wilson to allow for the development of a new single family house and coach house on the property legally described as Lot 18, Block 17, District Lot 552, Plan 4684, (PID: 003-049-442) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Section 922(1)(b) of the Local Government Act:

1. The maximum building coverage is increased from 227.7m² (2451 sq ft) to 246.56m² (2654 sq ft);
2. The maximum combined parking structure/coach house in the required rear yard is increased from 46.45m² (500 sq ft) to 57.78m² (622 sq ft);
3. Section 502.3 in the Zoning bylaw is varied to permit a secondary suite to be located outside the single-family residential on the subject property as shown on the attached drawings;
4. The above variances are all granted subject to registration of a Section 219 Covenant registered on the property in favour of the District in priority of all financial charges to ensure the coach house building contains the only secondary suite of the property and no exterior basement access is permitted to the main principal dwelling;
5. A revised Landscape Plan to the satisfaction of the District Arborist shall be submitted to the District prior to building permit issuance;
6. The variances above apply only to the new building construction as illustrated on the attached drawings (DVP 8.15 A-D).

B. The following requirement is imposed under Subsection 926(1) of the Local Government Act:

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

Municipal Clerk

Dated this the day of 2015.

BUILDING MATERIALS & COLORS

- F1. ROOF MATERIAL: APPROVED W/PM
COLOR: CHARCOAL GRAY
- F2. STUCCO SOFFIT
COLOR: TO MATCH BM RING CLOUD WHITE
- F3. METAL GUTTERS & DOWNPIPES
COLOR: GRAY (GUTTERS)
- F4. METAL RAILINGS
SILVER GRAY
- F5. METAL WINDOWS
TO MATCH
STARLINE TERRA COTTA

PAINT COLORS:

- F6. P1. STUCCO
COLOR: TO MATCH
BM RING-172
REVERE PEWTER
- F7. P2. CORRUGATED METAL SIDING
AEO SHIM-780 WHITE
COLOR: ZACTIQUE II FINISH
- F8. P2. WOOD TRIM COLOR
TO MATCH
STARLINE TERRA COTTA
- F9. P2. FASCIA COLOR & WOOD TRIM COLOR: TO MATCH
BM #1531 VICTORIAN GARDEN
- F10. BRICK CLADDING
TO MATCH: METAL CLAY BRICK
COLOR: MAUNA LOA MISSION
- F11. P4. DOOR COLOR
TO MATCH
STAINED WOOD

**VIEW LOOKING SOUTH (FROM WEST 20TH STREET) TO SITE****VIEW LOOKING NORTH (FROM LANE) TO SITE****ArchiType
design**

studio19@me.com
604.988.6063 office
233 W. 20TH STREET
NORTH VANCOUVER, BC
V7N 2P9
SARAH J. BARN
604.988.6063

**WILSON COACHHOUSE
DEVELOPMENT
VARIANCE****ADDRESS:**

1146 W. 20TH STREET,
NORTH VANCOUVER.

LEGAL DESCRIPTION:

LOT 18
BLOCK 17
DL 552
GROUP 1 NWD
PLAN 4634

PID: 003 043-442

NO.	DATE	REVISION
1	12-1-14	ISSUED FOR PERMIT



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Title

BUILDING VIEWS

Date

MARCH 17TH, 2015

Scale

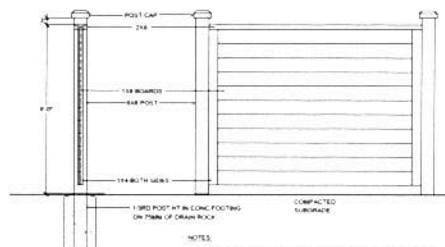
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Drawing No.

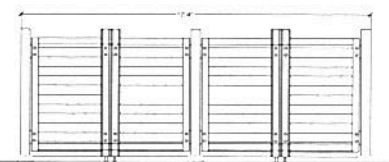
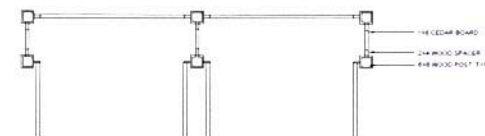
A0.0

	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
AP	AP	ACER PALMATUM VAR. ATROPURPUREUM	RED COKKODGE JAPANESE MAPLE	1	7CM CAL	AS SHOWN
	E	EUCALYPTUS PARVIFOLIUM	YELLOW ANGE	4	#3 POT	AS SHOWN
	HS	HOODIA NEREUS X TONE LZY	SLIM LZY RHODOCNEURUM	4	#3 POT	AS SHOWN
	SJM	SKIMMIA JAPONICA (MALES)	JAPANESE SKIMMIA	2	#3 POT	AS SHOWN
	SJF	SKIMMIA JAPONICA (FEMALE)	JAPANESE SKIMMIA	5	#3 POT	AS SHOWN
	FF	PERIS A 'FOREST FLAME'	FOREST FLAME	4	#3 POT	AS SHOWN
	HBL	HOSTA X 'BRIGHT LIGHT'	HOSTA BRIGHT LIGHTS	5	#3 POT	AS SHOWN
	HCT	HOSTA X 'CHRISTMAS TREE'	HOSTA CHRISTMAS TREE	5	#3 POT	AS SHOWN
	LD	LYLANDULA OFFICINALIS	LYLANDER	9	#3 POT	AS SHOWN
	WMO	PHALADIPHUS LEWIS	RED MOCK ORANGE	5	#3 POT	AS SHOWN
PB	AC	BEULIA PAPYRIFERA	PAPER BIRCH	3	7CM CAL	AS SHOWN
	AC	ACER CIRCINATUM	VINE MAPLE	3	7CM CAL	AS SHOWN
	AU	ARCUTOSTAPHYLOS UVA URSI	KUMKUMNEK	1	#1 POT	AS SHOWN
	LD	LYNAL A BORE ALIS	TWINEFLOWER	1	#1 POT	AS SHOWN
	B	CLAMMAGROSTIS ACUTIFLORA MAJL FOREST	FOREST FERN GRASS	23	#1 POT	AS SHOWN
	S	CAREX ICE DANCE	SILVER VEREGATED SEDGE	21	#1 POT	AS SHOWN
	PA	POLYCHNUM ALBERTS	SILVER FACE VINE	3	#1 POT	AS SHOWN
	WF	WESTERIA FLOREBUNDA	JAPANESE WESTERIA	3	#1 POT	AS SHOWN
	PM	PISTIA MONTEOLA	WASTERN WHITE PINE	3	6D HIGH	AS SHOWN

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BICENTENNIAL STANDARD FOR CONTAINER GROWN PLANTS.
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BONTABICELLA'S LANDSCAPE STANDARDS.
PLANT BEDS TO BE TOPPED WITH ORGANIC SOIL OR BARK MULCH.

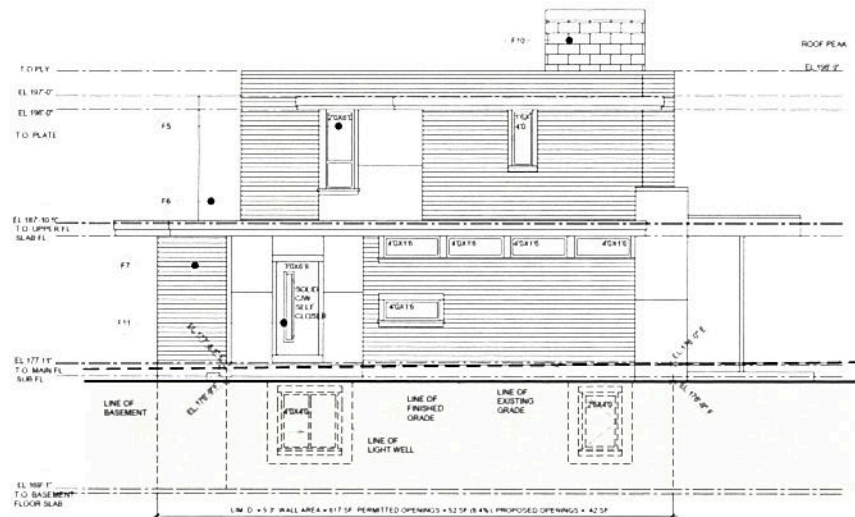
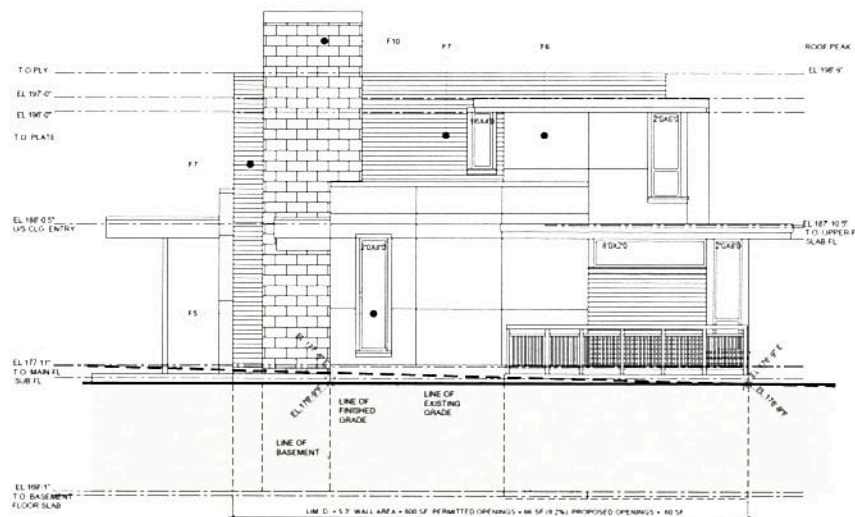


2 6' HT. PRIVACY FENCE
Scale: 1/2" = 1'-0"



1. ALL WOOD R F MEMBER
2. STAIN PROTECTANTS EXTERIOR STAIN TO MATCH
ARCHITECTURAL FINISH COLOR TO BE PRE-APPROVED BY OWNER
3. ALL MARBLES NOT DIPPED UNLESS NOTED
4. GATE MARBLES TO BE PRE-APPROVED BY OWNER

3. GARBAGE ENCLOSURE

**WILSON COACHHOUSE
 DEVELOPMENT
 VARIANCE**
ADDRESS:
**1146 W. 20TH STREET,
 NORTH VANCOUVER.**
LEGAL DESCRIPTION:
**LOT 18
 BLOCK 17
 DL 552
 GROUP 1 NWD
 PLAN 4684**
PID: 003-049-442

1 WEST ELEVATION
 Scale 1/4" = 1'-0"

3 EAST ELEVATION
 Scale 1/4" = 1'-0"

- ELEVATION NOTES:**
1. CLEARANCE BETWEEN DIRECT VENT FLUES AND WINDOWS TO BE IN ACCORDANCE WITH FIRE PLACE I
 2. ALL MANUFACTURERS WRITTEN INSTRUCTIONS AND TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION. VLS CLEARANCE SHOULD BE CONFIRMED BEFORE WINDOW UNDER IS FINISHED.
 3. WINDOWS AND DOORS NOT LOCATED UNDER AND PROTECTED BY ROOF OVERHANGS TO BE FULLY FLASHED.
 4. 1" x 4" FIBER GLASS SASH.
 5. ROOF IN WINDOW HEAD HEIGHT TO BE 1" BELOW CEILING LINE.
 6. WINDOW SIZES TO BE CONFIRMED WITH FRAMING CONDITIONS ON SITE.

BUILDING MATERIALS & COLORS

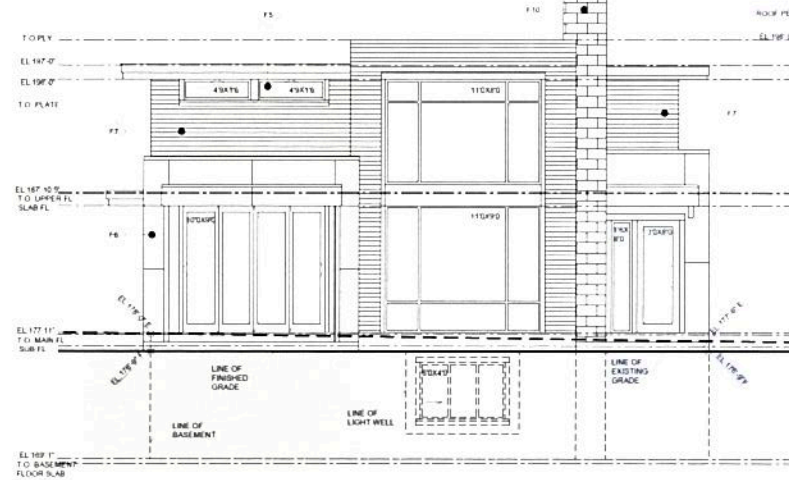
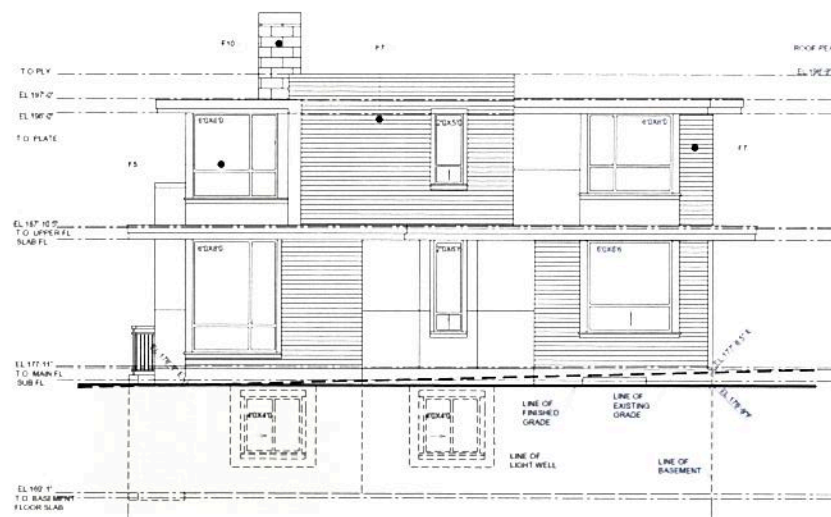
- F1** ROOF MATERIAL: APPROVED W/PM
 COLOR: CHARCOAL GRAY
- F3** METAL GUTTERS & DOWNPIPES
 COLOR: GRAY (CENTER)
- F2** STUCCO SOFFIT
 COLOR TO MATCH BM #117 CLOUD WHITE

- F4** METAL RAILINGS
 SILVER GRAY
- F5** METAL WINDOWS
 TO MATCH STAIRLINE TERRA COTTA

PAINT COLORS:

- F6** P1 STUCCO
 COLOR TO MATCH BM #117
 REVERE PEWTER
- F7** P2 CORRUGATED METAL SIDING
 AEP SPAN 100 WAVE
 COLOR: ZACTONE #1 FINISH
- F8** P2 WOOD TRIM COLOR
 TO MATCH STAIRLINE TERRA COTTA
- F9** P3 FASCIA COLOR & WOOD TRIM COLOR TO MATCH
 BM #153 VICTORIAN GARDEN

- F10** BRICK CLADDING
 TO MATCH MOUNTAIN LAY BRICK
 COLOR: MAUNA LOMA MESSIAH
- F11** P4 DOOR COLOR
 TO MATCH STAINED WOOD


2 SOUTH ELEVATION
 Scale 1/4" = 1'-0"

4 NORTH ELEVATION
 Scale 1/4" = 1'-0"

 WALL AREA = 143.5 SF. PERMITTED OPENINGS = 139.5 SF
 (NO BALCONY WITHOUT BALCONY OPENINGS = 139.5 SF)
 45 MIN. FIRE RATED FACILITY. COMBUSTIBLE CLADDING PERMITTED

Title

ELEVATIONS

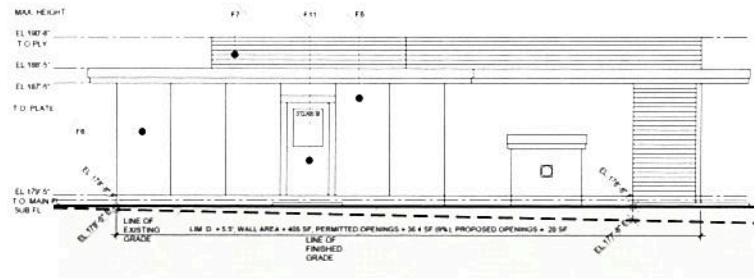
 Date
 FEBRUARY 03RD, 2015

Scale

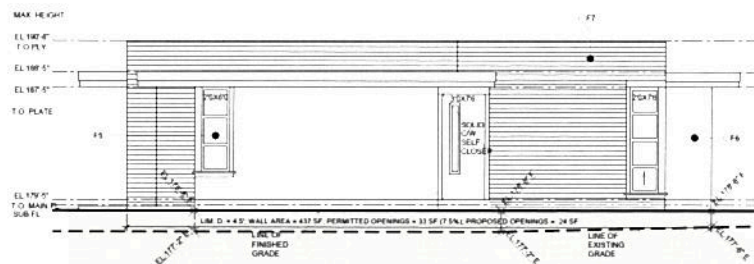
AS SHOWN

Drawing No.

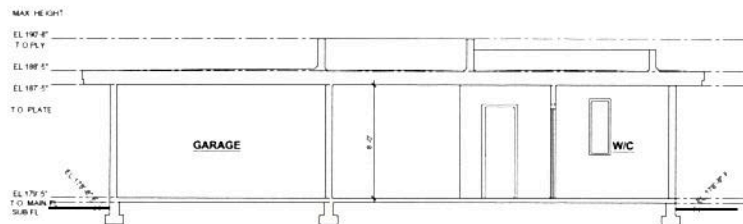
A4



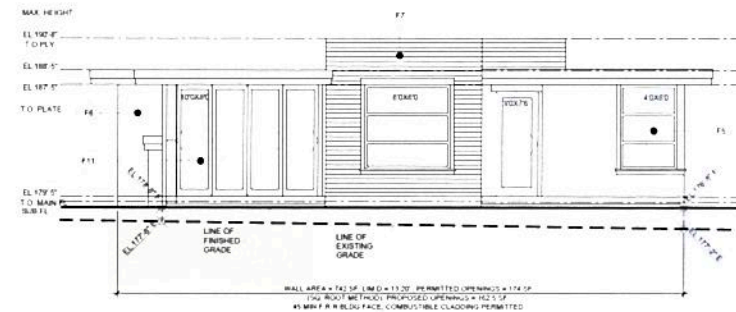
1 WEST ELEVATION
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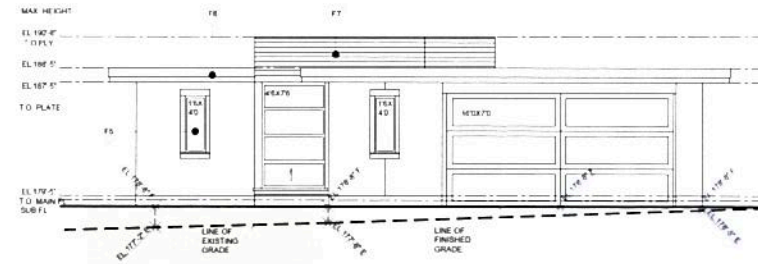
3 EAST ELEVATION
Scale: 1/4" = 1'-0"



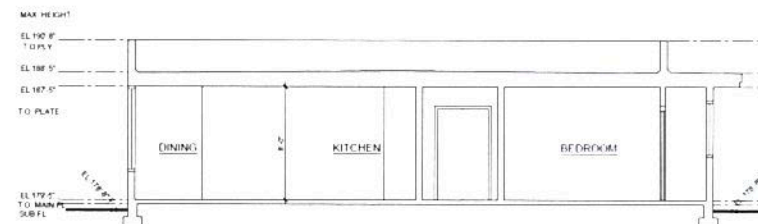
5 SECTION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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



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

ELEVATION NOTES:
1. DISTANCE BETWEEN DIRECT VENT FLUES AND WINDOWS TO BE IN ACCORDANCE WITH FIRE PLACE / FLUE MANUFACTURER'S WRITTEN INSTRUCTIONS AND TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION. CLEARANCE SHOULD BE CONFIRMED BEFORE WINDOW ORDER IS FINALIZED.
2. WINDOWS AND DOORS NOT LOCATED UNDER AND PROTECTED BY ROOF OVERHANGS TO BE FULLY FLASHED.
3. ALL RETURNING WALLS TO BE PROTECTED BY ROOF OVERHANGS.
4. 1" - 4" FRIED SASH.
5. ROUGH IN WINDOW HEAD HEIGHT TO BE 1'-0" BELOW CEILING LINE.
6. WINDOW SIZES TO BE CONFIRMED WITH FRAMING CONSTRUCTORS ON SITE.

BUILDING MATERIALS & COLORS

- F1 BRICK MATERIAL APPROVED IN PM COLOR: CHANDLER GRAY
F2 STUCCO 50/111 COLOR TO MATCH BM #167 CLOUD WHITE
F3 METAL GUTTERS & DOWNPIPES COLOR: GRAY (CENTER)
F4 METAL RAILINGS SILVER GRAY
F5 METAL WINDOWS TO MATCH STAGLINE TERRA COTTA
F6 P1 STUCCO COLOR TO MATCH BM #162 REVERE PEWTER
F7 P2 CORRUGATED METAL SIDING ALP SPAN "BU WAVE" COLOR: ZACTIQUE BYPHISH
F8 P2 WOOD TRIM COLOR TO MATCH STAGLINE TERRA COTTA
F9 P2 FASCIA COLOR & WOOD TRIM COLOR TO MATCH BM #1511 VICTORIAN GARDEN
F10 BRICK CLADDING TO MATCH METAL CLAY BRICK COLOR: MALPULI DE MESSAY
F11 P4 DOORS COLOR TO MATCH STAINED WOOD

PAINT COLORS:

- F10 BRICK CLADDING TO MATCH METAL CLAY BRICK COLOR: MALPULI DE MESSAY
F11 P4 DOORS COLOR TO MATCH STAINED WOOD

ArchiType
design

ARCHITECTURAL
DRAWINGS
2014-2015
ARCHITECTURE
1111 W. 20TH STREET
VANCOUVER, BC
V6M 2C8
TEL: 604.683.6063
WWW.ARCHITYPEDESIGN.COM

WILSON COACHHOUSE DEVELOPMENT VARIANCE

ADDRESS:

1146 W. 20TH STREET,
NORTH VANCOUVER.

LEGAL DESCRIPTION:

LOT 18
BLOCK 17
DL 552
GROUP 1 WND
PLAN 4684

PID: 003-049-442

No.	Date	Revision
1	2015.01.14	ISSUED FOR PERMIT



1. ALL DRAWINGS ARE THE PROPERTY OF ARCHITYPE DESIGN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITYPE DESIGN.

COACHHOUSE ELEVATIONS AND SECTIONS

Date:
FEBRUARY 03RD 2015

Scale:
AS SHOWN

Drawing No:

A7

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AGENDA INFORMATION

☒ Regular MeetingDate: June 15, 2015☐ Workshop (open to public)

Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

June 4, 2015

File: 08.3060.20/001.15

AUTHOR: Michael Hartford, Community Planner**SUBJECT:** Development Permit 01.15 - Redevelopment of Lynn Valley Centre Mall
1175 Lynn Valley Road / 1280 E. 27th Street**RECOMMENDATION:**

1. That Development Permit 01.15 (Attachment A) be issued to accommodate construction of six buildings ranging in height from four storeys to twelve storeys, including a one storey commercial podium, all comprising the re-development of the southerly portion of the existing Lynn Valley Centre mall and the adjacent property at 1280 E. 27th St.

REASON FOR REPORT:

The site is in Development Permit Areas for form and character of commercial and multi-family development and for energy and water conservation and greenhouse gas emission reduction. Undertaking the proposed development requires issuance of a Development Permit.

Chris Dikeakos Architects has applied on behalf of Bosa Development Corp. (666479 B.C. Ltd.), the owner of the mall property, to attain a development permit to allow for redevelopment of the southern portion of the mall and the adjacent former District of North Vancouver public library site (1280 E. 27th Street) which is subject to a purchase agreement with Bosa Development Corp.



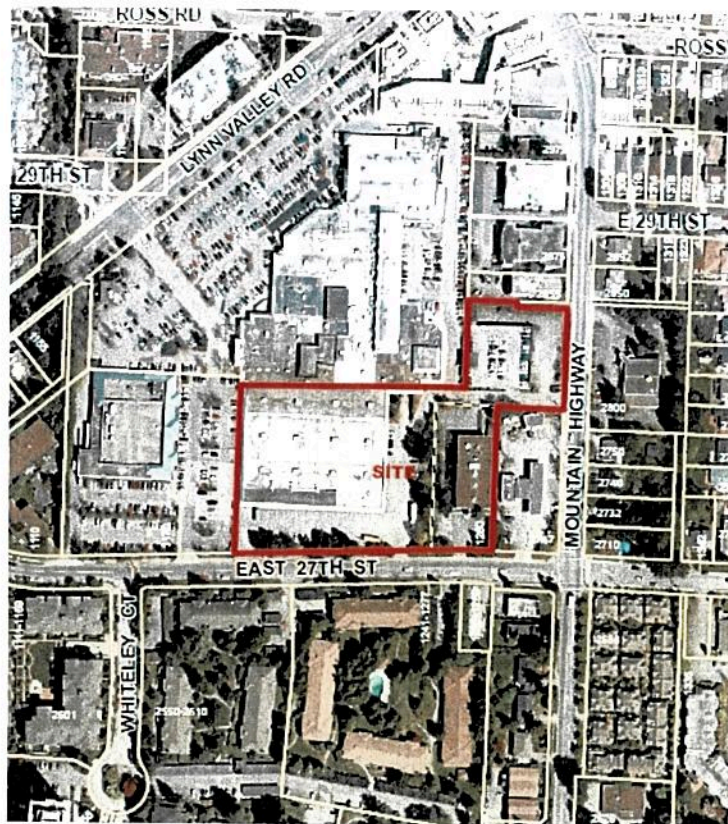
This report recommends issuance of Development Permit 01.15 to accommodate re-development of the site under the existing CD-80 zoning with a mixed-use commercial/residential development comprising new retail space, 354 market condominium units, and 6 affordable rental units to be owned by a non-profit society.

SUBJECT PROPERTY:

The site is approximately 1.9 ha (4.8 acres) in size and comprises the southern portion of the existing shopping centre (primarily the former Zellers store and the existing parkade structure facing Mountain Highway), as well as the District's former public library site.

To the north of the site is the existing shopping centre building (intended to remain) and low-rise apartment buildings (fronting Mountain Hwy.) which are eligible for redevelopment under the provisions of the OCP. To the east is Mountain Hwy., and the Esso Service Station (expected to remain for some time). To the south are rental residential properties eligible for redevelopment under the provisions of the OCP, and to the west is the existing "Safeway" store, which is eligible for mixed-use redevelopment.

The remainder of the mall property is not part of the redevelopment proposal. This portion of the property is intended to receive a facelift of the exterior elevations and interior finishes, but the existing shopping centre format and surface parking will remain.

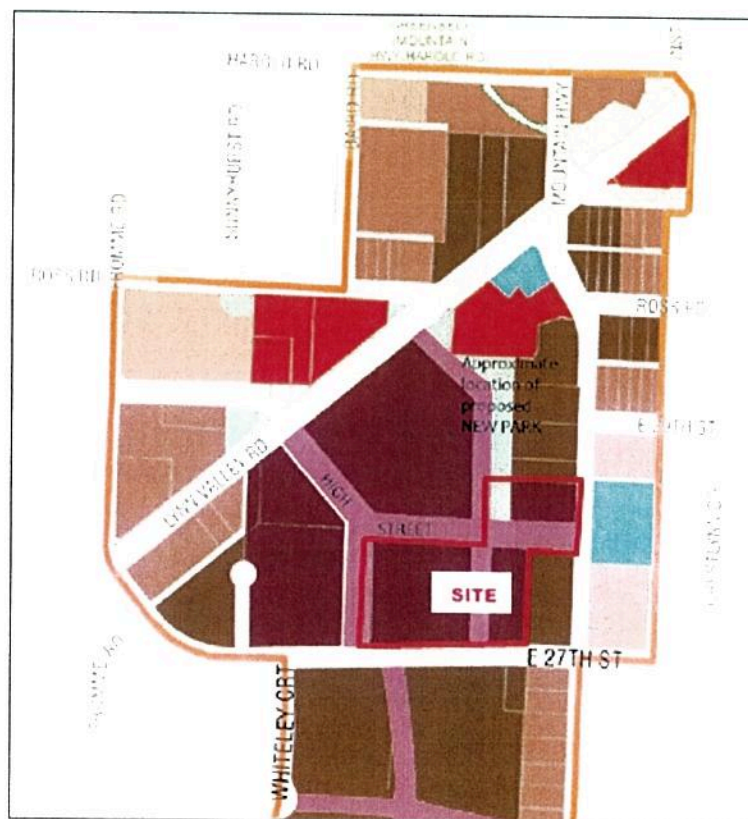


EXISTING POLICY:

Official Community Plan

The site is located within the Lynn Valley Town Centre and is designated as "Commercial Residential Mixed Use Level 3" in the Official Community Plan. This designation provides for mixed-use development at a floor space ratio of up to approximately 3.5.

The site is also regulated by the Lynn Valley Town Centre "Flexible Planning Framework."



Implementation Planning Framework for Lynn Valley Town Centre:

Implementation planning work for Lynn Valley Town Centre in 2012 and 2013 included consultation on a range of development options with a focus on building form, density, and amenity objectives. In October of 2013, District Council adopted a "Flexible Planning Framework" to guide development at Lynn Valley Town Centre and to supplement the policies in the OCP.

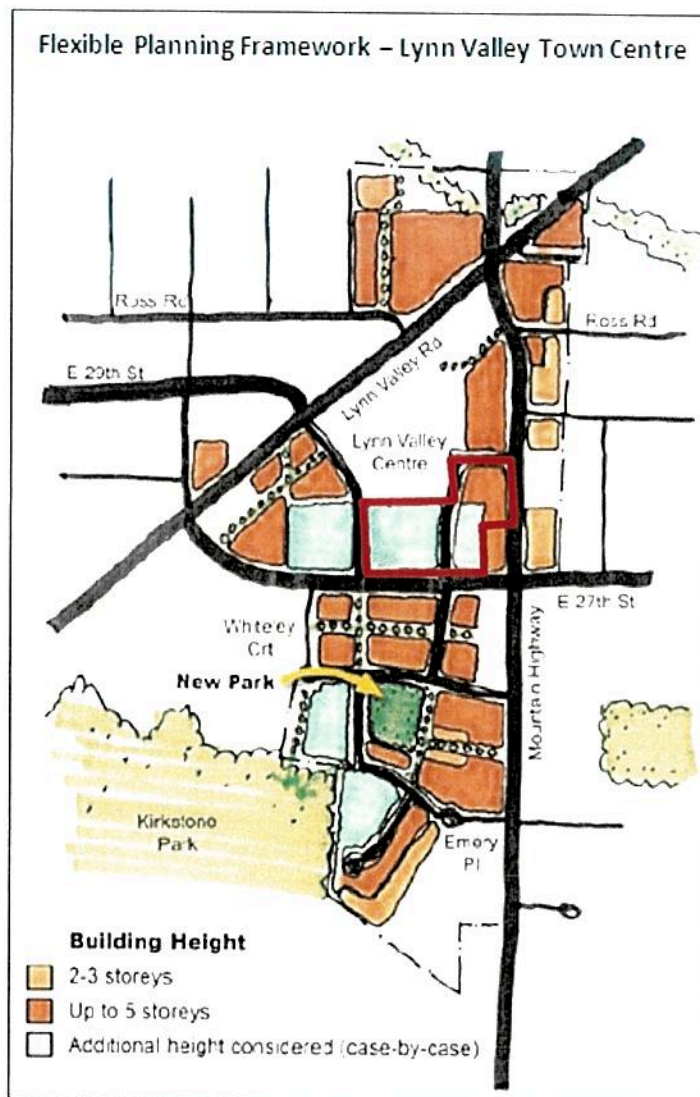
The flexible planning framework provides for consideration of building heights up to 12 storeys on the portions of the subject site occupied by the former Zellers store and the former District library, subject to buildings being reviewed on a case-by-case basis for fulfilment of specific criteria:

- Building design is reflective of a mountain village character
- Demonstrated design excellence
- Retention of key public vistas to the mountains
- Community amenity contribution and open space provision
- Demonstrated community support
- Transportation and infrastructure improvements
- Exemplary sustainability measures

Overall the proposed project design, including the two proposed 12 storey buildings, is reflective of a mountain village character. The project design shows a commitment to design excellence and quality in material choices, and input from the District's Advisory Design Panel has been beneficial in further improving the design since the rezoning stage.

The project includes a community amenity contribution package covering variety of objectives, and the site design includes a combination of improvements to existing plazas and new public plaza spaces. These areas have the potential to be significant gathering spaces for Lynn Valley Town Centre and to assist in creating the network of active public spaces that will help to animate Lynn Valley Town Centre.

The proposal includes a number of improvements to transportation systems and to infrastructure, both on-site and off-site, with portions of the new road system to serve Lynn Valley Centre, a new transit hub on the north side of E. 27th Street, and streetscape and boulevard improvements on the frontages of the property. In addition, a significant road improvement project at Lynn Valley Road and Highway 1 is being funded by the project to improve vehicle access to Lynn Valley as a whole.



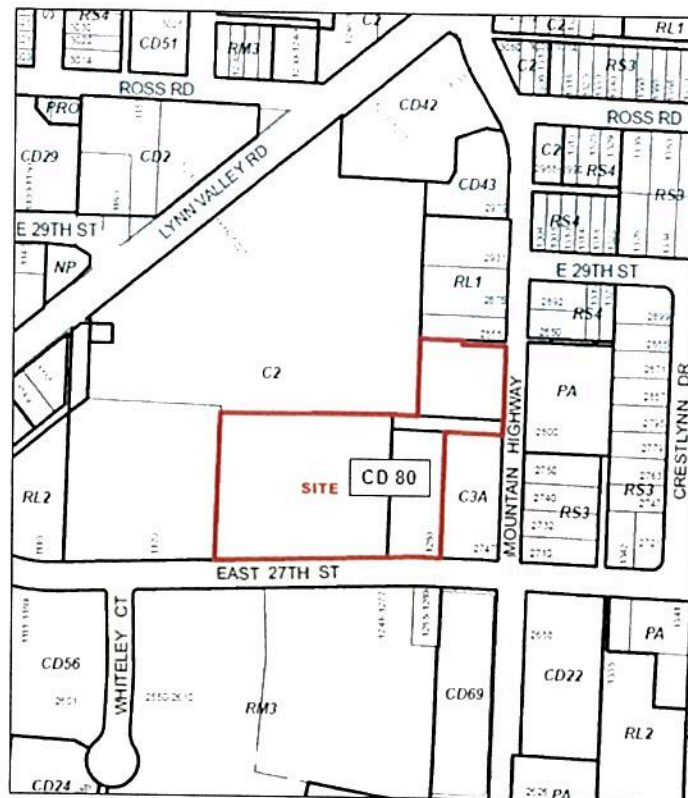
Zoning:

At the rezoning stage of this project, the site was rezoned to a new Comprehensive Development 80 (CD-80) zone in July of 2014.

The rezoning approvals allow for up to 399 residential units in six buildings (four of them over a commercial podium) with a range of heights from four to twelve storeys and an overall density of approximately 2.36 Floor Space Ratio.

The CD-80 zone regulates the permitted heights for each of the buildings, the density for the project, and the vehicle and bicycle parking requirements on the site.

In addition to the CD-80 zoning, development at the site must conform to the Development Covenant registered on the property as a condition of the rezoning.



Development Permit Areas

The property is designated within Development Permit Areas for:

- Form and Character of Multi-Family, Commercial, and Industrial Development
- Energy and Water Conservation and Greenhouse Gas Emission Reductions

The proposal has been measured against the existing development permit guidelines in Schedule B of the OCP for:

- Commercial and Mixed-use Buildings
- Multi-Family Housing
- Energy and Water Conservation and Greenhouse Gas Emission Reduction

On June 1, Council endorsed the "Lynn Valley Town Centre Public Realm and Design Guidelines" to supplement the existing development permit guidelines within the OCP. These guidelines have further informed the design of the project. During the application review process, the applicant was provided draft versions of the new guidelines for consideration in their project, and based on input received during public consultation on the guidelines the applicant was encouraged to incorporate the following elements in the project:

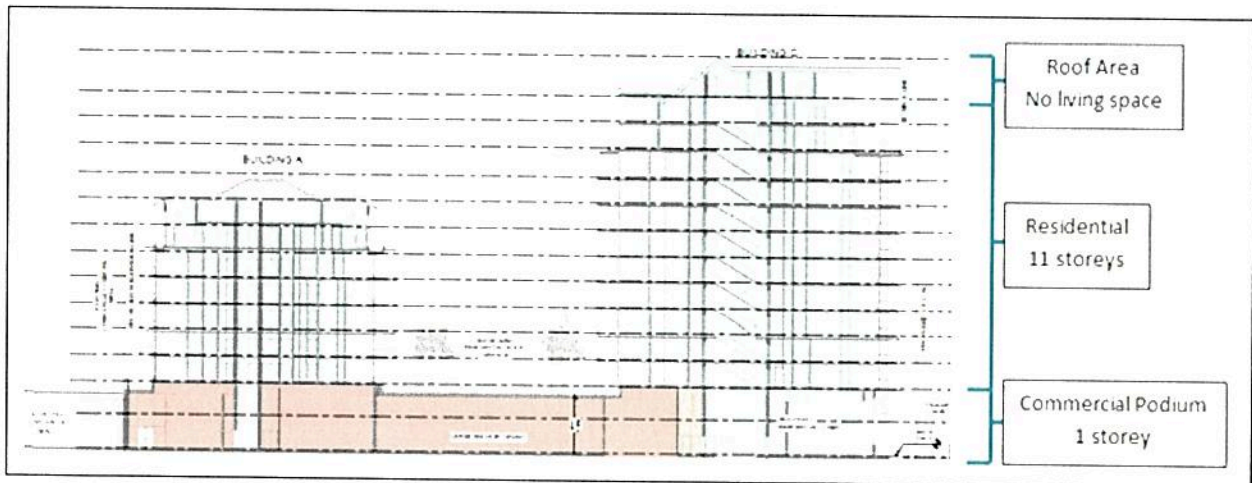
- The need for effective and continuous weather protection in the town centre
- Opportunities for children's active play in open space areas
- Individuality in the expression of commercial units

ANALYSIS

Project Description:

The development permit application proposes six buildings ranging in height from four to twelve storeys with 360 residential units (345 apartments and 15 townhouses) with a Floor Space Ratio (FSR) proposed of approximately 2.36. The number of residential units has been reduced from the 399 proposed in the project at the rezoning stage.

Four of the buildings include a single-storey commercial podium structure at the base with new ground level retail. A cross-section drawing showing the general configuration of the project is below:



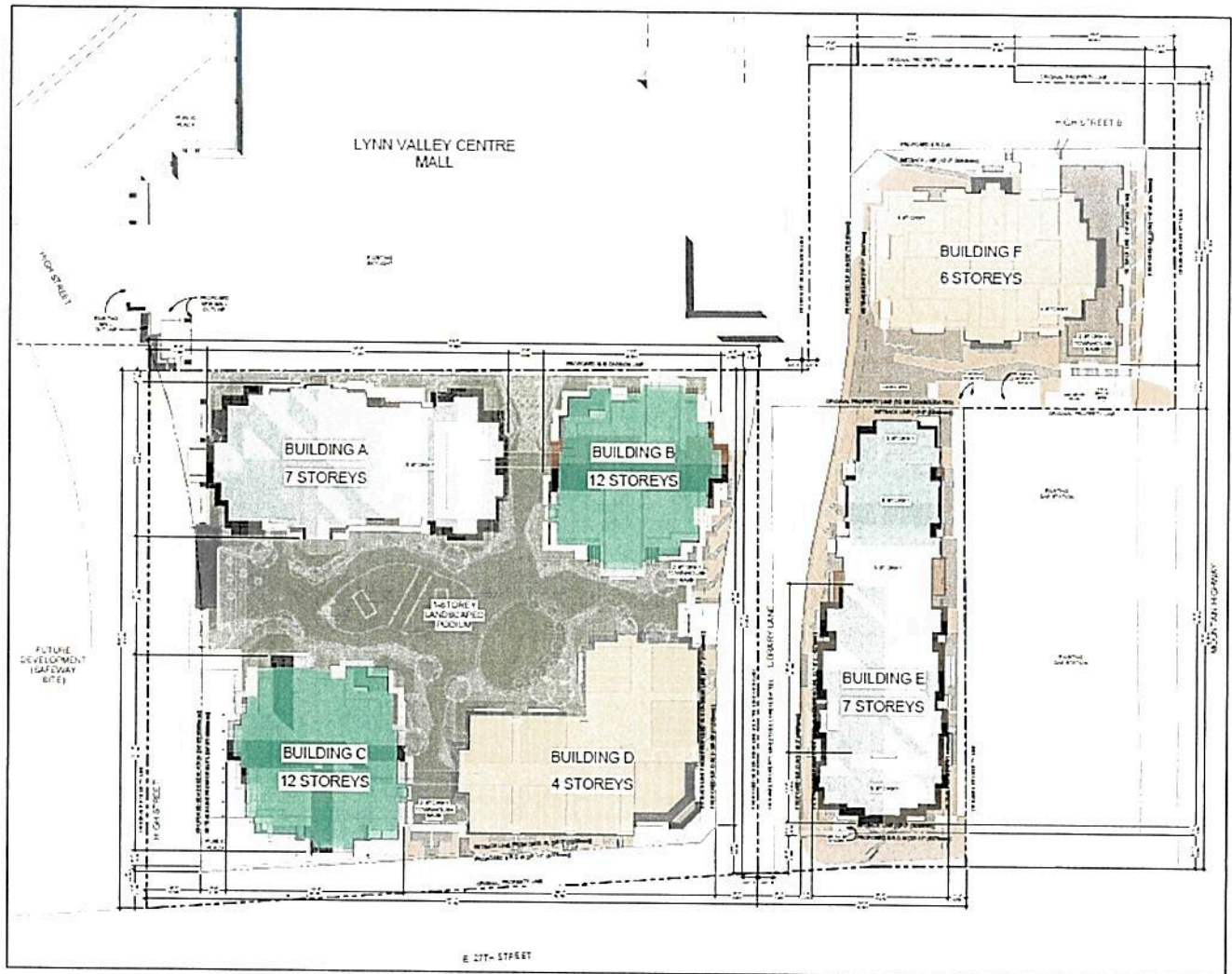
The heights of the buildings are generally consistent with those proposed at the rezoning stage of the project, and are compliant with the CD-80 zoning. "Building A" at the north-west corner of the site, previously proposed at 8 storeys, has been reduced in height by one floor to 7 storeys. A summary of the number of storeys of the proposed buildings is listed below:

Building	Height Proposed
Building A	7 Storeys
Building B	12 Storeys
Building C	12 Storeys
Building D	4 Storeys
Building E	7 Storeys
Building F	6 Storeys
Commercial Podium	1 Commercial-height Storey

The commercial space housing the former "Zellers" store (6,503 m² or 70,000 sq. ft.) is included in the redevelopment site area and proposed to be demolished, but the remainder of the existing mall including the surface parking areas are proposed to remain. New commercial space to be constructed is approximately 4,695 m² (50,540 sq. ft.) located in the single storey podium beneath four of the proposed buildings. This space includes a single large grocery store of approximately 4,040 m² (43,485 sq. ft.) as well as smaller retail tenancies. Ceiling height in the podium element, in order to accommodate the proposed grocery store tenant, is 20 feet (6.1 meters).

Six of the proposed dwelling units (one in each of the proposed residential buildings) are to be acquired by a non-profit society at a reduced purchase price (approximately \$150,000 below market value) to allow their operation as affordable rental units for residents with disabilities.

A schematic representation of the proposal is included below, with East 27 Street at the bottom of the image, Mountain Hwy. to the right, and Valley Centre Avenue (High Street) to the left:



The remainder of the mall property will remain, with interior and exterior upgrades proposed for the existing mall building. Details of the façade renovation and landscaping changes for the remainder of the mall property will be the subject of a future Development Permit application – anticipated sometime in late 2016.

Overall, the site layout reflects the proposal from the rezoning stage, with a range of pedestrian experiences to be created, from commercial functions and public plaza spaces along Valley Centre Avenue (High Street) to the west, and more residential functions along Library Lane to the east.

Rendered images of the project are shown below:



**Artist's rendering of west side of project – looking East from Safeway
across Valley Centre Avenue (High Street)**



**Artist's rendering of south side of project – looking
North-west across E. 27th Street**



Artist's rendering of East side of Building B and Building D - looking South on Library Lane toward E. 27th Street



View to South-east showing future revitalized mall exterior and location of West Mall Entrance public plaza space



View of South-west corner of project showing southerly public plaza space with transit hub area to right



View of retail frontage at West side of project fronting Valley Centre Avenue (High Street)

Transportation Improvements:

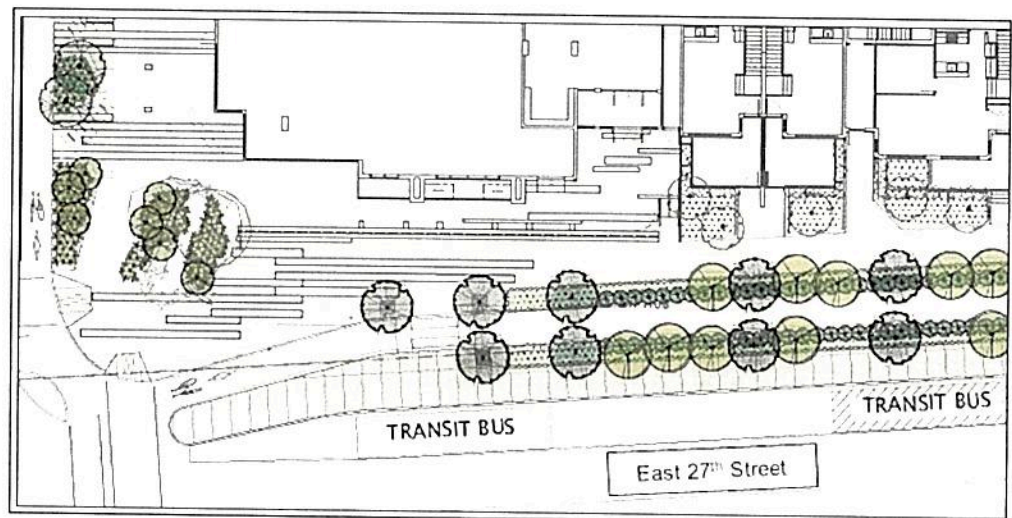
Appropriate responses to transportation issues are key in the success of re-development at Lynn Valley Town Centre. At the rezoning stage the applicant submitted a transportation study confirming that the road network and parking proposals included in the rezoning would allow for efficient operation of the nearby roads and intersections.

The District's transportation plan for Lynn Valley Town Centre proposes a series of transportation improvements for driving, taking transit, walking, and cycling in the town centre area, partly implemented through re-development. It is anticipated that with these changes the transportation network will function well over the next twenty years, particularly in light of the fact that assumptions of the transportation plan were based on a higher level of density than is currently accommodated by the Lynn Valley Flexible Planning Framework. As a result of signal operation improvements, lane continuity, removal of turning restrictions, and overall circulation enhancements, safety benefits at intersections are anticipated.

On the north side of E. 27th Street, a significant investment in transit infrastructure will be installed as part of the development proposal with the creation of an on-street transit hub – one of the objectives of the Lynn Valley Transportation Plan. The transit hub will allow for improvements in transit service in Lynn Valley Town Centre, as well as allowing a safe a convenient location for transit vehicle lay-over and passenger boarding.

Options are being explored, at the request of Coast Mountain Bus Company, for the provision of a transit operator washroom facility, either through access to a commercial unit, or with a dedicated washroom space.

The transit hub area will include weather protection and attractive streetscape elements to ensure this is a safe and comfortable space for transit users.



Creating improved conditions for walking and cycling are key objectives of implementing the District's OCP and the proposed development includes improvements for active transportation in the form of cycle lanes on Valley Centre Avenue (High Street), East 27th Street, and Mountain Highway, as well as improved sidewalks and pedestrian lighting within and fronting the development site.

A major road construction element of the project is the addition of a new vehicle travel lane to ease congestion on Lynn Valley Road southbound beneath Highway 1. This work will be funded by the development as part of the community amenity contribution package for the project and is required to be completed prior to the occupancy of new space in the redevelopment project.

Vehicle Parking:

Parking in the project is proposed in two underground garages – a three level residential garage for the east portion of the site, and a four level garage (including two levels of commercial parking and two levels of residential parking) for the west portion of the site. Total vehicle parking proposed is 839 vehicle spaces allocated for the following uses:

Type of Vehicle Parking	Number of Vehicle Parking Spaces
Commercial	245
Residential	540
Residential Visitor	54
TOTAL	839

Parking proposed complies with the site's CD-80 zoning and an additional 425 surface parking stalls are intended to remain on the balance of the mall property to the north. A restrictive covenant has been required to specify that any unsold residential parking spaces be transferred to the ownership of the Strata Corporation not sooner than 12 months following the transfer of the last dwelling unit from the developer to a purchaser.

The three proposed garage entries require additional design attention in order to reduce their visual impact on the adjacent public realm and sidewalks, in particular, with regard to heights, venting, security gates, and relationships to adjacent building entries - resolution of these issues is noted as a condition of Development Permit 01.15.

Electric vehicle charging facilities are proposed in the project with "Level 1" 110 volt outlets (overnight charging) for a minimum of 20% of the proposed parking stalls, distributed throughout the garage. "Level 2" 240 volt outlets (approximately five-hour charging) would be available to up to 3% of the parking stalls or approximately 25 stalls. Confirmation of the provision of electric vehicle charging facilities has been listed as a condition of Development Permit 01.15.

Bicycle Parking:

The development proposes a minimum of two secured bicycle parking spaces for each dwelling unit, bicycle parking for commercial uses (which can serve either customers or employees of the commercial units), and visitor bicycle parking to be shared by commercial or residential users. Both indoor bicycle parking spaces (secured and weather-protected) and exterior bicycle parking spaces (adjacent to the entrances of buildings for visitors to the site) will be provided.

Bicycle parking proposed is a total of 981 bike spaces allocated for the following uses:

Type of Bike Parking	Number of Bike Parking Spaces
Commercial	31
Public areas (Plazas, etc.)	20
Residential	906
Residential Visitor	24
TOTAL	981

In addition to bicycle parking, a bicycle service area and wash facility are also included in the project.

The bicycle parking proposed exceeds the requirement in the District's Zoning Bylaw, and this parking, in addition to the other facilities to support cycling, should help to support alternate transportation options for residents and visitors to the site.

Road and Frontage Improvements:

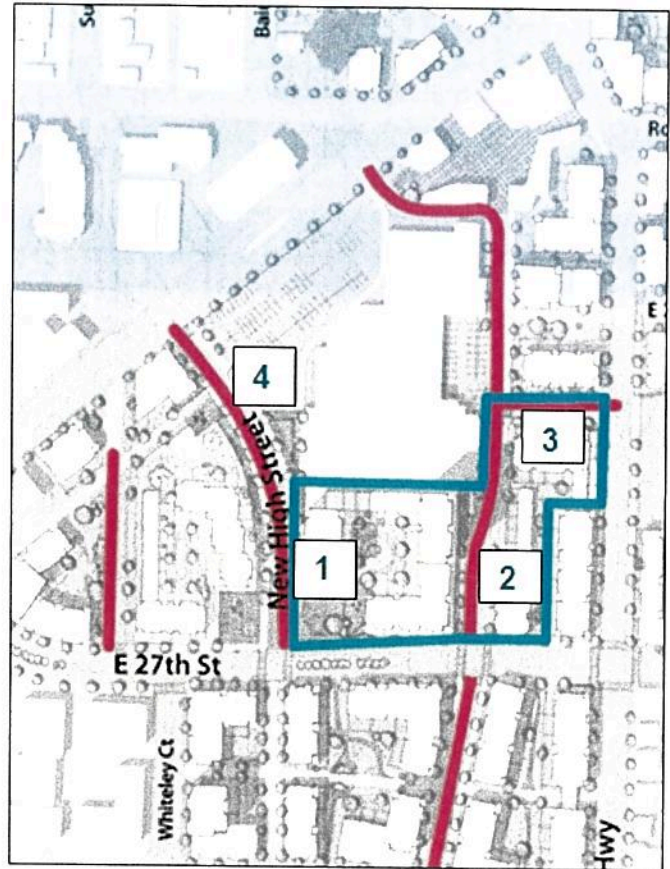
The application includes improved street frontages with street tree plantings, streetlight upgrades, pedestrian lighting, and paving along the existing and proposed roadways adjacent to or within the development.

The development will be responsible for the construction of three new roadway areas:

- the east half of the new Valley Centre Avenue (High Street) at the west side of the property (1)
- the internal road in the east portion of the project – “Library Lane” - providing access from E. 27th Street (2)
- a portion of the east/west “High Street B” in the north-east portion of the site (3)

At the rezoning stage, a statutory right of way to secure public access for the northerly portion of Valley Centre Avenue (High Street) connecting to Lynn Valley Road (item “4” on map) was also secured.

A map showing all the roadways proposed for the town centre (in pink) is included here for reference with the approximate development site boundary outlined in blue.



Landscaping:

Landscape plans have been submitted for the on-site landscaped areas including the building setback areas and the podium roof, as well as the public realm areas such as the plaza spaces shown at the north-west and south-west portions of the re-developed portion of the site.

The roof area of the commercial podium is proposed to be landscaped as an attractive multi-use amenity space for the residents of the four buildings atop the commercial podium. Features proposed for this area include a number of gathering spaces, children's play area, and an outdoor kitchen.

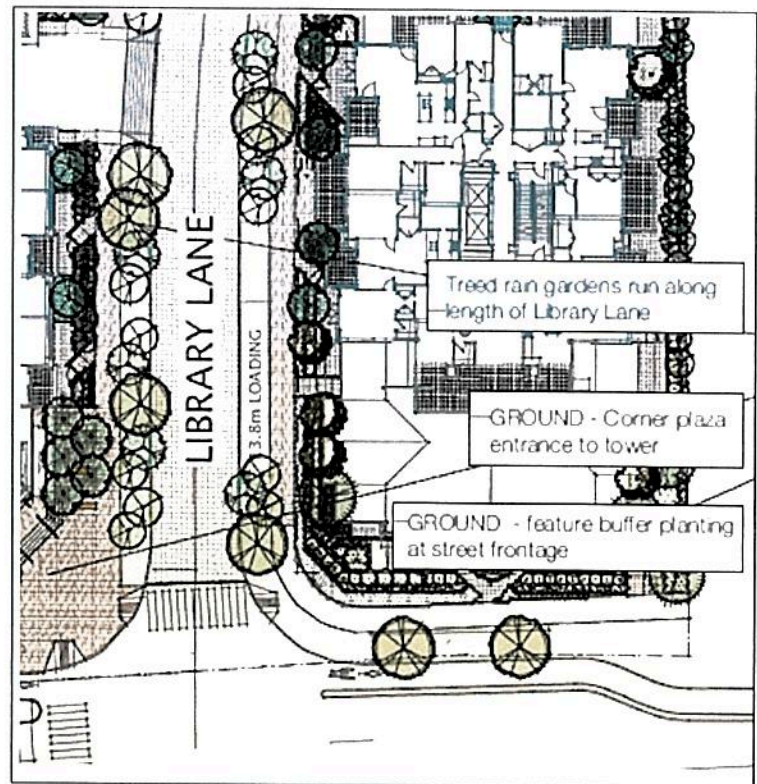


Public Realm:

Significant work on the project has been directed toward the creation of public realm elements that will fulfil the objectives for Lynn Valley Town Centre.

An example is shown adjacent in the format of Library Lane where it connects to E. 27th Street to the south. Landscape elements include groups of plantings in a mix of deciduous and coniferous plant selections, rain gardens, landscape groupings to provide privacy for ground level residences, pedestrian-oriented lighting, paver surfaces, and narrowed driving lanes.

All of these elements are intended to help create a comfortable residential street experience that can be shared by pedestrians and vehicles.



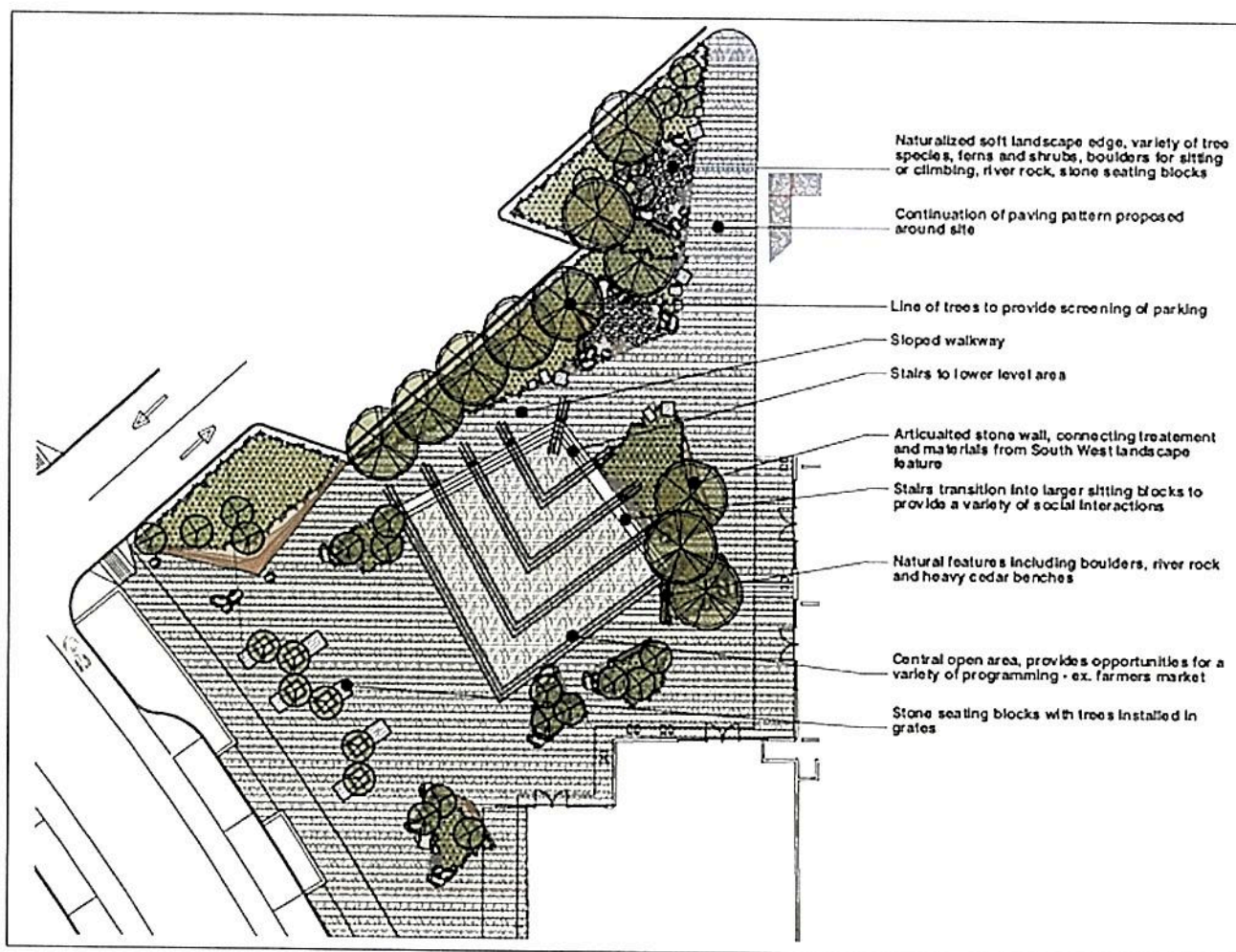
West Entrance Plaza:

At the rezoning stage of the project, some questions were raised regarding opportunities for publicly-accessible open space on the site and for locating these spaces in ways that could help to achieve the broader objectives for Lynn Valley Town Centre.

It was concluded that an expansion of the proposed plaza space just north of the existing CIBC, at the west entrance to the shopping centre would be appropriate - see area highlighted in red on the site layout adjacent.

The expanded plaza area with a size of approximately 1,356 m² (14,600 square feet) is shown conceptually in the sketch below.





With its expanded size, the revised plaza area will allow for greater access to sunlight, improve the separation between vehicle traffic and public gathering areas, and allow for additional programming opportunities. Its location adjacent to Valley Centre Avenue (High Street) will allow for a strong connection to and expansion of the public gatherings within the roadway area.

The design for this space has been informed by the Lynn Valley Town Centre Public Realm and Design Guidelines, and includes an articulated landscaped edge with stone wall, large boulders, river rock, and cedar benches. Public art will also be featured in this location.

The obligation for construction of this plaza space was secured at the rezoning stage through the Development Covenant and Phased Development Agreement for the project. Construction of the plaza will be coordinated with the façade renovation of the mall and completion of the plaza is required at the same time as the developer's construction of Valley Centre Avenue (High Street).

Architectural Finishes:

Project character in terms of building materials and colours has been further resolved since the rezoning stage of the project. The material selections have been informed by the direction of the Lynn Valley Town Centre design guidelines, and with input from the District Advisory Design Panel.

An image of the material and colour sample board is included for reference.



Commercial frontages:

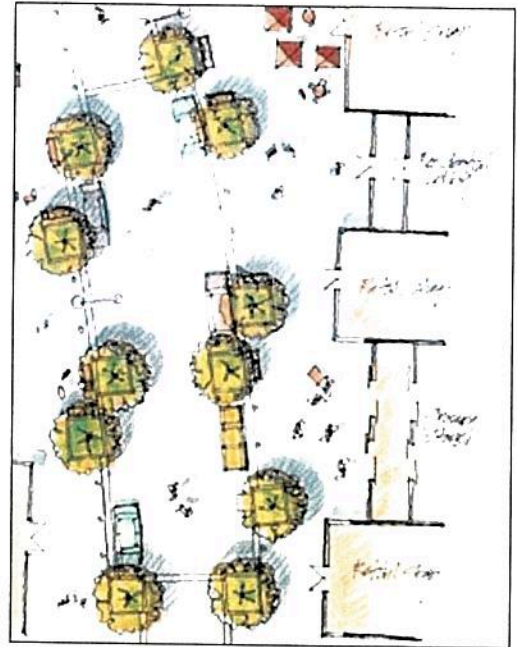
The east side of Valley Centre Avenue (High Street) in the subject development is to be lined with varied commercial frontages included five individual retail units, and one large anchor tenant in the form of a new “Save-On Foods” store.

An objective for the Lynn Valley Town Centre Public Realm and Design Guidelines has been to provide a comfortable pedestrian and shopping experience through variety and animation in the commercial frontages.

The three northerly retail units are similar in size and include stone finishes and canopy designs but express unique glazing patterns and coloured glass elements to differentiate them from each other. The two southerly retail units have been differentiated further from the northerly units and the south-west corner unit wraps the corner with larger canopy elements on the west and south frontages to help provide weather protection for transit users at the proposed E. 27th Street transit hub.

As part of the response to the Lynn Valley Town Centre Design Guidelines, the Valley Centre Avenue (High Street) frontage of the project has been formatted to provide comfortable weather protection and to include opportunities for seating and children’s play.

The plaza space at the north-east corner of Valley Centre Avenue (High Street) and E. 27th Street in particular will act as a gateway to the shopping street and include a landscaped play feature with log and boulder elements to add interest to this area.



Signage:

A sign package has been submitted as part of the development permit application and has been reviewed for compliance with both the design objectives for Lynn Valley Town Centre, and the District’s Sign Bylaw. The sign package includes a colour and material palette that will help to reinforce the objectives of the Lynn Valley Town Centre Design Guidelines, including elements such as natural materials, heavy timber, cast architectural concrete, natural stone, and robust metal attachment and support brackets.

Types of signage proposed are included in the elevation and rendered drawings attached to Development Permit 01.15 and include those sign types shown below.

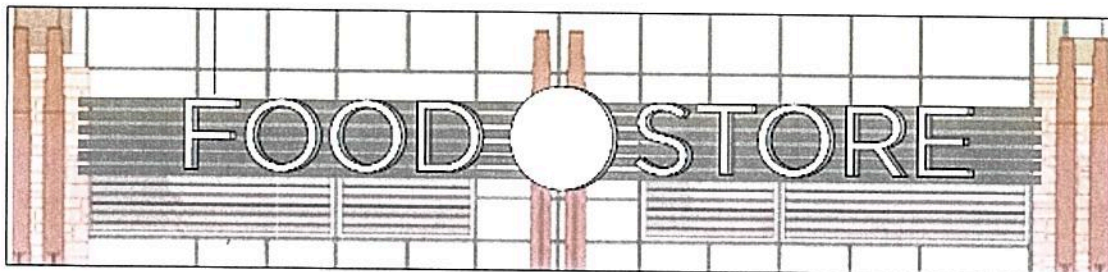
Canopy-mounted Signs:



Under Canopy "Blade" Signs:



Anchor Tenant Fascia-mounted Sign:



Other sign types in the project include free-standing site identification signs, directional signage, parking garage entrance signs, and residential building identification signs at lobby entrances.

Certain sign elements proposed are not accommodated by the District's Sign Bylaw and the development permit application package includes a request for variances to the Sign Bylaw to allow for these specific signage elements. Development Permit 01.15 includes provisions to allow internally illuminated "Projecting Signs" and "Under Canopy Signs" and to allow "Canopy Signs" to be mounted above the top surface of a canopy.

Adaptable Housing:

To assist with accommodating “aging in place” and occupancy by those with varying levels of disabilities, the proposal includes provision for 95% of the apartment units to meet the BC Building Code requirements for adaptable design provisions.

Adaptable design features meeting the District’s “Level 3” adaptable guidelines will be provided in a minimum of 5% of the units (a total of 18 units) which includes the six affordable housing rental units.

Affordable Rental Housing:

As part of the Community Amenity Contribution for this project, the applicant offered six apartment units including “Level 3” adaptable design features to be sold at a discounted price per unit of approximately \$150,000 below market value. These units are intended to provide affordable rental housing for persons with disabilities and to be owned and operated by a non-profit society. The Housing Agreement for the project requires that a non-profit society will operate the units at a rental target such that housing expenditures would equal not more than 30% of gross income for households earning not more than 75% of the District’s median household income.

In addition to the Housing Agreement, the Development Covenant for the project requires that prior to issuance of a Building Permit for the project the applicant will enter into a “memorandum of understanding” for the transfer of the Affordable Rental Units to a non-profit group. The applicant is currently in discussions with local non-profit housing providers to achieve the necessary memorandum of understanding, and the requirement for fulfilment is listed as a condition of Development Permit 01.15.

Green Building Measures:

Compliance with the District’s Green Building Strategy is mandatory and was secured in the Development Covenant for the project at the rezoning stage. The project will meet a LEED® “Gold” standard, and will include the option for future connectivity to a district energy system, should one be identified for Lynn Valley. The project is designed to meet a LEED® “Gold” standard with 63 LEED® credits, and is targeting energy performance at 22% better than ASHRAE 90.1-2007. The minimum number of credits necessary to achieve LEED® “Gold” is 60.

Confirmation of fulfilment of the proposed energy performance targets is listed as a condition of Development Permit 01.15.

As the original shopping centre was constructed in the early 1970’s, there is no current system in place for treating or detaining stormwater from the site and drainage flows directly to Hastings Creek. To help address this deficiency, the servicing plan for the development project includes a conceptual stormwater management plan with features such as podium roof-top rainwater storage and stormwater detention facilities. Details of the stormwater management plan will be resolved as part of the required Engineering Services Agreement for the project.

COMMUNITY AMENITY CONTRIBUTION:

The project's Community Amenity Contribution (CAC) package was resolved at the rezoning stage. The CAC package includes:

- \$1.6 million to fund transportation improvements in Lynn Valley including the widening of Lynn Valley Road beneath the existing Highway 1 overpass
- \$1.5 million toward Hastings Creek watershed improvements, enhancements to trails and recreation opportunities, and adult day-care facilities in the neighbourhood
- Six housing units offered for purchase by a non-profit society at approximately \$150,000 below market value for a total amenity value of approximately \$900,000
- \$500,000 toward public art at the site

Public Art:

As part of the Community Amenity Contribution package secured at the rezoning stage, the applicant offered an amount of \$500,000 to fund public art at the site.

A public art master plan has been prepared by the applicant's public art consultant and has been reviewed by the Public Art Advisory Committee.

The general intent of the master plan is to locate art with a focus on the public plaza areas and three components have been identified as the most suitable for art in the project:

- The West Mall Entrance Plaza fronting Valley Centre Avenue (High Street), with the installation of a signature interactive art piece
- The gateway plaza at the north-east corner of East 27th Street and Valley Centre Avenue (High Street) with a signature art piece
- Unifying art elements in other areas of the project

Three thematic elements have been identified in the art to include: history, geology, and water.

A Call to Artists has been circulated and a selection panel will review the art proposals for acceptance prior to the start of construction on the project. District of North Vancouver representatives will remain involved in the art selection process as it moves forward.

CONCURRENCE:

Staff:

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

Advisory Design Panel:

The Development Permit application was considered by the Advisory Design Panel on February 12, 2015 and on April 9, 2015.

At the meeting of April 9, 2015 the Panel adopted a motion as follows:

***THAT** the ADP has reviewed the revised proposal and recommends APPROVAL of the project SUBJECT to addressing to the satisfaction of staff the items raised by the Panel in their review.*

Items raised by the Panel members in their review included:

- Roofing materials proposed
- Options for greater differentiation between the two tallest buildings (Buildings B and C)
- Length of "Building E" and additional techniques for breaking down the mass of this building
- Suggestions for bolder colours and greater contrast in colours
- The inclusion of strong design elements in the public plaza at High St. and E. 27th St to help it serve successfully in a gateway function

Staff have reviewed the Panel's comments with the applicant and changes made to the project to reflect this input include:

- The asphalt roof material proposed for Building A and Building E has been deleted and changed to a standing seam metal roof
- Design has been updated to enhance the colour palette with more vibrant spandrel and panel colours for Building B and Building C
- In order to provide greater differentiation from Building C, the beltline of Building B has been modified with the introduction of a roof trellis at level 11 below the upper flat roof structures and the balcony design between the stone structural supports on the north, south, east and west frontages for Levels 2 to through 12 of the building has been modified
- Building E has been adjusted with greater articulation of the balconies in the southern portion to help break the massing, and the colour palette of the north and south ends of the building has been intensified to help distinguish to two parts of the building
- The public plaza at the north-east corner of Valley Centre Avenue (High Street) and East 27th Street has been adjusted to incorporate design elements and materials that relate better to the other open space areas and to assist in creating a sense of arrival to the shopping street

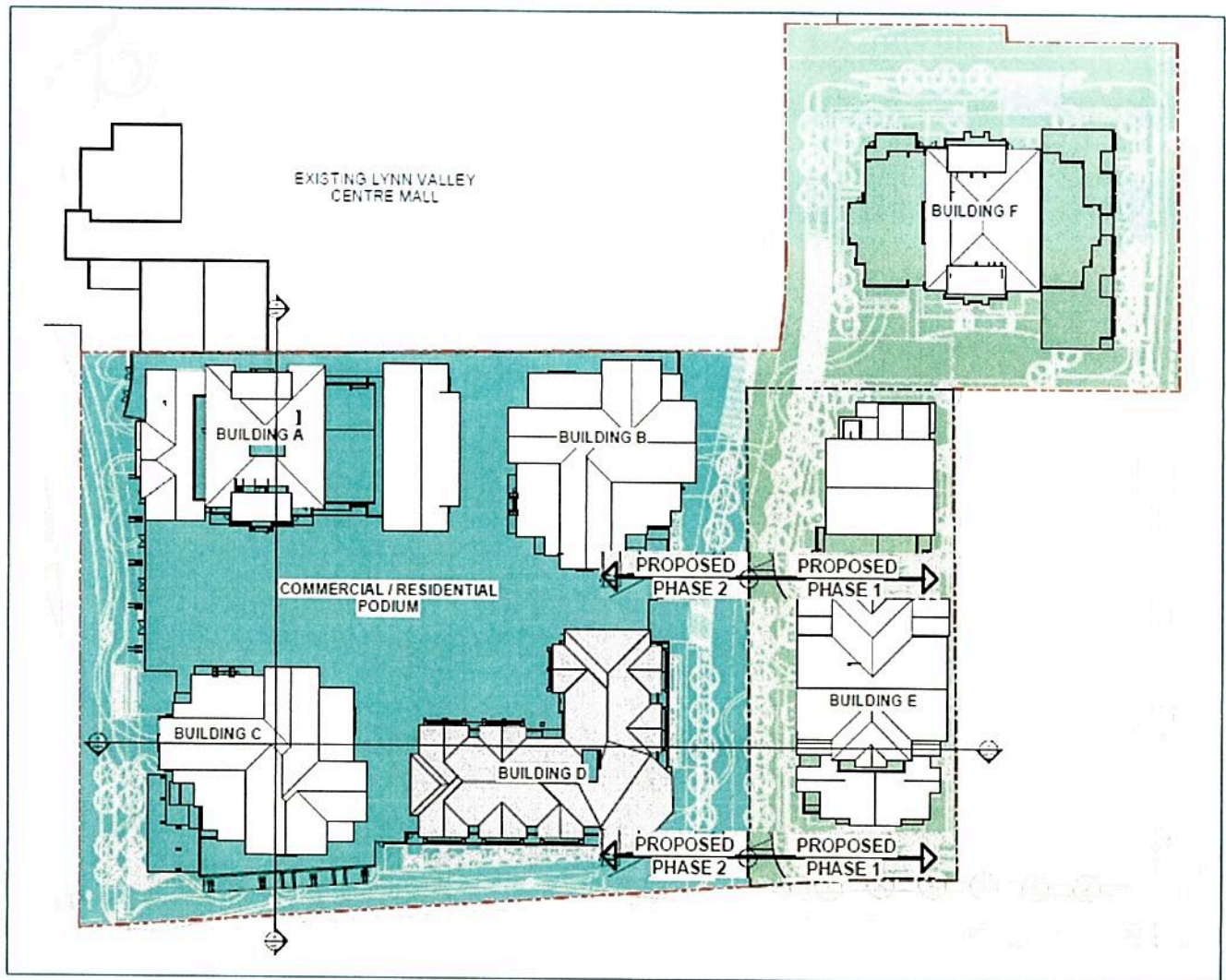
Staff are comfortable with the changes proposed and believe that these changes adequately address the comments made by the Advisory Design Panel in their review.

CONSTRUCTION PHASING:

Construction will generally proceed from east (Mountain Hwy.) to west (Valley Centre Avenue (High Street)). An indication of the intended phases of construction is noted below for reference:

- September 2015: Demolition of existing library, parking structure, and "Zellers" building
- October through December 2015: Excavation for Phase 1 (Buildings E & F)
- January 2016: Start of "Phase 1" construction
- Summer 2016: Excavation for Phase 2 (Commercial podium and Buildings A/B/C/D)
- September 2016: Start of Phase 2 construction
- Spring 2018: Occupancy for Phase 1
- Summer 2018: Occupancy for Phase 2

The site plan for the development is shown below, with buildings A through F identified:

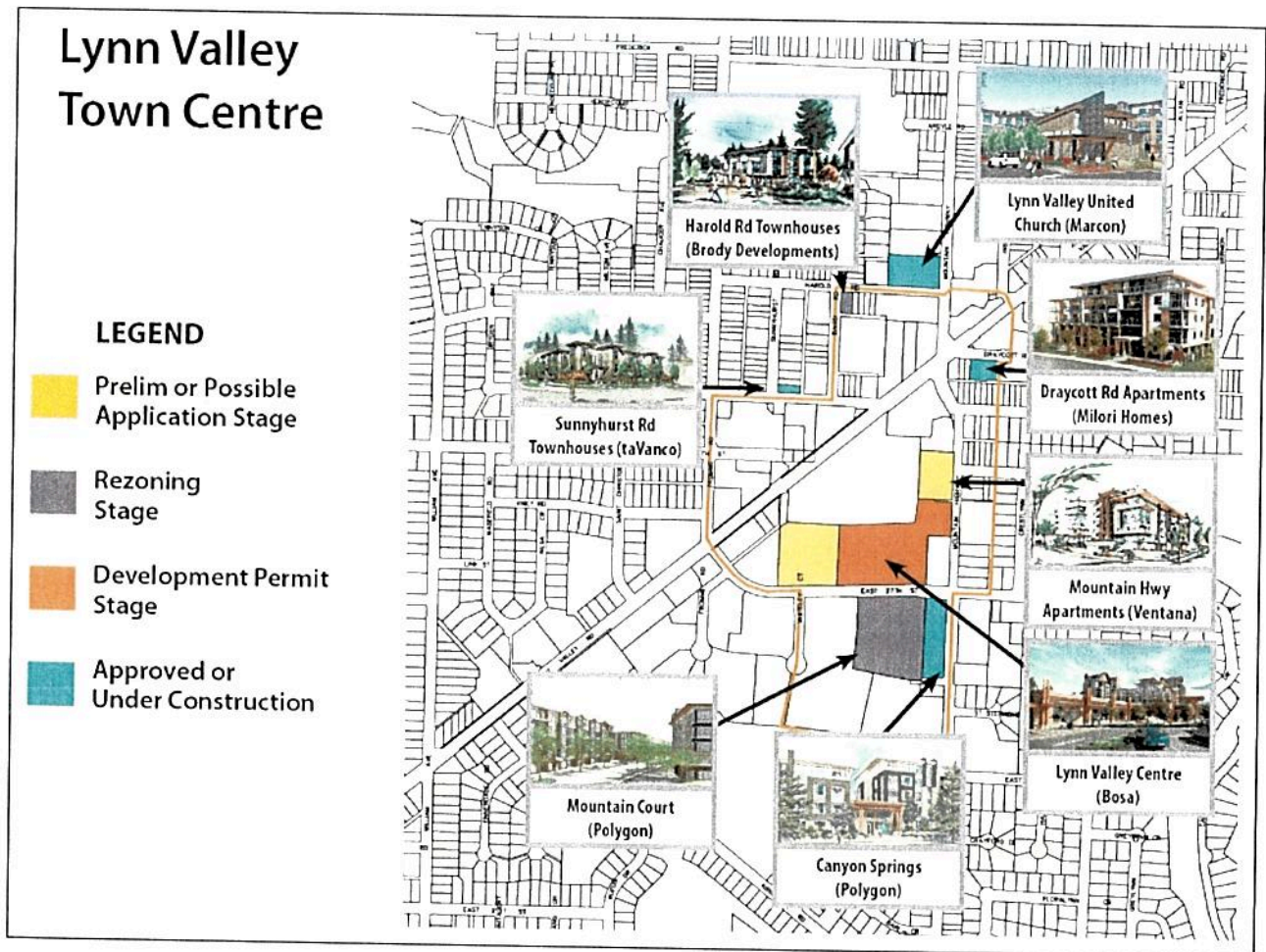


For reference (but not part of this development permit consideration), construction on the renovation for the remainder of the mall property is intended to begin in January 2018 and be completed by the Fall of 2018.

CONSTRUCTION TRAFFIC MANAGEMENT:

A robust and finalized construction management plan is required to be accepted by the District Engineering Department prior to the issuance of any building permit for this project. This plan is intended to minimize, and where possible avoid, impacts of construction 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 and the plan is required to take into account other construction projects active in the area including utility projects.

The map below shows the site in relation to other residential construction projects and potential development projects in the Lynn Valley Town Centre area. Under construction at this time in Lynn Valley are “Canyon Springs” in the 2600 block Mountain Highway and “Mill House / Lynn Valley United Church” in the 3200 block of Mountain Highway. Anticipated to start within the timeframe of this project are the Mountain Court project at 1241 to 1289 E. 27th Street and the Draycott Road apartment project.



The applicant has submitted a preliminary Construction Traffic Management Plan that has been reviewed by the District's Construction Traffic Management Program Coordinator. At this early stage the plan demonstrates good direction that the construction issues will be addressed. Due to the phasing of the project, the construction parking and staging for the first 9 months of Phase 1 can occur entirely on the site on the location of the former “Zellers” store which is intended to be left as a concrete pad for this interim purpose.

Prior to issuance of a Building Permit for Phase 2, the applicant will be required to secure off-street parking for all worker/trades vehicles. It is expected that as the project progresses the newly constructed internal roads can be used for staging and storage.

Bosa's finalized Construction Traffic Management Plan must include detailed plans for:

1. Using the west side of the site for parking and staging of construction for the first 9 months of Phase 1 until Phase 2 begins;
2. Establishing the locations for worker parking, construction & equipment staging, and materials storage acceptable to the District for Phase 2
3. Establishing a location for truck marshalling which is acceptable to the District and minimizes impacts to neighbours or nearby roadways;
4. Limiting sidewalk closures on E. 27th Street and Mountain Hwy. to those for required civil works;
5. Optimizing roadway efficiencies during the construction of the buildings and all required off-site civil works, including widening Mountain Highway, reconstruction of East 27th St., and the work proposed for Lynn Valley Road and Highway 1
6. Providing construction updates on a dedicated web site including the sequence and schedule of construction activities
7. Coordinating construction activities with neighbouring construction sites including Polygon's site at Mountain Court and other town centre projects;
8. Providing off-street parking for construction personnel;
9. Providing a point of contact for all calls and concerns; and
10. Including a communication plan to notify surrounding businesses and residents.

The requirement for the finalized Construction Traffic Management Plan has been listed as a condition of the Development Covenant for the project and is included as a condition of Development Permit 01.15 to be resolved prior to issuance of a Building Permit.

FINANCIAL ISSUES:

Financial contributions and obligations associated with this development are secured through the Development Covenant and the phased development agreement. An amount of \$700,000 was collected toward the Community Amenity Contribution package at the time of rezoning bylaw adoption. A further \$800,000 will be payable at the time of issuance of a Building Permit for the 200th unit in the project.

The District's library site at 1280 E. 27th Street is included in the project area. Payment of the purchase price of the library parcel and transfer of the ownership of the parcel will take place two weeks following issuance of Development Permit 01.15.

District Development Cost Charges payable on the project are approximately \$3.9 million and will be collected at the time of Building Permit issuance.

Under the DCC waiver bylaw (Bylaw 8053) approved at the rezoning stage of the project, the six affordable housing units to be owned and operated by a non-profit society are eligible to be exempted from the District's Development Cost Charges. Doing so reduces the cost of supplying these units to a non-profit society. The DCC waiver reduces the DCC amount payable on the project by approximately \$31,800.

PUBLIC INPUT:

The re-development proposal for this site was the subject of a robust public consultation program at the rezoning stage. Consultation included facilitated Public Information Meeting on February 19, 2014 with attendance by approximately 527 residents.

The development permit proposal remains consistent with the site and building formats proposed at that time. Public consultation on the public realm guidelines for Lynn Valley Town Centre has taken place, and input from public comment has been reflected in the design approach for the building finishes and landscape designs for the subject project.

The project was circulated to the Lynn Valley Community Association at the time of the public information meeting and no specific comments or concerns were received.

CONCLUSION:

The project as proposed is consistent with the site layout and building configuration reviewed by Council and the public at the rezoning stage for this project. The details of building and landscape character have been designed to reflect the overall objectives of the Lynn Valley Town Centre, and to respond to the public realm guidelines recently approved by Council.

The development permit application has have been evaluated for compliance with guidelines for form and character of mixed-use and multi-family residential development, as well as those for energy and water conservation / reduction of greenhouse gas emissions. The buildings have been reviewed by the District's Advisory Design Panel and by District staff to ensure designs that will best reflect the objectives for Lynn Valley Town Centre.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 01.15 (Attachment A) to allow for the proposed construction;
2. Deny Development Permit 01.15.

Respectfully submitted,



Michael Hartford
Community Planner

Attachments:

A. DP 01.15 with Attached Drawings

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT NUMBER 01.15

This Development Permit 01.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to 666479 B.C. Ltd. and The Corporation of the District of North Vancouver to allow for construction of a mixed-use, commercial-residential development on the land located at 1175 Lynn Valley Road and 1280 E. 27th Street and legally described as:

Lot 1, District Lot 2022, Plan 14943
PID: 012-746-339

Lot A, Block W, District Lot 2022, Plan 13450
PID: 008-606-358

subject to the following terms and conditions:

- A. The following requirements are imposed under Subsections 920(2)(c) and 926(1) of the Local Government Act:
 - 1. Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.
 - 2. A Construction Management Plan is required prior to issuance of the Building Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- B. The following requirements are imposed under Subsections 920(8) & (9) of the Local Government Act:
 - 1. The site shall be developed in accordance with the attached plans DP01.15 (A – NNNN).
 - 2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - (a) Planning:
 - (i) Details of vehicle entrances, entrance gate designs, driveway sidewalk crossings, and venting formats at vehicle entrances, all for the approval of the Director of Planning or their designate, in order to confirm compliance with applicable design guideline objectives;
 - (ii) Details of electric vehicle charging facilities to provide for "Level 1" 110 volt outlets accessible to a minimum of 20% of the proposed parking stalls (distributed throughout the garage areas) and "Level 2" 240 volt outlets accessible to a minimum of 25 of the proposed parking stalls;
 - (iii) Details of the design, location and configuration of the Affordable Rental Units for approval by the Director of Planning;

2634009

- (iv) A memorandum of understanding with a non-profit society in a form and substance acceptable to the District, for the transfer of the affordable rental units from the owner to the society.

(b) Building:

- (i) A report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and 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. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- (ii) Confirmation of fulfillment of legal requirements referenced in the Development Covenant, including, but not limited to: Stormwater Management, Green Buildings, Adaptable Design Features, Transfer of Unsold Parking Spaces, Shared parking, and Securing Affordable Rental Housing.

(c) Parks:

- (i) A final detailed landscape plan, including details of the design and furnishing of public plaza areas, prepared by a Landscape Architect registered in British Columbia, for the approval of the Director of Engineering or their designate;
- (ii) A written landscape estimate submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan;
- (iii) A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

- (c) Engineering:
 - (i) Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department;
 - (ii) An executed Engineering Services Agreement between the property owner and the District related to the required construction and upgrading of facilities on E. 27th Street, Mountain Highway, Valley Centre Avenue, Library Lane, and future "High Street B". Construction and upgrades will include, but are not limited to: sidewalks, streetlighting, traffic signalization, curb and gutter, transit hub, street trees, and boulevard plantings;
 - (iii) A security deposit as specified in the Engineering Services Agreement.

C. The following requirements are imposed under Subsections 920 (10.1) and (10.2) of the Local Government Act:

- 1. Prior to the issuance of a Building Permit, the following shall be submitted to the Building Department:
 - (a) A completed Green Building Checklist, outlining the measures to be incorporated in the buildings to achieve a performance level equivalent to or better than the "Gold" standard under the LEED[™] rating system;
 - (b) A completed Energy Performance Commitment form;
 - (c) A report from an energy performance advisor clearly establishing that the building design will enable the project to achieve the energy performance target;
 - (d) Confirmation of registration of the Section 219 Covenant for green buildings.

D. The following requirements are imposed under Subsections 925(1) & (2) of the Local Government Act:

- 1. Prior to issuance of the Building Permit the following deposits are required:
 - (a) A security deposit equal to the greater of either 125% of the estimated cost (in accordance with the approved cost estimate) of all on-site landscaping, or \$125,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, building and environmental works;
 - (b) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

- E. The following Sign Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:
1. Canopy Signs comprised of a logo and/or cut-out style sign are permitted to extend above the exterior surface or fascia of the canopy to which it is attached.
 2. Projecting Signs and Under Canopy Signs are permitted, subject to the size and location provisions of Sections 7.11.9 and 7.11.11 of the Sign Bylaw.
 3. Projecting Signs and Under Canopy Signs are permitted to be internally illuminated.
- G. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number: CA3825966.

Mayor

Municipal Clerk

Dated this ____ day of _____, 2015.



CHRIS DIKEAKOS
ARCHITECTS INC.

1. Use the `get` method to retrieve the value of the `name` property.
2. Use the `set` method to set the value of the `name` property.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LYNN VALLEY ROAD &
1240 E 27th STREET, DISTRICT OF
NORTH VANCOUVER, B.C.



100% - 100%

1. 姓名	2. 性别
3. 年龄	4. 职业
5. 其他信息	

CONTEXT PLAN

11/11/2011

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DP 01.15 Appendix B



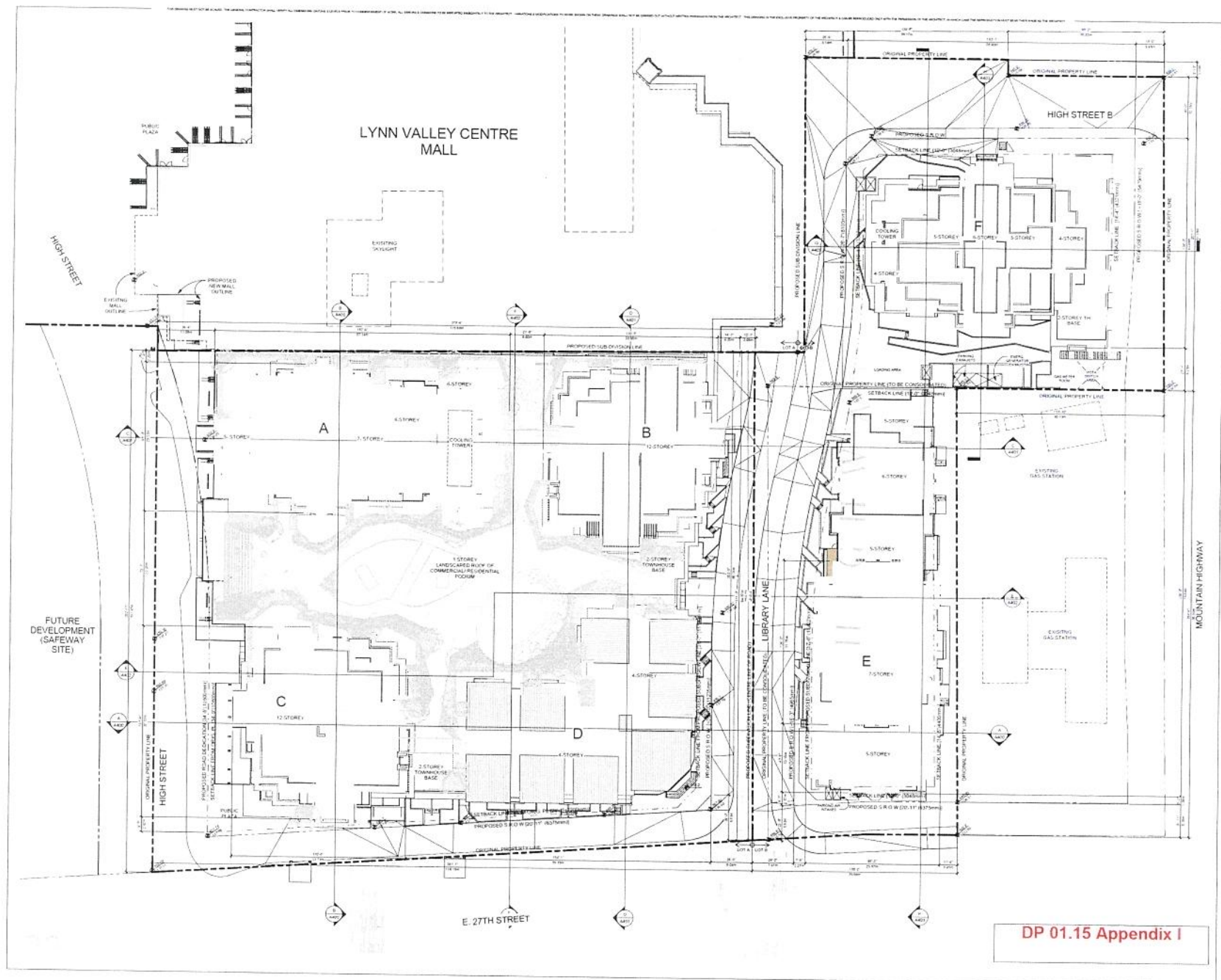
DP 01.15 Appendix D

LEGEND			
101	CONCRETE	102	BRICK
103	PAVING	104	PLASTER
105	ROOFING	106	GLASS
107	LANDSCAPE	108	LANDSCAPE
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CHRIS DIKEAKOS ARCHITECTS INC.	
LVM MIXED-USE DEVELOPMENT	
1575 - 1271 LYNN VALLEY ROAD & CORNE 2ND STREET DISTRICT OF NORTH VANCOUVER, B.C.	
3D RENDERING HIGH STREET	
A012	6



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<p>CHRIS DIKEAKOS ARCHITECTS INC.</p> <p>1175 - 1221 LYNN VALLEY BLVD. & 10814 20th STREET DISTRICT OF NORTH VANCOUVER, B.C.</p> <p>B</p>		<p>3D RENDERING PUBLIC PLAZA CORNER</p>																																																																																																																																																																																																																	
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DP 01.15 Appendix I

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CHRIS DIKEAKOS ARCHITECTS INC.

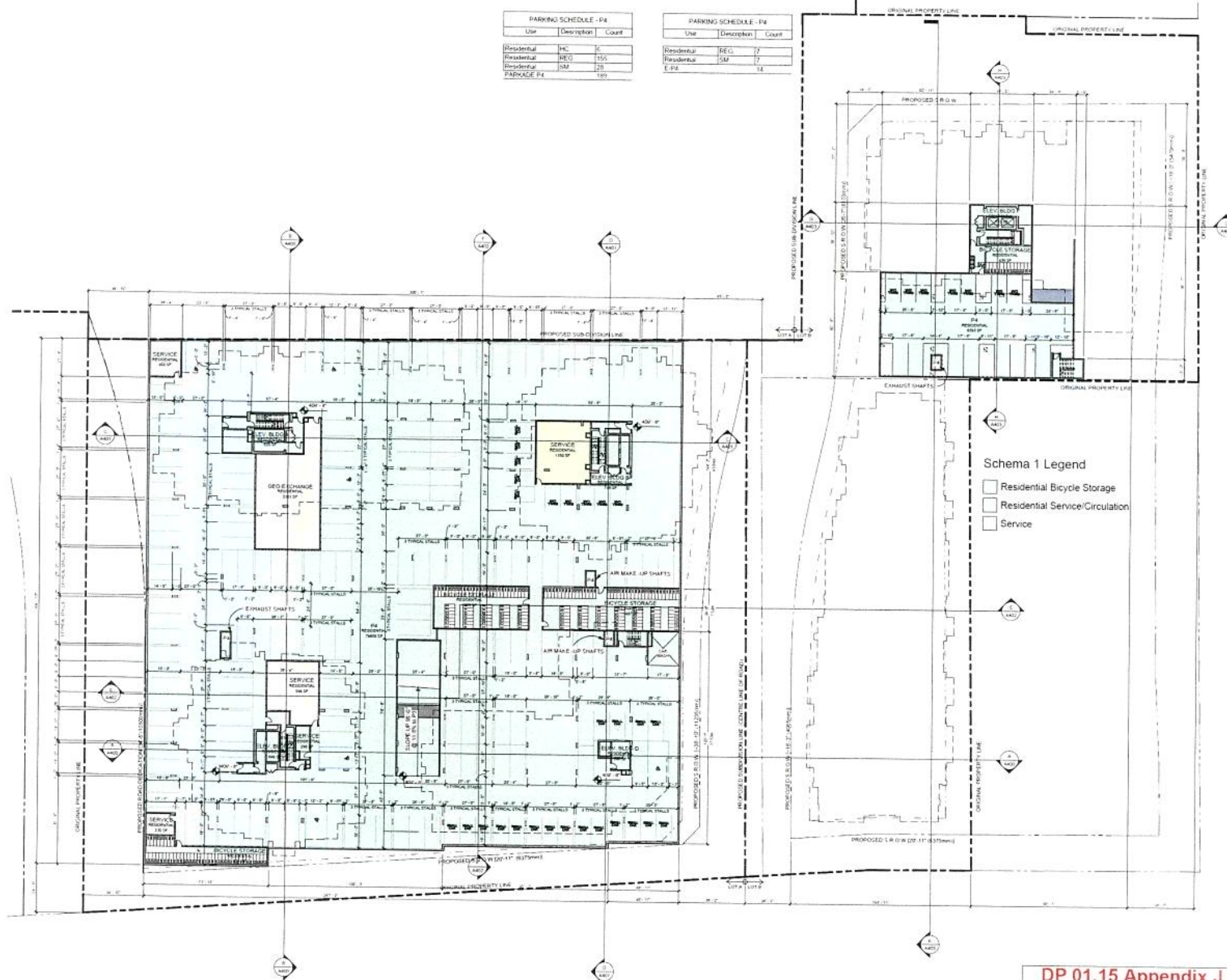
LVM MIXED-USE DEVELOPMENT

1175 - 3271 LYNN VALLEY ROAD & 1100 - 27th STREET DISTRICT OF NORTH VANCOUVER, B.C.

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8054

SITE PLAN

A101 6



PARKING SCHEDULE - P4		
Use	Description	Count
Residential	HC	5
Residential	MEQ	155
Residential	SM	28
Palmside P4		188

PARKING SCHEDULE - P4		
Use	Description	Count
Residential	HC	5
Residential	SM	28
P4		14

- Schema 1 Legend
- Residential Bicycle Storage
 - Residential Service/Circulation
 - Service

LEGEND

1.01	CONCRETE	1.02	CONCRETE
1.03	CONCRETE	1.04	CONCRETE
1.05	CONCRETE	1.06	CONCRETE
1.07	CONCRETE	1.08	CONCRETE
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CHRIS DIKEAKOS ARCHITECTS INC.

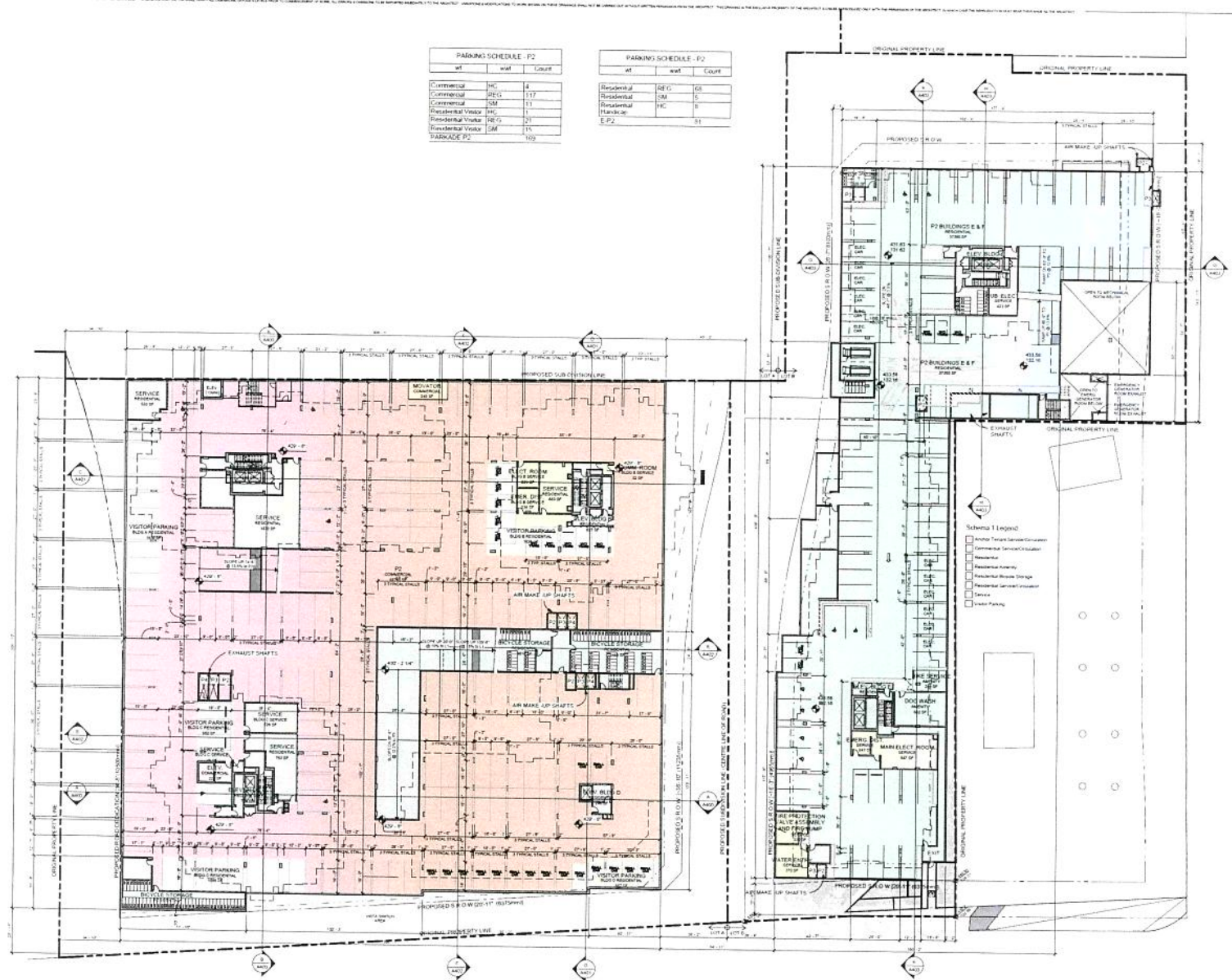
LVM MIXED-USE DEVELOPMENT

115 - 121 LYNN VALLEY ROAD & UNITE 210 STREET COURTYARD OF NORTH VANCOUVER, B.C.

P4 PLAN

A200
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DP 01.15 Appendix J



PARKING SCHEDULE P2		
WT	WAL	COUNT
Commercial	HC	4
Commercial	REG	117
Commercial	DM	11
Residential Visitor	HC	1
Residential Visitor	REG	21
Residential Visitor	DM	11
PARKING P2		159

PARKING SCHEDULE P2		
WT	WAL	COUNT
Residential	REG	68
Residential	DM	7
Residential	HC	6
P2		81

LEGEND

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CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

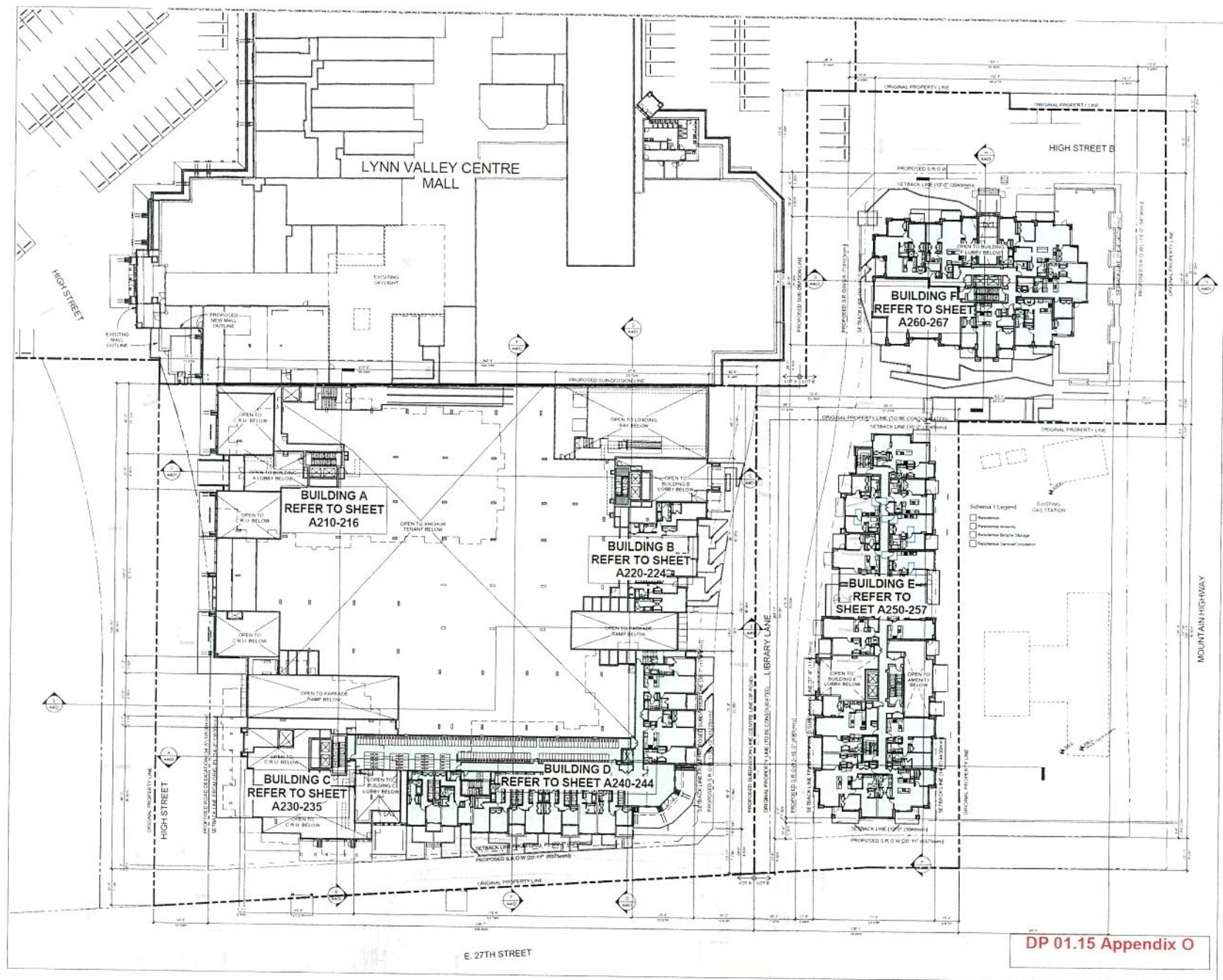
1175 - 1221 LYNN VALLEY ROAD & 1200 E 27th STREET, DISTRICT OF NORTH VANCOUVER, B.C.

B

P2 PLAN

DP 01.15 Appendix L

A202 6



LEGEND

1. SITE	2. SITE	3. SITE	4. SITE	5. SITE	6. SITE	7. SITE	8. SITE	9. SITE	10. SITE
11. SITE	12. SITE	13. SITE	14. SITE	15. SITE	16. SITE	17. SITE	18. SITE	19. SITE	20. SITE
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91. SITE	92. SITE	93. SITE	94. SITE	95. SITE	96. SITE	97. SITE	98. SITE	99. SITE	100. SITE

REVISIONS

NO.	DATE	DESCRIPTION
1	2015.01.15	ISSUED FOR CONSTRUCTION

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1271 LYNN VALLEY ROAD & VALLEY 27th STREET DISTRICT OF NORTH VANCOUVER B.C.

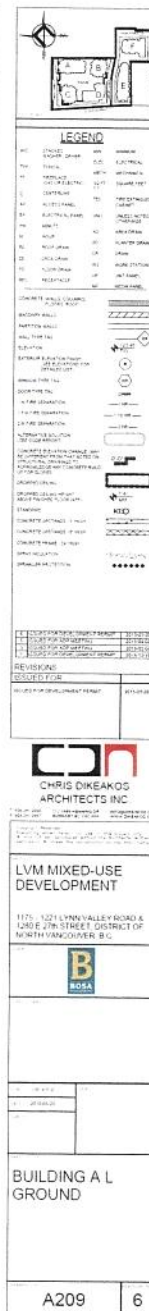
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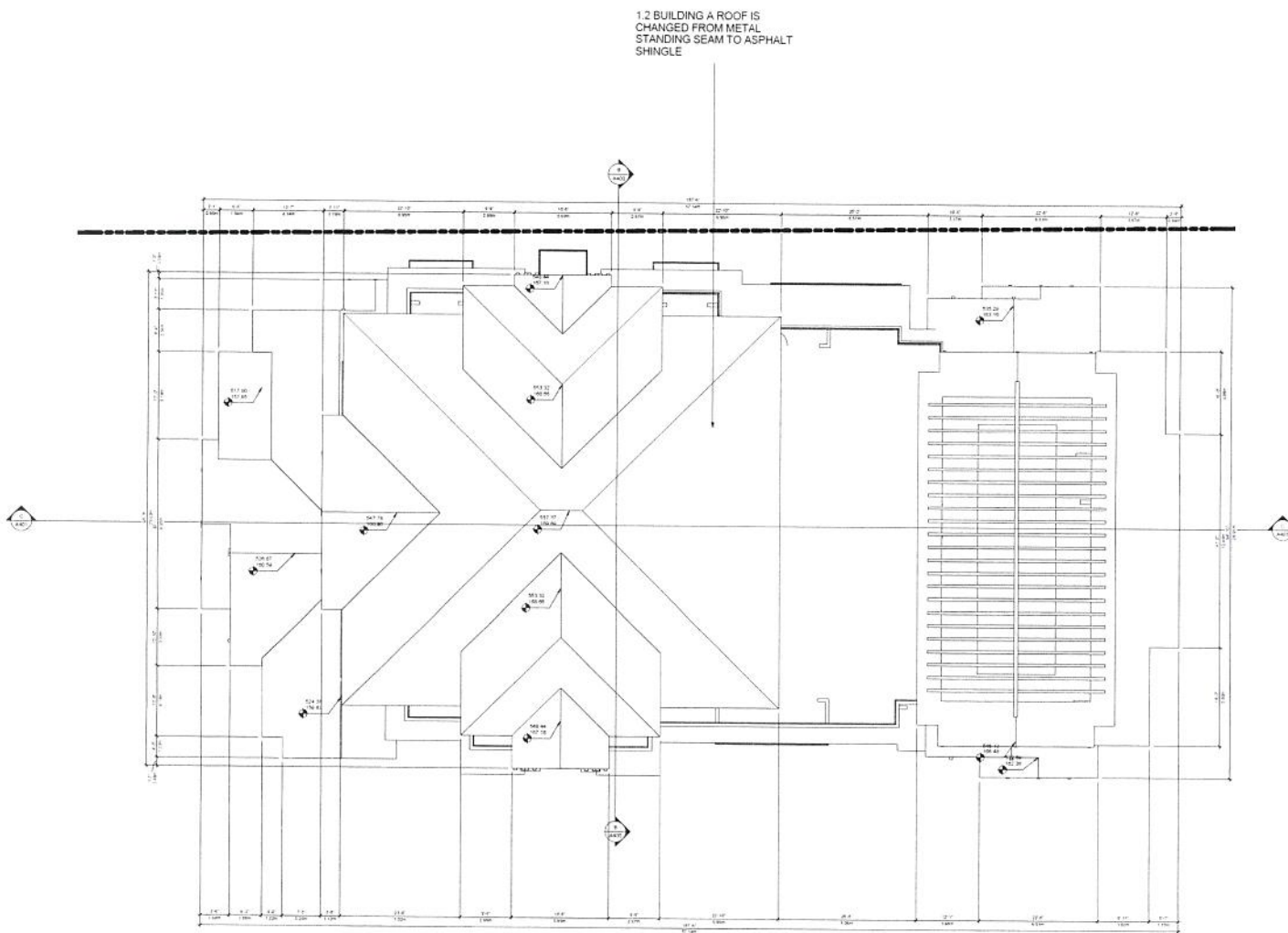
OVERALL PODIUM LEVEL MEZZ.

A205

6

DP 01.15 Appendix O





DP 01.15 Appendix T




LEGEND	
1.1	EXISTING ROOF
1.2	NEW ROOF
1.3	EXISTING ROOF
1.4	EXISTING ROOF
1.5	EXISTING ROOF
1.6	EXISTING ROOF
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1.96	EXISTING ROOF
1.97	EXISTING ROOF
1.98	EXISTING ROOF
1.99	EXISTING ROOF
1.100	EXISTING ROOF



CHRIS DHEAKOS
ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LVM VALLEY ROAD & 12ND E 27th STREET, DISTRICT OF NORTH VANCOUVER, B.C.

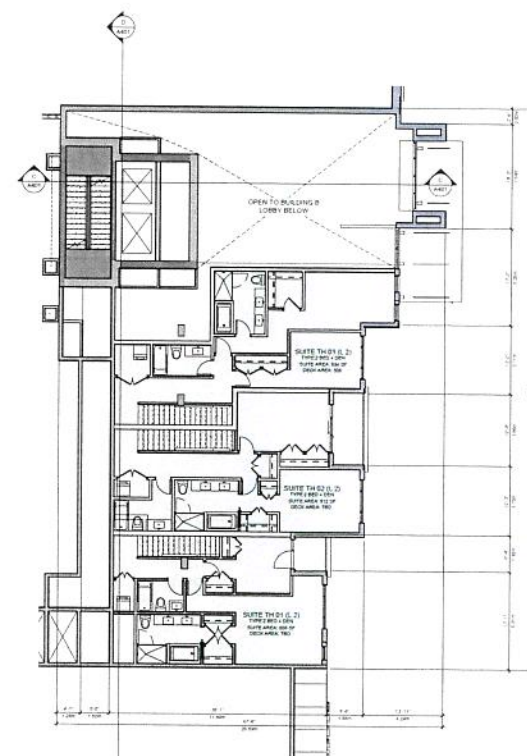
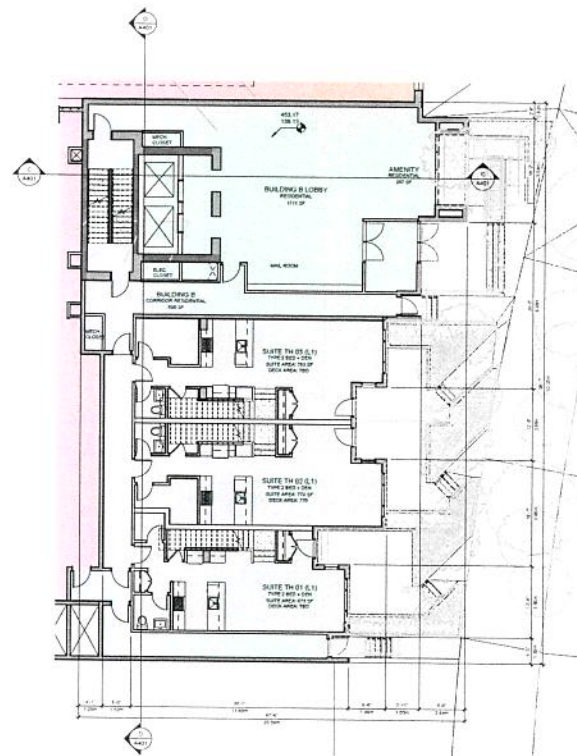


B 304

BUILDING A LEVEL ROOF

A215

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[illegible]

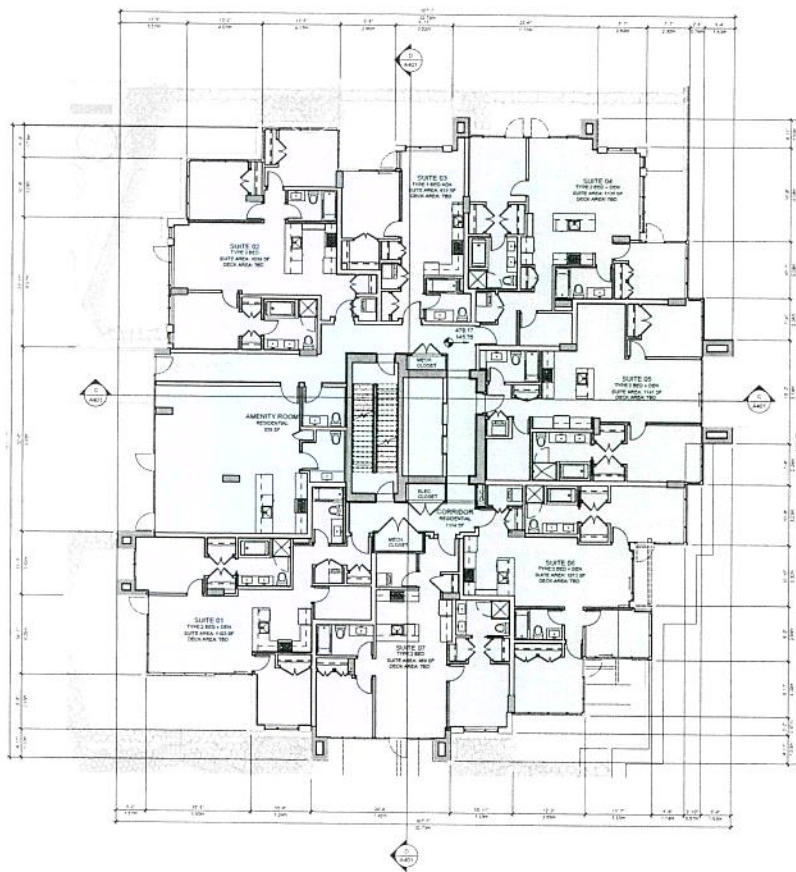
CHRIS DIKEAKOS
ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

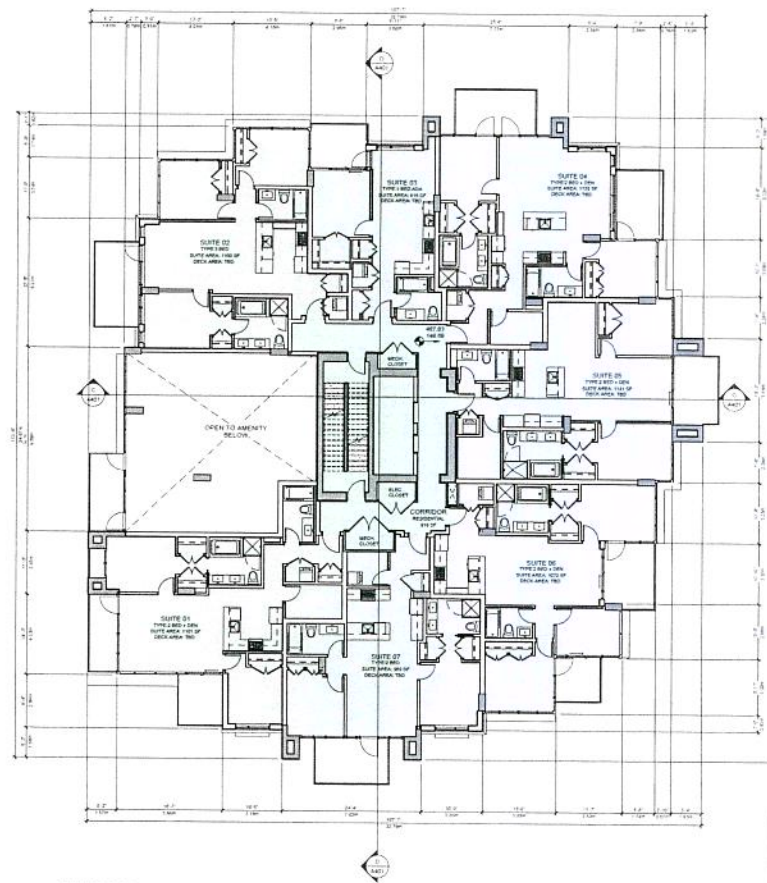
1175 - 1221 LYNN VALLEY ROAD &
1280 E 27th STREET, DISTRICT OF
NORTH VANCOUVER, B.C.

BUILDING B L
GROUND, L MEZZ

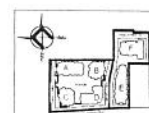
A220	6
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1. BUILDING B LEVEL 2
1/8" = 1'-0"



2. BUILDING B LEVEL 3
1/8" = 1'-0"



LEGEND

01	SUITE 01	02	SUITE 02
03	SUITE 03	04	SUITE 04
05	SUITE 05	06	SUITE 06
07	SUITE 07	08	SUITE 08
09	SUITE 09	10	SUITE 10
11	SUITE 11	12	SUITE 12
13	SUITE 13	14	SUITE 14
15	SUITE 15	16	SUITE 16
17	SUITE 17	18	SUITE 18
19	SUITE 19	20	SUITE 20
21	SUITE 21	22	SUITE 22
23	SUITE 23	24	SUITE 24
25	SUITE 25	26	SUITE 26
27	SUITE 27	28	SUITE 28
29	SUITE 29	30	SUITE 30
31	SUITE 31	32	SUITE 32
33	SUITE 33	34	SUITE 34
35	SUITE 35	36	SUITE 36
37	SUITE 37	38	SUITE 38
39	SUITE 39	40	SUITE 40
41	SUITE 41	42	SUITE 42
43	SUITE 43	44	SUITE 44
45	SUITE 45	46	SUITE 46
47	SUITE 47	48	SUITE 48
49	SUITE 49	50	SUITE 50
51	SUITE 51	52	SUITE 52
53	SUITE 53	54	SUITE 54
55	SUITE 55	56	SUITE 56
57	SUITE 57	58	SUITE 58
59	SUITE 59	60	SUITE 60
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69	SUITE 69	70	SUITE 70
71	SUITE 71	72	SUITE 72
73	SUITE 73	74	SUITE 74
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89	SUITE 89	90	SUITE 90
91	SUITE 91	92	SUITE 92
93	SUITE 93	94	SUITE 94
95	SUITE 95	96	SUITE 96
97	SUITE 97	98	SUITE 98
99	SUITE 99	100	SUITE 100

CHRIS DIKEAKOS
ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LYNNVALE ROAD &
1280 E 27th STREET, DISTRICT OF
NORTH VANCOUVER, B.C.

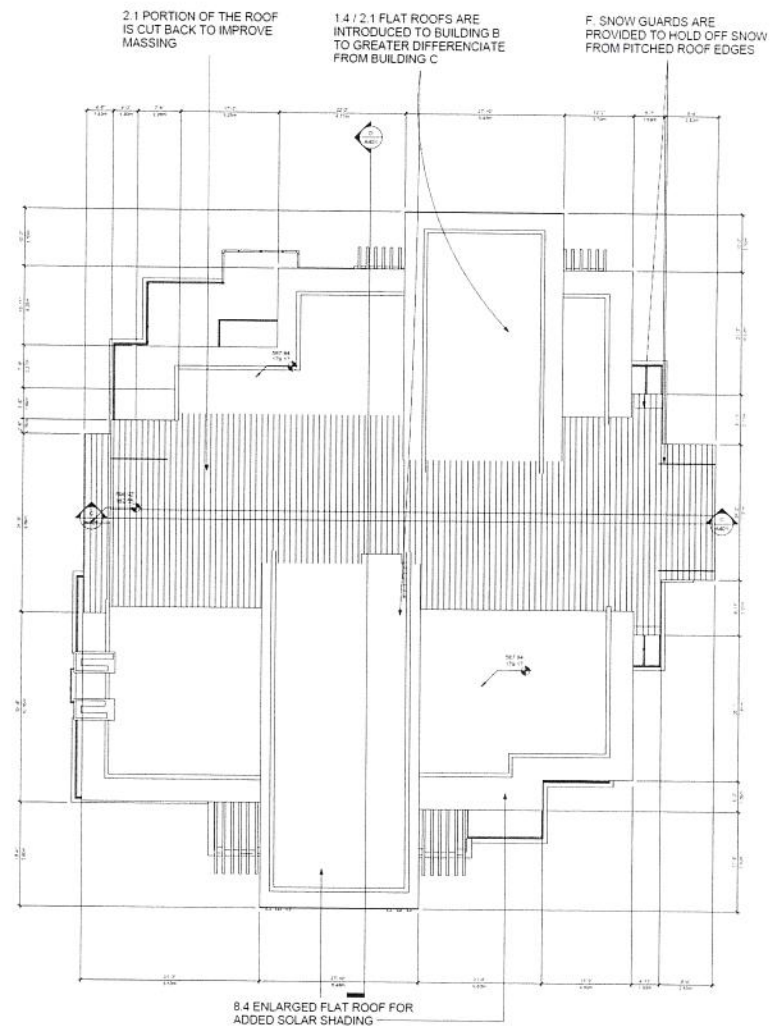


BUILDING B L2, L3

A221

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DP 01.15 Appendix V



2 BUILDING B-ROOF
100' x 100'

DP 01.15 Appendix W

LEGEND

1	ROOF	100'	100'	100'	100'
2	ROOF	100'	100'	100'	100'
3	ROOF	100'	100'	100'	100'
4	ROOF	100'	100'	100'	100'
5	ROOF	100'	100'	100'	100'
6	ROOF	100'	100'	100'	100'
7	ROOF	100'	100'	100'	100'
8	ROOF	100'	100'	100'	100'
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16	ROOF	100'	100'	100'	100'
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18	ROOF	100'	100'	100'	100'
19	ROOF	100'	100'	100'	100'
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CHRIS DIKEAKOS ARCHITECTS INC.

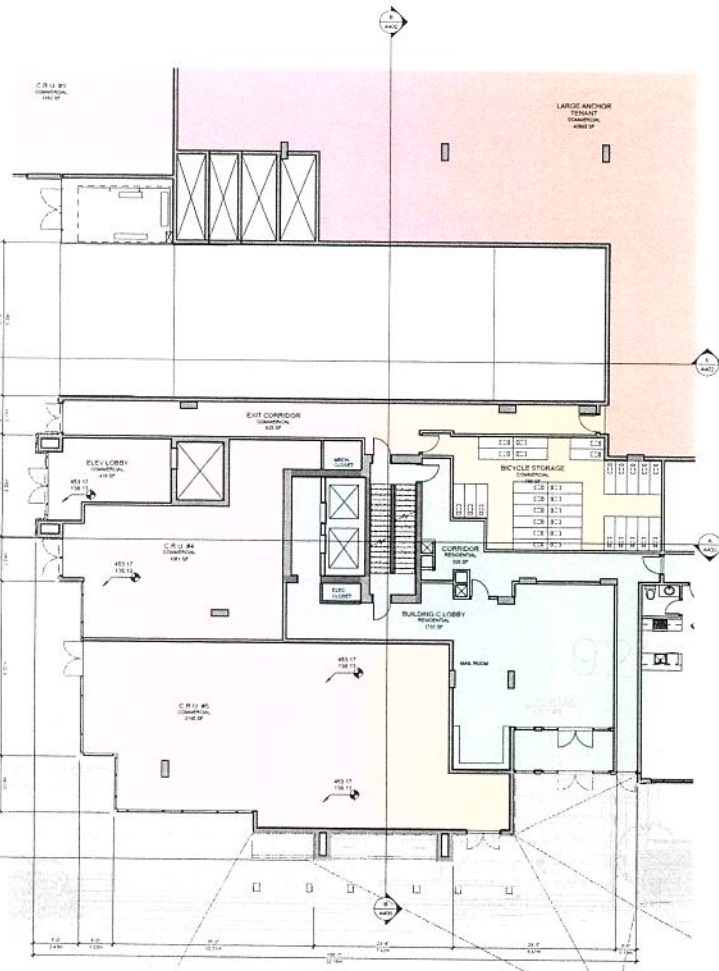
LVM MIXED-USE DEVELOPMENT

1175 - 1271 LYNN VALLEY ROAD & 1085 E 2ND STREET DISTRICT OF NORTH VANCOUVER, B.C.

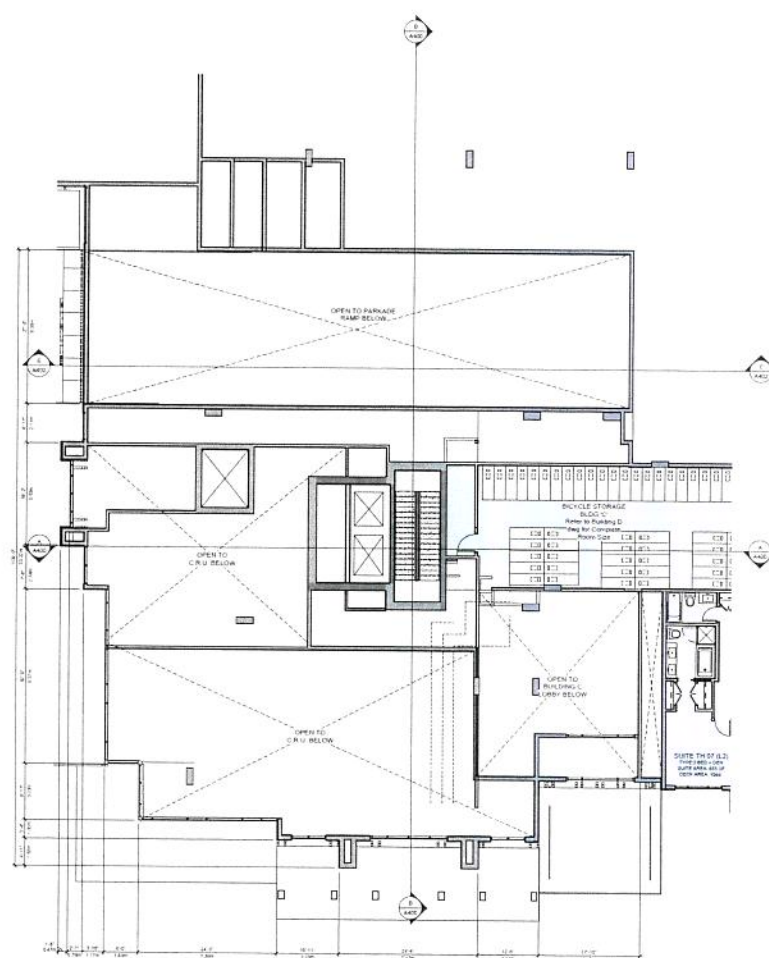
B

BUILDING B L ROOF

A224 6



1 BUILDING C-LEVEL
GROUND
1/8" = 1'-0"



2 BUILDING C-LEVEL
MEZZ
1/8" = 1'-0"

DP 01.15 Appendix X

LEGEND	
1.00	CONCRETE WALL / COLUMN
1.01	CONCRETE FLOOR SLAB
1.02	CONCRETE ROOF SLAB
1.03	CONCRETE CURB WALL
1.04	CONCRETE RETAINING WALL
1.05	CONCRETE PIER
1.06	CONCRETE TIE
1.07	CONCRETE JOINT
1.08	CONCRETE FINISH
1.09	CONCRETE REINFORCEMENT
1.10	CONCRETE REINFORCEMENT
1.11	CONCRETE REINFORCEMENT
1.12	CONCRETE REINFORCEMENT
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1.97	CONCRETE REINFORCEMENT
1.98	CONCRETE REINFORCEMENT
1.99	CONCRETE REINFORCEMENT
2.00	CONCRETE REINFORCEMENT

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

LVM MIXED-USE
DEVELOPMENT

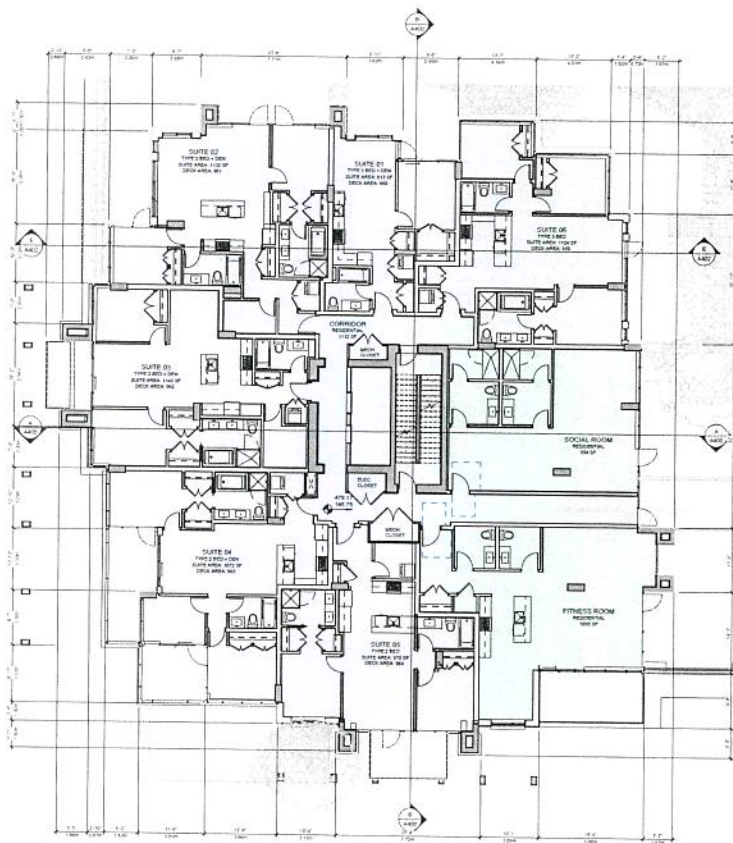
1171 - 1221 LYNN VALLEY ROAD &
LYNN VALLEY ROAD, DISTRICT OF
NORTH VANCOUVER, B.C.

B
BOSA

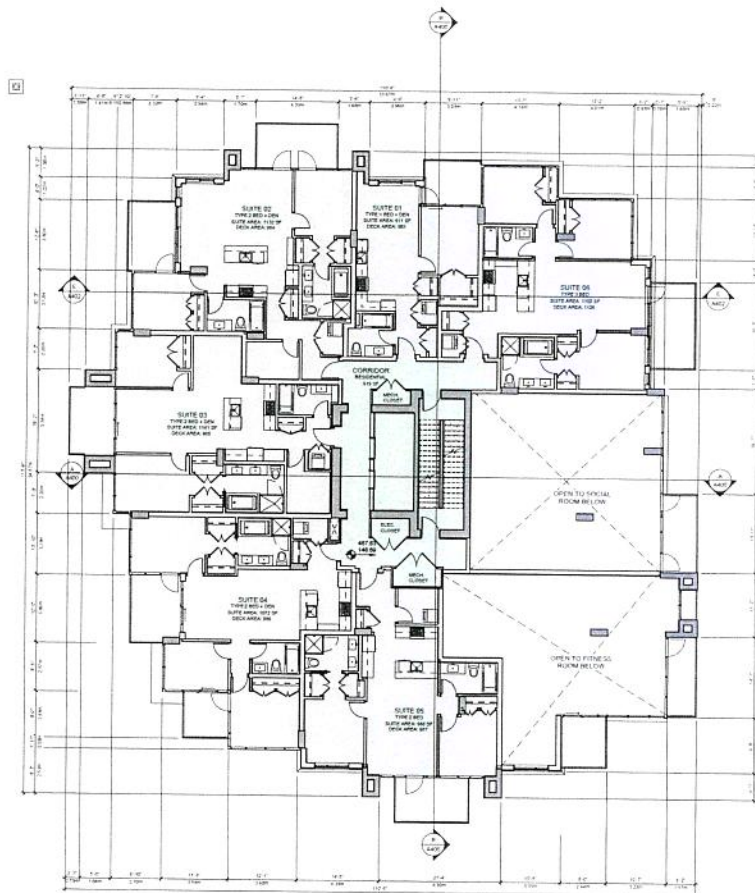
BUILDING C
LEVEL GROUND,
LEVEL MEZZ.

A230

6



1 BUILDING C-LEVEL 2
1/8" = 1'-0"



2 BUILDING C-LEVEL 3
1/8" = 1'-0"

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

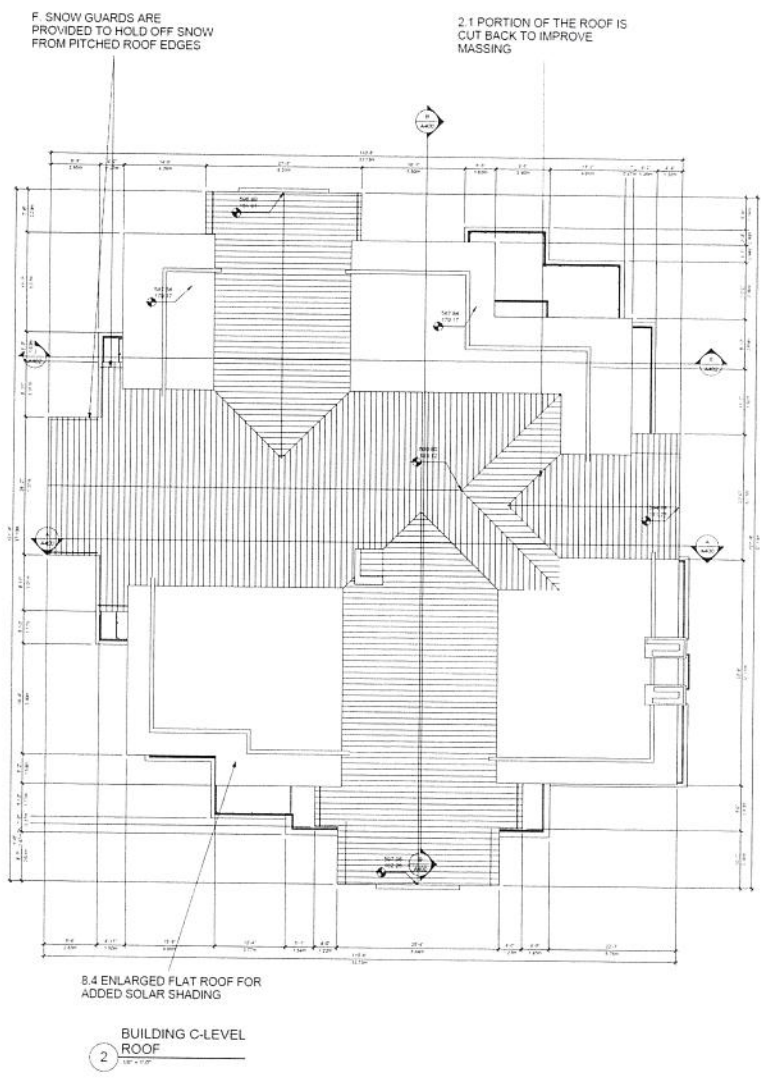
1135 1201 LYNN VALLEY ROAD & 2205 E 2ND STREET, DISTRICT OF NORTH VANCOUVER, B.C.

B

BUILDING C L2, L3

DP 01.15 Appendix Y

A231 6






LEGEND			
001	CONCRETE	001	CONCRETE
002	PAVEMENT	002	PAVEMENT
003	ASPHALT	003	ASPHALT
004	GRAVEL	004	GRAVEL
005	ROCK	005	ROCK
006	WOOD	006	WOOD
007	STEEL	007	STEEL
008	GLASS	008	GLASS
009	BRICK	009	BRICK
010	STONE	010	STONE
011	PLASTER	011	PLASTER
012	PAINT	012	PAINT
013	FINISH	013	FINISH
014	LANDSCAPE	014	LANDSCAPE
015	VEGETATION	015	VEGETATION
016	WATER	016	WATER
017	SEWER	017	SEWER
018	WATER	018	WATER
019	SEWER	019	SEWER
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094	WATER	094	WATER
095	SEWER	095	SEWER
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097	SEWER	097	SEWER
098	WATER	098	WATER
099	SEWER	099	SEWER
100	WATER	100	WATER



CHRIS DIKEAKOS
ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

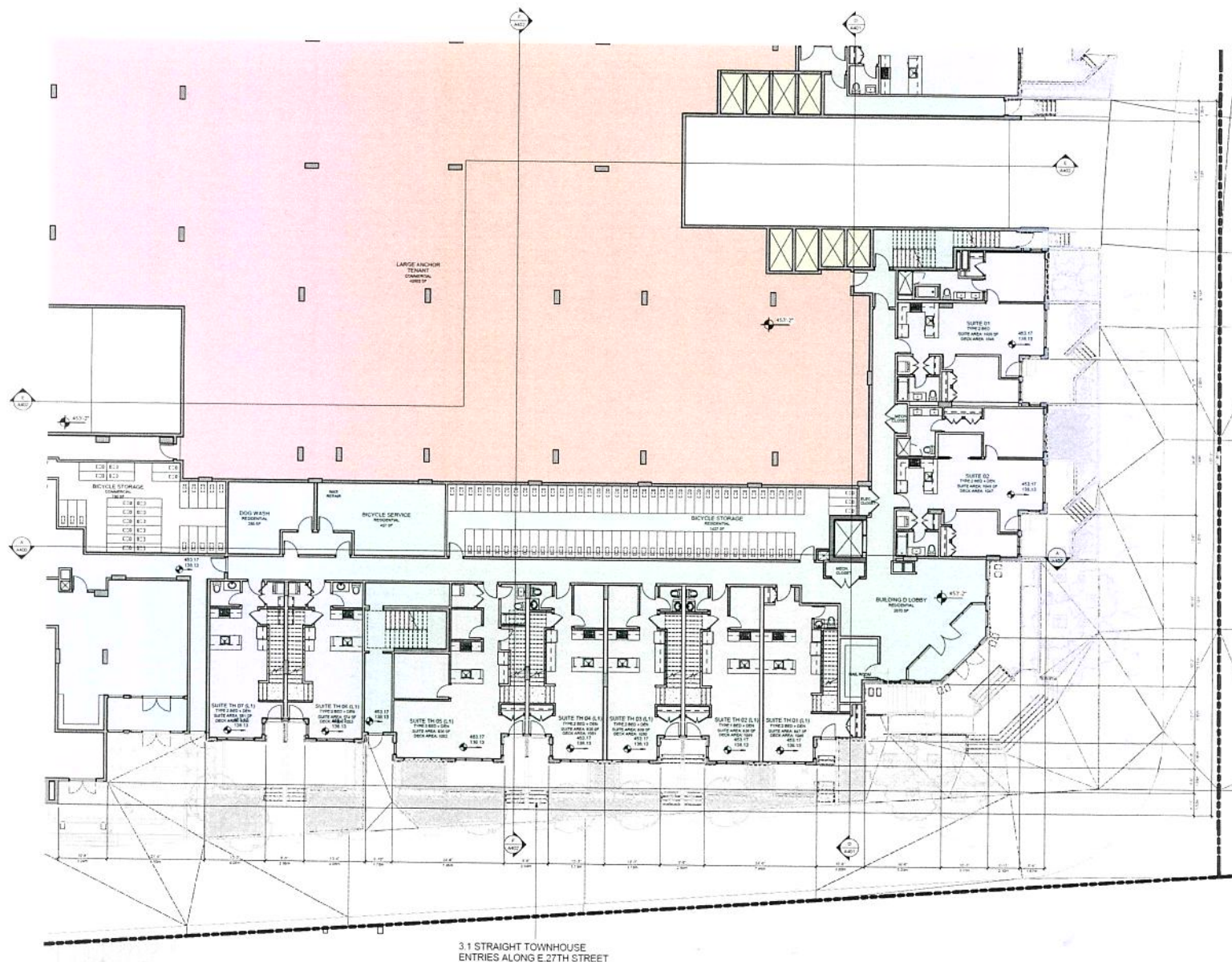
1175 - 1221 LYNN VALLEY ROAD & LINDA JEN STREET DISTRICT OF NORTH VANCOUVER, B.C.



BOSA

BUILDING C L ROOF

A234 | 6



LEGEND

100	ANCHOR	100	ANCHOR
101	ANCHOR	102	ANCHOR
103	ANCHOR	104	ANCHOR
105	ANCHOR	106	ANCHOR
107	ANCHOR	108	ANCHOR
109	ANCHOR	110	ANCHOR
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113	ANCHOR	114	ANCHOR
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149	ANCHOR	150	ANCHOR
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185	ANCHOR	186	ANCHOR
187	ANCHOR	188	ANCHOR
189	ANCHOR	190	ANCHOR
191	ANCHOR	192	ANCHOR
193	ANCHOR	194	ANCHOR
195	ANCHOR	196	ANCHOR
197	ANCHOR	198	ANCHOR
199	ANCHOR	200	ANCHOR

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LYNN VALLEY ROAD A
1300 E 27TH STREET DISTRICT OF
NORTH VANCOUVER, B.C.

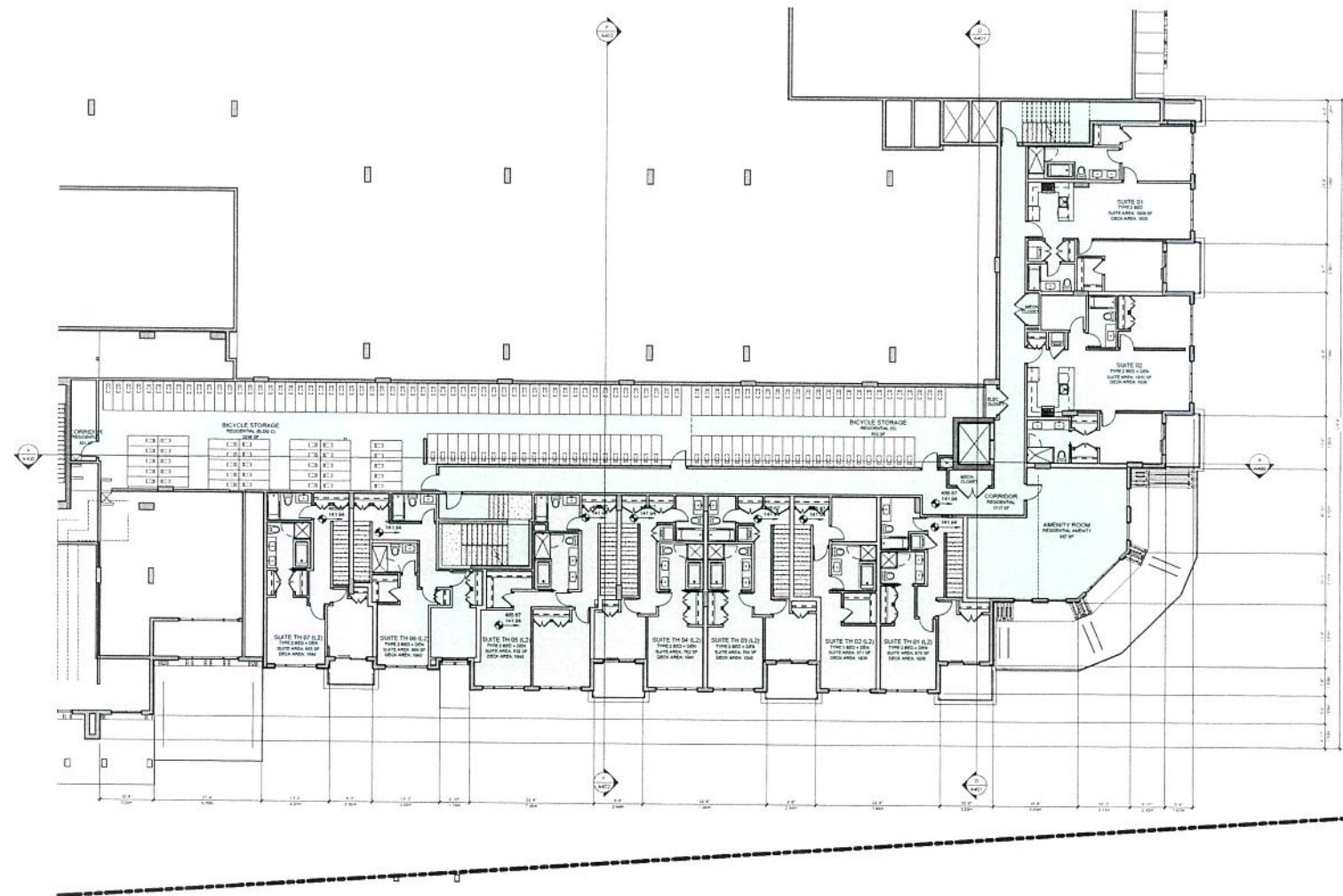
B
B044

**BUILDING D
LEVEL GROUND**

DP 01.15 Appendix AA

A240 6

THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.



LEGEND

01	CONCRETE WALL	02	CONCRETE FLOOR
03	CONCRETE CEILING	04	CONCRETE ROOF
05	CONCRETE CURB	06	CONCRETE DRIVE
07	CONCRETE SIDEWALK	08	CONCRETE PAVEMENT
09	CONCRETE DRIVE	10	CONCRETE DRIVE
11	CONCRETE DRIVE	12	CONCRETE DRIVE
13	CONCRETE DRIVE	14	CONCRETE DRIVE
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95	CONCRETE DRIVE	96	CONCRETE DRIVE
97	CONCRETE DRIVE	98	CONCRETE DRIVE
99	CONCRETE DRIVE	100	CONCRETE DRIVE

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2015	ISSUED FOR PERMIT

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

**LVM MIXED-USE
DEVELOPMENT**

1171 - 1271 LYNN VALLEY ROAD &
1200 E 27th STREET DISTRICT OF
NORTH VANCOUVER B.C.

B
BOSA

**BUILDING D
LEVEL MEZZ**

A241 6

DP 01.15 Appendix BB



CHRIS DIKEAKOS
ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LYNN VALLEY ROAD &
1280 E 27th STREET, DISTRICT OF
NORTH VANCOUVER, B.C.

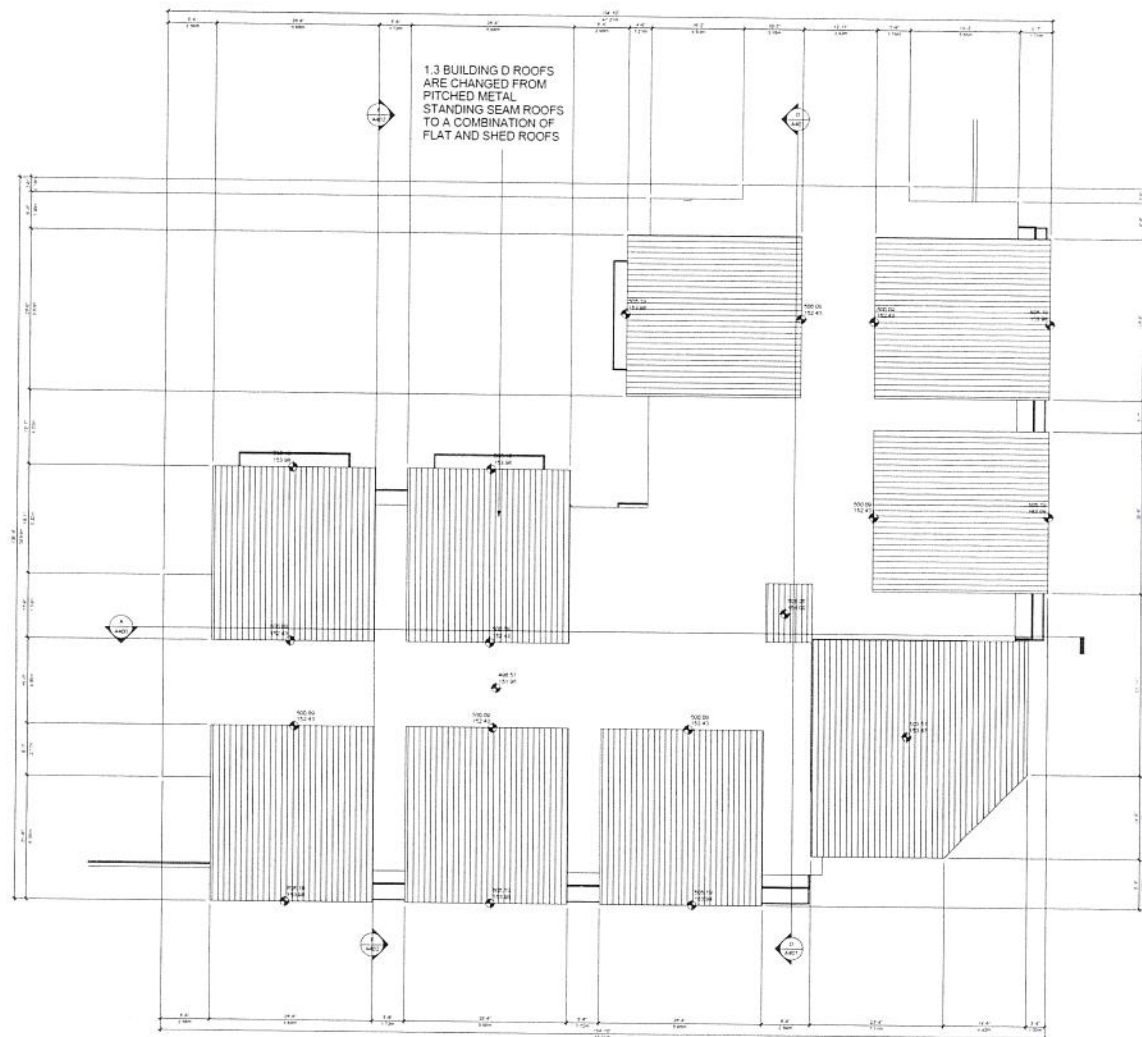


BUILDING D L2

A242

6





DP 01.15 Appendix EE




LEGEND

1.0	EXISTING BUILDING	2.0	NEW BUILDING
3.0	EXISTING ROOF	4.0	NEW ROOF
5.0	EXISTING WALL	6.0	NEW WALL
7.0	EXISTING FLOOR	8.0	NEW FLOOR
9.0	EXISTING CEILING	10.0	NEW CEILING
11.0	EXISTING DOOR	12.0	NEW DOOR
13.0	EXISTING WINDOW	14.0	NEW WINDOW
15.0	EXISTING STAIR	16.0	NEW STAIR
17.0	EXISTING ELEVATOR	18.0	NEW ELEVATOR
19.0	EXISTING MECHANICAL	20.0	NEW MECHANICAL
21.0	EXISTING ELECTRICAL	22.0	NEW ELECTRICAL
23.0	EXISTING PLUMBING	24.0	NEW PLUMBING
25.0	EXISTING HVAC	26.0	NEW HVAC
27.0	EXISTING FIRE	28.0	NEW FIRE
29.0	EXISTING SECURITY	30.0	NEW SECURITY
31.0	EXISTING LANDSCAPE	32.0	NEW LANDSCAPE
33.0	EXISTING PAVEMENT	34.0	NEW PAVEMENT
35.0	EXISTING UTILITIES	36.0	NEW UTILITIES

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2015.03.25

CHRIS DIKEAKOS ARCHITECTS INC.

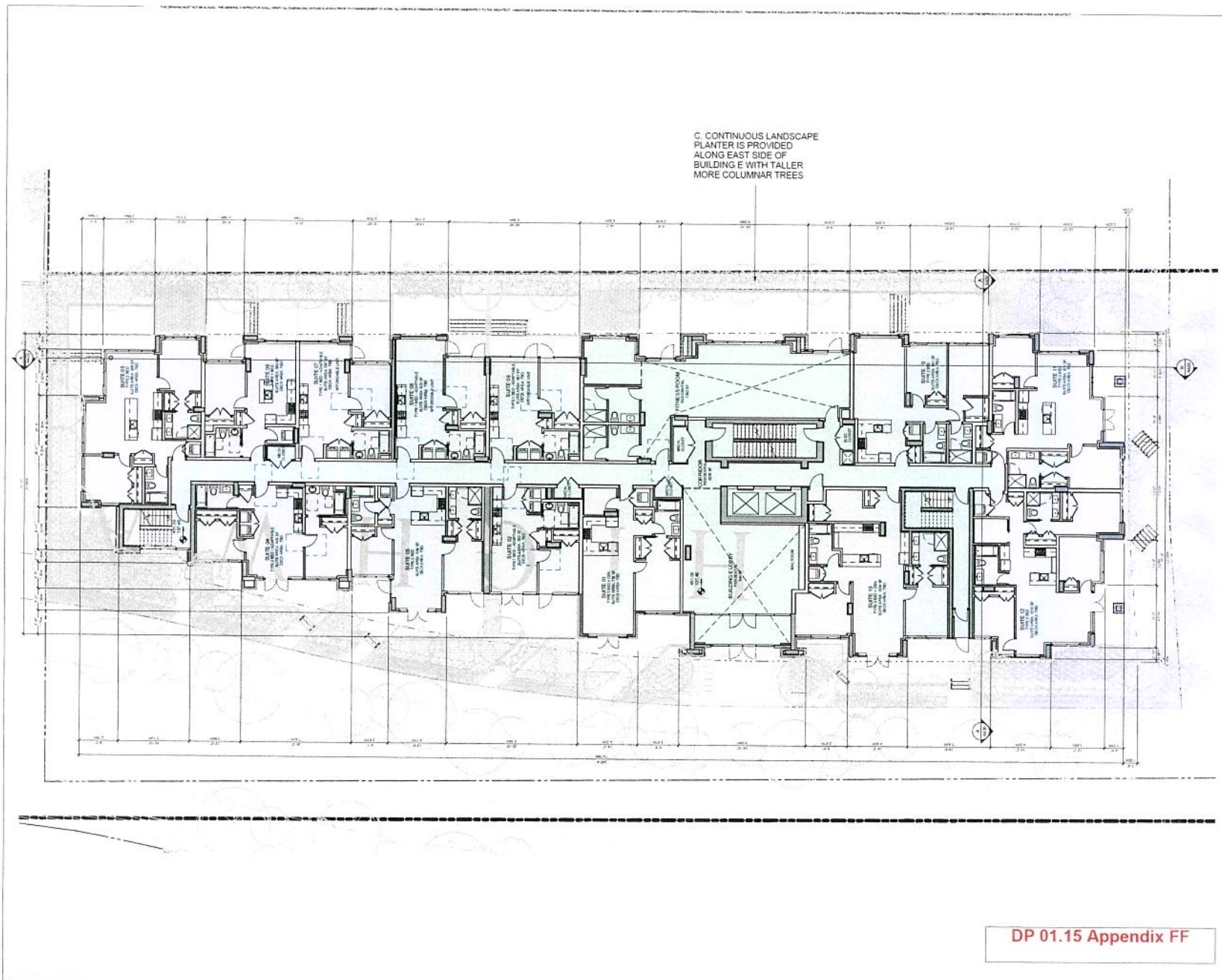
LVM MIXED-USE DEVELOPMENT

1175 1221 LYNN VALLEY ROAD & 1200 E 27th STREET, DISTRICT OF NORTH VANCOUVER, B.C.

B

BUIDING D LEVEL ROOF

A244 6



C. CONTINUOUS LANDSCAPE
PLANTER IS PROVIDED
ALONG EAST SIDE OF
BUILDING E WITH TALLER
MORE COLUMNAR TREES

LEGEND

1. PLANTING	2. TREES	3. LANDSCAPE	4. PLANTING
5. TREES	6. LANDSCAPE	7. PLANTING	8. TREES
9. LANDSCAPE	10. PLANTING	11. TREES	12. LANDSCAPE
13. PLANTING	14. TREES	15. LANDSCAPE	16. PLANTING
17. TREES	18. LANDSCAPE	19. PLANTING	20. TREES
21. LANDSCAPE	22. PLANTING	23. TREES	24. LANDSCAPE
25. PLANTING	26. TREES	27. LANDSCAPE	28. PLANTING
29. TREES	30. LANDSCAPE	31. PLANTING	32. TREES
33. LANDSCAPE	34. PLANTING	35. TREES	36. LANDSCAPE
37. PLANTING	38. TREES	39. LANDSCAPE	40. PLANTING
41. TREES	42. LANDSCAPE	43. PLANTING	44. TREES
45. LANDSCAPE	46. PLANTING	47. TREES	48. LANDSCAPE
49. PLANTING	50. TREES	51. LANDSCAPE	52. PLANTING
53. TREES	54. LANDSCAPE	55. PLANTING	56. TREES
57. LANDSCAPE	58. PLANTING	59. TREES	60. LANDSCAPE
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65. TREES	66. LANDSCAPE	67. PLANTING	68. TREES
69. LANDSCAPE	70. PLANTING	71. TREES	72. LANDSCAPE
73. PLANTING	74. TREES	75. LANDSCAPE	76. PLANTING
77. TREES	78. LANDSCAPE	79. PLANTING	80. TREES
81. LANDSCAPE	82. PLANTING	83. TREES	84. LANDSCAPE
85. PLANTING	86. TREES	87. LANDSCAPE	88. PLANTING
89. TREES	90. LANDSCAPE	91. PLANTING	92. TREES
93. LANDSCAPE	94. PLANTING	95. TREES	96. LANDSCAPE
97. PLANTING	98. TREES	99. LANDSCAPE	100. PLANTING

**CHRIS DIKEAKOS
ARCHITECTS INC.**

**LVM MIXED-USE
DEVELOPMENT**

1175 - 1221 LYNN VALLEY ROAD &
LYNN 2ND STREET DISTRICT OF
NORTH VANCOUVER, B.C.

BOSA

1. SITE PLAN	2. SITE PLAN
3. SITE PLAN	4. SITE PLAN
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99. SITE PLAN	100. SITE PLAN

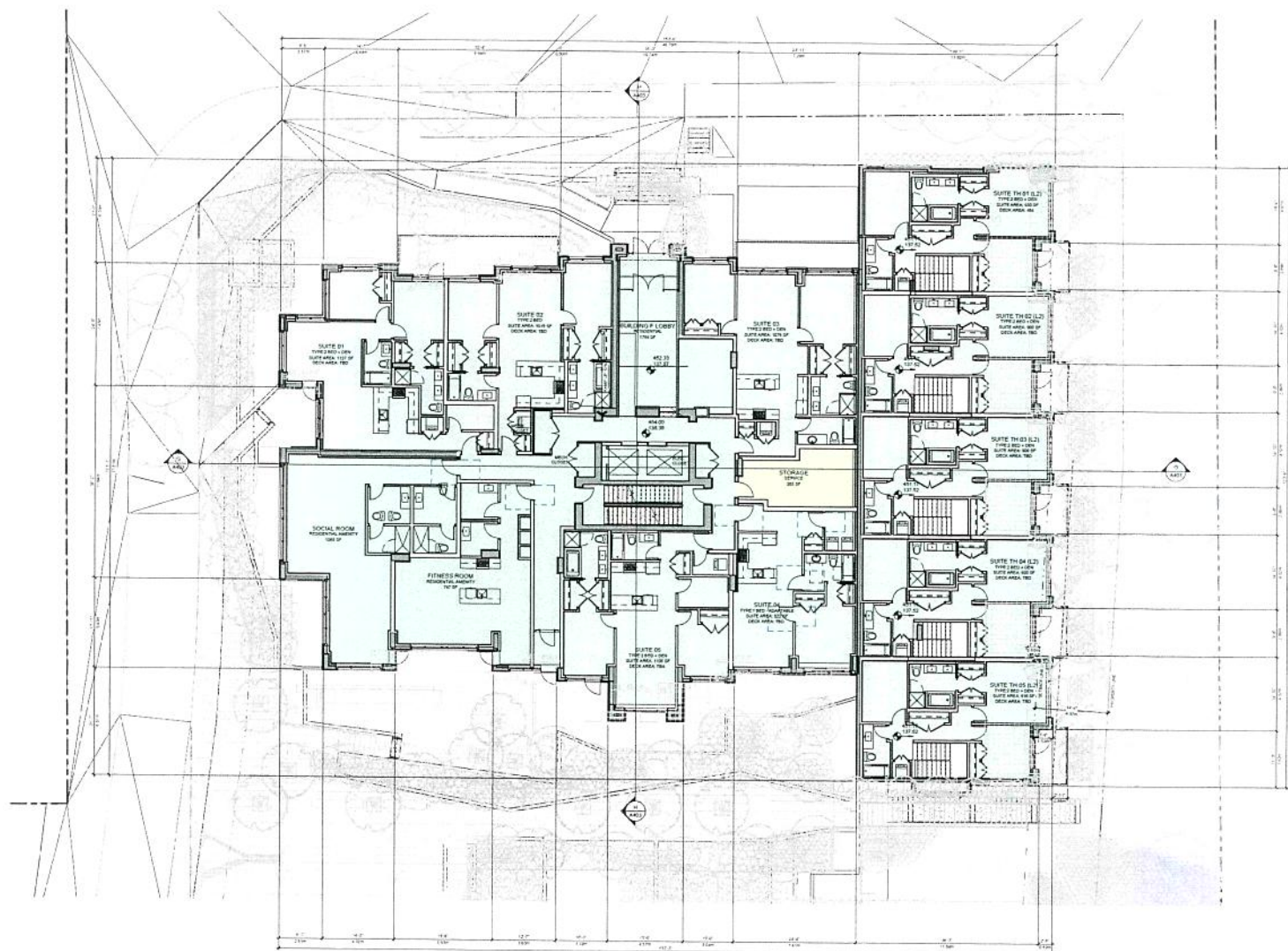
**BUILDING E
LEVEL GROUND**

A250
6

DP 01.15 Appendix FF

This architectural floor plan depicts a large, symmetrical building, likely a government or institutional structure. The plan is oriented horizontally, with a central corridor running through the middle. The building features a complex arrangement of rooms, including a large central hall, several smaller offices, and a series of rooms along the perimeter. The plan includes detailed dimensions for various sections and rooms, as well as room numbers and labels. The building is situated on a plot with a curved boundary on the left side. The plan is drawn in black lines on a white background, with dimensions and labels in a standard font.

[illegible]



DP 01.15 Appendix II

LEGEND

1. SUITE	2. SUITE	3. SUITE	4. SUITE	5. SUITE	6. SUITE	7. SUITE	8. SUITE	9. SUITE	10. SUITE	11. SUITE	12. SUITE	13. SUITE	14. SUITE	15. SUITE	16. SUITE	17. SUITE	18. SUITE	19. SUITE	20. SUITE	21. SUITE	22. SUITE	23. SUITE	24. SUITE	25. SUITE	26. SUITE	27. SUITE	28. SUITE	29. SUITE	30. SUITE	31. SUITE	32. SUITE	33. SUITE	34. SUITE	35. SUITE	36. SUITE	37. SUITE	38. SUITE	39. SUITE	40. SUITE	41. SUITE	42. SUITE	43. SUITE	44. SUITE	45. SUITE	46. SUITE	47. SUITE	48. SUITE	49. SUITE	50. SUITE	51. SUITE	52. SUITE	53. SUITE	54. SUITE	55. SUITE	56. SUITE	57. SUITE	58. SUITE	59. SUITE	60. SUITE	61. SUITE	62. SUITE	63. SUITE	64. SUITE	65. SUITE	66. SUITE	67. SUITE	68. SUITE	69. SUITE	70. SUITE	71. SUITE	72. SUITE	73. SUITE	74. SUITE	75. SUITE	76. SUITE	77. SUITE	78. SUITE	79. SUITE	80. SUITE	81. SUITE	82. SUITE	83. SUITE	84. SUITE	85. SUITE	86. SUITE	87. SUITE	88. SUITE	89. SUITE	90. SUITE	91. SUITE	92. SUITE	93. SUITE	94. SUITE	95. SUITE	96. SUITE	97. SUITE	98. SUITE	99. SUITE	100. SUITE
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CRIS DKEAKOS ARCHITECTS INC.

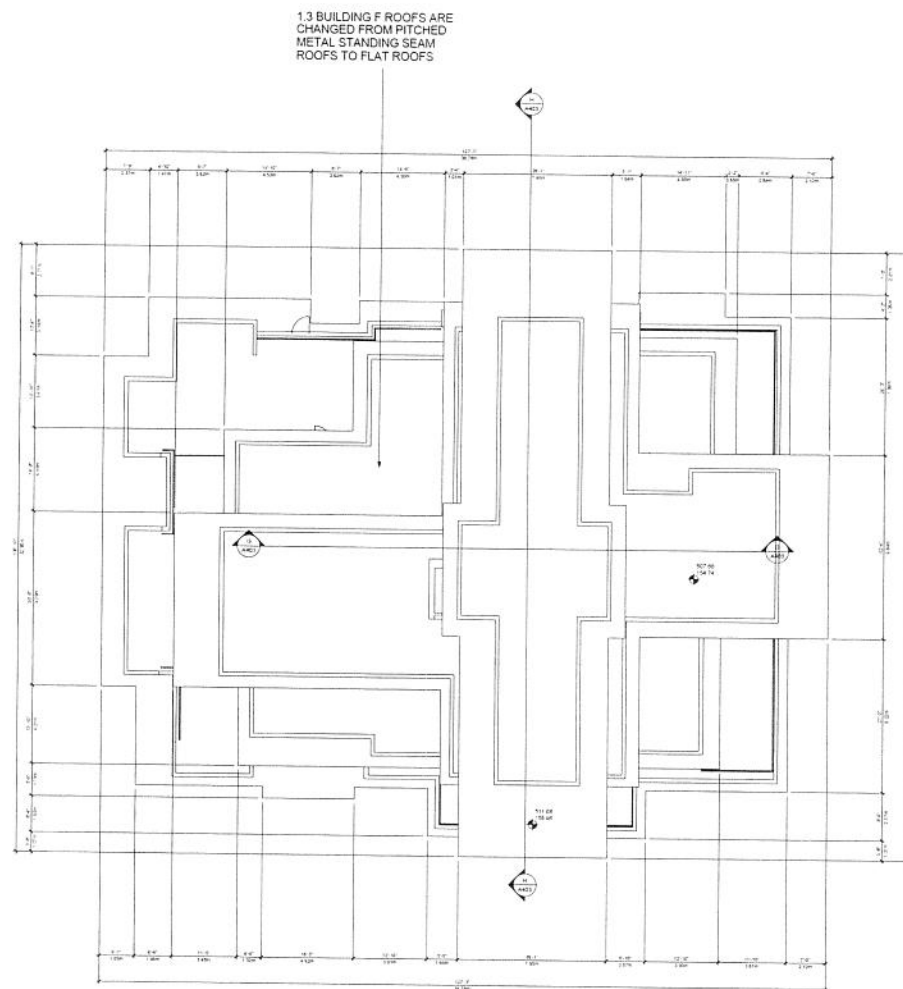
LVM MIXED-USE DEVELOPMENT

1125 - 1221 VERN VALLEY ROAD & 1230 E 27th STREET DISTRICT OF NORTH VANCOUVER B.C.

B
BOLA

**BUILDING F
LEVEL GROUND**

A261 | 6



The drawing shows a house plan with a legend, dimensions, and a table of specifications.

LEGEND

- 1. TRAP/FLUSH
- 2. ELECTRIC FAN
- 3. ELECTRIC FAN
- 4. ELECTRIC FAN
- 5. ELECTRIC FAN
- 6. ELECTRIC FAN
- 7. ELECTRIC FAN
- 8. ELECTRIC FAN
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- 94. ELECTRIC FAN
- 95. ELECTRIC FAN
- 96. ELECTRIC FAN
- 97. ELECTRIC FAN
- 98. ELECTRIC FAN
- 99. ELECTRIC FAN
- 100. ELECTRIC FAN

TABLE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING FAN	10	EA	10.00	100.00
2	WALL FAN	10	EA	10.00	100.00
3	WALL FAN	10	EA	10.00	100.00
4	WALL FAN	10	EA	10.00	100.00
5	WALL FAN	10	EA	10.00	100.00
6	WALL FAN	10	EA	10.00	100.00
7	WALL FAN	10	EA	10.00	100.00
8	WALL FAN	10	EA	10.00	100.00
9	WALL FAN	10	EA	10.00	100.00
10	WALL FAN	10	EA	10.00	100.00
11	WALL FAN	10	EA	10.00	100.00
12	WALL FAN	10	EA	10.00	100.00
13	WALL FAN	10	EA	10.00	100.00
14	WALL FAN	10	EA	10.00	100.00
15	WALL FAN	10	EA	10.00	100.00
16	WALL FAN	10	EA	10.00	100.00
17	WALL FAN	10	EA	10.00	100.00
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33	WALL FAN	10	EA	10.00	100.00
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36	WALL FAN	10	EA	10.00	100.00
37	WALL FAN	10	EA	10.00	100.00
38	WALL FAN	10	EA	10.00	100.00
39	WALL FAN	10	EA	10.00	100.00
40	WALL FAN	10	EA	10.00	100.00
41	WALL FAN	10	EA	10.00	100.00
42	WALL FAN	10	EA	10.00	100.00
43	WALL FAN				



CHRIS DIKEAKOS
ARCHITECTS INC.

T 800 (24 HRS) F 800 (24 HRS) A 800 (24 HRS) C 800 (24 HRS)
 T 800 (24 HRS) F 800 (24 HRS) A 800 (24 HRS) C 800 (24 HRS)



姓名	性别	
年龄	职业	
住址	联系电话	

DP 01.15 Appendix JJ

A266

6



① OVERALL ELEV. - EAST (LIBRARY LANE)
1/16" = 1'-0"

H, PARKING AIR
INTAKE LOCATION



② OVERALL ELEV. - NORTH
1116' ± 5.4"

DP 01.15 Appendix LL

LEGEND

1	EXISTING EXTERIOR WALL	20	SPRINKLER
2	PAVING	21	MECHANICAL
3	PAVING (SEE PLAN)	22	GLASS PANEL
4	CONCRETE	23	GLASS PANEL
5	EXISTING EXTERIOR WALL	24	GLASS PANEL
6	EXISTING EXTERIOR WALL	25	GLASS PANEL
7	GLASS	26	GLASS
8	GLASS	27	GLASS
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18	GLASS	37	GLASS
19	GLASS	38	GLASS

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2020	ISSUED FOR PERMIT
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77	11/11/	



LEGEND			
1	CONCRETE	2	GLASS
3	WOOD	4	STEEL
5	BRICK	6	STONE
7	ROOF	8	LANDSCAPE
9	WATER	10	VEGETATION
11	SKY	12	MOON
13	SUN	14	CLOUDS
15	WIND	16	TEMPERATURE
17	PRECIPITATION	18	RELATIVE HUMIDITY
19	WIND SPEED	20	WIND DIRECTION
21	WIND CHILL	22	HEAT INDEX
23	WIND COLD INDEX	24	WIND WARM INDEX
25	WIND COMFORT INDEX	26	WIND THERMAL INDEX
27	WIND PERPETUITY INDEX	28	WIND PERPETUITY INDEX
29	WIND PERPETUITY INDEX	30	WIND PERPETUITY INDEX
31	WIND PERPETUITY INDEX	32	WIND PERPETUITY INDEX
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CHRIS DIKEAKOS
ARCHITECTS INC.

1175 - 1201 LYNN VALLEY ROAD &
1000 E 2ND STREET DISTRICT OF
NORTH VANCOUVER, B.C.

LVM MIXED-USE
DEVELOPMENT

1175 - 1201 LYNN VALLEY ROAD &
1000 E 2ND STREET DISTRICT OF
NORTH VANCOUVER, B.C.

OVERALL
ELEVATIONS

DP 01.15 Appendix MM

A302 6



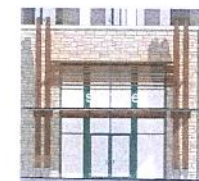
1) BLOCK A - WEST ELEV. (HIGH STREET)
1/8" = 1'-0"



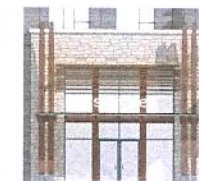
2) BLOCK A - SOUTH ELEV.
1/8" = 1'-0"

MATERIAL LEGEND - BUILDING A

- 1 STONE - COMMERCIAL, NATURAL STONE CLADDING, BRENTWOOD MI
- 2 STONE - RESIDENTIAL, COUNTRY LEDESTONE, ECHO RIDGE
- 3 CEMENT BOARD SHINGLE SIDING COLOUR TO MATCH BENJAMIN MOORE SANDY HOOK GRAY NO. 131
- 4 CEMENT BOARD SHINGLE SIDING COLOUR TO MATCH BENJAMIN MOORE BECKINGTON GRAY NO. 42
- 5 ARCHITECTURAL PAINTED CONCRETE BENJAMIN MOORE SANDY HOOK GRAY NO. 131
- 6 ARCHITECTURAL PAINTED CONCRETE BENJAMIN MOORE SHAKER BEIGE NO. 41
- 7 ARCHITECTURAL PAINTED CONCRETE BENJAMIN MOORE SUNDARY RIDGE NO. 12
- 8 ALUMINUM WINDOW FRAME, GUARACOATS ARCHITECTURAL SLATE COLOUR TO MATCH STARLINE BRIMMONT GRAY
- 9 GLAZING - SOLARBAN 80 CLEAR
- 10 GLAZED SPANDREL COMMERCIAL COLOUR TO MATCH BENJAMIN MOORE PURITAN GRAY NO. 154
- 11 GLAZED SPANDREL RESIDENTIAL COLOUR TO MATCH BENJAMIN MOORE BLUE
- 12 ALUMINUM COMPOSITE PANEL SILVER
- 13 ARCHITECTURAL CONCRETE CORNICE 1 CAR LIGHT GRAY
- 14 HEAVY TIMBER FEATURE COLUMNS, BEAMS, BRACKETS, FASCIA, DARK BROWN STAIN
- 15 STANDING SEAM METAL ROOF, SILVER



3) STORE FRONT - GREEN SPANDREL
1/8" = 1'-0"



4) STORE FRONT - ORANGE SPANDREL
1/8" = 1'-0"



5) STORE FRONT - GLAZING
1/8" = 1'-0"

DP 01.15 Appendix NN

LEGEND

1. NORTH ARROW

2. SCALE BAR

3. SECTION CUT

4. ELEVATION CUT

5. FLOOR PLAN CUT

6. ROOF PLAN CUT

7. EXTERIOR WALL

8. EXTERIOR WALL - CLADDING

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CHRIS DIKAKOS ARCHITECTS INC.

1175 - 1271 LYNN VALLEY ROAD & LINDSEY STREET, DISTRICT OF NORTH VANCOUVER, B.C.

BOSA

BUILDING A WEST & SOUTH ELEVATIONS

A303 6

8.1 SLAB EDGE EXTENSION
(2) FOR IMPROVED SOLAR
SHADING AT SW CORNER

8.2 EYEBROWS (18")
ARE ADDED FOR
IMPROVED SOLAR
SHADING

2.2 BUILDING B ROOF
COLOUR IS CHANGED FROM
GRAY TO LIGHT BRONZE FOR
GREATER DIFFERENTIATION
BETWEEN BUILDING B AND C

MATERIAL LEGEND - BUILDING B/C

- (1) STONE, COMMERCIAL, NATURAL STONE CLADDING, BRENTWOOD M&S
- (2) STONE, RESIDENTIAL, TIMBERED, ASHLAR, BERNARDS BLEND
- (3) STONE, RESIDENTIAL, ASHLAR, BLUE RIVER
- (4) CEMENT BOARD, DEND, COLOUR TO MATCH BENJAMIN MOORE BRONZED BEIGE 2151-50
- (5) ARCHITECTURAL, PAINTED CONCRETE, COLOUR TO MATCH BENJAMIN MOORE BRONZED BEIGE 2151-50
- (6) ALUMINUM WINDOW FRAME, QUARTZMALL, ARCHITECTURAL, SLATS, COLOUR TO MATCH CHARLIE BROWN MOUNTAIN (ON)
- (7) GLAZING, SOLARBAN 60, CLEAR
- (8) GLAZED SPANDREL, COMMERCIAL, COLOUR TO MATCH BENJAMIN MOORE PURTAN GRAY HC 104
- (9) GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE OLIVE BRANCH 2145-30
- (10) GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE OLIVE BRANCH 2145-30
- (11) ALUMINUM COMPOSITE PANEL, SILVER
- (12) ARCHITECTURAL, COMPOSITE, CORNICE, 1 CAP, LIGHT GRAY
- (13) HEAVY TIMBER, FEATURE, COLUMNS, BEAMS, BRACKETS, FASCIA, DARK BROWN STAIN
- (14) STANDARD TEAM METAL ROOF, SILVER



LEGEND

NO.	SYMBOL	DESCRIPTION
1	[Symbol]	CONCRETE
2	[Symbol]	GLAZING
3	[Symbol]	STONE
4	[Symbol]	WOOD
5	[Symbol]	ROOF
6	[Symbol]	SCREEN
7	[Symbol]	SCREEN
8	[Symbol]	SCREEN
9	[Symbol]	SCREEN
10	[Symbol]	SCREEN
11	[Symbol]	SCREEN
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13	[Symbol]	SCREEN
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**CHRIS DIKEAKOS
ARCHITECTS INC.**

1175 - 1221 LYNN VALLEY ROAD &
LORIE 2ND STREET DISTRICT OF
NORTH VANCOUVER, B.C.

**B
BOSA**

**LVM MIXED-USE
DEVELOPMENT**

**BUILDING B
SOUTH & WEST
ELEVATIONS**

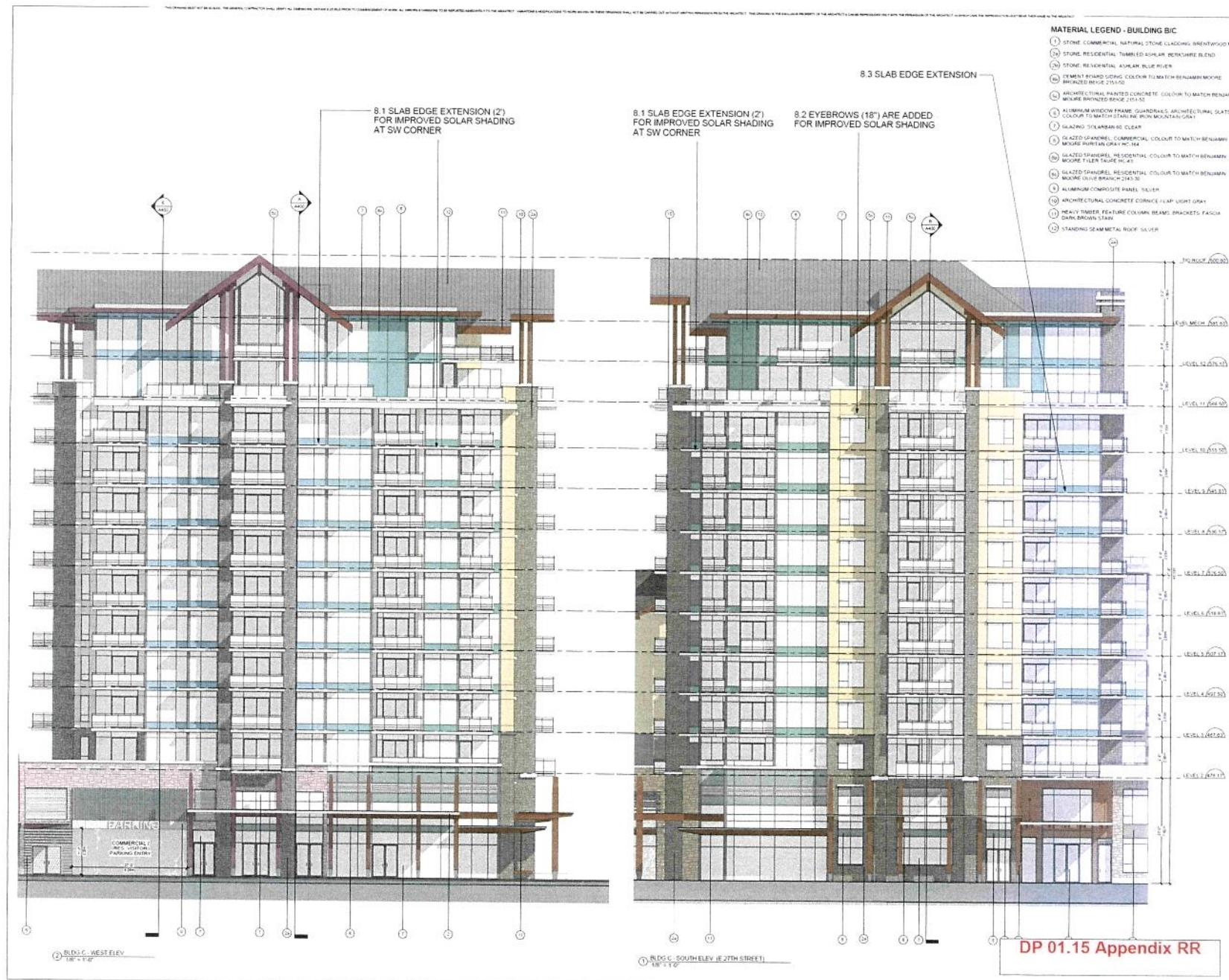
NO. REV.	DATE	DESCRIPTION
1	2011.03.01	ISSUED FOR PERMIT, CONSULT SETBACK

A306
6

1. BUILDING B - SOUTH ELEV.
1/8" = 1'-0"

2. BUILDING B - WEST ELEV.
1/8" = 1'-0"

DP 01.15 Appendix QQ



LEGEND

1. NORTH ARROW

2. SCALE BAR

3. SECTION CUT

4. ELEVATION

5. FLOOR PLAN

6. ROOF PLAN

7. EXTERIOR ELEVATION

8. INTERIOR ELEVATION

9. SECTION CUT

10. ELEVATION

11. FLOOR PLAN

12. ROOF PLAN

13. EXTERIOR ELEVATION

14. INTERIOR ELEVATION

15. SECTION CUT

16. ELEVATION

17. FLOOR PLAN

18. ROOF PLAN

19. EXTERIOR ELEVATION

20. INTERIOR ELEVATION

21. SECTION CUT

22. ELEVATION

23. FLOOR PLAN

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25. EXTERIOR ELEVATION

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94. ELEVATION

95. FLOOR PLAN

96. ROOF PLAN

97. EXTERIOR ELEVATION

98. INTERIOR ELEVATION

99. SECTION CUT

100. ELEVATION

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LVM VALLEY ROAD & 1180 E 27TH STREET DISTRICT OF NORTH VANCOUVER, B.C.

B

BUILDING C WEST & SOUTH ELEVATIONS

A307

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THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED.



① BLDG D - SOUTH ELEV (27TH STREET)
1/8" = 1'-0"



② BLDG D - EAST ELEV (LIBRARY LANE)
1/8" = 1'-0"

- MATERIAL LEGEND - BUILDING D**
- ① STONE, RESIDENTIAL, ADHESIVE, BLUE HAZEL
 - ② CEMENT BOARD SHINGLE SIDING, COLOUR TO MATCH BENJAMIN MOORE BENNINGTON GRAY HC-12
 - ③ CEMENT BOARD SHINGLE SIDING, COLOUR TO MATCH BENJAMIN MOORE TULSA TAPE HC-14
 - ④ CEMENT BOARD SHINGLE SIDING, COLOUR TO MATCH BENJAMIN MOORE WETHERFIELD WOOD HC-110
 - ⑤ ALUMINUM WINDOW FRAME, GUARDRAIL, ARCHITECTURAL SLATS, COLOUR TO MATCH STANLEY ROBIN MOUNTAIN GRAY
 - ⑥ GLAZING, SOLARBANQUE CLEAR
 - ⑦ GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE WETHERFIELD WOOD HC-110
 - ⑧ GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE BENNINGTON GRAY HC-12
 - ⑨ ARCHITECTURAL CONCRETE COURSE / CAP, LIGHT GRAY
 - ⑩ HEAVY FABRIC FEATURE COLUMN, BEAMS, BRACKETS, FASCIA, DARK BROWN STAIN
 - ⑪ STANDING SEAM METAL ROOF, SILVER

LEGEND

NO.	DESCRIPTION	NO.	DESCRIPTION
1	CEILING, GYMNASIUM	11	CEILING, GYMNASIUM
2	FLOOR, GYMNASIUM	12	FLOOR, GYMNASIUM
3	CEILING, GYMNASIUM	13	FLOOR, GYMNASIUM
4	CEILING, GYMNASIUM	14	FLOOR, GYMNASIUM
5	CEILING, GYMNASIUM	15	FLOOR, GYMNASIUM
6	CEILING, GYMNASIUM	16	FLOOR, GYMNASIUM
7	CEILING, GYMNASIUM	17	FLOOR, GYMNASIUM
8	CEILING, GYMNASIUM	18	FLOOR, GYMNASIUM
9	CEILING, GYMNASIUM	19	FLOOR, GYMNASIUM
10	CEILING, GYMNASIUM	20	FLOOR, GYMNASIUM

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2014-02-05

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LYNN VALLEY ROAD & 1200 E 27TH STREET DISTRICT OF NORTH VANCOUVER, B.C.

BOSA

BUILDING D SOUTH & EAST ELEVATIONS

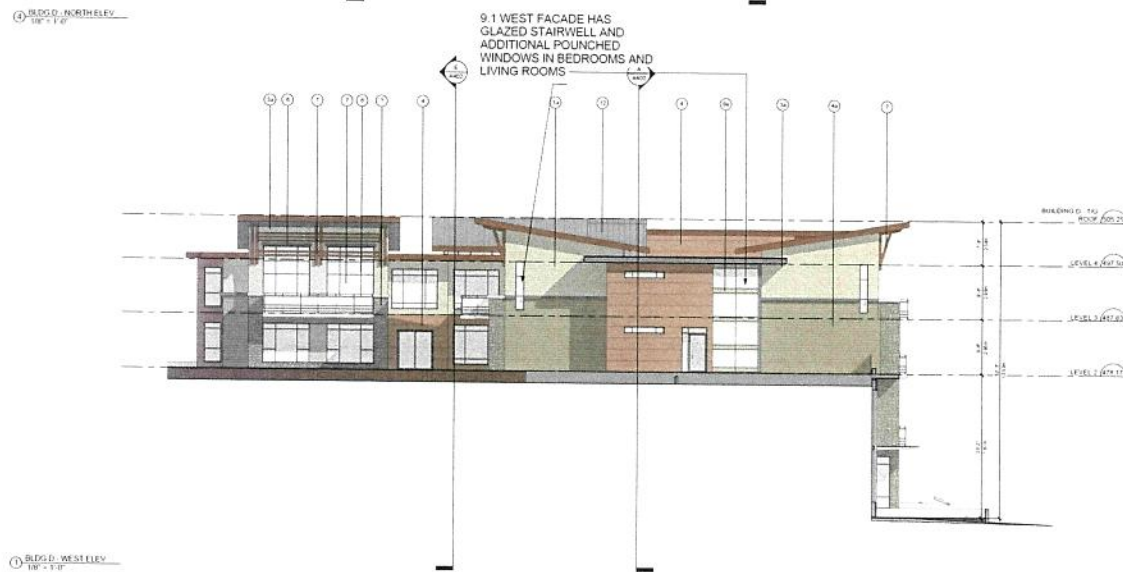
A309 | **6**

DP 01.15 Appendix TT

THE DRAWING CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SYSTEMS, MATERIALS, AND METHODS OF CONSTRUCTION TO BE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



4) BDDG, NORTH ELEV
1/8" = 1'-0"



7) BDDG, WEST ELEV
1/8" = 1'-0"

MATERIAL LEGEND - BUILDING D

- (20) STONE, RESIDENTIAL, ADLAR, BLUE RIVER
- (21) CEMENT BOARD SIDING, COLOUR TO MATCH BENJAMIN MOORE BEDDINGTON GRAY (HC-4)
- (22) CEMENT BOARD SIDING, COLOUR TO MATCH BENJAMIN MOORE TAUPE (HC-4)
- (23) CEMENT BOARD SIDING, COLOUR TO MATCH BENJAMIN MOORE WETHERFIELD MOSS (HC-110)
- (24) ALUMINUM WINDOW FRAME, GUARDRAILS, ARCHITECTURAL GLAZES COLOUR TO MATCH STAINLESS STEEL MOUNTAIN GRAY
- (25) GLAZING, GLASSWARE, RE-CLAR
- (26) GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE BEDDINGTON GRAY (HC-4)
- (27) GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE WETHERFIELD MOSS (HC-110)
- (28) ARCHITECTURAL CONCRETE, COLOUR: LIGHT GRAY
- (29) HEAVY TIMBER, FEATURE COLUMNS, BEAMS, BRACKETS, FASION, DARK BROWN STAIN
- (30) STANDING SEAM METAL ROOF, SILVER

LEGEND

NO.	DESCRIPTION	UNIT	QUANTITY
1	FOUNDATION	CU YD	1.00
2	CONCRETE	CU YD	1.00
3	CEMENT BOARD SIDING	SQ YD	1.00
4	CEMENT BOARD SIDING	SQ YD	1.00
5	CEMENT BOARD SIDING	SQ YD	1.00
6	CEMENT BOARD SIDING	SQ YD	1.00
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99	CEMENT BOARD SIDING	SQ YD	1.00
100	CEMENT BOARD SIDING	SQ YD	1.00

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

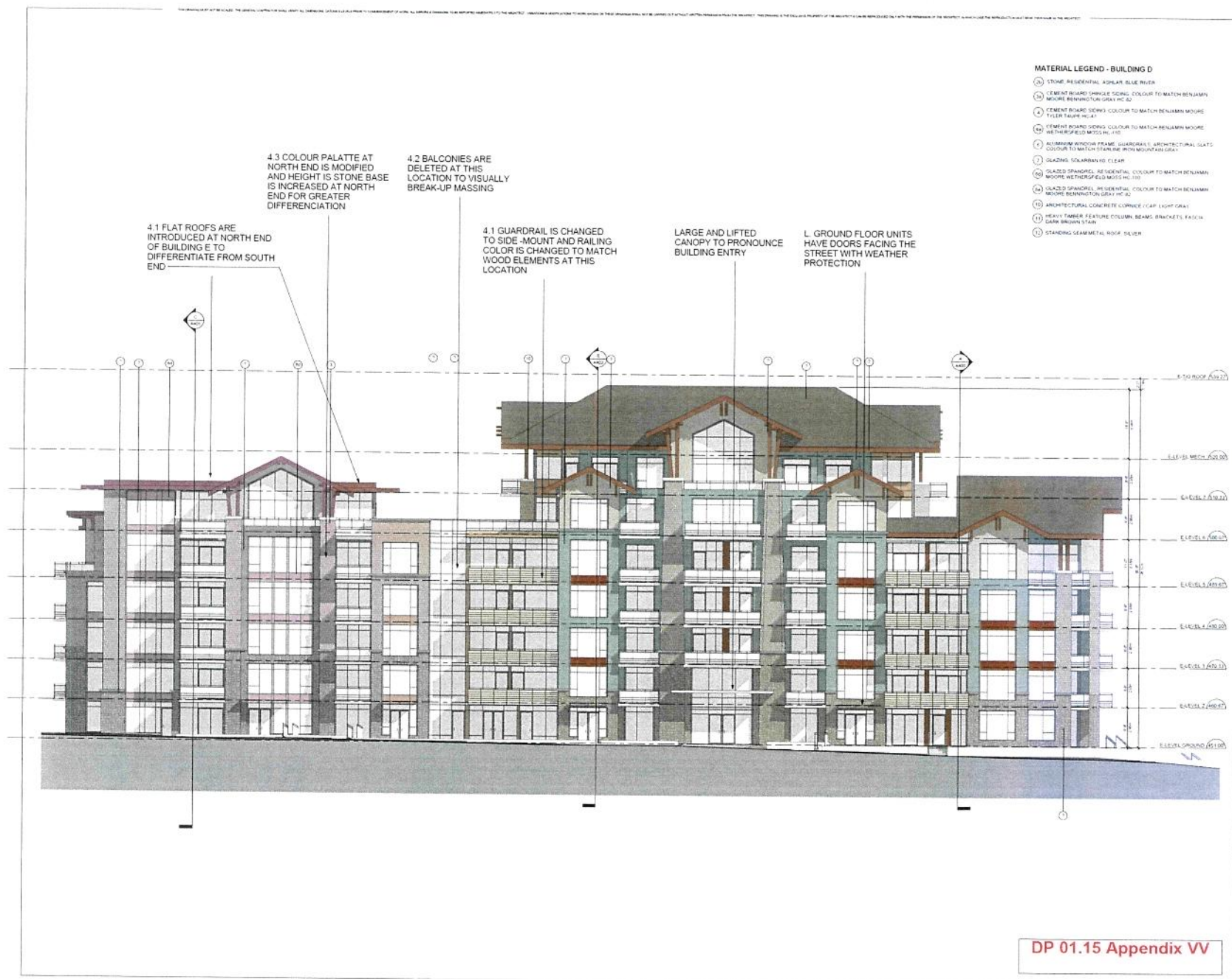
1175 - 1221 LYNX VALLEY ROAD & CROSS STREET, DISTRICT OF NORTH VANCOUVER, B.C.

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BUILDING D NORTH & WEST ELEVATIONS

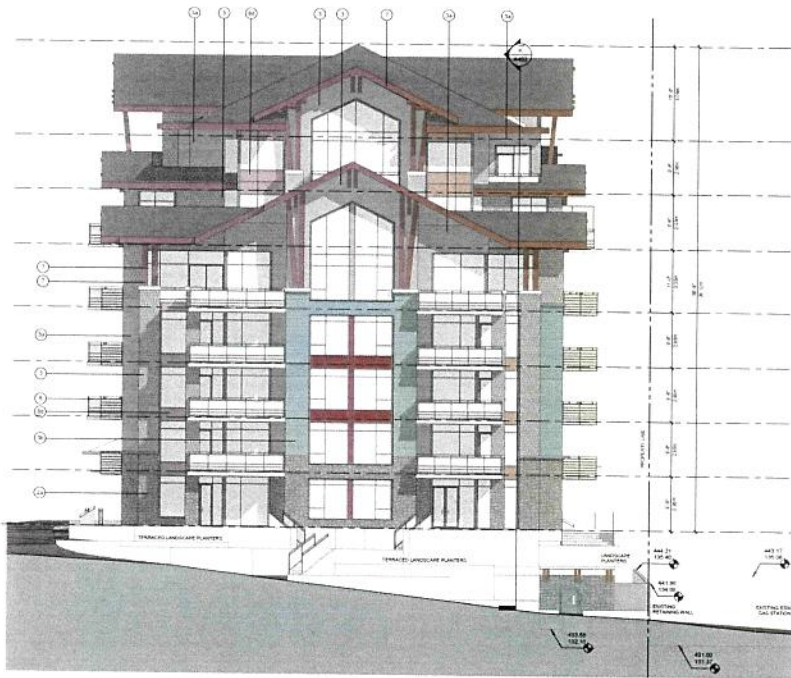
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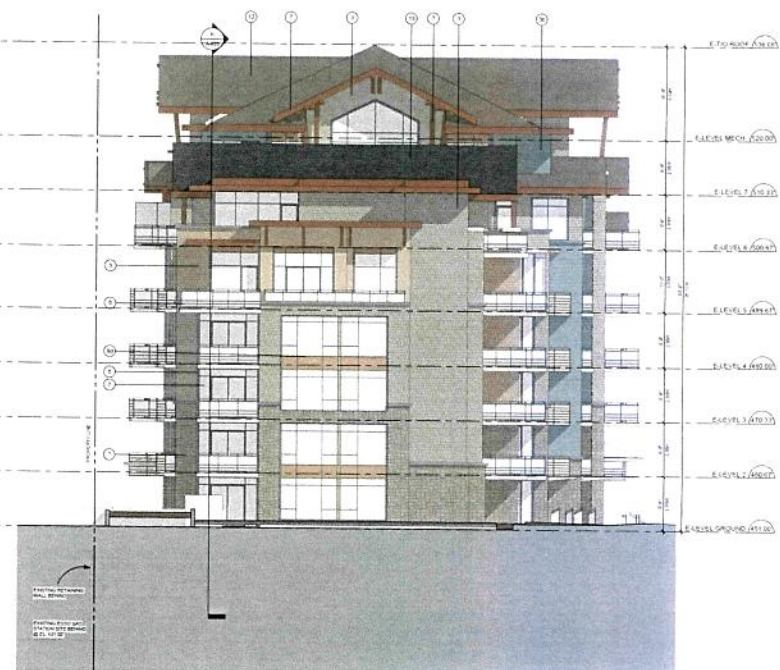




- MATERIAL LEGEND - BUILDING D**
- 1. STONE, RESIDENTIAL, ASHLAR, BLUE RIVER
 - 2. CEMENT BOARD SHINGLES, COLOUR TO MATCH BENJAMIN MOORE BENNINGTON GRAY HC-42
 - 3. CEMENT BOARD SHINGLES, COLOUR TO MATCH BENJAMIN MOORE TILLY TAUPE HLT-47
 - 4. CEMENT BOARD SHINGLES, COLOUR TO MATCH BENJAMIN MOORE WETHERFIELD MISTO HC-110
 - 5. ALUMINUM WINDOW FRAMES, QUARTZTILES, ARCHITECTURAL SLATS, COLOUR TO MATCH STAIRS, IRON MOUNTAIN GRAY
 - 6. GLAZED SOLARBAR, 60 CLEAR
 - 7. GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE WETHERFIELD MISTO HC-110
 - 8. GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE BENNINGTON GRAY HC-42
 - 9. ARCHITECTURAL CONCRETE CORNICE, CAR LIGHT GRAY
 - 10. HEAVY TIMBER, FEATURE COLUMNS, BEAMS, BRACKETS, FASCIA, DARK BROWN STAIN
 - 11. STANDING SEAM METAL ROOF, SILVER



1. BUILDING E, SOUTH ELEVATION (E 27TH STREET)
1/8" = 1'-0"



2. BUILDING E, NORTH ELEVATION
1/8" = 1'-0"

LEGEND

NO.	SYMBOL	DESCRIPTION
1	[Symbol]	EXISTING BUILDING
2	[Symbol]	PROPOSED BUILDING
3	[Symbol]	PROPOSED DRIVEWAY
4	[Symbol]	PROPOSED PARKING
5	[Symbol]	PROPOSED LANDSCAPE
6	[Symbol]	PROPOSED FENCE
7	[Symbol]	PROPOSED SIGN
8	[Symbol]	PROPOSED LIGHTING
9	[Symbol]	PROPOSED UTILITY
10	[Symbol]	PROPOSED WALKWAY
11	[Symbol]	PROPOSED BIKEWAY
12	[Symbol]	PROPOSED RAIL
13	[Symbol]	PROPOSED WATERWAY
14	[Symbol]	PROPOSED ROADWAY
15	[Symbol]	PROPOSED FUTURE DEVELOPMENT

CHS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1075 - 1271 LVM VALLEY ROAD & 100 E 27TH STREET DISTRICT OF NORTH VANCOUVER, B.C.

B

BUILDING E SOUTH & NORTH ELEVATIONS

A313 6

DP 01.15 Appendix XX



MATERIAL LEGEND - BUILDING F

- ① STONE, RESIDENTIAL, COMBLED FIELD GRAY
- ② ARCHITECTURAL PAINTED CONCRETE, COLOUR TO MATCH BENJAMIN MOORE CORLE F GRAY PG. 308
- ③ ARCHITECTURAL PAINTED CONCRETE, COLOUR TO MATCH BENJAMIN MOORE SPEEDWAY NEUTRAL PG. 40
- ④ ARCHITECTURAL PAINTED CONCRETE, COLOUR TO MATCH BENJAMIN MOORE PURTAN GRAY PG. 164
- ⑤ ALUMINUM WINDOW FRAME, GLAZING, ARCHITECTURAL SLATS, COLOUR TO MATCH STAINLINE BRUSHMOUNTAIN GRAY
- ⑥ GLAZING, SOLARBAN 60, CLEAR
- ⑦ GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE TAPESTRY BEIGE PG. 32
- ⑧ ARCHITECTURAL CONCRETE CORNICE / CAP, LIGHT GRAY
- ⑨ HEAVY TRIMMED, GLAZING, COLUMN BEAMS, BRACKETS, FASILL, DARK BROWN STAIN
- ⑩ STANDING SEAM METAL ROOF, SILVER



DP 01.15 Appendix YY

LEGEND	
1. FLOOR	2. WALL
3. ROOF	4. GLAZING
5. FURNITURE	6. PLANTING
7. LIGHTING	8. SIGNAGE
9. LANDSCAPE	10. SITEWORK
11. FENCE	12. GATE
13. FENCE	14. GATE
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CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 12TH AVENUE ROAD & 14TH STREET DISTRICT OF NORTH VANCOUVER, B.C.

B

BUILDING F EAST & NORTH ELEVATIONS

A314 6



10 BUILDING F - WEST ELEV. (LIBRARY LANE)
1/8" = 1'-0"



11 BUILDING F - SOUTH ELEV.
1/8" = 1'-0"

MATERIAL LEGEND - BUILDING F

- (10) STONE - RESIDENTIAL - COBBLED FIELD GRAY
- (11) ARCHITECTURAL PAINTED CONCRETE - COLOUR TO MATCH BENJAMIN MOORE DISPLAY GRAY NO. 924
- (12) ARCHITECTURAL PAINTED CONCRETE - COLOUR TO MATCH BENJAMIN MOORE SWEEDEE NEUTRAL NO. 12
- (13) ARCHITECTURAL PAINTED CONCRETE - COLOUR TO MATCH BENJAMIN MOORE PURITAN GRAY NO. 164
- (14) ALUMINUM WINDOW FRAME - GUARDRAILS - ARCHITECTURAL SLAT - COLOUR TO MATCH STANLEY MON MOUNTAIN GRAY
- (15) GLAZING SOLARBAN 40 CLEAR
- (16) GLAZED SPANDREL - RESIDENTIAL COLOUR TO MATCH BENJAMIN MOORE TAPESTRY BEIGE NO. 33
- (17) ARCHITECTURAL CONCRETE CORNICE (CAP LIGHT GRAY)
- (18) HEAVY TIMBER FEATURE COLUMN BEAMS BRACKETS P-500A - DARK BROWN STAIN
- (19) STANDING SEAM METAL ROOF - SILVER

LEGEND

SYMBOL	DESCRIPTION
(10)	STONE - RESIDENTIAL - COBBLED FIELD GRAY
(11)	ARCHITECTURAL PAINTED CONCRETE - COLOUR TO MATCH BENJAMIN MOORE DISPLAY GRAY NO. 924
(12)	ARCHITECTURAL PAINTED CONCRETE - COLOUR TO MATCH BENJAMIN MOORE SWEEDEE NEUTRAL NO. 12
(13)	ARCHITECTURAL PAINTED CONCRETE - COLOUR TO MATCH BENJAMIN MOORE PURITAN GRAY NO. 164
(14)	ALUMINUM WINDOW FRAME - GUARDRAILS - ARCHITECTURAL SLAT - COLOUR TO MATCH STANLEY MON MOUNTAIN GRAY
(15)	GLAZING SOLARBAN 40 CLEAR
(16)	GLAZED SPANDREL - RESIDENTIAL COLOUR TO MATCH BENJAMIN MOORE TAPESTRY BEIGE NO. 33
(17)	ARCHITECTURAL CONCRETE CORNICE (CAP LIGHT GRAY)
(18)	HEAVY TIMBER FEATURE COLUMN BEAMS BRACKETS P-500A - DARK BROWN STAIN
(19)	STANDING SEAM METAL ROOF - SILVER

CONCRETE FINISHES (SEE DETAIL)

PAINT FINISHES (SEE DETAIL)

GLAZING FINISHES (SEE DETAIL)

ALUMINUM FINISHES (SEE DETAIL)

WOOD FINISHES (SEE DETAIL)

ROOF FINISHES (SEE DETAIL)

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2024

CHRIS DIKEAKOS ARCHITECTS INC.

LVM MIXED-USE DEVELOPMENT

1175 - 1221 LYNN VALLEY ROAD & 12ND & 27TH STREET DISTRICT OF NORTH VANCOUVER, B.C.

BUILDING F WEST & SOUTH ELEVATIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2024

A315
6

Image of Colour and Materials Board – DP 01.15:

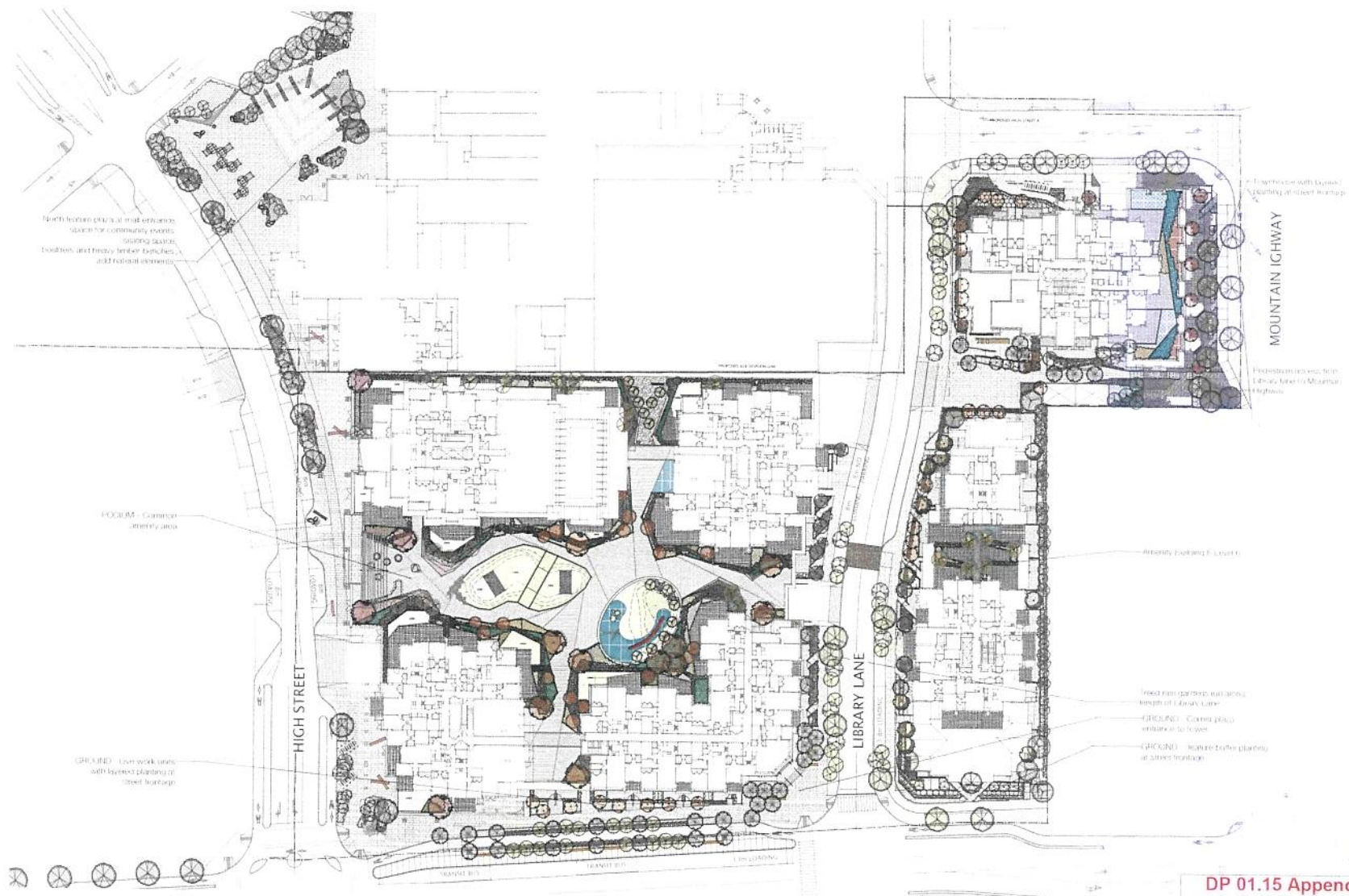
MATERIAL LEGEND	
1	STONE, COMMERCIAL, NATURAL STONE CLADDING, BRENTWOOD MIC
2	STONE, RESIDENTIAL, COUNTRY LEDGESTONE, ECHO RIDGE
2a	STONE, RESIDENTIAL, COUNTRY LEDGESTONE, ECHO RIDGE
2b	STONE, RESIDENTIAL, ASHLAR, BLUE RIVER
3	CEMENT BOARD SHINGLE SIDING, COLOUR MONTEREY TAUPÉ
3a	CEMENT BOARD SHINGLE SIDING, COLOUR AUTUMN TAN
4	CEMENT BOARD SIDING, COLOUR TUSCAN GOLD
4a	CEMENT BOARD SIDING, COLOUR WITHERSFIELD MOSS
4b	CEMENT BOARD SIDING, COLOUR BOOTHBAY BLUE
5	ARCHITECTURAL PAINTED CONCRETE, COLOUR SANDY HOOK GRAY TO MATCH BENJAMIN MOORE HC-109
5a	ARCHITECTURAL PAINTED CONCRETE, COLOUR SHAKER BEIGE TO MATCH BENJAMIN MOORE HC-92
5b	ARCHITECTURAL PAINTED CONCRETE, COLOUR TAPESTRY BEIGE TO MATCH BENJAMIN MOORE OC-32
5c	ARCHITECTURAL PAINTED CONCRETE, COLOUR DARK GRAY TO MATCH BENJAMIN MOORE HC-104
5d	ARCHITECTURAL PAINTED CONCRETE, COLOUR TYLER TAUPÉ TO MATCH BENJAMIN MOORE HC-43
5f	ARCHITECTURAL PAINTED CONCRETE, COLOUR LIGHT GRAY TO MATCH BENJAMIN MOORE HC-184
6	ALUMINUM WINDOW FRAME, GUARDRAILS, ARCHITECTURAL SLATS, COLOUR TO MATCH STARLINE IRON MOUNTAIN GRAY
7	GLAZING, SUN GUARDER, CLEAR
8	GLAZED SPANDREL, RESIDENTIAL, VITRUM #35 SILVERSMITH
8a	GLAZED SPANDREL, RESIDENTIAL, VITRUM #34 BRONZED BEIGE
8b	GLAZED SPANDREL, COMMERCIAL, VITRUM #28C MISTY MORNING
9	GLAZED SPANDREL, RESIDENTIAL, COLOUR TO MATCH BENJAMIN MOORE, ROUGE, MARO 2072-20
10	GLAZED SPANDREL, RESIDENTIAL, VITRUM #11 BLUE
11	ALUMINUM PANEL, ARCHITECTURAL SLATS, COLOUR TO MATCH STARLINE LIGHT BRONZE
12	ALUMINUM COMPOSITE PANEL, SILVER
13	HEAVY TIMBER, FEATURE COLUMN, BEAMS, BRACKETS, FASCIA, DARK BROWN STAIN
14	STANDING SEAM METAL ROOF, BRONZE
15	STANDING SEAM METAL ROOF, IRON MOUNTAIN GREY
16	STANDING SEAM METAL ROOF, METAL SHAKES GREY



DP 01.15 Appendix BBB



DP 01.15 Appendix CCC



DP 01.15 Appendix DDD



DP 01.15 Appendix EEE

eta

1110 West 22nd Street
Vancouver, BC V6L 2K1
Tel: 604.681.1111
Fax: 604.681.1112
www.eta.ca

Lynn Valley
Mixed Use Development
1175 - 1271 Lynn Valley Road S, 22nd E, 22nd Street
North Vancouver, BC

Off-Site Landscape:
Site Plan

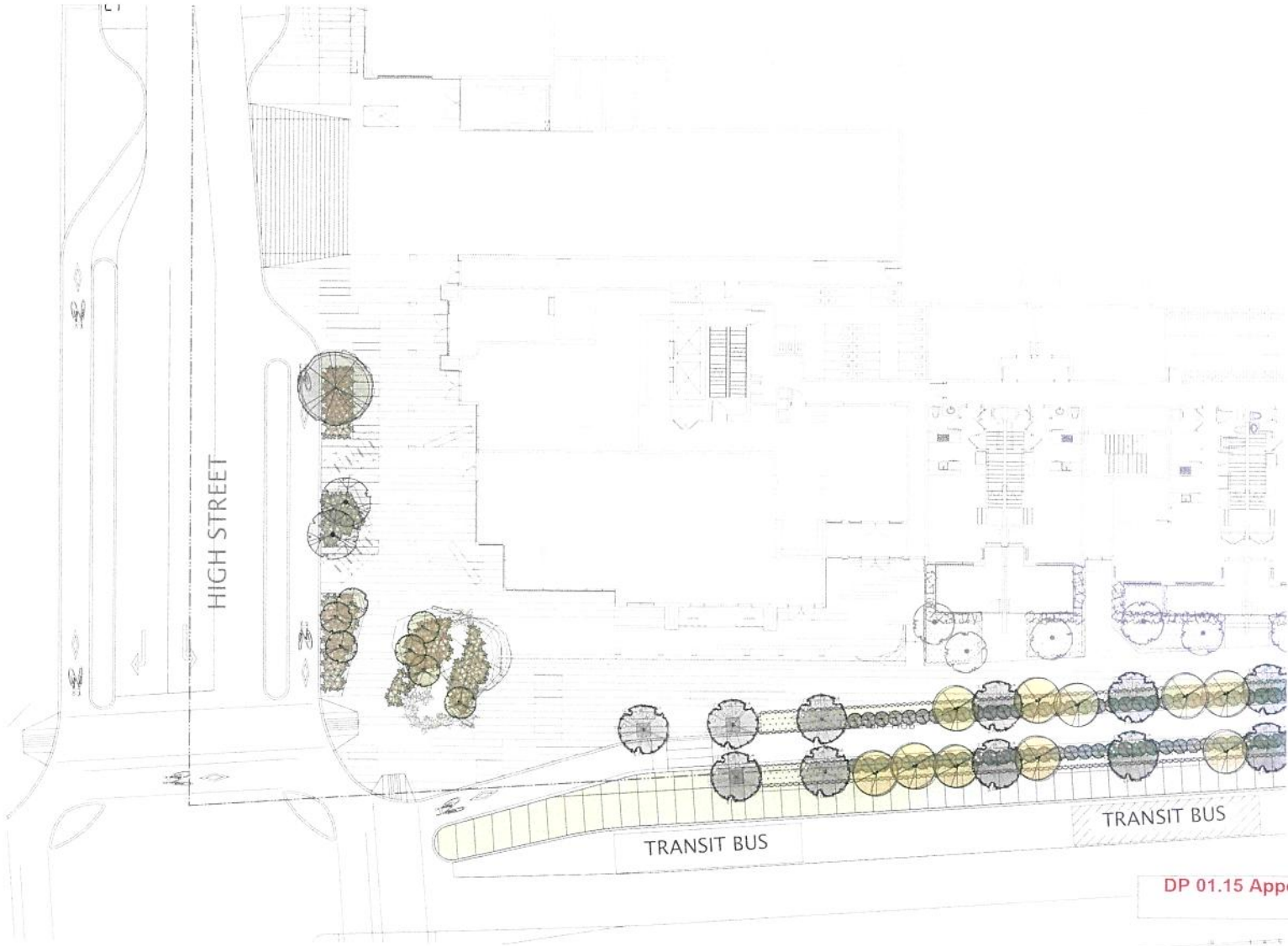
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DP 01.15 Appendix FFF



<p>eta LANDSCAPE ARCHITECTURE</p> <p>1. 1000 WEST 100th 2. 1000 WEST 100th 3. 1000 WEST 100th 4. 1000 WEST 100th 5. 1000 WEST 100th 6. 1000 WEST 100th 7. 1000 WEST 100th 8. 1000 WEST 100th 9. 1000 WEST 100th 10. 1000 WEST 100th</p>		<p>Lynn Valley Mixed Use Development 1225 - 1275 Lynn Valley Road & 12th & 22nd Street North Vancouver, BC</p> <p>Off-Site Landscape Detail Plan - Area A</p>		<p>U1.1</p>
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DP 01.15 Appendix GGG

eta landscape architecture

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Lynn Valley Mixed Use Development
1000 000 1000, 1000 000 1000, 1000 000 1000
North Vancouver, BC

Off-Site Landscape: Detail Plan - Area B

DP 01.15 Appendix GGG

1000 000 1000, 1000 000 1000, 1000 000 1000



DP 01.15 Appendix HHH

<p>etia</p> <p>1000 West 1st Ave. Suite 200 Vancouver, BC V6C 1A5 Tel: 604.681.1111 www.etia.ca</p>		<p>Lynn Valley Mixed Use Development 1175 - 1211 Lynn Valley Road & 1200 - 1215 Street North Vancouver, BC</p> <p>Off-Site Landscape: Detail Plan - Area C</p>		<p>Project No: 1111-11</p> <p>Scale: 1:100</p> <p>Sheet: 11.3</p>											
<p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revisions Notes</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11-11-11</td> <td>Issued for the DP</td> </tr> <tr> <td>2</td> <td>11-11-11</td> <td>Issue for C to be submitted</td> </tr> <tr> <td>3</td> <td>11-11-11</td> <td>Issued for Development Review</td> </tr> </tbody> </table>	No.	Date	Revisions Notes	1	11-11-11	Issued for the DP	2	11-11-11	Issue for C to be submitted	3	11-11-11	Issued for Development Review	<p>This design is not to be used or reproduced without the consent of the landscape architect.</p>		
No.	Date	Revisions Notes													
1	11-11-11	Issued for the DP													
2	11-11-11	Issue for C to be submitted													
3	11-11-11	Issued for Development Review													

PROPOSED SUB-DIVISION LINE



DP 01.15 Appendix III

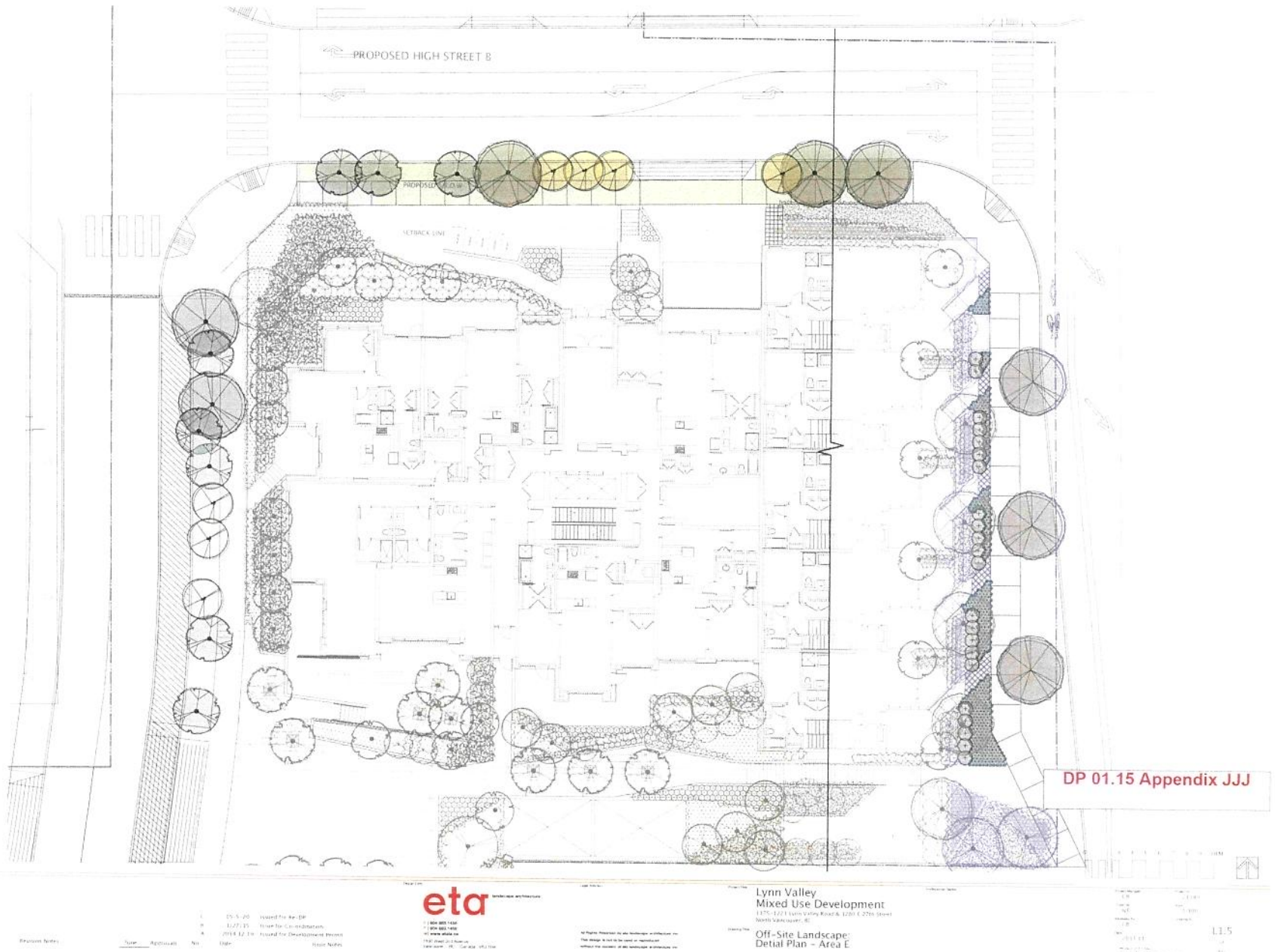
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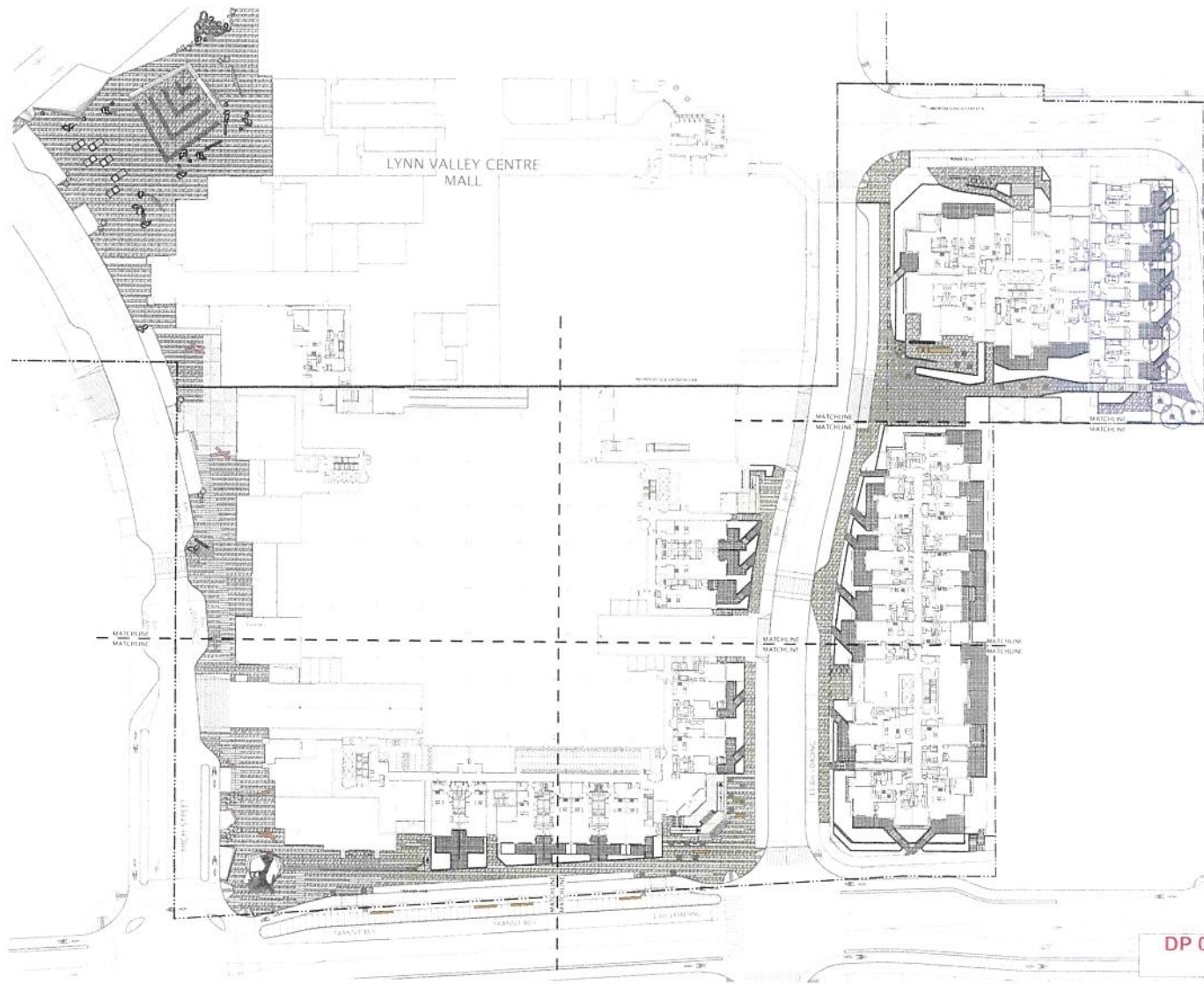
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Lynn Valley
Mixed Use Development
1271-1273 Lynn Valley Road & 32nd E, 27th Street
North Vancouver, BC

Off-Site Landscape:
Detail Plan - Area D

L1.4





DP 01.15 Appendix LLL

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1004 885 T628
 1004 885 T628
 1004 885 T628

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**Lynn Valley
Mixed Use Development**
 1004 885 T628
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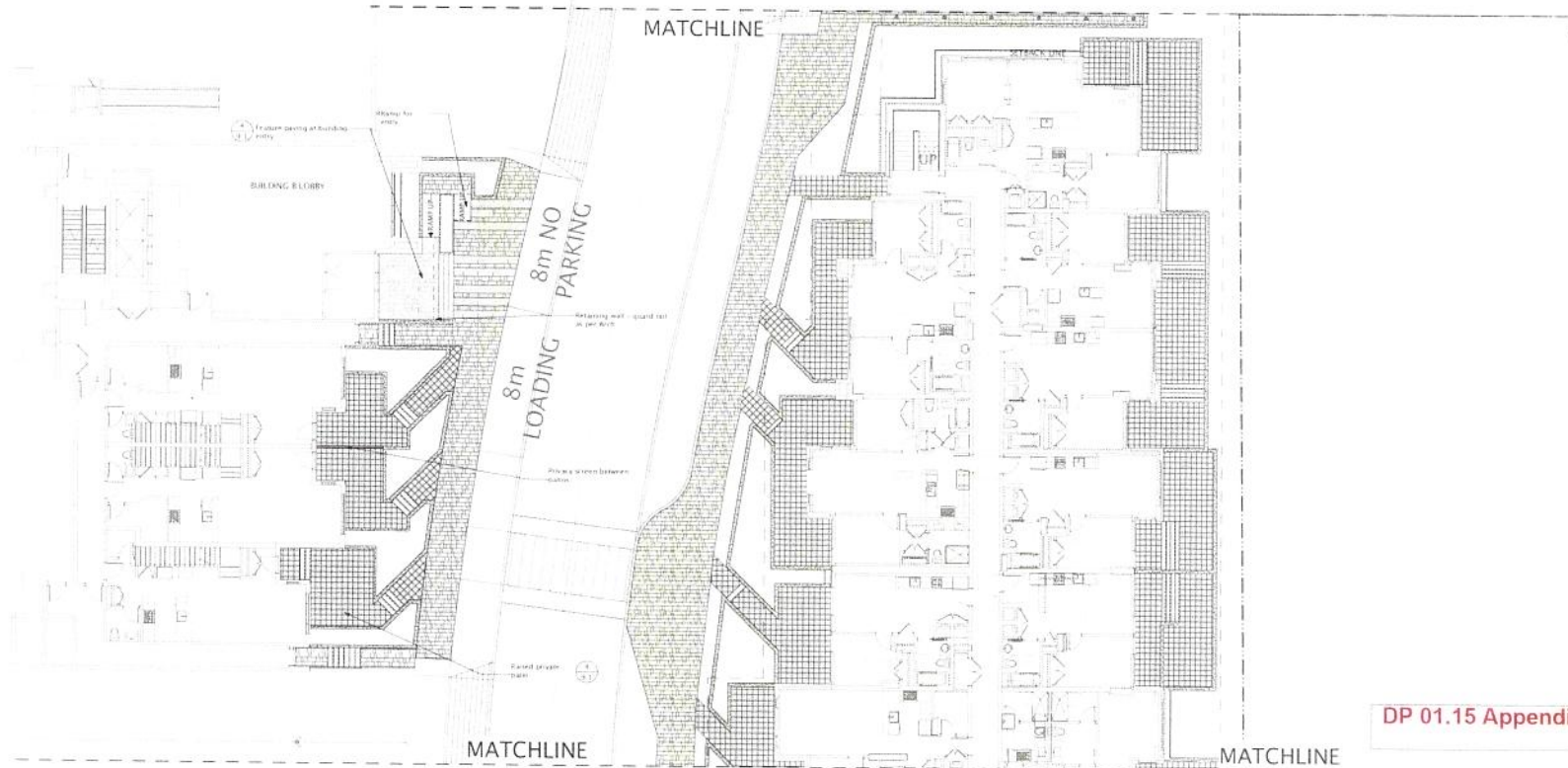
**Landscape Layout Ground:
Site Plan**

L3.0

1004 885 T628
1004 885 T628
1004 885 T628

No.	Date	Revised For	By	Check	Notes
1	15.5.18	Issued for L3.0			
2	15.5.18	Issued for L3.0			
3	2018.12.19	Issued for Development Permit			

PROPOSED SUB-DIVISION LINE



DP 01.15 Appendix PPP



eta environmental and technical architects

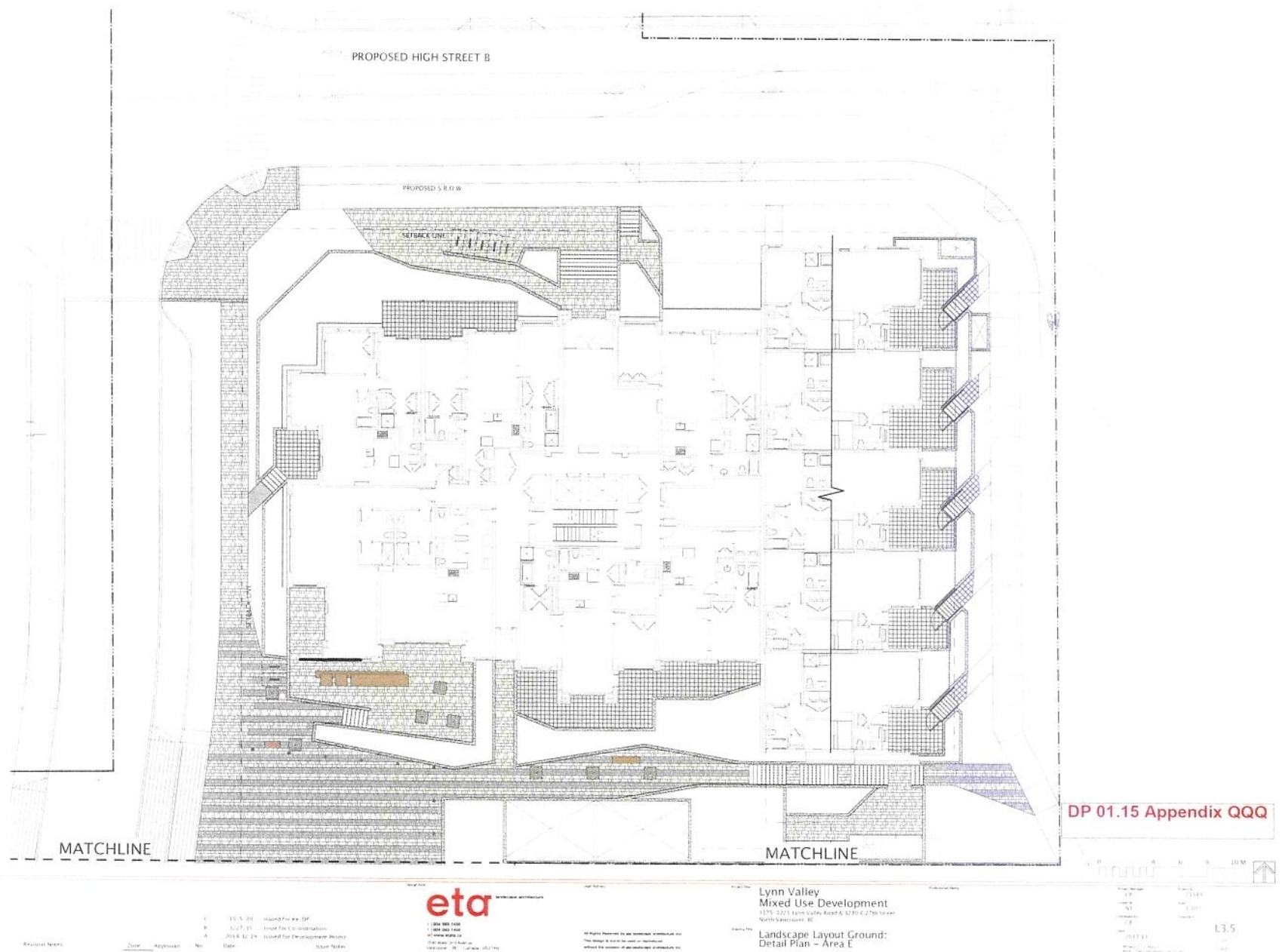
1100 10th Street
 Suite 100
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**Lynn Valley
 Mixed Use Development**
 1100 10th Street & 12th Street
 North Vancouver, BC

**Landscape Layout Ground:
 Detail Plan - Plan D**

Project No.	1100 10th Street
Client	1100 10th Street
Scale	1:100
Date	2011.11
Sheet No.	L3.4
Total Sheets	10





DP 01.15 Appendix RRR

eta environmental architecture

1-800-885-7446
1-408-885-7446
4150 Lakeside Blvd.
Oakland, CA 94612
www.eta-arch.com

Lynn Valley Mixed Use Development
1775 - 1825 Lynn Valley Road & Suite E, 22nd Street
North Vancouver, BC

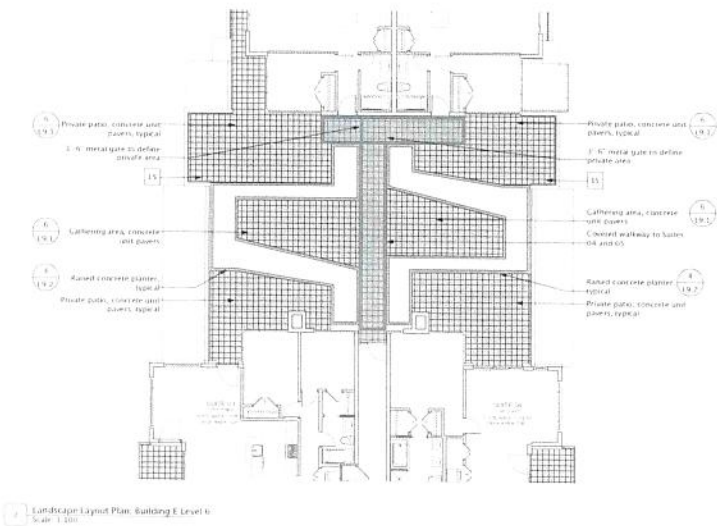
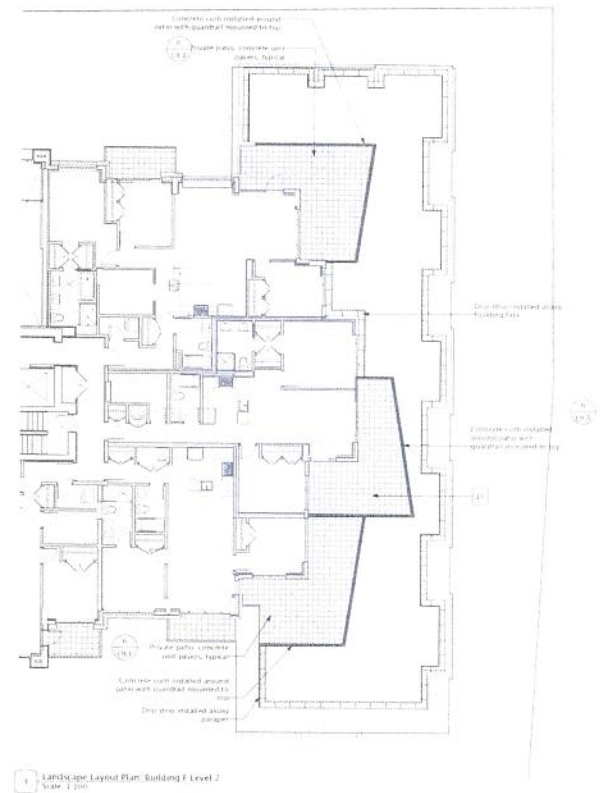
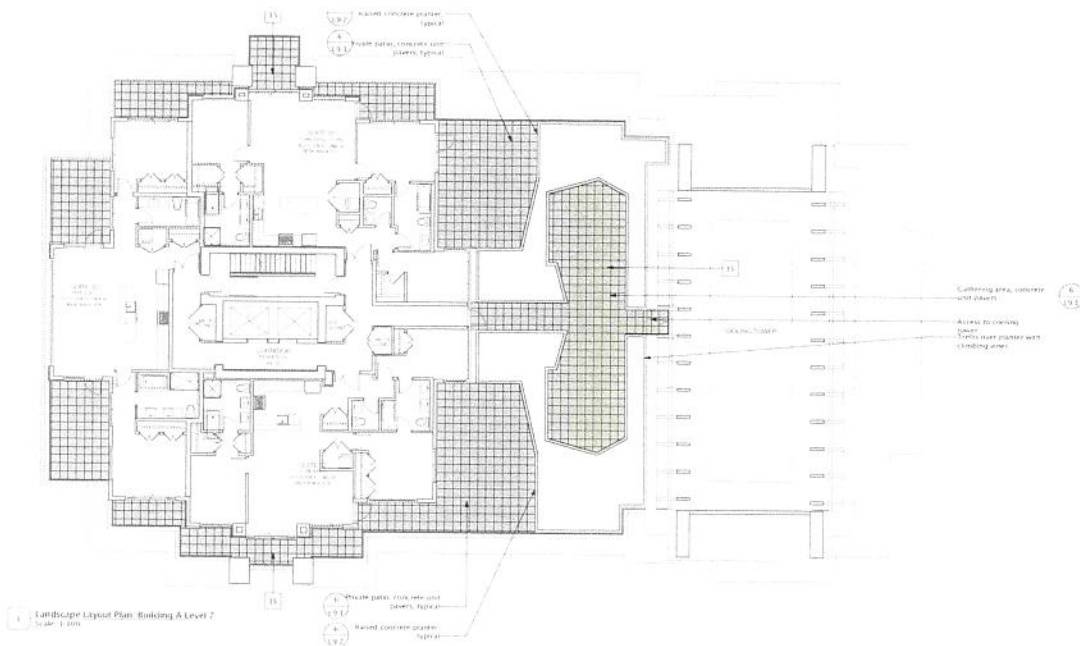
Landscape Layout Podium Site Plan

L3.6

DATE: 2014.11.11
BY: [Signature]
CHECKED BY: [Signature]

No.	Date	Revision Notes	By	Appr.
C	11-11-14	Issued for R.R.R.		
B	10-27-14	Issue for Construction		
A	2014.12.29	Issued for Development Permit		

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DP 01.15 Appendix VVV



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1 800 565 1450
416 565 1450
1141 Street, Suite 100
Toronto, ON, Canada M5T 1A1

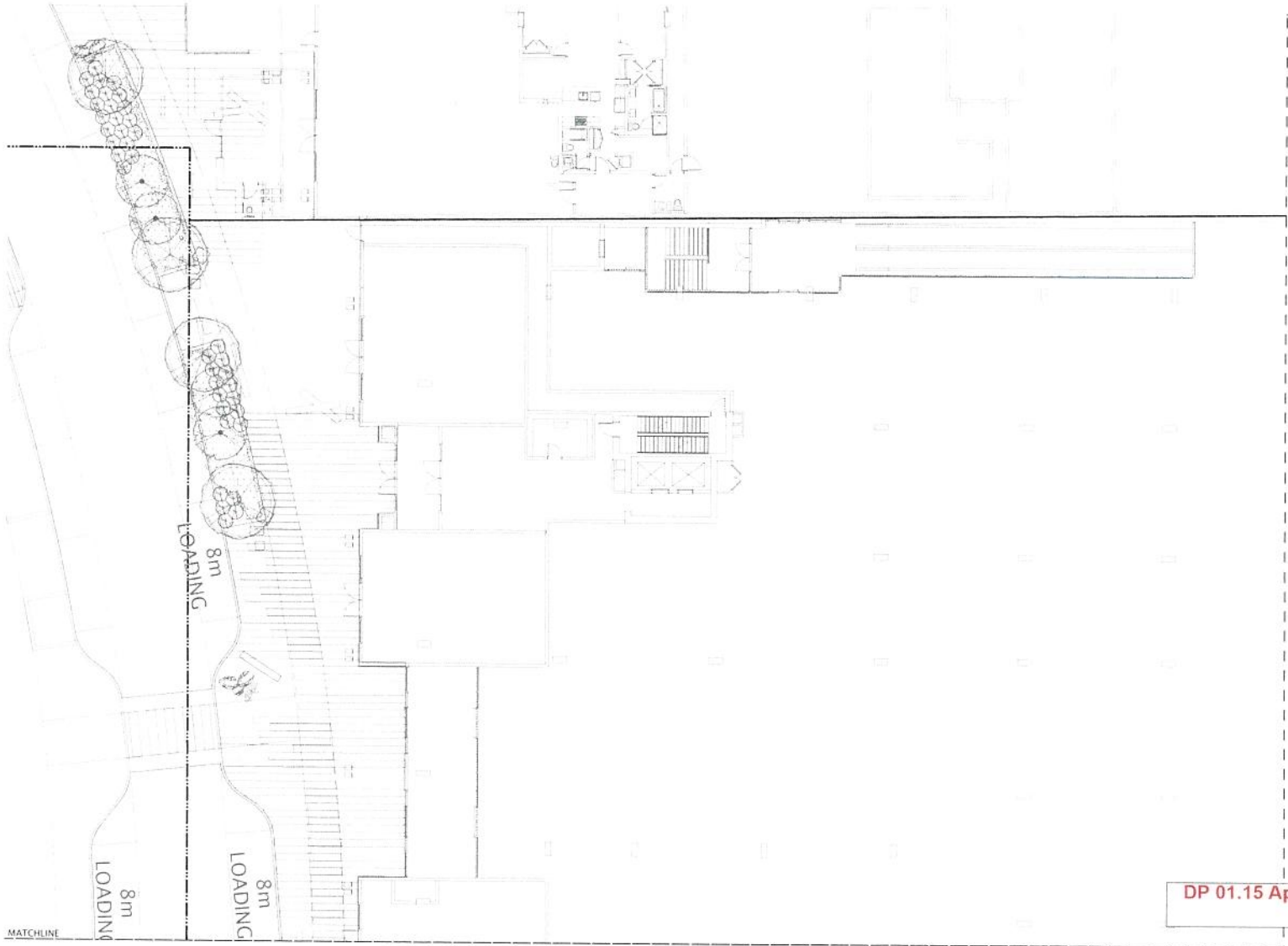
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**Lynn Valley
Mixed Use Development**
1371, 1323 Lynn Valley Road S, 1350 F 27th Street
North Vancouver, BC

**Landscape Layout:
Building A Level 7, Building E Level 6, Building F Level 2**

No.	Date	Revisions/Notes	Author	Approver	No.	Date	Revisions/Notes
1	15.1.2015	Issued for RFP					
2	15.1.2015	Revised for RFP					
3	15.1.2015	Revised for Development Review					





DP 01.15 Appendix XXX



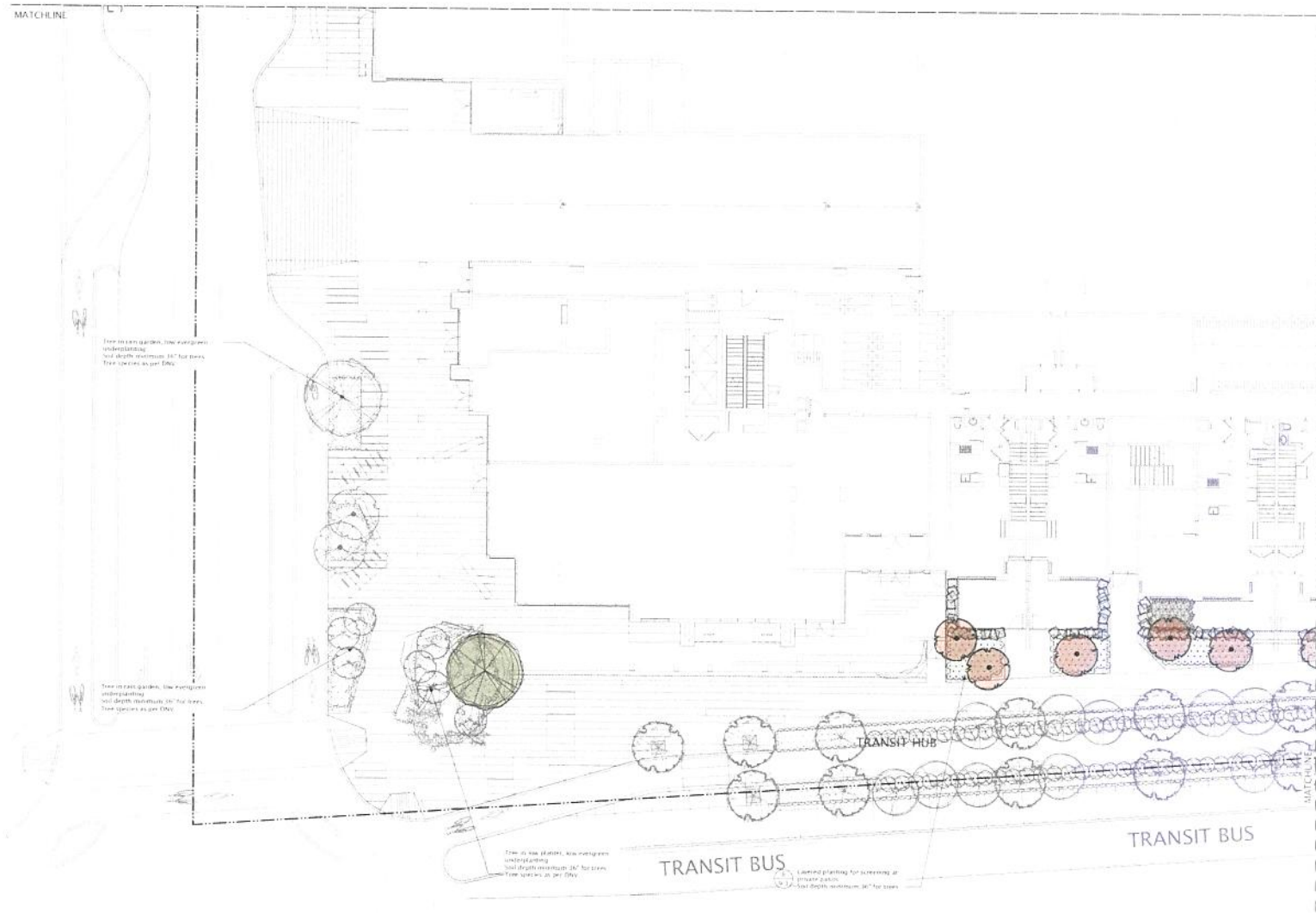
No.	Date	Revision Notes	Zone	Approval	No.	Date	Issue Notes
C	15-3-20	Issued for Re-DP					
B	11/27/15	Issue for Co-ordination					
A	2016-12-19	Issued for Development Review					

eta landscape architecture
 1100 West 2nd Avenue
 Vancouver, BC V6C 1A4
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**Lynn Valley
 Mixed Use Development**
 1271-1271 Lynn Valley Road & 12th E 27th Street
 North Vancouver, BC
 Project No. 2011-11
 Drawing No. L6.1
 Date: 2016-12-19
 Scale: 1:100

Project No. 2011-11
 Drawing No. L6.1
 Date: 2016-12-19
 Scale: 1:100



DP 01.15 Appendix YYY

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Lynn Valley
Mixed Use Development
1125, 1225 Lynn Valley Road & 1280, 1270 Street
North Vancouver, BC
Landscape Planting Ground:
Detail Plan - Area B





PROPOSED SUB-DIVISION LINE



DP 01.15 Appendix AAAAA



eta

**Lynn Valley
Mixed Use Development**
1275-1281 Lynn Valley Road R. E. 30 & 27th Street
North Vancouver, BC

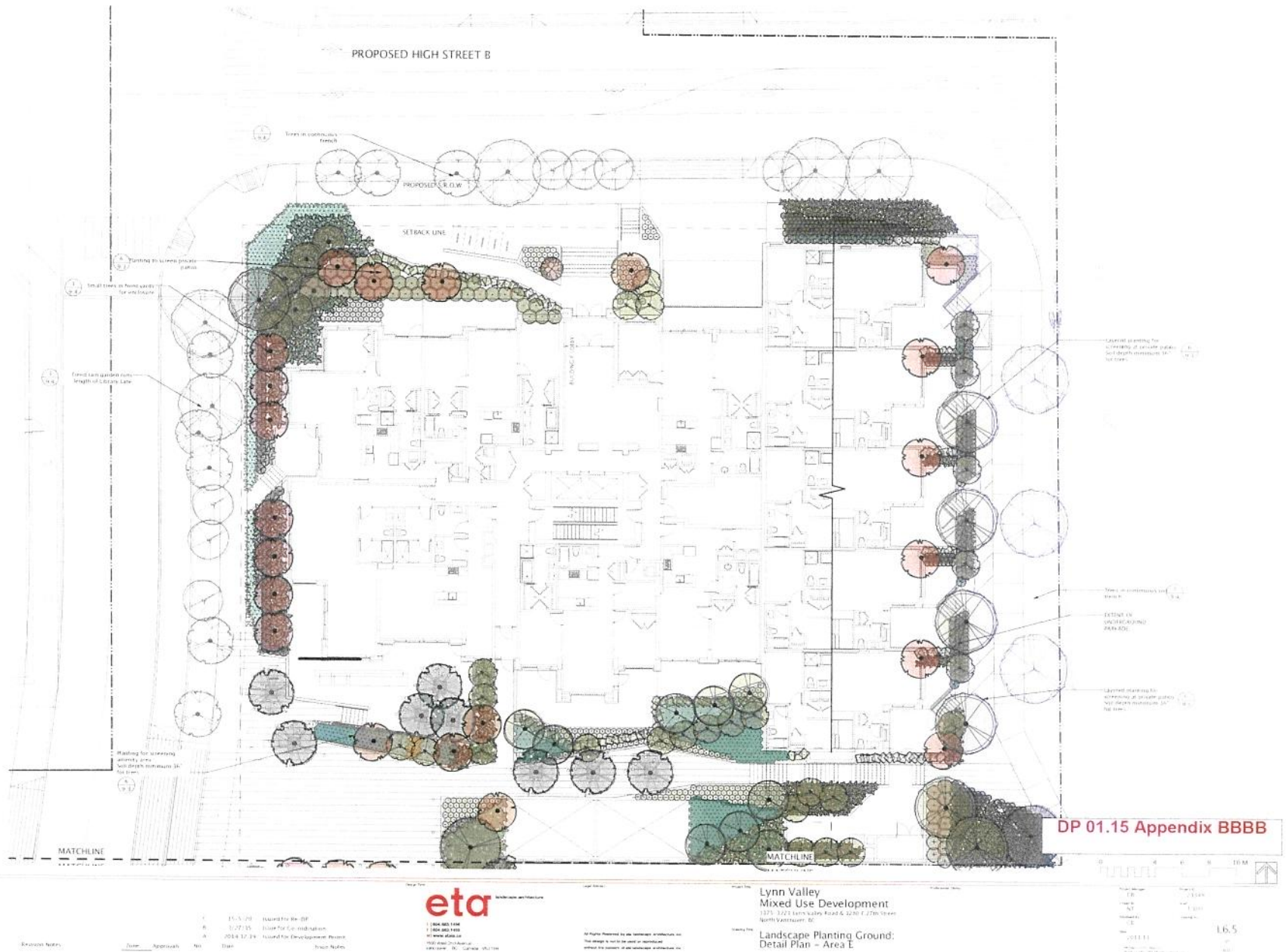
**Landscape Planting Ground:
Detail Plan - Area D**

1	15.10.20	Issued for Rev. DP
2	12.27.21	Issued for Rev. DP
3	2014.12.19	Issued for Development Review

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Project No.	DP 01.15
Client	Lynn Valley
Design	Landscape Architecture
Scale	1:100
Date	2021.12.15
Drawn by	DP 01.15
Checked by	DP 01.15

L6.4





DP 01.15 Appendix CCCC

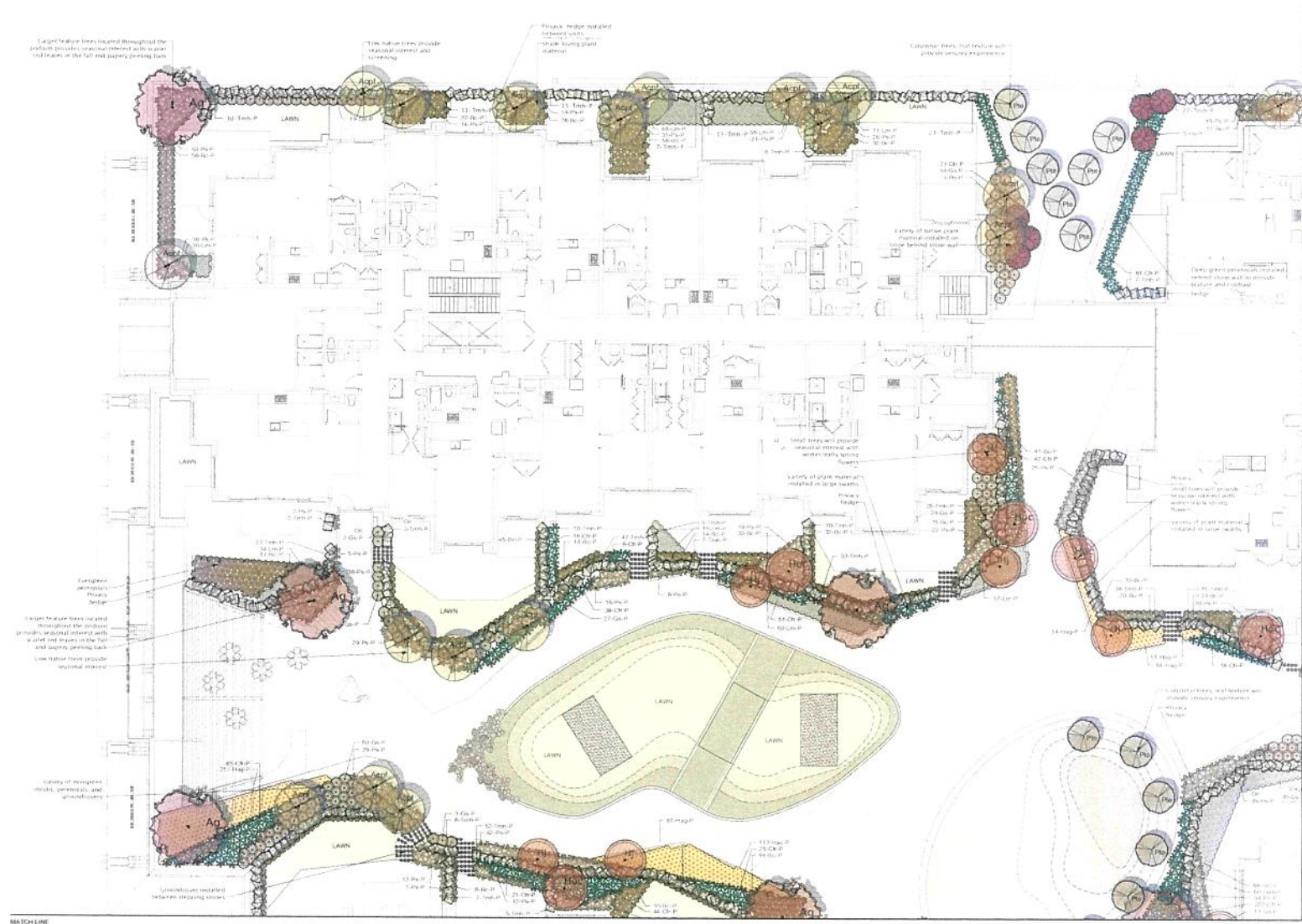


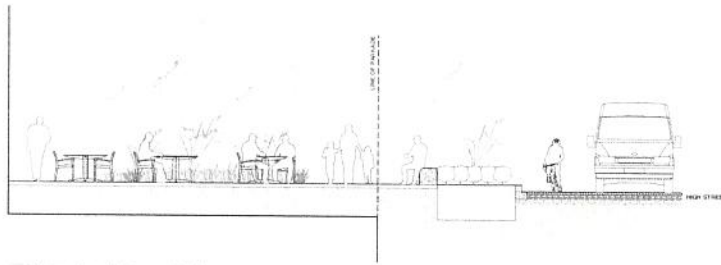
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Lynn Valley
Mixed Use Development
1515 Lynn Valley Road & 1515 Lynn Valley Road
North Vancouver, BC

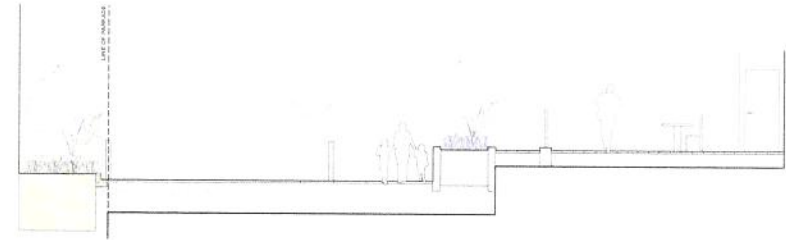
Landscape Planting Podium:
Site Plan

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3	15.12.2014	Issued for the EIR					
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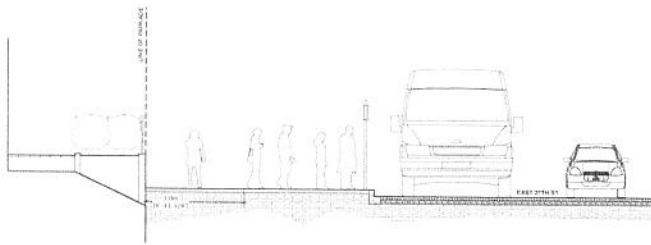




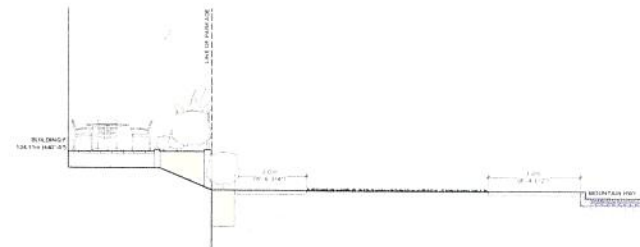
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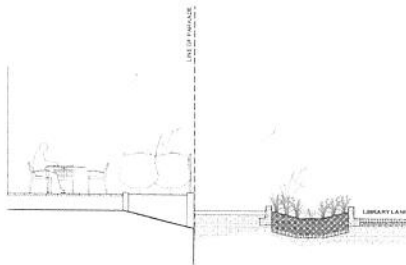
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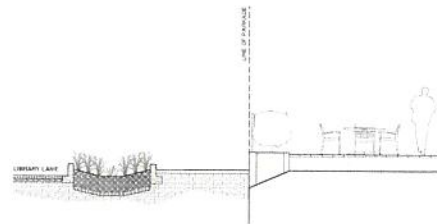
3 Section: Transit Stop at E. 27th
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4 Section: Building F Townhouses to Mountain Hwy
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5 Section: West side of Library Lane
Scale: 1/8"



6 Section: East side of Library Lane
Scale: 1/8"

DP 01.15 Appendix IIII

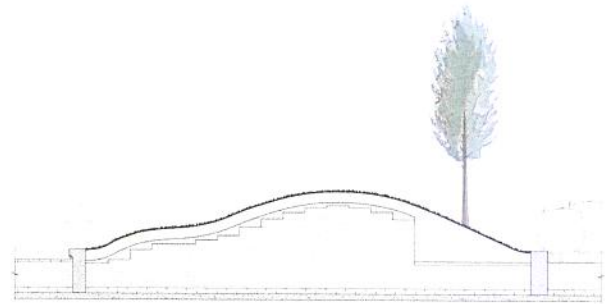
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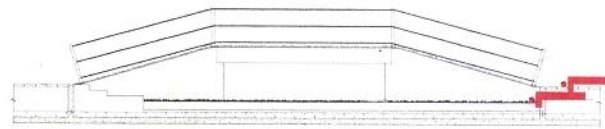
**Lynn Valley
Mixed Use Development**
1175 1221 Lynn Valley Road & 1230 E. 27th Street
North Vancouver, BC

Landscape Sections

U.S.1



J Section: Lawn Mound on Podium
Scale: 1:10



K Section/Elevation: Lawn at Clear Story
Scale: 1:10



L Section: Lawn over Clear Story
Scale: 1:10



M Section: Stone Wall on Podium
Scale: 1:10

DP 01.15 Appendix JJJJ

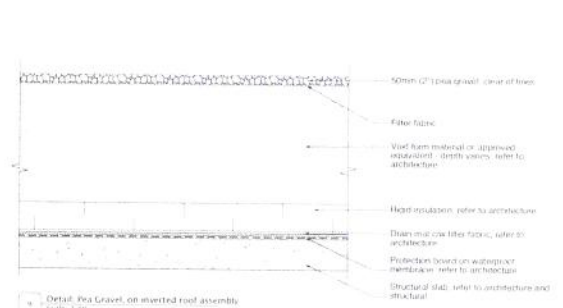
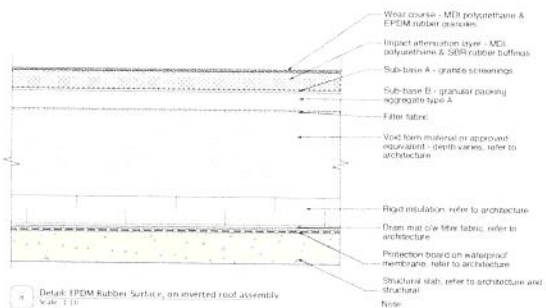
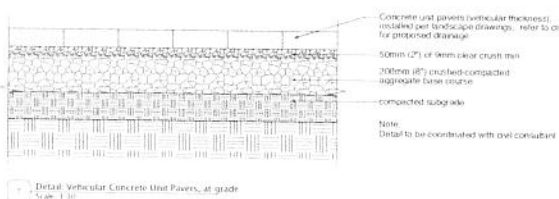
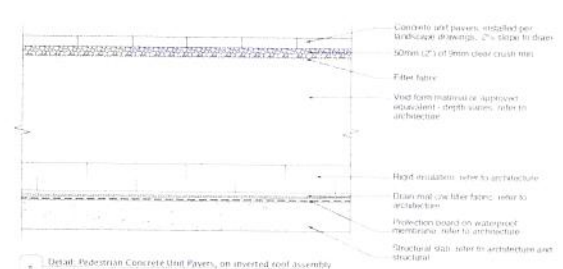
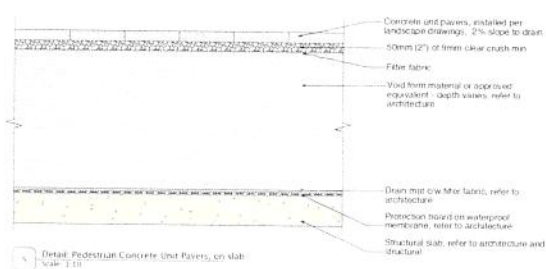
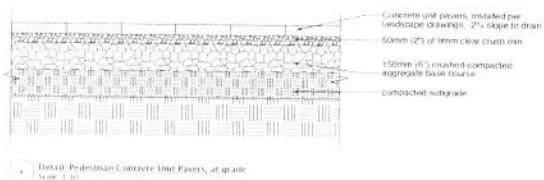
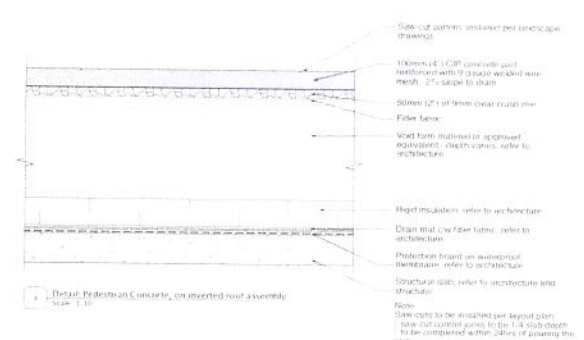
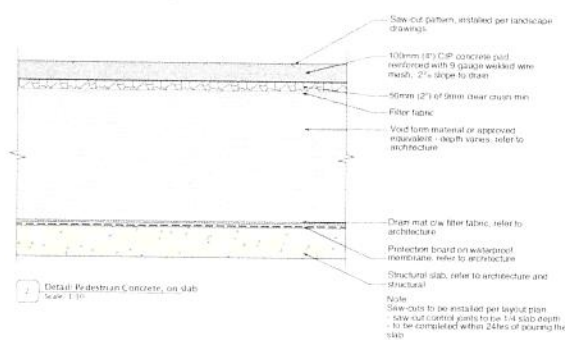
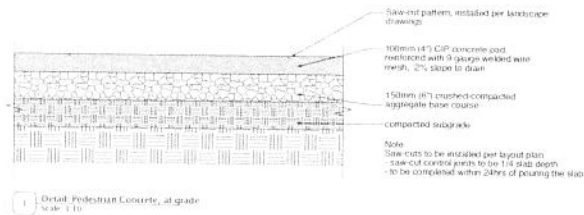
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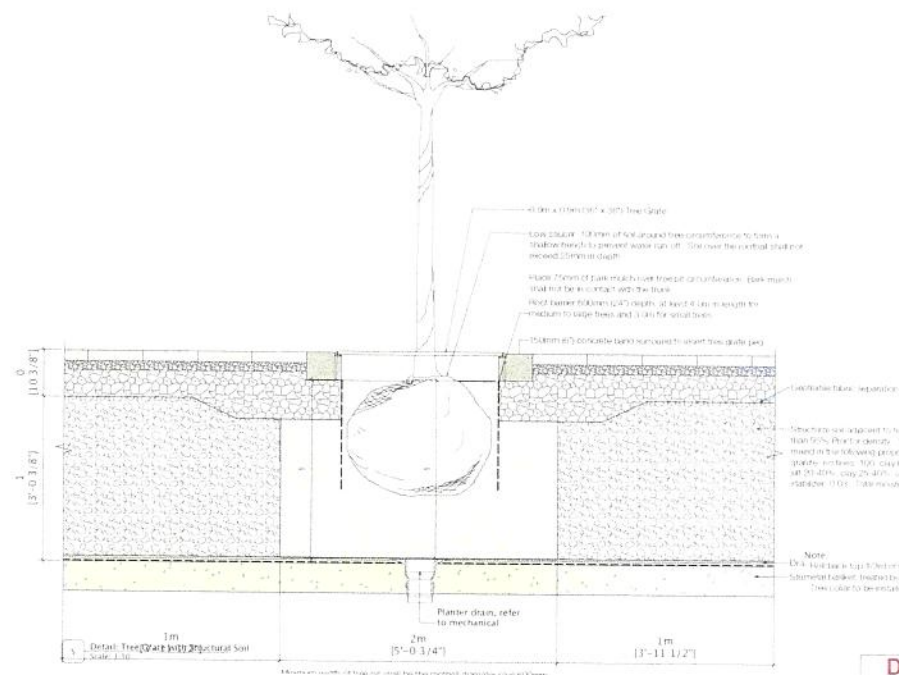
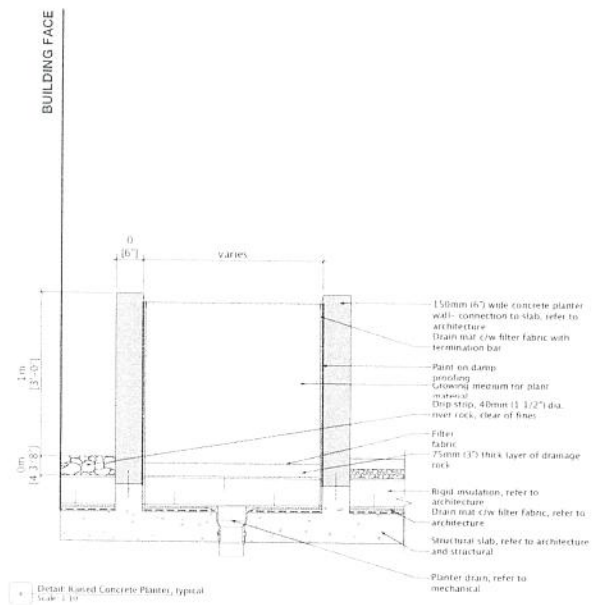
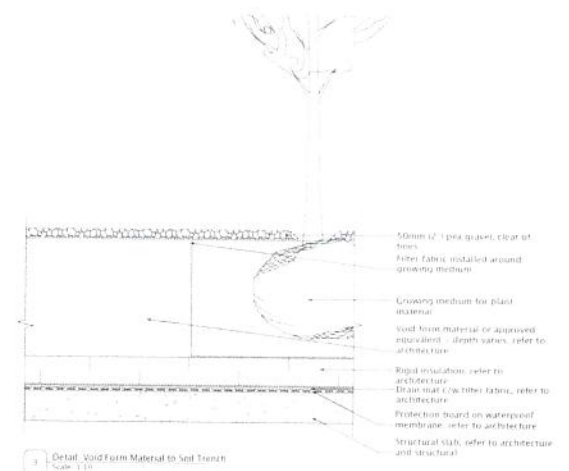
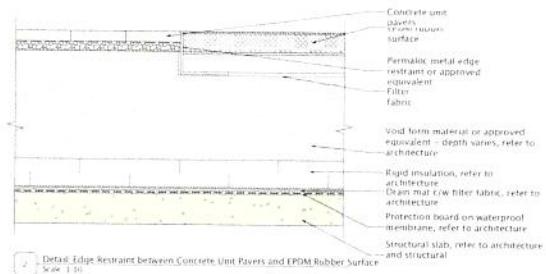
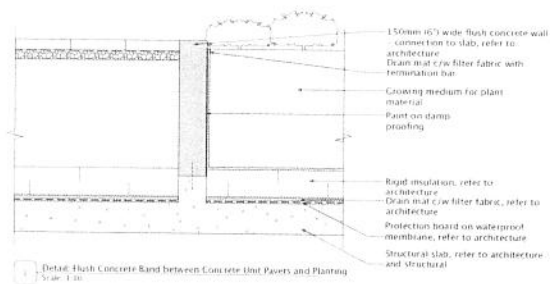
Lynn Valley
Mixed Use Development
1175-1225 Lynn Valley Road & Lynn's 22nd Street
North Vancouver, BC

Landscape Sections

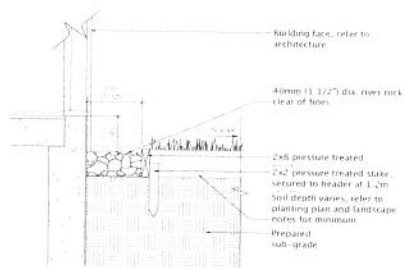
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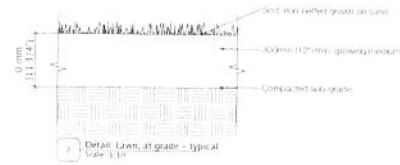
DP 01.15 Appendix KKKK



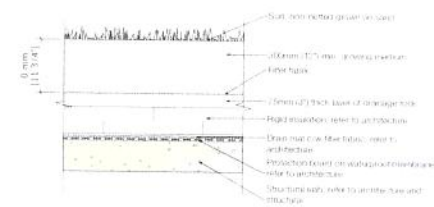
DP 01.15 Appendix LLLL



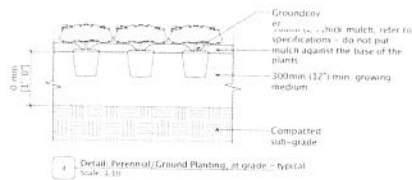
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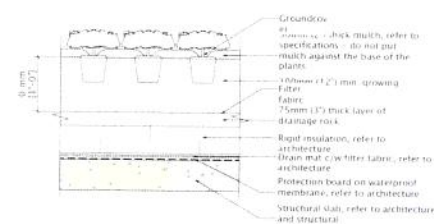
2 Detail: Lawn, at grade - typical
Scale: 1:10



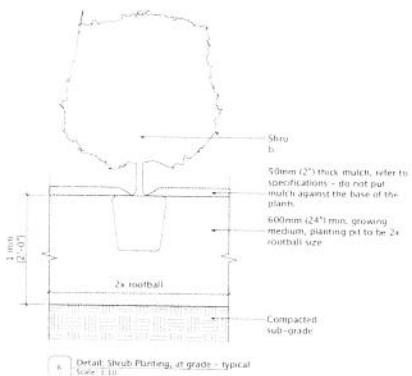
3 Detail: Lawn, on inverted roof assembly - typical
Scale: 1:10



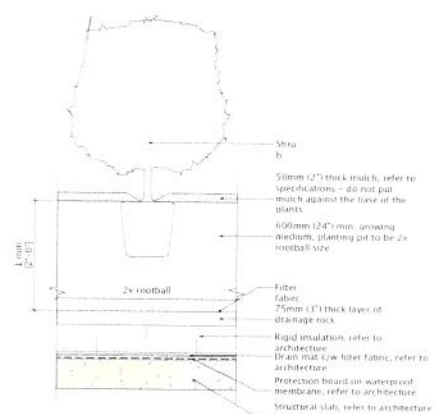
4 Detail: Perennial/Ground Planting, at grade - typical
Scale: 1:10



5 Detail: Perennial/Ground Planting, on inverted roof assembly - typical
Scale: 1:10

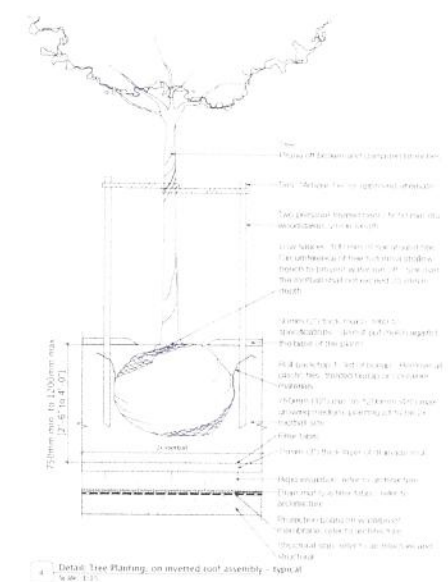
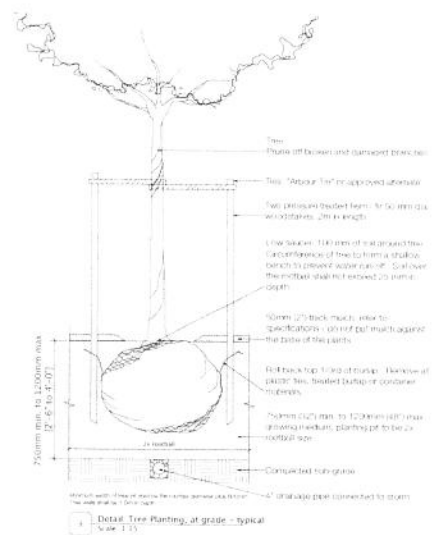
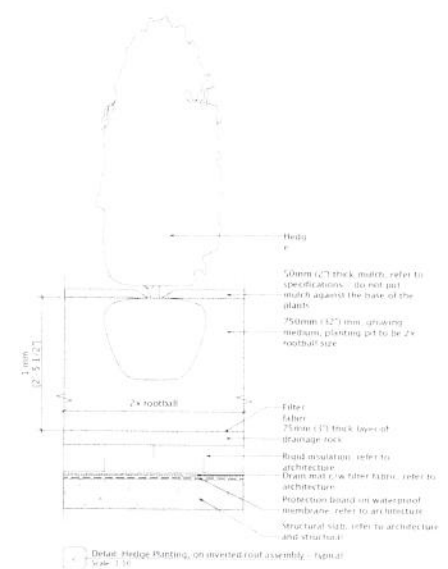
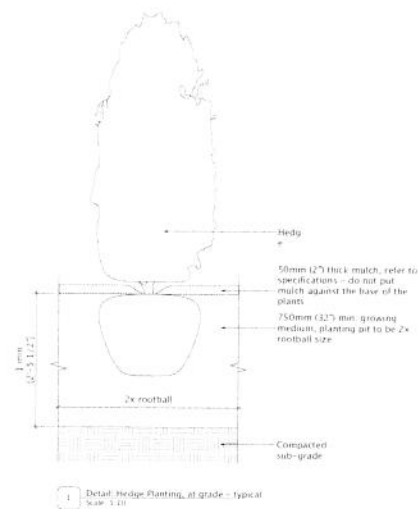


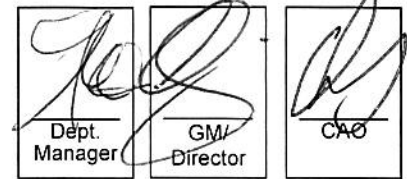
6 Detail: Shrub Planting, at grade - typical
Scale: 1:10



7 Detail: Shrub Planting, on inverted roof assembly - typical
Scale: 1:10

DP 01.15 Appendix MMMM





The District of North Vancouver REPORT TO COUNCIL

June 2, 2015
File: 11.5245.01/000.000

AUTHOR: Steven T. Ono, P.Eng., Manager, Engineering Services/Deputy GM

SUBJECT: Bylaw 8133 to amend Street and Traffic Bylaw 7125, and Bylaw 8134 to amend Fees and Charges Bylaw 6481.

RECOMMENDATION:

1. That bylaw 8133, a bylaw to amend the District of North Vancouver Street and Traffic bylaw 7125, 2004 be given 1st, 2nd, and 3rd readings..
2. That bylaw 8134, a bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992 be given 1st, 2nd, and 3rd readings.

REASON FOR REPORT:

The recommended bylaw amendments are needed to align the provisions of the Street and Traffic Bylaw and the Fees and Charges Bylaw with the District's goals for managing the use of the public right of way effectively. The amendments clarify that the fee for occupying the road allowance applies broadly to construction activities in the road allowance, and not just due to construction activity associated with adjacent development.

SUMMARY:

This report recommends bylaw amendments to strengthen the District's ability to manage the use of public right-of-ways by revising language that implies the fee for Activities on Road Allowance are limited only to Activity caused by adjacent development..

As the amount of development and infrastructure renewal increases across the District, the potential for traffic disruptions as a result of works associated with construction also increases. The District uses Highway Use Permits to regulate the use of the road allowance for a variety of activities related to construction. The recommended amendments to the bylaws will align them with the District's objectives to manage the use of the right of way effectively.

BACKGROUND:

Since the adoption of the Official Community Plan in 2011, there has been an increase in the number of multi-family and mixed-use developments in the District. In addition to increased

development activity, there are several major infrastructure projects underway and coming to the District that are expected to have impacts on the travelling public. In July of 2014, Council initiated the Construction Traffic Management Program to minimize the effects of construction on traffic flow as the District undergoes this period of renewal. The recommendations presented in this report supports the District's ability to manage the use of the public right-of-way effectively by clarifying that the fee for Activities on Road Allowance apply more broadly than just Activity related to adjacent development.

EXISTING POLICY:

Section 704.3 of Street and Traffic Bylaw 7125, 2004 currently implies Highway Use Permits are only applicable to "construction of works by District crews or private contractors relating to private utilities". The proposed revision broadens Section 704.3 to apply to all construction work relating to public or private utilities as follows:

- (a) Deleting section 704.3 and replacing with the following new section 704.3:

"704.3 construction of works relating to public or private utilities; and"

Schedule F to the Fees and Charges Bylaw 6481, 1992 currently implies the Highway Use Permit fee is only for activities on road allowance due to adjacent development. The proposed amendment clarifies that this fee is more broadly applicable as follows:

- (a) inserting the words "and construction work relating to public or private utilities" immediately after the words "Activities on Road Allowance due to adjacent Development"; and,
- (b) inserting the words "any other" immediately before the words "Construction on Road Allowances".

ANALYSIS:

Amendment of the Street and Traffic Bylaw and the Fees and Charges Bylaw as recommended will align the fee for Activities on Road Allowance with the District's intent to broadly manage disruptive construction activity on road allowance beyond only construction activity related to adjacent development.

Concurrence:

The proposed amendments were drafted in consultation with the legal team in Administrative Services.

Financial Impacts:

In addition to improving management of construction activity in road allowance, these bylaw amendments may capture some additional revenue for disruptive activity on road allowance

SUBJECT: Bylaw 8133 to amend Street and Traffic Bylaw 7125, and Bylaw 8134 to amend Fees and Charges Bylaw 6481.

June 2, 2015

Page 3

that is caused by public and private utility construction that is not related to adjacent development.

Liability/Risk:

By bringing the bylaws in line with the District's objectives, the amendment will reduce the risks associated with managing the use of the District's right-of-ways.

Conclusion:

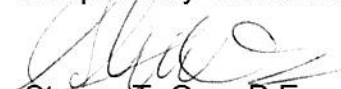
Approval of these bylaw amendments will provide staff with better tools to manage the traffic impacts of construction activities.

Options:

Option 1: That the proposed bylaw amendments are approved by Council

Option 2: Continue to apply existing penalties and road allowance occupancy fee with limited success in achieving compliance.

Respectfully submitted,



Steven T. Ono, P.Eng.

Manager, Engineering Services/Deputy GM

Attachments:

- Bylaw 8133, a bylaw to amend the District of North Vancouver Street and Traffic bylaw 7125, 2004
- Bylaw 8134, a bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992

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: _____

The Corporation of the District of North Vancouver

Bylaw 8133

A bylaw to amend the District of North Vancouver Street and Traffic Bylaw 7125, 2004

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 Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8133, 2015 (Amendment 14)".

2. Amendments

2.1 The Street and Traffic Bylaw 7125, 2004 is amended by:

(a) Deleting section 704.3 and replacing with the following new section 704.3:

"704.3 construction of works relating to public or private utilities; and"

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 8134

A bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992

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 Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8134, 2015 (Amendment 46)".

2. Amendments

2.1 Schedule F to the Fees and Charges Bylaw 6481, 1992 is amended by:

- (a) inserting the words "and construction work relating to public or private utilities" immediately after the words "Activities on Road Allowance due to adjacent Development"; and,
- (b) inserting the words "any other" immediately before the words "Construction on Road Allowances".

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk


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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.9


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 3, 2015
File: 13.6480.30/002.005.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: **Bylaw 8119: Subdivision and Development Bylaw, Lynn Valley Town Centre**
Bylaw 8129: Development Servicing Bylaw

RECOMMENDATION:

THAT "District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000, Repeal Bylaw 8119, 2015" is ADOPTED.

THAT "Development Servicing Bylaw 7388, 2005, Amendment Bylaw 8129, 2015 (Amendment 7)" is ADOPTED.

REASON FOR REPORT:

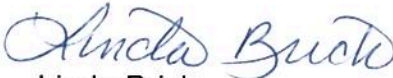
Bylaws 8119 and 8129 received First, Second and Third Readings on June 1, 2015.

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:

- District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000, Repeal Bylaw 8119, 2015
- Development Servicing Bylaw 7388, 2005, Amendment Bylaw 8129, 2015 (Amendment 7)
- Staff Report – dated May 20, 2015 (minus attachments)

SUBJECT: Bylaw 8119: Subdivision and Development Bylaw, Lynn Valley Town Centre

Bylaw 8129: Development Servicing Bylaw

June 3, 2015

Page 2

REVIEWED WITH:		
<input checked="" type="checkbox"/> Sustainable Community Dev. <i>MS</i>	<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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____		

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 June 1, 2015

READ a second time June 1, 2015

READ a third time June 1, 2015

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8129

A bylaw to amend Development Servicing Bylaw 7388, 2005

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 June 1, 2015

READ a second time June 1, 2015

READ a third time June 1, 2015

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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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: _____

ADS
Fur
Dept.
Manager

b.
GM/
Director

AK
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

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 13th and 27th 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 27th 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 27th 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.

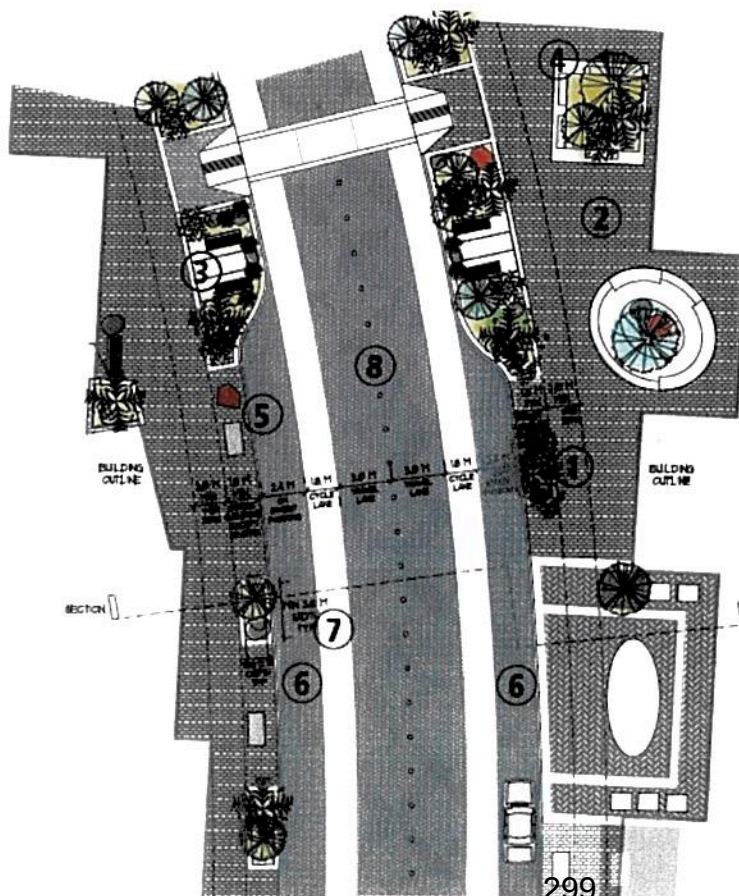
Refinements were made to the draft design guidelines based on public and stakeholder feedback and a second draft, (dated April 10, 2015), was presented to the Committee of the Whole on April 13th and 27th, 2015.

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

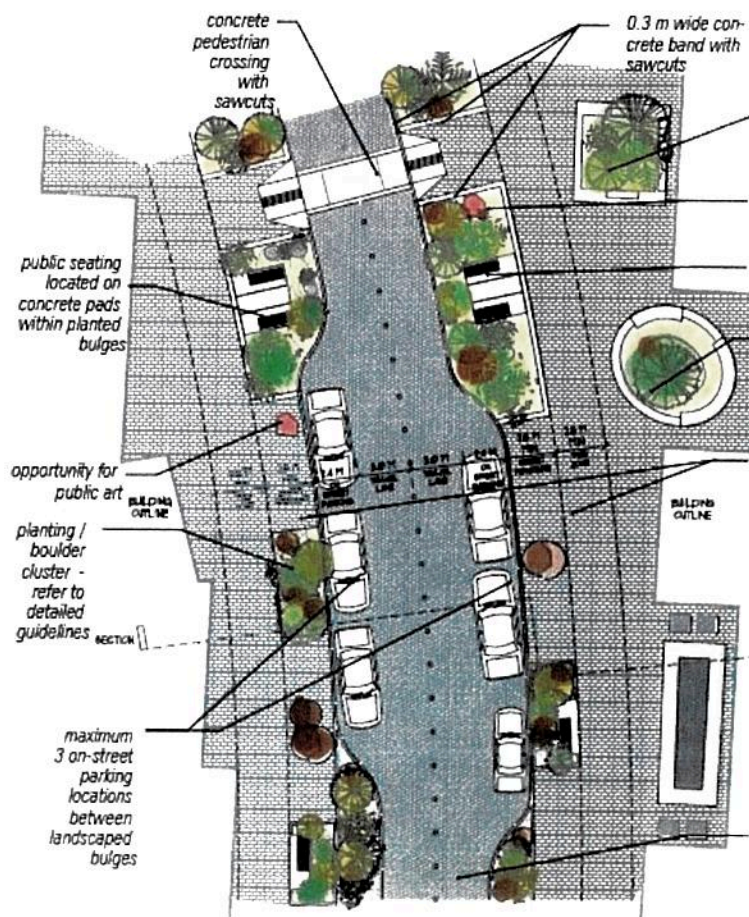
- Well delineated spaces for each travel mode
- Separate bike lanes running the length of the High Street
- Pedestrians encouraged to cross at defined pedestrian crosswalks
- Traditional curb design marks edge of vehicular and pedestrian realms
- Continuous parking pockets
- Clustered landscape islands

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 13th and 27th, 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 27th 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.



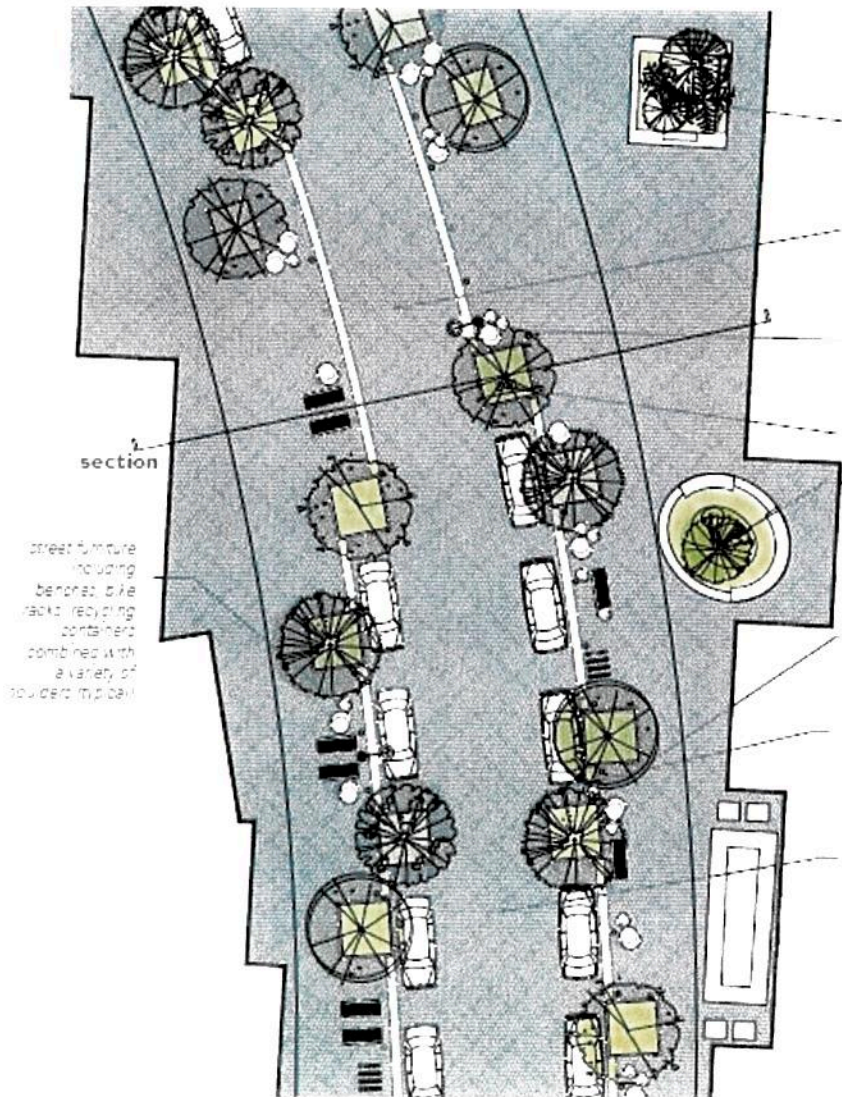
Key Design Elements – Draft Design Concept #2

- 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 27th)
- 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 13th led staff to seek further clarification from the Committee on April 27th to help inform the concept for the High Street. Feedback received at the April 27th 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 27th 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 13th and 27th, 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

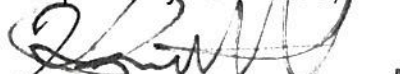
Give first, second and third reading to Bylaws 8119 and 8129

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

REVIEWED WITH:		
<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 _____	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: _____



Affordability Renewal
LEVELS OF SERVICE
Infrastructure Renewal Connectivity
Housing
BUILT ENVIRONMENT Public Realm
Climate Action Risk Management
Partnerships Framework Natural Hazards
TRANSPORTATION
Community Engagement Roadmap Livability
PACE OF DEVELOPMENT
Traffic Management Inter-Governmental Collaboration
Community Interest
Sustainability
MOBILITY
Land Use

Annual Report

2014

About the District of North Vancouver

With its naturally beautiful surroundings, high quality of life, and close proximity to downtown Vancouver, North Vancouver District is one of the world's most desirable places to live, work and play. Home to over 87,000 residents and 3,400 businesses, the District's unique characteristics provide residents, business owners and visitors alike the benefits of being part of a dynamic metropolitan region along with the appealing attributes of a smaller community.



Introduction

Welcome to the District of North Vancouver's 2014 Annual Report. While the format, statutory content and activity measures presented here are consistent with past years, the 2014 report is also a transitional one in a number of ways. We continue to use the Corporate Plan as the basis for reporting on past and future District objectives, however with Council now elected for a four-year term, the strategic planning horizon of the 2015-2018 Corporate Plan is likewise extended to four years. In this changing context, we anticipate performance measures will be reconsidered and likely to evolve over the next reporting period.

The 2014 Annual Report provides all of the elements of annual reporting as outlined in the Community Charter, which include: audited financial statements, permissive tax exemptions, progress reporting on previously stated objectives, a statement of objectives that will measure performance for the current and following year, and information on municipal services and operations. The Community Charter also requires reporting of any declarations of disqualifications of Councillors, if any had occurred, made in the previous year.

This year's Annual Report is being published just before we launch our brand new web site and so we are offering it in PDF format. Next year we plan to design the report for the digital realm first, to provide easy access via the most convenient channel for the majority of our citizens. This report is also available for review at District Hall and at all three District Public Library branches, through public access terminals and in print form.



Richard Walton

Message from the Mayor

The District of North Vancouver experienced a busy operational year in 2014. After many years of planning and community consultation, the District is entering a period of town centre revitalization and the start of significant capital projects.

As the District implements its Official Community Plan (OCP), detailed public realm design guidelines for Lower Capilano, Lynn Valley, and Lower Lynn are being finalized. Consciously



guiding the esthetic and architectural elements of public spaces will help ensure that the quality of community life that citizens expect is realized, as the planned-for change comes to these town centre areas.

The next decade will see increased investment in mobility and transportation in the District. The Lower Mainland is growing and much of the increase in traffic experienced on the North Shore is the result of people travelling through our community. Work has begun to replace the Keith Road Bridge with a wider, higher-capacity bridge that will help ease traffic congestion and enable the coming Highway 1

bridgehead interchange improvements recently announced with both senior levels of government. And construction of the new Philip Avenue Overpass will eliminate the need for a level crossing, reducing rail noise for the Norgate community and improving access for the dozens of trucks that visit the industrial waterfront each day. The District is continually sourcing funding through provincial and federal governments for transportation improvements and the District played a lead role in development of the Mayors' Council Ten-Year Plan for Transportation Improvements.

The District maintains an environment that attracts new business, encourages investment, creates new employment, and ensures long term economic vitality. Protecting light industrial areas such as the precinct west of Mountain Highway between Crown and Main and looking at flexible zoning options will allow these areas to attract a wider diversity of businesses and continue to be a vibrant part of the emerging neighbourhoods around them.

In order to realize OCP goals, long-term planning for systems is a top priority. Much of the District's infrastructure, as well as a great deal of the housing stock and community buildings, were originally constructed in the 25 year post-war period between 1950 and

1975. As a result many of our assets are reaching critical replacement age, and the costs can be onerous if not managed strategically. The District is a national leader in the area of asset management, and for the past 10 years an additional one per cent has been added to the property tax levy to ensure the funding is available to maintain and, where necessary, replace underground utilities, roads, sidewalks, street lighting, and public buildings. This work is being done in a timely, cost-effective manner.

Our residents take a great deal of pride in the natural habitat, and the trails and parks abundant throughout the District: these elements are such a distinct part of the District's identity. Managing these natural assets is key and the Parks and Open Space Strategic Plan includes the latest approaches to managing everything from small pocket parks to wide wilderness areas. The District has completed an environmental assessment of the trails on Fromme Mountain, which provides science-based benchmarking upon which to plan future maintenance and enhancement.

The District's efforts to manage natural hazard risks continues to be a priority, and we have recently completed a unique and ground-breaking study, in partnership with Natural Resources Canada and the University of British Columbia, to identify and quantify the earthquake risk to buildings and infrastructure across the municipality. Armed with this information residents, businesses and local government are now better able to plan, prepare and recover in the event of a major earthquake.

In addition to leadership in myriad technical areas, the District has recently begun to engage the public in new and exciting ways, both in person and online. In July 2015, the District will launch phase one of its brand new web site at dnv.org, taking a big step into the 21st century with a more customer-centric approach to how citizens can engage with the District and do business online.

I hope you will decide to connect with the District this year, whether through social media channels, the District's new web site, council meetings, community outreach events, or via email or letter. Public input is a cornerstone of the decision-making process at the District, and hearing from you directly is always appreciated.

Richard Walton
Mayor
District of North Vancouver

District of North Vancouver Council

(Elected November 2014)



(l to r): *Jim Hanson, Robin Hicks, Roger Bassam, Mayor Richard Walton, Lisa Muri, Doug MacKay-Dunn, Mathew Bond.*

David Stuart

Message from the Chief Administrative Officer

On behalf of the Executive Team, I am pleased to present our 2014 Annual Report.

The year saw a continuation of the exciting work all around our community, in projects big and small, from Deep Cove to Delbrook, and Capilano to Lower Lynn. Visible work began on the replacement of the old Keith Road Bridge with a new, higher-capacity bridge, and on the



new Community Recreation Centre in Delbrook that will be ready for the public to enjoy in 2016. New housing options and spaces for business are under construction in many District neighbourhoods to meet the needs of our vibrant and thriving community.

Our Financial Plan, and related strategies and policies, are proving to be the durable and stable fiscal foundation we need in order to undertake all our capital work with confidence, and to ensure the District's financial health and resilience through an extended period of change. We continue to manage debt strategically to acquire new assets, and our reserves are healthy. At the same time we continue to achieve sustainable service delivery by committing tax revenue to capital asset sustainment.

We are actively anticipating the needs of our growing community and continuing to refine our Community Amenity Contribution policy and procedures, as well as manage Development Cost Charges to ensure the community's needs are appropriately funded.

As in years past, seeking opportunities for collaboration and partnership remains an important strategy for achieving community goals. The Keith Road Bridge, Philip Avenue Overpass and the ongoing dialogue with senior governments regarding Highway 1/Second Narrows bridgehead area interchange improvements are all tangible examples of how we are benefitting from collaboration.

With the election of a new four-year Council in 2014, we find ourselves at a logical juncture to scrutinize the preliminary performance of the Official Community Plan (OCP) and related strategic plans. As we move through 2015, we will be paying particular attention to the

impacts of local and regional development on community livability, including transportation and mobility. We will also begin measuring and reporting on progress towards OCP and strategic goals to enable productive, ongoing dialogue with the community about achieving its vision. At the same time, we remain committed to providing excellent service and governance to the community. For example, we are continuing a systematic review of permitting and licensing processes and are developing new tools to manage information related to development and traffic and to more effectively engage with residents, businesses and other stakeholders on current issues.

The next few years promise to be marked by ongoing change and renewal in the District. With clear direction from a newly-elected Council, and the talent and dedication of District staff, I am confident and excited to face the challenges and rewards we will experience together.

David Stuart
Chief Administrative Officer

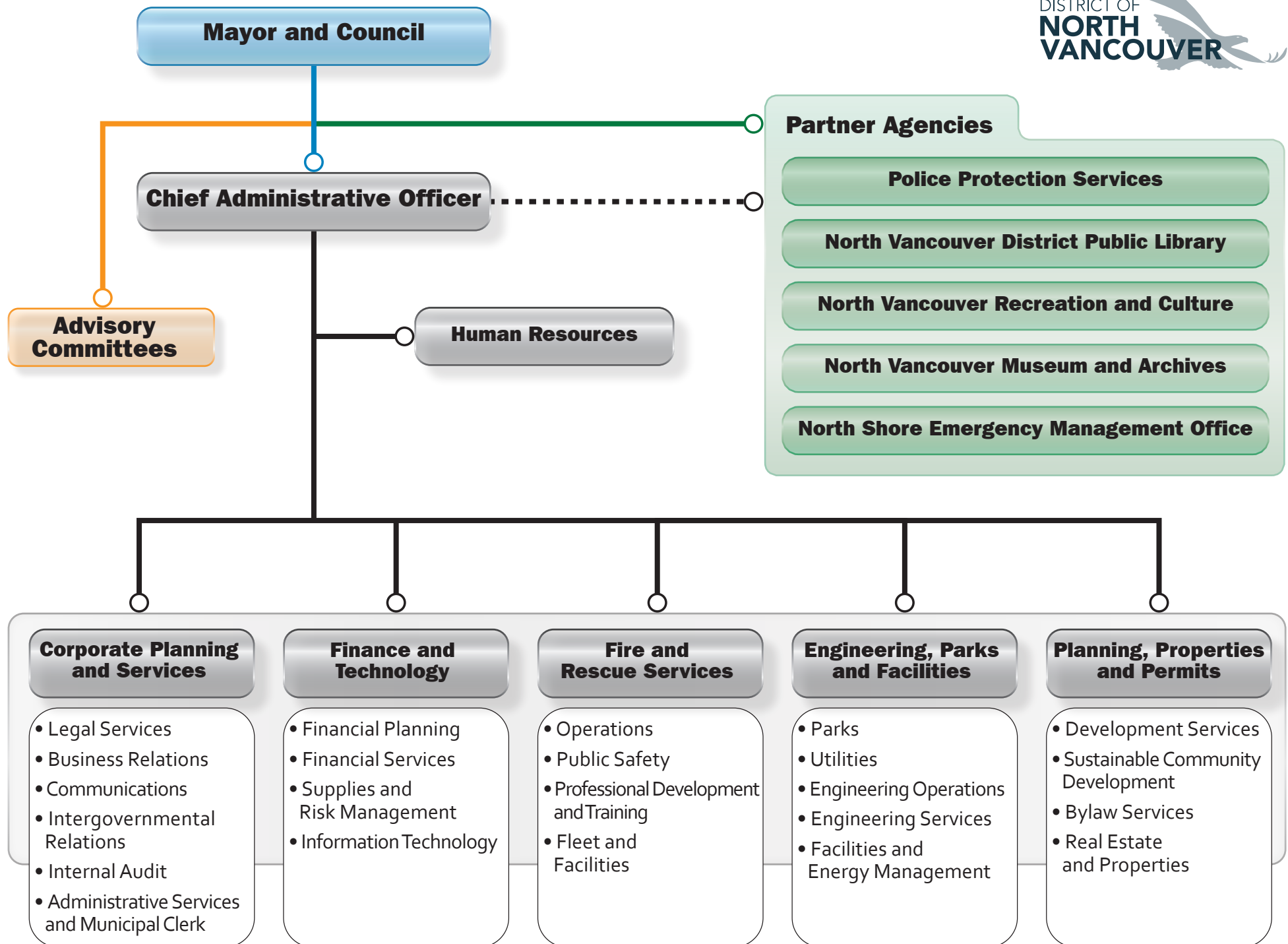
Executive Team



Back Row (l to r): Nancy Kirkpatrick, Director, North Vancouver Museum & Archives; Cindy Rogers, Manager, Human Resources; Heather Turner, Director, Recreation & Culture.

Centre Row (l to r): Brian Bydwell, General Manager, Planning, Properties & Permits; Dorit Mason, Director, North Shore Emergency Management; Jacqueline van Dyk, Director, Library Services; Gavin Joyce, General Manager, Engineering, Parks & Facilities.

Front Row (l to r): Chris Kennedy, Superintendent, RCMP; Charlene Grant, General Manager, Corporate Services; David Stuart, Chief Administrative Officer; Nicole Deveaux, General Manager, Finance & Technology and Chief Financial Officer; Victor Penman, Chief, Fire & Rescue Services.



Nicole Deveaux

Message from the Chief Financial Officer

*Mayor Richard Walton and Members of Council
District of North Vancouver*

Your Worship and Members of Council:

It is my pleasure to submit the Corporation of the District of North Vancouver's ("District") audited Consolidated Financial Statements (the "Financial Statements") for the year ended December 31, 2014.

The preparation and presentation of the Financial Statements and related information in the 2014 Annual Report is the responsibility of the Finance and Technology Division. These Financial Statements have been prepared in accordance with Canadian public sector standards. The Financial



Statements have been audited by KPMG LLP, Chartered Accountants who have expressed an unqualified audit opinion on the fairness of the financial information being presented.

The Financial Statements are prepared on an entity basis. The reporting entity is comprised of all organizations accountable to the District for the administration of their affairs and resources, and are owned or controlled from the District. These Financial Statements include the entire operations of the Municipality and the Municipal Public Library and a proportionate interest in a number of joint service agreements with other North Shore municipalities. The Municipality shares in the provision of services where it makes economic or operational sense. Services such as

recreation and culture, museum and archives, emergency preparedness, and recycling are not under the sole control of the District but have multiple accountability reporting lines and funding partners. The Financial Statements reflect the District's share of these arrangements.

The Notes to the Financial Statements are an integral part of the District's financial information and as such, I encourage you to read them thoroughly. The Notes describe the accounting policies followed by the District and provide additional disclosure of the more significant financial statement items, commitments and contingencies.

The District maintains a system of internal controls designed to provide reasonable assurance for the safeguarding of assets and the reliability of financial records. This system is routinely evaluated and revised to ensure effective controls are operating as intended. The monitoring and assessment

of the system of internal controls is a joint effort between the Chief Financial Officer, the Internal Auditor and the External Auditor within the scope of their engagement.

Financial Results

The Consolidated Statement of Financial Position shows net financial assets of \$94.9 million (an increase of \$9.4 million over 2013). This increase is primarily attributable to the growth of our investment portfolio which totals \$179.3 million, an increase of \$6.9 million since 2013. As revenues are collected in anticipation of capital work, the size of the investment portfolio varies with the timing of capital projects and can be influenced by strategic priorities, operational capacity and external constraints. Increases in accumulated surplus are also attributable to expenditure timing on capital projects and can be seen in the Committed Capital fund Note 10 c) of the Financial Statements.

The Consolidated Statement of Operations reports a surplus of \$40.2 million. This surplus is a matter of financial presentation. The District raises revenues based on the current replacement value on its existing assets while expenses reflect the depreciation of these assets at historical cost. It is this surplus that funds our sustainment and investment capital plans.

Revenues are lower than budgeted by \$3.3 million due to a lag in transfers from governments in connection with the construction of the Philip Avenue Overpass. We expect the remainder of the funds to be transferred in the current year. Actual expenses surpassed budget due for the most part to a depreciation charge of \$15.1 million which has no comparable in the budget. Without the depreciation charge, actual expenses for 2014 would have been under budget by \$7.1 million. Note 16 to the Financial Statements explains further the reconciling items between the budget and the actual operating results being reported.

Accumulated Surplus (Note 10)

Operating Fund

The Operating fund balance is comprised of general surplus and operating reserves which are discretionary appropriations of surplus for specific use. The amount to retain in reserves is determined based on risk analysis, historical claim patterns and existing uncertainty with respect to operating contingencies. The 2014 operating reserves have increased \$5.0 million from 2013 in response to increased risk provisions and the recognition of \$2.9 million of community amenity contributions.

Reserve Fund

The District uses three major reserves for the management of its infrastructures, facilities and land base. The “Land Opportunity”, the “New Capital and Innovation”, and the “Infrastructure Replacement” reserve funds are the mechanisms by which the District replaces and acquires new capital and land assets. The principles embodied in this framework are the preservation of the value of our land base, the prioritization of the replacement of existing assets and the careful consideration of any additions to our asset portfolio. Compared to last year, the total reserve fund has decreased by \$10.1 million to fund the construction a new recreation centre and purchase

vacant school lands. The total reserve balance of \$50.9 million is available for future investments in tangible capital assets.

Capital Fund

The balance in the Capital fund is driven by the level of asset acquisition and construction activity during the year. It represents allocated funding for capital spending at a point in time. Given the fact that the District is experiencing growth combined with an ambitious renewal cycle for its existing assets, the amount of capital funds committed is expected to rise over time.

Tangible Capital Assets (Note 9)

The historical value of the District's tangible capital assets which represents our investment in infrastructure and facilities over time is reported at \$800.7 million with accumulated depreciation of \$296.3 million for a net book value of \$504.4 million. Of that total investment in assets, \$20.4 million is financed by debt. Other funding sources include the tax levy, other levels of government and fees and charges. The District owns 96% of its tangible capital assets free of debt.

Investment Portfolio (Note 3)

Our investment portfolio (\$179.3 million – 2014, \$172.4 million – 2013) increased due to proceeds from debt issue, the earning of interest on invested funds and capital project timing.

The soft market conditions of the last few years continue to adversely impact the renewal of maturing long-term investments as these funds are re-invested at rates much lower than originally realized. Average yield on investments was 2.31% (2.41% in 2013). We are still experiencing economic uncertainty which pushes out anticipated growth in interest rates into future years. The District continues to budget lower interest rates for the short to mid-term horizon.

Current Developments

The following new Accounting Standards have been approved by PSAB:

- “Liability for Contaminated Sites PS 3260” will be effective for the fiscal year ending December 2015. This standard requires that Governments recognize a liability for contaminated sites when they are responsible for, or accept responsibility for, the contamination when the contamination exceeds environmental standards. The District has reviewed its site inventory and has concluded that no liabilities need to be recorded under this standard. KPMG will be auditing management's conclusion in the upcoming year.
- “Financial Instruments PS 3450” will be effective for the fiscal year ending December 2016. There is no impact on the District's investment portfolio. The standard supports the District's current accounting policies for investments.
- “Foreign Currency Translation PS2601” will be effective for the fiscal year ending December 2016. As the District occasionally enters into contracts with US corporations, the standard might be relevant. Finance staff is reviewing this standard to assess potential impacts.

In conclusion, I would like to acknowledge the members of the Finance and Audit Standing Committee of Council, all municipal staff and in particular the staff of the Finance and Technology

Division for their due diligence in governing and managing the financial affairs of the municipality. The Financial Statements are a useful tool in understanding the past performance of the municipality and assessing its challenges. It is our goal to make them accessible and informative to the reader.

Nicole Deveaux, B.A., B.B.A., C.A.

Chief Financial Officer and General Manager of Finance and Technology

Consolidated Financial Statements

The Consolidated Financial Statements are prepared on an entity basis. The reporting entity is comprised of all organizations accountable to the District for the administration of their affairs and resources, and are owned or controlled from the District. These financial statements include the entire operations of the Municipality, the Municipal Public Library and a proportionate interest in a number of joint service agreements with other North Shore municipalities. The Municipality shares in the provision of services where it makes economic or operational sense. Services such as recreation and culture, museum and archives, emergency preparedness, and recycling are not under the sole control of the District but have multiple accountability reporting lines and funding partners. These consolidated statements reflect the District's share of these arrangements.



**District of North Vancouver
Consolidated Financial Statements
December 31, 2014**

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INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors

We have audited the accompanying consolidated financial statements of the Corporation of the District of North Vancouver, which comprise the consolidated statement of financial position as at December 31, 2014, the consolidated statements of operations, consolidated changes in net financial assets and consolidated cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Corporation of the District of North Vancouver as at December 31, 2014, and its consolidated results of operations, its consolidated changes in its net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants


April 27, 2015

Burnaby, Canada

District of North Vancouver
Consolidated Statement of Financial Position
December 31

	2014	2013
Financial assets		
Cash	\$ 7,205,307	\$ 5,134,013
Taxes receivable	4,384,198	3,058,437
Accounts receivable	4,628,718	3,481,866
Due from governments (Note 2)	6,374,237	1,754,281
Investments (Note 3)	179,267,726	172,386,923
MFA debt reserve deposit	509,674	449,634
Inventories held for resale	120,986	111,866
	<u>202,490,846</u>	<u>186,377,020</u>
Financial liabilities		
Accounts payable and accrued liabilities	16,118,139	12,011,464
Due to governments (Note 4)	11,173,049	10,679,334
Restricted revenues (Note 5)	16,125,328	19,043,938
Deferred revenues (Note 6)	21,154,412	18,774,509
Long-term debt (Note 7)	20,377,710	20,878,818
Post-employment benefits (Note 8)	9,609,640	9,246,109
Deposits and other liabilities	12,998,509	10,235,434
	<u>107,556,787</u>	<u>100,869,606</u>
Net financial assets	94,934,059	85,507,414
Non-financial assets		
Prepaid expenses	1,071,757	1,185,178
Inventories held for consumption	978,887	990,427
Tangible capital assets (Note 9)	504,374,145	473,480,247
Other assets	230,945	236,640
	<u>506,655,734</u>	<u>475,892,492</u>
Accumulated surplus (Note 10)	<u>\$ 601,589,793</u>	<u>\$ 561,399,906</u>

Commitments and contingencies (Note 13)


 Nicole Deveau, BA, BBA, CA
 Chief Financial Officer

See accompanying notes to consolidated financial statements

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District of North Vancouver
Consolidated Statement of Operations
Year Ended December 31

	2014 Budget	2014	2013
	(Note 16)		
Revenues			
Taxation (Note 11)	\$ 86,786,699	\$ 88,353,663	\$ 84,633,279
Sales, fees, and user charges			
Water	23,526,257	23,871,865	22,739,187
Sewer	19,250,722	19,723,460	18,461,997
Solid waste	8,209,439	8,216,518	7,974,214
Parks, recreation and culture	12,716,764	11,922,127	11,981,369
Other	19,220,679	23,504,769	16,131,906
Transfer from governments	20,842,832	11,295,293	3,107,759
Investment income	3,681,975	4,020,338	3,717,895
Land sales and other	4,231,467	4,273,453	2,648,731
	<u>198,466,834</u>	<u>195,181,486</u>	<u>171,396,337</u>
Expenses (Note 12)			
General government	22,765,970	32,796,779	31,057,032
Protective services	39,594,215	38,729,227	38,016,687
Solid waste removal services	8,650,639	8,127,547	7,918,334
Social services	2,143,500	2,214,237	2,086,366
Development services	2,766,913	2,778,428	2,259,756
Transport and other services	6,342,760	7,065,918	6,861,801
Parks, recreation and cultural services	32,967,204	32,906,655	31,860,918
Water utility services	16,692,666	15,971,805	15,273,760
Sewer utility services	15,079,691	14,401,003	13,084,954
	<u>147,003,558</u>	<u>154,991,599</u>	<u>148,419,608</u>
Annual surplus	<u>\$ 51,463,276</u>	<u>40,189,887</u>	<u>22,976,729</u>
Accumulated surplus, beginning of year		<u>561,399,906</u>	<u>538,423,177</u>
Accumulated surplus, end of year		<u>\$ 601,589,793</u>	<u>\$ 561,399,906</u>

See accompanying notes to consolidated financial statements

District of North Vancouver
Consolidated Statement of Cash Flows
Year Ended December 31

	2014	2013
Operating transactions		
Annual surplus	\$ 40,189,887	\$ 22,976,729
Non-cash items:		
Depreciation	15,133,562	15,006,189
(Gain) loss on disposal of tangible capital assets	407,099	(1,501,659)
Amortization of other assets	69,073	73,510
Contributed tangible capital assets	(684,901)	(716,193)
Changes in non-cash assets and liabilities	88,143	9,078,179
Cash provided by operating transactions	55,202,863	44,916,755
Capital transactions		
Proceeds on sale of tangible capital assets	411,949	1,937,882
Cash used to acquire tangible capital assets	(46,161,607)	(23,733,746)
Cash applied to capital transactions	(45,749,658)	(21,795,864)
Investing transactions		
Proceeds from portfolio investments	249,619,197	269,260,040
Portfolio investments acquired	(256,500,000)	(289,492,249)
Cash applied to investing transactions	(6,880,803)	(20,232,209)
Financing transactions		
Capital lease obligations	-	(18,294)
Proceeds from debt	1,000,000	3,600,000
Debt repayment	(1,501,108)	(1,436,372)
Cash provided by (applied to) financing transactions	(501,108)	2,145,334
Increase in cash	2,071,294	5,034,016
Cash, beginning of year	5,134,013	99,997
Cash, end of year	\$ 7,205,307	\$ 5,134,013

See accompanying notes to consolidated financial statements

District of North Vancouver
Consolidated Statement of Changes in Net Financial Assets
Year Ended December 31

	2014 Budget	2014	2013
	(Note 16)		
Annual surplus	\$ 51,463,276	\$ 40,189,887	\$ 22,976,729
Contributed tangible capital assets (Note 9b)		(684,901)	(716,193)
Acquisition of tangible capital assets	(57,801,741)	(46,161,607)	(23,733,746)
Depreciation of tangible capital assets		15,133,562	15,006,189
Loss (Gain) on sale of tangible capital assets		407,099	(1,501,659)
Proceeds on sale of tangible capital assets	4,000,000	411,949	1,937,882
	<u>(53,801,741)</u>	<u>(30,893,898)</u>	<u>(9,007,527)</u>
Acquisition of other assets		(63,378)	(18,821)
Acquisition of inventories held for consumption		(978,887)	(990,427)
Acquisition of prepaid expenses		(1,071,757)	(1,185,178)
Amortization of other assets		69,073	73,510
Use of inventories held for consumption		990,427	888,399
Use of prepaid expenses		1,185,178	892,837
	<u>-</u>	<u>130,656</u>	<u>(339,680)</u>
Change in net financial assets	<u>\$ (2,338,465)</u>	9,426,645	13,629,522
Net financial assets, beginning of year		<u>85,507,414</u>	<u>71,877,892</u>
Net financial assets, end of year		<u>\$ 94,934,059</u>	<u>\$ 85,507,414</u>

See accompanying notes to consolidated financial statements

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies**a) Basis of presentation**

The consolidated financial statements of the District of North Vancouver (the District) are prepared by management in accordance with Canadian generally accepted accounting principles for local governments, as prescribed in the CPA Canada Public Sector Accounting Handbook.

b) Basis of consolidation

The consolidated financial statements reflect the assets, liabilities, revenues, expenses and changes in net financial assets and the financial position of the reporting entity.

The reporting entity is comprised of all organizations that are controlled by the District. The financial statements reflect the consolidation of the District's funds with the financial position and results of operations of the District of North Vancouver Municipal Public Library and the District's proportionate interest in the North Vancouver Recreation and Culture Commission, (formerly the North Vancouver Recreation Commission), North Vancouver Museum and Archives Commission, North and West Vancouver Emergency Management Office and North and West Vancouver Recycling Services. Inter-organizational transactions and proportionate balances have been eliminated.

c) Segment disclosures

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information. Consolidated statements report financial activities by major service. Segment disclosures provide information on the District's services delivered by external entities.

d) Revenue recognition

Revenue is recorded on the accrual basis and is recognized when it is earned. Unearned revenue is reported on the statement of financial position as either restricted revenues, deferred revenues or deposits and other liabilities. Property tax revenue is recognized on the accrual basis using the approved tax rates and the assessment related to each year.

e) Expense recognition

Expenses are recognized on an accrual basis by the receipt of goods and services or the creation of an obligation to pay.

f) Fund accounting

Funds within the consolidated financial statements consist of operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate fund balance. All interfund assets and liabilities and financial operations have been eliminated in the consolidated financial statements. The funds consist of the following:

i) Operating fund

These funds include the General, Water and Sewer Operating funds as well as the operating fund of the District of North Vancouver Municipal Public Library and the District's interest in the operating fund of the North Vancouver Recreation and Culture Commission, (formerly the North Vancouver Recreation Commission), North Vancouver Museum and Archives Commission, North and West Vancouver Emergency Management Office and North and West Vancouver Recycling Services. They are used to record the operating assets, liabilities, revenues and expenses of the District.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies, continued

ii) Reserve fund

Under the Community Charter of British Columbia, Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended only for the purpose for which the fund was established or as is otherwise permitted by the Community Charter.

iii) Capital fund

These funds include the General, Water and Sewer Capital funds as well as the Capital fund of the District of North Vancouver Municipal Public Library. They are used to record the acquisition and construction costs of tangible capital assets and any related debt outstanding.

g) Other taxing jurisdictions

The assets, liabilities, taxation, other revenues and expenses with respect to the operations of other taxing jurisdictions including the provincial school system and the Greater Vancouver Regional District are not reflected in these financial statements.

h) Investments

Investments are recorded at cost plus accrued interest receivable and net of amortized discounts or premiums.

i) Inventories held for resale

Inventories held for resale are valued at the lower of cost or net realizable value.

j) Restricted revenues

Revenues which are restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as restricted revenue. When qualifying expenses are incurred, restricted revenue is recognized as revenue at amounts equal to the qualifying expenses.

k) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations. They include prepaid expenses, inventories held for consumption, tangible capital assets and deferred expenses.

i) Inventories held for consumption

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost. Cost is determined on a weighted average basis.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies, continued**ii) Tangible capital assets**

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, is depreciated on a straight-line basis over their estimated useful lives as follows:

<u>Asset Category</u>	<u>Useful Lives (Years)</u>
Land improvements	5 - 100
Buildings and building improvements	15 - 40
Vehicles	3 - 25
Machinery and equipment	2 - 30
Water and waste water infrastructure	15 - 100
Road infrastructure	
- Base	75
- Surface	16 - 80
- Other infrastructure	12 - 100
Library Collection	2 - 10

a) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value at the date of receipt and also are recorded as revenue when received.

b) Natural resources

Natural resources that have not been purchased are not recognized as assets in the financial statements.

c) Works of art and historic assets

The District manages and controls various works of art and non-operational historical cultural assets including artifacts, paintings and sculptures located at District sites and public display areas. These assets are not recorded as tangible capital assets and are not depreciated.

d) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

iii) Other assets

Commissions, free rent and lease inducements are deferred and amortized over the first term of the lease agreement, which is typically five years. Any expenses related to a tenant that vacates prior to the end of their lease are written off immediately.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies, continued

l) Capitalization of interest

Interest is capitalized whenever external debt is issued to finance the construction of assets. When internal funds are utilized as an interim measure prior to issuing the authorized debt, interest is capitalized based on a weighted average cost of borrowing.

m) Use of accounting estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of post-employment benefits, allowance for doubtful accounts receivable, useful lives of tangible capital assets, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the financial statements in the year that the change in estimate is made, as well as in the year of settlement if the amount is different.

2. Due from governments

	2014	2013
Due from Federal Government	\$ 2,872,870	\$ 529,884
Due from Provincial Government	2,532,238	141,429
Due from Regional Governments	969,129	1,082,968
	<u>\$ 6,374,237</u>	<u>\$ 1,754,281</u>

3. Investments

	2014	2013
Investments consist of:		
(average rate of return 2.31% (2013 - 2.41%))		
Municipal Finance Authority	\$ 410,616	\$ 406,191
Business Investment Savings Account	14,957,837	12,195,873
Bank and Credit Union notes & deposits	163,899,273	159,784,859
	<u>\$ 179,267,726</u>	<u>\$ 172,386,923</u>

4. Due to governments

	2014	2013
Due to Federal Government	\$ 4,185,298	\$ 3,732,916
Due to Provincial Government	892,208	863,101
Due to Regional Governments	6,095,543	6,083,317
	<u>\$ 11,173,049</u>	<u>\$ 10,679,334</u>

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

5. Restricted revenues

Restricted revenues are comprised mainly of Development Cost Charges that are collected to pay for the general capital and utility expenses due to development. In accordance with the Community Charter, these funds are deposited into separate accounts. When the related expenses are incurred, the Development Cost Charges are recognized as revenue.

	2014	2013
Development cost charges		
Water	\$ 960,166	\$ 1,038,191
Sewer	337,886	44,167
Drainage	257,562	56,459
Roads	2,925,225	4,753,883
Parks	8,025,416	7,522,059
	<u>12,506,255</u>	<u>13,414,759</u>
Restricted donations and other	2,964,528	3,643,383
Community amenity contributions	398,676	1,735,704
Developer parkland reserve contributions	255,869	250,092
	<u>\$ 16,125,328</u>	<u>\$ 19,043,938</u>

6. Deferred revenues

	2014	2013
Prepaid taxes	\$ 15,999,238	\$ 15,404,307
Contributions for future use	1,447,513	547,643
Memberships, fees and other revenues	3,707,661	2,822,559
	<u>\$ 21,154,412</u>	<u>\$ 18,774,509</u>

7. Long-term debt

The District finances certain capital acquisitions through the Municipal Finance Authority in accordance with the Community Charter. The District makes payments to sinking funds related to its debt. Sinking fund balances, managed by the Municipal Finance Authority, are netted against related long-term debt.

Debt principal is reported net of sinking fund balances. The District carries no debt for others. The total debt issued and outstanding, net of sinking fund balance as at December 31, 2014 was \$20,377,710 (2013 - \$20,878,818).

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

7. Long-term debt, continued

Future payments on net outstanding debt over the next five years and thereafter are as follows:

<u>Year</u>	
2015	\$ 2,760,535
2016	2,760,535
2017	2,760,535
2018	2,760,535
2019	1,705,224
Thereafter	23,921,702
Principal and interest payments	36,669,066
Amount representing interest	(16,291,356)
Total debt owing	<u>\$ 20,377,710</u>

The District paid \$1,643,132 (2013 - \$1,526,140, net of interest capitalized) in interest on long-term debt during the year. Interest rates on long-term debt range from 3.30% to 5.77%.

In 2012 Council authorized the borrowing of up to \$28,000,000 for the construction of a new William Griffin Community Recreation Centre. Long-term borrowing was authorized under Bylaw No. 7968 and short-term borrowing was authorized under Bylaw No. 7978. As at December 31, 2014 no debt has been issued under either bylaw.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

8. Post-employment benefits

As per the terms of the various Collective Agreements and compensation policies, the District provides its employees with sick days and certain employee benefits on termination and retirement. These include service severance pay based on years of service and a full year's vacation entitlement in the year of retirement.

The District uses an actuarial valuation to determine the estimated value of post-employment benefits. The most recent full actuarial valuation was completed as at December 31, 2014.

	2014	2013
Accrued benefit obligation:		
Balance, beginning of year	\$ 9,419,432	\$ 9,593,866
Current service cost	749,639	768,339
Interest Cost	389,503	339,602
Benefits paid	(783,538)	(886,304)
Actuarial gain	201,168	(396,071)
Balance, end of year	<u>\$ 9,976,204</u>	<u>\$ 9,419,432</u>

Actuarial gains and losses are amortized over 8 - 10 years, being the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

	2014	2013
Accrued benefit obligation:		
Liability, end of year	\$ 9,976,204	\$ 9,419,432
Unamortized actuarial gain	(471,867)	(278,466)
Other employee benefit liabilities	105,303	105,143
Accrued benefit liability, end of year	<u>\$ 9,609,640</u>	<u>\$ 9,246,109</u>

The significant actuarial assumptions used in estimating the District's accrued benefit obligation are as follows:

	2014	2013
Discount rate	3.10%	4.00%
Expected future inflation rates	2.50%	2.50%
Expected wage increases	2.58 - 4.63%	2.58 - 4.63%

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

9. Tangible capital assets

a)

Cost	Balance as at December 31, 2013	Additions	Disposals	Balance as at December 31, 2014
Land and improvements	\$ 132,412,511	\$ 1,700,755	\$ (286,151)	\$ 133,827,115
Buildings	141,018,988	1,604,697	(512,645)	142,111,040
Furniture, equipment and vehicles	30,862,240	2,821,091	(1,286,415)	32,396,916
Roads	170,534,480	7,541,603	(2,640,914)	175,435,169
Water	106,528,706	4,699,205	(276,877)	110,951,034
Sewer	63,424,041	631,030	(46,473)	64,008,598
Drainage	103,661,424	2,565,748	(189,571)	106,037,601
Library collection	5,153,605	468,637	(1,247,131)	4,375,111
Assets under construction, net of transfers	6,752,381	24,813,742	-	31,566,123
Total	\$ 760,348,376	\$ 46,846,508	\$ (6,486,177)	\$ 800,708,707
Accumulated depreciation	Balance as at December 31, 2013	Expense for the year	Disposals	Balance as at December 31, 2014
Land and improvements	\$ 28,438,623	\$ 1,823,979	\$ (197,953)	\$ 30,064,649
Buildings	60,883,428	3,472,569	(471,258)	63,884,739
Furniture, equipment and vehicles	19,184,053	2,210,889	(1,222,085)	20,172,857
Roads	90,074,303	3,838,452	(2,187,904)	91,724,851
Water	22,898,447	1,222,874	(254,255)	23,867,066
Sewer	25,181,768	877,212	(24,512)	26,034,468
Drainage	36,389,017	1,236,344	(142,456)	37,482,905
Library collection	3,818,490	451,243	(1,166,706)	3,103,027
Assets under construction net of transfers	-	-	-	-
Total	\$ 286,868,129	\$ 15,133,562	\$ (5,667,129)	\$ 296,334,562
Net book value	December 31, 2013			December 31, 2014
Land and improvements	\$ 103,973,888			\$ 103,762,466
Buildings	80,135,560			78,226,301
Furniture, equipment and vehicles	11,678,187			12,224,059
Roads	80,460,177			83,710,318
Water	83,630,259			87,083,968
Sewer	38,242,273			37,974,130
Drainage	67,272,407			68,554,696
Library collection	1,335,115			1,272,084
Assets under construction net of transfers	6,752,381			31,566,123
Total	\$ 473,480,247			\$ 504,374,145

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

9. Tangible capital assets, continued**b) Contributed tangible capital assets**

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is as follows:

	2014	2013
Land	\$ 107,300	\$ -
Roads	97,633	424,898
Water	35,000	107,690
Sewer	443,368	47,263
Drainage	1,600	136,342
	<u>\$ 684,901</u>	<u>\$ 716,193</u>

c) Tangible capital assets disclosed at nominal value

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value. Land is the only category where nominal values were assigned.

d) Write-down of tangible capital assets

The write-down of tangible capital assets during the year was \$nil (2013 - \$nil).

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

10. Accumulated surplus

a) The Operating fund is comprised of the following:

	2014	2013
Operating reserves:		
Working capital	\$ 3,417,524	\$ 3,251,590
Assessment appeal and property tax	2,483,000	1,486,660
Protective services emergency reserve	2,698,850	2,652,769
Future expenditures	3,397,847	3,462,878
Auto, fire and liability insurance	1,955,661	1,859,761
Recycling and sanitation stabilization	2,013,322	1,028,377
Community amenity contributions	2,939,099	-
District of North Vancouver Municipal Public Library	317,278	475,321
North Vancouver Recreation & Culture Commission	73,335	100,003
Office of Cultural Affairs	-	(15,427)
North Vancouver Museum and Archives	44,008	51,825
North Shore Emergency Management Office	95,698	102,625
North Shore Recycling Program	-	(17,581)
Total operating reserves	19,435,622	14,438,801
Surplus contributed from:		
General municipal operations	5,581,982	5,476,756
Water utility operations	5,148,019	3,893,296
Sewer utility operations	4,098,704	2,030,252
District of North Vancouver Municipal Public Library	397,523	397,523
Total operating surplus	15,226,228	11,797,827
Equity in tangible capital assets	483,996,435	452,601,429

b) The Reserve fund is comprised of the following:

Land opportunity	8,456,062	14,045,951
New capital and innovation	3,372,927	3,049,456
Infrastructure replacement	26,102,118	31,036,805
Local improvement	3,807,020	3,708,240
Equipment replacement	8,833,000	8,888,986
Public art	213,282	157,939
Trails	133,134	174,620
Traffic management	2,349	2,296
Total reserve funds	50,919,892	61,064,293

c) The Committed Capital fund is comprised of the following:

Land and improvements	1,734,117	910,647
Buildings	13,265,883	6,340,293
Furniture, equipment and vehicle	3,220,750	1,243,583
Roads	2,330,296	2,407,833
Water	1,939,760	1,244,971
Sewer	1,936,999	1,784,492
Drainage	583,975	1,409,065
Future major repair and maintenance	6,636,064	5,268,213
Other	363,772	888,459
Total capital funds	32,011,616	21,497,556
Accumulated surplus	\$ 601,589,793	\$ 561,399,906

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

11. Taxation

In addition to levying and collecting property tax for municipal purposes, the District is required to levy and collect taxes on behalf of other jurisdictions.

	2014 Budget	2014 Actual	2013 Actual
Gross taxes levied on property	\$ 147,525,182	\$ 149,171,903	\$ 144,471,948
Deduct:			
Taxes levied and collected on behalf of other jurisdictions			
Province of B.C. – school taxes	49,180,333	49,190,594	48,499,219
Translink	11,332,100	11,334,513	11,060,189
B.C. Assessment	1,974,602	1,974,931	1,927,462
GVRD	1,738,971	1,739,335	1,809,671
Municipal Finance Authority	5,984	5,984	5,899
	<u>64,231,990</u>	<u>64,245,357</u>	<u>63,302,440</u>
Add:			
Payment in lieu of taxes	3,493,507	3,427,117	3,463,771
Net taxes for municipal purposes	<u>\$ 86,786,699</u>	<u>\$ 88,353,663</u>	<u>\$ 84,633,279</u>

12. Expenses by object

Expenses by object were comprised of the following:

	2014 Budget	2014 Actual	2013 Actual
Salaries and benefits	\$ 71,367,244	\$ 68,990,367	\$ 66,998,103
Goods and materials	4,286,424	4,416,350	4,031,242
Building and grounds	9,188,748	7,829,214	7,310,211
Equipment costs	2,904,067	2,895,415	2,356,657
Service costs	633,520	635,004	615,840
Administrative costs	11,605,399	8,648,917	7,961,511
Contract services	43,743,751	43,203,847	41,130,358
Grants	1,525,815	1,595,791	1,483,357
Debt interest	1,748,590	1,643,132	1,526,140
Depreciation	-	15,133,562	15,006,189
	<u>\$ 147,003,558</u>	<u>\$ 154,991,599</u>	<u>\$ 148,419,608</u>

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

13. Commitments and contingencies**a) Contingent liabilities**

The District, as a member of the Greater Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District is jointly and severally liable for the net capital liabilities of these Districts. Any liability which may arise as a result will be accounted for in the period in which the required payment is made.

b) Pension liability

The municipality and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trusteesd pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 825 contributors from the District.

The most recent actuarial valuation as at December 31, 2013 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation is as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

The District paid \$5,366.860 (2013 - \$4,857,023) for employer contributions to the Plan in fiscal 2014.

c) Third party claims and property tax appeals

Several claims have been initiated against the District in varying or unspecified amounts. In addition, several property tax appeals have been filed with BC Assessment and are pending at December 31, 2014. Any amounts payable in addition to the accrued amounts, if any, arising from the claims and the appeals will be recorded in the year in which the amount is determinable. Reserves have been established to fund potential additional unfavourable results.

d) Insurance

Effective January 1, 2002, "errors and omissions" insurance coverage for damages resulting from water penetration into buildings inspected by municipal staff is no longer available. Claims presented to the District prior to January 1, 2002 are covered under the insurance policy in effect at the time of the claim. The District's exposure to these claims will not exceed the aggregate of its deductible limit of \$100,000 per occurrence. The District's exposure to any future claims of this nature cannot reasonably be determined at this time. Accordingly, no liability has been recorded in the accounts for those potential future actions. The amount of the loss, if any, arising from these potential claims will be recorded in the year in which the loss is realized.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

13. Commitments and contingencies, continued**e) Contractual obligations**

The District has entered into an agreement with a facility manager to manage a recreational facility for a period of 5 years commencing September 1, 1998 and renewable at the option of the facility manager for further 5 year terms to August 31, 2048. As part of the agreement the District has committed to the payment of 2,800 hours of facility rental for each year ended August 31st. For the year ended December 31, 2014, the District's liability is estimated at \$578,000. For succeeding years, this amount will be adjusted by any change in the Vancouver average all-in consumer price index for the previous year.

f) Municipal Finance Authority demand notes

The District issues the majority of its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the Municipal Finance Authority as a debt reserve deposit. The District also executes demand notes in connection with each debenture whereby the District may be required to lend certain amounts to the Municipal Finance Authority. Demand notes have been executed in the amount of \$1,031,068 (2013 - \$923,930). These demand notes are contingent in nature and are therefore not recorded as liabilities.

14. Performance deposits

In addition to cash deposits, the District is holding irrevocable Letters of Credit in the amount of \$14,949,975 (2013 - \$13,161,211), which were received from depositors to ensure their performance of works to be undertaken within the District. These amounts are not reflected in these financial statements.

15. Segment disclosures

The District has adopted a basis of segmentation that reflects the different accountability and control relationships between itself and a number of external entities that deliver municipal services on its behalf. The results of operations of the external entities are presented on a 100% basis to disclose the entire cost of providing the service with the District's municipal share shown separately in the narrative.

a) Water and Sewer and Drainage Utilities

The services for the Water and Sewer and Drainage Utilities were established by Bylaws 2279 and 6656 respectively. Utilities are operating self-funding entities based on a fee for service model. The District collected \$44,136,477 (2013 - \$41,611,941) in fees for the provision of water and sanitation services.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

15. Segment disclosures, continued**b) District of North Vancouver Municipal Public Library**

The District of North Vancouver Municipal Public Library (Library) was established under the Library Act of British Columbia in 1963. The Library is governed by a Board of Trustees appointed by Council. The Library operation is entirely funded by the District of North Vancouver. In 2014, the District's contribution to library services was \$5,476,225 (2013 - \$5,363,470).

c) North Vancouver Recreation & Culture Commission, (formerly the North Vancouver Recreation Commission)

The North Vancouver Recreation & Culture Commission (NVRC) was established under an agreement between the District and the City of North Vancouver in 1970. The agreement was approved as Bylaw 4044 which enacts the structure of the Commission. The NVRC operation is funded by both municipalities based on an allocation formula which approximates facility usage by the residents. Effective June 23, 2014 there is a new agreement between the District and the City of North Vancouver to provide arts services under the NVRC. In 2014, the District's net contribution to recreation was \$8,294,995 (2013 - \$7,361,186).

d) North Vancouver Museum and Archives Commission

The North Vancouver Museum and Archives Commission (M & A) was established by agreement between the District and City of North Vancouver in 1995. The agreement created a joint civic properties commission to serve as a custodian of both municipalities' cultural, archival and museum collection. The M & A operation is funded equally by both municipalities. In 2014, the District's net contribution to museum and archive services was \$522,535 (2013 - \$487,319).

e) North and West Vancouver Emergency Program

The North and West Vancouver Emergency Program, commonly known as the North Shore Emergency Management Office (NSEMO), was established under the Emergency Program Act in 1988. The agreement between the Districts of North Vancouver and West Vancouver and the City of North Vancouver was approved as Bylaw 6093. The NSEMO is funded by all three municipalities in proportion to their population as determined by census. In 2014, the District's net contribution to emergency preparedness was \$400,858 (2013 - \$352,856).

f) North Shore Recycling Program

The North Shore Recycling Program is a tri-municipal agency that plans and administers all residential recycling and waste reduction programs for the Districts of North and West Vancouver and the City of North Vancouver. The North Shore Recycling Program is funded by the three municipalities based on service usage and a pro-rated share of administrative costs. In 2014, the District's net contribution to the recycling program resulted in a net surplus of \$18,462 (2013 - \$17,947).

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

15. Segment disclosures, continued

Statement of Segmented Operations:

	Revenues	Expenses				Annual Surplus (Deficit)
		Salaries & Benefits	Other Expenses	Depreciation	Total	
Municipal Operations	\$ 141,563,914	\$ 48,265,981	\$ 55,097,312	\$ 11,148,499	114,511,792	\$ 27,052,122
Utilities	45,720,115	4,900,952	25,471,856	3,390,174	33,762,982	11,957,133
Library	5,938,024	4,419,172	1,170,394	591,868	6,181,434	(243,410)
NVRC	24,742,957	18,362,970	6,176,735	-	24,539,705	203,252
M & A	1,126,950	758,094	387,567	-	1,145,661	(18,711)
NSEMO	854,074	499,168	360,734	6,266	866,168	(12,094)
Recycling	6,356,311	812,102	5,544,209	-	6,356,311	-
Eliminations	(31,120,859)	(9,028,072)	(23,341,137)	(3,245)	(32,372,454)	1,251,595
2014	<u>\$ 195,181,486</u>	<u>\$ 68,990,367</u>	<u>\$ 70,867,670</u>	<u>\$ 15,133,562</u>	<u>\$ 154,991,599</u>	<u>\$ 40,189,887</u>
2013	<u>\$ 171,396,337</u>	<u>\$ 66,998,103</u>	<u>\$ 66,415,316</u>	<u>\$ 15,006,189</u>	<u>\$ 148,419,608</u>	<u>\$ 22,976,729</u>

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

16. Budget figures

The operating and capital budget figures, presented on a basis consistent with that used for actual results, were approved by Council as the 2014 - 2018 Financial Plan Approval Bylaw No. 8057. Depreciation was not included on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these financial statements.

	Budget
Revenues	
Operating budget	\$ 213,704,460
Capital budget	6,628,716
Total revenue per approved budget	220,333,176
Less:	
Transfers from other funds	(21,531,008)
Development cost charges funding not recognized current year	160,700
Inter-agency eliminations	(496,034)
Total revenues, as reported	198,466,834
Expenses	
Operating budget	154,741,418
Capital budget	65,591,758
Total expenses per approved budget	220,333,176
Less:	
Transfers to other funds	(14,284,917)
Inter-agency eliminations	(304,289)
Capital expenses, including major repair and maintenance	(65,591,758)
Debt principal repayment	(938,671)
Operating repair and maintenance funded as capital expenses	7,790,017
Total expenses as reported	147,003,558
Annual surplus, per Consolidated Statement of Operations	\$ 51,463,276

Council approved an amended budget Bylaw 8092 on December 8, 2014 which increased approved funding for various capital projects funded from reserves and surplus in the amount of \$9,746,000.

17. Comparative figures

Certain of the comparative figures have been reclassified to conform to the financial statement presentation adopted in the current year.

Permissive Tax Exemptions

The Community Charter provides municipalities with the authority to exempt certain lands and/or improvements from municipal property taxation as part of a broader strategy to advance the values of the community. An independent committee comprised of District staff and citizens make the recommendation for eligibility based on guidelines endorsed by Council. Among the numerous factors considered are the non-profit status of the applicant, its targeting of services to the residents of the municipality, volunteer participation, financial accountability, and the ability of the organization to attract funding from other sources. The municipal Annual Report must provide a listing of these exemptions, including the amount of property tax that would have been imposed had the exemption not been granted.



DISTRICT OF NORTH VANCOUVER
 PERMISSIVE TAX EXEMPTIONS
 FOR THE YEAR ENDED DECEMBER 31, 2014

APPLICANT	ADDRESS	2014 MUNICIPAL TAXES EXEMPT PORTION
Aga Khan Foundation Canada	1150 Gladwin Drive	\$50,830
Canadian Mental Health Association	1573 Arborlynn Drive	1,900
Canadian Mental Health Association	1198 Harold Road	1,718
Capilano Tennis Club	2500 Capilano Road	7,384
Capilano United Church	2260 Philip Avenue	9,346
Change the World Foundation (Harvest Project)	1071-1091 Roosevelt Crescent	14,473
Community Living Society	2985 Newmarket Drive	3,623
Community Living Society	4537 Capilano Road	2,160
Community Living Society	3091 Paisley Road	2,966
Community Living Society	3660 Maginnis Avenue	2,033
Community Living Society	1075 Frederick Road	1,797
Community Living Society	1680 Ross Road	1,913
Community Living Society	3636 Norwood Avenue	2,402
Deep Cove Cultural Society	4360 Gallant Avenue	16,864
Deep Cove Parent Participation Preschool Society	1204 Caledonia Avenue	385
Deep Cove Rowing Club	2156 Banbury Road	4,180
Delbrook Partnership for Quality Child Care Association	3111 Stanley Avenue	598
Family Services of the North Shore	399 Seymour River Place	3,474
Greater Vancouver Community Services Society	3403 Mount Seymour Parkway	1,897
Greater Vancouver Community Services Society	1693 Coleman Street	2,063
Greater Vancouver Water District	Capilano River Regional Park	17,825
Highlands Out-of-School Care Society	3150 Colwood Drive	156
Hollyburn Family Services Society	That portion of Lot A, Block 7, District Lot 193, Plan 12218, PID: 005-411-483	2,556
Hollyburn Family Services Society	3212 Mount Seymour Parkway	1,790
Hollyburn Family Services Society	3218 Mount Seymour Parkway	1,941
Kiwanis Seniors Citizens Homes Ltd.	2555 Whiteley Court	76,745
La Pre-Maternelle Francophone Trottin-Trottinette	380 West Kings Road	859
Lowland Senior Citizens Housing Society	1335 East 27th Street	23,161
Lynn Valley Parent Participation Preschool	3220 Mountain Highway	813
Lynn Valley Services Society	940 Lynn Valley Road	1,951
North Shore Connexions Society	2490 Edgemont Boulevard	2,207
North Shore Connexions Society	4410 Capilano Road	2,322
North Shore Connexions Society	1240 Barlynn Crescent	2,165
North Shore Connexions Society	1904 Peters Road	2,185
North Shore Crisis Services Society	That portion of Lot 2, District Lot 2087, Plan LMP 24090, PID: 023-125-578	3,103
North Shore Disability Resource Centre Association	3158 Mountain Highway	1,882
North Shore Disability Resource Centre Association	3140 Mountain Highway	8,691
North Shore Disability Resource Centre Association	5793 Nancy Greene Way	2,636
North Shore Disability Resource Centre Association	4060 Shone Road	2,382
North Shore Disability Resource Centre Association	4338 Quinton Place	3,652

DISTRICT OF NORTH VANCOUVER
 PERMISSIVE TAX EXEMPTIONS
 FOR THE YEAR ENDED DECEMBER 31, 2014

APPLICANT	ADDRESS	2014 MUNICIPAL TAXES EXEMPT PORTION
North Shore Neighbourhood House	1230 West 20th Street	323
North Shore Neighbourhood House	1255 Eldon Road	304
North Shore Neighbourhood House	3361 Mountain Highway	1,636
North Shore Winter Club (Curling Portion)	1325 East Keith Road	2,720
North Vancouver Community Players	815 East 11th Street	9,324
North Vancouver Museum and Archives (Warehouse Facility)	1480 Columbia Street	9,539
Novaco Day Care Centre Society	1370 Redwood Street	1,995
Parkgate Community Health Centre	3625 Banff Court	20,858
Parkgate Community Services Society	949 Lytton Street	9,691
RNB Dance & Theatre Arts Society	3355 Mountain Highway	17,042
Seymour Heights Parent Participation Preschool Association	800 Lytton Street	709
St Pius X Church	1150 Mount Seymour Road	20,904
St Stephen's Church	1330 East 24th Street	5,055
St. John Society (B.C. and Yukon)	106/107 - 223 Mountain Highway	8,021
St. John Society (B.C. and Yukon)	108 - 223 Mountain Highway	2,416
The Corporation of the District of West Vancouver	Parkland	9,347
The Corporation of the District of West Vancouver	Parkland	3,725
The Corporation of the District of West Vancouver	Parkland	1,965
The Royal Canadian Legion Branch 114 Lynn Valley	1630 Lynn Valley Road	15,214
Turning Point Recovery Society	2670 Lloyd Avenue	2,485
Vancouver Waldorf School Society	2701 St Christophers Road	3,449
Vancouver Waldorf School Society	2725 St Christophers Road	9,082
WBT - Wild Bird Trust of British Columbia	2649 Dollarton Highway	2,020
TOTAL		\$448,852

Supplemental Financial Information

The Supplemental Financial Information section reports on the financial health of North Vancouver District. It includes graphs, charts and narratives and complements the financial statements by displaying results over a broader time frame. Specific measures identify trends and provide perspective on how the organization has evolved financially over time. The narratives which accompany each illustration enhance understanding by interpreting the measure. Information regarding results from operations, capital planning, debt financing, reserve funds and taxation can also be found in this section.



Supplemental Information

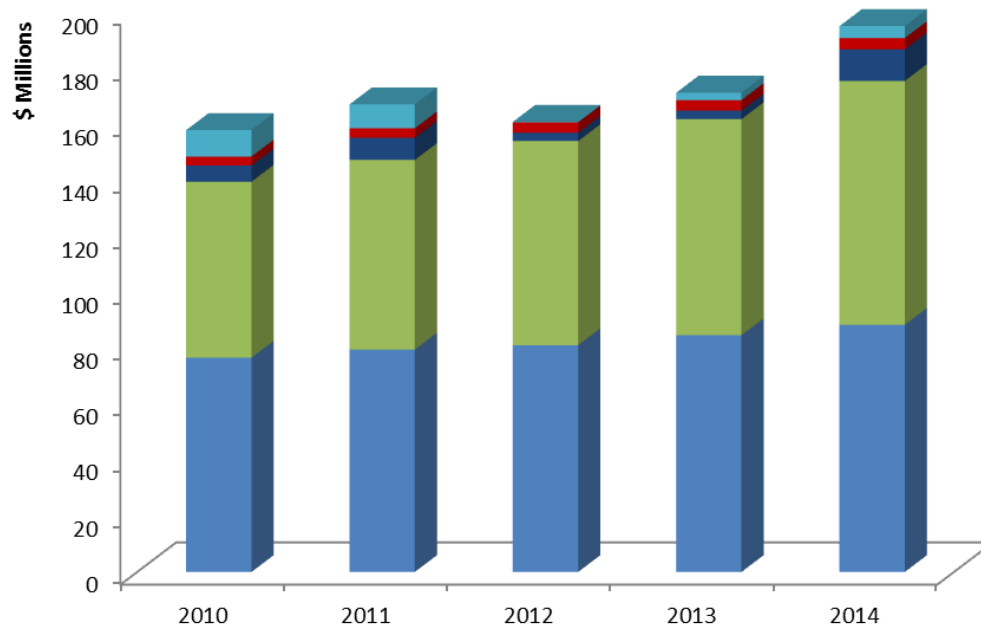
The supplemental section provides information about the financial health of the District of North Vancouver. It includes graphs, charts and narratives and complements the financial statements by illustrating results over a broader time horizon. Select measures identify trends and provide perspective on how the organization has changed financially over time. The narratives which accompany each illustration enhance the readers understanding by telling the 'story' for each selected measure.

RESULTS FROM OPERATIONS

Revenues By Source 2010 - 2014

Source: Audited Financial Statements

■ Taxation ■ Fees & User Charges ■ Transfers from Governments ■ Investment Income ■ Donations and Other



The District of North Vancouver maintains a diversity of revenue streams and strives to balance its revenue between taxation and other revenue sources. Other revenue sources include user fees, grants from senior levels of government, and investment income. The District reports its gains on the sale of land and other assets within the Donations and Other category, accounting for much of the annual fluctuation since 2010. Transfers from governments also vary from year to year as senior government funding for capital projects is recognized, as it was in 2014 for the Philips Avenue Overpass.

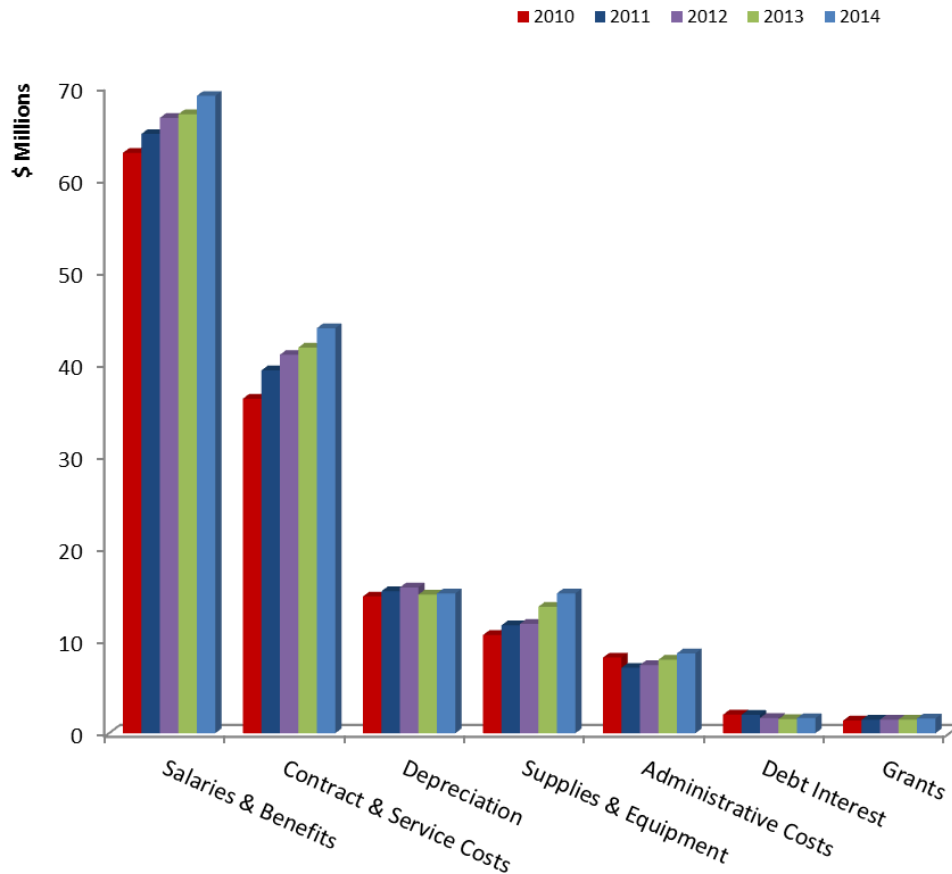
Taxation is the District's largest revenue source (45%) and continues to include an annual lift of 1% for asset sustainment per Council policy. This provision, the property tax levy increase and growth in the tax base has increased taxation revenue at an average of 3.6% per year over the past five years. Growth in the tax base from new housing units is now held in reserve pending confirmation of impacts on services.

User fees have grown at an average of 8.2% per year since 2010 and follow just behind taxation as the second largest revenue source. Increased development activity contributed to higher user fee revenue over the last two years as did utility rate increases over 2011 and 2012. Utility rates are set in alignment with the recommendations of the 2012 utility study.

RESULTS FROM OPERATIONS

Expenses by Object 2010 - 2014

Source: Audited Financial Statements



Salaries and Benefits is the District's largest expense (45%) followed by Contract and Service costs (28%). Growth in Salaries and Benefits from 2010 to 2014 is attributed primarily to the hourly rate increases reflected in both the pre-Olympics five-year collective agreement signed in 2007, and the recent more moderate four-year collective agreement signed in 2014, retroactively applied to 2012 and 2013. The Fire labour contract expired in 2011 and negotiations are ongoing. The overall average annual increase in salaries and benefits levels out to 1.8% over the last two years reflecting the terms of the current collective agreement for the same period.

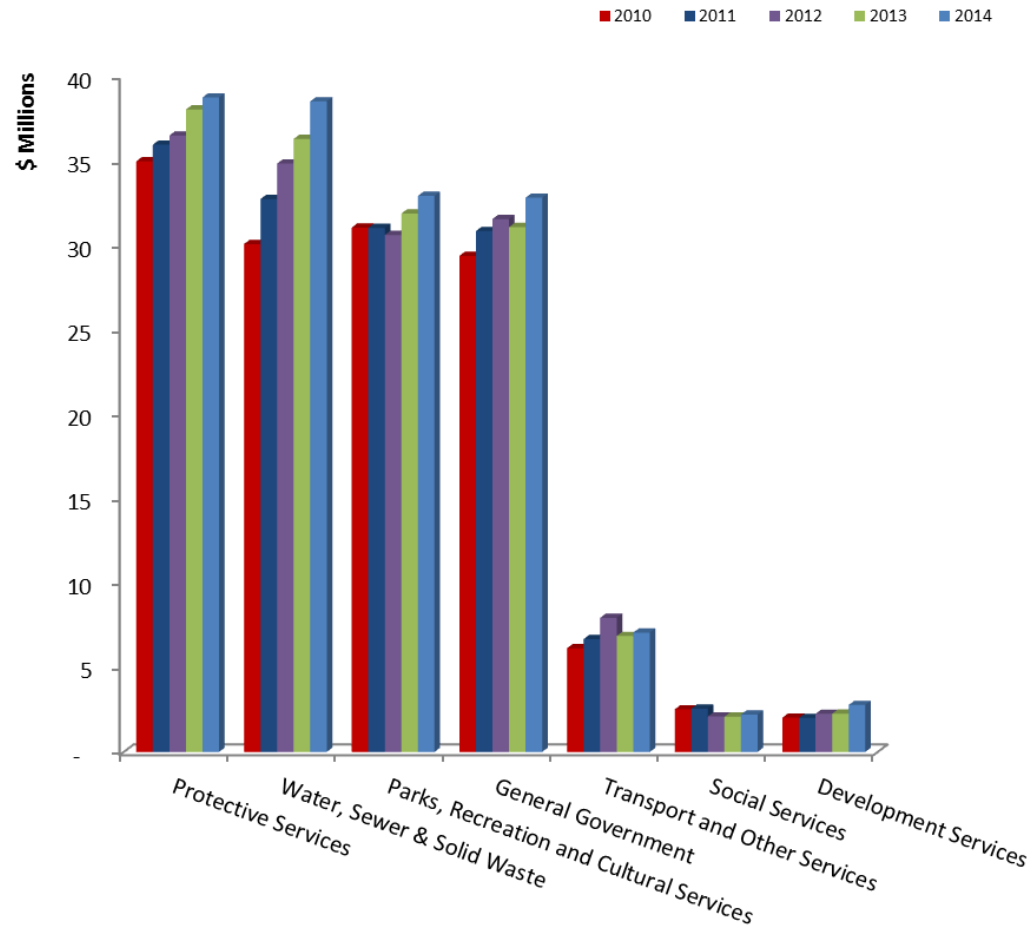
A significant portion of Contract and Service costs are externally driven and include the water purchases and tipping fees paid to Metro Vancouver as well as the costs associated with the RCMP policing contract. Since 2010, Contract and Service costs have increased at an average rate of 5.8% per year.

Supplies & Equipment is impacted by a number of variables, including inflation, fuel costs, and other operational items, however fluctuations in major maintenance costs incurred on assets have been the primary driver to the recent growth in this area.

RESULTS FROM OPERATIONS

Expenses by Function 2010 - 2014

Source: Audited Financial Statements



Protective Services and Utilities are the District's largest expenditures, each representing 25% of the total 2014 expenses. Protective Services is comprised of Fire and Rescue, Police Services, North Shore Emergency Management, and Municipal Bylaws Enforcement.

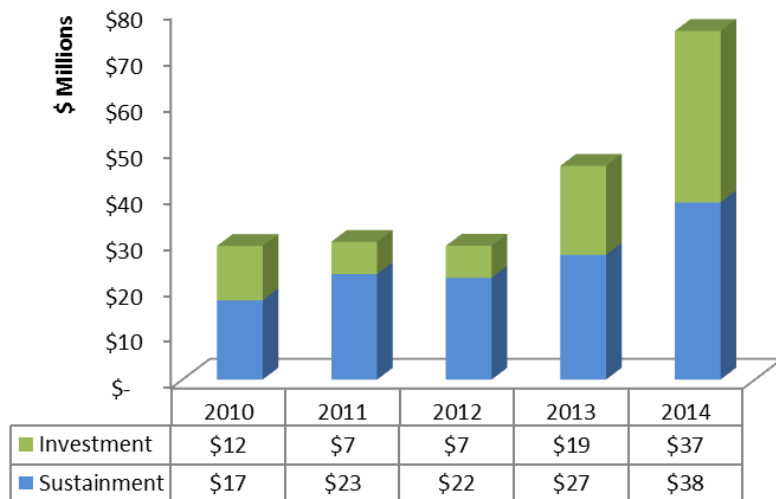
The Water Utility operates, maintains, replaces and upgrades the water distribution system. The Sewer and Drainage Utility provides for trouble free collection of sanitary sewage and storm water. The Solid Waste and Recycling Utility provides weekly collection and processing of solid waste, organics and recyclables. On a combined basis, utility service costs increased at an average rate of 6.8% per year over the past five years as a result of regional and external costs as well as the District's policy of building financial resilience for the replacement of utility infrastructure.

General Government expenditures include the depreciation of tangible capital assets. Since 2010, depreciation has averaged \$15 million per year.

CAPITAL PLANNING

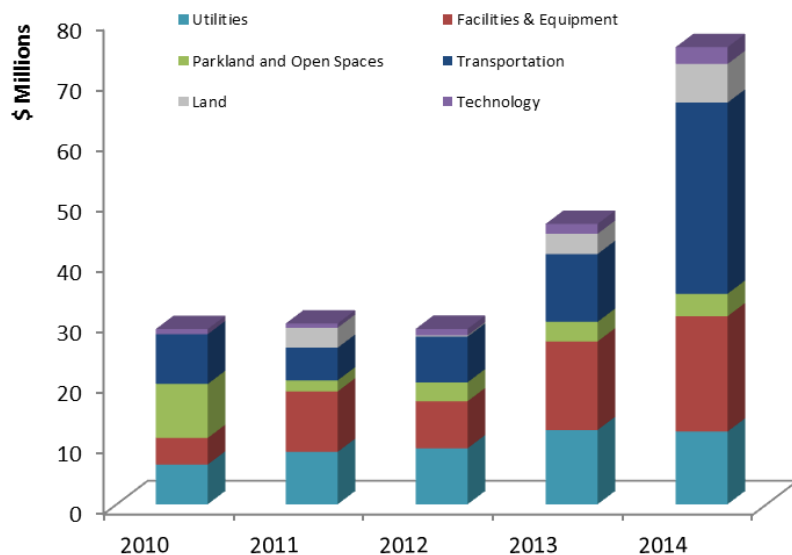
Capital Budgets 2010 - 2014

Source: Financial Plan Bylaw



Capital Budget by Expenditure Type 2010 - 2014

Source: Financial Plan Bylaw



Sustainment capital spending steadily increases over the last five years per Council's 1% policy for asset sustainment while 2014 shows a marked increase as \$11.1 million in reserves is allocated to begin construction of the new William Griffin Community Recreation Centre. Investment capital varies from year to year and is largely driven by approved major projects and availability of external funding from senior government grants and development. In 2014 the Philips Avenue Overpass, which is almost 99% funded by other levels of government and the port industry, accounts for \$24 million of the total Investment Capital shown.

Asset Management Plans are updated annually for life cycle costs, asset condition, service levels, risk management and replacement values. This information forms the foundation for the Capital Budget which responds to priorities through a process of lifecycle replacement planning, risk mitigation and an assessment of business and strategic criteria.

The Capital Budget by Expenditure Type shows that land has been acquired over the past few years, in line with Council's Land Opportunity policy and in support of Official Community Plan objectives. The increase in capital spending since 2013 is mainly due to the new William Griffin Community Recreation Centre, the Phillips Avenue Overpass, and Keith Road Bridge replacement projects.

For 2014, the \$75 million capital budget accounted for 33% of the total use of funds in the Financial Plan Bylaw.

DEBT FINANCING

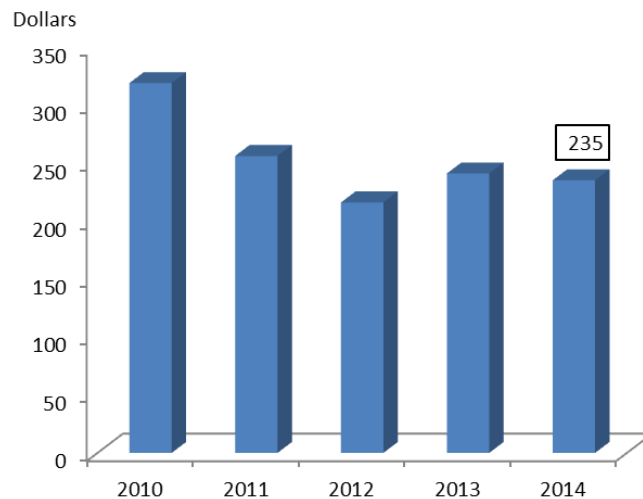
Outstanding Debt Relative to Borrowing Capacity 2010 - 2014

Source: Local Government Data Entry Filing (LGDE)



Outstanding Debt per Capita 2010- 2014 *

Source: Finance Department



The District maintains significant borrowing capacity to ensure its continued ability to meet expenditure requirements. The District uses debt strategically as one of several means to fund its diverse infrastructure.

In the past few years, the District has retired debt to reduce interest costs and issued new debt which will be paid for by recreational user fees. At the end of 2014, outstanding debt totalled \$20 million (3.4% of borrowing capacity) and included \$4.6 million issued for the expansion of the North Vancouver Tennis Centre. The 2014 outstanding debt translates to \$235 of issued debt per capita.

In 2012, Council authorized the borrowing of up to \$28 million for the construction of the New William Griffin Recreation Centre. As at the end 2014, this debt had not been issued but remained available to fund building construction as needed.

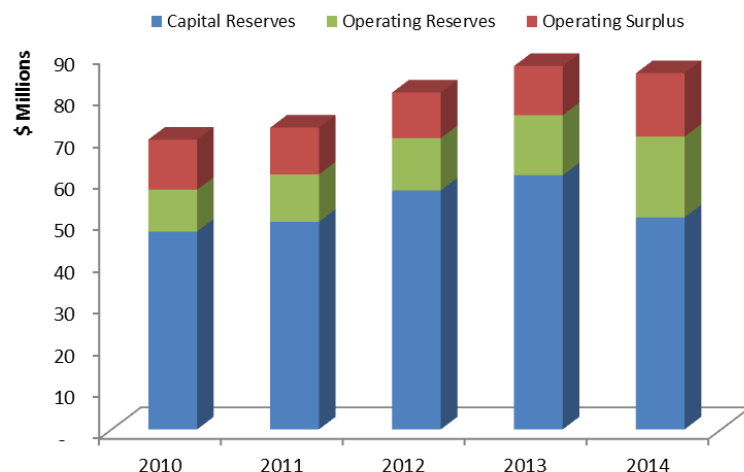
Debt servicing costs represent 1.7% of total annual expenditures in 2014.

** Note: Per Capita amounts have been restated for 2010 – 2013, due to updated population estimates from BC Statistics*

RESERVE FUNDS

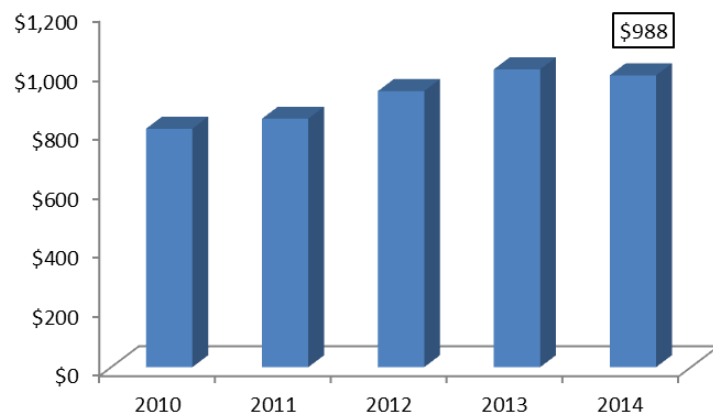
Reserve and Surplus Funds 2010 - 2014

Source: Audited Financial Statements



Reserve and Surplus Funds per Capita 2010 - 2014

Source: Audited Financial Statements and BC Statistics



The District's reserve and surplus funds total \$86 million at the end of 2014, a decrease of \$1.7 million from 2013. The decline in reserves reflects funds used for infrastructure replacement as well as land acquisitions as mentioned in the capital planning section. The management of reserves is based upon strategic planning decisions that are in line with the asset management plans and the Official Community Plan.

Reserve and surplus funds support long term steady state replacement of existing infrastructure, risk mitigation and are a key financial resilience measure. They represent funds set aside for contingent events and future financial commitments and are sourced from operational surplus, interest income and land sale proceeds.

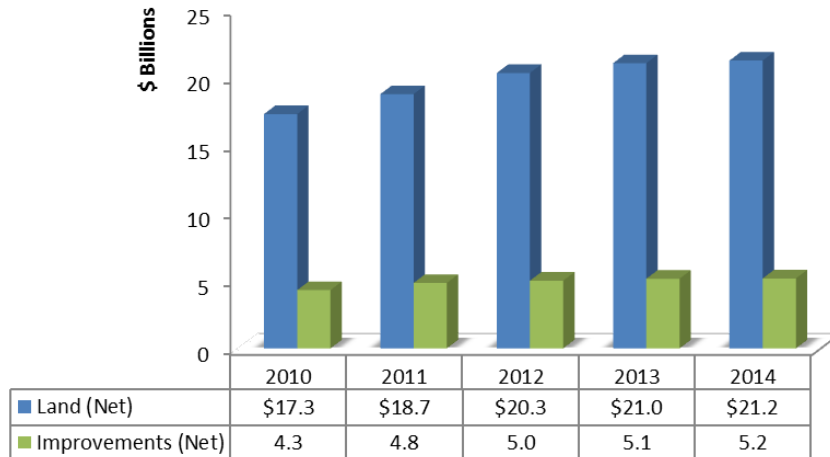
The balance varies depending upon capital needs and the operational risk profile faced at any given time. Prudence requires that a minimum threshold be maintained at all times to ensure the organization's capacity to react to unforeseen events. Sound judgement, trend analysis and best practices are followed to establish the amount of provision deemed reasonable.

Reserve and surplus funds on a per capita basis are \$988 at the end of 2014.

TAXATION

Assessed Value of Land & Improvements 2010 - 2014

Source: BC Assessment



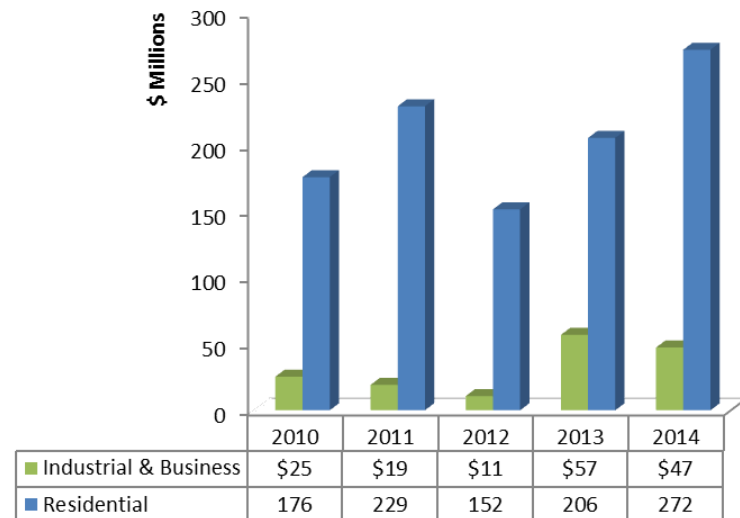
The market values of land and improvements are determined by BC Assessment, independently of the District. Property tax rates approved by Council and other taxing jurisdictions are then applied to these assessed values.

The assessed value of land has steadily increased over the past five years flattening in 2013 and 2014 at a net value of \$21.2 billion.

The combined assessed value for land and improvements in 2014 was \$26.4 billion, a less than 1% or \$0.3 billion increase over 2013.

Assessed Value New Construction 2010 - 2014

Source: BC Assessment



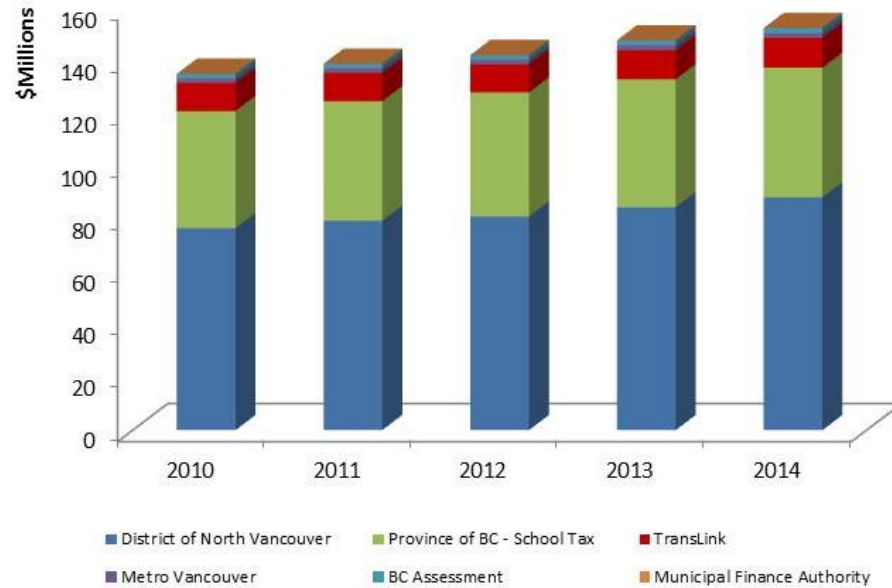
New construction is an essential component and a good indicator of the economic vibrancy of a municipality. Over the past five years there have been significant investments in new construction.

The introduction of the Official Community Plan in 2011 has influenced the redevelopment of commercial properties to new mixed residential and commercial uses. The value for new construction by BC Assessment shown here is based on the actual percentage of completion and reflects the increase in the number of new units being brought online.

TAXATION

Municipal Property Taxes & Taxes Collected for Other Jurisdictions 2010 - 2014

Source: DNV Audited Financial Statements



Since 2010, the average growth in taxes for the District has been 2.0% for municipal operations plus 1% allocated to the replacement of aging infrastructure.

In 2014, 42% of property taxes collected were on behalf of other taxing authorities, of which 77% was levied on behalf of, and paid to, the Province for School Taxes.

Corporate Performance

The Community Charter requires that the municipal annual report describes progress in relation to objectives established for the previous year and that it provides a statement of municipal objectives and measures for the current and following year. This means reviewing 2014 accomplishments against set goals and updating objectives for 2015 and 2016. Our practice has been to establish 3-year Corporate Plans to coincide with Council's mandate and track priorities and objectives over this time-frame. With the election of a new Council in 2014 triggering the development of a new 4-year Corporate Plan (2015-2018), this Annual Report reports on the status of 2014 objectives as well as the overall achievement of 2012-2014 Corporate Plan.

Moving forward, 2015 and 2016 objectives will be set out in a new 2015-2018 Corporate Plan yet to be endorsed by Council. While detailed objectives are under development at the time of this reporting, general directions and priorities have been determined. These will serve as the initial objectives of the organization going into 2015 and, in keeping with the District's integrated approach to strategic planning, they have been reflected in the resource allocation decisions of the District Financial Plan.



Progress on 2014 Objectives and the 2012-2014 Corporate Plan

The 2012 -2014 Corporate Plan focused corporate priorities into three streams: Implementing the Official Community Plan (OCP), Building Strong Foundations and Improving the Way We Do Business. These general directions included more specific and increasingly refined actions, which in turn, shaped decision-making and resource allocations over the three years of the Plan.



2012-2014 Corporate Plan Framework

A period of unprecedented activity and change was anticipated at the outset of the 2012-2014 strategic planning cycle. In support of this expectation, initial steps were taken to strengthen organizational systems, update policy frameworks, and plan for critical infrastructure needs. Subsequently, visible change in the community started to become apparent. In accordance with the Lynn Valley, Lower Lynn and Lower Capilano Town Centre implementation plans, adopted in 2013, significant development decisions were made by Council and construction activity commenced in Lower Lynn, Lynn Valley and elsewhere. Besides residential and commercial development, work proceeded on civic amenities and infrastructure, such as the Keith Road Bridge, Philip Avenue Overpass and the replacement of the William Griffin community recreation facility.

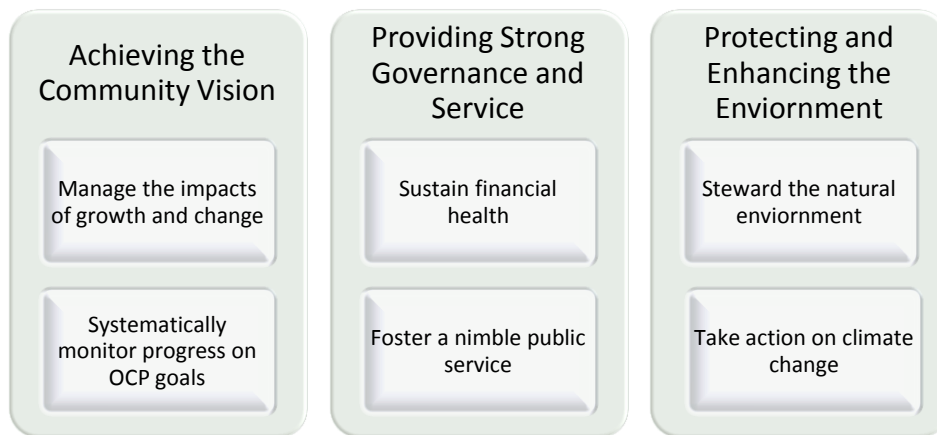
To support this capital work, continued attention was paid to sustaining the District's financial framework and related strategies for tax competitiveness, utility rate fairness and asset management, for example. Organizational adjustments continued to better address changing service needs and levels of development activity. Similarly, the business process transformation project begun in 2013, along with related technological upgrades, proceeded through its first phase and will continue through 2017.

Details can be reviewed in the **2012-2014 Corporate Plan Summary** section.

Looking Ahead to 2015 and 2016

Objectives for the planning cycle beginning in 2015 will take into account: 2012-2014 results, aspirations of the newly-elected Council and ongoing community feedback. Unique to this planning cycle, the leadership team will also consider the results and impacts of the unprecedented activity and changes in the community and organization. Once finalized and endorsed by Council, the resulting 2015-2018 Corporate Plan will again provide the basis for future reporting on objectives.

At this point of 2014 annual reporting, we are not in a position to articulate the full range of 2015 and 2016 objectives. However, the fundamental obligations and purposes of local government related to planning and service delivery will always define priorities. And, at the onset of a new Council term, with some experience managing the implementation of the OCP and other plans, we see significant issues emerging as priorities for focused attention beginning in 2015. We know we will be challenged to manage the impacts of growth and change, sustain our financial health and resilience, and take action on climate change. To achieve the livable community envisioned by the OCP and fulfill our local government mandate, we foresee further developing specific goals and objectives within the general framework set out below, which is both evolved from, and consistent with, our previous approach.



2015-2018 Corporate Plan **Draft** Framework

Undoubtedly, the initial priorities will evolve over the course of Council's term and the Corporate Plan timeframe. As milestones are achieved or circumstances change, directions may be realigned and strategies adjusted to continue progress towards the community's vision and the organization's mission. We expect this fundamental framework will accommodate future changes while ensuring ongoing commitment in these key areas.

2012 -2014 Corporate Plan Summary

Note: 2014 is the last year of the plan. Items highlighted in light green are deferred to 2015 or later.

Implement the Official Community Plan (OCP)

Adopt the Implementation Plan for Lower Lynn Town Centre

Priority	2014 Status
Develop Lower Lynn land use concept map	<i>Completed</i>
Develop Lower Lynn road/pedestrian and cycle network plans	<i>Completed</i>
Develop Lower Lynn parks and open space plan	<i>Completed</i>
Develop Lower Lynn community amenity strategy	<i>Completed</i>
Develop Lower Lynn form and character design criteria along with character sketches	<i>Deferred to Fall 2015</i>
Develop Lower Lynn sustainability goals	<i>Completed</i>
Adopt the Implementation Plan	<i>Completed</i>
Complete Lower Lynn Energy Plan	<i>Deferred to 2015</i>

Adopt the Implementation Plan for Lower Capilano/Marine Village Centre

Priority	2014 Status
Develop Lower Capilano land use concept map	<i>Completed</i>
Develop Lower Capilano road/pedestrian and cycle plans	<i>Completed</i>
Develop Lower Capilano parks and open space plan	<i>Completed. Incorporated into draft concept plan and parks acquisition plan coordinated with new Development Cost Charge (DCC) bylaw.</i>
Develop Lower Capilano community amenity contribution strategy	<i>Completed</i>
Develop Lower Capilano sustainability goals	<i>Completed</i>
Develop Lower Capilano form and character design guidelines including character sketches	<i>Deferred to Spring 2015</i>
Develop Peripheral Area Plans	<i>Completed</i>
Adopt the Implementation Plan	<i>Completed</i>
Confirm scope of proposed Community Centre	<i>Completed</i>

Adopt the Implementation Plan for Lynn Valley Town Centre

Priority	2014 Status
Complete Lynn Valley public community engagement process on form, character and amenities	<i>Completed. Flexible Planning Framework adopted October 2013</i>
Determine the recommended Lynn Valley form/density and amenity vision consistent with the OCP and supported by the community	<i>Completed</i>
Develop Lynn Valley land use concept map	<i>Completed</i>
Develop Lynn Valley road/pedestrian and cycle network plan	<i>Completed</i>
Develop Lynn Valley parks and open space plan	<i>Ongoing</i>
Develop Lynn Valley community amenity	<i>Completed</i>

strategy	
Develop Lynn Valley sustainability goals	<i>Completed</i>
Develop Lynn Valley form and character design guidelines and character sketches	<i>Ongoing</i>

Endorse a conceptual plan for Maplewood Village Centre

Priority	2014 Status
Develop Maplewood land use conceptual plan for lands west of Riverside	<i>Deferred to 2015</i>
Develop Maplewood road/pedestrian and cycle network plan	<i>Deferred to 2015</i>
Develop Maplewood parks and open space plan	<i>Deferred to 2015</i>
Develop Maplewood community amenity strategy	<i>Deferred to 2015</i>
Develop Maplewood sustainability goals	<i>Deferred to 2015</i>

Endorse Lower Lynn Transportation Plan, including highway interchanges

Priority	2014 Status
Work with MOTI to finalize options for interchange	<i>Work to continue in 2014 and 2015</i>
Public engagement on plan	<i>Deferred to 2015</i>

Adopt Community Amenity Contribution Strategies for each Town Centre

Priority	2014 Status
CAC strategies identifying proposed amenities and potential revenue contributions from development are included as part of each Town Centre Implementation Plan	<i>Completed</i>

Adopt the Edgemont Village Refresh Plan

Priority	2014 Status
Complete Edgemont public consultation	<i>Completed</i>
Adopt Edgemont Village Refresh Plan	<i>Completed. Plan and guidelines adopted April, 2014</i>
Develop residential and commercial land use plans including plans for peripheral areas of the village and potential transitional residential uses	<i>Completed</i>
Develop form and character design guidelines	<i>Completed</i>
Develop community amenity policy	<i>Completed</i>

Adopt the Public Assembly Lands Policy and finalize implementation approach

Priority	2014 Status
Develop land policy and criteria for decisions where change is proposed to Public Assembly zoned lands	<i>Completed</i>
Adopt park and open space plan	<i>Completed</i>

Building Strong Foundations

Approve a relocation plan for Fire Hall 2 & Training Centre

Priority	2014 Status
Assess suitability of DNV-owned Riverside site	<i>Completed.</i>
Approve site selection and relocation plan	<i>Deferred to 2015</i>

Adopt specific encroachment strategies

Priority	2014 Status
Identify and prioritize encroachments which impact public use and privatize public space	<i>Completed</i>
Develop encroachment policy, enforcement levels, fees to occupy	<i>Deferred to 2015</i>
Design and implement a public education strategy	<i>Deferred to 2015</i>

Review the Delbrook Community Recreation Centre Site repurposing strategy

Priority	2014 Status
Determine timing of public consultation regarding future use of site	<i>Deferred to 2015</i>

Review completed RCMP resource and integrated teams study and determine District action

Priority	2014 Status
Review detachment deployment and integrated teams cost structure	<i>Completed</i>
Identify opportunities and alternatives for cost savings and service delivery	<i>Ongoing</i>

Finalize study and determine next steps regarding policing in North Vancouver

Priority	2014 Status
Review independent policing study with CNV Council and determine future direction for police services in North Vancouver	<i>Completed</i>

Renew CUPE/IAFF Agreements

Priority	2014 Status
Renew CUPE union contract	<i>Completed</i>
Renew IAFF union contract	<i>Ongoing</i>
Provide support to Library, Recreation & Golf Course for renewal of CUPE contract	<i>Completed</i>

Approve new recycling and solid waste program

Priority	2014 Status
Develop new solid waste and diversion strategy to reflect Metro diversion targets	<i>Completed</i>
Determine directions for single family garbage & collection approach	<i>Deferred to 2015</i>
Update Council on new packaging and printed materials stewardship recycling collection program and on market rates for recyclables	<i>Completed</i>

Approve East Keith Road bridge replacement and associated road works

Priority	2014 Status
Design contract awarded and design developed	<i>Completed. Work continues towards a construction start of early 2015</i>

Approve East Keith Road extension (through development)

Priority	2014 Status
Approve road extension and alignment by a Service Agreement with fund contribution from Developer DCCs	<i>Completed</i>
Road design and construction	<i>Completed</i>

Support completion of Philip Avenue Rail Crossing with District as project lead

Priority	2014 Status
Contribution agreement with funding partners	<i>Completed</i>
Agree on the project delivery agency and proceed with the design phase	<i>Completed</i>
Public information sessions	<i>Initial sessions completed</i>
Tender and start of construction	<i>Ongoing construction in 2015</i>

Adopt a new Development Cost Charges (DCC) bylaw

Priority	2014 Status
Complete DCC Background Report	<i>Completed</i>
Complete stakeholder consultation on proposed DCC bylaw provisions	<i>Completed</i>
Adopt DCC bylaw to reflect current and future needs of DNV and submit for Provincial approval	<i>Completed</i>

Approve relocation and construction of a new animal shelter

Priority	2014 Status
Confirm Animal Welfare Shelter operating model	<i>Completed initial model</i>
Complete site selection, design and construction budget site selection, design	<i>Ongoing into 2015</i>

**Approve architectural design and related costs for William Griffin replacement.
Commence Construction**

Priority	2014 Status
Complete architectural design and project estimating	<i>Completed</i>
Develop and implement a communications program related to the project	<i>Completed</i>
Review and approve design	<i>Completed</i>
Confirm budget and development requirements met before commencing construction	<i>Completed</i>
Construction of facility	<i>Commenced. Ongoing in 2015 with estimated completion Fall 2016</i>

Adopt funding bylaws to support expansion of the North Vancouver (formerly Grant Connell) Tennis Centre and construct

Priority	2014 Status
Develop funding strategy and bylaw	<i>Completed</i>
Finalize project definition	<i>Completed</i>
Construction	<i>Completed</i>

Fulfill District and North Shore role on intergovernmental team to determine the preferred option for the Lions Gate liquid waste facility

Priority	2014 Status
Project Definition Phase: workshops and updates to Council throughout 2013	<i>Completed</i>
Finalized project definition, cost allocation and preferred conceptual design determined by Metro	<i>Completed</i>
Construction commences	<i>Deferred to 2015, Subject to funding</i>

Complete Phase 2 of the Mount Seymour Parkway bicycle lane and road widening project

Priority	2014 Status
Complete bridge widening	<i>Completed</i>
Complete site clearing for road widening	<i>Completed</i>
Finalize grant agreements and tender road widening	<i>Completed</i>
Construction completion	<i>Completed</i>

Adopt Tsleil-Waututh Nation (TWN) Service Agreement and implement dialogue and process development committed to within the agreement

Priority	2014 Status
2010-2014 Service Agreement adopted	<i>Completed December 2012.</i>
Undertake collaborative planning processes regarding infrastructure, development and future service delivery	<i>Ongoing in 2015</i>

Develop a Communications Strategy to address identified gaps, emerging and changing needs

Priority	2014 Status
Complete needs assessment and recommend approach for strategic communications	<i>Completed</i>
Obtain approval for approach and initiate strategy	<i>Completed</i>

Design and initiate a multi-year project (ECLIPS) to revise business processes across the organization to achieve seamless customer service, streamlined processes and the procurement of technological systems to support interactivity and effectiveness.

Priority	2014 Status
Planning and Assessment	<i>Completed</i>
Vendor Procurement	<i>Completed</i>
Definition and Design Phase 1	<i>Ongoing</i>
Phase 1 Implementation	<i>December 2015</i>

Improving the Way We Do Business

Receive studies and determine support for new museum planning

Priority	2014 Status
Review results of Museum Planning studies related to exhibit planning and business case	<i>Completed</i>
Undertake Fundraising Feasibility Study	<i>Study completed (May 2014). Fundraising campaign launched and will continue in 2015</i>
Determine support for new museum plan	<i>Ongoing through 2015</i>

Adopt a consolidated Construction Bylaw

Priority	2014 Status
Consolidated construction bylaw drafted to reflect risk management model, updated inspection protocols and current code	<i>Deferred to 2015 in order to align and integrate with system and process improvements through the ECLIPS project.</i>

Adopt a new Business Licence Bylaw, including fee structure

Priority	2014 Status
Define new fee structure to more closely recover costs including fire inspection fees	<i>Ongoing</i>
Draft new business license bylaw	<i>Deferred to 2015 in order to align and integrate with system and process improvements through the ECLIPS project.</i>

Participate in District of North Vancouver (DNV) – North Vancouver School District (NVSD) collaborative land use planning

Priority	2014 Status
Within the Cooperation Protocol framework, establish a subcommittee on strategic land use	<i>Complete</i>
Share information to create understanding of independent land processes including NVSD Strategic Land Strategy and DNV Public Assembly lands strategy	<i>Complete</i>
Identify opportunities for collaboration in keeping with policy frameworks	<i>Ongoing</i>

Review and update shared services approaches with the City of North Vancouver

Priority	2014 Status
Determine approach to update existing shared service arrangements	<i>Ongoing in 2014 and 2015 for specific services</i>
Approve amended bylaw incorporating shared Arts and Culture services into Rec Commission services	<i>Completed</i>

Establish an agreement for a recreation/social services delivery partnership in Lower Capilano

Priority	2014 Status
Develop a partnership framework between the District, Rec Commission, Library and Capilano Community Services to operate a community recreation centre and deliver services	<i>Completed (Memorandum of Understanding)</i>
Develop the financial model	<i>Deferred to 2015</i>
Finalize and implement the partnership agreement	<i>Deferred to 2015 or later</i>

Complete the rezoning process for a support recovery house for women with substance abuse issues

Priority	2014 Status
Remove the portion of land required for the proposal from the original bylaw holding it for park purposes	<i>Completed</i>
Complete rezoning process to add the support recovery house as a permitted use within community park zoning	<i>Completed</i>

ADDITIONS

Foundation

Priority	2014 Status
Marijuana production zoning & resolutions	<i>Completed</i>
Develop coach house strategy	<i>Completed (Bylaw adopted November 17, 2014)</i>
Develop Deep Cove Parking and Access Study	<i>Underway for consideration in 2015</i>

Improving Business

Priority	2014 Status
Expand IT support to Library & Recreation	<i>Analysis ongoing in 2015</i>
Arts grants framework review	<i>Deferred to 2015</i>
Review BCAS/First Responder Changes	<i>Ongoing into 2015. RAAC Subcommittee formed</i>

Other

Priority	2014 Status
Reviewing Kinder Morgan Expansion project	<i>Intervenor role ongoing until hearing in 2015</i>

Services and Operations

The Services and Operations section reports on divisional activities that illustrate the operational priorities and range of services delivered by the District and its partner agencies.

For 2014, we continue to report on a consistent set of measures, showing five years of data and comparable year over year. These measures are organized by service categories which align with other provincial reporting requirements to provide additional consistency and relevance for readers. Areas of reporting include: Library, Parks, Recreation and Culture, Development and Land Use Planning, Protective Services, Transportation, Governance and Corporate Management, Utility Services, and Recycling and Solid Waste.

The Performance and Activity Measures section includes descriptions of each service area, a consistent set of measures, and additional explanatory comments.



Community Services – Activity Measures

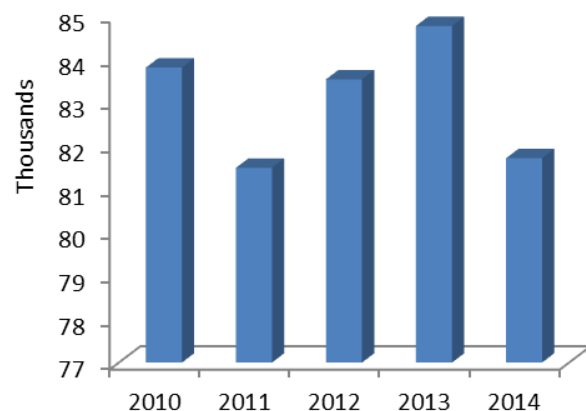
(Recreation, Arts, Culture, Parks, Library, Museum and Archives)

North Vancouver Recreation and Culture Commission

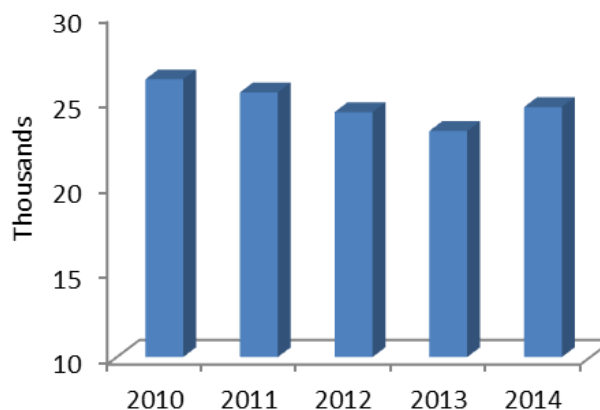
The North Vancouver Recreation and Culture Commission (NVRCC) offers a wide range of opportunities for individuals and families to be active, engaged and inspired through recreation and culture services and events.

In 2014, a number of factors impacted services and participation. The North Vancouver Recreation Commission and Office of Cultural Affairs were consolidated into the North Vancouver Recreation and Culture Commission. Additionally, a new program planning and delivery system was implemented to better understand and respond to residents' needs and to allow for enhanced innovation and collaboration. William Griffin Community Recreation Centre (CRC) closed at the end of 2013 to allow for the construction of a new Community Recreation Centre expected to open in late 2016.

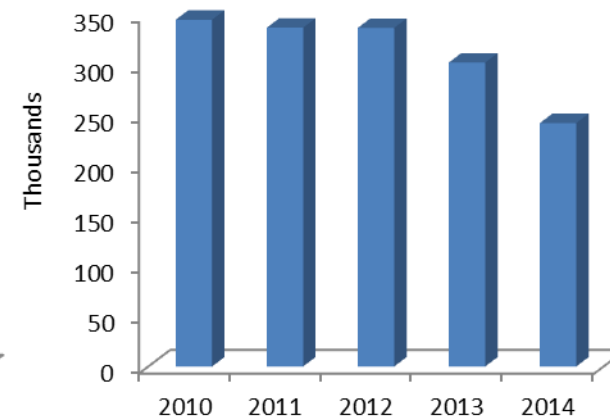
Program Registrations



Fitness Memberships



Public Admissions & Drop-ins



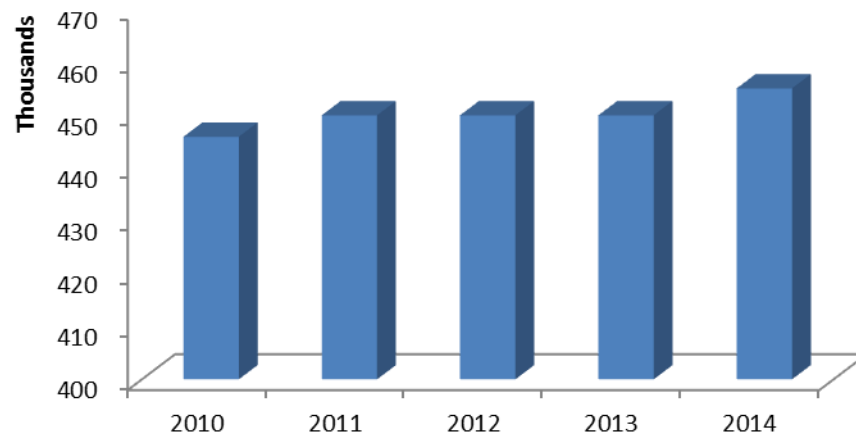
Note: 2014 data reflects the closure of one CRC and improvements to program offerings Commission-wide

Community Services – Activity Measures

(Recreation, Arts, Culture, Parks, Library, Museum and Archives)

North Vancouver Recreation and Culture Commission

Arts Grants Awarded



Arts & Culture Grants awarded have been relatively stable since 2010 and are matched 50/50 with the City of North Vancouver. The District's share of this investment totals \$455k in 2014 as shown in the chart at left.

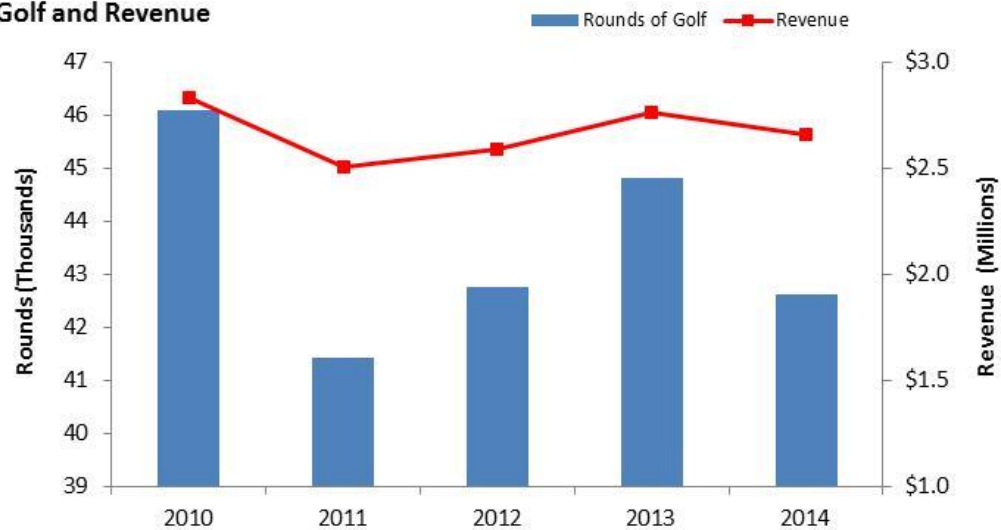
Measures for Arts & Cultural services are currently under review and will be revised in the future.

Community Services – Activity Measures

(Recreation, Arts, Culture, Parks, Library, Museum and Archives)

The District's Parks Department is responsible for the planning and construction of parks and natural parkland amenities; the day-to-day maintenance of urban park grounds, planting in gardens, medians and boulevards; the care and maintenance of street trees, park facilities, and fields and courts. They also operate visitor attractions and maintain the District's forests, greenbelts, trails and manage wildlife and habitat issues.

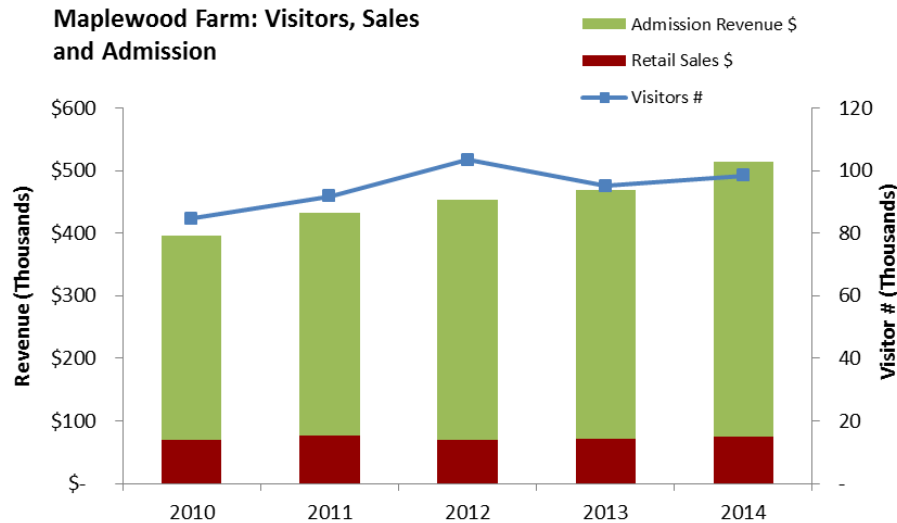
Northlands Golf Course - Rounds of Golf and Revenue



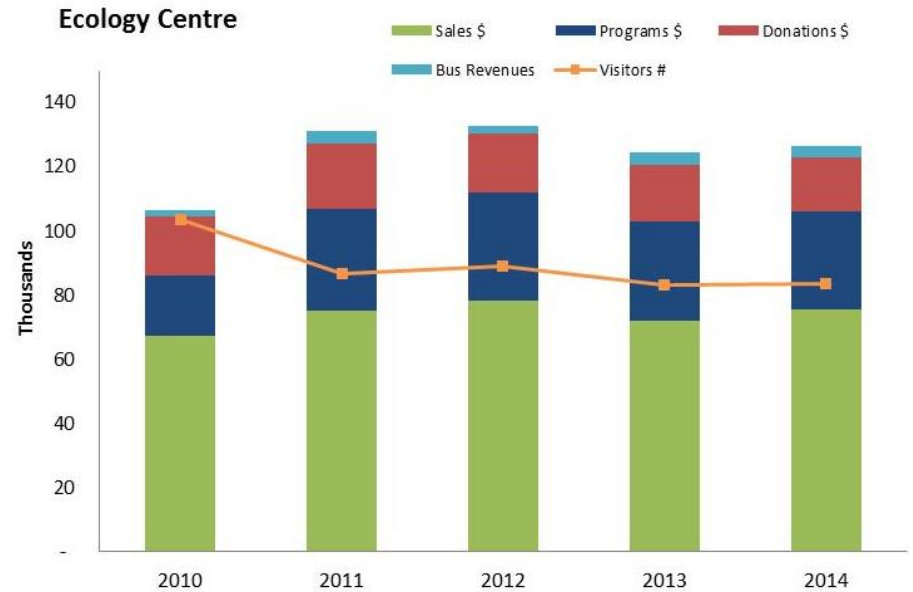
A cool wet spring resulted in reduced play and decreased green fees across the region during 2014. Approximately 77% of the available golf days during February through April were affected by poor weather. Our peak season, May through September, was considered average with 33% of the available golf days adversely affected by the weather. October to December was very wet with 66% of the available golf days dampened by rain and cold weather. Our 2014 Loyalty Program, however, saw continued growth over the prior year with an increase of 12.5% in new loyalty members.

Community Services – Activity Measures

(Recreation, Arts, Culture, Parks, Library, Museum and Archives)



Maplewood Farm recovered 76% of operating expenses in 2014 and revenues continue to grow with new marketing initiatives and recent facility improvements. In 2014, this included the addition of the much anticipated multi-purpose room to the Visitor Center, new animal viewing shelters, washrooms, interpretive signage and programs – all of which have attributed to a steady growth in attendance with positive feedback on all attractions.

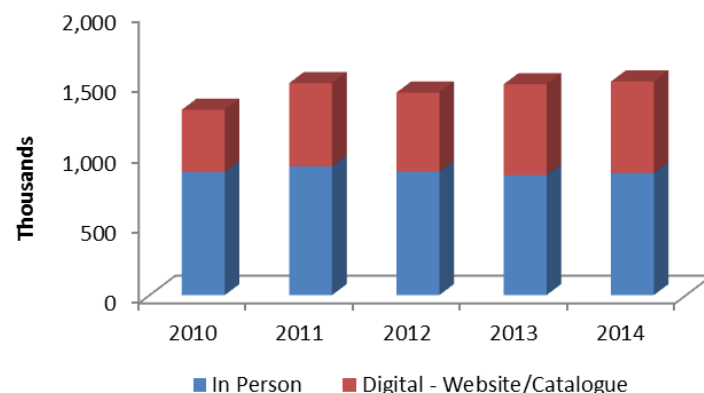


In 2014, the Ecology Centre conducted over 400 programs on a wide variety of topics including food sustainability, stream ecology, and Aboriginal weaving and carving. Thousands of school students took part in a variety of outdoor programs designed to enrich their curriculum and contribute to their awareness of forest and aquatic ecosystems. During Spring Break, a number of community organizations such as Owl Rescue, North West Wildlife Preservation Society, and Wildlife Rescue Association participated in the Centre's popular Wildlife Week. The Centre also partnered with a number of community agencies including The Edible Garden Project and North Shore Recycling to offer Garden Smart Programs for novice and expert gardeners alike. The Centre continues to benefit from its volunteer program and provided opportunities for 27 members who donated 721 hours in 2014.

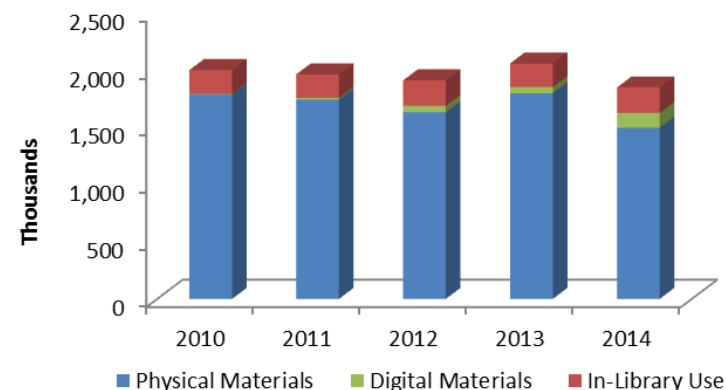
Community Services – Activity Measures

(Recreation, Arts, Culture, Parks, Library, Museum and Archives)

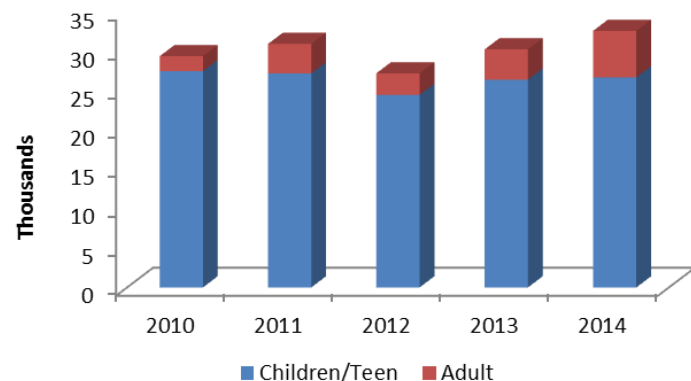
Library Visits



Circulation



Program Attendance



*In 2014, the Library commemorated its 50th anniversary with a series of celebrations, including the launch of our official history book, *Fifty! With a Fabulous Future*. While celebrating the past was a major focus for 2014, so too was planning ahead. In September, the Library Board adopted its new Strategic Framework, which sets the course for the Library as a place that connects the community, fosters knowledge and inspires stories. There continues to be strong support for the numerous library programs with over 32,000 attendees (children and adults) across the three branches.*

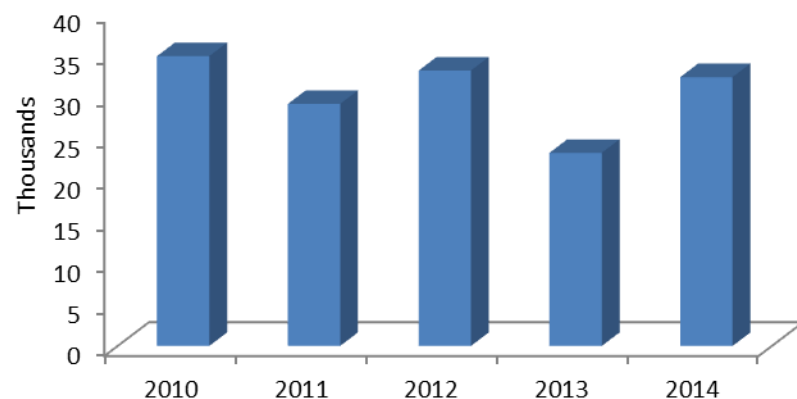
Libraries are no longer just about books. As the world moves into the digital era, the Library has embraced this shift by offering a wide array of digital resources and programs that help community members enter and understand the digital world. This is reflected in the circulation of physical materials which dropped 17% while the circulation of digital materials increased 145%. The Library reinforced this shift when it launched a new mobile-responsive website during 2014. The Library continues to serve as an important community hub with innovative programs targeted to inspire and support a community of learning and a culture of reading.

Community Services – Activity Measures

(Recreation, Arts, Culture, Parks, Library, Museum and Archives)

Museum

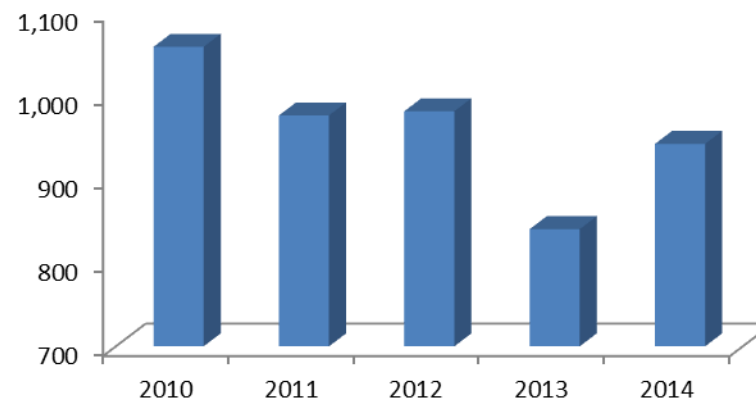
Exhibit and Program Attendance



Despite the closure of the Museum at Presentation House, visitors to community-based extension exhibits and attendance at public programs rebounded in 2014. School program attendance increased, as did participation in walking tours and outdoor interpretive programs. While the number of visits to the redesigned nvma.ca website remained steady, social media activity increased 49% for Facebook and 40% for Twitter over the prior year.

Archives

On-site Visits and External Inquiries



Demand for online access to the North Vancouver Museum and Archives (NVMA's) resources remained strong in 2014, with 3,113 unique website visitors and 59,573 page views by those users. Of these visitors, 41% were new to the site. Traditional reference services (in-person, telephone and e-mail) increased over the prior year. Archival descriptions for 350 new items and hundreds of digitized images were uploaded to the database. In addition a new website, greatwarchronicle.ca, was launched as a WWI commemorative project.

Development & Land Use Planning – Activity Measures

Development and land use planning services involve the creation of long-term, integrated community policy, land use, transportation, environment, and social plans. The District provides advisory and support services through management of the development process. Services that help shape the process include community planning, development services, and public lands management.

Building Permits and Revenue



Note: Graph excludes permits issued for assembly use and demolitions

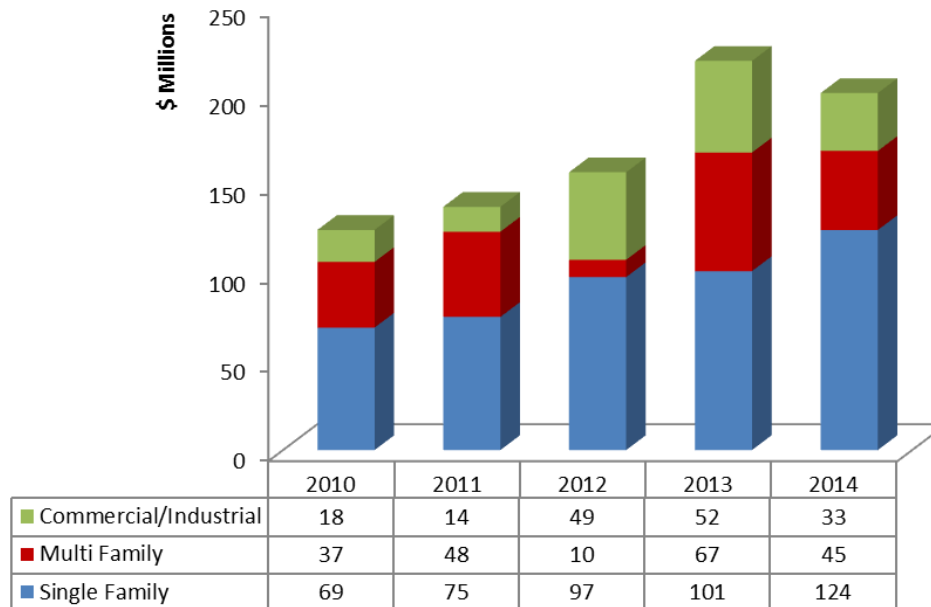
Building Permits are required for the construction of new dwellings, additions, renovations and for commercial and industrial construction. The majority of building permits issued is for single family construction.

While the number of permits issued remained relatively flat through 2013 there was a notable increase of 16% in 2014. While the District moved forward with its growth management strategy in alignment with the Official Community Plan, the redevelopment of existing single family homes is the primary reason for this year's increase in permit activity. The increase in permit revenue can be attributed to the increase in activity as well as the value of new construction, which is shown in the chart on the next page.

Development & Land Use Planning – Activity Measures

Value of New Construction 2010 - 2014

Source: DNV, Permits, Planning & Bylaws

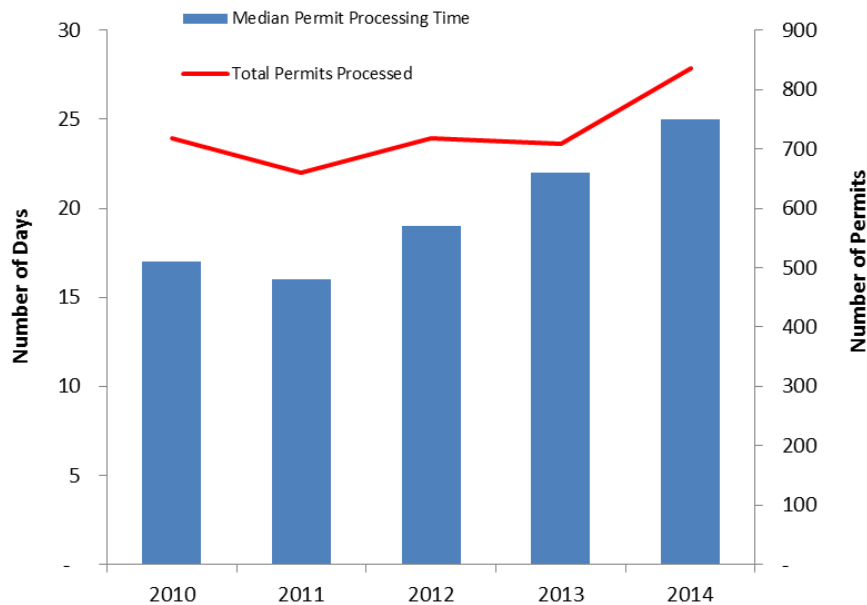


Building permit numbers and construction value remained strong in 2014 compared to recent years.

- *Permit volumes and construction values were higher for single-family residential in 2014, continuing a trend from prior years.*
- *Multi-family developments include Great West Life Realty Advisor's mixed use 80 rental unit development in Maplewood North, 2 townhouse developments in Maplewood by Anthem Properties and Loden Green (total of 91 units), and the Connect Townhouse development by Brody Development contributing 32 units in Inter River.*
- *Commercial/industrial projects include Seaspan's Shipbuilding Modernization project, a new office building for Canexus Chemicals and a new letter carrier depot for Canada Post in Lower Lynn.*

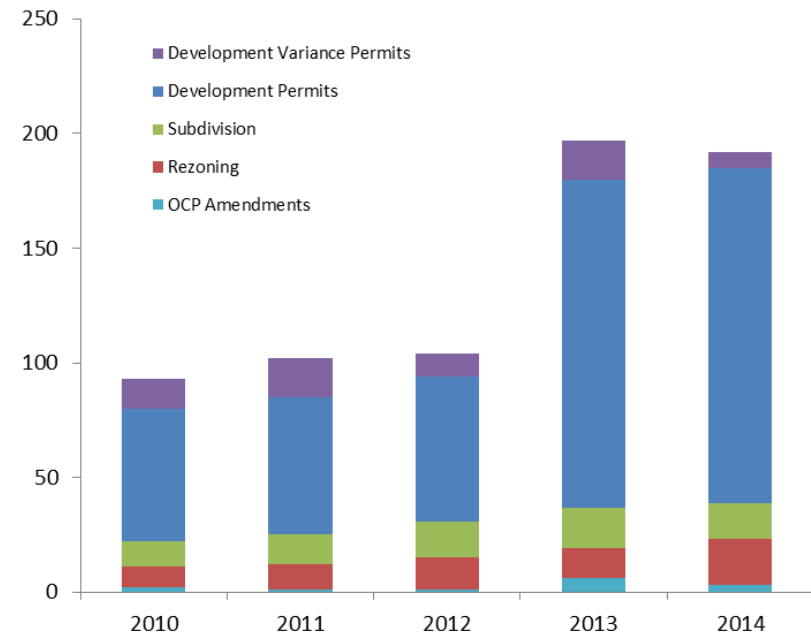
Development & Land Use Planning – Activity Measures

Building Permits Processing Time



Median processing time for building permits for non-single family developments have remained constant over the last five years. Single family development building permits have seen a marginal increase in median processing time over the last two years proportionate with the increase in permit numbers. Business processes and permit tracking systems are being reviewed and renewed to improve internal efficiencies and address customer service needs.

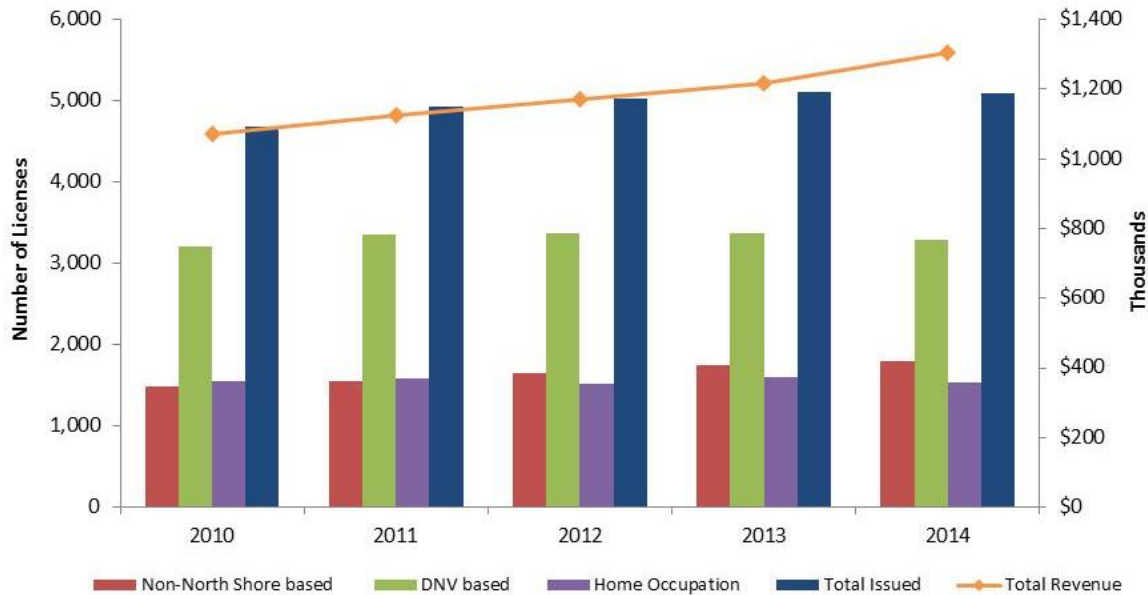
Number of Planning Applications



Following the adoption of new Development Permit Areas in 2012 for the environment and natural hazards, the number of permit applications has risen as expected. Correspondingly, revenues from planning applications also increased. In 2014, revenues are just over \$300,000, an increase of 50% since 2010.

Development & Land Use Planning – Activity Measures

Business Licences



While the total number of business licenses issued has increased steadily since 2010, related revenues have grown at an average rate of 5% over the past five years. Non-North Shore based licenses have shown consistent growth each year compared to the other types of business licenses issued.

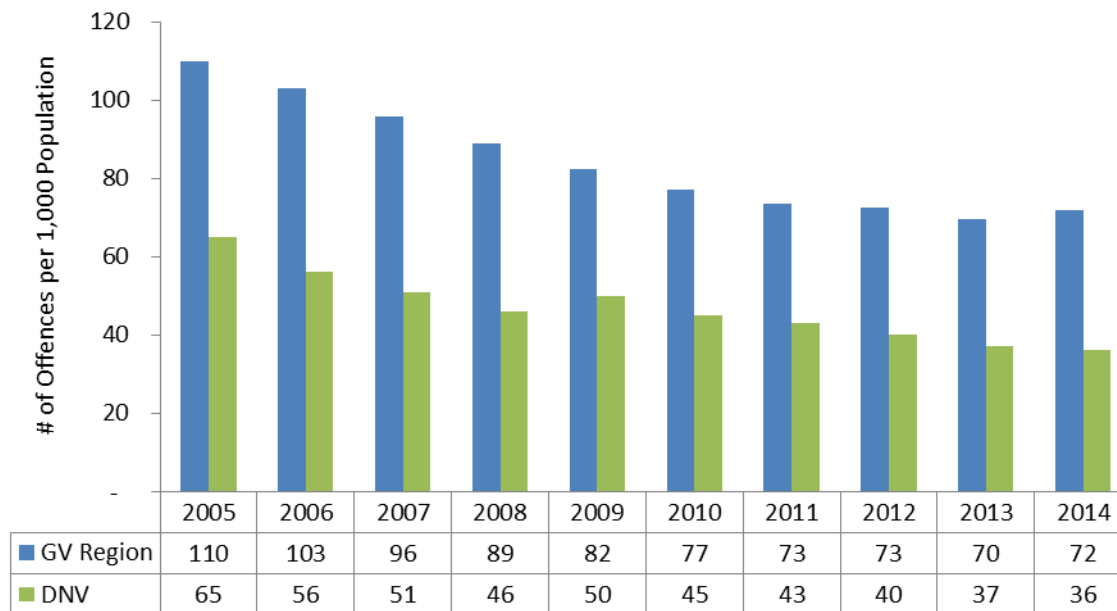
Protective Services– Performance Measure

(Fire, Police, Emergency Management, Bylaws)

Ensuring the safety and well-being of our community is essential. The range of services provided by the District includes: first responder/emergency medical services, fire prevention education and inspections, general policing duties, emergency and natural hazards management, and general animal welfare services.

Crime Rate 2005 - 2014

Source: RCMP Strategic Services Section



The Crime Rate for the DNV not only continues to be significantly lower than that of the Greater Vancouver Region but has also been on a downward trend over the last 10 years.

Crime Rate is defined as the number of offences per 1,000 population. The population figures utilized in the rate calculations are based upon Census results and represent the permanent residential or “late night” population of a municipality and do not include part-time populations, such as commuters, students, tourists and other part-time residents.

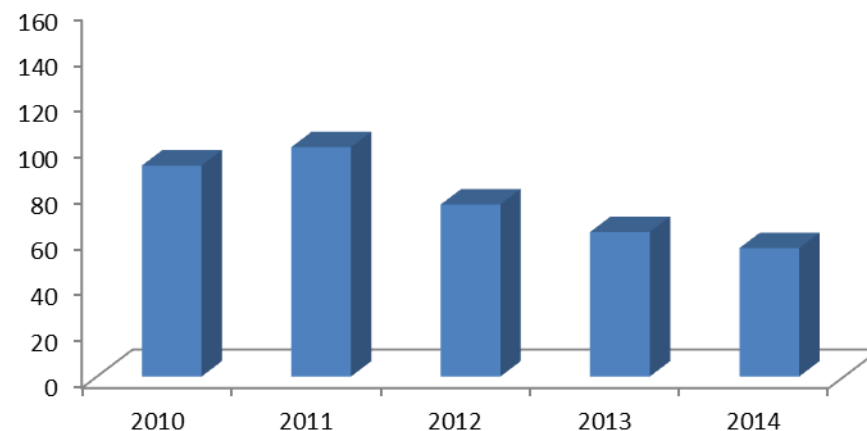
Protective Services – Activity Measures

(Fire, Police, Emergency Management, Bylaws)

Break and Enters



Automobile Thefts



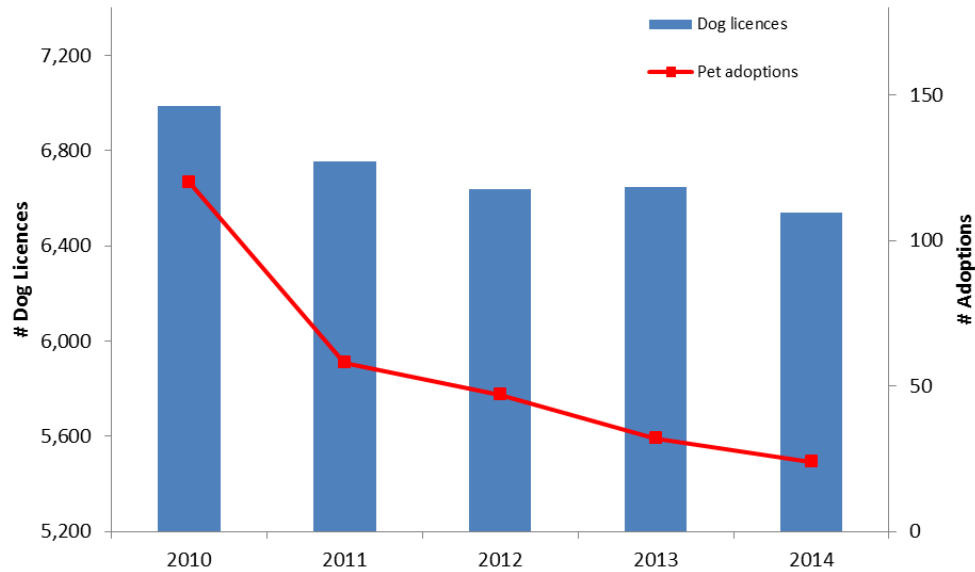
Break and Enters in 2014 remained relatively flat from the prior year and automobile thefts continue to experience an average annual decline of 15% over the last five years. An ongoing focus on crime reduction strategies at the North Vancouver RCMP Detachment is reflected in the two charts above.

The RCMP is critical to providing safety and security for Canadians by tackling crime at the municipal, provincial/territorial, federal and international levels. The Detachment provides various services including crime prevention and investigation, maintaining peace and order, enforcing laws, ensuring the safety of visiting dignitaries and officials, while providing operational support services to other police and law enforcement agencies.

Protective Services – Activity Measures

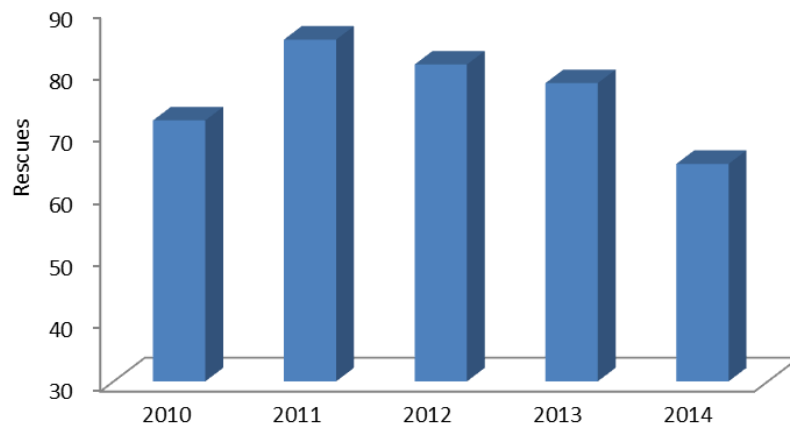
(Fire, Police, Emergency Management, Bylaws)

Animal Shelter Activity



Animal Welfare Shelter & Services of the District of North Vancouver provides a temporary home for animals until a responsible lifelong home is found. The need for pet adoptions from our shelter continued to trend downward in 2014 as a result of responsible pet ownership and education. Dog licence fees help to offset the costs associated with this program.

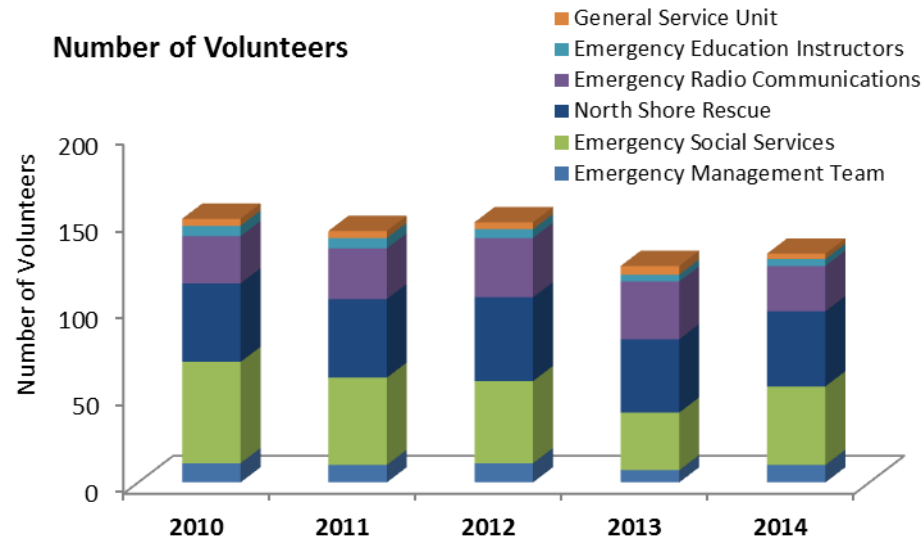
Technical Rescues



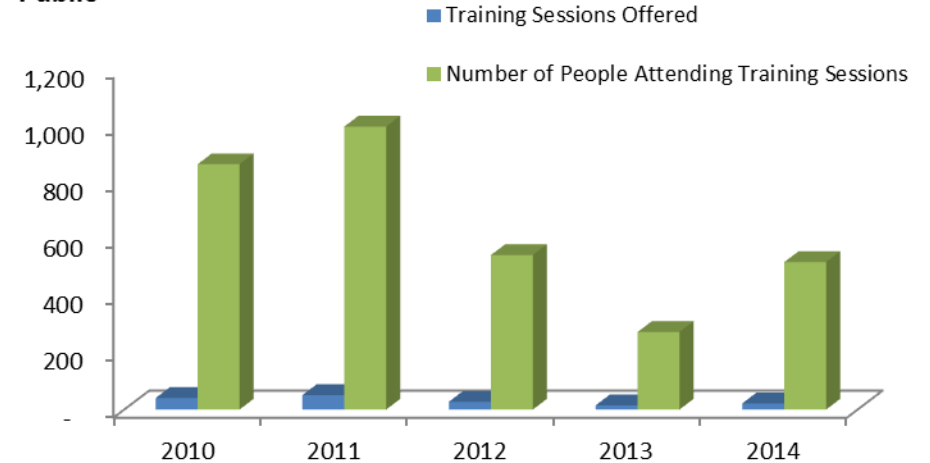
North Vancouver District Fire and Rescue Services train extensively throughout the year to prepare for technical rescues, including mountainous terrain, high angle, swift current, and confined spaces. The number of technical rescues continued its downward trend in 2014 as fewer calls for assistance to the Grouse Grind were received.

Protective Services – Activity Measures

(Fire, Police, Emergency Management, Bylaws)



Emergency Training Offered to the Public



North Shore Emergency Management Office (NSEMO) provides an extensive range of services to the North Shore municipalities, including emergency support services, search and rescue, and emergency communications with the vision of being a “disaster resilient North Shore”.

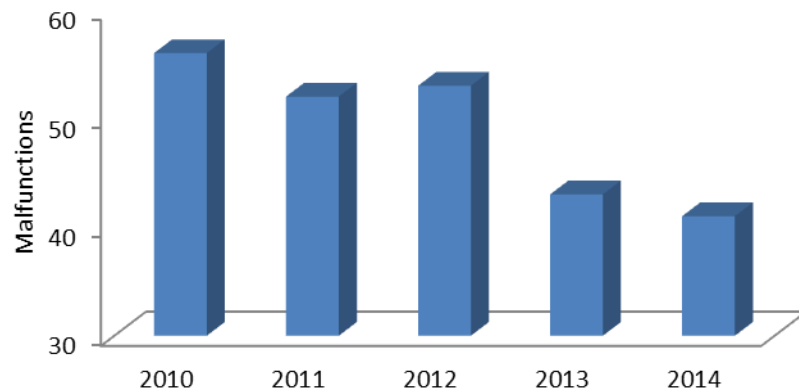
NSEMO has been offering free personal preparedness training to the public for over two decades. In recent years NSEMO has enhanced their online presence and now offers residents extensive information on a wide range of emergency management topics through their website nsemo.org. Whether it is information on personal preparedness, natural hazards, or emergency response and recovery, NSEMO’s website provides a wealth of information in convenient, accessible formats (videos, fact sheets, etc.). NSEMO’s social media channels (Twitter and Facebook) provide topical updates to residents and they maintain RapidNotify, a North Shore wide emergency notification system.

In 2014, NSEMO implemented a new organizational structure returning Operations staffing to 2008 levels, complementing the overall increase in volunteers primarily in the Emergency Social Services area. In addition, the level of training increased significantly as over 500 people attended the 22 training sessions offered in 2014.

Transportation – Activity Measures

Whether it is planning transportation routes for a new town centre, managing traffic flow, or everyday road maintenance, the District's Engineering Department delivers a variety of services. In addition to pavement resurfacing, road repairs/cleaning, snow and ice control, they are also responsible for alternative transportation services like cycling infrastructure, traffic calming and pedestrian improvements, as well as signage and street lighting.

Traffic Signal Malfunctions



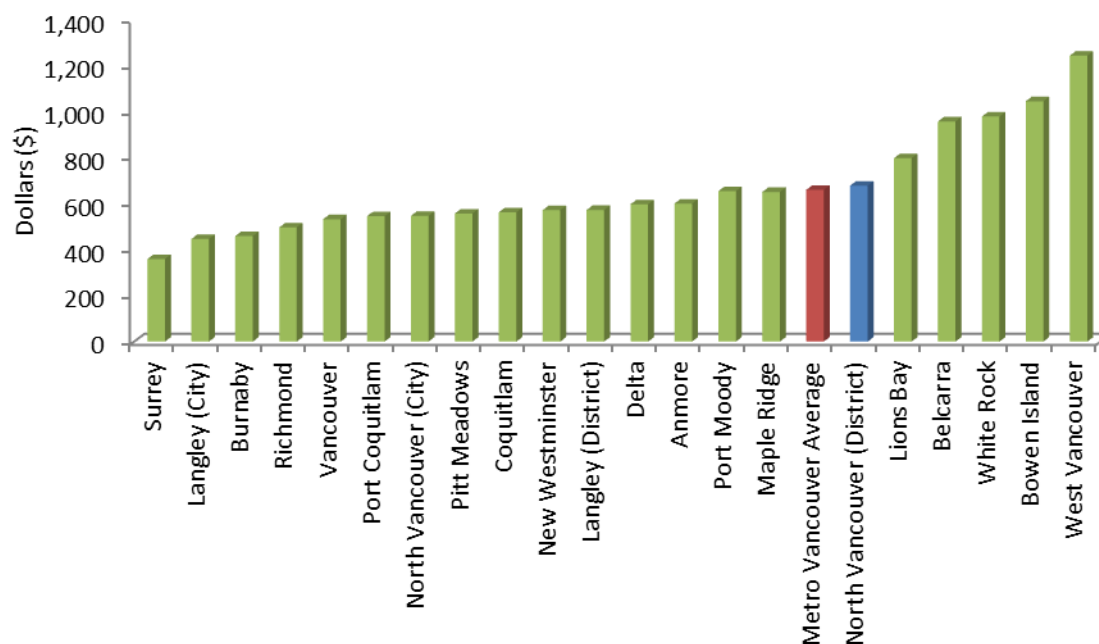
The number of traffic signal malfunctions continues to decline as the District replaces traffic signal controllers that are beyond their life cycle and rewires intersections with new traffic signal cable.

Governance & Corporate Management – Performance Measures

Governance and corporate management services relate to the business of managing the District as an organization. While these services are not necessarily visible to the public their impacts can be seen through financial reporting and property tax notices, communications with residents, and service delivery.

2014 Municipal Residential Taxes per Capita

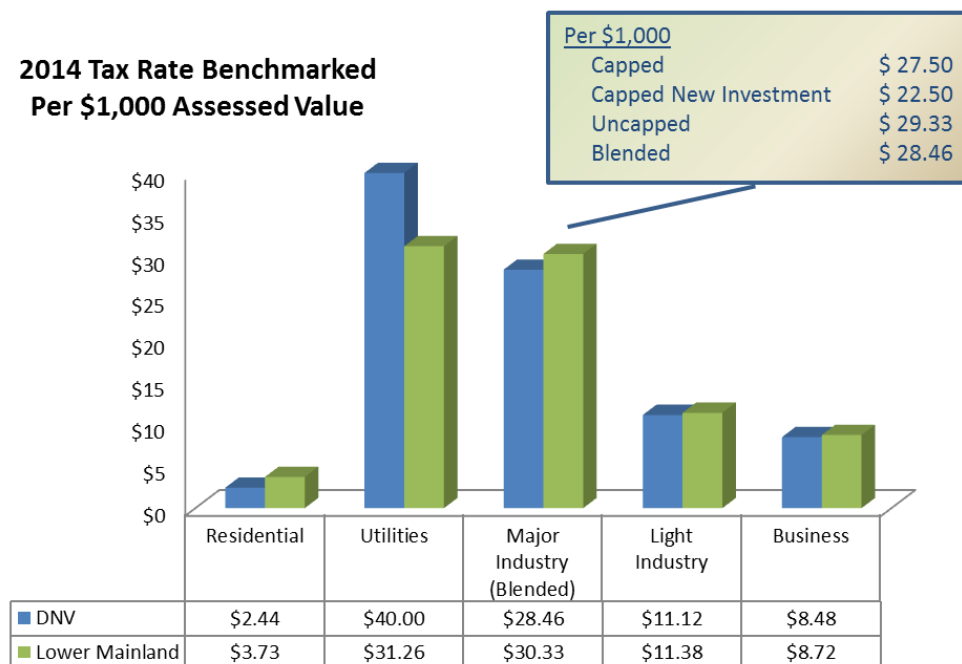
Source: Ministry of Community and Rural Development, Local Government Department



This graph compares the 2014 net municipal residential tax levy for Metro Vancouver communities. The per capita comparison is calculated by dividing municipal residential taxes by the population base for each municipality represented. Many factors influence this per capita result including: levels of service, service delivery efficiency, revenue policy (e.g. tax distribution and user fees), geography, population growth and density.

Governance & Corporate Management – Performance Measures

2014 Tax Rate Benchmarked Per \$1,000 Assessed Value



The District of North Vancouver's objective is to distribute the tax burden between property classes based on the principles of equity, fairness and responsiveness to community goals. Council has approved a tax strategy based on rate competitiveness designed to attract and retain its industrial and commercial base. Its main elements are:

- Harmonize tax rates with averages for the region or the Ports Property Tax Act capped rate of \$27.50 (if applicable);
- Shift taxes between classes where the tax base for a property class is too small to be corrected by investment alone.

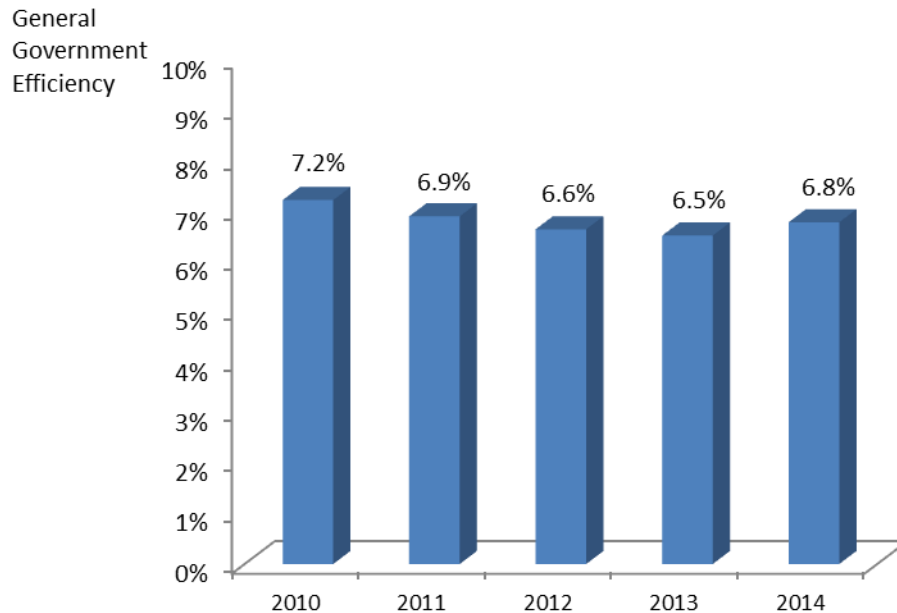
Note: the District is one of a handful of municipalities impacted by provincial legislation that imposes capped rates under the Ports Property Tax Act for some of its major industrial taxpayers. The District's average (blended) rate for Major Industry was \$28.46 in 2014, compared with \$30.33 for the Lower Mainland.

Since being implemented in 2009, tax strategy outcomes have led to a continued rate reduction for both the light and major industrial classes resulting in tax rates closer to the regional averages. Light Industry tax rates have decreased from \$25.28 in 2009 to \$11.12 per \$1,000 in 2014, while uncapped rates for Major Industry have fallen from \$47.62 in 2009 to \$29.33 per \$1,000 in 2014.

Governance & Corporate Management – Performance Measures

Operating Costs For Governance and Corporate Management

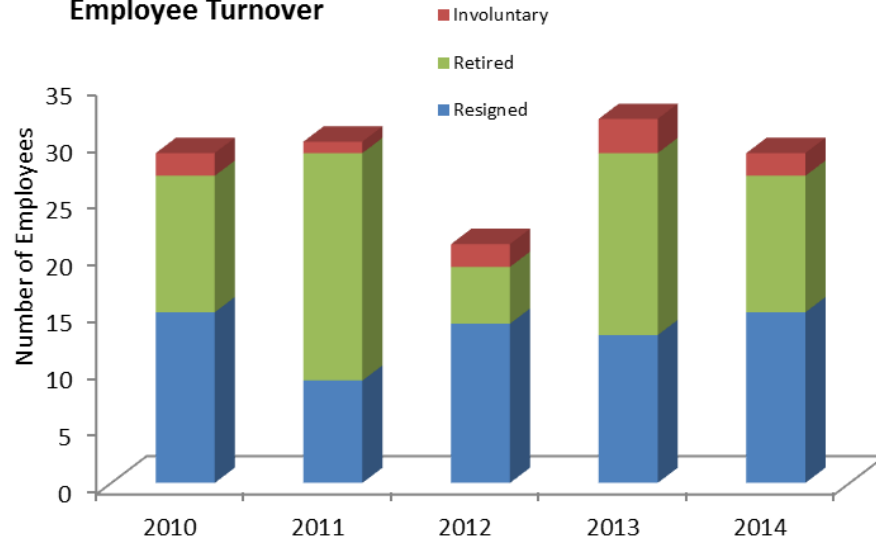
Source: DNV Finance



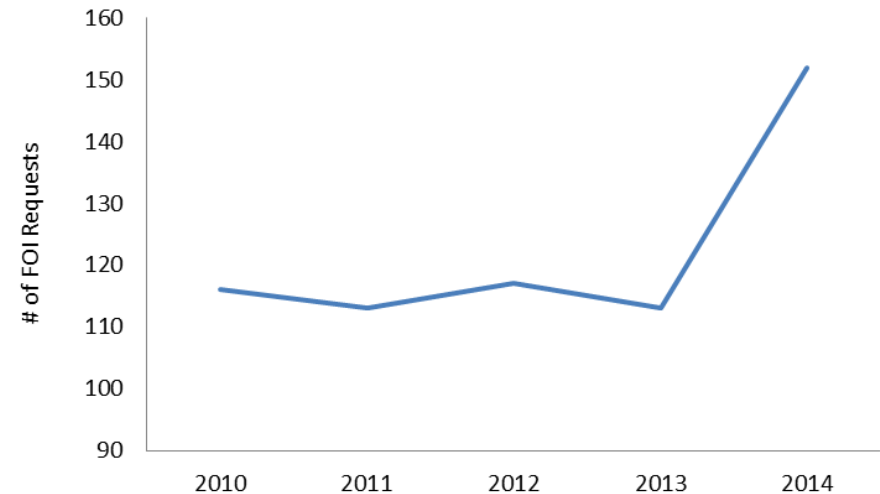
The costs of governance and corporate management (GCM) accounted for 6.8% of the 2014 municipal operating budget. From 2010 to 2013, GCM costs declined as a percent of total operating expenditures due to a multi-year strategy for service adjustments. The 2014 increase to 6.8% is attributed to additional labour resources and technology upgrades necessary to support the growth of the municipality.

Governance & Corporate Management – Activity Measures

Employee Turnover



Number of FOI Requests

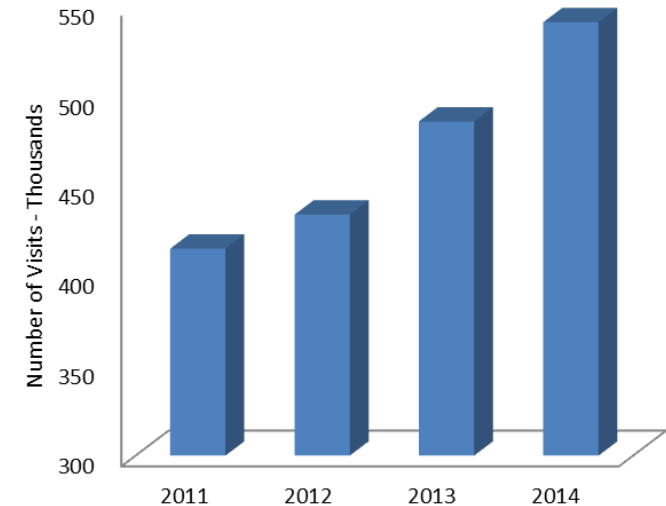


Workforce stability continues to be strong at North Vancouver District with turnover rates steady, but slightly lower than the prior year. Many District employees are approaching retirement age; however retirement numbers are down slightly from 2013.

There has been an increase in the number of FOI requests due to heightened awareness by the public of their rights and access to information.

Visits to the District's website (dnv.org) continue to grow, and 2014 saw an increase of 11 percent over the previous year. Work started on a new website that will make it far easier to complete tasks, find timely, relevant information, and facilitate residents' communication with the District. Our new task-based website – scheduled to launch in late spring 2015 – is being designed to seamlessly integrate with the growing suite of online business tools and, over time, will reduce the number of in-person visits to District Hall currently required for residents and business owners to complete key transactions.

DNV Website Visits

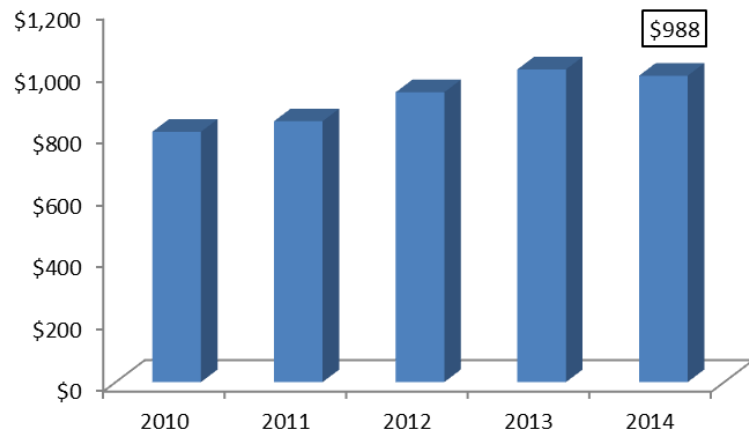


Source: Google Analytics

Governance & Corporate Management – Activity Measures

Reserve and Surplus Funds per Capita* 2010 - 2014

Source: Audited Financial Statements and BC Statistics



* Note: This graph now includes operating surplus generated from municipal, water, sewer, and library operations. 2010 – 2013 figures have been restated for revised amounts and updated population estimates from BC Statistics

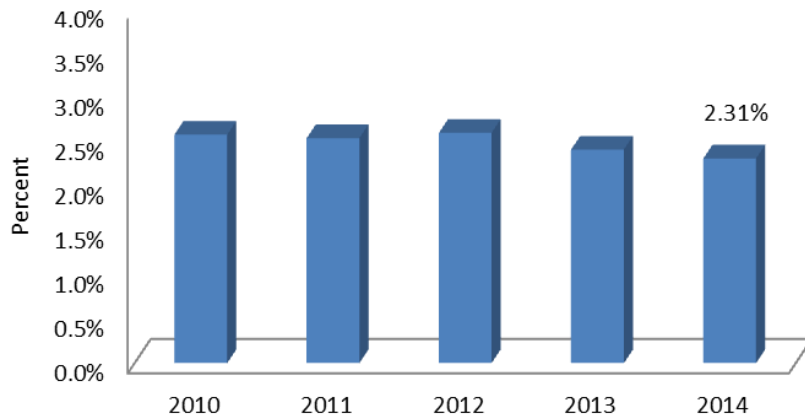
The District's reserve and surplus funds total \$86 million at the end of 2014, a decrease of \$1.7 million from 2013. The decline in reserves reflects funds used for infrastructure replacement and land acquisitions. The management of reserves is based upon strategic planning decisions that are in line with the asset management plans and the Official Community Plan.

Reserve and surplus funds support long term steady state replacement of existing infrastructure, risk mitigation and are a key financial resilience measure. They represent funds set aside for contingent events and future financial commitments and are sourced from operational surplus, interest income and land sale proceeds.

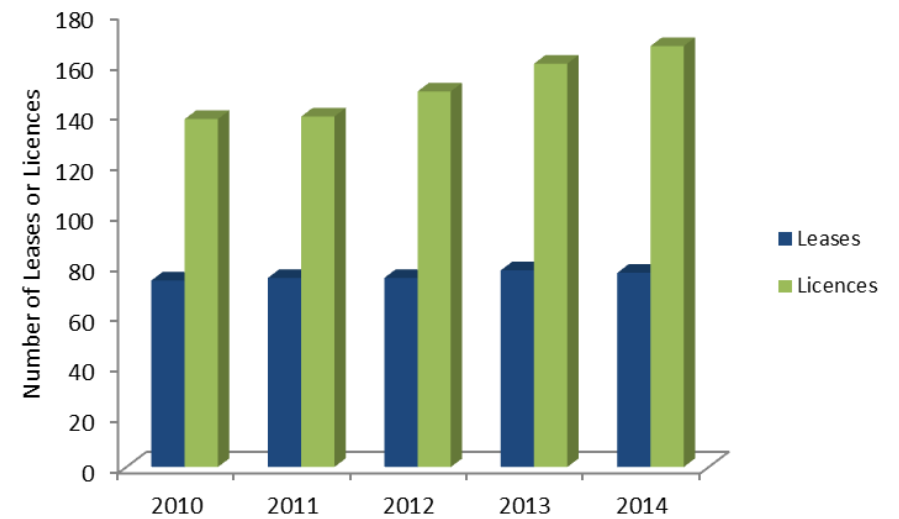
The balance varies depending upon capital needs and the operational risk profile faced at any given time. Prudence requires that a minimum threshold be maintained at all times to ensure the organization's capacity to react to unforeseen events. Sound judgement, trend analysis and best practices are followed to establish the amount of provision deemed reasonable.

Governance & Corporate Management – Activity Measures

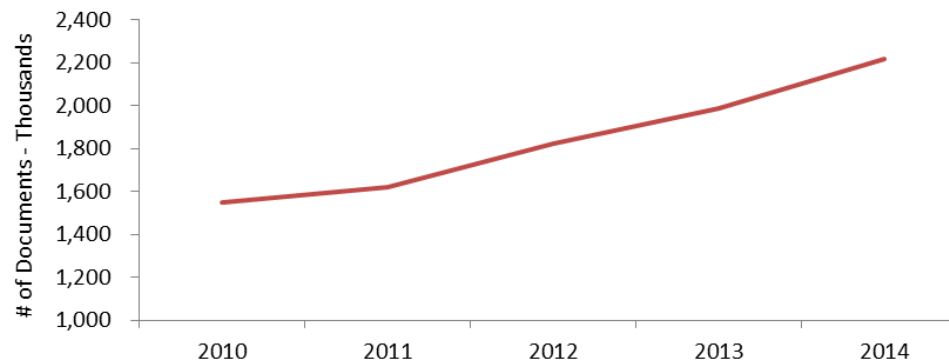
Average Rate of Return on Investments



Leases and Licences Administered



Number of Documents stored and managed by ITS

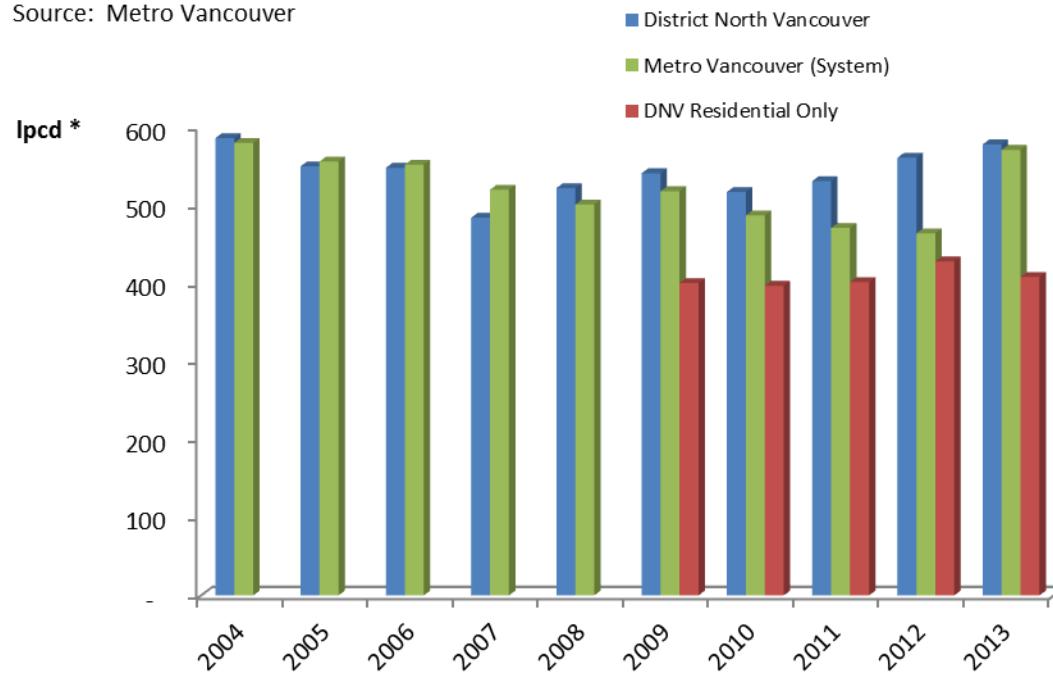


Utility Services, Water- Performance Measure

The provision of water services contributes to District residents' health and well-being by providing a safe, adequate, and trouble-free supply of potable water. The District is also involved with energy management and greenhouse gas reduction initiatives at both the corporate and community levels. Measuring and managing energy consumption in corporate operations and in the community allows the District to determine high-use areas and to establish economical and environmentally sensitive ways to reduce energy costs and emissions.

Water Consumption Per Capita

Source: Metro Vancouver



*LPCD = average litres of water consumed per capita per day

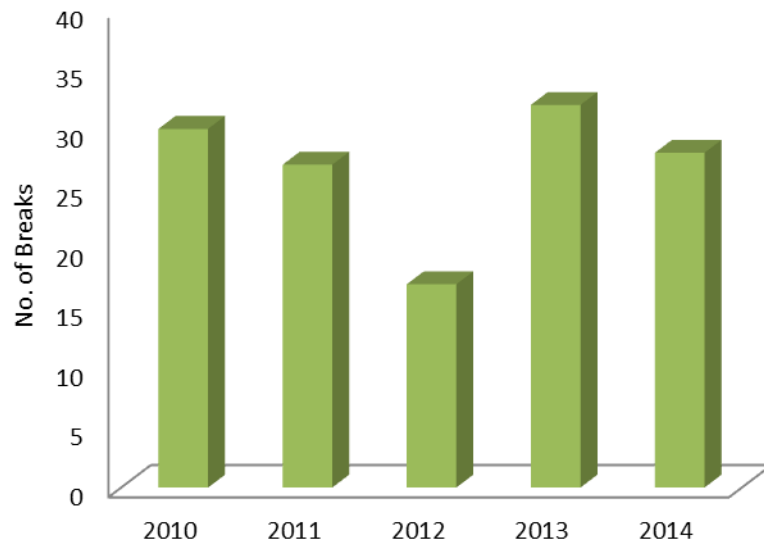
Note: Water Consumption data is provided by Metro Vancouver one year following the reported year of operations

This graph illustrates District water consumption compared to that of Metro Vancouver as a whole, based upon Greater Vancouver Water District (GVWD) data for total water consumption by all users, including commercial users. The District's water consumption for the past ten years is largely influenced by fluctuations in commercial use, which can be a significant portion of our total consumption. Residential consumption has been recorded since 2009 and has exhibited a stable trend over the same period. In 2014 the District initiated proactive leak detection, which increased our ability to save water.

The District continues to refine its monitoring process for water consumption by user, time of year, and other considerations.

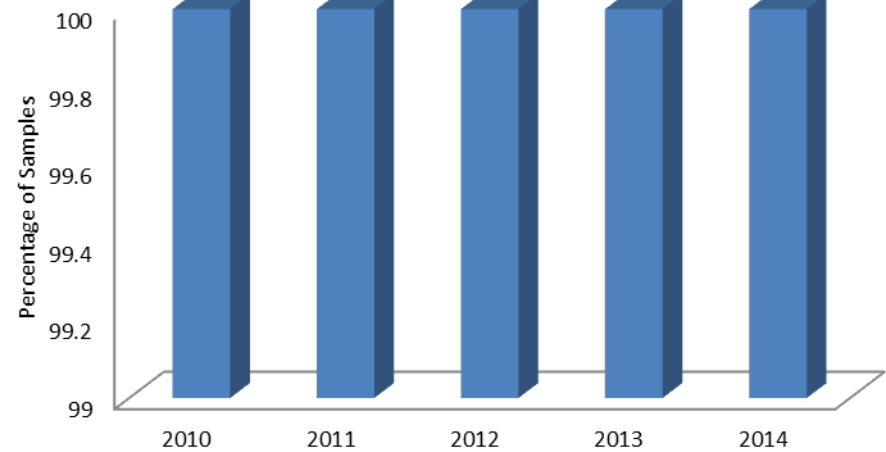
Utility Services, Water- Activity Measure

Watermain Breaks



A proactive replacement strategy was implemented in the mid-1990s when breaks had reached 50 per year. Yearly fluctuations in the number of water main breaks are due largely to seasonal weather variations and to changes in Metro Vancouver's operational system. The 2014 water main break count and pattern returned to normal relative to the 2013 anomaly where an unprecedented 10 breaks occurred in a two-week period. Water main breaks continue to heavily influence annual water main replacement selection and priority.

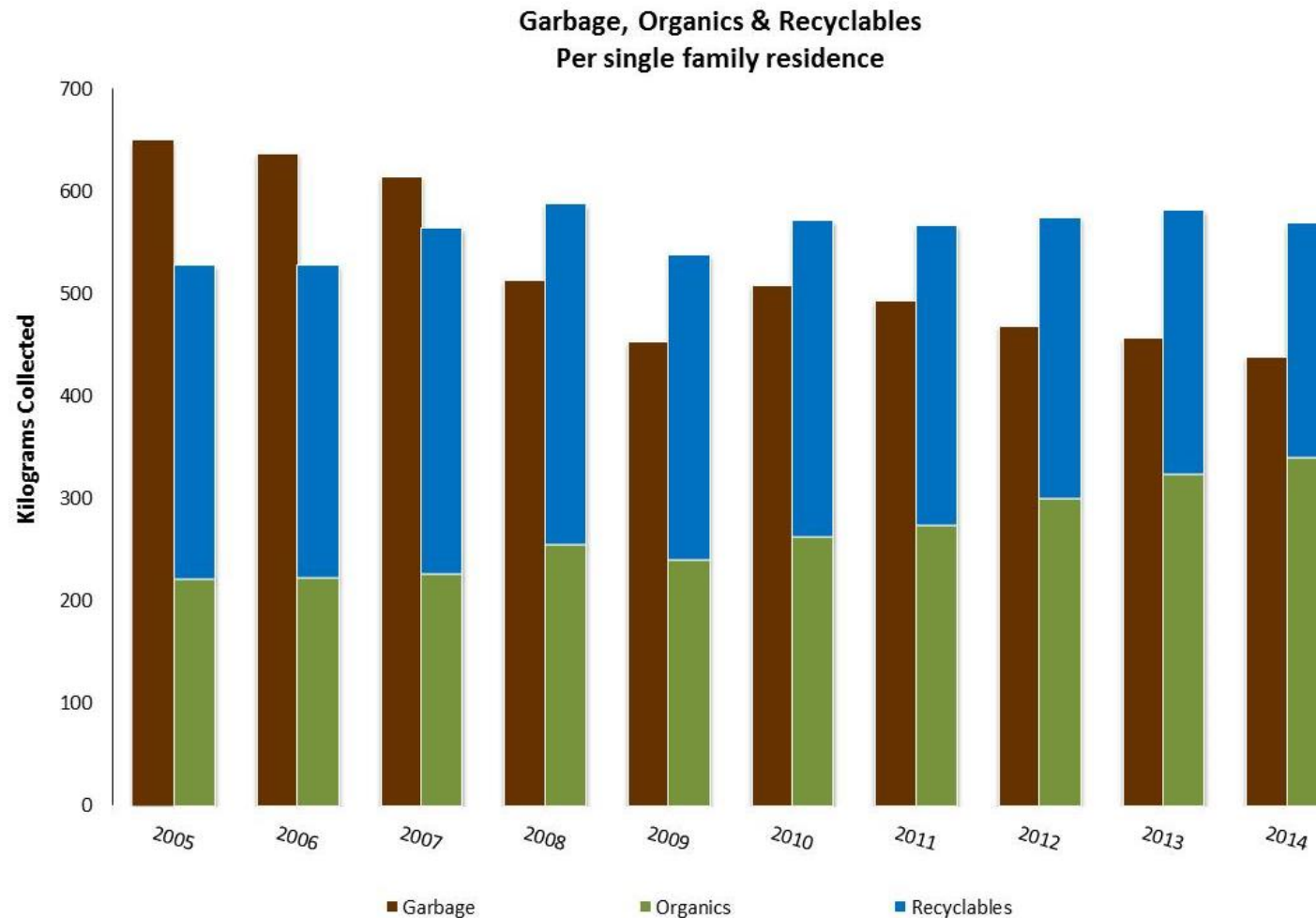
Percentage of Water Quality Samples Meeting Bacteriological Standards



Water quality in the District continues to be exceptional. For the sixth year in a row, 100% of results have met bacteriological standards.

Recycling & Solid Waste – Performance Measure

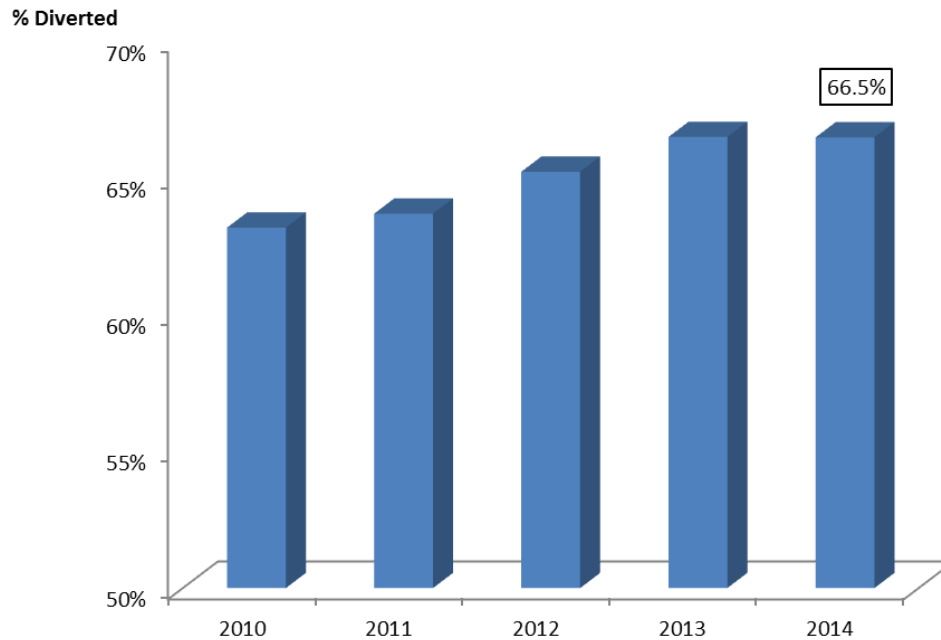
Recycling and solid waste services include the collection, processing and disposal of household waste for both residential and commercial customers. The District also provides Green Can (organics) collection for residents. Recycling collection and processing is provided through North Shore Recycling Program. The District's efforts continue to influence lower garbage collection as residents place greater emphasis on organics segregation and collection.



Recycling & Solid Waste – Activity Measure

Total Solid Waste Diversion Rate

Source: Metro Vancouver



Curbside single family recycling, multi-family blue box pick-up, and the recycling drop off depot are provided through the North Shore Recycling Program. In addition to single family curbside recycling, just over 900 tonnes of recyclables were collected through the multi-family blue box program and almost 700 tonnes of recyclables were collected through the Depot. Over the past five years, more than 36,000 tonnes of recyclables have been diverted from the District's garbage stream.

Curbside garbage and organics collection is provided by the North Vancouver District. In 2014, just over 9,000 metric tonnes of garbage (439 kgs per single family residence) was collected, a 223 metric tonne or 1.4% decrease from 2013. Metro Vancouver tipping fees stayed consistent at \$107 per metric tonne. The decrease in volume resulted in a \$23,861 savings in disposal fees.

The District collected approximately 7,000 metric tonnes of organics (339 kgs per single family residence) in 2014, a 470 metric tonne or a 1.1% increase from 2013. Metro Vancouver organics tipping fees remained unchanged at \$71 per metric tonne. The increase in volume resulted in additional disposal fees of \$33,370.

Divisional Areas of Responsibility

Executive Services

Executive Services includes the Chief Administrative Officer, Mayor, and Council, who define strategic directions and priorities that support the District's vision of a sustainable future. Service areas include strategic planning, leadership, human resources and overall corporate governance to ensure Council direction is supported and corporate accountabilities are met.

Corporate Services

Corporate Services provides internal services and plays a liaison role in relations with other governments, agencies and partners. Corporate planning, internal audit, business improvement, legal, communications, and business relations services, along with the activities of the Clerk's office, are all provided by the Corporate Services group.

Finance and Information Technology Services

Finance and Information Technology Services focuses on business support, policy development, and analysis for decision making. It is dedicated to effective, efficient business transformation and the development of long term strategies for both service delivery and financial health.

Fire and Rescue Services

Fire and Rescue Services works closely with its partner agencies on the North Shore to deliver a diverse set of emergency services including structural and wild land urban interface firefighting, motor vehicle rescue, high angle rescue, tower crane rescue, swift water rescue, hazardous materials response, pre-hospital medical response and marine firefighting.

Engineering, Parks and Facilities

Engineering, Parks and Facilities consists of three major groups, each providing distinct services -- Engineering and Facilities, Parks, and Utilities. The Division:

- plays a key role in the development process through the review of development applications, maintenance of development related infrastructure bylaws, and the provision of project services provides park services supporting public enjoyment of parks and green spaces
- makes sport fields and sport courts available for recreational use
- provides transportation services including infrastructure supporting the movement of people and goods
- provides utility services including water, liquid and solid waste, recycling and energy
- provides a number of central support services to other divisions and partners including facility, fleet and project services

Planning, Properties and Permits

Planning, Properties and Permits consists of four groups:

- Sustainable Community Development is responsible for long range, integrated community planning and environmental management
- Development Services is responsible for the review of a variety of land use applications including OCP amendments, rezonings, subdivisions, development permits and development variance permits
- Bylaw Services provides enforcement and public education about the District's regulations to support public safety, quality of life and community sustainability
- Real Estate and Properties provides a variety of real estate services such as property management, community leases, negotiation, valuation, marketing and Land Title Office and Court Registry

Partner Agencies

Police Protection Services (RCMP)

The North Vancouver RCMP Detachment provides policing services to citizens of both the District and City of North Vancouver. These services include investigation, enforcement, crime prevention and services to victims of crime. The detachment is committed to preserving the peace, upholding the law, and providing quality services in partnership with the community. The Community Policing program provides an important bridge to local communities through the Auxiliary Constables, Block Watch, Business Watch, and Youth Intervention Unit programs.

North Vancouver District Public Library

The District is served by three library branches: Capilano, Lynn Valley, and Parkgate. The library system offers a full range of information services and learning opportunities, including an extensive collection of books and digital collections, a variety of other information resources through the library website, and programs for both children and adults. The North Vancouver District Public Library continues to be the best-used public library system of its size in Canada.

North Vancouver Recreation and Culture

The North Vancouver Recreation and Culture Commission (NVRCC) is a shared service that provides a wide variety of recreation and cultural services to residents on behalf of the District and City of North Vancouver, including the administration of cultural grants and organization of arts and culture exhibits. The Commission also ensures that an appropriate range of leisure opportunities is available to meet the needs of citizens regardless of their age, gender, ability or economic status. North Vancouver community recreation centres offer many public amenities such as swimming pools, art spaces, fitness studios, weight rooms, youth centres, ice arenas, gymnasiums, sport courts, multi-purpose and meeting rooms.

North Vancouver Museum and Archives

North Vancouver Museum and Archives (NVMA) is a shared service with the City of North Vancouver that explores our community's collective past and shares its history with students, residents and visitors. NVMA preserves unique and historically valuable community records, stories and artifacts that the public can access at the Archives in Lynn Valley's Community History Centre and through an online collection database at nvma.ca. Special exhibits, walking tours, and programs celebrating unique aspects of North Vancouver are offered throughout the year.

North Shore Emergency Management

North Shore Emergency Management Office (NSEMO) is the shared emergency management office for the District of North Vancouver, City of North Vancouver and District of West Vancouver. NSEMO's vision is "A Disaster Resilient North Shore". NSEMO provides planning, training, exercises, public education, volunteer management, stakeholder engagement and an operationally ready, centralized Emergency Operations Centre which is activated during emergencies. The team also provides emergency response and recovery support thereby increasing community resiliency.



Feedback

The District believes in continuous improvement and your comments are appreciated. Send us your thoughts at annualreportfeedback@dnv.org.

You can also connect with us on social media - twitter @NVanDistrict - facebook NVanDistrict, and via our web site at dnv.org

Thank-you.





NORTH VANCOUVER DISTRICT

Annual Report 2014

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