

Burr Place – Men’s Support Recovery House
Public Hearing Binder
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Additional Information	
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PUBLIC HEARING

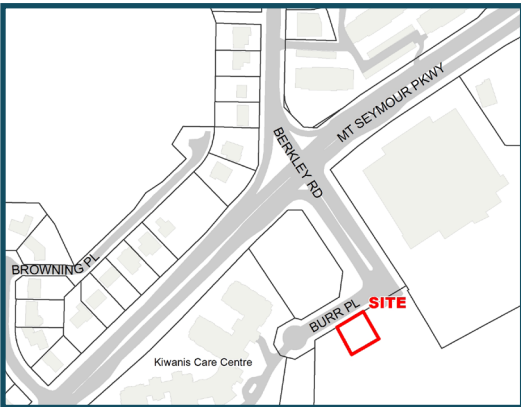
2400 Block Burr Place

Turning Point Men's Support Recovery House

What: A Public Hearing for a proposed change to the definition of Group Home for one facility on Burr Place.

When: 7 pm, Tuesday, September 15, 2015

Where: Council Chambers, District of North Vancouver, 355 West Queens Road



This rendering provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

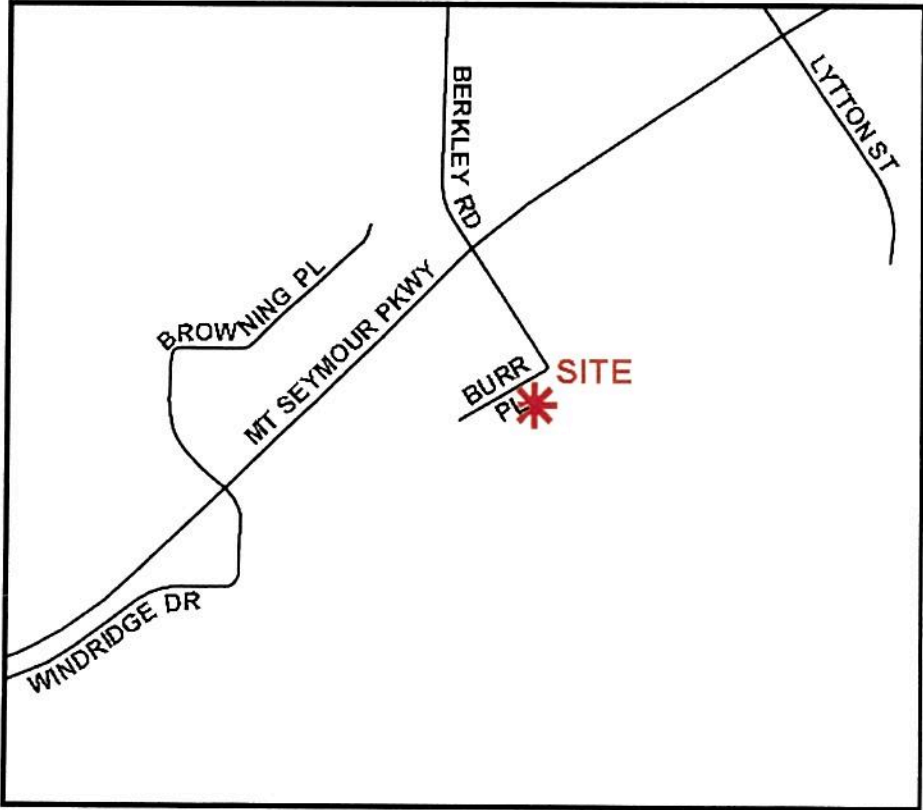
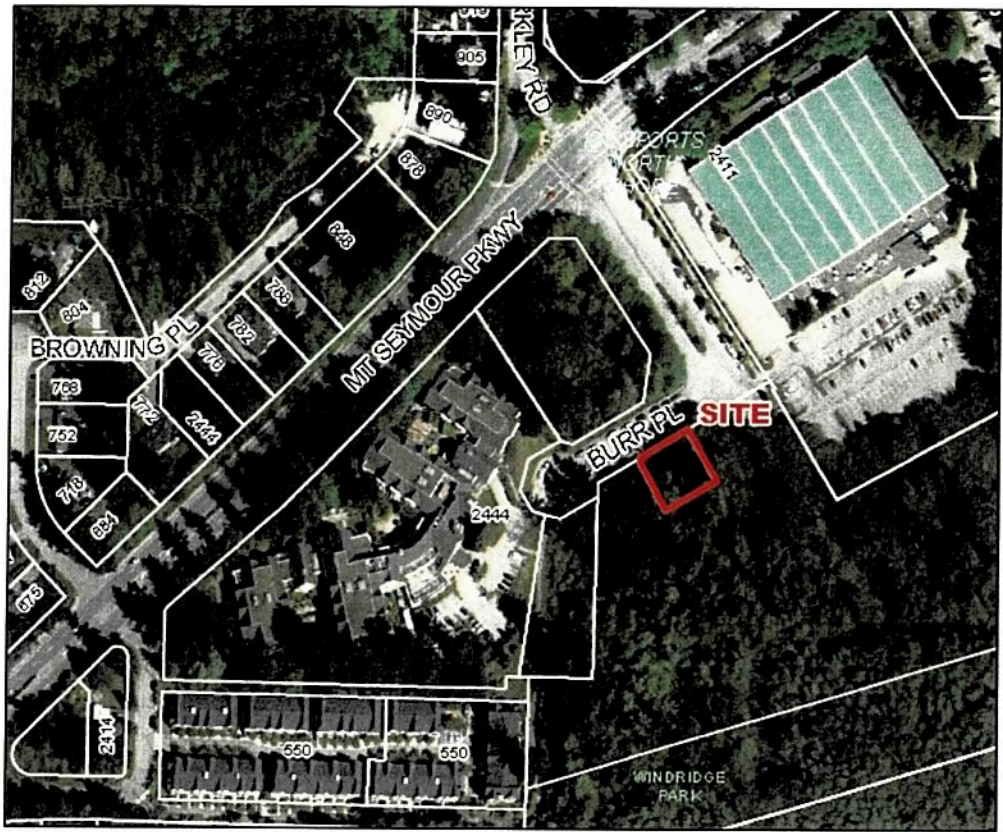
What changes? Group Homes of up to eight people are permitted in all single family residential areas of the District. Bylaw 8124 proposes to amend the Group Home Regulation specific to the Burr Place site to permit 10 people (nine in care) in a single family home built under the site's Single Family Residential 7200 (RS3) zoning.

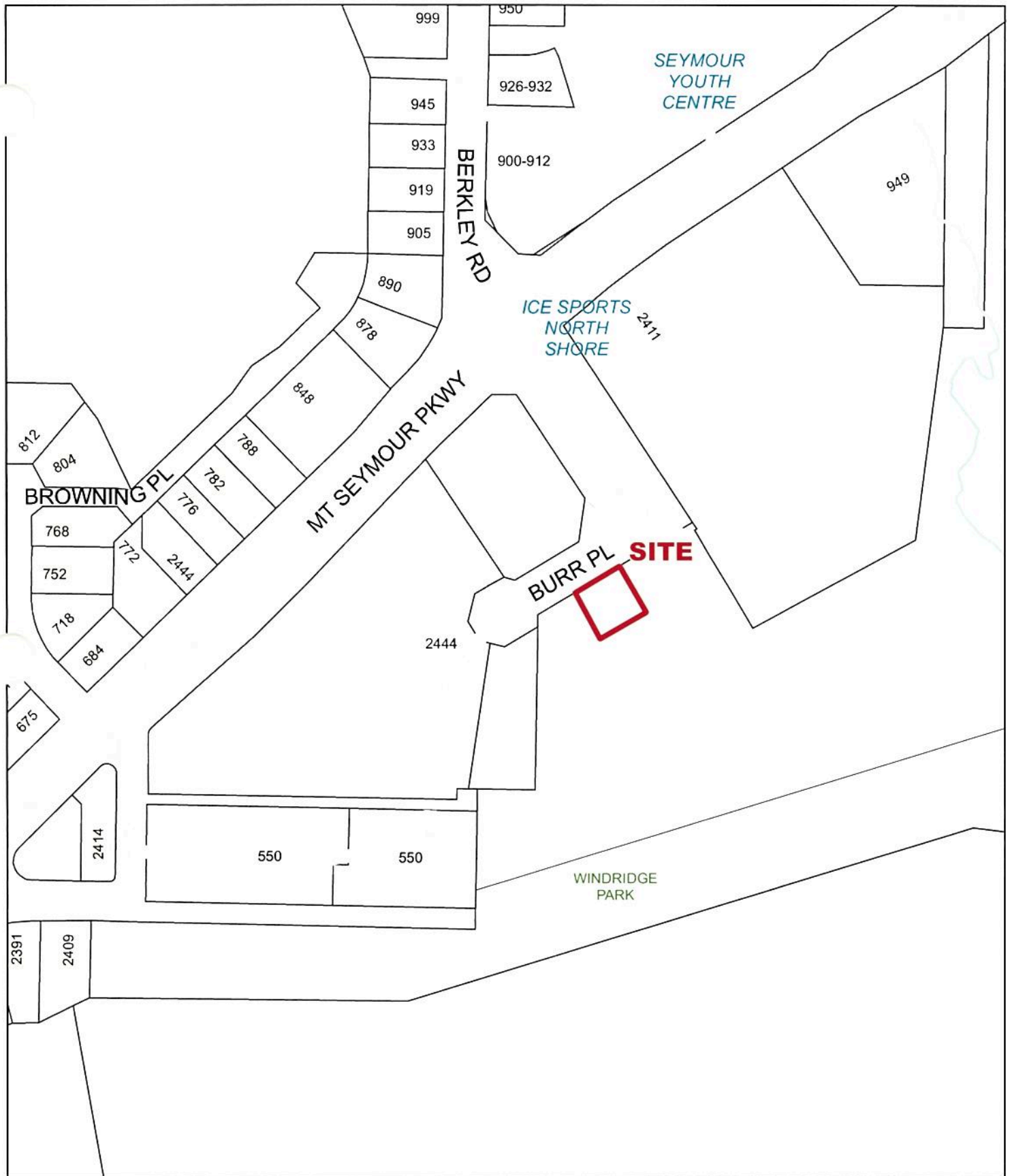
When can I speak? We welcome your input **Tuesday, September 15, 2015 at 7 pm.** You can speak in person by signing up at the Hearing or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail before the conclusion of the Hearing.

Need more info? Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.

Who can I speak to? Natasha Letchford, Development Planner, at 604-990-2378 or letchfordn@dnv.org or Annie Mauboules, Social Planner, at 604-990-2454 or mauboulesa@dnv.org.







Turning Point SITE MAP



Published: June 18, 2015

THE DISTRICT OF NORTH VANCOUVER
ZONING BYLAW 1965
BYLAW 3210
Effective Date – 1965

PART 2 INTERPRETATION

"family" means (1) one person, or two or more persons who are interrelated by bonds of consanguinity, marriage, legal adoption or who have a common law relationship, or

(2) a group of not more than five unrelated persons occupying a dwelling unit on a non-profit basis, or

(3) a group of not more than eight unrelated persons occupying a group home, of whom no more than six can be persons with special needs;
(Bylaw 5045)

"group home" means a dwelling unit operated for persons with special needs by either an incorporated non-profit society in good standing or a public body chartered by Federal or Provincial statute; (Bylaw 5045)

PROPOSED AMENDMENTS

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

Part 2 – “Interpretation” is amended by replacing the definition of “group home” with the following:

“group home” means a dwelling unit operated for persons in care or with special needs by either an incorporated non-profit society in good standing or a public body chartered by Federal or Provincial statute;”

Part 2 – “Interpretation” is amended by replacing section (3) of “family” with the following:

“a group of not more than eight unrelated persons occupying a group home, of whom no more than six can be persons in care or with special needs except on that portion of the parcel legally described as Lot B except portion in Plans 16298, LMP22002 AND LMP37723 Block X District Lots 469, 580 and 611 Plan 15231 outlined in bold and labelled as “Subject Area” on the sketch plan attached as Schedule A to Bylaw 8124” where a group of not more than ten unrelated persons, of whom no more than nine can be persons with special needs or in care;”



RS1 – 5

Single Family Residential 1 – 5 Zones INFORMATION HANDOUT

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

SECTION A:	The Building Permit Process in the District
SECTION B:	Requirements for Building Permit Drawings
SECTION C:	Relevant Sections of the Zoning Bylaw
SECTION D:	RS1-5 Zoning Information
SECTION E:	RS1-5 Zoning Checklist

BUILDING DEPARTMENT CONTACT AND INFORMATION

Hours of Operation:

8:00 am – 4:30 pm, Monday – Friday
Closed on Statutory Holidays

Inspector Availability:

8:00 am – 9:30 am, Monday – Friday

Telephone: 604-990-2480
Fax: 604-984-9683
Email: building@dnv.org
Web: www.dnv.org
24 Hr Inspection Request: 604-990-2444

Residential Plan Reviewers are available by telephone during working hours

Building Permit Applications and Inquiries are by Appointment Only

SECTION A – THE BUILDING PERMIT PROCESS

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

1) Examples of Work Requiring a Building Permit

- new homes, garages, and carports
- additions and alterations to existing buildings
- creating a Secondary Suite (see bulletin)
- demolition
- swimming pools
- retaining walls greater than 4 ft. – see page 17 of this handout for more details
- sheds or accessory buildings exceeding 10m² (107 sq.ft.) – sheds must always meet the setback requirements regardless of size

2) Environmental Protection

Schedule B of the District's Official Community Plan (OCP) establishes a number of Development Permit Areas (DPA), including:

- Protection of the Natural Environment
- Streamside Protection
- Wildfire Hazard
- Creek Hazard
- Slope Hazard

Please check the online maps at www.geoweb.dnv.org to see if your property falls within any of these DPAs. If so, you will have to complete an Environmental Protection & Natural Hazard DPA Application and submit it with the information required to our Environmental, Sustainability Department for processing and permit approval or exemption in accordance with OCP policy.

Other environmental permits may be required depending on your proposed work. Please check the District's website www.dnv.org in the Environment Section on the Permits page:

- Tree Permit
- Soil Permit
- Aquatic Permit

3) Engineering Service Connections

- a) Service Connections – all applicants should contact Engineering Administration at 604-990-2450 to determine access to services, connection requirements, connection fees and service inverts early in the design stage.
- b) Crossings for Vehicle Access – in all single-family zones, when a lot abuts both an opened street and an opened lane, no vehicular access will be permitted from the street. When no lane access is available, vehicular access off a street will be limited to a single driveway crossing of no more than 6.1m in width. Applicants should contact Engineering Administration at 604-990-2450 to determine acceptable locations for vehicular access from the street and any other work proposed in the boulevard.

4) The Building Permit Application

Required at Time of Application:

- appointment with Residential Plans Reviewer (990-2480)
- environmental questionnaire completed (4 copies of sediment erosion control plan)
- a letter of authorization from the registered homeowner if someone other than the homeowner is applying
- 2 complete sets of building permit drawings, including required survey
- 50% of the building permit fee (non-refundable) – for complete list of fees please go to <http://www.dnv.org/article.asp?c=74#B> and click on Building Bylaw
- applicable zoning checklist completed
- recent title search

Required at Issuance (new construction): HPO Owner Builder Registration Form
HPO Licenced Builder Registration Form

Please see www.hpo.bc.ca for more info or call 604-646-7050.

5) The Fees & Securities

Once the drawings and other permit application documents comply with the District Zoning Bylaw, the District Building Bylaw, and the BC Building Code, and all applicable fees and deposits are paid, and then a "Building Permit" is issued. Typical fees may include but not limited to:

- security deposit
- building permit fee
- water connection fee
- sanitary sewer connection fee
- storm sewer connection fee
- storm and sanitary inspection chambers
- installation of curbing
- environmental permit fees
- environmental security deposits

6) Conditions of the Building Permit

The work as specified on the drawings must commence within 6 months from the date of issuance of the Building Permit. The Building Permit expires 2 years after the date of issuance.

7) Other Permits

Separate permits and inspections are required for sub-trade work such as electrical wiring, plumbing, hydronic heating, sprinkler systems, gas and drainage. These are applied for and issued from the Building Department.

SECTION B – REQUIREMENTS FOR PERMIT DRAWINGS

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

The following is a list of drawings required for a building permit application. The requirements as listed below are typical for new house construction. Small projects may require less detail. The District will require a Professional Engineer's Letter of Assurance and 2 sets of sealed drawings, should the structural aspects of the work fall outside of Part 9 of the BC Building Code.

Topographical Survey (recommended scale 1/8" = 1', or 1:100)

- prepared by a registered B.C. Land Surveyor
- lot dimensions and setbacks of existing buildings and structures
- contours required at 3 ft. intervals
- curb & property corner elevations
- existing ridge elevation
- existing maximum eave height
- main floor elevation
- perimeter spot elevations where proposed structure will be sited
- datum determination points

Site Plan (recommended scale 1/8" = 1', or 1:100)

- setbacks to all structures
- natural and finished grades at all building corners
- main floor and ridge elevation
- datum determination points
- retaining walls, stairs and decks
- upper floor line indicated
- driveway location and size

Foundation Plan (recommended scale 1/4" = 1', or 1:50)

- location and size of all foundations including pad footings (this information may be combined with the floor plans)

Floor Plans (recommended scale 1/4" = 1', or 1:50)

- structural framing indicated (lumber grade and species, beam sizes, joist spacing size and direction, trusses indicated, etc.)
- fully dimensioned
- room use and size indicated
- window and door sizes
- stair rise/run
- roof plan/layout
- section line

Four (4) Exterior Elevations (recommended scale 1/4" = 1', or 1:50)

- building height base line
- maximum building height line
- maximum eave height
- natural and finished geodetic grade elevations
- spatial separation calculations
- window wells and retaining walls
- floor and/or deck geodetic elevations
- roof slope indicated

Typical Full Cross-Section (recommended scale 1/4" = 1', or 1:50)

- basement, main floor, upper floor, maximum eave, and ridge elevation specified
- room clear heights
- construction details and material list
- roof slope indicated

SECTION C – RELEVANT SECTIONS OF ZONING BYLAW

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

The following pages contain pertinent extracts from the District of North Vancouver Consolidated Zoning Bylaw, summarized for size, shape and siting regulations for single-family dwellings and accessory buildings in Residential Zones. Specific neighbourhood zoning is attached. These extracts are issued as a guide for quick reference and convenience only. Completeness and accuracy are not guaranteed. For complete and up-to-date information, refer to the official Consolidated Zoning Bylaw (Parent Bylaw #3210). Zoning Bylaw regulations are subject to change. Please contact the Planning Department at 604-990-2387 for updates.

PART 1 TITLE

This Bylaw may be cited for all purposes as the "District of North Vancouver Zoning Bylaw, 1965".

PART 2 INTERPRETATION

In this Bylaw, unless the context otherwise requires,

"accessory to" means customarily incidental to the permitted use of land, buildings or structures located on the same lot;

"balcony" means a cantilevered deck that projects from a wall of a building and which, except for a railing, is not enclosed; (Bylaw 5609)

"basement" means a storey or storeys of a building located below the first storey; (Bylaw 6039)

"bed and breakfast" means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person or persons on a daily or weekly basis for a period not to exceed 28 consecutive days; (Bylaw 6946)

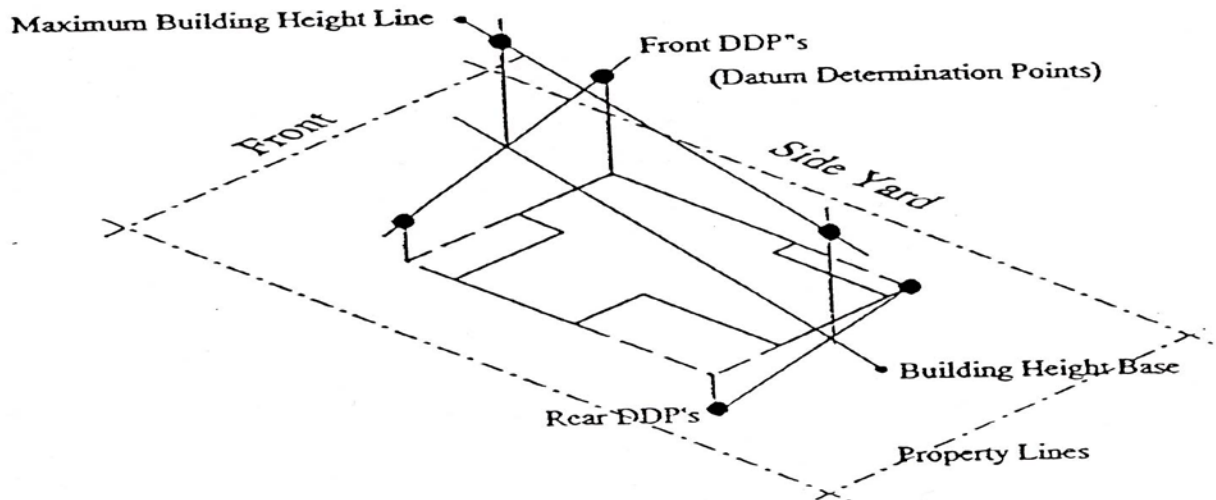
"boarders and lodgers" means persons provided with accommodation and meals in a single-family residential building for payment of rent for a period of not less than 28 consecutive days and where such accommodation shall not include separate cooking facilities; (Bylaw 6946)

"building" means a structure located on the ground, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof;

"building height base line" with respect to a single family residential building or structure, means the line created by:

- (i) averaging the two front datum determination points on the lot; and
- (ii) averaging the two rear datum determination points on the lot; and
- (iii) longitudinally extending a line joining (i) and (ii) above,

all of which is illustrated by way of the following diagram:



"cooking facility" means a room or portion thereof where and the equipment by which meals may be prepared; (Bylaw 5957)

"coverage, building" means that portion of a lot or lots, expressed as a percentage, occupied by all buildings and structures 0.9m (3 ft.) or greater in height above finished grade;

"coverage, site" means that portion of the lot or lots, expressed as a percentage, occupied by the total of all buildings and structures 0.9m (3 ft.) or greater above finished grade, parking and loading spaces, manoeuvring aisles, driveways and exterior storage areas; (Bylaw 6751)

"datum determination points, front" for a single family residential lot means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"datum determination points, rear" for a single family residential lot means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"dwelling unit" means one or more habitable rooms for the residential accommodation of only one family and contains or provides for only one cooking facility;(Bylaw 6922)

"floor space ratio" means that figure obtained when the gross floor area of all buildings and structures, except those areas exempted by section 410, is divided by the lot area upon which the buildings and structures are situated; (Bylaw 6833)

"grade, finished" means the level of ground created by human action; but excludes created localized depressions; (Bylaw 6833)

"grade, natural" means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be accurately ascertained because of previous human intervention, the natural grade shall mean the ground level established at the date of the adoption of Bylaw 6039 (June 13, 1988) but excludes natural localized depressions; (Bylaw 6833)

"gross floor area" means the total floor area of a building or structure measured to the exterior of its walls; (Bylaw 6685)

"height" means:

- (i) with respect to a building or structure in a single family residential zone the greatest vertical distance measured from the building height base line to the topmost part of the building or structure, except that in the case of an accessory building or structure it shall be the vertical distance measured from the floor level to the highest point of the building or structure; (Bylaw 6833)

"home occupation" means any occupation or profession conducted for gain in a dwelling unit, except that a swim school may be operated outside of a dwelling unit, and includes the operation of a kindergarten for not more than twenty children;
(Bylaw 6864 & 4314)

"land" includes the surface of water;

"localized depression" means except as stipulated in the RSPH zone, Subsection 509.3, in the RSK zone, Subsection 511.3 and in the RSH Zone Subsection 512.3, in the RSCH Zone, Subsection 514.3, and in the RSE Zone, Subsection 515.3:
(Bylaw 7042, 7092, 7101, 7190)

- (i) an existing depression in natural grade not exceeding 3m (9.8 ft.) in breadth or the lesser of 3m (9.8 ft.) or 20% of the wall length along any building wall that it intersects;
- (ii) a depression below the normal natural or finished grade created for the purpose of providing vehicle or pedestrian entrance to a building subject to the following conditions:
 - (a) only one vehicle entrance and one pedestrian entrance are permitted as localised depressions on a single family residential building;
 - (b) on any side of a building in a single family residential zone, the total localised depression width shall not exceed the lesser of 50% of the corresponding building width or length, or:
 - 6.0m (20 ft.) wide for a vehicle access
 - 2.44 (8 ft.) wide and 3.0m² (32 sq.ft.) in area for a pedestrian access
 - 7.3m (24 ft.) wide for a combined vehicle and pedestrian access;
- (iii) a light well on any side of a single family residential building extending not more than 0.75m (2.5 ft.) beyond the building wall face and not exceeding 25% of the corresponding building width or length in total for one or more light wells; and
- (iv) any combination of vehicle or pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(Bylaw 6833)

"lot area", means the horizontal area within the lot lines of a lot, excluding:

- (a) lots that are inaccessible by road;
- (b) land covered by a natural body of water;
- (c) land within a powerline right-of-way; and
- (d) land
 - (i) on a steep slope where the grade generally exceeds 50%;
 - (ii) land in a ravine, or
 - (iii) on a river or creek bank, (Bylaw 6977, 7212)

"lot depth" means the length of the centre lot line; (Bylaw 6192)

"lot line, centre" means the linear measurement across the lot taken from the centre of the front lot line to the centre of the rear lot line; (Bylaw 6192)

"lot line, front" means :

- (i) the lot line or lines common to street and lot, or, in the case of a lot having lot lines in common with more than one street, the lot line or lines common to the lot and the street with the shortest frontage; or,
- (ii) in the case of a panhandle lot, the lot line forming the narrow side of the end of the lot from which the panhandle extends; (Bylaw 4787)
- (iii) the lot line or lines forming the narrow side of the lot nearest the frontage in the case where the frontage of the lot is located on the long side of the lot. (Bylaw 5613)

"lot line, rear" means the lot line or lines opposite to and most distant from the front lot line, or, in the case of a lot having two intersecting side lot lines, the rear lot line shall be deemed to be a line within the lot twenty feet in length, which is parallel to and most distant from the front lot line;

"lot width" means the shorter of the following two linear measurements:

- (i) a line across the lot perpendicular to the centre lot line at 29.5 feet to the rear of the front lot line;
- (ii) a line across the lot perpendicular to the centre lot line at 59 feet to the rear of the front lot line;

provided that the front lot line shall not be less than two-thirds (2/3) of the minimum width requirement for that lot; (Bylaw 6402)

"maximum building depth" in the RS 1-5 zones means that a centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft.). For all other zones "maximum building depth" means the linear measurement of a single-family residential building taken from the exterior wall face closest to the front lot line measured parallel to the centre lot line to the exterior wall face closest to the rear lot line, including an attached garage or carport; (Bylaw 6402, 6644 & 7618)

"maximum dwelling unit size" means the total gross floor area as used in calculating the floor space ratio; (Bylaws 5930 and 6142)

"maximum eave height" in all single family zones, except as stipulated in the Queensdale Neighbourhood Zone (RSQ), Subsection 516.3, shall be the vertical distance from the lesser of the natural or finished grade measured at the base of the building or structure to the intersection of the exterior wall face or projection thereof with the top surface of the building except that portion of wall contained within a roof gable; (Bylaw 6192, 6402 & 7250)

"media-related establishments" means land, buildings and structures used for music, film and video production studios, advertising establishments, printing and publishing establishments and radio and television stations; (Bylaw 6685)

"minimum front setback line" means a line which is parallel to the front lot line and which is at the minimum front yard setback; (Bylaw 6192)

"minimum rear setback line" means a line which is parallel to the rear lot line which is at the minimum rear yard setback; (Bylaw 6192)

"ocean natural boundary line" means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself; (Bylaw 7618)

"open space" means an area that is located on the ground and which is open at all sides with the exception of structural necessary elements for support when there is a building above the open space; (Bylaw 6833)

"panhandle" means the narrow strip of land connecting the body of the lot with the street; (Bylaw 4787)

"parking structure" means a wholly or partly enclosed structure for temporary parking and protection of one or more motor vehicles which are otherwise in active use and which, when accessory to a single family residential building, includes an attached or detached carport or garage or a dedicated space within the principal building;
(Bylaw 6833)

"principal building" in a single family residential zone means a permitted single family residential building, but excludes parking structures and other accessory buildings up to the limits exempted from floor space ratio calculations in section 410;
(Bylaw 6833)

"residential building, single-family" means a building consisting of one dwelling unit or, in a single-family residential zone, a building consisting of a combination of one dwelling unit and one secondary suite;
(Bylaw 6922)

"satellite dish antenna" means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices;
(Bylaw 6132)

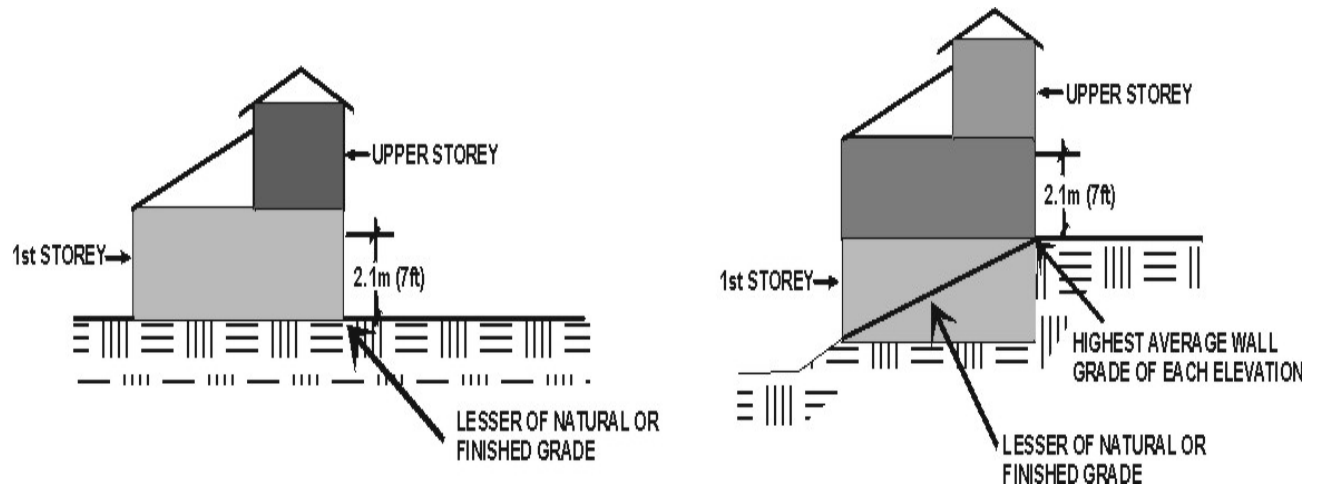
"secondary suite" means an accessory dwelling unit on a lot in a zone that permits a single family residential building;
(Bylaw 8036)

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it;
(Bylaw 6039)

"storey, first" means the uppermost storey having its floor level not more than 2m (6.5 ft.) above the lowest of the average levels of finished grade adjoining each exterior wall of a building, except that localised depressions shall not be considered in the determination of average levels of finished grade;
(Bylaw 6833)

"storey, upper" means the topmost storey:

- a) which is either immediately above the first storey, or,
- b) where the first storey is partially below natural or finished grade, the topmost storey having a floor level which is more than 2.1m (7 ft.) above the highest of the average wall grades of each elevation when measured from the lesser of natural or finished grade, as illustrated in the following sketches.
(Bylaw 6757)



“veranda” for a single family residential building means a one storey high roofed portico, gallery or porch adjoining an exterior wall or walls of a building and open at all other sides with the exception of necessary structural support columns and a guard or rail not exceeding a height of 1.1m (3.5 ft.) and with a floor not higher than the lowest above-grade building floor on the side of the building to which it is attached;

(Bylaw 6833)

PART 3 GENERAL OPERATIVE CLAUSES

301 Zones

- (1) The whole of the area of the District of North Vancouver is hereby divided into zones as shown upon the maps and plans contained in the Plan Section of this Bylaw or defined by description in this Bylaw and the said maps, plans and descriptions are hereby made and declared to be an integral part of this Bylaw.
- (2) The said zones are designated as follows:

DESIGNATION

SHORT FORM

Single-Family Residential One Acre Zone	RS 1	
Single-Family Residential 12000 Zone	RS 2	
Single-Family Residential 7200 Zone	RS 3	
Single-Family Residential 6000 Zone	RS 4	
Single-Family Residential 4000 Zone	RS 5	(Bylaw 4787)
Single-Family Residential Highlands Zone	RSH	(Bylaw 7092)
Single-Family Residential Marlborough Heights Zone	RSMH	(Bylaw 6735)
Single-Family Residential Norgate Zone	RSN	(Bylaw 6743)
Single-Family Residential Delbrook Zone	RSD	(Bylaw 6783)
Single-Family Residential Keith Lynn Zone	RSKL	(Bylaw 6852)
Single-Family Residential Murdo Frazer Zone	RSMF	(Bylaw 6926)
Single-Family Residential Norwood Queens Zone	RSNQ	(Bylaw 6939)
Single-Family Residential Pemberton Heights Zone	RSPH	(Bylaw 7006)
Single-Family Residential Sunset Gardens Zone	RSSG	(Bylaw 7028)
Single-Family Residential Kilmer Zone	RSK	(Bylaw 7042)
Single-Family Residential Highlands Zone	RSH	(Bylaw 7092)
Single-Family Residential Edgemont West Zone	RSEW	(Bylaw 7103)
Single-Family Residential Canyon Heights Zone	RSCH	(Bylaw 7101)
Single-Family Residential Edgemont Zone	RSE	(Bylaw 7190)
Single-Family Residential Queensdale Zone	RSQ	(Bylaw 7250)

308 Determination of Grades

- (1) Plans submitted in conjunction with a building permit application shall identify both natural and finished grades referenced to an established datum at or adjacent to the site.
- (2) The applicant shall provide the natural grade and the finished grade to the satisfaction of the Chief Building Inspector. (Bylaw 6039)

PART 4 GENERAL REGULATIONS

407 Height Exceptions

Notwithstanding any other height provisions of this Bylaw, the following buildings, structures or portions thereof shall not be subject to height limitation:

Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders. (Bylaw 6767)

408 General Siting Regulations

- (1) Except in Single-Family Residential Zones, if an area on a given lot is not designated and delineated as 'Siting Area' in the Plan Section of this bylaw or 'Development Permit Area' on the Zoning Map and Plan Section of this bylaw, buildings and structures shall not occupy more than 10% of the lot area. (Bylaws 4478 and 5337)
- (2) For the purposes of siting regulations of this Bylaw, when in a resolution or bylaw the Council declares that the establishing, diverting, or widening of a highway is necessary, such establishing, diverting, or widening is deemed to have been made at the time of the adoption of the resolution or bylaw. (Bylaw 3379)
- (3) In the case of panhandle lots in Single-Family Residential Zones only, the panhandle is excluded for the purposes of setback and lot area regulations. (Bylaws 4787 and 5537)

409 **Siting Exceptions**

Notwithstanding any other siting provisions of this Bylaw, the following structures or portions thereof shall be regulated as follows:

(1) Underground structures:

Except in the case of swimming pools, structures underground or projecting not more than three feet at any point above the adjacent ground surface may be sited in any portion of the lot;

(2) Projecting features:

- (a) in the case of bay windows and hutch alcoves, the horizontal length is limited to eight feet at the outer face and the minimum distances to the lot lines may be reduced by two feet, (Bylaw 6142)
- (b) In the case of light wells, fireplaces, chimneys, cornices, leaders, gutters, pilasters, belt courses, sills and ornamental features, the minimum distances to the lot lines may be reduced by two feet, (Bylaws 5097, 6142 and 6833)
- (c) in the case of verandas, steps, roofs and sunlight control projections on the front or rear of a building or on the side of a building facing a side lot line common to the lot and street or lane, or on any side of a building within a siting area, the minimum distances to the lot lines may be reduced by four feet, (Bylaws 6142 and 6833)
- (d) in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone and the RS1 to RS5 zones, project to within three feet of such side lot line. In the RS1 to RS5 zones eaves and sunlight control projections on the side of a building facing a side lots line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line; (Bylaw 7618)

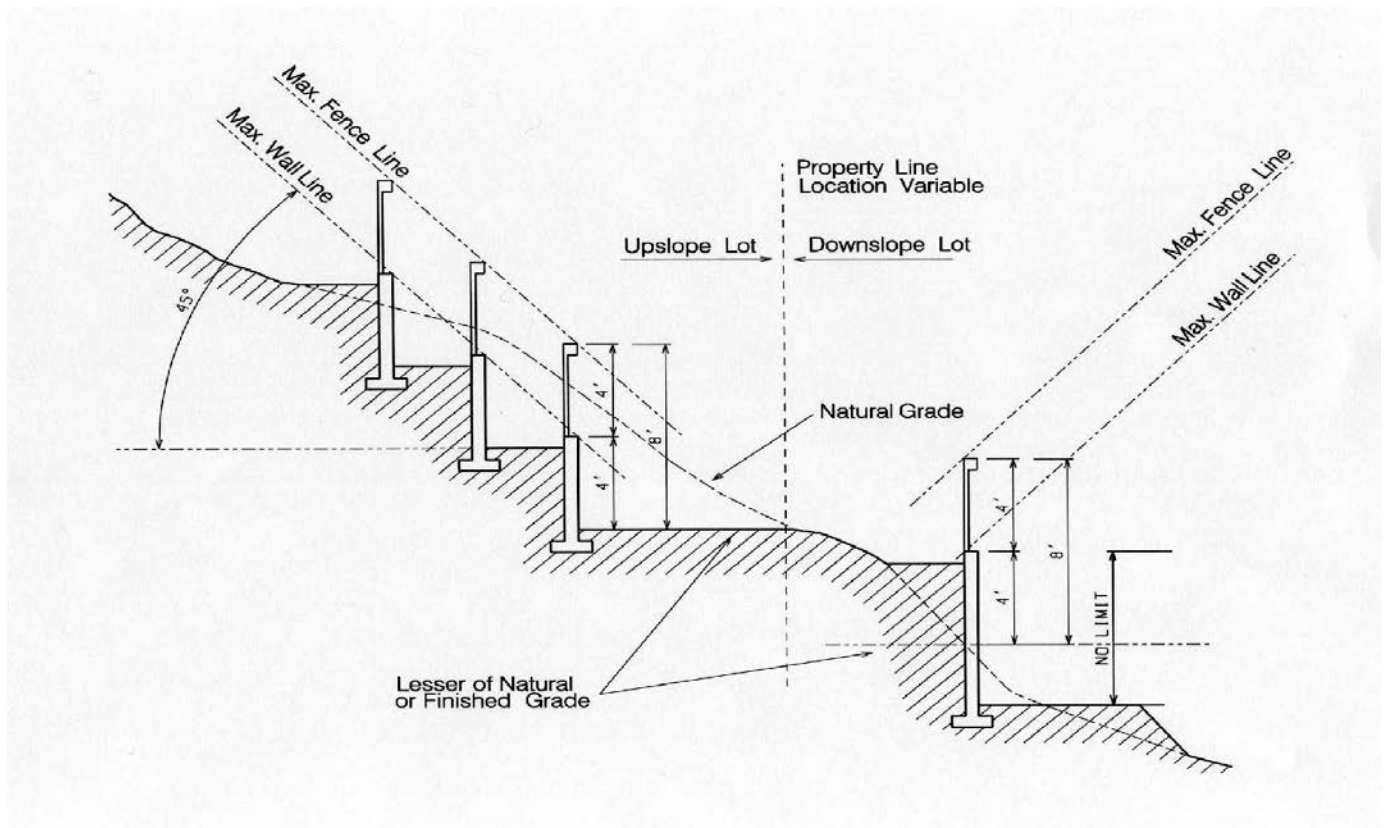
- (e) in the case of roof deck guards and balustrades, the minimum distances to the lot lines may be reduced by one foot, (Bylaw 6142)
- (f) in the case of cantilevered decks or balconies on the front or rear of a building facing a front lot line, or on any side of a building within a siting area, the minimum distance to the lot lines may be reduced by six feet,

but in any case shall not result in a sideyard of less than three feet.

(Bylaws 5097 and 6142)

(3) Retaining Walls:

Retaining walls may be constructed within the required setback area of a lot when the wall or walls do not extend above a line commencing 4.0 feet above the lesser of natural grade and finished grade at the outer face of the outermost wall and projected upward and inward on the lot at an angle of 45° as illustrated by the following diagram: (Bylaw 6653)



- (4) Fences and free-standing walls:
- (a) Subject to the provisions of any other Municipal Bylaw relating to the construction and maintenance of fences adjacent to a public highway, fences and free-standing walls 6.0 feet or less in height may be constructed on any portion of the lot, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by sub-section 409 (3); (Bylaw 6039)
 - (b) Fences and free-standing walls 8.0 feet or less in height may be constructed in any open space 25.0 feet to the rear of a lot line facing a street, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by subsection 409(3); (Bylaws 6039, 6685 and 6833)
 - (c) Fences and free-standing walls over eight feet in height shall conform to the size, shape and siting regulations for building within the zone;
 - (d) Notwithstanding the provisions of (b) and (c), fences of twelve feet in height or less may be constructed on any portion of a lot in an industrial zone, or, when such fence is ordinarily required for a recreational use of land and when the portion of the fence above that otherwise permitted in the zone is of an open wire mesh, in any other zone. (Bylaw 5097)

410 Floor Space Ratio Exemptions

The following are excluded from floor space ratio calculations:

- (1) For single family residential buildings, exclude:
 - (a) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas

$$F.S.R. = \frac{A}{\text{Lot Area}}$$
$$A = B + C \left(\frac{p^2}{p^1} \right)$$

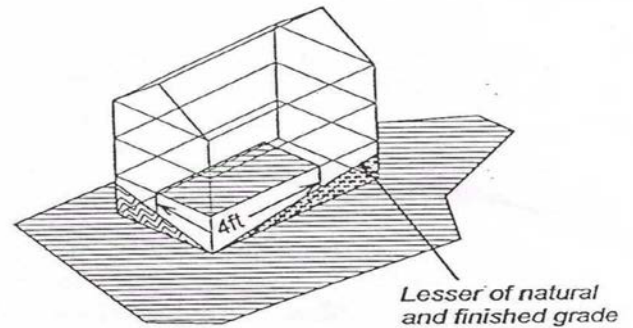
A - Total floor area to be included in F.S.R. calculation

B - Total floor area of all storeys wholly above grade

C - Total floor area of all storeys partially below grade

p¹ - Total perimeter length of a storey partially below ground

p² - Length of p¹ exposed 4ft or more from floor above



- (b) except in RSD, RSMH, RSN, RSE and RS1-5 zones, balconies and verandas not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio. In the RSE and RS1-5 zones, balconies, verandas and uncovered decks supported by posts greater than 6 ft. 6 inches in height not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio;
(Bylaw 7190 & 7618)
 - (c) open spaces below elevated buildings and structures;

- (d) except in the RSD, RSMH and RSN zones, parking structures not exceeding the following:
- i. for lots less than 464.5m^2 (5,000 sq.ft.): 22.3m^2 (240 sq.ft.) except in the following cases:
 - in the RSQ zone where the exemption is 26.8m^2 (288 sq.ft.); and (Bylaw 7250)
 - in the RSPH zone where the exemption is 22.3m^2 (240 sq.ft.) unless the parking structure is located behind the rear wall of the house, in which case the exemption is increased to 42m^2 (452.1 sq.ft.).
 - ii. for lots of 464.5m^2 (5,000 sq.ft.) or greater: 37.16m^2 (400 sq.ft.), except in the following cases:
 - in the RSE zone where the exemption is 40.9m^2 (440 sq.ft.); (Bylaw 7190)
 - in the RSQ zone, where the exemption is 53.5m^2 (576 sq.ft.) (Bylaw 7250)
 - in the RSPH zone where the exemption is 45m^2 (484 sq.ft.) unless the parking structure is located behind the rear wall of the house in which case the exemption is increased to 56m^2 (603 sq.ft.) (Bylaw 7006)
- (e) except in the RSK and RSE Zones, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 25m^2 (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 19.5m^2 (210 sq.ft.); and (Bylaw 8036, 7006, 7042 & 7190)
- (f) trellises, pergolas and similar incidental open-sided structures not exceeding in total area 18m^2 (194 sq.ft.) and having overhead framing members spaced to leave not less than 80% of the horizontal surface open to the sky. (Bylaw 6833)
- (g) in the RSK Zone, covered decks not exceeding 20m^2 (215 sq.ft.) in total. (Bylaw 7042)

PART 5 – RESIDENTIAL ZONE REGULATIONS

500 Single-Family Residential Zones (RS)

Intent

The intent of the RS zoning regulations is to maintain the single-family residential character of all properties zoned RS.

501 Uses in Single-Family Residential Zones (RS)

All uses of land, buildings and structures in RS Zones are prohibited except

501.1 (a) Principal Use:

- (i) One single family residential building;

(b) Accessory Uses:

- (i) home occupations;
- (ii) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (iii) secondary suites subject to the following regulations:
 - a) secondary suites are permitted only in single-family residential zones;
 - b) only one secondary suite is permitted on a single-family residential lot;
 - c) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;

- (iv) bed and breakfast business subject to the regulations contained in Section 405A; and,
- (v) buildings and structures accessory to Subsection 501.1(a).

502 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS1,RS2,RS3,RS4,RS5)

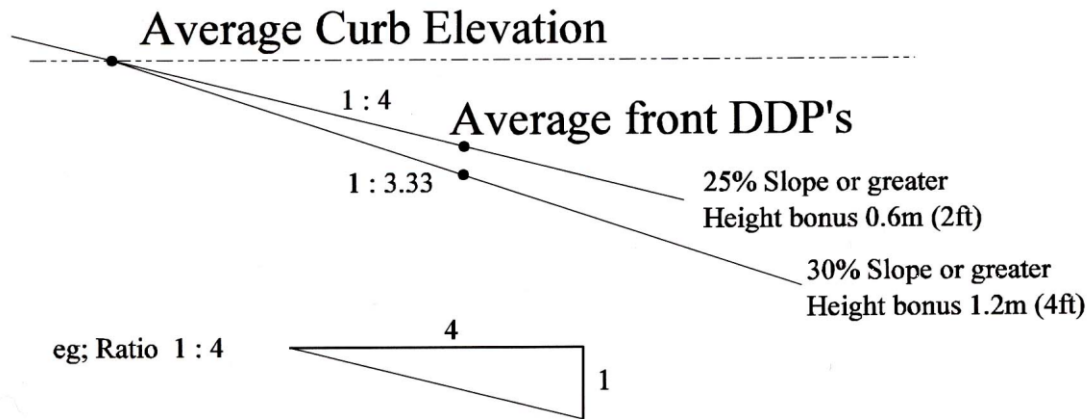
502.1 Notwithstanding the height provisions in subsection 502.2a, single family residential buildings located within a neighbourhood listed and delineated in Schedule "A" attached hereto, shall only be added onto, altered or replaced if the addition, alteration or replacement building does not exceed the maximum building height or maximum eave height of the single family residential building lawfully existing immediately prior to the date of application for any permit authorizing that addition, alteration or demolition and reconstruction. (See Consolidated Zoning Bylaw for Schedule A) (Bylaw 7151)

502.2 General Regulations

The following regulations shall apply to all buildings and structures in single-family residential zones except for neighbourhoods listed and delineated in 502.1 Schedule `A';

a) Single-Family Residential Buildings:

- (i) shall not exceed either the maximum height or maximum eave height stipulated in Table 502.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then
 - the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;
 - the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extend that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



- 502.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.
- 502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.

TABLE 502.1 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)			
Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
Less than 10.06m (33 ft.)	Flat roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
10.06m – 12.19m (33 – 39.9 ft.)	Flat roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
	4½ in 12 or greater	7.92m (26 ft.)	
12.3m (40 ft.) or more	Flat roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
	4½ in 12 or greater	7.92m (26 ft.)	
	6 in 12 slope or greater	8.53m (28 ft.)	
15.24m (50 ft.) or greater	Flat roof	6.71m (22 ft.)	Shall not exceed 5.49m (18 ft.) at the minimum; 1.83m (6 ft.) side yard but then may increase at a 45° angle inwards to a maximum eave height of 6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
	4½ in 12 or greater	7.92m (26 ft.)	
	6 in 12 slope or greater	8.53m (28 ft.)	

- (ii) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.
- (iii) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan section of this Bylaw; or, if not so designated delineated, shall not exceed the *building coverage* paving in the required front yard, setbacks, maximum building depth, upper storey floor area, floor space ratio, and maximum dwelling unit size stipulated in Table 502.2 as follows: (Bylaw 7618)

TABLE 502.2 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)

Element	Regulation
Building Coverage (including parking and other accessory structures)	35%
Paving within the required front yard (straight-in-entry parking structure or no parking structure)	When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking
Paving within the required front yard (side-entry parking structure)	When there is a side-entry garage a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking
Setbacks a) front and rear each b) side c) flanking street	7.62m (25 ft.) minimum 1.22m (4 ft.) minimum for lots less than 15.24m (50 ft.) in width 1.83m (6 ft.) minimum for lots greater than 15.24m (50 ft.) in width except that this regulation will not apply to the conversion of a parking structure to living space provided that the parking structure is located at least 1.2m (4 ft.) from a side property line and provided that the initial building permit for the parking structure was issued prior to January 1, 2000 15% of the lot width but in any event the flanking street setback shall not be less than 1.5m (5 ft.)
Setback from Ocean Natural Boundary Line	7.62m (25 ft.) minimum
Maximum Building Depth	A centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft.)
Upper Storey Floor Area	Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 92.9m ² (1,000 sq.ft.) whichever is greater, except that this regulation will not apply to single-family dwellings for which a building permit was issued prior to June 19, 2000
Floor Space Ratio a) for lots < or = to 464m ² (5,000 sq.ft.) b) for lots > 464m ² (5,000 sq.ft.) c) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	0.45 0.35 + 32.5 ² (350 sq.ft.) that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio

TABLE 502.2 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)

Element	Regulation
Maximum Principal Building Size	
a) RS2	540m ² (5,813 sq.ft.)
b) RS3	405m ² (4,359 sq.ft.)
c) RS4	280m ² (3,013 sq.ft.)
d) RS5	190m ² (2,045 sq.ft.)

(iv) shall be sited so as to facilitate the provision of future roads and the future subdivision of adjacent parcels of land in any single-family residential zone where a lot has a area greater than 929m² (10,000 sq.ft.)

b) Attached and Detached Accessory Buildings and Structures:

(i) Attached and detached garages, carports and other accessory buildings and structures shall be as stipulated in Table 502.3 (see next page), unless otherwise delineated as 'Siting Area' in the Plan Section of this Bylaw:

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

Element	Regulation
Parking Buildings and Structures	
Setbacks	
a) from a lot line facing a street	6.1m (20 ft.) for straight in entry access or 3.0m (10 ft.) for side entry access minimum but need not be more than the principal building setback
b) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
c) corner lot situation	in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street
d) from a lot line abutting another lot	1.2m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width.

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

Element	Regulation
Parking Buildings and Structures	
Size	
a) in a required front yard	Shall not exceed the lesser of 25% of the required front yard or 37.16m ² (400 sq.ft.)
b) in a required rear yard	Parking buildings or structures or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)
c) slope of 6 in 12 or greater	5.64m (18.5 ft.) and an eave height of 2.7m (9 ft.) measured from the floor slab when the roof slope of the garage and principal dwelling is 6/12 or greater
Other Accessory Buildings	
Location	Are allowed in a rear yard or interior side yard only
Setbacks	
a) from a lot line facing a street	3.0m (10 ft.) minimum
b) from a lot line facing a lane or from any other building or structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum
Size	
a) in the interior side or rear yard	Shall not exceed 25m ² (269 sq.ft.)
b) in the required rear yard	Accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12 ft.)
b) slope in 3 or 12 or greater	4.57m (15 ft.)
Parking Structures and Other Accessory Buildings in Combinations	
Size	
a) in the required rear yard	Shall not exceed 40% of the required rear yard area
b) in total on the lot	Shall not exceed 74.32m ² (800 sq.ft.)

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

Element	Regulation
Special Cases	
Swimming Pools from front and rear lot lines	Not less than 3m (10 ft.)
Satellite Antennae	
a) siting	Must be in the rear yard
b) setbacks	Not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	Not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	Not more than 3.66m (12 ft.) above grade

See Development Servicing Bylaw No. 7388 Section B.12 for driveway crossing regulations. Please inquire with the Engineering Department if there are any questions.

PART 10 – OFF-STREET PARKING SPACE AND LOADING SPACE REGULATIONS

1001 Required Off-Street Parking Spaces

The minimum number of off-street parking spaces required for land and buildings shall be calculated on the basis of the following table and to the nearest whole number:

USE	NUMBER OF SPACES
Residential	
Single Family Residential Buildings	2 per dwelling unit
Single Family Residential Buildings with a Secondary Suite	3 per building

1005 Parking and Loading Space Sizes

- 1005.1 Each off-street parking space and required loading space shall comply with the dimensions indicated in the following table:

TYPE OF PARKING SPACE	WIDTH	LENGTH	CLEAR HEIGHT
Standard Space	2.7m (8.83 ft.)	5.7m (18.7 ft.)	2.1m (6.9 ft.)
Small Car Space	2.6m (8.50 ft.)	4.9m (16.1 ft.)	2.1m (6.9 ft.)

1007 Provision of Small Car Spaces

- 1007.1 Small car spaces may be provided on the following basis:
- (a) when provided in compliance with the minimum requirements of Section 1001, shall not exceed 30% of the requirement;

SECTION E – ZONING COMPLIANCE SUMMARY

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

PROPERTY INFORMATION

Address : _____ Permit Number: _____
 Lot Depth: _____ Zone: _____
 Lot Width: _____ Ground Snow Load: _____
 Lot Area: _____ **Main Flr Geodetic:** _____ ft _____ m
 Countable Lot Area: _____ (refer to Lot Area Definition in Zoning Guide)

SETBACKS

Note: Shaded areas for DNV use only

		Minimum	Proposed	Complies
Principal Structure	Front	25'		y / n
	Rear	25'		y / n
Setback from Ocean Natural Boundary Line		25'		y / n
N-S-E-W sideyard (left) for lots < 50 ft in width		4'		y / n
N-S-E-W sideyard (right) for lots < 50 ft in width		4'		y / n
N-S-E-W sideyard (left) for lots > 50 ft in width		6'		y / n
N-S-E-W sideyard (right) for lots > 50 ft in width		6'		y / n
Flanking Street				y / n
Garage/Carport/Accessory	Street Property Line			y / n
	Lane Property Line			y / n
	Other Property Line			y / n

Complies with maximum building depth of 65'	y / n
Complies with minimum 3' setback for projections	y / n
Complies with max. 4' encroachment for verandas, steps; roofs – 2' max	y / n
Secondary suite area and 3 on-site parking spaces	y / n
Paving within the required front yard	y / n

DATUM DETERMINATION POINTS

	Left	Right	Average	Complies
Front				y / n
Rear				y / n

BUILDING HEIGHT

	Roof Pitch	2' Bonus	Max	Proposed	Complies
Principal Building	in 12	y / n			y / n
Parking Structure/ Accessory Building	In 12	N/A			y / n

EAVE HEIGHT

	Maximum	Bonus	Proposed	Complies
For lots less than 50 ft in width	22 ft	y / n		y / n
For lots 50 ft or greater in width	18 – 22 ft	y / n		y / n

BUILDING COVERAGE

	Maximum	Proposed	Complies
All Buildings & Structures	.35 x Lot Area		y / n

PARKING STRUCTURES & ACCESSORY BUILDINGS

Parking Structure in required front yard	.25 x required yard (to 400 sq.ft.)		y / n
Total Parking Structure & Accessory Bldg on lot	800 sq.ft.		y / n
Total Parking Structure and Accessory Building in required rear yard	.40 x required rear yard		y / n

UPPER STOREY FLOOR AREA (ONLY applies to new dwellings built after June 19, 2000)

	Largest Storey Below (see note below)	Maximum Upper Storey 75% Largest Storey Below	Proposed	Complies
Area				y / n
Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 1000 sq.ft. whichever is greater				

FLOOR SPACE RATIO

* Allowable max: RS2 5813 sq.ft. RS3 4359 sq.ft. RS4 3013 sq.ft. RS5 2045 sq.ft.

	Calculation			Proposed	Complies
Lot < 5000	Lot area (LA) x .45 = _____ * (_____max)				y / n
Lot > 5000	Lot area x .35 plus 350 = _____ *(_____max)				y / n
EnerGuide _____ = _____ % bonus = _____ sq.ft. = _____ max Voluntary <input type="checkbox"/> Mandatory <input type="checkbox"/>					
	Existing	Proposed	Deductions	Total	
Basement	**	**			y / n
Main					y / n
Upper					y / n
Other					y / n
Parking Structure					y / n
Accessory Building					y / n
Trellises, pergolas, etc					y / n
Total					y / n
** Countable area = _____ x (_____ ÷ _____)					
Basement Floor Area			P2	P1	

Date completed: _____

Approved by Residential Plans Reviewer: _____

Print Name

Signature



6 Social Well-Being

2030 TARGET

a community hub facility within easy access of every centre

Local governments have a critical role to play in making neighbourhoods healthy, vibrant, diverse and inclusive. Fulfilling this role requires a combination of direct municipal action as well as partnering with various organizations, government agencies and non-profit service providers. **The District's objective is to foster a safe, socially inclusive and supportive community that enhances the health and well-being of its residents.** OCP policies related to social well-being contribute to the health and vitality of the District and strive to address the needs of all citizens, including those that are most vulnerable and marginalized. These policies are also aimed at empowering the community to develop services and supports to meet its own needs. Increasing demands for existing services, changing demographics and other emerging issues, require that the District respond in a coordinated and comprehensive manner to ensure the continued livability and sustainability of the community. A Social Strategy will provide further direction on coordination and implementation of these OCP policies.

- 6.1 Citizen Engagement
- 6.2 Arts, Culture, Libraries, Leisure and Recreation
- 6.3 Community Services, Programs, and Facilities
- 6.4 Personal and Public Safety
- 6.5 Heritage and Archaeological Resources

6.1 Citizen Engagement

The District's objective is to involve citizens meaningfully in civic affairs and community life. Effective civic engagement builds strong communities, leads to greater public participation and interest in the things we share, and facilitates more responsive governance and better decision-making.

POLICIES

1. Provide opportunities for all citizens to meaningfully participate in civic affairs and community life
2. Utilize effective and leading edge communication tools and outreach efforts to enhance citizen engagement
3. Encourage and support community capacity building



6.2 Arts, Culture, Libraries, Leisure and Recreation

Arts, culture, recreation and library services play an enormous role in building a healthy and creative community. They are vital to the fabric of our community and strengthen our identity. **The District's objective is to support lifelong learning, active living and cultural and artistic expression.** Community spaces like libraries and recreation centres are heavily utilized and their effective provision along with delivery of associated services is key to community health. In addition to providing access to opportunities for learning, exercise and cultural expression, these various facilities also act as hubs for socializing and building community connectedness.

POLICIES

1. Foster an environment that promotes creativity and cultural expression and facilitates community access and engagement in arts and cultural experiences
2. Support the development and delivery of creative community events and activities that celebrate the full spectrum of diversity of the District, build on the District's unique identity and engage local residents, artists and businesses
3. Further develop working partnerships with local First Nations to foster the expression of their cultural identity
4. Promote healthy and active living and inclusive community participation in leisure and recreation activities throughout the District
5. Encourage and facilitate a broad range of leisure and recreation opportunities to match community needs and interests that are accessible through the development and coordination of public and non-profit services
6. Provide accessible library services and resources to facilitate lifelong learning for residents of all ages, backgrounds and abilities
7. Promote and provide technologies that improve access and efficiencies as part of the service continuum for libraries, arts, cultural and recreation services
8. Provide responsive and appropriate library, arts, cultural and recreation services to underserved and developing neighbourhoods



6.3 Community Services, Programs, and Facilities

The District's objective is to provide, facilitate and support a range of community programs and social services that meet the needs of the community. Most citizens need community support and social services at some point in their lives. A strong network of community programs and services for children, youth, adults, families, seniors, at risk populations, and those with a range of abilities and means, supports individuals and a healthy community.

POLICIES

1. Facilitate the delivery of accessible community services and social programs to meet the current and future needs of all District residents
2. Plan and support initiatives for an age and disability-friendly community
3. Facilitate the provision of accessible services, programs, and facilities that encourage seniors and people with disabilities to function independently
4. Promote the establishment and maintenance of affordable quality child care services
5. Support orientation and community services for welcoming new immigrants
6. Support the creation of a network of community hubs to provide services to residents in a coordinated and cost effective manner
7. Support the role of schools as neighbourhood centres of learning with comprehensive and integrated community facilities and services
8. Encourage the retention of sufficient space in surplus public facilities (schools, churches, recreation centres) to meet changing community needs (such as adult daycare, childcare)
9. Explore and pursue a variety of governance and partnership models regarding service delivery within municipal buildings
10. Enhance programming and service connections between outdoor and indoor community facilities
11. Support civic and community partners with resources, information sharing and collaboration in the achievement of District objectives
12. Encourage sustainable, local food systems through initiatives such as promotion of healthy, local foods and food production, and the facilitation of community gardens, farmers markets, urban agriculture initiatives in appropriate locations
13. Integrate opportunities for urban agriculture in planning Town and Village centres
14. Collaborate with Vancouver Coastal Health and other community partners in their efforts to provide increased access for all members of the community to safe, nutritious food
15. Develop a food policy that defines the District's vision and commitment to facilitating a food system that supports long-term community and environmental health

6.4 Personal and Public Safety

The District's objective is to create safe and caring communities. This means working proactively to prevent risks, and being able to respond to emergencies, crime and disorder in a collaborative and effective manner.

6.4 POLICIES

1. Ensure that effective and coordinated services supporting personal safety, including policing, emergency aid, fire safety, disaster response, and support services, are in place across the District
2. Support and advocate for coordinated programs and services to prevent and address crime, violence, and substance abuse
3. Work with community partners, stakeholders and service providers to address safety and security, crime prevention, education, victims' rights and to promote positive intercultural relationships
4. Review community policing models and provide community policing as appropriate
5. Prepare a fire service policy to define appropriate service levels
6. Locate fire halls strategically to deliver effective service and contribute to the fabric of the community
7. Facilitate the development of safe and accessible community and public spaces and consider crime prevention design principles and accessibility guidelines in their design and retrofit
8. Assess the potential risk of chemical industries in the District and prepare an appropriate development permit area with guidelines to assist in protecting development from such risks
9. Review community notification and emergency response measures related to industrial chemical hazards and facilitate effective community preparedness

Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents



6.5 Heritage and Archaeological Resources

Our rich cultural and natural history contributes greatly to the identity of the community and its sense of place. **The District's objective is to ensure that the community has a clear sense of identity and place and a legacy that links our past, present and future.** This means facilitating learning about our past, present and future while preserving our archaeological, heritage and cultural resources.

POLICIES

1. Support the preservation of our community's history and documentary of heritage in a publicly accessible repository of archival and cultural resources
2. Support the programs and services that enable people to understand and appreciate the community's rich and unique history
3. Support community-wide facilities which connect people from different areas, groups and generations and allow them to learn about each other and explore ideas together
4. Encourage the protection and enhancement of buildings and sites which have historic significance to the community by exploring opportunities to use the tools and incentives available under the Local Government Act
5. Encourage and facilitate the protection of archaeological and cultural sites in land development and management activities through coordinated efforts with First Nations governments, the Province and stakeholders
6. Support continued community involvement in identifying and advising on issues pertaining to District heritage resources and programming
7. Establish a Heritage Plan to implement the policies contained in the Official Community Plan





7 Housing

2030 TARGET

a net increase in rental housing units (overall percentage)

The profile of the District resident of today has changed significantly from that of 20 years ago. During this time there has been a noticeable demographic shift from a younger family-oriented community towards more seniors with fewer young adults and children. Our housing mix, comprised largely of detached single family homes, has not kept pace with the needs of this changing community profile. Providing more diverse and affordable housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages can thrive together and ensure a healthy, diverse and vibrant community. Emergency, transitional and social housing is also needed to support vulnerable populations. **The District's objective is to increase housing choices across the full continuum of housing needs.**

- 7.1 Housing Diversity
- 7.2 Rental Housing
- 7.3 Housing Affordability
- 7.4 Non-Market Housing and Homelessness

7.1 Housing Diversity

The network of centres concept provides important opportunities for increasing housing diversity and approximately 75 - 90% of future development will be directed to the four planned centres (Chapter 2). While growth will be restricted in detached residential areas, opportunities will exist to sensitively introduce appropriate housing choices such as coach houses, duplexes and small lot infill that respect and enhance neighbourhood character. Some flexibility is encouraged to enable residents to better age in place, live closer to schools, or have a mortgage helper. **The District's objective is to provide more options to suit different residents' ages, needs and incomes.**

POLICIES

1. Encourage and facilitate a broad range of market, non-market and supportive housing
2. Undertake Neighbourhood Infill plans and/or Housing Action Plans (described in Chapter 12) where appropriate to:
 - a) identify potential townhouse, row house, triplex and duplex areas near designated Town and Village Centres, neighbourhood commercial uses and public schools
 - b) designate additional Small Lot Infill Areas
 - c) develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)
3. Develop design guidelines to assist in ensuring the form and character of new multifamily development contributes to the character of existing neighbourhoods and to ensure a high standard of design in the new Town and Village Centres
4. Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units
5. Require accessibility features in new multifamily developments where feasible and appropriate




7.2 Rental Housing

Entry into home ownership is increasingly challenging given the high housing prices in the District. Rental housing typically offers more affordable options for mid-to-low income groups, which may include single parents, students, young families and seniors. **The District's objective is to provide more alternatives to home ownership. Currently, only 18% of the dwellings in the District are rental.**

POLICIES

1. Explore increasing the maximum permitted size of secondary suites
2. Consider permitting secondary suites or lock-off units within townhouses, row houses and apartments
3. Encourage the retention of existing, and the development of new, rental units through development, zoning and other incentives
4. Facilitate rental replacement through redevelopment
5. Continue to limit the conversion of rental units to strata title ownership and require, where possible and appropriate, that new strata units be available for rental
6. Establish a minimum acceptable standard of maintenance for rental properties
7. Develop a rental and affordable housing strategy through Housing Action Plan(s) and/or Centres Implementation Plans
8. Support, where appropriate, parking reductions for purpose built market and affordable rental units
9. Encourage the provision of student housing at or near the campus of Capilano University
10. Support the addition of ancillary rental housing on church sites where additional development can be accommodated



Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life

7.3 Housing Affordability

Lack of affordable housing in the District is often cited as a factor contributing to the loss of our “missing generation” of 20-40 year olds and the inability of many local employers to find and retain staff. With approximately 2,645 households in core need of appropriate housing and 1,460 households spending at least half of their income on housing, our lack of affordability is widely felt. **The District’s objective is to formulate development strategies and work with community partners and senior levels of government to provide housing for modest to moderate income residents.**

POLICIES

1. Reflect District housing priorities through an appropriate mix, type and size of affordable housing
2. Focus a higher proportion of affordable housing in designated growth areas
3. Apply incentives (including, but not limited to density bonussing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing
4. Require, where appropriate, that large multifamily developments contribute to the provision of affordable housing by, but not limited to:
 - a) including a portion of affordable rental or ownership units as part of the project
 - b) providing land dedicated for affordable housing
 - c) providing a payment-in-lieu to address affordable housing
5. Expand the District’s Affordable Housing Fund to receive funds from non-municipal sources
6. Work with community partners and the Province to facilitate options for affordable housing and advocate the Federal government to develop a national housing strategy for affordable housing
7. Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing

7.4 Non-Market Housing and Homelessness

Emergency, transitional and supportive housing is needed to provide access to the full continuum of housing in the District. This section addresses the housing needs of our growing homeless population, those most at risk of homelessness, those with substance abuse and mental health issues, seniors who need support to remain living independently and others. Provision of such housing requires funding that the District cannot address on its own.

The District's objective is to work with senior levels of government and social service providers to support our most disadvantaged residents.

POLICIES

1. Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop or facilitate the development of:
 - a) transitional housing for homeless adults, families and youth
 - b) supportive housing for those with mental health and/or addiction issues
 - c) independent living units for people with disabilities
 - d) assisted living facilities for people with cognitive and/or developmental disabilities
2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing solutions
3. Continue to facilitate community facility lease policies to provide municipal land or infrastructure for services to vulnerable populations
4. Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing
5. Encourage other levels of government to contribute financial support and/or a portion of surplus lands towards appropriate and affordable housing for those with special needs
6. Continue to support regional efforts to eliminate and prevent homelessness on the North Shore
7. Continue to support non-profit agencies that provide short-term emergency and transitional shelter, food and access to social services for those in need
8. Support community partners in providing a full continuum of support services to address issues related to mental health, addictions, health services, housing, employment, and food security; and to provide assistance for homeless people to facilitate their transition to independent living



1 Wildfire Hazard

The *District's* intention is to ensure new *development* is resilient to natural hazards and climate change.

A. Objectives

The *Wildfire Hazard DPA* and corresponding Development Approval Information Area are established to:

1. ensure that *development* within the *Wildfire Hazard DPA* is managed in a way that:
 - a) minimizes the *risk* to property and people from wildfire hazards;
 - b) promotes activities to reduce wildfire hazards while still addressing environmental issues; and
 - c) minimizes the *risk* of fire to the *District's* forests;
2. proactively manage conditions affecting potential fire behaviour, thereby increasing the probability of successful fire suppression and containment, and thereby minimizing adverse impacts;
3. conserve the visual and ecological assets of the forest for the benefit of present and future generations; and
4. reduce the *risk* of post-fire landslides, *debris flows* and erosion.

B. Exemptions

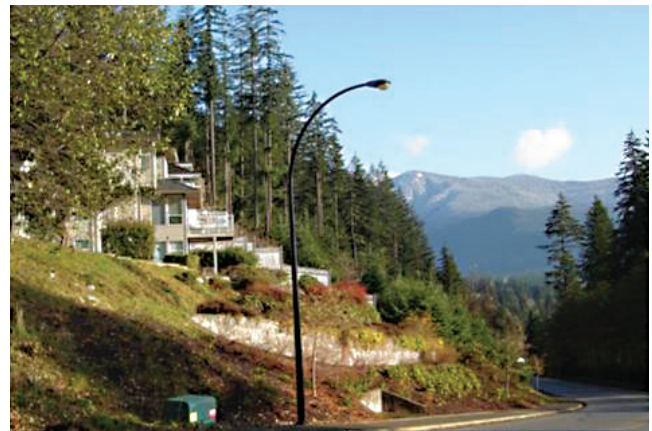
All *development* is exempt from the requirement to obtain a wildfire hazard development permit other than the construction and installation of a *new building or structure* for which a building permit is required pursuant to the *District's Building Regulation Bylaw*.

C. Guidelines

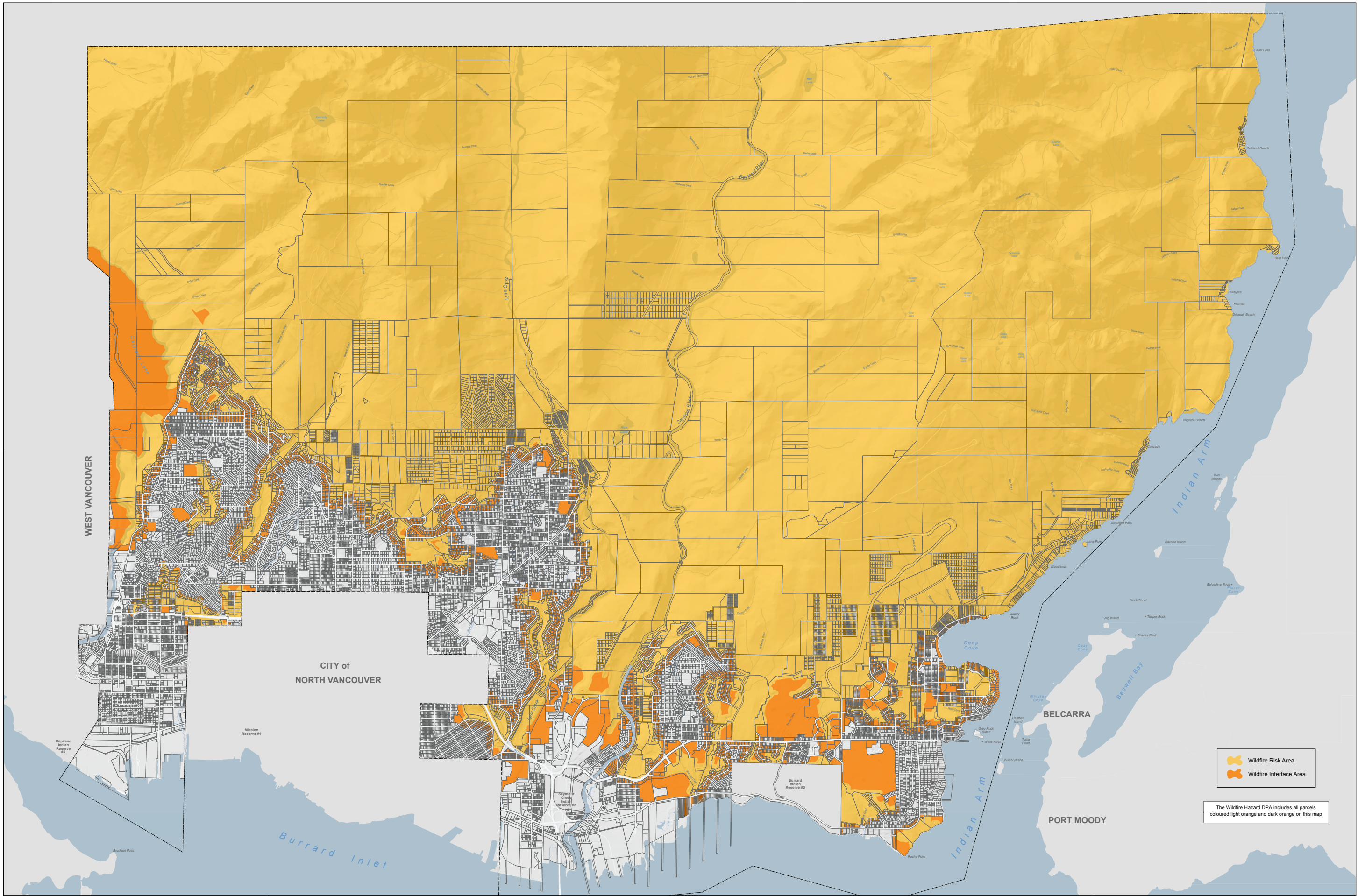
The following guidelines apply within the *Wildfire Hazard DPA*:

1. Applicants may be required to provide a *preliminary assessment* report and *detailed assessment* report prepared by a *qualified professional*.
2. *New buildings or structures* and associated *accessory* buildings and structures should be located as far away from any *wildfire risk areas* as is reasonably possible or feasible and in any event, as far away from any *wildfire risk areas* as existing *permanent structures*, if any, on the parcel.
3. For parcels that are located entirely within a wildfire risk area, guideline number 2 does not apply, but new buildings or structures and associated *accessory* buildings and structures should be located as far away from any contiguous undeveloped forested areas or areas containing hazardous forest fuel types or accumulations as is reasonably possible or feasible.
4. The following fire resistive materials and construction practices should be required for all subject *development* in the Wildfire Hazard DPA:
 - a) *fire retardant roofing* materials should be used, and asphalt or metal roofing should be given preference;
 - b) decks, porches and balconies should be sheathed with *fire resistive materials*;
 - c) all eaves, attics, roof vents and openings under floors should be screened to prevent the accumulation of combustible material, using 3mm, non combustible wire mesh, and vent assemblies should use fire shutters or baffles;
 - d) exterior walls should be sheathed with *fire resistive materials*;
 - e) fire-resistive decking materials, such as solid composite decking materials or *fire-resistive* treated wood, should be used;
 - f) all windows should be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the *new building or structure*;
 - g) all chimneys and wood-burning appliances should have approved spark arrestors; and
 - h) building design and construction should generally be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.

5. All new hydro servicing that is in, or within 10 metres of, a *wildfire risk area* should be underground, or where this is not feasible, poles of non-combustible materials should be used (concrete).
6. The following landscape and service conditions should be required in respect of subject *development* in, or within 10 metres of, a *wildfire risk area*:
 - a) firebreaks should be designed and installed, which may be in the form of cleared parkland, roads, or utility right-of-ways;
 - b) *wildfire risk mitigation* and landscaping should be designed and installed to protect, conserve and enhance natural features of the site and adjacent ecosystems in accordance with *District* bylaws;
 - c) if removal of trees or vegetation is deemed necessary by the *qualified professional* for the purpose of reducing wildfire *risk*, *District* approval is required and replacement trees or vegetation may be required by the *District*; and
 - d) if deemed necessary by the *qualified professional* for the purpose of reducing wildfire *risk*, a *defensible space* of at least 10 metres should be managed around buildings and structures with the goal of eliminating *fuel* and combustible debris, reducing *risks* from approaching wildfire and reducing the potential for building fires to spread to the forest, and the required *defensible space* may be larger in areas of sloping ground where fire behaviour creates greater *risk*.
7. Building design and construction should generally be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.
8. All wood, vegetation and construction debris identified in the *qualified professional's* report should be removed within three months of permit issuance, or immediately during high fire risk seasons, and the *District* may require security in connection with such removal.
9. Applicants may be required to submit a tree assessment and retention/restoration plan completed by a *qualified professional* in accordance with current standards and *District* report requirements.



Fire Interface Area: homes in Grousewoods (left) and Braemar/Demsey (right) back on to the forest.



GIS DEPARTMENT
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WILDFIRE HAZARD DEVELOPMENT PERMIT AREA - MAP 2.1

0 250 500 1,000 1,500 2,000 Meters
Published: October 24, 2014 Scale: 1:17,500
N



1 Protection of the Natural Environment

The local ecology is crucial to the health of the air we breathe, the water we drink and the soil beneath our feet...

A. Objectives

The *Protection of the Natural Environment DPA* and corresponding Development Approval Information Area are established to:

1. protect the *District's* natural setting, ecological systems and visual assets as a part of a rich natural heritage for the benefit of present and future generations;
2. protect *wildlife corridors* and the connectivity of our ecosystems;
3. protect our forested character and enhance the health of our forests, trees and soils;
4. conserve environmentally sensitive areas in order to protect biodiversity;
5. protect forested areas inside our watersheds in order to maintain or enhance hydrological functions; and
6. regulate *development* on parcels in the *Protection of the Natural Environment DPA* in furtherance of the above objectives.

B. Exemptions

The following activities are exempt from the requirement to obtain a protection of the natural environment development permit:

1. *development* that does not encroach or impact in any way on a *natural environment protected area*;
2. renovation or repair of a *permanent structure* on its existing foundation, provided that there is no expansion of the building footprint, including no cantilevered or projecting portions of the permanent structure, and provided that there is no clearing, grading or disturbance of soils, vegetation or trees within the *natural environment protected area*;
3. interior renovations within the existing foundation of a *permanent structure*;
4. public works and services and maintenance activities carried out by, or on behalf of, the *District* generally in accordance with these guidelines and approved by the *director*;
5. *habitat compensation* projects and other *habitat* creation, restoration and enhancement works carried out in accordance with *District* bylaws and a plan approved in writing by the *director*;
6. routine maintenance of existing landscaping and lawn areas;
7. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
8. paths for personal use by the parcel owners, provided they do not exceed 1.0 metre in width, are constructed of pervious natural materials with no concrete, asphalt or pavers and no creosoted or otherwise treated wood, do not involve structural stairs, and require no removal of native vegetation;
9. minor alterations or repairs to existing roads, paths or driveways, provided that there is no further disturbance of land or vegetation; or



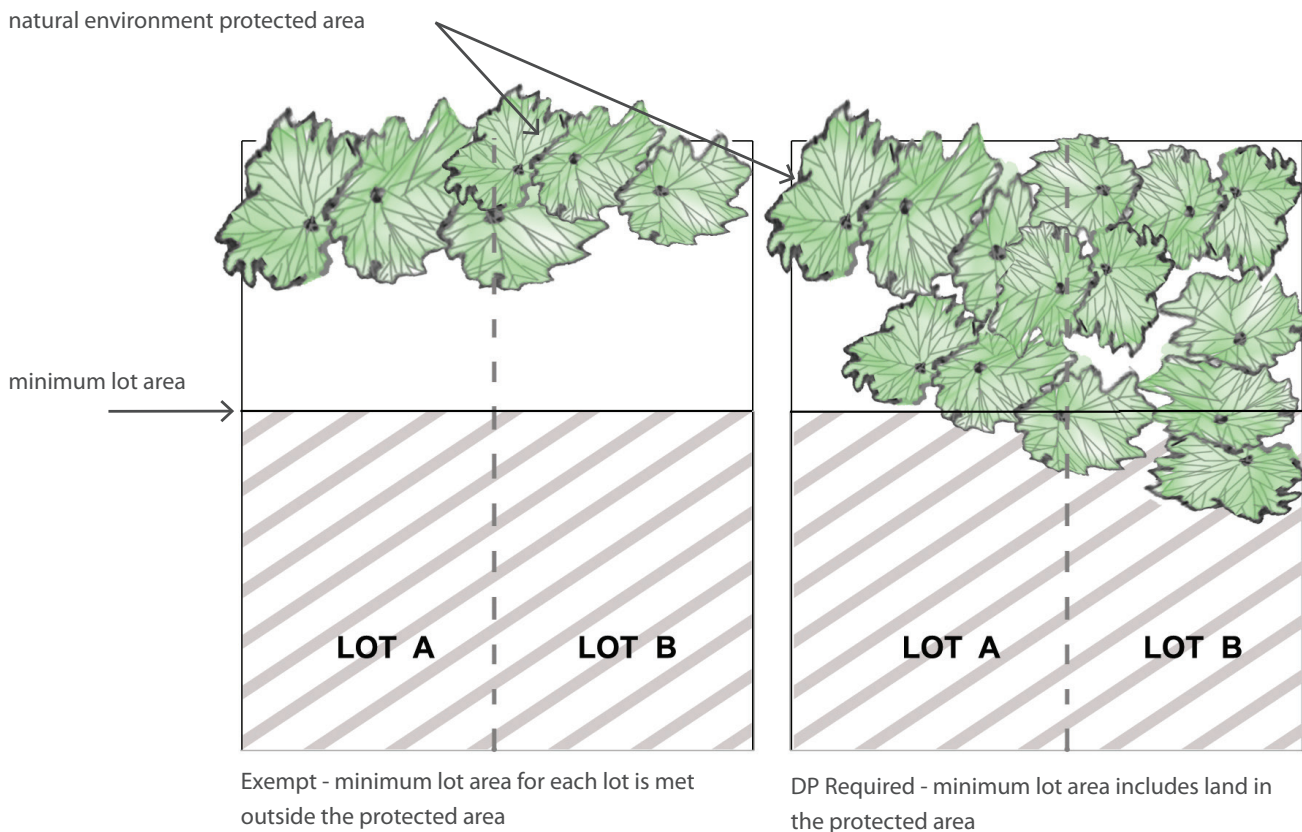
Brownies doing restoration planting in the Lower Seymour Conservation Area (left).



10. subdivision of land where:

- a) minimum parcel area requirements are met exclusive of any land within any *natural environment protected area(s)*;
- b) *natural environment protected areas* are intact, undisturbed and free of *development* activities and are kept intact, undisturbed and free of *development* activities; and
- c) no restoration or enhancement of any *natural environment protected areas* is required.

In order to determine whether a proposed subdivision qualifies for an *exemption*, applicants may be required to provide additional information on the condition of the *natural environment protected area*.

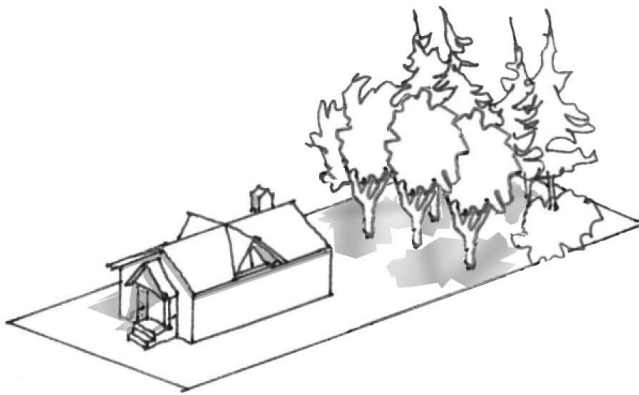


C. Guidelines

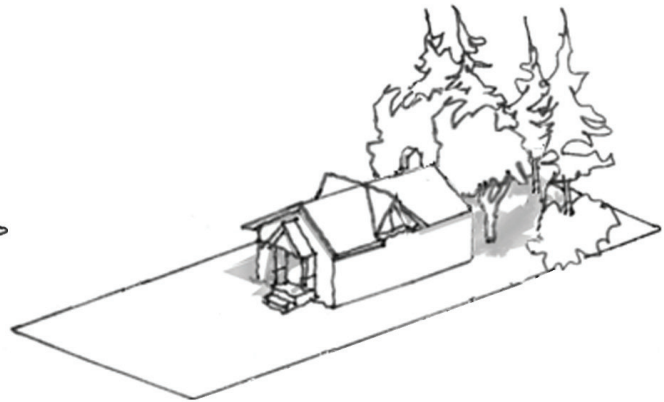
The following guidelines apply within the *Protection of the Natural Environment DPA*:

1. Efforts should be made to locate *development* away from:

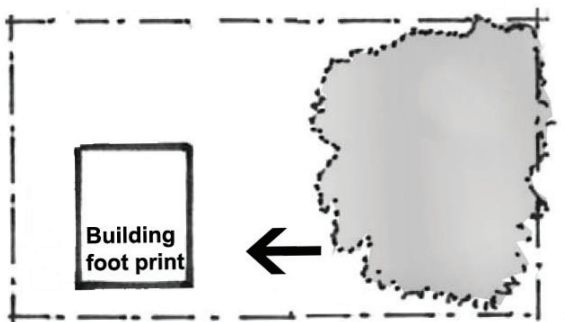
- a) habitat for species at risk;
- b) mature stands of trees;
- c) raptor's nesting sites;
- d) wetlands; and
- e) wildlife corridors.



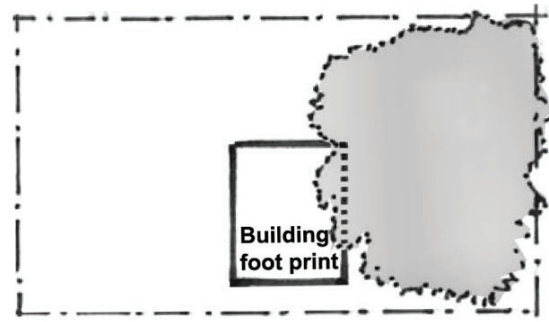
This



Not This



This



Not This

2. Without limiting subsection (1) above, proposed *development* should be located and designed so as to minimize any damage to *natural environment protected areas* and efforts should be made to protect and enhance natural tree cover and vegetation, drainage patterns and landforms.

3. New structures on a parcel should be located as far away from *natural environment protected areas* as is feasible and in any event as far away from *natural environment protected areas* as existing *permanent structures*, if any, on the parcel.
4. Applicants may be required to submit a detailed environmental impact study prepared by a *qualified environmental professional*, to identify any potential issues and impacts relating to the proposed *development* and relating to protection, conservation and enhancement of *natural environment protected areas*. The environmental impact study may be required to include:
 - a) delineation of the *natural environment protected area* including details on the features and extent of the said area. This may need to be done in conjunction with a certified B.C. Land Surveyor;
 - b) description and relevant details of the proposed *development* and an assessment of the impacts of said *development* including impacts associated with the construction, operation and/or maintenance of the *development* on vegetation, wildlife, *habitat*, hydrology and soils;
 - c) delineation and identification of any sensitive ecosystems for inclusion on the *District's* sensitive ecosystem inventory; and
 - d) where necessary and appropriate, description of any *habitat compensation* projects.
5. Where land and/or natural vegetation in the *natural environment protected area* is disturbed or damaged due to *development*, the applicant may be required to provide *habitat compensation* for the portion of the *natural environment protected area* that will be affected, as approved by the *director*. A *habitat compensation project*, may need to be coordinated with or prepared by the *qualified environmental professional* and based on a legal survey prepared by a certified B.C. Land Surveyor, but in all cases should include:
 - a) a site plan drawn to scale showing:
 - i. the site of the *development*,
 - ii. that portion of the *natural environment protected area* that is impacted, in both size (square metres) and location, and
 - iii. the site of the proposed *habitat compensation* project, in both size (square metres) and location;
 - b) the details of the *habitat compensation* project based on a principal of no net loss to the *natural environment protected areas*, which may include but is not limited to:
 - i. a planting plan, listing each species to be planted and each plant's size (based on a principal of no net loss),
 - ii. a tree planting plan based on a 3:1 ratio of replacement trees to trees removed,
 - iii. details on soil work, grading and drainage, and
 - iv. details on other proposed mitigation measures such as nesting boxes, wildlife snags or habitat piles.

6. Staff may require a legal survey and environmental impact study or letter from a *qualified environmental professional* in order to determine the boundaries of the *natural environment protected area* and confirm that the *development* is not impacting the area.
7. Development Permits issued may require that:
- a) the *natural environment protected area* be protected or enhanced in accordance with the permit;
 - b) the timing and sequence of *development* occur within specific dates or construction window to minimize environmental impact;
 - c) specific *development* works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, etc.) be used to ensure minimal or no impact to the *natural environment protected area*;
 - d) mitigation measures (e.g. removal of impervious surfaces, replanting of riparian species, etc.) be undertaken to reduce impacts or restore habitat within the *natural environment protected area*;
 - e) security may be required to secure satisfactory completion of habitat protection works, restoration measures, *habitat compensation* or other works for the protection of the natural environment (the “required works”). The security shall be in the amount of 125% of the estimated value of the required works as determined by the *director* and shall either be:
 - i. in the form of a separate cash deposit or letter of credit; or
 - ii. if acceptable to the *director* in his or her sole discretion, in the form of the cash deposit or letter of credit provided pursuant to the building permit in relation to the proposed *development* for which the development permit is issued; and
 - f) security in the form of a cash deposit or letter of credit may also be required to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any condition or requirement in the protection of the *natural environment development permit*. The security taken pursuant to the building permit in relation to the proposed *development* for which the development permit is issued shall constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated to the satisfaction of the *director*.





2 Streamside Protection

The *District's* intention is to protect and improve the integrity, ecological health and biodiversity of our natural systems.

A. Objectives

The *Streamside Protection DPA* and corresponding Development Approval Information Area are established to:

1. protect the *District's* natural setting, ecological systems and visual assets as a part of a rich natural heritage for the benefit of present and future generations;
2. protect the *District's* network of *streams*, *wetlands* and riparian *wildlife corridors*;
3. regulate *development* activities in and near *streams* in order to protect the aquatic environment;
4. conserve, enhance and restore *streamside areas* and ensure *development* does not result in net loss of *habitat*; and
5. identify when and how *development* may occur near *streams* in the *District* and the criteria for such *development*.

B. Exemptions

The following activities are exempt from the requirement to obtain a streamside protection development permit:

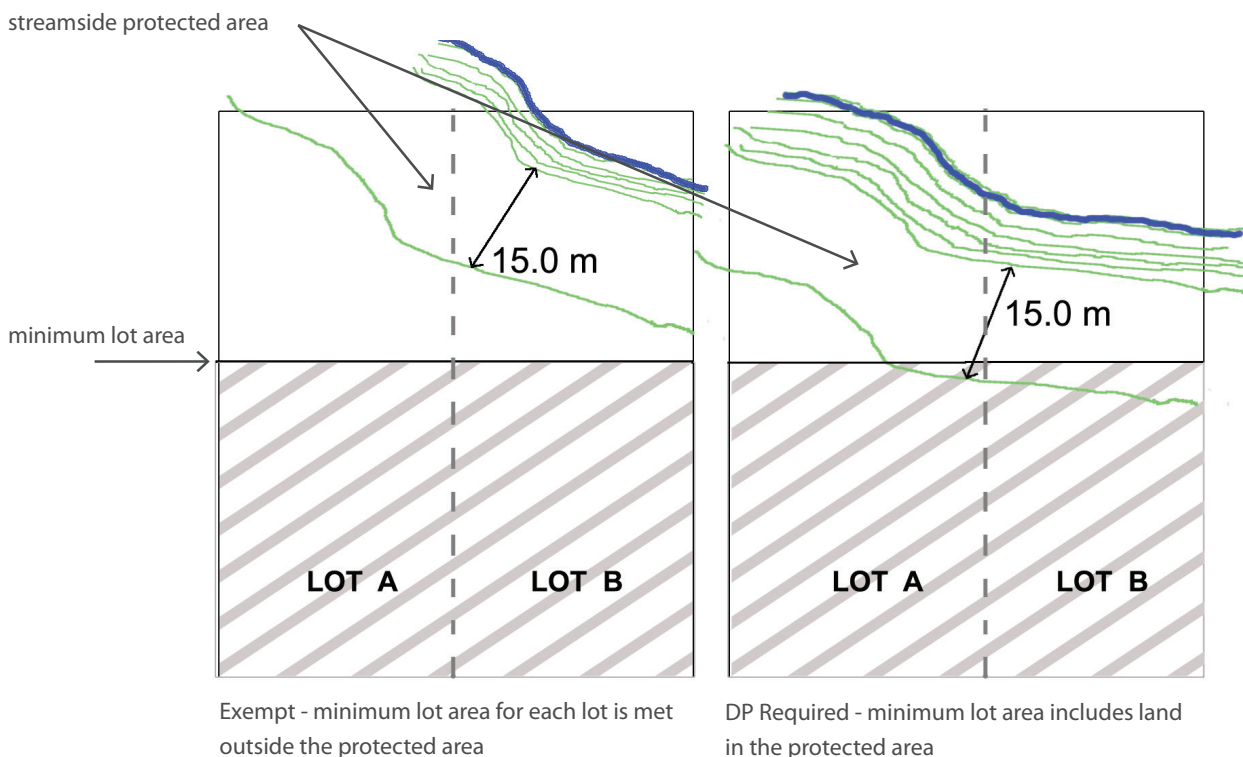
1. *development* outside the *streamside protected area*;
2. renovation or repair of a *permanent structure* on its existing foundation, provided no further extension or encroachment into the *streamside protected area* occurs, including cantilevered or projecting portions of the *permanent structure*, and provided that there is no clearing, grading or disturbance to soils, vegetation or trees within the *streamside protected area* and no drainage alteration;
3. interior renovations within the existing foundation of a *permanent structure*;
4. public works and services and maintenance activities carried out by or on behalf of the *District* generally in accordance with these guidelines and approved by the *director*;
5. streamside vegetation management such as removal of invasive species and revegetation with native streamside species, according to a plan approved in writing by the *director*;
6. routine maintenance of existing landscaping and lawn areas;
7. installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
8. habitat creation, restoration and enhancement works within *streams* that are authorized by all applicable provincial and federal authorities having jurisdiction;
9. *habitat compensation* projects and other habitat creation, restoration and enhancement works that are not within *streams* and are carried out in accordance with *District* bylaws and a plan prepared by a *qualified environmental professional* and approved in writing by the *director*;
10. paths for personal use by the parcel owners, provided they do not exceed 1.0 metre in width, are constructed of pervious natural materials with no concrete, asphalt or pavers and no creosoted or otherwise treated wood, do not involve structural stairs and require no removal of vegetation in a *streamside protection area*;
11. minor alterations or repairs to existing roads, paths or driveways, provided that there is no further disturbance of land or vegetation.
12. subdivision of land where:
 - a) minimum parcel area requirements are met exclusive of the *streamside protected area(s)*;
 - b) the *streamside protected areas* are intact, undisturbed and free of *development* activities and are kept undisturbed, intact and free of *development* activities;
 - c) no *development* activities related to the creation and servicing of parcels will occur in the *streamside protected areas*; and,

- d) no restoration or enhancement of the *streamside protected areas* is required.
- e) In order to determine whether a proposed subdivision qualifies for an exemption, applicants may be required to provide additional information on the condition of the existing *streamside protection area*.

C. Guidelines

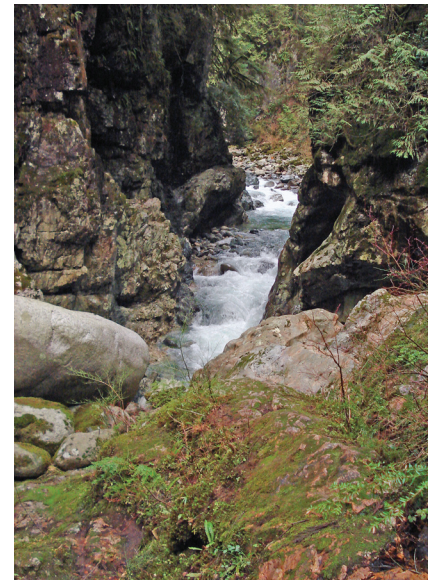
The following guidelines apply within the *Streamside Protection DPA*:

1. All *development* should be located outside the *streamside protected area*.



2. Without limiting subsection (1) above, any proposed *development* in the *streamside protected area* should be located so as to avoid any damaging impact to the *streamside protected area*, and so as to minimize intrusion into the *streamside protected area*, and efforts should be made to protect and enhance the natural features of the *streamside protected area*, including the natural tree cover and vegetation, drainage patterns and landforms.
3. New structures on a parcel should be located as far away from the *stream* or *wetland* as is possible or feasible and in any event as far away from the stream or wetland as existing *permanent structures*, if any, on the parcel.

4. As noted above, *development* should be located outside the *streamside protected area*, however, where that is not possible, the area within 5 metres of the *top of bank*, edge of *wetlands* or *top of ravine bank* should remain free of *development* including new impervious or semi-impervious surfaces and new structures or extensions of existing *permanent structures*, including decks and patios.
5. Applicants may be required to submit an environmental impact study, prepared by a *qualified environmental professional*, to identify any potential issues relating to the proposed *development* and its impacts on the *streamside protected area* and relating to protection, preservation and enhancement of the *streamside protected area*, including issues and impacts associated with the *District's* broader objectives of streamside protection and *wildlife corridor* enhancement, as set out herein, and to identify any mitigative measures that should be undertaken. Applicants may also be required to obtain approval from Fisheries and Oceans Canada (DFO) under the *Fisheries Act*. Any DFO approvals required by the *District* will be considered as part of the development permit review, but, for greater certainty, the development permit process will also consider impacts to other streamside or environmental values in addition to fish habitat. The environmental impact study may be required to include:
 - a) delineation of the *streamside protected area* including details on the features and extent of the said area, this should be done in conjunction with a certified B.C. Land Surveyor;
 - b) description and relevant details of the proposed *development* and an assessment of the impacts of said *development* including impacts associated with the construction, operation and/or maintenance of the *development* on vegetation, wildlife, habitat, hydrology and soils;
 - c) delineation and identification of any sensitive ecosystems for inclusion on the *District's* sensitive ecosystem inventory; and
 - d) where necessary and appropriate, description of any *habitat compensation* projects.
6. Where land and/or natural vegetation in the *streamside protected area* is or may be disturbed or damaged due to proposed *development*, the applicant may be required to provide *habitat compensation* for the portion of the *streamside protected area* that will be affected, as approved by the *director*. A *habitat compensation* plan, may need to be coordinated with or prepared by the *qualified environmental professional* and based on a legal survey prepared by a certified B.C. Land Surveyor, but in all cases should include:
 - a) a site plan drawn to scale showing:
 - i. the site of the *development*,
 - ii. that portion of the *streamside protected area* that is impacted, in both size (square metres) and location, and
 - iii. the site of the proposed *habitat compensation* project, in both size (square metres) and location;

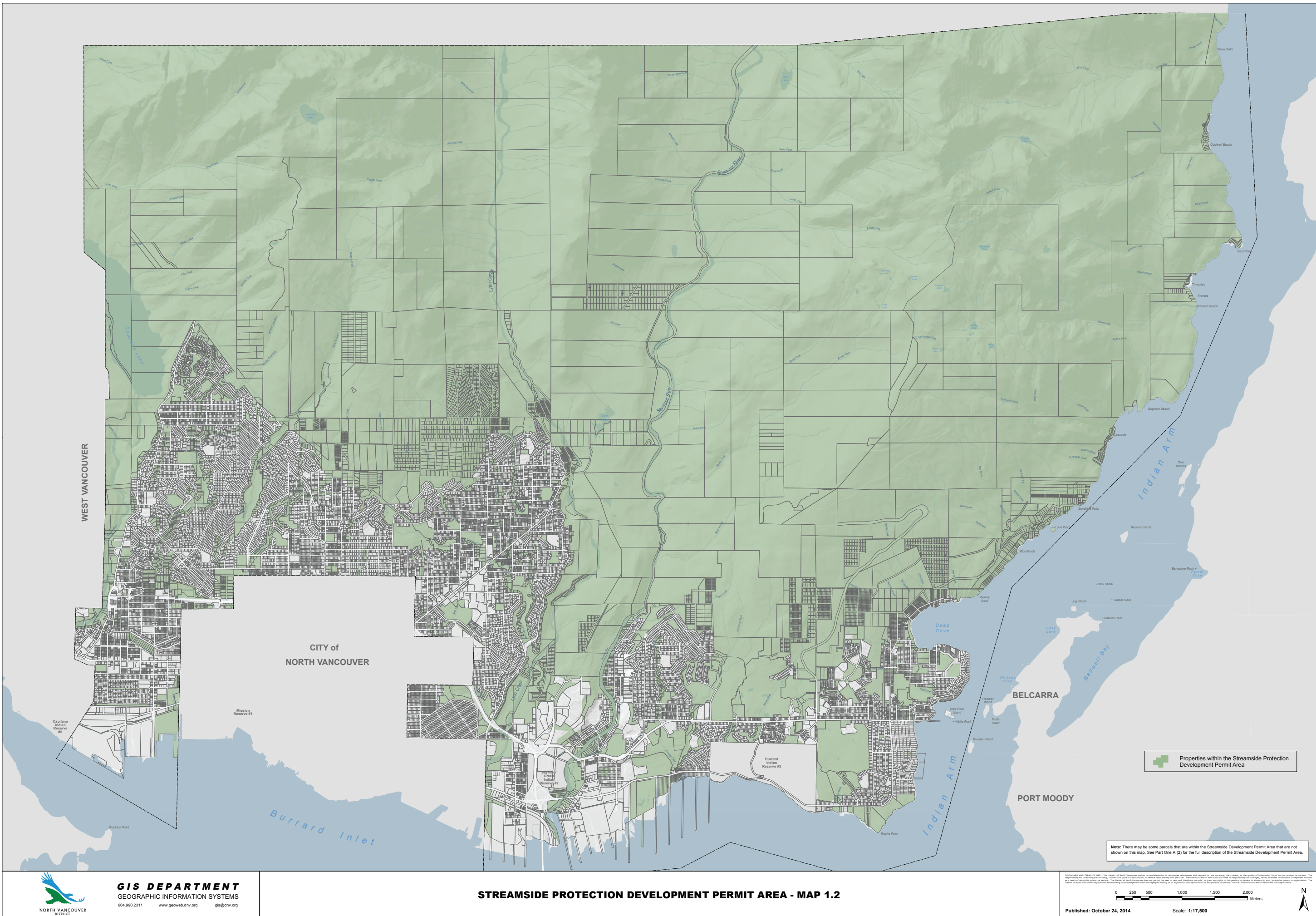


Many existing homes predate modern regulations, these guidelines allow existing homes to remain, but ask that new development follow current practices. Photo (Left) courtesy of the Museum and Archives.

- b) the details of the *habitat compensation* project based on a principal of no net loss to the *streamside protected areas*, which may include but is not limited to:
 - i. a planting plan, listing each species to be planted and each plant's size (based on a principal of no net loss),
 - ii. a tree planting plan based on a 3:1 ratio of replacement trees to trees removed,
 - iii. details on soil work, grading and drainage, and
 - iv. details on other proposed mitigation measures such as nesting boxes, wildlife snags or habitat piles; and
 - c) a cost estimate for the *habitat compensation* works.
7. To determine the location of the *streamside protected area* on a parcel, applicants may be required to confirm, with the assistance of a *qualified environmental professional* and illustrated by certified legal survey, the *top of bank*, *top of ravine bank* and/or edge of *wetlands* in relation to property lines and existing and proposed *development*.
8. Development permits issued may require that:
- a) streamside area or habitat and trees or other vegetation within the *streamside protected area* be preserved or enhanced in accordance with the permit;
 - b) the timing and sequence of *development* occur within specific dates or construction window to minimize impact to streams, fish or wildlife species;

- c) specific *development* works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, etc.) be used to ensure minimal or no impact to the *streamside protected area*;
- d) mitigation measures (e.g. removal of impervious surfaces, replanting of riparian species, etc.) be undertaken to reduce impacts or restore *habitat* within the *streamside protected area*;
- e) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, *habitat compensation* or other works for the protection of the streams and streamside *habitat* (the “required works”). This security shall be in the amount of 125% of the estimated value of the required works as determined by the *director* and shall either be:
 - i. in the form of a separate cash deposit or letter of credit; or
 - ii. if acceptable to the *director* in his or her sole discretion, in the form of the cash deposit or letter of credit provided pursuant to the building permit in relation to the proposed *development* for which the development permit is issued; and
- f) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any condition or requirement in the streamside protection development permit. The security taken pursuant to the building permit in relation to the proposed *development* for which the development permit is issued shall constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated to the satisfaction of the *director*.

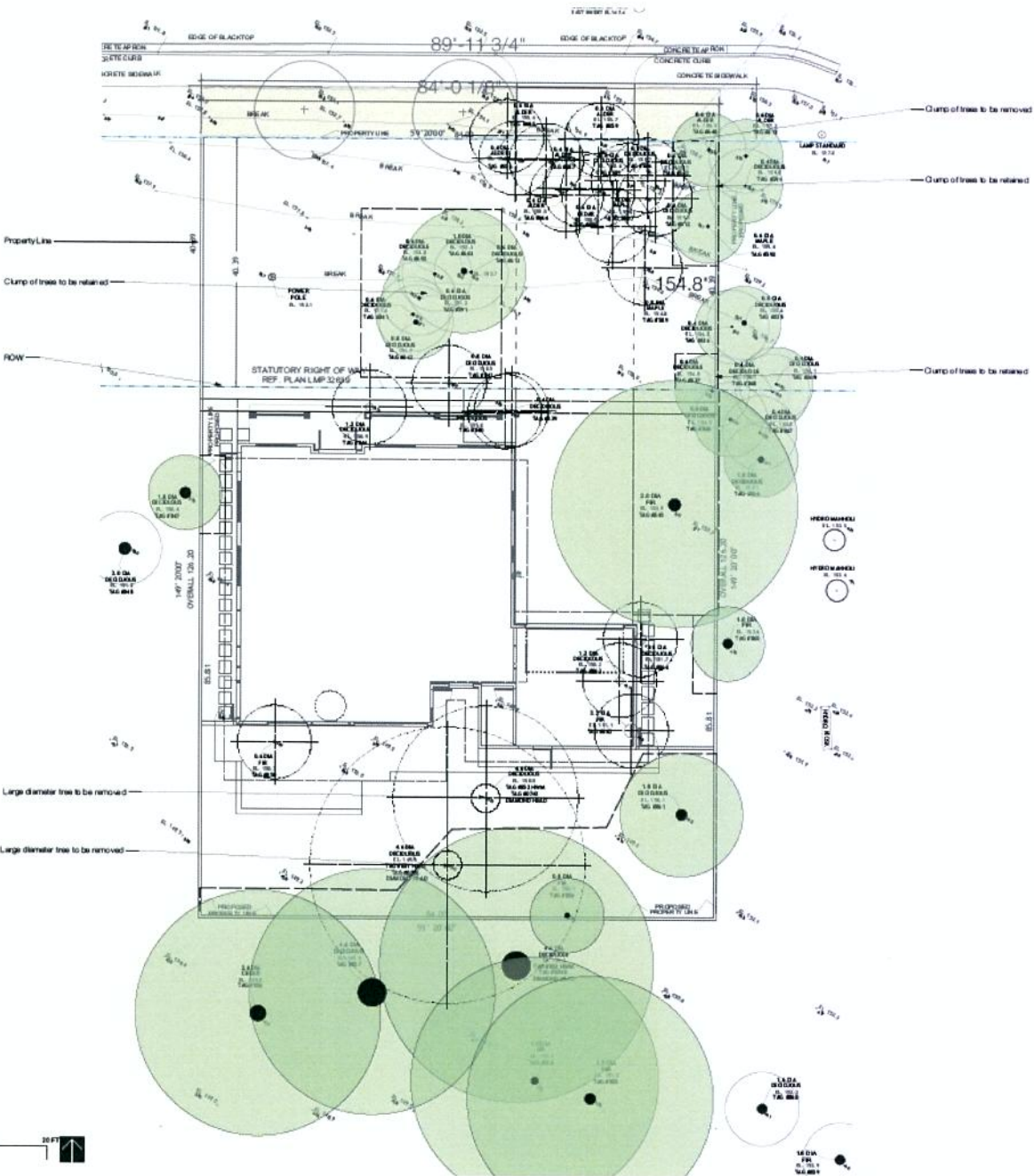




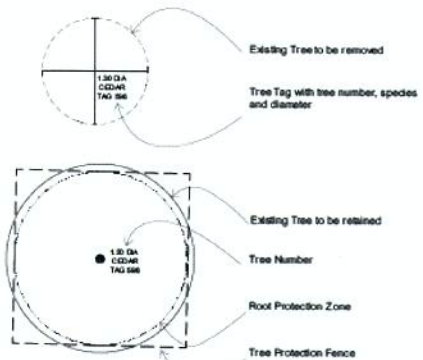
GIS DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
604.990.2311 www.geoweb.dmv.org gis@dmv.org

STREAMSIDE PROTECTION DEVELOPMENT PERMIT AREA - MAP 1.2

! Above map published on 2014-10-24. For most up to date map, [click here](#).



LEGEND



Note: Tree Management Plan To Be Road
In Accordance With Arterial Report

One "Large diameter" >2.5' tree to be retained.
One "Large diameter" >2.5' tree to be removed.
All other trees on site are <2.5'.



Project Name
Date
Revision Number

Project Name
Date
Revision Number

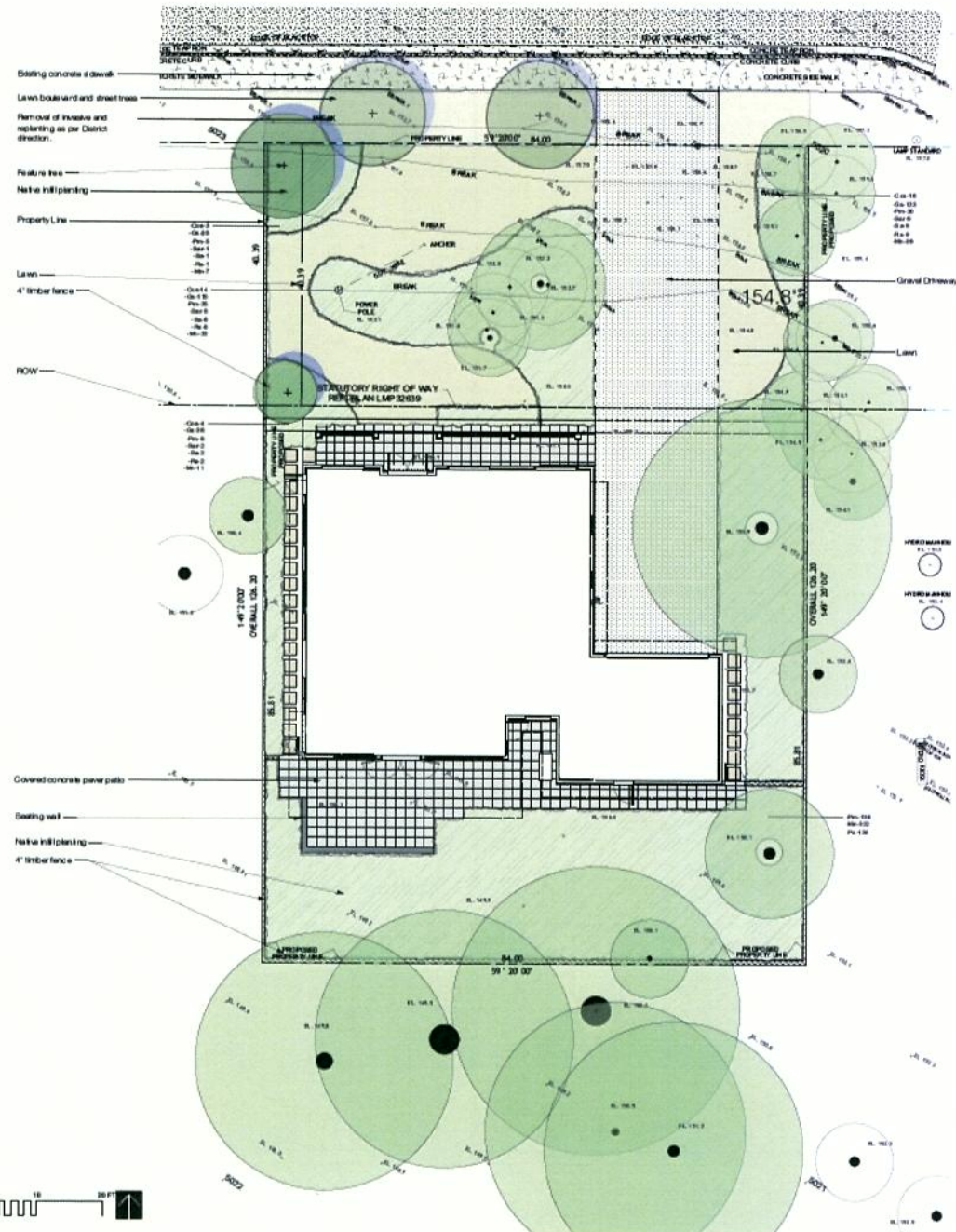
Project Name

eta Roadways Architecture
1000 West 2nd Avenue
Vancouver, BC V6C 1G5
Tel: 604.681.1000
Fax: 604.681.1001
www.etaarch.com

Project
Turning Point
North Shore Men's
Suit Place

Drawing Title
Tree Protection Plan

Project Manager	Project No.
Client	201506000
Scale	L1.0
Drawn By	201506000
Checked By	201506000
Approved By	201506000



Project Name: Turning Point North Shore Men's Bury Place

Scale: 1/8" = 1'-0"

Project Number: 1000

eta Landscape Architecture

1000 West 2nd Avenue
Vancouver, BC, Canada V6C 1G3

Project Manager: [Name]
Designer: [Name]
Landscape Architect: [Name]

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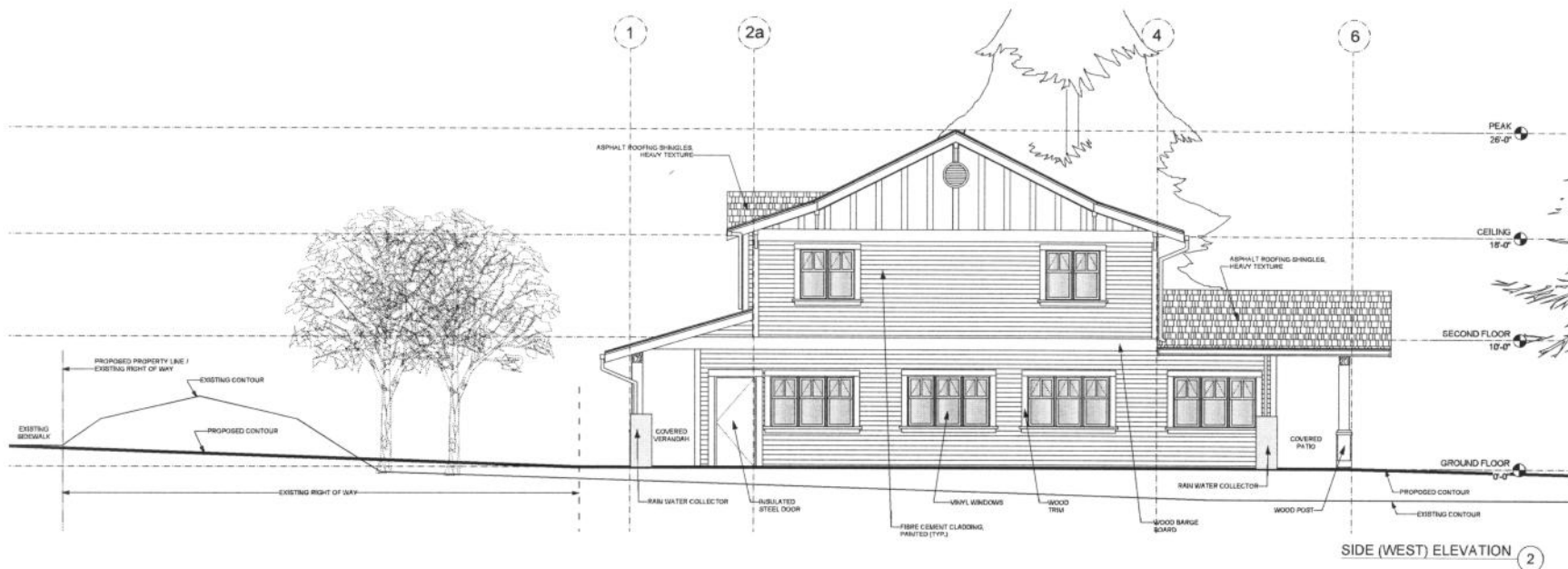
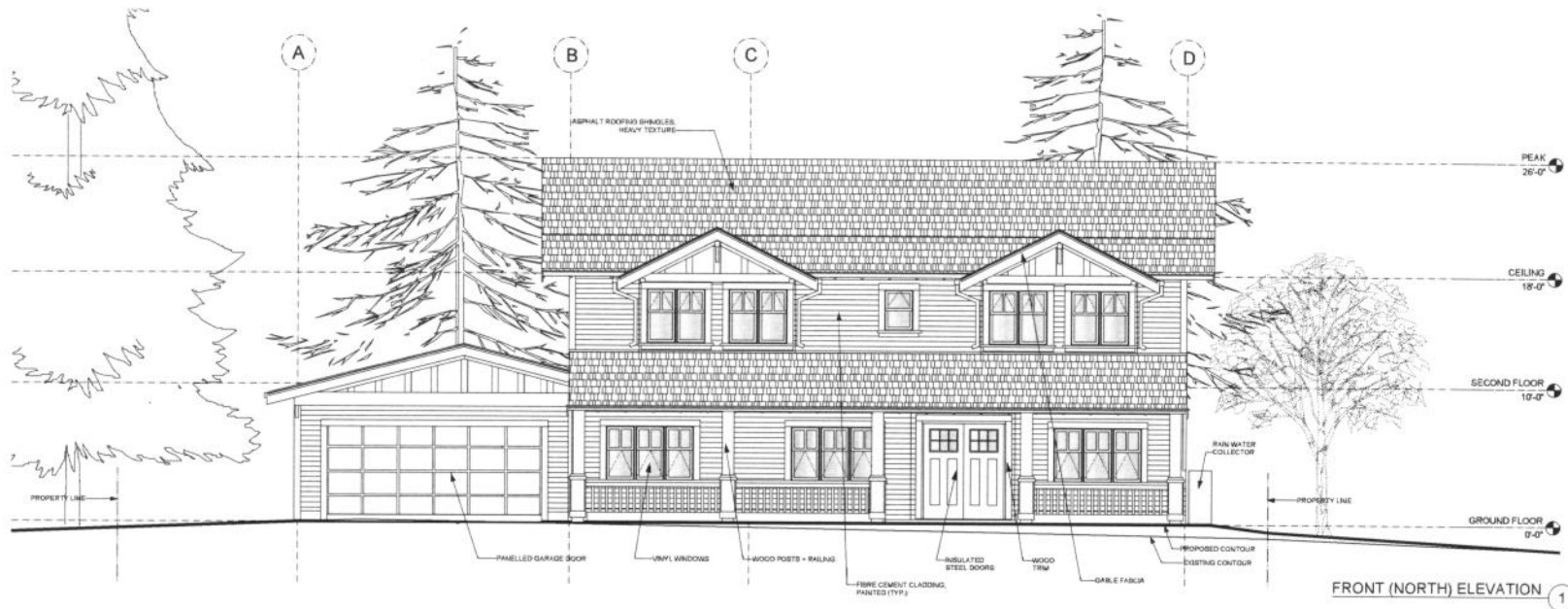
Project
Turning Point
North Shore Men's
Bury Place

Drawing Title
Landscape Plan

Legend
Legend Item 1
Legend Item 2
Legend Item 3

Project Manager	Project No.
[Name]	1000
Client	Date
[Name]	1/18/2024
Contract No.	Scale
[Number]	1/8" = 1'-0"
Standard City	File
[City]	L2.0
Project	Sheet
1000	1000

1/18/2024
1000 - Turning Point North Shore Men's Bury Place



REVISIONS

1 6/28/15 ISSUED FOR REZONING
ISSUES

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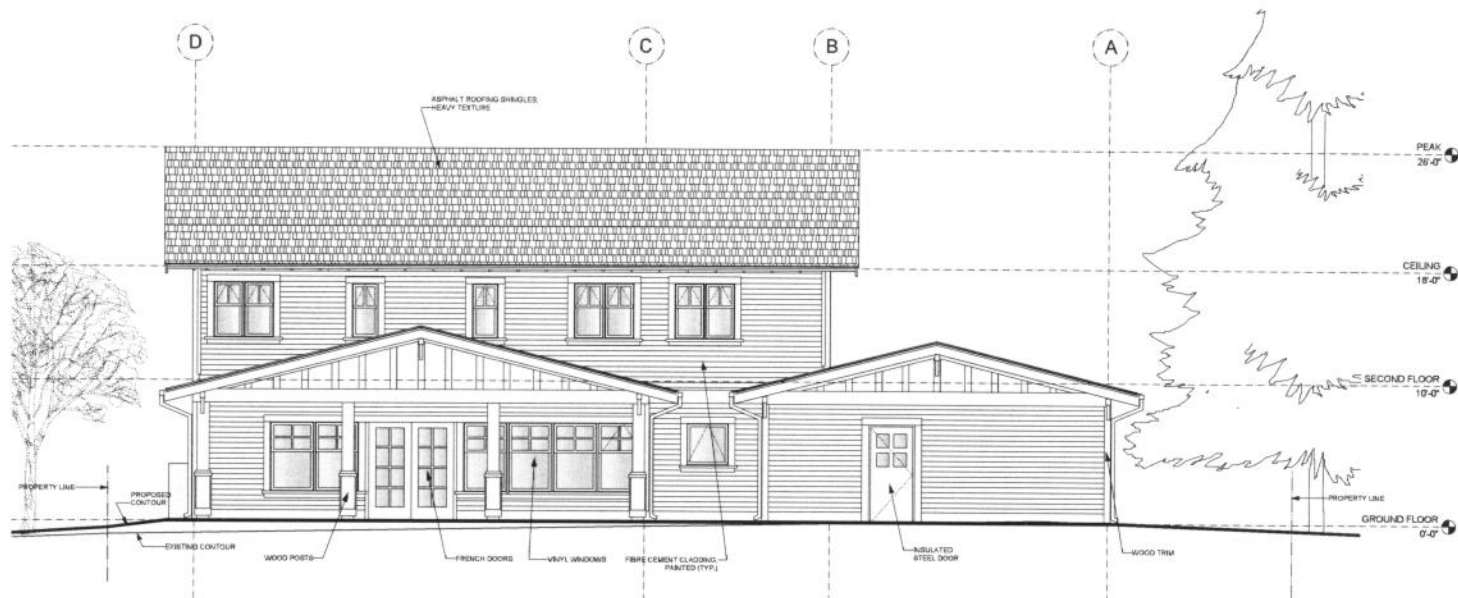
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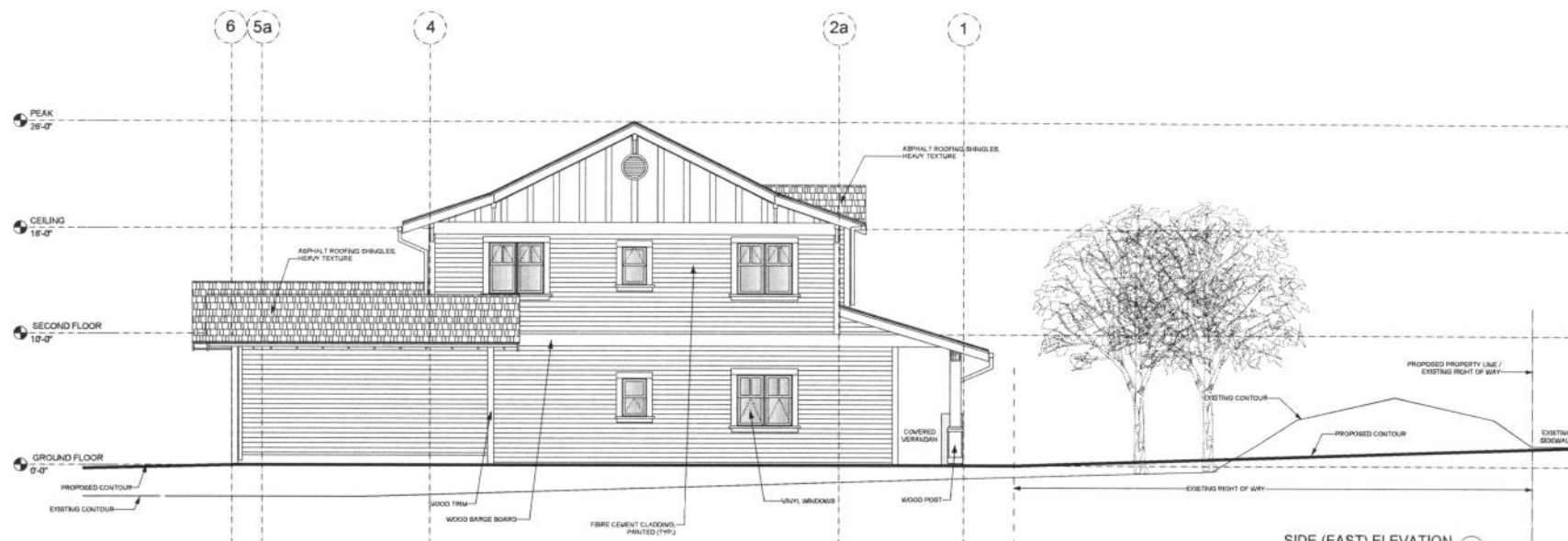
PROJECT:
TURNING POINT
NORTH SHORE MEN'S

TITLE:
EXTERIOR ELEVATIONS
NORTH (FRONT) + WEST

DATE:	2	DATE:	1/10/15
SCALE:	1/8"=1'-0"	A3.1	REV. 01
JOB #:	14-43		
DATE:	FEB 2015	REV. 02	



REAR (SOUTH) ELEVATION 1



SIDE (EAST) ELEVATION 2

REVISIONS

1 6/30/15 ISSUED FOR REZONING
REVISED

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PROJECT
TURNING POINT
NORTH SHORE MEN'S

TITLE
EXTERIOR ELEVATIONS
SOUTH (REAR) + EAST

DESIGN	Z	DRAWING NO.	A3.2
SCALE	1/8"=1'-0"	JOB NO.	14-43
DATE	FEB 2015	REV. NO.	

PROJECT DATA

TURNING POINT NORTH SHORE MEN'S

LEGAL DESCRIPTION: PART OF LOT 16, EXCEPT PORTIONS IN PLANS 16/08, LMP02002 + LMP02728, BLOCK 7, DISTRICT LOTS 16/08, 16/09 AND 16/11, PLAN 16/01

CIVIL ADDRESS: BURR PLACE, DRY

DIV ZONING DESIGNATION: SINGLE-FAMILY RESIDENTIAL 720 ZONE + RS3

PROPOSED PROJECT IS TO MEET BUILT GREEN GOLD REQUIREMENTS.

PROPOSED SITE AREA: 10,000 SF (344.7 SM)

SITE COVERAGE: GROUND FLOOR + GARAGE + VERANDAH + UNCOVERED PATIO + DRIVEWAY + 374.1 SF (350.4 SM) + 35.6% SITE COVERAGE

BUILDING COVERAGE: GROUND FLOOR + GARAGE + VERANDAH + COVERED PATIO + 2006.1 SF (203.4 SM) + 20.1% (20% / 10710.0 SF) BUILDING COVERAGE ALLOWABLE

GROUND FLOOR GROSS AREA: 2792.1 SF (198.7 SM)
SECOND FLOOR GROSS AREA: 1448.4 SF (134.5 SM)
GARAGE FLOOR GROSS AREA: 509.0 SF (47.0 SM)
TOTAL (GROSS FLOOR AREA): 4749.5 SF (440.2 SM) MAXIMUM ALLOWABLE

VERANDAH: 225.0 SF (19.9 SM)

COVERED PATIO: 180.0 SF (16.5 SM)

UNCOVERED PATIO (INCL. COVERED): 306.3 SF (28.1 SM)

DRIVEWAY: 722.7 SF (67.1 SM) (767.5 SF (71.3 SM) ON RIGHT OF ROAD)

ALLOWABLE F.F.R.: 35 + 350 SF + 600.0 SF (377.1 SM)

GROUND FLOOR: 2032.7 SF (198.7 SM)

SECOND FLOOR: 1448.4 SF (134.5 SM) (+75% OF GROUND FLOOR + GARAGE + VERANDAH)

PROPOSED F.F.R.: 35.1 + 1400.5 SF (132.3 SM)

EXCLUDED: 300 SF GARAGE, VERANDAH + COVERED PATIO (10% OF ALLOWABLE)

FRONT + REAR SETBACKS EACH: MIN 25' (7.62M)

FRONT YARD SETBACK TO POSTS: 44' + 4.58' (14.1 M)

FRONT SETBACK TO ROSE OVERHANG: 42' + 4.58' (13.9 M)

WEST SIDE SETBACK: 6' (1.83 M) REQUIRED

PLANNING STREET / EAST SETBACK: 17' + 1.02' (4.95 M) OF LOT WIDTH + 12' (3.66 M)

BUILDING HEIGHT: 26' (7.92 M) OR ALLOWED

BUILDING DEPTH: 45.43 M (149' 3") OR ALLOWED

PARKING REQUIREMENTS: 3 PARKING SPACES

CODE ANALYSIS:

PROJECT TO COMPLY WITH BUILDING CODE 2012

GROSS BUILDING AREA: 3431.1 SF / 205 + 0 M² HOUSE + GARAGE

CLASSIFICATION PER PART 2:

- + 10.15.2.1 (1) GROUP (C) RESIDENTIAL OCCUPANCY
- + 10.15.2.2 (2) CARE FACILITY
- + 10.15.1.1 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) 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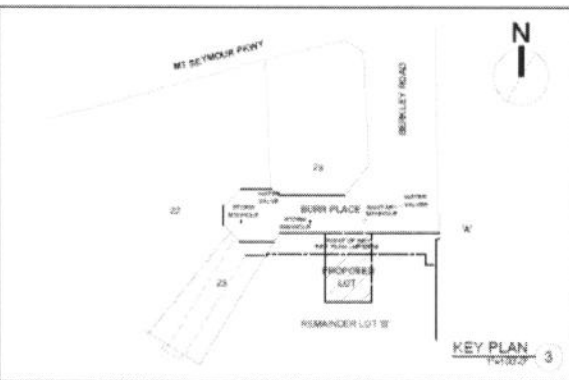
SPRINKLER DESIGN TO NFPA-13D, SPRINKLERED WASHROOMS

2 STOREYS, COMBUSTIBLE CONSTRUCTION FACING STREET

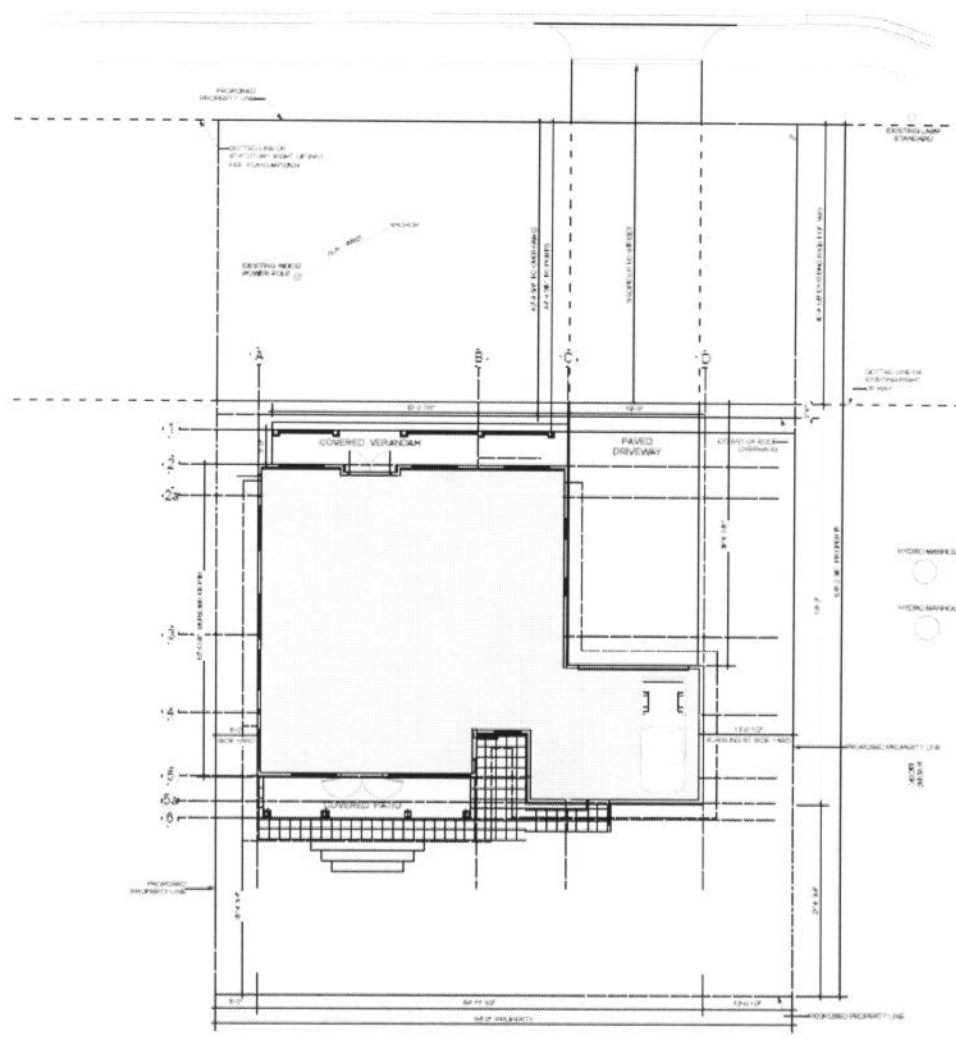
COMBUSTIBLE CONSTRUCTION ALLOWED

OCCUPANT LOAD: 5 RESIDENTS + 1/2 STAFF

SINGLE SUITE: NO FIRE RATINGS REQUIRED



BURR PLACE



NOTE: REFER ALSO TO LANDSCAPE CONCEPT PLAN + TREE PLAN

2. 500% ISSUED FOR RECORDING
1. 500% REVIEW

Comments included:
All comments have been reviewed and the contract is amended. The release of all funds for the construction of the building is contingent upon the completion of the construction of the building and the completion of the construction of the building.

Comments included:
All comments have been reviewed and the contract is amended. The release of all funds for the construction of the building is contingent upon the completion of the construction of the building and the completion of the construction of the building.

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TURNING POINT
NORTH SHORE MEN'S

PROPOSED SITE PLAN,
PROJECT DATA, KEY PLAN

DATE: 2. 2020
BY: AS NOTED
A1
DATE: 2020
BY: AS NOTED

June 30, 2015

Turning Point Recovery Society
10411 Odlin Road
Richmond, BC
V6X 1E3

Re: Environmental assessment at the Turning Point Project in the District of North Vancouver, BC.

CPA Development Consultants on behalf of the District of North Vancouver (DNV) is planning the development of a men's health center on the southwest corner of Burr Pl. and Berkley Rd. The proposed site is currently forested. There are no watercourses within 50m of the site. No environmentally sensitive areas or features were identified on or near the project site.

The property is located within two Development Permit Areas (DPAs):

- Natural Environment Development Permit Area (Section 1.1)
- Wildfire Hazard Development Permit Area (Section 1.3)

Natural Area DP

This project will cause the loss of natural forest habitat. This includes a cluster of young deciduous trees growing at the north end of the site as well as a number of mature trees consisting of both native deciduous and conifer species. The most significant trees to be removed include 4 large size cottonwood trees growing at the south end of the site.

Options for compensation for this loss include the removal of invasive species and trees planting in the adjacent park natural areas. The area of permanent disturbance in this natural area will be ~760m². A total of 30 trees (>10 cm in diameter) are to be directly impacted by the building footprint and will require removal from this natural area.

No environmentally sensitive areas or features will be impacted by the development. Specifically, no habitat for species at risk, raptors nests or wetlands were identified on or near the facility.

Wildfire Hazard DP

The majority of forested areas surrounding the building site pose a low wildfire risk. There are pockets of conifer trees that pose a moderate risk, however they are fragmented by large areas of deciduous trees. Recommendations for wildfire risk mitigation include the use of fire resistant building materials and the creation of a 10m fuel free zone around the structure. No work is recommended to modify the fuels in adjacent stands.



Photo 1. View of the onsite stand.



Photo 2. View of the onsite stand.

Please don't hesitate to call us if you have any questions regarding the material discussed in this report.

Sincerely,

Supervisor:

Mike Coulthard, R.P.Bio., R.P.F.
Senior Forester, Biologist

Project Staff:

David Lishman BNRS, P.Ag, FIT
ISA Certified Arborist (PN7535A)
Certified Risk Assessor (1867)

Contact Information

Phone: 604-733-4886
Fax: 604-733-4879
Email: mike@diamondheadconsulting.com
Website: www.diamondheadconsulting.com

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation
Community & Organizational Engagement
Partnership Planning*

PUBLIC MEETING REPORT

To: Annie Mauboules, Social Planner, District of North Vancouver
T: 604-990-2454 E: mauboulesa@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Turning Point Men's Support Recovery House Public Meeting

** Windridge Drive
location.*

Event Date: Wednesday, March 4, 2015

Time: 6:00pm Open House
6:30pm Presentation
6:50pm Public Comment Period
9:00pm Conclusion

Location: Parkgate Community Centre Gym
3625 Banff Court, North Vancouver

Attendees: It is estimated that over three hundred and fifty (350+) people attended.
Sign in was voluntary, with two hundred and thirty (230) signing in.

Notification DNV created a page on its website for notification prior to the February 19th Open House and the March 4 facilitated public meeting.

Two ads were placed in the North Shore News on Friday, February 27th and Sunday, March 1st editions for the March 4th meeting.

A public notification sign was erected on Mt Seymour Parkway.

Flyers were delivered door to door for all of Browning (both sides of the Parkway), the Browning Townhouse complex and all the way down Windridge to Riverside and out to the Parkway on Riverside.

Attendees: In addition to the public project team and District of North Vancouver staff and Councillors were in attendance

District of North Vancouver

Brian Bydwell, General Manager

Dan Milburn, Deputy General Manager

Annie Mauboules, Social Planner

Jessie Gresley-Jones, Planner

Natasha Letchford, Development Planner

Ryan Malcolm, Manager Real Estate and Properties

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PROPOSAL

The District of North Vancouver, in partnership with BC Housing and Turning Point Recovery Society, is exploring options to establish a nine-bed support recovery house for men. This house would be modelled after the recently built and successful support recovery house for women that provides a safe and supportive environment, training and services to help people recovering from addictions to restore their health and get back on their feet as full and active members of the community. A potential site has been identified on Windridge Drive

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- C1 I live within easy walking distance of the proposed site. I have visited the women's home and was impressed with the organization of the facility. I would be proud to be part of a community that would reach out to men with addictions.
- C2 I am the Executive Director of the Drug Prevention Network of Canada. Our mandate is to encourage drug prevention treatment in Canada. I have known Turning Point for most of its 30 years. I know most of the treatment centres in Canada and BC. I have never heard of an incidence at a Turning Point facility. They have never once had a problem with a neighbor. When my son was in school he was an elite athlete. He never told me until later in life that every day at Churchill High School in South Vancouver that he was approached by druggies trying to push drugs on him and he had to say f-off or some language like that. So my question to this community is this, I appreciate your concerns and fears about having this centre in your neighbourhood. However, it is unavoidable that half of your children, your families are playing around with drugs. It is part of growing up in the world today. Where would you have them go?
- C3 I live on Windridge Drive I have lived in my house since 1975. I built my house there, raised my two kids and they went to Maplewood School and Windsor. When we settled

here we wanted a safe community and you have explained here that it is. I don't know. I am retired now. I used to be a designer/planner so I know how this process goes. I thought why bother getting involved. The main concern here whether you are pro or con is why if this neighbourhood is quite safe do you plunk something like this right in the middle. It seems to me that if substance abuse is a growing problem in this city then it would seem to me that you might want to find another site that is bigger so that you can expand. I am not opposed to you putting it on this small corner lot. I go to church and on Monday night they have a meeting called Celebrate Recovery. These are drug addicts and alcohol people.

- C4 I live in Lynn Valley and heard about this mostly in the media from the first meeting. I heard that the voice of opposition was very strong and a petition had been started. As a result of that my social media network in the community blew up and people expressing their voice of support. I decided as a result that voice needed to be heard so I created an online petition on Feb 23 and since then when I printed it out this morning in a little over a week there was 270 signatures of support for this recovery house. 196 of those signatures are North Vancouver residents. Some of the comments on the petition include: "I live nearby why not a diverse population teach our children empathy and to have an open mind", "Far too many people struggle with addictions and the resources are limited. I love the idea that people can remain in their community in North Van. More help with addictions helps all of us". "We as a society cannot turn a blind eye to addictions that affect all of us. I want to live in a community that is part of the solution rather than one that perpetuates problems by labeling them as someone else's by marginalizing those that need help. We need more facilities like this".
- C5 I am not a resident of North Van I grew up in the Seymour area. My sister, nieces, nephews and many of best friends live in the area. I heard about this through social media. I don't have an opinion on logistics, parking, and location. For me it was important to put a face to the name of addiction. I have two kids 10 and 8 and when my kids were 4 and 6 my husband who had never used drugs when I knew him relapsed and went from a hard working dad to a heroin addict. He eventually got in a home like Turning Point. It was important for us for him to be involved in his kid's lives. This is not a problem where you can say lets send them over to that community. They are in this community and their kids are in this community. I want people to know that my kids cried asking where is daddy, is he coming home tonight. I can't say he is way over there where that problem exists no he is down the street. I tell them that he is busy during the day with the same type of structure that Brenda mentioned. I want to encourage people here to remove the stigma of who an addict is. My husband is a successful man, he makes a lot of money, he supports a family and he has a disease. I just want people to open their eyes, to really think who their neighbours are and who you want to support.
- C6 I am resident of Upper Lonsdale. I grew up in West Vancouver and went to Hillside. I am the mother of three sons and business owner and active member of my community especially with minor sport. There is absolutely a need for this on the North Shore. I

started drinking in high school probably like 90% of the people in this room and I did a nice eight-year sabbatical in Whistler like maybe 10% of the people in this room did. While I was there I worked on my drinking and my drugging and I came back to the North Shore in 1995 an alcoholic and a cocaine addict. I was full of a ton of shame and I had a five-year old son. My parents lived in West Van they didn't understand what was going on and they just thought I was a screw up. I was lucky to get into treatment in Maple Ridge. Turning Point is not a treatment centre. I went to treatment. I detoxed there. I came out and moved back in with my parents for 11 days until the roof almost blew off the house because we could not live together. They didn't understand what I was going through. I had a program to follow. I had meetings to get to and I had to figure out what I was going to do for a job. My parents were nice enough to keep my son. I had nowhere to go and ended up living on a boat in Coal Harbour. By the grace of god I stayed sober, but it shouldn't have been that hard. I should have had somewhere to go. I live in North Vancouver. I am tired of hearing about the danger to the community but when I look at the statistics for Turning Point in 33 years there has never been an incident. I am tired of hearing the conversation that our kids are in danger. Our kids are in danger because of drug addicts on our streets, because of people drunk driving, because of violence in the home because of alcohol and drugs. Are kids are not in danger because people are trying to get and stay clean and sober and become a productive member of society. I would like to think that we in the community of North Vancouver are evolved. And, that we understand the difference between giving a handout and a hand-up. If a son, a father, a brother needs this I want it to be there. You definitely have my vote of confidence.

C7 I live on Windridge Drive and I am very much against this project. We have a group home on Windridge already. It is a small residential street. I don't see why we are getting another one at the other end of Windridge Drive. That group home that I have next door to me is for mentally and physically handicap people. We have a lot of problems with them they are not a good neighbor. There is one resident that is violent and we have average one police incidence a month. This month there have been two incidences. The street gets locked down with four police cars, fire engine and ambulance. You have no control over the years of the funding. We have done our bit for the community. Why are we being foisted again with another group home? Someone else can do their bit for the community and put it in their neighbourhood. We also have an enormous problem with parking at the top of the street because of the apartments there.

C8 I am a resident of West Vancouver and am person in long-term recovery. I have not used drugs and alcohol for twenty-five years. I have also lived in North Vancouver. This is a very deep and personal issue for me because my family has been affected by addictions and we have been affected by recovery. My brother was a resident of North Vancouver when he died of a heroin overdose. Had there been a place like Turning Point maybe he would be alive today. I would like to shift our language to the silver lining of addiction, which is recovery. The people who would be going to Turning Point are in recovery. They are not actively using drugs or alcohol when they are at Turning Point. I would hope that would

dispel some fears. As a sober person I am the person that my kids and their friends say they know they can call me night or day anytime because I am never not able to go pick someone up because I am sober. I am open and actively participating in recovery and I often talk to young people about drugs and alcohol. I know of several young people in North Vancouver that have died of drug overdoses. Heroin is a big problem in North and West Vancouver. I run a full treatment centre on Bowen Island that does detox. It is one of the most respected treatment centres in the country. We are in a residential neighbourhood on Bowen Island. We refer to Turning Point as a support recovery house because they support people in recovery.

- C9 I have lived in the Seymour area for 30 years. Having worked very closely with the community volunteering on the development of this centre (Parkgate) for the past 15-20 years on the Board, Recreation Commission. I have seen two people on my block die of alcoholism, two very otherwise constructive members of society. The need is obvious. Working with the District staff what I am hearing about is a certain amount of trust in the process. The fact that we are here today having this very candid open discussion is part of it. I trust the process and the people involved to determine whether or not this is best location. We have done a lot of good things in this community following this process.
- C10 I live on Browning Place a stones throw from where they want to put Turning Point. Since I was born my life has been indirectly affected by alcohol and drugs. Although I didn't know until 12 years ago that addiction is not a one person disease it is a family disease. I was not expecting that. It quickly became part of my young daughters life. If someone very close to me had not been given a safe place to get clean and sober, my life and my daughter's life would look very different. I am also a teacher. I want kids to know that if addiction becomes part of their life that there are safe places like this for them to get help. I don't want the community I live in to push those people out.
- C11 I have lived in the Seymour area since when there were horse pastures instead of multi million dollar homes. The lady earlier said, "for the grace of god" and I repeat that, you or me. On the news the other night it said 20% of Canadians suffer from alcoholism, this means I would ask one sixth of you to stand up but of course North Vancouver District is excluded. And to the lady on Windridge I would very happy to have this house next to me because the neighbor I have next to me is not the one I would wish to have next to me. This house is needed. In regards to our children, teach them to say a friendly hello and maybe we need a Turning Point house for the ignorant and intolerant.
- C12 I am psychiatrist in North Vancouver and was a University professor in Winnipeg. I came here seven years ago and have extensive experience working with the medical system and drug addicts. I live near this site and I think there is an elephant in the room. I don't think anyone in this room has problem with the need for intervention, need to help people and trying to get their act together. I am skeptical that you have about 2,000 cases with no incidences. The reality is that people in the throws of drug addiction regress. There is a 20% failure rate. I accept that the issue of a risk in the community is minimal. I am concerned about the comment in your pamphlet which says when people come into

your centre it is between 24 and 72 hours that they are drug free. This suggests to me that some people would be in significant withdrawal because with cocaine and alcohol you have withdrawal up to a week. Another issue is what is the screening? They don't have to be pedophile to be a risk to the community. So I see the elephant in the room being if people like this move on to my street, what happens to my property value? What about the property value of all the hard working people that live on this street?

- A12 The people that Turning Point works with are people in this room, people down the street, they are your neighbourhood. There have been a lot of questions around this but to our knowledge there has never been a crime committed in a neighbourhood by a resident of ours. We don't have evidence that a resident of Turning Point has gone into a neighbourhood and committed a crime. They have no motivation to do that. The house next door to the men's recovery house on Odlin Road, Richmond recently sold for higher than listed, the houses on West 13th near our Vancouver centre are selling for a high value as well.

BC Housing has assembled a lot of research on this issue of housing property values being affected and there is absolutely no empirical evidence to suggest that. You have a rising real estate market overall. This location is a lot right now so from a real estate value perspective it would be improved by a physical structure. This facility will look like a residential home in the same way that the women's house on Lloyd looks like a regular home.

- C13 I've lived in the Blueridge neighbourhood for past fourteen years. I think there are three different topics here. One is the need and right for people in recovery to have this type of facility. I don't think this is being disputed today. I couldn't agree more with all the people have spoken about how good it is for people to get treatment, and how good the treatment that Turning Point offers. The second topic or question is why does it have to be in a residential location in a single-family neighbourhood? And the third issue I have a problem with is the process. The process of information and communication with the community for example, the information meeting scheduled a couple of weeks ago only notified the Windridge neighbourhood only. At that time it was said that it was only for people recovering from alcohol addiction. When I asked staff about drug treatment they said no drug treatment. So I have an issue with the location and the process. I live a couple of blocks from this site. I selected my house because of the residential neighbourhood. I am happy to hear Lynn Valley is supporting this because we can put it down there in your neighbourhood. I would urge you to look at another petition on line that is going the opposite way. I am not going to quote all those people that oppose this location, not the right for people to have this treatment or help in their life.

- Q14 I live over near Karen Magnusson. If I wrote a book until it happens to you that when people either stand up or slide under. I am going to echo the last speaker in terms of the location and the timing. Council McKay Dunn pushed for the centre for the ladies down in an area that was park land. I don't what the costs are or what the staffing is like at the women's centre. Are those ladies only specifically from North Vancouver? Do they take

people from all over Metro Vancouver? This is going to be built and it is dollars and cents tax – who put money into it? I think the idea of putting it in Windridge is dubious. Why was this proposal not brought forward back in October when the ladies centre was being proposed?

- A14 The funding for operation is supported by contracts with Health Authority, BC Housing and it is not an expensive program to run. Turning Point is a non-profit we don't make money. It costs about \$100 a day to put someone through a program. We get \$40 a day from the Ministry so we are proud at Turning Point to say we raise 30-35% of our own funds independently. It is supplemented by contract funding.
- C15 I live on Browning Place. I am disappointed with the way the process is going so far. It feels very much like it is done deal. When I look at the District process diagram I can see that it says this is an early step, but that this is not the way it feels for a resident. I don't care for the location. I don't object to the concept of having a facility. When I read the brochure it tells me that people have been sober for 48-72 hours prior to admission. That is concerning. If it is not a treatment centre then these people are likely needing something more than what is being offered.
- A15 The majority of our clients don't go to detox facilities. They don't require them. We have guidelines because people who have been using alcohol in particular may be at risk for post acute withdrawal. We don't admit them until they are medically stable. The criteria is that they are medically stable, they are not at risk of post acute withdrawal and because of the tragic lack of beds Turning Point's wait list for example at the North Shore Women's Centre is for 36 women. The majority of which are North Shore women. It takes 4-6 weeks to get into Turning Point programs.
- C16 I have lived on the North Shore for 30 years, and Blueridge area for 20 years. My kids went to Seymour Heights and Windsor school. My mom was at Kiwanis Centre where I walk my dog every day. I am very in favor of this proposal. I think it is very proactive. It is a licensed centre we are talking about. This is a community here and I don't want a bunch of unlicensed places like there are in other communities. I am very grateful to hear we are getting a good organization in our neighbourhood. I don't know anyone that is not touched by addictions but often you don't know it because of the stigma of addictions. The swimming pool is close by and walking trails. I am not afraid of nine men that are trying to get their life together. I think it is good to know that we can get early intervention and we don't have to send our kids or our loved ones to a centre downtown where persons trying to recover are surrounded by people still using drugs. For me centres for the elderly, hospices and centres for recovery are part of the reason I was attracted to North Van and why I want to stay here.
- C17 As a Metis elder I would like to acknowledge the Coast Salish people on whose territory we are meeting tonight. God willing in 16 days I will be 16 years sober. I am very open about being an alcoholic and former drug user. I live on Panorama and grew up on Strathcona. I went to Windsor High School the first year it opened. When I needed to go

into recovery we didn't have things here. I went to Surrey. I hear people are concerned about their property values or having a recovery house in a residential neighbourhood. I lived in a residential neighbourhood in Deep Cove when I was using drugs and when I was drinking. A few days ago a major drug dealer was charged and arrested in Lynn Valley. If this house is in your neighbourhood that is one less house you are going to have a drug dealer in. There is lots of drug dealing happening in this neighbourhood right now. Your kids come and talk to me on the streets because I am the one they know is a former drug user and alcoholic. If you have a recovery centre in your neighbourhood then your children will start to talk about drugs and alcohol with their family. I cannot believe the conversation that is going on about the people in recovery. We are your neighbours, we are the people that grew up with you, we are your children, brothers, and husbands. This is not something strange coming into your neighbourhood, we are already there. It is so much safer to have this conversation out in the open.

C18 I am one of the faces that people don't want in your neighbourhood but I already live in your neighbourhood. I have lived in Deep Cove and Parkgate. I am father and grandfather. I have been clean and sober for a short period of time. I had to leave the District to get recovery. It is really hard to come back home because I went elsewhere. My neighbours changed and my support network changed, yet this community in North Vancouver has been the biggest support that I ever had. I let kids know where their life can go if they become addicts. I was a successful businessman and had some good things happen in my life but I have smoked them away and drank them away. I got to the point where I wanted to get clean. I crawled to the Union Gospel Mission. They have the 72-hour policy for stabilization. I begged them to take me into their programs. If you are worried about people like me in your neighbourhood when I am clean well you are lucky because when I was using and living in this neighbourhood I would do anything to get the drugs. You are lot safer with people who are in recovery because we don't want the dealers around either.

C19 I moved into Deep Cove in 1981 and over the years I have learned a lot about the Edgewood Treatment Centre in Nanaimo because so many people I know had to go there. It was expensive but there was nothing on the North Shore. I want to remind the audience that those people that are living in fear and in Canada that are many people that are encouraged to live out of fear that gives you control. Addicts are represented in all walks of life from dentistry, to doctors, to lawyers and other professionals, the wealthy and the poor but all need psychological counseling and assistance in a structured environment like this recovery centre would be in this neighbourhood. It has been long established that addictions is an illness like cancer, and like TB. People who yearn for a better relationship with their families are good neighbours who need the opportunity to recover. I have done some research about this since learning of this proposal. It has been proven that a client in a recovery house does not pose a threat to the neighbourhood. A far greater threat as we have heard are those people that drink and drive. Don't be

frightened by people who are yearning for a better relationship with a higher power, their families or colleagues but please take action to those that are still drinking and driving and urge them to get the help they need before they kill one of your children.

Q20 I am a resident on Windridge Drive. I first would like to say I recognize the massive need for recovery and commend you all for what you have been there. My question to the District is on site selection because I don't agree with this site. In the minutes from the District meeting of April 4, 2014 for the site selection of the Turning Point women's centre, the first criteria was that the site was tranquil. The second was the nearest neighbor was approximately 50 metres to the south. Those were the top two points. I want to ask the District why the change, why the 180 on the reasons for site selection to now have it close to public transit routes and public community amenities. Why is that you were concerned about having it 50 metres away from a resident?

A20 There is no disputing from Turning Points perspective that the women's house is in an incredible spot. That is the exception not the rule for sites that Turning Point operates. We were very fortunate to get that site on Lloyd Avenue and that it was available. You are right that when we talked about it at the public hearing and in all the meetings everyone talked about it being a tranquil and serene site because it is, but it also meets the criteria of Turning Points programs. It is 96 steps to Edgemont Village. It is 96 steps to get on a bus and 96 steps to be in the community, which is actually closer than a lot of houses that you all live in. Windridge is exactly like our other sites in the middle of a community, close to transit, close to amenities and it provides our clients with opportunities to reintegrate.

DNV: We worked with Turning Point and this site met all their criteria. It is close to amenities, it is close to the community centre, and it is close to transit. This is a house and it is in a residential neighbourhood. The site on Lloyd Avenue there had been a house on that site until very recently. There was also discussion about the Lloyd Avenue house because some public suggested it should be a park.

C21 I live in Lower Lonsdale and currently work as an outreach worker in North Vancouver for the past five years. I was recently at the Turning Point Women's Open House and was really impressed with their set up and operation. I have worked with countless men, fathers, sons, brothers and even grandfathers on the North Shore. It is a real struggle finding them the help they need on the North Shore. Part of my job is to get them to services to help them maintain a clean and sober life, which they desperately want. I have taken people to Abbotsford and Maple Ridge to get them help only to see them struggle as they reintegrate back into the North Shore.

C22 I live on Windridge Drive and wonder how many people are against the home live on Windridge and how many are for the home are not on Windridge. The point I am making is we already have a home on Windridge with an autistic home with a young boy that has been there since he was 17 and he is now about 22 or 23. Police and ambulance call. I was a physiotherapist in the West End for 30 years and these people do not have very good ethics. I think there are better treatments for these people but I think that one home on

our street is enough. It says you have zero tolerance for those people. These people, how far can they go before you have zero tolerance. This boy on our street has become so violent so he has lapses of mental states where he attacks the worker and kicks the car. Is the zero tolerance going to get to the point where you have to relocate them to a new centre. I am all for having homes to treat them, what about sticking it right next to Lions Gate Hospital.

- A22 At Turning Point zero tolerance is a policy related to relapse and alcohol and drugs being on our property. I can't stress enough that you have done a very good job speaking about people that are active in their addiction you have not addressed the people we serve which are people in recovery. They are not using drugs or alcohol on our properties. What we do when someone relapses is we will work with that person to find them another location and we safely move them to another location. However, most people that have relapsed don't want to be around a recovery house. They typically don't relapse on site and they don't come back to announce they have relapsed.

BC Housing commented that the group home mentioned by speakers, the site is owned by the Provincial Rental Housing Corporation and it is funded by Community Living BC for adults with both physical and mental disabilities. This is a very challenging population to house. This is not the same as Support Recovery. We are working with operator to determine if this is the appropriate location for this individual.

- C23 I live in District I think as a community we have to accept certain things that come into our District. I would love to have a beautiful million dollar home next to mine rather than what I have accepted is coming into mine which you will all benefit from which is our new secondary sewage treatment facility. I am told by the GVRD that as I live less than three blocks away there might be a small odor in the summer. In the 1980s I served on the board for Turning Point and they run high quality operations.

- Q24 I live on Windridge and my question to the District is if this is the proposed site, what are the other sites that you are looking at in the District because we have heard nothing about those? It sounds like there is a lot of need for this on the North Shore, so is this strictly for North Shore residents?

- A24 DNV: This consultation is in respect to a Support Recovery House on Windridge. We are not consulting on any other sites. There is a process we are going to on this site. Once the consultation process is gone through and a rezoning application is submitted then Council makes a decision on whether they support this site.

Turning Point: This site is being proposed in response to a demonstrated need for residents of the North Shore with priority placement given to residents.

- C25 I formerly was the Executive Director of the Westcoast Society, which operated a treatment centre on the North Shore for nearly 30 years. During that time we provided treatment to nearly 10,000 North Shore residents. For a period of time we operated in the old Cloverley School. After we were there for a number of years a Montessori School

opened up a couple of doors down and a daycare was downstairs in the same building. We have always heard that an alcoholic or an addict has a dramatic effect on at least ten people. If you take that 10,000 and multiply it by 10 you pretty much have the entire population of the North Shore. We referred 1,500 to 2,000 to Turning Point. It was our number one choice. People are wondering about the type of people that go there. I know very well because I probably referred between 150 and 200 people residents. About three or four of them said hello when I entered this building. If you want to know what a resident of Turning Point looks like turn to your left and right because that is what they look like.

C26 I live on Browning Place my comment is to the District. I would like to know why the District is in such a rush to cut down and pave everything. The District owned land where the house is being proposed is a green belt and provides a good noise buffer between Mt Seymour Parkway, Windridge and Browning. Removing this buffer in favor of another building with more parking on an already busy street makes little sense. I have asked the planners for the specific locations that were considered and have yet to be provided with that information. This makes me suspect that you are not looking at any other locations have just looked at Windridge Drive. I was told Turning Point pays a lease of one dollar on the Lloyd location. I am willing to pay the one dollar per year to keep the green belt.

Q27 I live in the area as well. I have no issue with recovery. I have been touched by friends with cocaine and have done al-anon. I am tired of hearing on social media that I am pessimist because I have a question. My question is this from a 911 perspective, we have one fire hall and ambulance is always dispatched with fire. I have 65 year old mother and a 70 year old father that have just moved into neighbourhood. If they require services what is going to happen if those services are watered down by responding to this facility. Is there any plan to increase these services? And, why isn't the facility being put closer to Lions Gate Hospital closer to the wonderful new mental health facility that was just built.

A27 Turning Point will monitor social media as it is not the first time I have heard that disparaging things are being said on social media. I am quite certain it is not coming from Turning Point. Sounds to me that you are supportive but you are suggesting a medical model. Our clients don't need to be near a hospital as they don't require hospitalization and they don't require an ambulance any more so than anyone else in this room does.

Q28 I live a block away and have heard a lot of anecdotal information in regards to the types of clients you are taking in from all spectrums of drug addiction, crystal meth, cocaine, etc?

You talk about screening so I assume you are screening for violent offenders. Does it taken into account property crime offence, or are you going criminal statistics or do you go through police records? Your pamphlet says you don't take violent offenders but how can you check that if you don't do criminal record checks. If people are voluntarily there it would make sense that people would voluntarily fill out a criminal record check to screen for violent offences.

At some point in this process we need to hear from the RCMP a more objective voice as to whether this bold assertion that no one from Turning Point has been engaged in a criminal act while in recovery at Turning Point in Vancouver and Richmond

- A28 Turning Point: I did the statistics last week as someone else had asked this question recently. 80% of our clients report alcohol is the drug of choice, followed by cocaine. We do provide services for the full spectrum. The hardcore opiates such as crystal meth are less than 10% of our clients

The privacy act does not allow us to pull up police records. If you go to our website Turning Point's referral form is on there. It is a nine-page document. It is a thorough assessment. The majority of people that come to us are referred from another agency. We have a very thorough assessment process.

I have pulled the statistics for the Odlin Road area in Richmond. They are hard to get but in the last five years there has been no violent criminal act in the community. There was one car theft. Unfortunately one of our clients had their car stolen. Four calls of mischief. Turning Point called the police on our neighbours three times due to loud party at 2am.

RCMP: Superintendent Kennedy also added that since Turning Point opened on the North Shore on Lloyd Avenue we have had zero calls for service at the residence. I can also tell you that the area around the residence has improved. We had a history of minor nuisance offences in that area and they have declined. Simply put having that residence in there has made the area a little safer.

- C29 I have lived in the District my whole life. My wife, daughter and I live just a couple of blocks from the women's centre. I want to share how we have been impacted by this facility. We have had no issues and I am very supportive that they are now adding a men's centre for people that are affected by this illness.
- C30 I live in the neighbourhood and two years ago when the women's centre opened I was pleased that if someone in my neighbourhood needed help they could stay on the North Shore. Everyday and at lunch in the ravine behind my house there are boys from Seycove High School smoking dope so I am happy to see that their parents will be able to visit them in the neighbourhood if they need to recover east of Seymour rather than Surrey or Richmond. I also like the fact that we have housing mixtures east of Seymour from co-ops, apartments, townhouses, senior towers and residences and we have a connected diverse community which this home will be part of.
- C31 I live in townhouse complex on Browning. I don't have any problem with the type of service. My main issue is the change of zoning from single family home to what is basically to a business, lot more people coming and going which are going to create problems for parking. There are 55 units in our complex and many people have to park on the street on Browning and Windridge.
- A31 DNV: It is early in the process. At this point we don't have a rezoning application. This will look and feel like a house. We understand from Turning Point that many residents don't

bring a car for obvious reasons. However, part of the technical process going forward would be to look at the parking on the street. When we have those plans available then we would have a public information meeting and we would be able to discuss those plans with you.

- C32 First I want to thank everyone for being so civil tonight. We have had some difficult public meetings in the past and everyone has been very good tonight. There is certain awkwardness to this discussion because we are hearing that residents of the home will be just like us. I want to caution people about the language they use that cuts people down. There was a shameful flyer sent around the neighbourhood that said people that were coming were going to be HIV positive, they are going to be deaf, transgendered, gay people. It was shameful what was written please do not send flyers like that anymore. When you send a flyer like that it causes confusion and destruction. It wrecks the fabric of neighbourhoods and denigrates people that do not deserve to be brought down. As we go forward into rezoning and discussions I hope we can talk about whether this is the right location and whether the location helps to improve recovery rates. My concern is that the parkway and traffic noise in this location will not provide peace or serenity. I have concerns that this is not the right location.
- C33 I live within a kilometer of the facility. I am your neighbourhood. I am one of those people that you are talking about. I was a client of Turning Point and the place changed my life. It really did. This is my home. I live and work in this community. I welcome Turning Point to my community.
- Q34 I am going to read an article from the Vancouver Sun July 2, 2008. In Richmond Turning Point fought long and hard to get an addictions centre but pulled the plug due to opposition. Turning Point said in article that it would wait until after the election to push for approval. This is what happened in North Vancouver Turning Point waited until after the November election to push this project. Why? Because they think it will affect the election.
- A34 Turning Point did not wait until after the election to submit its business case. The date on the business case is October 29, 2014. There was no Council to review it until January.
- BC Housing: Ash Street was up until a year ago owned by BC Housing. We were a partner with Turning Point on their proposal for one women's and one men's house on that site. BC Housing was asked by the City of Richmond to hold off on the project until after the election. Richmond did not get any supportive housing in their community.
- Turning Point: I am happy to report that we do now have a ten bed women's recovery house and we are now working on ten units of housing, which is the same project delayed.
- C35 I am a 22 year resident of Seymour and have spent most of my working life as an engineer siting projects. I am sorry but when I hear that no other location has been looked at. I am in favor of this project. I agree that there is a need for this project with fathers and

brothers needing support with problems. You need to convince me that it must be in a residential neighbourhood. You need to make a list of the wants and needs and look at alternative locations and show why this is the best location.

- Q36 I am resident of Browning Place. The need on the North Shore is not in question. Turning Point's reputation is not in question, but what is in question is the location. As a resident it is very difficult to find parking for people visiting us. I am concerned about the openness of the discussion because when I hear that this is the only location the District looked at my gut is telling me that you are really trying to jam this through. What will that open discussion look like and when will that start?

This is also not your typical house in this neighbourhood as most houses don't have nine bedrooms.

- A36 DNV: This is part of the open discussion. I want to clarify the statement that we didn't look at other sites. The District does not have a lot of sites but we did look at what is available and we looked at the criteria with respect to proximity to transit, amenities, is the lot the proper size? Is it buildable – not steep or on a creek? This is very early days in the discussion there is no design, no application for rezoning. As part of an application we would have a technical review. The District looks at the set backs, the parking, what is happening on the street, do we need to have a traffic consultant come in and give us comments – that is really the next step in the process.

Turning Point: If you would like to see what the house is going to look like you can contact us to arrange to visit to the Odlin Road, nine-bed men's house in Richmond. They do not all have their own rooms, as a lot of rooms are double rooms.

- C37 I was born and raised on North Shore. I live in the District in Edgemont and three doors down I have a group home. They are mentally and physically handicap people and they are a great addition to the neighbourhood because it teaches my young girls that not all of us are so fortunate. Four minutes from my backyard is the Turning Point women's nine-bedroom house. For a while I wondered when I walked by taking the girls for a walk whether there was anyone in there because there are no cars. I would also like to say as a former BC Minister of Health I learned a lot about mental health and addictions that is really important for us to understand. These people are our family, our friends and co-workers. That does not mean that the folks here that raise concerns do not have legitimate concerns – they do. I am proud to be a North Shore resident to see people here asking questions and being so civilized. I won't be presumptuous to say whether the house or the siting is appropriate, the residents that live extremely close can use that time to ask those questions. I can say that as a resident with two daughters two and four years old that I could not be prouder to have that home in my neighbourhood.
- C38 My comment is to the District in the initial informing of this to the surrounding house and townhouse complex you dropped the ball by not giving all residents the flyers as you walked by them in the driveway and did not give them a flyer.

- Q39 I live on Windridge and do not agree with the location of the facility. We moved on to the street to raise our family. It is a quiet residential street. My family and I have visited the women's house and it is very different in terms of the location. It is quiet versus being on a parkway. There are no families nearby. Why can't you rezone the Lloyd site and also put the men's facility there? There is not enough parking on Windridge when I have family come over. Also I have heard that there are no statistics as to whether it is going to decrease our property value. If we don't want to live on Windridge and raise a family why would someone else want to buy our property?
- A39 Turning Point: We have a couple of reports that are done on the property value issue. We will post theses on the District and Turning Point website. There are several reports about the myth of property devaluing so you can see that there is not an impact.
- Q40 I live at Browning Place and appreciate these are complex issues and that government at all levels has a responsibility to address these issues. There is also a property use question that involves a competing responsibility that the use and enjoyment of residents currently in the area is not negatively affected. We are hearing a lot of representations being made. What are the mechanisms that are going to be in place when we are told who is going to be in this facility and who is not going to be in this facility so that the District can ensure that the homeowners and those in the neighbourhood are not adversely affected whether by the terms of the lease, bylaws, regulations under which Turning Point must operate under. This information needs to be brought out in this process.
- A40 Turning Point is licensed under the Community Care and Living Act we have 150 regulations and standards that we have to meet. As we move forward in the engagement process one of the steps we would like to create is a neighbourhood advisory committee. We did this for the house on Lloyd Avenue. It included people that were opposed to the proposal and people that supported the proposal. We work as a group to address community concerns. Turning Point is taking the lead in working with the District to address concerns about lighting on that street.
- Q41 I live on Windridge Drive I am in support of these facilities on the North Shore. In terms of the site selection it sounds like this is the second choice after Lloyd. Given the urgent need I am hearing about I am wondering if there needs to a concurrent process to look at other sites. I am concerned that if this process does not go through it will delay the meeting of the urgent need. Respectfully as a community we want to know what were the other sites. We have heard that the Lloyd site is the gold standard. I would appreciate some clarity on what is the standard as it sounds like the message is being changed to suit the site. This site is fairly noisy. Is that the best for recovery? My last question is has this site been set aside as a social project site? If it is not Turning Point then what other social issues on the North Shore might also be needed such as youth in crises, homeless youth, services for people with disabilities that could use this site.
- A41 DNV: The site is a District owned lot that is designated single family in the OCP. I have heard your comments about why this site. This part of process is to have a common

understanding of what we are proposing then we can have a conversation about whether this is the right site.

- Q42 I was born and raised in North Van and live in the Seymour area close to this site. I am familiar with the need for services like this as I was President of the Mental Patients Association for six years when they were closing down Riverview. The issue is the location and it is incumbent on the District to legitimize the choice of the location in the minds of the residents that live close by. The idea of a group home is in the spirit and intent of the community plan. What is the strategy for the number of homes like this that should be in place and siting and location of those? The other thing is what is the best and highest use of resources such as land in the District? If this land is going to be developed is there something that might get a higher return.
- C43 I have lived in this area since 1941 since I know what peace and quiet is and that area is not peaceful and not quiet. I take issue with this location. When I went through recovery I withdrew I wasn't exposed to the one thing I was trying to avoid. How many watering holes are there in our neighbourhood? There is drug use for sale in this area. There must be a piece of land in the District that is more peaceful and quiet.
- A43 Our clients are your neighbours. They deserve to be in a neighbourhood we don't put them somewhere else. Until the days of prohibition our folks are going to have to learn to live in a culture that is very much about alcohol. They are driven to do what ever it takes to get clean and sober. There are no communities out there that do not have pubs, restaurants, bowling alleys that serve booze. Part of teaching our residents about living a sober life is being able to live in communities is that those are things you are going to come in contact with everyday.
- Q44 I live three doors down from the proposed site and I have concerns about the location due to parking and serenity of the site for recovery. After the last meeting I went on the District's GIS site and looked at the parcels in the District. In five minutes I was able to find a suitable site similar to the Lloyd site where on old Dollarton near Forester there is a cul-de-sac adjacent to the park. The District owns the last lot on that street and it is a lost opportunity to not put it on that street before Maplewood is developed. Why are you not considering that site? Also as a group what are the cons for this site that you discussed about the proposal?
- A44 DNV: We looked at sites that meet Turning Points needs but also are cognizant of other uses that District owned sites might be put towards. We look at a broader context when we evaluate District owned sites. We would not be proposing this site if we felt at all uncomfortable with safety or the inappropriateness of this site for this use.

Turning Point: The Lloyd Avenue site we were fortunate to get. The key ingredient that works for our residents is that we are integrated in community, close to transit, and close to community recreation amenities. In an ideal world we would have parks for all our people who have illnesses. However, our sites in Vancouver are across from City Hall on 13th and Cambie, which is a busy area.

- Q45 I would like to ask District this project is for all the municipalities on the North Shore. Why does the District not explore possibility of having this house in other municipalities? The District has already given some of our prime land to the women's centre so why doesn't District look at possibilities of having this in City of North Vancouver or West Vancouver?
- A45 Alan Podosky came to Turning Point in 2005 and said we have a critical need evidenced by the statistics. We have been working on this for about ten years. In 2008 we worked with the City of North Vancouver and did an exhaustive due diligence to find a site. It was not until the District came to us knowing we could not find a site in the City or West Vancouver and said they had land available. The District has a very progressive Council that wanted to make this happen.

SECTION TWO – COMMUNITY NEED

Turning Point Recovery Society
North Shore Men's Program



RESIDENTIAL SUPPORT RECOVERY NEEDS ASSESSMENT

SUMMARY REPORT

BACKGROUND

In August 2012, a questionnaire was sent to 11 North Shore non-profit community service organizations and provincial health care agencies who served people with alcohol and drug issues; and in many cases, both A & D and concurrent mental, physical and/or family issues.

Of 11 questionnaires sent, 7 organizations had responded at the time of writing.

The opinion survey was intended to obtain feedback from knowledgeable North Shore professionals who served those populations involved with, and suffering from, addictions and concurrent addiction and related health and family issues.

The focus of the survey was to establish whether, in the opinion of respondents, there was an evidence-based need to establish a Supportive Recovery Residence on the North Shore given their experience with the clientele they serve.

Currently, no residential treatment or supportive recovery facilities exist on the North Shore. There is also no withdrawal management/detox facility on the North Shore. Anyone requiring these services must be transferred or referred to resources in other municipalities, with resources in the City of Vancouver being the recipient of the majority of such transfers and referrals.

SURVEY RESPONSES

The survey contained 10 questions. A summary of responses to each question follows:

1. Given the work you do, in your opinion, would you say there is an addiction problem on the North Shore? If yes, are there sufficient resources & services available to address the need?

Response: All respondents answered in the affirmative to this two-part question as to whether there is an addiction problem on the North Shore.

As to the 2nd part of the question about whether there are sufficient resources and services, responses were uniform about the lack of services on the North Shore for adults and the limited access to treatment beds on the North Shore for youth.

2. What are the top 3 addiction recovery needs and priorities on the North Shore today?

Responses: Responses to this question reflected the lack of resources stated in Question 1, but varied based on their clientele and service focus. For youth, respondents identified detox, residential treatment and education as priorities. A Crisis Centre specifically identified a safe, accessible detox centre for youth, while other respondents noted detox, treatment and supportive recovery residences as priorities in no specific order of priority. The Health Authority further reported that there needs to be outpatient counselling services, supportive housing and withdrawal management services.

3. In your opinion, what is, or should be the single highest priority for addiction recovery services or programs on the NS?

Responses: Here again, responses varied according to the agency lens through which addictions were viewed for specific clientele. For youth, one agency representative stated the need for a 3-month minimum stay residential treatment facility (See attachment re definitions). For adults, one respondent identified all three as priorities - detox, treatment and supportive recovery residence for both men and women. Another cited a supportive recovery residence and yet another cited "easy access (to resources and services) to address the addiction." Finally, one noted the priority for, "residential treatment program for male and female, with aftercare support services"

4. A. Is there a need for a Support Recovery residence on the North Shore? B. If so, is the need is greater for men or women?

Responses: A. All respondents stated yes. B. Respondents varied as to whether the priority ought to be for men or women. However, with no Supportive Recovery residence available for either men or women, a case can be made for either and both.

5. Provide a brief profile of the individuals you know or anticipate would require or benefit from a SR residential environment.

Responses: As with previous responses to earlier survey questions, respondents' responses reflected the clientele served, from women who have suffered abuse in childhood or adulthood, youth struggling with concurrent disorders and family breakdown, to homeless and street entrenched youth and adults. Adults actively engaged in treatment without access to safe and supportive living environments would also benefit from residential services on the North Shore.

6. Do you know approximately how many individuals per month, if any, you have referred for residential addiction services to facilities that are not on the North Shore in the past year?

Responses: Respondents indicated that the number of Monthly or Annual referrals they have been making – whether successfully or unsuccessfully – for residential addiction services outside the North Shore are as follows:

- 1-2 females per month from NSCSS
- 20 individuals receiving services with the I Health Authority
- 5 street entrenched males per month aged 19-34 from HFSS
- 30 Referrals per year (2.5 referrals per month from LEAS
- A minimum of 3 males and females (ratio not dedared) per month from CMHA North & West Vancouver Branch
- 6 youths per year are referred by WV Community Services
- Combined Totals based on only 5 of 11 organizations responding = Up to 15 males and 11 females per month referred to a Support Recovery Residence for a total of approximately 312 individuals per year

7. Would your organization make referrals to a Support Recovery Residence if one were established on the NS?
8. If yes, how many referrals would you anticipate you would make per month?

Responses: All respondents indicated that they would make referrals to a Supportive Recovery residence. Respondents projected that they would anticipate they would make the following number of referrals to a Supportive Recovery Residence:

- 1-2 females per month from NSCSS
- 3-5 clients per month from the Health Authority outpatient addictions program
- 5 - 7 street entrenched males per month aged 19-34 from HFSS
- 5 - 10 Referrals per month (3-6 males and 2-4 Females) from LEAS
- A minimum of 3 males and females (ratio not dedared) per month from CMHA North & West Vancouver Branch.
- Estimated 2 males and 4 females from WV Community Services
- Combined Totals based on 5 of 11 organizations Responding = Up to 15 males and 11 females per month referred to a Support Recovery Residence

9. If not from your organization, what other organizations are most likely to make referrals to a SRR?

Responses: The 7 Respondents mentioned the following additional public agencies and non-profit and volunteer organizations as potential referral sources to a Supportive Recovery Residence:

- Public Health, Youth Services and MCFD
- Family Services of the North Shore, Safe House
- Vancouver Coastal Health Mental Health and Addictions Teams, North Shore Alliance Church, Salvation Army, Harvest Project
- School Districts (including school-based youth workers), All North Vancouver Outreach Services & Youth Workers, NA, AA, WVPD & Victim Services, Parkgate, and North Shore Neighbourhood House

10. Would you be interested in joining an ad hoc committee to help establish a SRR on the North Shore?

Responses: Of 7 Respondents, five answered YES and 2 indicated they wanted additional information about the committee



NORTH SHORE SUBSTANCE ABUSE WORKING GROUP

TERMS OF REFERENCE

History

The North Shore Task Force on Substance Abuse was formed in October 2000, in response to the need for a coordinated approach to address the issue of substance abuse across the North Shore. The work in the first years of the Task Force focussed on the creation of a 4 pillar Substance Abuse Strategy which was subsequently endorsed by all member organizations. Implementation of the Substance Abuse Strategy followed.

In the fall of 2006 members participated in a strategic planning process to review the mandate of the committee and plan for future direction. A revised mission was developed and a name change from the North Shore Task Force on Substance Abuse to the North Shore Substance Abuse Working Group was proposed.

The members recognized that the Substance Abuse Strategy was being sufficiently implemented by the front line staff of the member organizations and that their focus should be advocacy, leadership and collaboration. Therefore, in September 2010, the members decided to move to a standing committee format whereby they meet formally in person once per year, with additional meetings scheduled as needed in response to topical issues related to their mandate.

Mission Statement

The North Shore Substance Abuse Working Group will support community organizations to reduce the impact and incidence of substance abuse on the North Shore through advocacy, collaboration, and leadership

Goals

1. To be a forum for exchanging ideas, coordinating efforts, and supporting community based initiatives.
2. To advocate for solutions to substance abuse.
3. To understand the extent of substance abuse on the North Shore, its impacts on the population, and the corresponding services in place to address these issues.
4. To develop and regularly update information on the substance abuse resources available on the North Shore.
5. To raise community awareness and engagement on issues related to substance abuse on the North Shore.

Mandate

1. Advocacy
2. Collaboration
3. Leadership

Bowen Island Municipality
District of West Vancouver
Tsleil-Waututh Nation
North Vancouver School District #44

City of North Vancouver
Municipality of the Village of Lions Bay
North Vancouver RCMP
West Vancouver School District #45

District of North Vancouver
Squamish Nation
West Vancouver Police Department
Vancouver Coastal Health

Membership

1. The Working Group is comprised of 13 voting members:
 - One Council member from each of the five North Shore municipalities
 - a) District of North Vancouver
 - b) City of North Vancouver
 - c) District of West Vancouver
 - d) Lions Bay
 - e) Bowen Island
 - One First Nation Leader from the Squamish First Nation Band
 - One First Nation Leader from the Tsleil-Waututh Band
 - The Superintendent from the North Vancouver RCMP or their designate
 - The Police Chief from the West Vancouver Police Department or their designate
 - One School Trustee from School District #44
 - One School Trustee from School District #45
 - One Director from Vancouver Coastal Health Authority (Mental Health and Addictions) or their designate
 - The Medical Health Officer, North Shore or their designate
2. Staff Support
 - Staff from the member organizations serve as liaisons to the Substance Abuse Working Group.
 - A committee clerk is provided to the committee who is responsible for minute taking, preparation of agenda packages in an accessible format to all committee members and those requesting this information, and all meeting arrangements.

Meetings

The North Shore Substance Abuse Working Group shall meet in person annually or at the call of the membership. In addition, electronic updates and /or discussion and decision items will be provided (i.e. virtual meetings)

1. Elections
 - The Chair and Vice-Chair will be elected by and from the members of the Working Group at the first meeting of the calendar year.
2. Quorum
 - All decisions and recommendations will require a quorum.
 - A quorum is 5 voting members.
3. Voting
 - Wherever possible decisions shall be made by consensus.

- Alternatively, the group can move towards a voting option whereby decisions may be passed by a 2/3 majority vote.
- A vote on critical issues may be delayed, based on the number of voting members attending in person or responding via virtual meetings.

Procedures

- The North Shore Substance Abuse Working Group shall report out on its activities to its member organizations on an as needed basis. The Working Group Membership shall file budget requests to their respective organization as needed.
- The budget of the SAWG can only be used for activities of the committee itself, such as meeting costs, and costs to implement aspects of the work plan.
- SAWG can allocate funds to support other North Shore based initiatives that are in keeping with its Mission Statement and that involve the active participation of SAWG voting members. A formal vote is required to allocate funds for collaborative initiatives.

Revised and approved by Committee July 2014

Revised and adopted May 2011

AGENDA INFORMATION

☐ Regular Meeting

Date: _____

☐ Workshop (open to public)

Date: _____

Dept.
Manager

GM/
Director

CAO

The District of North Vancouver REPORT TO COUNCIL

June 23, 2015

File: 01.0115.30/002.000

AUTHOR: Annie Mauboules, Social Planner

SUBJECT: “Community Building Fund” and “Eligibility Criteria for Waiving Municipal Permit Application Fees” Corporate Policies

RECOMMENDATION:

THAT Council approve the Corporate Policy “Community Building Fund” as outlined in the report of the Social Planner dated June 23, 2015 and;

THAT Council approve the Corporate Policy “Eligibility Criteria for Waiving Municipal Permit Application Fees” as outlined in the report of the Social Planner dated June 23, 2015.

REASON FOR REPORT:

This report presents for Council consideration two amended Council policies entitled “Community Building Fund” (Attachment 1) and “Eligibility Criteria for Waiving Municipal Permit Application Fees” (Attachment 3) to replace existing Council policies.

BACKGROUND:

In the interest of keeping Corporate policies current and relevant, periodic reviews are necessary. A recent review of planning policies reveals that a number of policies need to be amended or updated. A package of Corporate policy updates will be presented to Council at a later date. In the interim, two policy amendments are being presented now for Council consideration to support imminent community events, projects and budget planning.

EXISTING POLICY:

1. Healthy Neighbourhood Funding Guidelines (10-4790-2)
2. Waiving Municipal Permit Application Fees;
3. District Fees and Charges Bylaw (Bylaw 6481) sets the applicable fees for development permit, zoning, subdivision and building permits

ANALYSIS:

Healthy Neighbourhood Fund → Community Building Fund

The goal of the existing “Healthy Neighbourhood Fund” policy (Attachment 2) is to assist existing community/neighbourhood associations to increase their memberships and to create

SUBJECT: “Community Building Fund” and “Eligibility Criteria for Waiving Municipal Permit Application Fees” Corporate Policies

June 23, 2015

Page 2

opportunities for increased involvement of residents in improving the quality of life in the District. The \$5000 budget for this fund has recently been under subscribed and the funding criteria, which currently only applies to community and neighbourhood associations, is limited in scope. In looking at other small and successful community grant programs, staff examined the Lower Capilano Small Neighbourhood Grants program which typically provides grants up to \$500 to each resident group for community building projects in Lower Capilano. This grant program, with a total budget of \$2000, has been very successful in creating opportunities to bring people together in their neighbourhoods to celebrate, meet one another, create small neighbourhood beautification projects and most importantly, to build community. The requests are reviewed by DNV and NVRC staff. Expanding the program to include all neighbourhoods in the District creates equity and greater opportunity to build vibrant communities from Capilano to Deep Cove.

Staff recommends that the existing “Lower Capilano Small Neighbourhood Grants” program be combined with the “Healthy Neighbourhood Fund” grants program for a total grant of \$7000 for community projects across the District and that the name of the policy be changed to “Community Building Fund”. Funds in this grant would continue to be evenly distributed in geographic areas across the District (Capilano, Lynn Valley/Lynnmour and Seymour).

Staff also recommend that, in addition to existing community associations, the eligibility criteria be broadened to include funding to residents and neighbourhood groups who initiate projects that bring people together to enhance their social well-being.

Waiving Municipal Permit Application Fees → Eligibility Criteria for Waiving Municipal Permit Application Fees

Municipal permit application fees are structured on a cost recovery basis. They are intended to cover costs related to processing, inspection and administration. Waiving municipal fees may reduce barriers and disincentives for non-profit organizations who are trying to facilitate valuable community projects while under significant cost pressures. Waiving permit fees is one effective way to demonstrate support for much needed community projects.

On February 16, 2015 Council approved a new Corporate policy “Waiving Municipal Permit Application Fees” (Attachment 4). Application of the policy subsequently highlighted the need to provide greater clarity on the administrative process. The amended policy now provides Council defined eligibility criteria and conditions for waiving fees. Requests will come forward to Council, who will use these eligibility criteria when considering waiving permit application fees for non-profit agency projects. Consideration of waiving fees for small District projects (up to a maximum of \$1000) previously found in this policy will now simply be added to the Building By-Law. To distinguish this policy from the previous one, staff recommends that the amended policy be approved under a different name “Eligibility Criteria for Waiving Municipal Permit Application Fees”.

Respectfully submitted,

Annie Mauboules, Social Planner

**SUBJECT: “Community Building Fund” and “Eligibility Criteria for Waiving
Municipal Permit Application Fees” Corporate Policies**

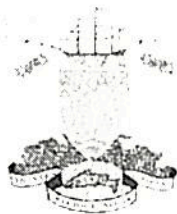
June 23, 2015

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Attachments:

1. Community Building Fund (amended policy)
2. Healthy Neighbourhood Funding Guidelines (existing policy)
3. Eligibility Criteria for Waiving Municipal Permit Application Fees (amended policy)
4. Waiving Municipal Permit Application Fees (existing policy)

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 _____	<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

COUNCIL POLICY

Title	Community Building Fund
Section	Development and Social Planning

POLICY

It is the policy of Council that:

The District of North Vancouver may provide funding for neighbourhood initiatives to up to \$500 per project that bring people together to enhance the social well-being of its residents, subject to Council's annual approval of the Community Building Fund as part of the budgeting process and provided that the following eligibility criteria are satisfied. Staff will report to Council annually on neighbourhood initiatives that were funded in the previous year.

REASON FOR POLICY

The DNV has a critical role to play in facilitating community health, vibrancy, diversity and inclusivity. The goal of this policy is to:

- 1) To provide assistance to residents, community and/or neighbourhood groups to coordinate neighbourhood events and programs that increase community connection and the social well-being of North Vancouver District residents; and
- 2) To support community and/or neighbourhood groups in building membership and keeping existing members informed.

ELIGIBILITY

Groups of two or more residents from different households are eligible to apply. Community and neighbourhood groups dedicated to increasing community connection are eligible to apply. Neighbourhood and community groups may jointly apply for funds to support communication activities which serve more than one neighbourhood or community.

Eligible applicants may be awarded small grants typically between \$50 to \$500 per project.

Eligible activities for the Community Building Fund are:

- Activities which foster increased communication and engagement with residents (newsletters, online communication and community forums);
- Local physical improvements (boulevard and community gardens, wall murals, signage etc.);
- Events or initiatives to address local issues (community education events or stream or shore clean ups);
- Events to develop and strengthen relationships within the community or neighbourhood (block parties); or
- District permits, such as highway use permits for block parties.

Policy approved on: July 8, 1996

Policy amended on:



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Social & Community Services Planning	10
Sub-Section:	Community Liaison – Non Governmental Organizations	4790
Title:	Healthy Neighbourhood Funding Guidelines	2

POLICY

The District of North Vancouver will provide funding to support Healthy Neighbourhoods in accordance with the Healthy Neighbourhoods Funding Guidelines as indicated in the attachment to this policy.

REASON FOR POLICY

1. To assist existing community/neighbourhood associations, who meet the District's Criteria for Official Recognition, develop their memberships and increase involvement of residents in improving the quality of life in North Vancouver District neighbourhoods; and
2. To support the development of new neighbourhood associations in areas where none currently exist.

AUTHORITY TO ACT

Delegated to Staff

PROCEDURE

Application Forms will be submitted to the Social Planning Department.

Approval Date:	July 8, 1996	Approved by:	Executive Committee
1. Amendment Date:		Approved by:	
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	

HEALTHY NEIGHBOURHOODS FUNDING GUIDELINES

DISTRICT OF NORTH VANCOUVER May 1997

PURPOSE OF THE FUND

1. Assist existing community/neighbourhood associations, who meet the District's Criteria for Official Recognition, develop their memberships and increase involvement of residents in improving the quality of life in North Vancouver District neighbourhoods; and
2. Support the development of new neighbourhood associations in areas where none currently exist

ELIGIBLE EXPENSES

Healthy Neighbourhood Funding will contribute funds towards:

- a) Meeting space if no free meeting space exists;
- b) Activities which increase communication with all residents of Neighbourhoods served by Community Associations, such as newsletters, community forums, and signage;
- c) Due to the limited nature of the fund (\$10,000), a maximum of .13 per capita would be available for each community association for one year and **associations with overlapping populations would be expected to jointly apply for Healthy Neighbourhood funding**; and
- d) Community associations may jointly apply for funds to support communication activities which serve more than one neighbourhood or community.

EXPECTED OUTCOMES

As more residents become aware of their local association and how to become involved, it is expected that (1) the membership of community associations will increase and (2) more residents will become involved in various activities of their association.

Based on these two expected outcomes, the Healthy Neighbourhood Fund will be evaluated during its first year of operation. Organizations using the Fund will be asked to keep track of their memberships and levels of involvement.

ADMINISTRATION OF HEALTHY NEIGHBOURHOOD FUND

Once the application for Healthy Neighbourhood Funds is approved, the community association will be asked to submit invoices for eligible expenses to the Social Planning Department. Once invoices are approved, they will be paid directly by the District.

ELIGIBILITY CRITERIA

Community Associations will have to meet the District's "Criteria for Official Recognition of Community Associations" as outlined on the Application Form. New associations will be given one year to meet the "Criteria for Official Recognition."

**APPLICATION FORM
HEALTHY NEIGHBOURHOODS FUND**

1. Community Association(s) _____

2. Neighbourhood Boundaries Served & Population Estimate _____

3. Number of Current Members _____ Date of Application _____

4. President/Chair _____

Address _____

Postal Code _____ Phone _____ Fax _____

5. Please describe items/activities for which funding is being requested and how they will address one or both of the following: (a) meeting space; (b) increased communication within the neighbourhood(s) with all residents.

6. What are the costs of the items/activities? What amount is being requested from the Healthy Neighbourhood Fund and what will be contributed by the Association?

ITEMS/ACTIVITIES _____

TOTAL COST _____ **LESS COMMUNITY ASSOCIATION**

CONTRIBUTION (Describe if in-kind, e.g. distribution of newsletter) _____

AMOUNT REQUESTED FROM HEALTHY NEIGHBOURHOOD FUND _____

Public Hearing – September, 2015



Turning Point Support Recovery House

Bylaw 8124 – Rezoning Bylaw

Development Site and Surrounding Uses

The site comprises a 10,600 sq. ft. area.



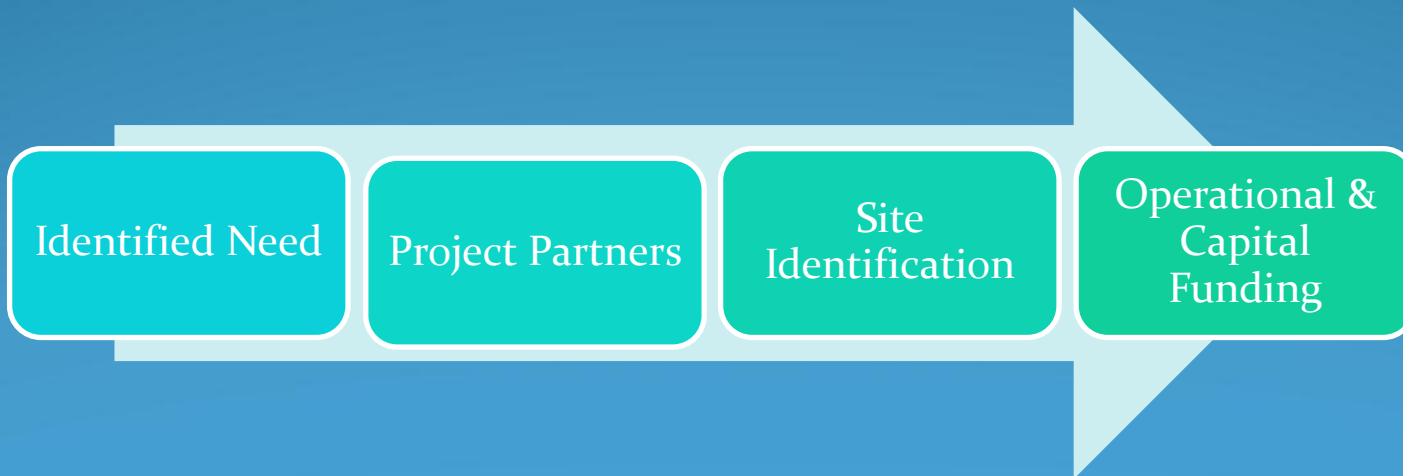
Project Description

- 9 Bed Support Recovery House for men
- Abstinence based, client centered program
- Zero tolerance policy for drug and alcohol use
- 24/7 supervision
- North Shore priority placement
- Physical, mental, emotional, and spiritual development of the individual toward the recovery from drug and alcohol addiction.
- Stay for up to 5 months



Project Partners

- ☐ North Shore Substance Abuse Working Group
- ☐ Turning Point Recovery Society
- ☐ District of North Vancouver
- ☐ BC Housing
- ☐ Vancouver Coastal Health



The house will meet all the size and setback requirements of the existing RS3 Zoning.



Relevant Policy

Official Community Plan

- Facilitate the delivery of accessible community services and social programs to meet the current and future needs of all District residents (*By-Law 7900, Section 6.3*)
- Support and advocate for coordinated programs and services to prevent and address crime, violence and substance abuse (*By-Law 7900, Section 6.4*)
- Support the development of supportive housing for those with mental health and /or addiction issues (*Bylaw 7900, Section 7.4*)

Green Building Policy

- The house will meet the required building and energy performance baselines as required by policy

Zoning

Existing Zoning:

Group Homes are permitted in all single family residential areas for up to 8 persons (6 in care).

Proposed Zoning:

A text amendment to allow a total of 10 persons in a Group Home (9 in care) on this site only.

Development Permit Areas

1. Protection of Natural Environment
2. Wildfire Hazard



SCHEDULE B | Development Permit
Areas

Construction Traffic Management

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



Community Consultation

- **January 2015**
Information shared door to door about project with residents in close proximity to the site
- **February 2015**
Community Information Meeting
- **March 2015**
Facilitated Community Information Meeting
(Approximately 350 people attended)
- **August 2015**
Meeting with Kiwanis Care Centre





Turning Point Support Recovery House

Bylaw 8124 – Rezoning Bylaw