

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, October 26, 2015**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

[www.dnv.org](http://www.dnv.org)

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## REGULAR MEETING OF COUNCIL

**7:00 p.m.**  
**Monday, October 26, 2015**  
**Council Chamber, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

### AGENDA

#### BROADCAST OF MEETING

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

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

- Bylaw 7984 – Rezoning 3568 Mt. Seymour Parkway
- Bylaw 8101 – Rezoning 1241-1289 East 27<sup>th</sup> Street (Mountain Court)
- Bylaw 8103 – Rezoning 1203 & 1207 Harold Road
- Bylaw 8122 – Rezoning 3260 Edgemont Boulevard
- Bylaw 8126 – Rezoning 3730 Edgemont Boulevard

#### 1. ADOPTION OF THE AGENDA

##### 1.1. October 26, 2015 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the October 26, 2015 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

#### 2. PUBLIC INPUT

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

#### 3. PROCLAMATIONS

#### 4. RECOGNITIONS

#### 5. DELEGATIONS

- 5.1. Bill Calder, President – Branch #114, Royal Canadian Legion Branch #114** p. 9-10  
Re: Presentation of First Poppy 2015

- 5.2. Tony Valente, HUB Cycling – North Shore Committee** p. 11-12  
Re: Cycling for Transportation: All Ages & Abilities Bike Network for the District of North Vancouver

**6. ADOPTION OF MINUTES**

**6.1. September 28, 2015 Regular Council Meeting** **p. 15-20**

*Recommendation:*

THAT the minutes of the September 28, 2015 Regular Council meeting be adopted.

**6.2. October 5, 2015 Regular Council Meeting** **p. 21-26**

*Recommendation:*

THAT the minutes of the October 5, 2015 Regular Council meeting be adopted.

**7. RELEASE OF CLOSED MEETING DECISIONS**

**8. COMMITTEE OF THE WHOLE REPORT**

**9. REPORTS FROM COUNCIL OR STAFF**

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

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

\*Staff suggestion for consent agenda.

*Recommendation:*

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

**\* 9.1. Bylaw 8130: 2016-2019 Taxation Exemptions by Council** **p. 29-77**

File No. 09.3900.20/000.000

*Recommendation:*

THAT "2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015" is ADOPTED.

**\* 9.2. Bylaw 8131: 2016-2019 Taxation Exemptions for Places of Public Worship** **p. 79-101**

File No. 09.3900.20/000.000

*Recommendation:*

THAT "2016-2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015" is ADOPTED.

- \* **9.3. Bylaw 8132: 2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility** **p. 103-110**  
File No. 09.3900.20/000.000

*Recommendation:*

THAT "2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015" is ADOPTED.

- 9.4. Development Permit 32.15 – 3225 Capilano Crescent** **p. 111-167**  
File No. 08.3060.20/032.15

*Recommendation:*

THAT Development Permit 32.15, to allow for the renovation of the existing house at 3225 Capilano Crescent, is ISSUED.

- 9.5. Remedial Action Requirement – Untidy Property at 1873 West 15<sup>th</sup> Street** **p. 169-184**  
File No. 09.4000.30/000.001

*Recommendation:*

THAT Council resolve as follows:

1. Council considers that the accumulated materials and structures in the back yard, the front yard and the side yards of the property at 1873 West 15th Street, legally described as

PID: 010-289-402

Lot 1 of Block 1 District Lots 264 And 266 PLAN VAP8069

(the "Property")

are so unsightly and unclean as to be offensive to the community, and declares, cumulatively and individually, that all said accumulated materials and structures are a nuisance including, but not limited to:

- (a) those accumulated materials shown in the photographs attached as Schedule A to the Council Report prepared by the Bylaw Supervisor and dated October 14, 2015; and,
- (b) the structures in the rear yard shown in the photographs attached as Schedule B to the Report any and all accumulated materials inside said structures.

(collectively, the "Accumulated Materials and Structures")

2. Pursuant to section 72(2)(b)(i) of the Community Charter, Council orders that Platon and Maria Calogeros, being the registered owners of the Property (the "Owners") must completely remove from the Property to the satisfaction of the Chief Bylaw Officer the Accumulated Materials and Structures by December 7, 2015 ("the Remedial Action Requirement").

3. In the event that the Owners fail to fully comply with the Remedial Action Requirement by December 7, 2015:

- (a) the District, by its staff, agents and contractors, may enter onto the Property and remove and immediately dispose of all of the Accumulated Materials and Structures at the expense of the Owners; and
- (b) the costs of such actions shall be treated as a debt owed to the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the Property taxes for the next calendar year, pursuant to s. 258 of the *Community Charter*.

**10. REPORTS**

**10.1. Mayor**

**10.2. Chief Administrative Officer**

**10.3. Councillors**

**10.4. Metro Vancouver Committee Appointees**

**11. ANY OTHER BUSINESS**

**12. ADJOURNMENT**

*Recommendation:*

THAT the October 26, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

## DELEGATIONS

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**RECEIVED**

OCT 16 2015

**Clerks**  
**District of North Vancouver**

## Delegation to Council Request Form

District of North Vancouver  
Clerk's Department

355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2311

Form submission: Submit to address above or Fax: 604.984.9637

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

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

Name of group wishing to appear before Council: Royal Canadian Legion Branch #114

Title of Presentation: Presentation of First Poppy 2015 + short slide presentation on Branch 114 activities

Name of person(s) to make presentation: Bill Calder - President, Branch #114

Purpose of Presentation:

☐ Information only

☐ Requesting a letter of support

☒ Other (provide details below)

Please describe:

Short overview of RCL Branch #114 Lynn Valley activities/undertakings and contributions to the community.

Presentation to Mayor and Council of First Poppy for 2015 Poppy Campaign

Also, we plan to have a small Colour Party of approx 4-6 for presentation

Contact person (if different than above): Bill Calder and/or Linda Findlay

Daytime telephone number: 604-985-6587 (Calder) or 604-786-1421 (Findlay)

Email address: cwcalder@telus.net or findlay114@shaw.ca

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

☒ Handout ☐ DVD

☒ PowerPoint presentation

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

Presentation requirements:

☒ Laptop ☐ Tripod for posterboard

☐ Multimedia projector ☐ Flipchart

☐ Overhead projector

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

## Delegation to Council Request Form

### Rules for Delegations:

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

### Helpful Suggestions:

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

I understand and agree to these rules for delegations

Bill Calder, President Branch #114 Lynn Valley

October 16, 2015

Name of Delegate or Representative of Group

Date

Signature

### For Office Use Only

Approved by:

Municipal Clerk



Deputy Municipal Clerk

Appearance date:

October 26, 2015

Receipt emailed on:

October 19, 2015

Rejected by:

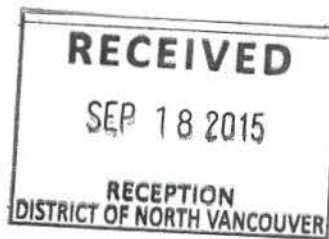
Mayor

CAO

Applicant informed on:

Applicant informed by:

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



## 5.2 Delegation to Council Request Form

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Clerk's Department

355 West Queens Rd, North Vancouver, BC V7N 4N5

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

Name of group wishing to appear before Council: HUB Cycling - North Shore Committee

Title of Presentation: Cycling for transportation: All Ages & Abilities bike network for the DNV

Name of person(s) to make presentation: Tony Valente

Purpose of Presentation:

☐ Information only

☐ Requesting a letter of support

☒ Other (provide details below)

Please describe:

Attach separate sheet if additional space is required

1. Overlay All Ages & Abilities (AAA) bike network on North Vancouver Bicycle Master Plan to connect town centres and provide safe cycling access to schools.
2. Implement AAA cycling infrastructure in new construction of roadways, streets and bridges.
3. Define AAA cycling infrastructure using research evidence, best practice and guidelines

Contact person (if different than above): Antje Wahl

Daytime telephone number: 604 779 0471

Email address: antjewahl@yahoo.com

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

☐ Handout ☐ DVD

☒ PowerPoint presentation

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

Presentation requirements:

☒ Laptop ☐ Tripod for posterboard

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☐ Overhead projector

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- multiple-person presentations are still five minutes maximum
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- it is a presentation, not a debate
- the Council Clerk may ask for any relevant notes (if not handed out or published in the agenda) to assist with the accuracy of our minutes

I understand and agree to these rules for delegations

Antje Wahl

11 September 2015

Name of Delegate or Representative of Group

Date

Signature

### For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk



Appearance date:

Oct. 26. 2015

Receipt emailed on:

Sept. 18. 2015

Rejected by:

Mayor

CAO

Applicant informed on:

Applicant informed by:

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## MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, September 28, 2015 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor L. Muri

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

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Mr. D. Milburn, Deputy General Manager – Planning & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. M. Welman, Manager – Strategic Communication & Community Relations  
Ms. S. Dale, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. September 28, 2015 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the agenda for the September 28, 2015 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Mr. Rene Gourley, 600 Block St. Ives Crescent:**

- Spoke regarding item 9.7; and,
- Thanked staff for the comprehensive report outlining the approach for the engagement strategy to determine the future for the Delbrook lands.

**2.2. Mr. John Harvey, 1900 Block Cedarvillage Crescent:**

- Spoke regarding the federal election;
- Suggested candidates speak at the public input section of the Regular Council meeting;
- Expressed concerns that the new District website only dates back to 2013;
- Urged Council to consider increasing delegations from five minutes to ten minutes; and,

- Spoke regarding policing issues.

**2.3. Mr. Kevin Li, 200 Block East 1<sup>st</sup> Street:**

- Spoke in support of item 9.1;
- Spoke representing the applicant;
- Noted that the landscaping and parking pad have been restructured; and,
- Commented that the neighbours are in support of the proposed application.

**2.4. Mr. Lyle Craver, 4700 Block Hoskins Road:**

- Spoke regarding permissive tax exemptions;
- Spoke in support of the three year cycle;
- Suggested that core funding be reviewed every four to five years;
- Stated that the public input period should not be moved to the end of the meeting; and,
- Expressed concerns that federal election signs are being vandalized.

**2.5. Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street:**

- Expressed concerns that federal election signs are being vandalized;
- Spoke regarding the power outage resulting from the recent wind storm; and,
- Spoke in support of the permissive taxation exemptions.

**3. PROCLAMATIONS**

**3.1. North Shore Keep Well Society Week – October 5 – 9, 2015**

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

**5.1. Ms. Barbara Frisken, North Shore Streamkeepers Society**

Re: North Shore Streamkeepers Society

Ms. Barbara Frisken, North Shore Streamkeepers Society, provided an update on the recent work of the North Shore Streamkeepers Society related to environmental conservation on the North Shore.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the delegation of North Shore Streamkeepers Society be received for information.

**CARRIED**

**6. ADOPTION OF MINUTES**

Nil

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COMMITTEE OF THE WHOLE REPORT**

Nil

Councillor HICKS left the meeting at 7:32 pm.

**9. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT items 9.4, 9.5, 9.6 and 9.8 be included in the Consent Agenda and be approved without debate.

**CARRIED**

Absent for Vote: Councillor HICKS

Councillor HICKS returned to the meeting at 7:34 pm.

**9.1. Development Variance Permit 20.15 – 880 Calverhall Street**

File No. 08.3060.20/020.15

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT Development Variance Permit 20.15, to allow for a rear yard coach house on the property at 880 Calverhall Street, is ISSUED.

**CARRIED**

**9.2. Bylaw 8135: 2975 and 2991 Fromme Road**

File No. 08.3060.20/007.15

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT “The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)” is given SECOND and THIRD Readings.

**CARRIED**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT “The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)” is ADOPTED.

**CARRIED**

**9.3. Bylaw 8128: Sign Bylaw Amendments to Regulate Real Estate Marketing And Construction Site Signage**

File No. 09.3900.20/000.000

This item was withdrawn from the agenda.

**9.4. Bylaw 8130: 2016-2019 Taxation Exemptions by Council Bylaw**

File No. 05.1930/2015

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT “2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015” is given FIRST, SECOND and THIRD Readings;

THAT the Mayor and Clerk be authorized to execute the Conditions of Exemptions Agreement arranged with the Capilano Tennis Club;

AND THAT Prior to considering adoption of Bylaw 8130, the Clerk is directed to provide public notice in accordance with Section 227 of the *Community Charter*.

**CARRIED**

Absent for Vote: Councillor HICKS

**9.5. Bylaw 8131: 2016-2019 Taxation Exemption Bylaw for Places of Public Worship**

File No. 05.1930/2015

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT “2016-2019 Taxation Exemptions for Places of Public Worship, Bylaw 8131, 2015” is given FIRST, SECOND and THIRD Readings.

**CARRIED**

Absent for Vote: Councillor HICKS

**9.6. Bylaw 8132: Permissive Tax Exemption, North Vancouver Museum & Archives**

File No. 05.1940

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT “2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015” is given FIRST, SECOND and THIRD Readings;

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

**CARRIED**

Absent for Vote: Councillor HICKS

**9.7. Engagement Strategy for the Delbrook Lands – 600 West Queens Road**

File No. 13.6680.20/005.000

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT staff be directed to proceed with an engagement strategy for the Delbrook lands, as outlined in the September 18, 2015 report of the Policy Planner entitled Engagement Strategy for the Delbrook Lands – 600 West Queens Road.

**CARRIED**

**9.8. 1520 Barrow Street Release of Storm Sewer Security Deposit**

File No. 08.3060.20/006.12

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT staff be instructed to release the security deposit and restrictive covenant on title to secure the commitments entered into regarding the alternate storm water management system installed by the owners of the property;

AND THAT staff be instructed to have the owners register a new restrictive covenant on title to secure the commitments entered into regarding the alternate storm water management system but without a security deposit.

**CARRIED**

Absent for Vote: Councillor HICKS

**10. REPORTS**

**10.1. Mayor**

Mayor Walton reported on:

- His attendance at UBCM;
- The vote to keep the position of the Municipal Auditor General;
- His meeting with BC Mayors regarding the BC Climate Action plan; and,
- His participation at the SFU Delivery for Dialogue regarding Deep Cove parking.

**10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

Councillor Bond reported on his attendance at UBCM and the meeting with the Minister of Affordable Housing.

Councillor Hicks reported on his attendance at UBCM and spoke regarding the appointment of the Municipal Auditor General.

Councillor Muri reported on the meeting at the UBCM convention with the Minister of Affordable Housing.

**10.4. Metro Vancouver Committee Appointees**

Nil

**11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the September 28, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(7:58 pm)

---

Mayor

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Municipal Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, October 5, 2015 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks (7:02 pm)  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor R. Bassam

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Mr. D. Milburn, Deputy General Manager – Planning & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. A. Mauboules, Social Planner  
Ms. C. Archer, Confidential Council Clerk

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

### **1.1. October 5, 2015 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the October 5, 2015 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

Absent for Vote: Councillor HICKS

Councillor HICKS arrived at this point in the proceedings.

## **2. PUBLIC INPUT**

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

- Spoke regarding the RCMP survey;
- Commented on the District of North Vancouver website; and,
- Commented on the time allotted for delegations.

## **3. PROCLAMATIONS**

### **3.1. Homelessness Action Week – October 11-17, 2015**

#### **4. RECOGNITIONS**

Nil

#### **5. DELEGATIONS**

##### **5.1. Mr. Reid Shier, Director/Curator, Presentation House Theatre Re: Polygon Gallery: A Cultural and Community Asset for North Vancouver**

Mr. Reid Shier, Director/Curator, Presentation House Theatre, provided an update on the future Polygon Gallery, which is replacing the Presentation House Theatre. The projected completion date is April 2017 with the grand opening to take place in summer 2017. Mr. Shier highlighted features of the galleries and event spaces as well as milestones in funding and the construction process. Mr. Shier clarified that the City of North Vancouver will own the land and lease it to the Gallery.

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

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

**CARRIED**

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

##### **6.1. September 14, 2015 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the minutes of the September 14, 2015 Regular Council meeting be adopted.

**CARRIED**

##### **6.2. September 15, 2015 Public Hearing**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the minutes of the September 15, 2015 Public Hearing be received.

**CARRIED**

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

Nil

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

##### **8.1 September 28, 2015 Committee of the Whole**

###### **8.1.1 North Vancouver Recreation & Culture Commission Arts and Culture Grants Review**

File No.

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

1. Council adopt a single policy for arts and culture grants with the following grant funding categories: Operating Assistance, Program & Project Assistance, Community Public Art Assistance and Events & Celebrations Assistance;
2. Authority to approve grants in accordance with Council approved policy be delegated to the North Vancouver Recreation & Culture Commission; and,
3. Multi-year funding be provided where feasible to increase efficiency for grant recipients, staff, the Grants Review Committee and the Commission.

**CARRIED**

**9. REPORTS FROM COUNCIL OR STAFF**

- 9.1. Bylaw 8124: Turning Point Men's Support Recovery House on Burr Place**  
File No. 08.3060.20/022.15

**MOVED by Councillor MACKAY-DUNN**  
**SECONDED by Councillor HANSON**

THAT "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)" is given SECOND and THIRD Readings.

**CARRIED**

**MOVED by Councillor MURI**  
**SECONDED by Councillor MACKAY-DUNN**

THAT "The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)" is ADOPTED.

**CARRIED**

- 9.2. Bylaw 8128: Sign Bylaw Amendments to Regulate Real Estate Marketing and Construction Site Signage**  
File No. 09.3900.20/000.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor MACKAY-DUNN**

THAT "Sign Bylaw 7532, 2005, Amending Bylaw 8128, 2015 (Amendment 5) is ADOPTED as amended.

**CARRIED**

- 9.3. 10 Pemberton Avenue – Seaspan Ship Building Development Permit – Head Office Building**  
File No. 08.3060.20/015.15

**PUBLIC INPUT:**

**Mr. Peter Atkinson, 600 Block Alexander Street, Vancouver:**

- Advised that he is the project architect and is available to answer questions from Council.

**MOVED by Councillor MURI**

**SECONDED by Councillor HICKS**

THAT Development Permit 15.15 is ISSUED.

**CARRIED**

**9.4. Proposed Grain Terminal – Lynnterm West Gate (G3 Global Holdings)**

File No. 08.3188.01/001.000

Mr. Karl Gerrand, Chief Executive Officer, G3 Canada, and Mr. Brad Eshleman, President, Western Stevedoring, provided an overview of the proposal.

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT

1. In addition to the Port Metro Vancouver application submission requirements and the additional studies which G3 Global Holdings has committed to conducting, the following information also be included in the permit application to Port Metro Vancouver and the corresponding Port Metro Vancouver referral to the District of North Vancouver:
  - an economic impact analysis of the project, including an assessment of direct and indirect spin-off impacts to existing businesses;
  - a review of the potential traffic impacts on all affected routes and intersections in the Lynn Creek neighbourhood, including the Main Street and Mountain Highway intersection;
  - due to the potential increase in truck traffic on Mountain Highway arising from the relocation of the Lynnterm West Gate break bulk operation to the East Gate lands, an analysis of the capacity of the rail underpass on Mountain Highway and a safety audit of the at-grade rail crossing on Mountain Highway at Barrow Street;
  - an identification of utility infrastructure requirements which have the potential to impact District utilities;
  - an identification of measures to reduce the visual impact of the large grain silos, the grain cleaning tower and the scale tower, as viewed from both the harbour and the lands to the north;
  - the feasibility of an on-site concrete batch plant and the barging of construction materials to reduce impacts on Cotton Road/Main Street;
  - the dredging requirements to accommodate the new ship berth and ship movements and the resulting impacts on the marine environment;
  - an identification of any potential impacts on the Lynn Creek estuary and recommended measures to offset those impacts;
  - the identification of any contaminated site issues; and,
  - air quality modelling of potential impacts upon the local air shed arising from marine vessel traffic.

2. All required studies, including, without limitation, noise, traffic and fire assessments to take into account the existing development in the Lynn Creek Town Centre and other adjacent neighbourhoods and recognize the future redevelopment to higher residential densities in the Lynn Creek Town Centre.
3. G3 Global Holdings work with District and City Fire Departments to ensure that the scope of the required fire impact assessments address all pertinent issues.
4. G3 Global Holdings be encouraged to work with District and City staff to identify possible community amenity projects to offset the potential impacts of this project; and,
5. Staff be authorized to forward this Council report to G3 Global Holdings for inclusion in the consultation summary report, and forwarded to Port Metro Vancouver.

**CARRIED**

## **10. REPORTS**

### **10.1. Mayor**

Nil

### **10.2. Chief Administrative Officer**

Nil

### **10.3. Councillors**

Councillor Bond reported on:

- His attendance at Fire Ops 101 training at the 2015 UBCM Convention;
- His attendance at the Breastfeeding Challenge at the Lynn Valley Library on October 3, 2015;
- Walk and Wheel to School Week is October 5 to 9, 2015; and,
- Small Business Week in BC is October 18 to 24, 2015.

Councillor Muri reported that North Shore Rescue is receiving a higher than usual number of calls, including five rescues involving twelve people over the weekend of October 3-4, 2015.

### **10.4. Metro Vancouver Committee Appointees**

Nil

## **11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the October 5, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(8:12 pm)

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Mayor


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Municipal Clerk

## REPORTS

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| AGENDA INFORMATION                                  |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>October 26, 2015</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____                   |

  
 Dept.  
Manager

  
 GM/  
Director

  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

October 13, 2015  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** Bylaw 8130: 2016-2019 Taxation Exemptions by Council

### RECOMMENDATION:

THAT "2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015" is ADOPTED.

### BACKGROUND:

Bylaw 8130 received First, Second and Third Readings on September 28, 2015. Notice was given in accordance with Section 227 of the *Community Charter* on the 4<sup>th</sup> and 11<sup>th</sup> day of October, 2015.

A prerequisite to the inclusion of a tax exemption for the Capilano Tennis Club was the execution of a Conditions of Exemptions Agreement. This has now been executed by the two parties.

The bylaw is now ready to be considered for adoption by Council. Note that tax exemption bylaws must be adopted on or before October 31 in the year preceding that in which they take effect.

### Options:

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

Respectfully submitted,

  
 James Gordon,  
Municipal Clerk

**Attachments:**

- 2016-2019 Taxation Exemptions for by Council Bylaw 8130, 2015
- Staff Report – dated September 14, 2015

| <b>REVIEWED WITH:</b>                                     |   |  |
|---|---|--|
| <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 _____            | <input type="checkbox"/> Real Estate _____    |  |

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

## **Bylaw 8130**

A bylaw to exempt certain lands and improvements from municipal taxation.

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

### **1. Citation**

This bylaw may be cited as "2016 - 2019 Taxation Exemptions by Council Bylaw 8130, 2015".

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

For the years 2016 - 2019, the following lands and improvements are exempt from taxation levied pursuant to section 224 of the *Community Charter*:

a. land or improvements that:

- i. are owned or held by a charitable, philanthropic or other not for profit corporation; and,
- ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
  1. North Shore Crisis Services Society – That portion of Lot 2, District Lot 2087, Plan LMP 24090 as shown in Schedule A, PID: 023-125-578, (registered in the name of the Provincial Rental Housing Corporation and leased to the North Shore Crisis Services Society - Roll # 052-7240-9000-2);
  2. St. John Society (British Columbia and Yukon) – office/resource centre for first aid services. Strata Lot 7, District Lot 204, Strata Plan LMS 2284, PID: 023-336-234, (106-223 Mountain Highway (including Units 106 and 107), registered in the name of St. John Society (British Columbia and Yukon) - Roll # 999-6228-4007-X);
  3. North Shore Disability Resource Centre Foundation (North Shore Disability Resource Centre Association) – office/resource centre. Strata Lot 27, District Lot 2023, Strata Plan VR 1541, PID: 018-799-141, (3158 Mountain Highway, registered in the name of the North Shore Disability Resource Centre Foundation – Roll # 050-5154-1027-6);

4. North Shore Disability Resource Centre Foundation (North Shore Disability Resource Centre Association) – office/resource centre. Strata Lot 28, District Lot 2023, Strata Plan VR 1541, PID: 018-799-159, (3140 Mountain Highway, registered in the name of the North Shore Disability Resource Centre Foundation – Roll # 050-5154-1028-4);
5. Canadian Mental Health Association, North and West Vancouver Branch – Lot 23, Block 5, District Lot 615, Plan 9070, PID: 009-766-901, (1573 Arborlynn Drive – registered in the name of Canadian Mental Health Association, North and West Vancouver Branch - Roll # 070-0953-9100-2);
6. Canadian Mental Health Association, North and West Vancouver Branch – Lot 19, South ½ of Block 5, District Lot 2023, Plan 3078, PID: 013-186-931, (1198 Harold Road, registered in the name of Canadian Mental Health Association, North and West Vancouver Branch - Roll # 051-0721-8500-7);
7. Change the World Foundation, DBA Harvest Project – Lot A, Block 4, District Lot 266, Plan 16082, PID: 007-581-327, that portion of the property which is leased, (1071 to 1091 Roosevelt Crescent, registered in the name of Northgate Investment Corporation – Roll # 010-1608-2000-6);
8. Hollyburn Family Services – Lot C of Lot 3, Blocks A and B, District Lot 621 Plan 4655, PID: 004-079-035, (3212 Mount Seymour Parkway, registered in the name of The Corporation of The District of North Vancouver and leased to the Hollyburn Family Services Society - Roll #110-0395-3200-3);
9. Hollyburn Family Services – Lot A of Lot 3, Blocks A and B, District Lot 621 Plan 4655, PID: 011-442-913, (3218 Mount Seymour Parkway, registered in the name of The Corporation of The District of North Vancouver and leased to the Hollyburn Family Services Society - Roll # 110-0395-3000-0);
10. St. John Society (British Columbia and Yukon) – office/resource centre for first aid services. Strata Lot 8, District Lot 204, Strata Plan LMS 2284, PID: 023-336-242, (108 – 223 Mountain Highway, registered in the name of St. John Society (British Columbia and Yukon) - Roll # 090-6228-4008-8);
11. Wild Bird Trust of British Columbia (WBT), Conservation Area, Nature House, Port Metro Vancouver Wildlife Conservation Area, Maplewood South. – That portion of the land licenced by the Port for occupation by the WBT for the exclusive use and occupation of access to the Nature House land and building used for conservation and educational purposes.

Described as Lot 5, Block D, District Lot 469, Plan 8885, Consolidated Lots 4-12, South of Hwy Plan 2383, Block 4, District Lot 469, Plan 1532, PID: 009-902-686, (2649 Dollarton Highway, - Roll # 100-0139-7551-X);

b. Land or improvements that:

i. are owned or held by a municipality, regional district or other local authority; and,

ii. the council considers are used for a purpose of the local authority:

1. The Corporation of the District of West Vancouver – parkland. Lot A (except E.P. 6637), Blocks 23 and 24, District Lots 601 and 607, Plan 4740, PID: 011-348-089, (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 020-0343-0400-2);
2. The Corporation of the District of West Vancouver – parkland. All that portion of Block A (R.P. 360) lying east of Lot B (R.P. 1372), District Lot 764, PID: 015-966-356, (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 010-0469-5900-9);
3. The Corporation of the District of West Vancouver – parkland. Lot B (R.P. 1372), Block A (R.P. 360), District Lot 764, PID: 015-966-283. (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 010-0469-6100-3);
4. Greater Vancouver Water District (GVWD) – Capilano River Regional Park – parkland. Block G, District Lot 602, Plan 10857, PID: 009-283-285, (parkland registered in the name of the Greater Vancouver Water District – Roll # 021-0346-0100-7);

c. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:

1. Deep Cove Parent Participation Preschool Society – preschool. That portion of the Seycove Secondary School premises, described as Lot B, Block A, District Lot 543, Plan 16981, PID: 007-330-006, (1204 Caledonia Avenue, portion occupied by the Deep Cove Parent Participation Preschool Society - Roll # 130-1698-1010-0);
2. Highlands Out-of-School Care Society – out-of-school care. That portion of the Highlands Elementary School premises, described as Lot 5, except part in Plan 22741, Block 10, District Lots 598 to 601, Plan 7512, PID: 003-120-490, (3150 Colwood Drive, portion occupied by Highlands Out-of-School Care Society - Roll # 030-0275-9405-X);

3. Novaco Day Care Centre Society – day care and out-of-school care. That portion of Norgate Community Elementary School premises, described as Lots 1 and 2, Block 30, District Lots 264 and 266, Plan 8498, PID: 010-053-654 and 010-053-662, [portion occupied by the Novaco Day Care Centre Society (Novaco Day Care Centre and Novaco Out-of-School Care) - Roll # 010-0127-6100-1 and 010-0127-6200-8];
  4. La Pre-Maternelle Francophone Trottin-Trottinette – francophone preschool. That portion of Andre-Piolat School described as Parcel 1, District Lot 784, Group 1, Plan BCP20, PID: 025-440-284, (380 W. Kings Road, portion occupied by the La Pre-Maternelle Francophone Trottin-Trottinette – francophone preschool – Roll # 040-3000-2000-7);
  5. North Shore Neighbourhood House – out of school child care. That portion of Capilano Elementary School premises described as Block 16 (Explanatory Plan 5360), District Lot 552, Plan 4672, PID: 011-431-661, (1230 West 20th Street, portion occupied by the Capilano Child Care Centre – Roll # 011-0166-2200-6);
  6. North Shore Neighbourhood House – out of school child care. That portion of Cleveland Elementary School premises described as Amended Lot 1 (Explanatory Plan 11530), Block 2 1, District Lots 597 and 600, Plan 11577, PID: 009-036-725, (1255 Eldon Road, portion occupied by the Cleveland Child Care Centre – Roll # 020-0271-0710-8);
- d. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a public authority or local authority; and,
  - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
1. Deep Cove Cultural Society – cultural uses. Lot N of Lot A, Block 7, District Lot 626, Plan 23042, PID: 016-612-001, (4360 Gallant Avenue, registered in the name of The Corporation of The District of North Vancouver and leased to the Deep Cove Cultural Society - Roll # 130-2304-2005-2);
  2. North Vancouver Community Players – cultural uses. Lots 1 and 2, Block 11, District Lot 553, Plan 2406, PID: 013-798-278, (815 East 11th Street,

Hendry Hall, registered in the name of The Corporation of The District of North Vancouver and leased to the North Vancouver Community Players - Roll # 080-0176-1300-0);

3. RNB Dance and Theatre Arts Society – cultural uses. Lot T, Block 6, District Lot 2023, Plan 21620, PID: 010-225-854, (3355 Mountain Highway, registered in the name of The Corporation of The District of North Vancouver and leased to RNB Dance and Theatre Arts Society - Roll # 050-2162-0020-2);
4. RNB Dance and Theatre Arts Society – cultural uses. Lot 1, District Lots 2022 and 2023, Group 1 New Westminster District Plan BCP 16197, PID: 026-227-401, (Units 151 & 155, 1233 Lynn Valley Road, registered in the name of The Corporation of The District of North Vancouver and leased to RNB Dance and Theatre Arts Society – Roll # 050-3161-9775-0);
5. Parkgate Community Services Society – Seymour Youth Centre. Lot B, except portions in Plans 16298, LMP 22002 and LMP 37723, Block X, District Lots 469, 580 and 611, Plan 15231, PID: 016-396-189, (949 Lytton Street, registered in the name of The Corporation of The District of North Vancouver and leased to the Parkgate Community Services Society - Roll # 100-1523-1009-6);
6. North Shore Neighbourhood House – out-of-school child care. That portion of the east 200 ft. of Lot T, Block 6, District Lot 2023, Plan 21620, PID: 010-225-854, having an area of 5,800 sq. ft., (Lynn Valley Child Care Centre, 3361 Mountain Highway, registered in the name of The Corporation of The District of North Vancouver and leased to the North Shore Neighbourhood House - Roll # 051-2162-0030-X);
7. Seymour Heights Parent Participation Preschool Association – preschool. Lot B, except portions in Plans 16298, LMP 22002 and LMP 37723, Block X, District Lots 469, 580 and 611, Plan 15231, PID: 016-396-189, (800 Lytton Street, registered in the name of The Corporation of The District of North Vancouver and leased to the Seymour Heights Parent Participation Preschool Association - Roll # 100-1523-1007-X);
8. Lynn Valley Parent Participation Preschool – preschool. That portion of Lot 1, District Lot 2023, Group 1, Plan BCP 7704 Part of PID: 025-765-019, (3220 Mountain Highway, registered in the name of The Corporation of The District of North Vancouver and portion leased to the Lynn Valley Parent Participation Preschool Society - Roll # 052-3077-0402-5);
9. Lynn Valley Services Society, Mollie Nye House – community centre. Lot 1, Block 13, District Lot 2025, Group 1, Plan LMP 47707, PID: 024-903-388, (940 Lynn Valley Road, registered in the name of The Corporation of

The District of North Vancouver and leased to the Lynn Valley Services Society – Roll # 050-7477-0700-6);

10. Delbrook Partnership for Quality Childcare Association – child care facility. Part leased in Plan BCP 05772 of Block 19, except Part in Explanatory Plan 16399, West 1/2 of District Lot 617, Plan 19489, PID: 006-999-832, (3111 Stanley Avenue, registered in the name of The Corporation of The District of North Vancouver and leased to the Delbrook Partnership for Quality Child Care Association - Roll # 030-1948-9000-7);
  11. Deep Cove Rowing Club – rowing club. Lot 12 AM, Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-263, (2156 Banbury Road, registered in the name of The Corporation of The District of North Vancouver and leased to the Deep Cove Rowing Club – Roll # 132-0453-7420-1);
  12. Hollyburn Family Services – emergency shelter. That portion of Lot A, Block 7, District Lot 193, Plan 12218, PID: 005-411-483, (1930 Dollarton Highway, registered in the name of The Corporation of The District of North Vancouver and leased to Hollyburn Family Services Society - Roll # 100-0101-2600-7);
  13. Family Services of the North Shore – family resource centre. Lot 1, Blocks 2 and 3, District Lot 791, Plan 16486, PID: 007-471-483 (I Hope Family Centre, 399 Seymour River Place, registered in the name of The Corporation of The District of North Vancouver and leased to the Family Services of the North Shore - Roll # 100-1648-6004-5);
  14. Capilano Tennis Club – tennis club. That portion of Lot A, Lots 15 and 16, Block 10, District Lots 601 and 607, Plan 4740, PID: 011-348-542 (2500 Capilano Road, registered in the name of The Corporation of The District of North Vancouver and leased to the Capilano Tennis Club - Roll # 011-0341-7010-3); **Subject to Conditions of Exemption Agreement.**
- e. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
  - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
  - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,

- iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:

Nil

- f. in relation to property that is exempt under section 220 (1) (h) [buildings for public worship]:
  - i. an area of land surrounding the exempt building;
  - ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
  - iii. an area of land surrounding a hall that is exempt under subparagraph (ii):

Included in Bylaw 8131.

- g. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:
  - 1. Aga Khan Foundation Canada – public worship. That portion of Lot 1, Block 2, District Lot 600, Plan 16179, as shown in Schedule B, PID: 007-530-323 (1150 Gladwin Drive, registered in the name of the Aga Khan Foundation Canada and leased to The Ismaili Council for British Columbia - Roll # 011-1617-9000-3) and Lot 2, Block 2, District Lot 600, Plan 16967, PID: 007-335-954; Roll # 011-1696-7010-4;
- h. in relation to property that is exempt under section 220 (1) (i) [seniors' homes], (j) [hospitals] or (l) [private schools], any area of land surrounding the exempt building:
  - 1. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot J, Block 13, District Lot 2025, Plan 9928, PID: 008-266-280, (2701 St. Christophers Rd, - Roll # 050-0755-1800-7);
  - 2. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot 4, Block 13, District Lot 2025, Plan LMP 47707, PID: 024-903-451, (2725 St. Christophers Rd, - Roll # 050-7477-0730-8);

3. St. Pius X Elementary School – School. That portion of the land surrounding the building used for school purposes, as shown in Schedule C, described as Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, (1150 Mount Seymour Rd, - Roll # 110-1874-0265-5);
- i. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:  
  
Nil
  - j. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the *Community Care and Assisted Living Act*:
    1. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 384 of Lot A, District Lot 591, Plan 21605, PID: 009-881-492, (5793 Nancy Greene Way, registered in the name of the North Shore Disability Resource Centre Association - Roll # 022-2160-5070-7);
    2. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 11, District Lot 624, Plan 20976, PID: 005-123-721, (4060 Shone Road, registered in the name of the North Shore Disability Resource Centre Association - Roll # 110-2097-6100-8);
    3. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 13, Blocks 9A and 10A, District Lot 596, Plan 9666, PID: 009-600-531, (4338 Quinton Place, registered in the name of the North Shore Disability Resource Centre Association - Roll # 021-0265-4800-3);
    4. Parkgate Community Health Centre – community care facility. Lot H, except part subdivided by Plan LMP 6686, District Lot 622, Plan VAP 23160, 2nd Floor of 2 storey building situated on all of Lot 4, PID: 017-048-401, (3625 Banff Court, registered in the name of the Corporation of the District of North Vancouver and leased to the Vancouver Coastal Health Authority for the Parkgate Community Health Centre – Roll # 110-2316-0010-0);
    5. Community Living Society – group home. Lot 3, Block 38, District Lots 598 to 601, Plan 6659, PID: 010-826-777, (2985 Newmarket Drive, registered in the name of the Community Living Society - Roll # 030-0283-1000-4);
    6. Community Living Society – group home. Lot A (Reference Plan 7729) of Lot 3, Blocks 3 and 4, District Lot 595, Plan 6626, PID: 010-099-972, (4537

Capilano Road, registered in the name of the Community Living Society - Roll # 021-0252-4400-0);

7. Community Living Society – group home. That portion of Lot 22, Block 4, District Lots 600 and 601, Plan 7829, PID: 005-216-818, (3091 Paisley Road, registered in the name of the Community Living Society - Roll # 020-0301-1800-X);
8. Community Living Society – group home. Lot 19, Block 18, District Lot 2023, Plan 13229, PID: 008-698-015, (3660 Maginnis Avenue, registered in the name of the Community Living Society - Roll # 052-0732-7515-8);
9. Greater Vancouver Community Services Society – group home. Lot 1, Block B, District Lot 622, Plan 9895, PID: 009-430-172, (3403 Mount Seymour Parkway, registered in the name of the Greater Vancouver Community Services Society - Roll # 110-0408-9600-5);
10. Greater Vancouver Community Services Society – group home. Lot K, Block 15, District Lot 2088, Plan 15389, PID: 007-693-401, (1693 Coleman Street, registered in the name of the Greater Vancouver Community Services Society - Roll # 053-1538-9010-X);
11. North Shore Connexions Society – group home. Lot C, Blocks 27 and 28, District Lot 598, Plan 10643, PID: 009-328-769 (2490 Edgemont Boulevard, registered in the name of the North Shore Connexions Society - Roll # 030-0272-1100-2);
12. North Shore Connexions Society – group home. Lot A, Block 5, District Lot 596, Plan EPP 44352, PID: 029-480-469, (4410 Capilano Road, registered in the name of the North Shore Connexions Society – Roll # 021-3443-5200-5);
13. North Shore Connexions Society – group home. Lot 4, Block W, District Lot 2008, Plan 16546, PID: 007-439-806, (1240 Barlynn Crescent, registered in the name of North Shore Connexions Society - Roll # 050-1654-6030-X);
14. North Shore Connexions Society – group home. Lot 22, District Lot 2087, Plan 17649, PID: 007-264-445, (1904 Peters Road, registered in the name of the North Shore Connexions Society - Roll # 052-1764-9216-X);
15. Community Living Society – group home. Lot 1, East ½ of Block 1, North ½ of District Lot 2003, Plan 3503 PID: 004-756-568, (1075 Frederick Road, registered in the name of the Community Living Society - Roll # 051-0678-3210-5);

16. Community Living Society – group home. Lot 12, Block 13 and 14, District Lot 2087, Plan 1988, PID: 010-815-015, (1680 Ross Road, registered in the name of the Community Living Society - Roll # 060-0825-8600-4);
  17. Community Living Society – group home. Lot F, Block 0, District Lot 2026, Plan 9629, PID: 009-622-977, (3636 Norwood Avenue, registered in the name of the Community Living Society - Roll # 040-0762-8400-X);
  18. Turning Point Recovery Society – Residential addiction home. The leased portion of Amended Lot 2 (Reference Plan 2935) Block C, District Lots 598 to 601, Plan 6659, PID: 011-072-725, (2670 Lloyd Avenue, registered in the name of The Corporation of The District of North Vancouver and leased to the Turning Point Housing Society - Roll # 011-0294-2700-2);
- k. land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal:
1. Kiwanis Seniors Citizens Homes Ltd. – seniors' home. Lot A, Block W, District Lot 2022, Plan 14661, PID: 007-756-925, (2555 Whiteley Court, registered in the name of Kiwanis Seniors Citizens Homes Ltd. - Roll # 050-1466-1000-8);
  2. Lowland Senior Citizens' Housing Society – seniors' care facility. Lot C, Block 35, District Lot 2022, Plan 17292, PID: 007-290-136 (1335 East 27<sup>th</sup> Street, registered in the name of the Lowland Senior Citizens' Housing Society - Roll # 070-1729-2020-5).

### **3. Effective Date**

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

**READ** a first time September 28<sup>th</sup>, 2015

**READ** a second time September 28<sup>th</sup>, 2015

**READ** a third time September 28<sup>th</sup>, 2015

**NOTICE** given in accordance with Section 227 of the *Community Charter* of the 4<sup>th</sup> and 11<sup>th</sup> day of October, 2015.

**ADOPTED**

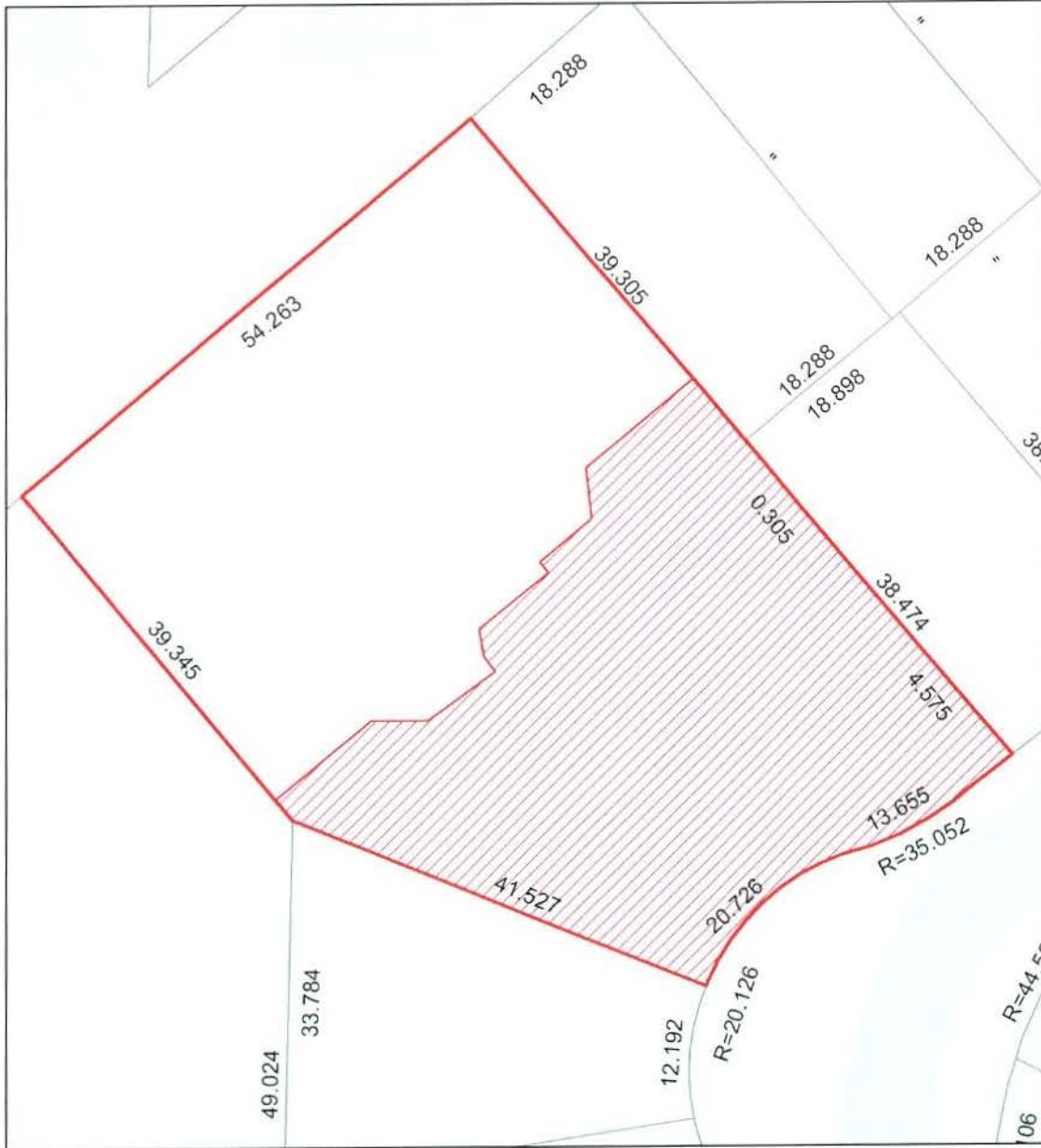
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

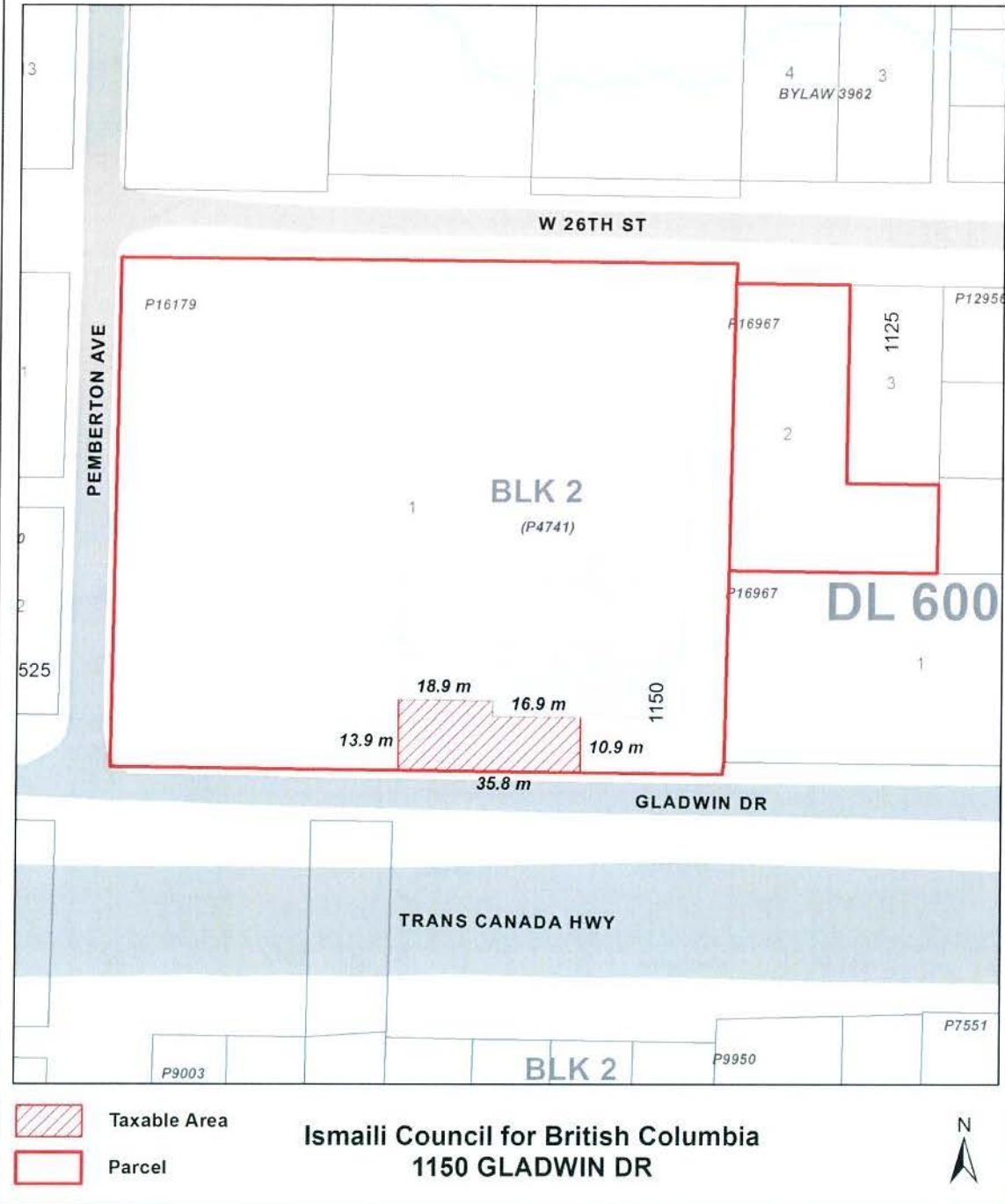
# Schedule A to Bylaw 8130



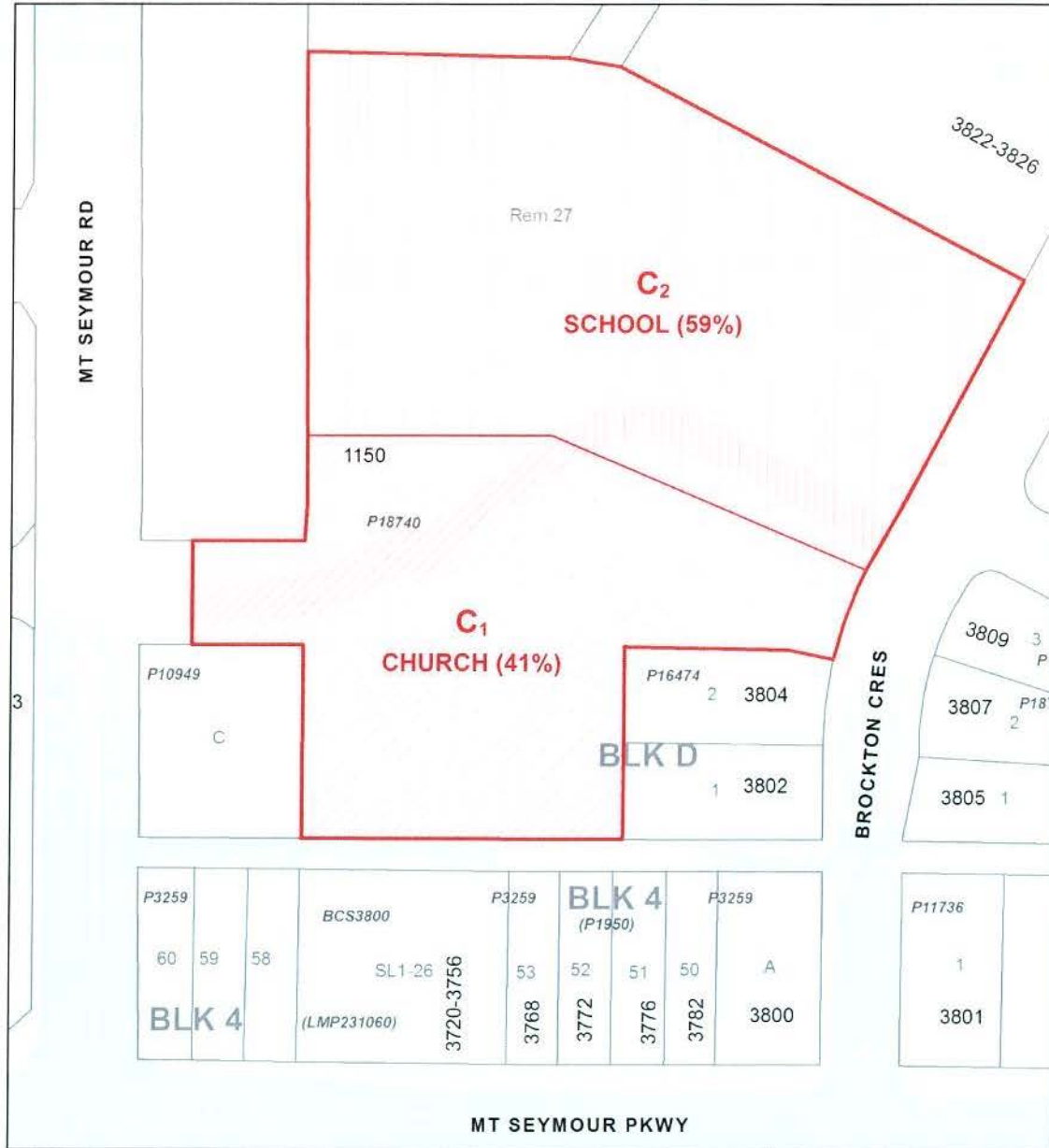
-  Exemption Area
-  Parcel



# Schedule B to Bylaw 8130



# Schedule C to Bylaw 8130

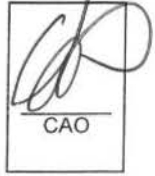


- Church Area
- School Area
- Parcel

**St. Pius X Elementary School**  
**1150 Mt. Seymour Road**



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



## The District of North Vancouver REPORT TO COUNCIL

September 14, 2015  
File: 05.1930/2015

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** 2016 - 2019 Taxation Exemptions by Council Bylaw 8130

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### RECOMMENDATION:

THAT:

1. "2016 - 2019 Taxation Exemptions by Council Bylaw 8130, 2015" is read a FIRST, SECOND and THIRD time;
2. The Mayor and Clerk be authorized to execute the Conditions of Exemption Agreement arranged with the Capilano Tennis Club; and
3. Prior to considering adoption of the Bylaw 8130, the Clerk is directed to provide public notice in accordance with Section 227 of the *Community Charter*.

### REASON FOR REPORT:

In compliance with the provisions of the *Community Charter* and Taxation Exemptions by Council Guidelines, members of the Community Services Advisory Committee (CSAC) have reviewed applications for 2016 -2019 permissive tax exemptions. Staff prepared the necessary bylaws for Council's consideration based upon CSAC recommendations.

### SUMMARY:

Per "Taxation Exemptions by Council Guidelines" policy, members of the CSAC carefully reviewed applications for permissive tax exemptions for 57 properties from 35 different agencies. Bylaw 8130 has been prepared and is attached to this report based on the Committee's recommendations (Attachment 1). According to provisions of the *Community Charter*, Council may, on or before October 31<sup>st</sup> of each year, adopt a bylaw to exempt certain lands or improvements (or both) from municipal taxation.

**BACKGROUND:**

Permissive tax exemptions are a mechanism provided through the *Community Charter* that assists in promoting and recognizing that non-profit organizations contribute to the well-being of the citizens of the Municipality. The Taxation Exemptions by Council Guidelines include a number of criteria which must be met by organizations applying for a permissive tax exemption. The CSAC has been provided the authority by Council to review applications and recommend exemptions, and have assessed each of the applications to ensure that they comply with the criteria.

The guidelines also include a financial cap equal to 0.6% of the tax levy which is applicable to Section 224 permissive tax exemptions being discussed in multiple reports at this time. When the funding requested exceeds the financial cap of the 0.6% of the tax levy, CSAC has authority to allocate funds to applicants (within the limits of the financial cap) in the best interests of the District and present recommendations to Council. Under this authority, some applicants may receive 100% of their funding request while other applicants may receive less than 100%. The estimated taxes exempted in the bylaw do not exceed the maximum cap value.

Section 3.0 of the policy includes specific criteria related to the review process. Commencing from the recent civic election held in 2014 the Province implemented 4 year Council terms. The bylaw attached aligns to the same four-year time frame as set through Taxation Exemptions by Council Guidelines. In summary, the policy states that CSAC will review permissive tax exemptions in the second year of Council's mandate and that a resulting bylaw will now be in effect for a four year period. The addition of a year to the cycle has been recently approved through direction of the Finance and Audit Committee.

Moreover, the policy states that new applications received in years one, three and four of Council's mandate will only be considered if there is funding within the financial cap, if Council deems a service to be a District service or deems there to be a community need.

**EXISTING POLICY:**

Taxation Exemptions by Council Guidelines (Attachment 2)

**ANALYSIS:**

The application review process structured by CSAC provided for multiple levels of evaluation and discussion. A Permissive Tax Exemption (PTE) sub-committee was initially formed to review and assess the applications. In total 57 properties from 35 different agencies were reviewed. The sub-committee concluded that the majority of the applications fulfilled the tax exemption criteria and recommended approval to the CSAC membership. Applications not meeting criteria such as the North Shore Winter Club (Curling Portion) and Capilano Tennis Club were further reviewed and discussed by CSAC. With staff assistance, a condition of exemption agreement for the Tennis Club was prepared addressing the concerns expressed by the committee. Most notably, and discussed in depth below, the committee desires greater public access to the tennis courts as a condition to recommending an exemption. A condition of exemption agreement has been approved by CSAC and has been endorsed by the Capilano Tennis Club Executive and Membership. The Bylaw that is now before Council reflects these recommendations.

According to Charter Section 224, which provides the general authority for tax exemptions by Council (permissive tax exemptions), Council may by bylaw, exempt various types of land or improvements (see Attachment 3) from District taxation to the extent, for the period and subject to the conditions provided in the bylaw. Council may apply the exemption to the whole or a part of the taxable assessed value of land or improvements or both. Therefore, Council may either:

- Grant the exemption(s);
- Deny the exemption(s); or
- Grant a percentage of the assessed value of the lands and/or improvements.

Note: other taxing jurisdictions legislation also provides for exemptions of taxes when permissive tax exemptions have been granted by a municipality.

Those properties that were provided exemptions by Council approved in 2012 have been included in this year's Bylaw (with the exception of the North Shore Winter Club – Curling Portion). One property has been added which is a second facility recently leased by RNB Dance. RNB Dance and Theatre Arts Society require this new space located at 1233 Lynn Valley Road (Lynn Valley Town Centre), in order to meet the increasing demand for their programs.

#### ***North Shore Winter Club – Curling Portion***

The North Shore Winter Club recently terminated the agreement with the North Vancouver Recreation Commission (NVRC) for the provision of curling, effective this past May. The Winter Club has been receiving a permissive tax exemption for the curling portion of their facility since the late 1990's when the NVRC decided to replace the curling rink at Harry Jerome with the Flicka Gymnastics Club. A tax exemption was granted as the curling rink was seen as an extension of service provided by the NVRC.

The Winter Club has decided to terminate the agreement to allow for conversion of the curling rink into a hockey rink, which is in greater demand. Although the Winter Club maintains that many of the programs that they will offer in the converted area are available to the public, CSAC considered the affordability of attaining these services that are offered at greater premium than what members pay. As there is no longer an agreement in place with NVRC, along with affordability of services, CSAC has recommended denial of a permissive tax exemption.

#### ***Capilano Tennis Club***

The PTE application made by the Capilano Tennis Club for their property located at 2500 Capilano Road was carefully considered and debated by both the PTE sub-committee as well as the CSAC.

In review of the application the PTE subcommittee noted many areas of concern such as accessibility, public access, fee structure, infrastructure, and uniqueness of service. The rationale for the concern was based on the fact that members did not feel that the application met the following criteria included in the Taxation Exemptions by Council Guidelines:

- 1.9 Organizations must be non-profit and must provide needed:
  - direct social & community services to District residents; or
  - arts and cultural activities of demonstrable benefit to District residents and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or

- recreational services to District residents that can reasonably be considered an extension of municipal recreational services,

1.10 Organizations must offer services primarily to the broader community of citizens of the District of North Vancouver, and justify the need for that service;

For the purposes of general provisions 1.9 and 1.10, in establishing need for direct social, community, cultural or recreational services, the Community Services Advisory Committee has the power to make a distinction between addressing “need” and providing “choice” and will recommend to Council only those applications that address need.

The committee decided that the services provided by the tennis club were not unique given that quality tennis lessons are being offered by the North Vancouver Recreation Commission through the Grant Connell Tennis Centre. Members also agreed that there were a number of high quality tennis courts throughout the District that provide all residents the opportunity to play tennis free of charge. Although members acknowledged that the Capilano Tennis Club did provide their membership with a unique sense of community, they considered that the annual membership fees as well as the initiation fee did not make the Club accessible to all District residents and gave the facility more of a “private club” feel.

The committee understanding that the Tennis Club has been receiving a permissive tax exemption since the year 2000, endeavoured to find possible solutions to assisting the Club in aligning to the required criteria. To this end, the Committee requested that staff explore the possibility of establishing an agreement which would consider greater public access to the facility, advertising of public tennis and a reasonable user fee.

With staff support, the Manager of Revenue and Taxation together with the Municipal Solicitor crafted an agreement which incorporated the above conditions. The agreement that was created is intended to satisfy the Committee’s concern for greater public access which in turn would satisfy the requirements for a permissive exemption.

The agreement was shared and reviewed by the Tennis Club and after significant discussion a condition of exemption agreement is now agreed to by both CSAC and the Capilano Tennis Club Executive and membership.

At their meeting on September 9<sup>th</sup>, 2015, the CSAC Committee unanimously approved the agreement negotiated with the Tennis Club and recommended a permissive tax exemption be granted upon execution of the agreement. The final agreement is included as Attachment 3 to this report.

**Timing/Approval Process:**

Pursuant to provision of the *Community Charter*, Council must adopt Permissive Tax Exemption Bylaws by October 31<sup>st</sup> of each year. Public notice must be provided in accordance with the *Charter* prior to adoption of the Permissive tax Exemption Bylaw. The agreement with the Tennis Club must also be executed prior to adoption of Bylaw 8130.

**Concurrence:**

Both staff from Social Planning as well as Finance provided support to CSAC during their review process. The Clerks Department assisted with the preparation and review of the necessary bylaw.

**Financial Impacts:**

The general assessments and the 2015 taxes that otherwise would have applied to the properties covered under the 2016-2019 Taxation Exemptions by Council are included in Attachment 4. As indicated based on exempt assessments of \$108,626,600 the total municipal taxes exempted for 2015, based on applications received, is \$416,814.

If Council were to approve the recommendations for exemptions, the total 2015 exempt assessments would be \$108,155,400 and the total 2015 taxes exempt would be \$414,054.

A financial cap of 0.6% of the tax levy allows maximum exemptions of \$510,953. After inclusion of \$6,506 for places of public worship exemptions, \$10,141 for Museum and Archives warehouse facility and \$15,763 previously approved for Royal Canadian Legion, these total exemptions provided are \$64,489 below the cap.

**Social Policy Implications:**

In providing tax exemptions to non-profit organizations that deliver preventative and support services, the District furthers the aim of social sustainability by leveraging our resources effectively to assist in meeting the needs of people in our community.

Respectfully submitted,

  
Cristina Rucci,  
Social Planner

- Attachment 1. 2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015  
Attachment 2: Taxation Exemptions by Council Guidelines  
Attachment 3: Agreement between the Capilano Tennis Club and The District of North Vancouver  
Attachment 4: General Assessments applied to the properties covered under the 2016-2019 Taxation Exemptions by Council

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

## The Corporation of the District of North Vancouver

### Bylaw 8130

A bylaw to exempt certain lands and improvements from municipal taxation.

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

#### 1. Citation

This bylaw may be cited as "2016 - 2019 Taxation Exemptions by Council Bylaw 8130, 2015".

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

For the years 2016 - 2019, the following lands and improvements are exempt from taxation levied pursuant to section 224 of the *Community Charter*:

- a. land or improvements that:
  - i. are owned or held by a charitable, philanthropic or other not for profit corporation; and,
  - ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
    1. North Shore Crisis Services Society – That portion of Lot 2, District Lot 2087, Plan LMP 24090 as shown in Schedule A, PID: 023-125-578, (registered in the name of the Provincial Rental Housing Corporation and leased to the North Shore Crisis Services Society - Roll # 052-7240-9000-2);
    2. St. John Society (British Columbia and Yukon) – office/resource centre for first aid services. Strata Lot 7, District Lot 204, Strata Plan LMS 2284, PID: 023-336-234, (106-223 Mountain Highway (including Units 106 and 107), registered in the name of St. John Society (British Columbia and Yukon) - Roll # 999-6228-4007-X);
    3. North Shore Disability Resource Centre Foundation (North Shore Disability Resource Centre Association) – office/resource centre. Strata Lot 27, District Lot 2023, Strata Plan VR 1541, PID: 018-799-141, (3158 Mountain Highway, registered in the name of the North Shore Disability Resource Centre Foundation – Roll # 050-5154-1027-6);

4. North Shore Disability Resource Centre Foundation (North Shore Disability Resource Centre Association) – office/resource centre. Strata Lot 28, District Lot 2023, Strata Plan VR 1541, PID: 018-799-159, (3140 Mountain Highway, registered in the name of the North Shore Disability Resource Centre Foundation – Roll # 050-5154-1028-4);
5. Canadian Mental Health Association, North and West Vancouver Branch – Lot 23, Block 5, District Lot 615, Plan 9070, PID: 009-766-901, (1573 Arborlynn Drive – registered in the name of Canadian Mental Health Association, North and West Vancouver Branch - Roll # 070-0953-9100-2);
6. Canadian Mental Health Association, North and West Vancouver Branch – Lot 19, South ½ of Block 5, District Lot 2023, Plan 3078, PID: 013-186-931, (1198 Harold Road, registered in the name of Canadian Mental Health Association, North and West Vancouver Branch - Roll # 051-0721-8500-7);
7. Change the World Foundation, DBA Harvest Project – Lot A, Block 4, District Lot 266, Plan 16082, PID: 007-581-327, that portion of the property which is leased, (1071 to 1091 Roosevelt Crescent, registered in the name of Northgate Investment Corporation – Roll # 010-1608-2000-6);
8. Hollyburn Family Services – Lot C of Lot 3, Blocks A and B, District Lot 621 Plan 4655, PID: 004-079-035, (3212 Mount Seymour Parkway, registered in the name of The Corporation of The District of North Vancouver and leased to the Hollyburn Family Services Society - Roll #110-0395-3200-3);
9. Hollyburn Family Services – Lot A of Lot 3, Blocks A and B, District Lot 621 Plan 4655, PID: 011-442-913, (3218 Mount Seymour Parkway, registered in the name of The Corporation of The District of North Vancouver and leased to the Hollyburn Family Services Society - Roll # 110-0395-3000-0);
10. St. John Society (British Columbia and Yukon) – office/resource centre for first aid services. Strata Lot 8, District Lot 204, Strata Plan LMS 2284, PID: 023-336-242, (108 – 223 Mountain Highway, registered in the name of St. John Society (British Columbia and Yukon) - Roll # 090-6228-4008-8);
11. Wild Bird Trust of British Columbia (WBT), Conservation Area, Nature House, Port Metro Vancouver Wildlife Conservation Area, Maplewood South. – That portion of the land licenced by the Port for occupation by the WBT for the exclusive use and occupation of access to the Nature House land and building used for conservation and educational purposes.

Described as Lot 5, Block D, District Lot 469, Plan 8885, Consolidated Lots 4-12, South of Hwy Plan 2383, Block 4, District Lot 469, Plan 1532, PID: 009-902-686, (2649 Dollarton Highway, - Roll # 100-0139-7551-X);

b. Land or improvements that:

i. are owned or held by a municipality, regional district or other local authority; and,

ii. the council considers are used for a purpose of the local authority:

1. The Corporation of the District of West Vancouver – parkland. Lot A (except E.P. 6637), Blocks 23 and 24, District Lots 601 and 607, Plan 4740, PID: 011-348-089, (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 020-0343-0400-2);
2. The Corporation of the District of West Vancouver – parkland. All that portion of Block A (R.P. 360) lying east of Lot B (R.P. 1372), District Lot 764, PID: 015-966-356, (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 010-0469-5900-9);
3. The Corporation of the District of West Vancouver – parkland. Lot B (R.P. 1372), Block A (R.P. 360), District Lot 764, PID: 015-966-283. (parkland registered in the name of The Corporation of the District of West Vancouver - Roll # 010-0469-6100-3);
4. Greater Vancouver Water District (GVWD) – Capilano River Regional Park – parkland. Block G, District Lot 602, Plan 10857, PID: 009-283-285, (parkland registered in the name of the Greater Vancouver Water District – Roll # 021-0346-0100-7);

c. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:

1. Deep Cove Parent Participation Preschool Society – preschool. That portion of the Seycove Secondary School premises, described as Lot B, Block A, District Lot 543, Plan 16981, PID: 007-330-006, (1204 Caledonia Avenue, portion occupied by the Deep Cove Parent Participation Preschool Society - Roll # 130-1698-1010-0);
2. Highlands Out-of-School Care Society – out-of-school care. That portion of the Highlands Elementary School premises, described as Lot 5, except part in Plan 22741, Block 10, District Lots 598 to 601, Plan 7512, PID: 003-120-490, (3150 Colwood Drive, portion occupied by Highlands Out-of-School Care Society - Roll # 030-0275-9405-X);

3. Novaco Day Care Centre Society – day care and out-of-school care. That portion of Norgate Community Elementary School premises, described as Lots 1 and 2, Block 30, District Lots 264 and 266, Plan 8498, PID: 010-053-654 and 010-053-662, [portion occupied by the Novaco Day Care Centre Society (Novaco Day Care Centre and Novaco Out-of-School Care) - Roll # 010-0127-6100-1 and 010-0127-6200-8];
  4. La Pre-Maternelle Francophone Trotin-Trotinette – francophone preschool. That portion of Andre-Piolat School described as Parcel 1, District Lot 784, Group 1, Plan BCP20, PID: 025-440-284, (380 W. Kings Road, portion occupied by the La Pre-Maternelle Francophone Trotin-Trotinette – francophone preschool – Roll # 040-3000-2000-7);
  5. North Shore Neighbourhood House – out of school child care. That portion of Capilano Elementary School premises described as Block 16 (Explanatory Plan 5360), District Lot 552, Plan 4672, PID: 011-431-661, (1230 West 20th Street, portion occupied by the Capilano Child Care Centre – Roll # 011-0166-2200-6);
  6. North Shore Neighbourhood House – out of school child care. That portion of Cleveland Elementary School premises described as Amended Lot 1 (Explanatory Plan 11530), Block 2 1, District Lots 597 and 600, Plan 11577, PID: 009-036-725, (1255 Eldon Road, portion occupied by the Cleveland Child Care Centre – Roll # 020-0271-0710-8);
- d. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a public authority or local authority; and,
  - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
1. Deep Cove Cultural Society – cultural uses. Lot N of Lot A, Block 7, District Lot 626, Plan 23042, PID: 016-612-001, (4360 Gallant Avenue, registered in the name of The Corporation of The District of North Vancouver and leased to the Deep Cove Cultural Society - Roll # 130-2304-2005-2);
  2. North Vancouver Community Players – cultural uses. Lots 1 and 2, Block 11, District Lot 553, Plan 2406, PID: 013-798-278, (815 East 11th Street,

Hendry Hall, registered in the name of The Corporation of The District of North Vancouver and leased to the North Vancouver Community Players - Roll # 080-0176-1300-0);

3. RNB Dance and Theatre Arts Society – cultural uses. Lot T, Block 6, District Lot 2023, Plan 21620, PID: 010-225-854, (3355 Mountain Highway, registered in the name of The Corporation of The District of North Vancouver and leased to RNB Dance and Theatre Arts Society - Roll # 050-2162-0020-2);
4. RNB Dance and Theatre Arts Society – cultural uses. Lot 1, District Lots 2022 and 2023, Group 1 New Westminster District Plan BCP 16197, PID: 026-227-401, (Units 151 & 155, 1233 Lynn Valley Road, registered in the name of The Corporation of The District of North Vancouver and leased to RNB Dance and Theatre Arts Society – Roll # 050-3161-9775-0);
5. Parkgate Community Services Society – Seymour Youth Centre. Lot B, except portions in Plans 16298, LMP 22002 and LMP 37723, Block X, District Lots 469, 580 and 611, Plan 15231, PID: 016-396-189, (949 Lytton Street, registered in the name of The Corporation of The District of North Vancouver and leased to the Parkgate Community Services Society - Roll # 100-1523-1009-6);
6. North Shore Neighbourhood House – out-of-school child care. That portion of the east 200 ft. of Lot T, Block 6, District Lot 2023, Plan 21620, PID: 010-225-854, having an area of 5,800 sq. ft., (Lynn Valley Child Care Centre, 3361 Mountain Highway, registered in the name of The Corporation of The District of North Vancouver and leased to the North Shore Neighbourhood House - Roll # 051-2162-0030-X);
7. Seymour Heights Parent Participation Preschool Association – preschool. Lot B, except portions in Plans 16298, LMP 22002 and LMP 37723, Block X, District Lots 469, 580 and 611, Plan 15231, PID: 016-396-189, (800 Lytton Street, registered in the name of The Corporation of The District of North Vancouver and leased to the Seymour Heights Parent Participation Preschool Association - Roll # 100-1523-1007-X);
8. Lynn Valley Parent Participation Preschool – preschool. That portion of Lot 1, District Lot 2023, Group 1, Plan BCP 7704 Part of PID: 025-765-019, (3220 Mountain Highway, registered in the name of The Corporation of The District of North Vancouver and portion leased to the Lynn Valley Parent Participation Preschool Society - Roll # 052-3077-0402-5;
9. Lynn Valley Services Society, Mollie Nye House – community centre. Lot 1, Block 13, District Lot 2025, Group 1, Plan LMP 47707, PID: 024-903-388, (940 Lynn Valley Road, registered in the name of The Corporation of

The District of North Vancouver and leased to the Lynn Valley Services Society – Roll # 050-7477-0700-6);

10. Delbrook Partnership for Quality Childcare Association – child care facility. Part leased in Plan BCP 05772 of Block 19, except Part in Explanatory Plan 16399, West 1/2 of District Lot 617, Plan 19489, PID: 006-999-832, (3111 Stanley Avenue, registered in the name of The Corporation of The District of North Vancouver and leased to the Delbrook Partnership for Quality Child Care Association - Roll # 030-1948-9000-7);
11. Deep Cove Rowing Club – rowing club. Lot 12 AM, Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-263, (2156 Banbury Road, registered in the name of The Corporation of The District of North Vancouver and leased to the Deep Cove Rowing Club – Roll # 132-0453-7420-1);
12. Hollyburn Family Services – emergency shelter. That portion of Lot A, Block 7, District Lot 193, Plan 12218, PID: 005-411-483, (1930 Dollarton Highway, registered in the name of The Corporation of The District of North Vancouver and leased to Hollyburn Family Services Society - Roll # 100-0101-2600-7);
13. Family Services of the North Shore – family resource centre. Lot 1, Blocks 2 and 3, District Lot 791, Plan 16486, PID: 007-471-483 (I Hope Family Centre, 399 Seymour River Place, registered in the name of The Corporation of The District of North Vancouver and leased to the Family Services of the North Shore - Roll # 100-1648-6004-5);
14. Capilano Tennis Club – tennis club. That portion of Lot A, Lots 15 and 16, Block 10, District Lots 601 and 607, Plan 4740, PID: 011-348-542 (2500 Capilano Road, registered in the name of The Corporation of The District of North Vancouver and leased to the Capilano Tennis Club - Roll # 011-0341-7010-3); **Subject to Conditions of Exemption Agreement.**

- e. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
  - i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
  - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
  - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,

- iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:

Nil

- f. in relation to property that is exempt under section 220 (1) (h) [buildings for public worship]:
  - i. an area of land surrounding the exempt building;
  - ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
  - iii. an area of land surrounding a hall that is exempt under subparagraph (ii):

Included in Bylaw 8131.

- g. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:

- 1. Aga Khan Foundation Canada – public worship. That portion of Lot 1, Block 2, District Lot 600, Plan 16179, as shown in Schedule B, PID: 007-530-323 (1150 Gladwin Drive, registered in the name of the Aga Khan Foundation Canada and leased to The Ismaili Council for British Columbia - Roll # 011-1617-9000-3) and Lot 2, Block 2, District Lot 600, Plan 16967, PID: 007-335-954; Roll # 011-1696-7010-4;

- h. in relation to property that is exempt under section 220 (1) (i) [seniors' homes], (j) [hospitals] or (l) [private schools], any area of land surrounding the exempt building:

- 1. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot J, Block 13, District Lot 2025, Plan 9928, PID: 008-266-280, (2701 St. Christophers Rd, - Roll # 050-0755-1800-7);
- 2. Vancouver Waldorf School Society – School. That portion of the land surrounding the building used for school purposes, described as Lot 4, Block 13, District Lot 2025, Plan LMP 47707, PID: 024-903-451, (2725 St. Christophers Rd, - Roll # 050-7477-0730-8);

3. St. Pius X Elementary School – School. That portion of the land surrounding the building used for school purposes, as shown in Schedule C, described as Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, (1150 Mount Seymour Rd, - Roll # 110-1874-0265-5);
- i. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:
- Nil
- j. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the *Community Care and Assisted Living Act*:
1. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 384 of Lot A, District Lot 591, Plan 21605, PID: 009-881-492, (5793 Nancy Greene Way, registered in the name of the North Shore Disability Resource Centre Association - Roll # 022-2160-5070-7);
  2. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 11, District Lot 624, Plan 20976, PID: 005-123-721, (4060 Shone Road, registered in the name of the North Shore Disability Resource Centre Association - Roll # 110-2097-6100-8);
  3. North Shore Disability Resource Centre Association (North Shore Disability Resource Centre Foundation) – group home. Lot 13, Blocks 9A and 10A, District Lot 596, Plan 9666, PID: 009-600-531, (4338 Quinton Place, registered in the name of the North Shore Disability Resource Centre Association - Roll # 021-0265-4800-3);
  4. Parkgate Community Health Centre – community care facility. Lot H, except part subdivided by Plan LMP 6686, District Lot 622, Plan VAP 23160, 2nd Floor of 2 storey building situated on all of Lot 4, PID: 017-048-401, (3625 Banff Court, registered in the name of the Corporation of the District of North Vancouver and leased to the Vancouver Coastal Health Authority for the Parkgate Community Health Centre – Roll # 110-2316-0010-0);
  5. Community Living Society – group home. Lot 3, Block 38, District Lots 598 to 601, Plan 6659, PID: 010-826-777, (2985 Newmarket Drive, registered in the name of the Community Living Society - Roll # 030-0283-1000-4);
  6. Community Living Society – group home. Lot A (Reference Plan 7729) of Lot 3, Blocks 3 and 4, District Lot 595, Plan 6626, PID: 010-099-972, (4537

Capilano Road, registered in the name of the Community Living Society - Roll # 021-0252-4400-0);

7. Community Living Society – group home. That portion of Lot 22, Block 4, District Lots 600 and 601, Plan 7829, PID: 005-216-818, (3091 Paisley Road, registered in the name of the Community Living Society - Roll # 020-0301-1800-X);
8. Community Living Society – group home. Lot 19, Block 18, District Lot 2023, Plan 13229, PID: 008-698-015, (3660 Maginnis Avenue, registered in the name of the Community Living Society - Roll # 052-0732-7515-8);
9. Greater Vancouver Community Services Society – group home. Lot 1, Block B, District Lot 622, Plan 9895, PID: 009-430-172, (3403 Mount Seymour Parkway, registered in the name of the Greater Vancouver Community Services Society - Roll # 110-0408-9600-5);
10. Greater Vancouver Community Services Society – group home. Lot K, Block 15, District Lot 2088, Plan 15389, PID: 007-693-401, (1693 Coleman Street, registered in the name of the Greater Vancouver Community Services Society - Roll # 053-1538-9010-X);
11. North Shore Connexions Society – group home. Lot C, Blocks 27 and 28, District Lot 598, Plan 10643, PID: 009-328-769 (2490 Edgemont Boulevard, registered in the name of the North Shore Connexions Society - Roll # 030-0272-1100-2);
12. North Shore Connexions Society – group home. Lot A, Block 5, District Lot 596, Plan EPP 44352, PID: 029-480-469, (4410 Capilano Road, registered in the name of the North Shore Connexions Society – Roll # 021-3443-5200-5);
13. North Shore Connexions Society – group home. Lot 4, Block W, District Lot 2008, Plan 16546, PID: 007-439-806, (1240 Barlynn Crescent, registered in the name of North Shore Connexions Society - Roll # 050-1654-6030-X);
14. North Shore Connexions Society – group home. Lot 22, District Lot 2087, Plan 17649, PID: 007-264-445, (1904 Peters Road, registered in the name of the North Shore Connexions Society - Roll # 052-1764-9216-X);
15. Community Living Society – group home. Lot 1, East ½ of Block 1, North ½ of District Lot 2003, Plan 3503 PID: 004-756-568, (1075 Frederick Road, registered in the name of the Community Living Society - Roll # 051-0678-3210-5);

16. Community Living Society – group home. Lot 12, Block 13 and 14, District Lot 2087, Plan 1988, PID: 010-815-015, (1680 Ross Road, registered in the name of the Community Living Society - Roll # 060-0825-8600-4);
  17. Community Living Society – group home. Lot F, Block 0, District Lot 2026, Plan 9629, PID: 009-622-977, (3636 Norwood Avenue, registered in the name of the Community Living Society - Roll # 040-0762-8400-X);
  18. Turning Point Recovery Society – Residential addiction home. The leased portion of Amended Lot 2 (Reference Plan 2935) Block C, District Lots 598 to 601, Plan 6659, PID: 011-072-725, (2670 Lloyd Avenue, registered in the name of The Corporation of The District of North Vancouver and leased to the Turning Point Housing Society - Roll # 011-0294-2700-2);
- k. land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal:
1. Kiwanis Seniors Citizens Homes Ltd. – seniors' home. Lot A, Block W, District Lot 2022, Plan 14661, PID: 007-756-925, (2555 Whiteley Court, registered in the name of Kiwanis Seniors Citizens Homes Ltd. - Roll # 050-1466-1000-8);
  2. Lowland Senior Citizens' Housing Society – seniors' care facility. Lot C, Block 35, District Lot 2022, Plan 17292, PID: 007-290-136 (1335 East 27<sup>th</sup> Street, registered in the name of the Lowland Senior Citizens' Housing Society - Roll # 070-1729-2020-5).

### **3. Effective Date**

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

**READ** a first time

**READ** a second time

**READ** a third time

**NOTICE** given in accordance with Section 227 of the *Community Charter* of the \_\_\_\_\_ and \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ADOPTED**

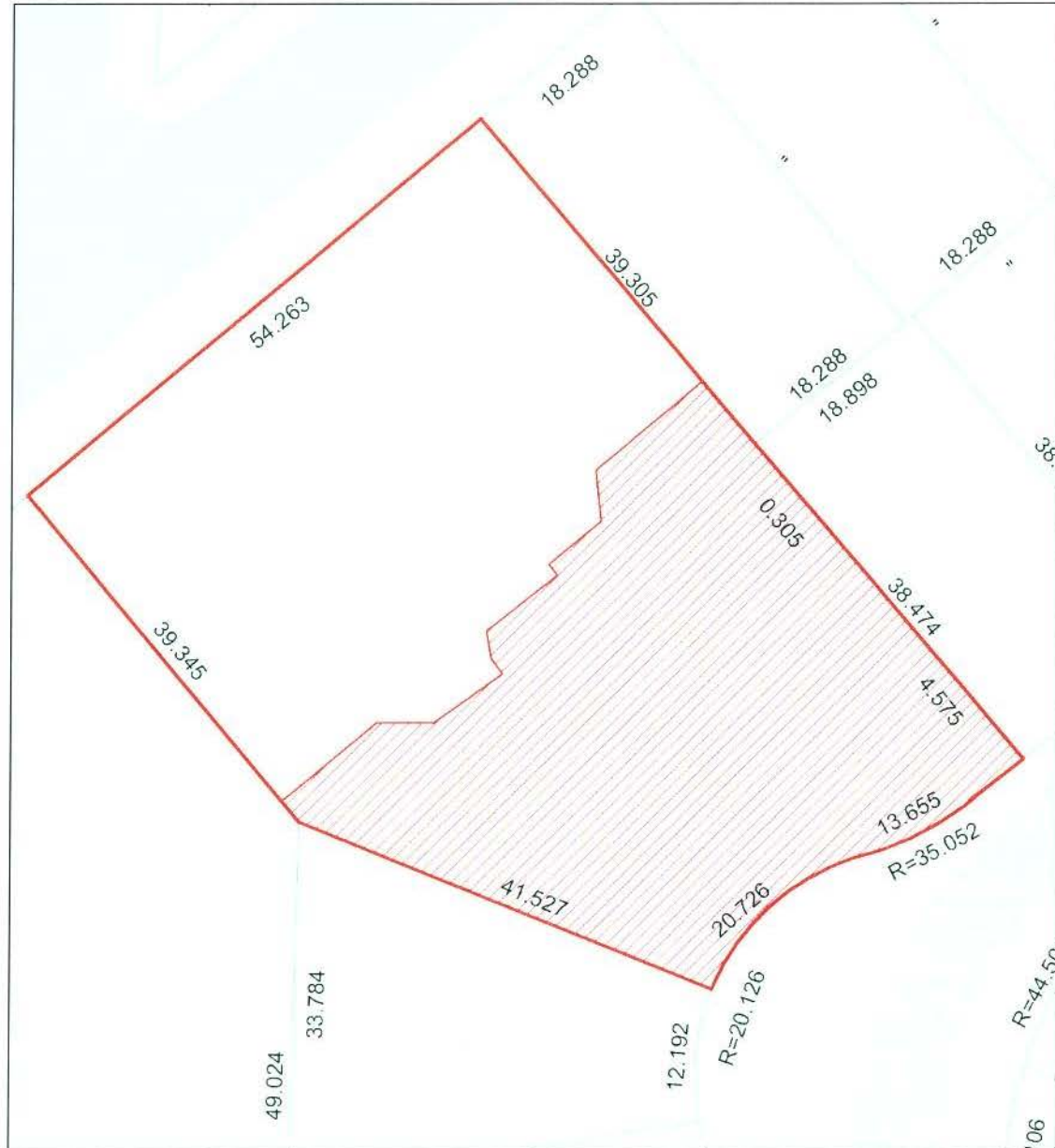
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

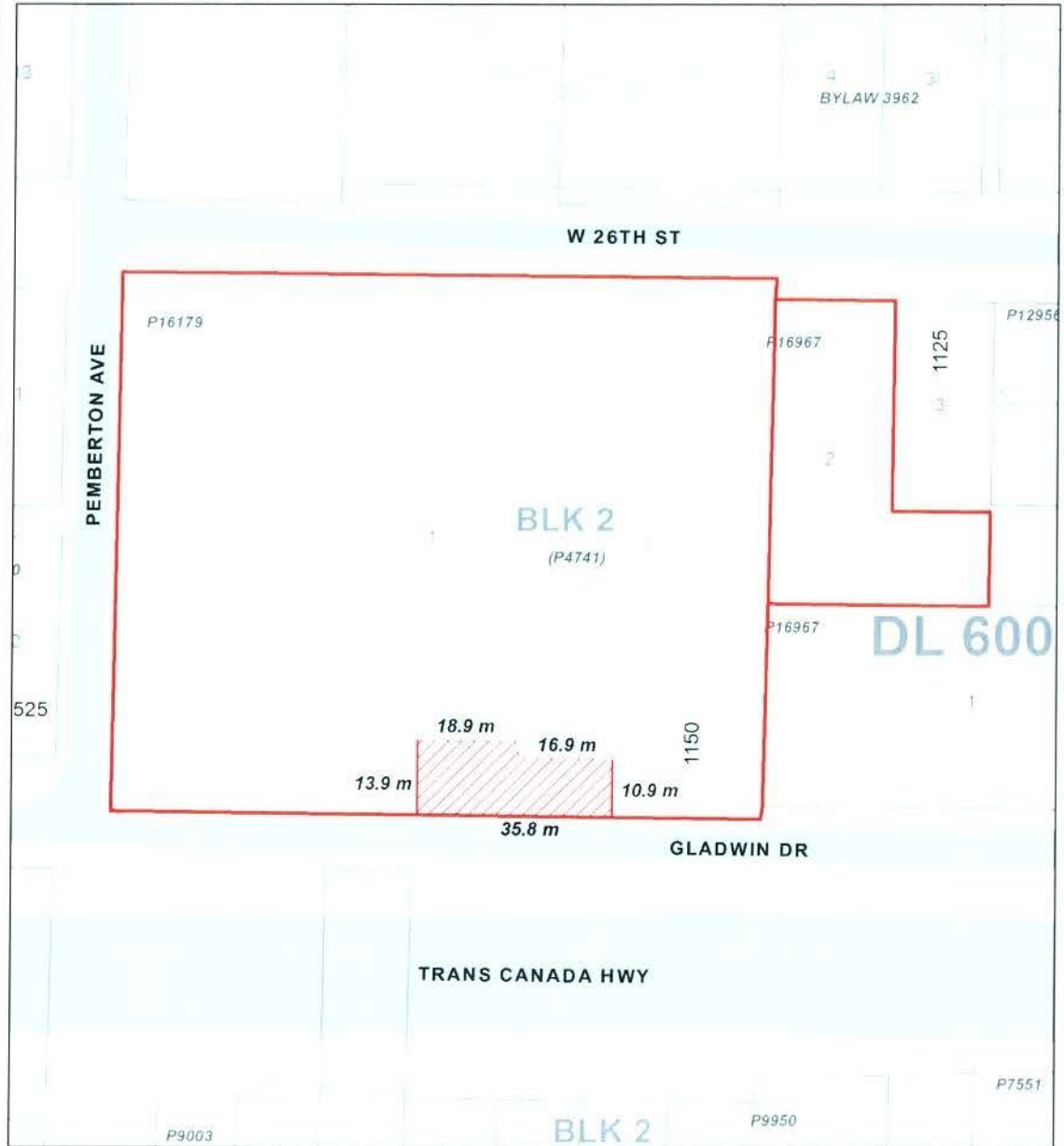
# Schedule A to Bylaw 8130





-  Exemption Area
-  Parcel



# Schedule B to Bylaw 8130

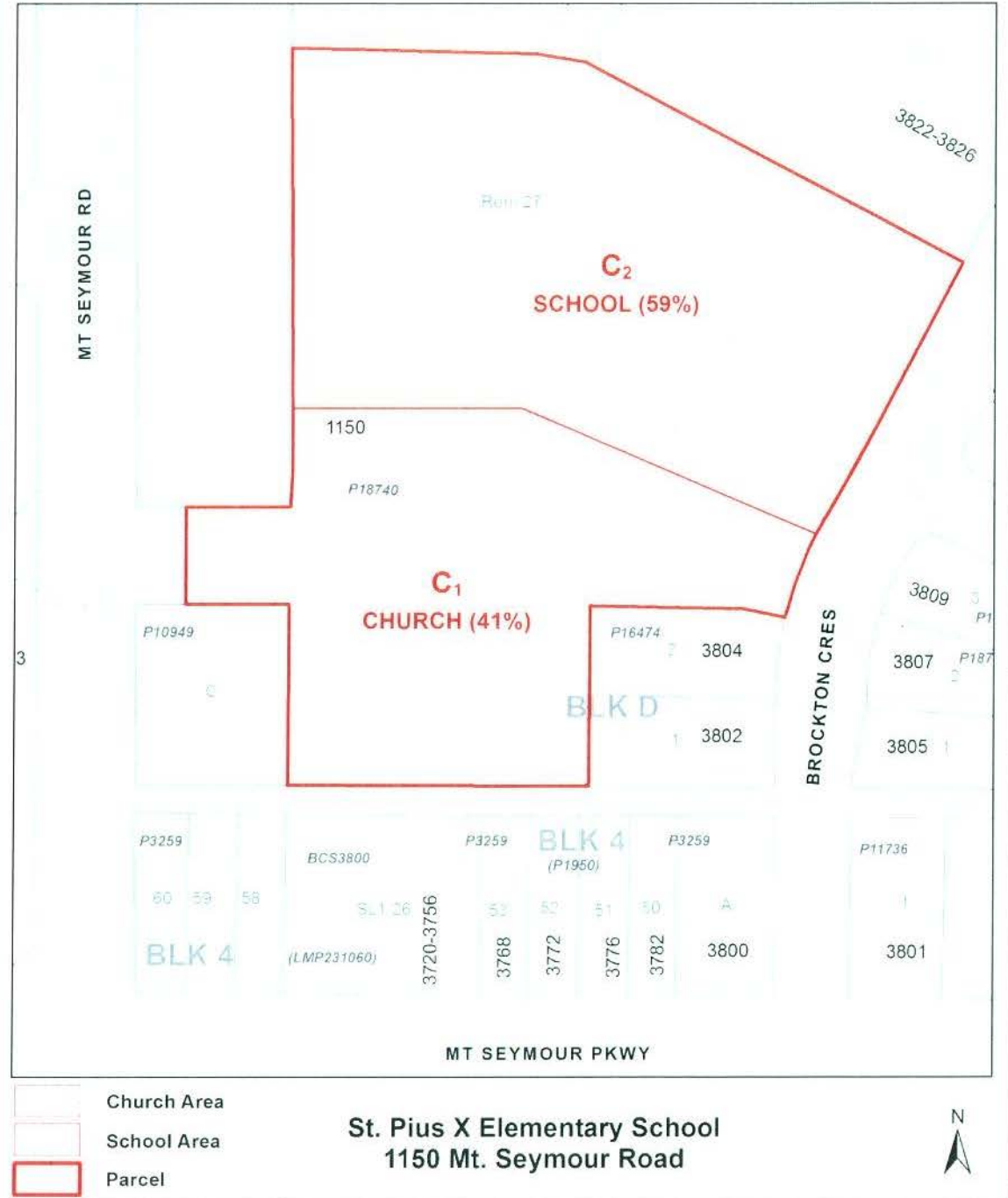


-  Taxable Area
-  Parcel

Ismaili Council for British Columbia  
1150 GLADWIN DR



# Schedule C to Bylaw 8130





## The Corporation of the District of North Vancouver

**CORPORATE POLICY MANUAL**

|              |   |      |
|--------------|---|------|
| Section:     | Finance                                   | 5    |
| Sub-Section: | Permissive Tax Exemptions                 | 1970 |
| Title:       | TAXATION EXEMPTIONS BY COUNCIL GUIDELINES | 3    |

**POLICY**

The *Community Charter* provides that on or before October 31 in any year, Council may, by bylaw, exempt land and/or improvements from municipal property taxes. In addition to the *Community Charter* requirements, those organizations applying for exemption must comply with the guidelines set out in this policy.

**REASON FOR POLICY**

The Council recognizes that such organizations contribute to the well being of the citizens of the Municipality and to the improvement of their quality of life, and that exemption from taxation by Council may effectively promote enhanced community services.

**AUTHORITY TO ACT**

Retained by Council

**PROCEDURE**Criteria for Taxation Exemption by Council

Exemptions provided for in Section 224 (General Authority for Permissive Tax Exemptions) and covered by these guidelines are at the discretion of Council. There is no obligation to give an exemption. Council may also consider partial exemptions of less than 100%.

A financial cap equal to 0.6% of the tax levy applies to Section 224 exemptions only and specifically exclude Section 225 (Partnering, heritage, riparian and other special exemption authority) or Section 226 (Revitalization tax exemptions). When the funding requested exceeds the financial cap of 0.6% of the tax levy, the Community Services Advisory Committee has authority to allocate funds to applicants (within the limits of the financial cap) in the best interests of the District and make its recommendation to council. Under this authority some applicants might receive 100% of a funding request while other applicants might receive less than 100%.

Council may impose restrictions on the use of the property and may require the applicant to enter into an operating agreement or other legal agreement as a condition of an exemption. (eg: a requirement that sports groups be open to the public on Saturdays).

Organizations applying for taxation exemptions must successfully meet each general criteria.

**1.0 General Criteria**

- 1.1 Exemptions are based on the Section 224 use of the property, not on the charitable status of the organization as a whole.
- 1.2 In the case of non-profit organizations seeking permissive tax exemption on private property, only private property that is entirely used for charitable, philanthropic will be considered for exemption (ie: no partial exemptions based on portions of property used for charitable or philanthropic).
- 1.3 The operations of the applicant on the property must be consistent with municipal policies, plans, bylaws, codes and regulations.
- 1.4 In the case of non-profit organizations seeking tax exemption, only property that is utilized to provide services for and/or to support to all District residents, without discrimination, will be considered.

- 1.5 PTEs will not be considered where Council believes that an exemption will result in the inappropriate downloading of responsibilities and costs of other levels of government to local taxpayers.
- 1.6 Organizations that disparage others are not eligible for a Permissive Tax Exemption.
- 1.7 Receipt of a Permissive Tax Exemption will be taken into consideration when organizations apply for other municipal grants.
- 1.8 Organizations must meet the guidelines of section 224 of the Community Charter;
- 1.9 Organizations must be non-profit and must provide needed:
  - direct social & community services to District residents; or
  - arts and cultural activities of demonstrable benefit to District residents and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or
  - recreational services to District residents that can reasonably be considered an extension of municipal recreational services,
- 1.10 Organizations must offer services primarily to the broader community of citizens of the District of North Vancouver, and justify the need for that service;
 

For the purposes of general provisions 1.9 and 1.10, in establishing need for direct social, community, cultural or recreational services, the Community Services Advisory Committee has the power to make a distinction between addressing "need" and providing "choice" and will recommend to Council only those applications that address need.
- 1.11 Organizations must show evidence of ongoing, active volunteer involvement;
- 1.12 Organizations must present proof of financial responsibility and accountability;
  - The organization must provide any financial information and supporting information requested and, at a minimum, provide the previous year's financial statements as per Section 7.1.
  - In assessing applications, the DNV will consider the ability of the organization to raise its own revenues.
- 1.13 Organizations must provide evidence of seeking funding from other sources, including exemptions from other levels of Government;

## 2.0 Applications

- 2.1 Application Form - The application form supplied by the municipality must be utilized by all applicants for tax exemption. The application form requires organizations to:
  - 2.1.1 declare under which subsection of section 224(2) of the *Community Charter* they are claiming the exemption;
  - 2.1.2 provide a full description of the organization, its purposes and programmes;
  - 2.1.3 provide all necessary documentation to support the status they claim; and
  - 2.1.4 provide financial statements in accordance with section 7 of this policy.
- 2.2 Completeness of Information Supplied - Unless all required information is supplied or a suitable explanation offered as to why this information cannot be supplied, the tax exemption application will not be considered.

2.3 Deadline - The deadline for applications in any year shall be set by the Community Services Advisory Committee and be strictly adhered to. The deadline must be on or before April 30<sup>th</sup> of the year preceding the year of tax exemption. Applications received after the deadline will only be considered if they meet the criteria under Section 2.4

2.4 Applications for Exemption Received after the Deadline – Subject to the provisions of the *Community Charter*, requests for exemption by Council which are received after the deadline will only be considered if they meet the following conditions:

2.4.1 The application complies with the tax exemption by Council guidelines as outlined in Section 1.0 of this policy;

2.4.2 The requirement for exemption was not reasonably foreseeable at the date of the deadline for exemptions for the current period;

2.4.3 Adequate justification is provided for not meeting the deadline for application for exemption for the current period.

2.4.4 A taxation exemption application form is completed.

Staff will review any application received after the deadline and provide recommendations to Council.

### 3.0 Review Process

3.1 Applications will be received by staff.

3.2 In the second year of council's mandate, the applications will be reviewed by the Community Services Advisory Committee, working with a staff liaison. A report and the necessary bylaw will be prepared for Council consideration by August 31st. Additional material, including completed applications, will be forwarded to Council only if specifically requested by Council.

3.3 Council approves a Permissive Tax Exemption bylaw once every three years in the second year of a Council's three year mandate. The bylaw is in effect for a three year period. The bylaw is supported by a full review of all applications.

3.4 New applications received in years one and three of a council mandate, will only be considered if there is room in the financial cap, if Council deems a service to be a District service or deems there to be a community "need".

3.5 Once Permissive Tax Exemption applications have been reviewed by the Community Services Advisory Committee and, it is confirmed that the total applications exceed the financial cap of .6% of the tax levy, the Community Services Advisory Committee will have the authority to allocate funds to applicants within the limits of the financial cap and make their recommendation to council. Staff will work with the Committee to establish allocation mechanisms.

### 4.0 Publication of Taxation Exemptions by Council Process and Criteria

4.1 The District Taxation Exemptions by Council Process and Guidelines will be publicized by posting a notice advising the Community of the Tax Exemption by Council process and criteria.

4.2 Taxation Exemptions by Council will be reported annually.

5.0 Council to Provide Notice of Permissive Tax Exemptions Prior to Adoption of Bylaw

- 5.1 Pursuant to Section 227 of the *Community Charter*, prior to adoption of a proposed bylaw to exempt property from taxation, Council is required to give notice of the bylaw. The notice must:
- 5.1.1 identify the property that would be subject to the bylaw,
  - 5.1.2 describe the proposed exemption,
  - 5.1.3 state the number of years that the exemption may be provided, and
  - 5.1.4 provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years.

6.0 Acknowledgement of Taxation Exemptions by Council

- 6.1 All recipients of tax exemptions from the District of North Vancouver are required to publicly acknowledge the exemption.
- 6.2 This information is to be communicated to all beneficiaries, either in the local newspaper or through a letter, as well as, if applicable, in a prominent location in their publication.
- 6.3 If such publication lists community and government organizations in North Vancouver, such a list should also include the Council of the District of North Vancouver.

7.0 Accountability

- 7.1 When applying for a taxation exemption by Council, or upon request, the applicant will supply an audited financial statement for the most recent fiscal year, or where audited financial statements are not available, the applicant will supply financial statements that have been verified as correct by two signing officers from the organization.

|                    |                    |              |                 |
|--------------------|--------------------|--------------|-----------------|
| Approval Date:     | May 6, 2002        | Approved by: | Regular Council |
| 1. Amendment Date: | September 10, 2007 | Approved by: | Regular Council |
| 2. Amendment Date: |                    | Approved by: |                 |
| 3. Amendment Date: |                    | Approved by: |                 |

## **Excerpt from Community Charter**

### **General authority for permissive exemptions**

**224** (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) or (3) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a) land or improvements that

- (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
- (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b) land or improvements that

- (i) are owned or held by a municipality, regional district or other local authority, and
- (ii) the council considers are used for a purpose of the local authority;

(c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a public authority or local authority, and
- (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

- (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
- (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
- (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
- (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],

- (i) an area of land surrounding the exempt building,
- (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
- (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);

(g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h) in relation to property that is exempt under section 220 (1) (i) *[seniors' homes]*, (j) *[hospitals]* or (l) *[private schools]*, any area of land surrounding the exempt building;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a licensed community care facility or registered assisted living residence under the *Community Care and Assisted Living Act*;

(k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) *[prohibition against assistance to business]*.

(4) Subject to subsection (5), a bylaw under this section

(a) must establish the term of the exemption, which may not be longer than 10 years,

(b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 *[notice of permissive tax exemptions]*, and

(c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).

(6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the assessment commissioner.

(7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

**AGREEMENT**

THIS AGREEMENT dated for reference the \_\_\_\_ day of \_\_\_\_\_, 2015

BETWEEN

**CAPILANO TENNIS CLUB**, having an address of P.O. Box #611, 718 - 333  
Brooksbank Avenue, North Vancouver, British Columbia V7J 3V8

(the "Club")

AND

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, having offices at  
355 West Queens Road, North Vancouver, British Columbia V7N 4N5

(the "District")

WHEREAS:

- A. The Club is a non-profit society registered pursuant to the *Societies Act* (British Columbia) under Number S-0010158;
- B. The Club leases lands and premises located at 2500 Capilano Road, North Vancouver, legally described as PID: 019-056-206, Lot A Block 10 District Lot 607 Group 1 New Westminster District and PID: 011-348-569, Lots 15 and 16 Block 10 District Lots 601 and 607 Plan 4740 (collectively, the "Land"), all of which Land is used by the Club for non-profit purposes;
- C. Four tennis courts (the "Courts") are located on the Land; and
- D. The District may, in its sole discretion, in accordance with section 224 of the *Community Charter*, S.B.C. 2003, c.26 (the "Charter"), exempt the Land from property taxation under section 197(1)(a) of the Charter; and
- E. Section 224(1) of the *Charter* provides that an exemption may be provided subject to conditions,

THE PARTIES HEREBY AGREE THAT if and for so long as the District exempts the Land from property taxation as aforesaid pursuant to section 224 of the *Charter*, which

exemption will be in the sole discretion of the District's municipal council, the Club will fulfill the following conditions:

- 1) the Club will provide the general public (non-members of the Club) with access to the Courts in accordance with the following:
  - (a) each Court will be available for non-member public use at least 10 hours each week, and specifically, each Court will be available every week from 1 pm to 3 pm on Monday and Thursday, from 7 am to 9 am on Tuesday and Friday, and from 5 pm to 7 pm on Saturday (the "Non-Member Use Periods");
  - (b) the Club may move a Non-Member Use Period for one or more of the Courts from time to time in order to accommodate pre-planned Club activities, provided that notice of any such change will be posted on the Club's website at least one week in advance, and in any event, the aggregate Non-Member Use Periods for each Court will be not less than 10 hours per week;
  - (c) Non-Member Use Periods for each Court will be at least two hours in duration and will be provided at a variety of times on at least four different days over the course of each week;
  - (d) there will be no limitation on the number of times a non-member can use the Courts during Non-Member Use Periods;
  - (e) the Club may charge a reasonable user fee for public use of the Courts only if required by agreement between the Club and the Province of British Columbia, and then only in the amount required under such agreement;
  - (f) Club members may not use the Courts during Non-Member Use Periods unless invited and accompanied by a non-member, except if two of the four Courts are vacant during a Non-Member Use Period, members may use one of the vacant Courts until such time as it is required for use by a non-member, at which time the Club members will vacate the Court;
  - (g) Courts may be pre-booked by non-member groups for use during Non-Member Use Periods, provided that such groups book at least two weeks

in advance, but individuals may not pre-book use of the Courts. Pre-booked dates will be indicated in the Club calendar;

- (h) the Courts will be available to non-members during the Non-Member Use Periods on a first come, first served basis, unless pre-booked by a non-member group;
- (i) members and non-members will be subject to the same rules and regulations governing Court use, provided that such rules and regulations do not conflict with the terms of this Agreement; and
- (j) prior to entering the Courts, non-members will log their name and contact information in the Club's guest book and pay the user fee.

2) the Club will provide on the home page of its website, in bold print:

- (a) a statement that the Courts are available for non-member public access at certain times and the fee payable for public use;
- (b) an easily visible link to a list of the Non-Member Use Periods of hours; and
- (c) an easily visible link to instructions for booking or accessing the Courts and any other relevant information relating to such public use.

3) The Club will further:

- (a) advertise the availability of the Courts for non-member public use in the North Vancouver Recreation Commission program guide, and list the Non-Member Use Periods; and
- (b) publish the Non-Member Use Periods in the Club Calendar, which Club Calendar will be available to non-members as well as members.

In the event that the Club fails or ceases to fulfil the foregoing conditions, then the Land shall no longer be exempt from property taxes. Notwithstanding the foregoing, nothing herein or in any other agreement obligates the District to provide the Club with an exemption from property taxes now or at any other time, and Bylaw No. 8130 may be

repealed at any time, in the sole discretion of the District's municipal council. In the event that Bylaw No. 8130 is repealed, this Agreement will automatically terminate.

IN WITNESS WHEREOF the parties have executed this Agreement effective as of \_\_\_\_\_, 2015:

**CAPILANO TENNIS CLUB** by its )  
authorized signatories: )

\_\_\_\_\_)  
Name: )

\_\_\_\_\_)  
Name: )

**THE CORPORATION OF THE DISTRICT** )  
**OF NORTH VANCOUVER** by its )  
authorized signatories: )

\_\_\_\_\_)  
Mayor )

\_\_\_\_\_)  
Municipal Clerk )

| 2016-2019 PERMISSIVE TAX EXEMPTIONS |    |   |  |                 |       |                   |   |                 |                                     |                                       |                                       |                                       |                                       | PROJECTED  |  | ATTACHMENT 4 |  |
|-------------------------------------|----|---|--|-----------------|-------|-------------------|---|-----------------|-------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|--|--------------|--|
| Comm Charter Section - 224 (2)      |    | APPLICANT   | ADDRESS  | FOLIO NUMBER    | CLASS | TOTAL ASSESSEMENT | PERMISSIVE EXEMPT PORTION OF ASSESSMENT | TAX RATE (2015) | 2015 MUNICIPAL TAXES EXEMPT PORTION | 2016 MUNICIPAL TAXES EXEMPT PORTION * | 2017 MUNICIPAL TAXES EXEMPT PORTION * | 2018 MUNICIPAL TAXES EXEMPT PORTION * | 2019 MUNICIPAL TAXES EXEMPT PORTION * | COMMUNITY CHARTER DESCRIPTION  |  |              |  |
| (a)                                 | 1  | North Shore Crisis Services Society               | That portion of Lot 2, District Lot 2087, Plan LMP 24090, PID: 023-125-578 | 052-7240-9000-2 | Res   | 2,673,000         | 1,362,000                               | 2.37397         | 3,233                               | 3,395                                 | 3,565                                 | 3,743                                 | 3,930                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 2  | St. John Society (B.C. and Yukon)                 | 106/107 - 223 Mountain Highway   | 090-6228-4007-X | Bus   | 946,000           | 946,000                                 | 8.27863         | 7,832                               | 8,223                                 | 8,634                                 | 9,066                                 | 9,519                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 3  | North Shore Disability Resource Centre Foundation | 3158 Mountain Highway  | 050-5154-1027-6 | Bus   | 221,900           | 221,900                                 | 8.27863         | 1,837                               | 1,929                                 | 2,025                                 | 2,127                                 | 2,233                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 4  | North Shore Disability Resource Centre Foundation | 3140 Mountain Highway  | 050-5154-1028-4 | Bus   | 1,026,000         | 1,026,000                               | 8.27863         | 8,494                               | 8,919                                 | 9,364                                 | 9,833                                 | 10,324                                | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 5  | Canadian Mental Health Association                | 1573 Arborlynn Drive   | 070-0953-9100-2 | Res   | 846,200           | 846,200                                 | 2.37397         | 2,009                               | 2,109                                 | 2,215                                 | 2,325                                 | 2,442                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 6  | Canadian Mental Health Association                | 1198 Harold Road   | 051-0721-8500-7 | Res   | 753,900           | 753,900                                 | 2.37397         | 1,790                               | 1,879                                 | 1,973                                 | 2,072                                 | 2,175                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 7  | Change the World Foundation (Harvest Project)     | 1071 Roosevelt Crescent  | 010-1608-2000-6 | Bus   | 7,017,000         | 1,843,000                               | 8.27863         | 15,258                              | 16,020                                | 16,821                                | 17,662                                | 18,546                                | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 8  | Hollyburn Family Services Society                 | 3212 Mount Seymour Parkway   | 110-0395-3200-3 | Res   | 787,200           | 787,200                                 | 2.37397         | 1,869                               | 1,962                                 | 2,060                                 | 2,163                                 | 2,272                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 9  | Hollyburn Family Services Society                 | 3218 Mount Seymour Parkway   | 110-0395-3000-0 | Res   | 853,900           | 853,900                                 | 2.37397         | 2,027                               | 2,128                                 | 2,235                                 | 2,347                                 | 2,464                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 10 | St. John Society (B.C. and Yukon)                 | 108 - 223 Mountain Highway   | 090-6228-4008-8 | Bus   | 285,000           | 285,000                                 | 8.27863         | 2,359                               | 2,477                                 | 2,601                                 | 2,731                                 | 2,868                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
|                                     | 11 | WBT Wild Bird Trust of British Columbia           | 2649 Dollarton Highway   | 100-0139-7551-X | Bus   | 234,500           | 234,500                                 | 8.27863         | 1,941                               | 2,038                                 | 2,140                                 | 2,247                                 | 2,360                                 | s.224(2)(a) Charitable / Philanthropic / not for profit corp.  |  |              |  |
| (b)                                 | 1  | The Corporation of the District of West Vancouver | Parkland   | 020-0343-0400-2 | Res   | 4,021,000         | 4,021,000                               | 2.37397         | 9,546                               | 10,023                                | 10,524                                | 11,050                                | 11,603                                | s.224(2)(b) owned by municipality and used for local authority.  |  |              |  |
|                                     | 2  | The Corporation of the District of West Vancouver | Parkland   | 011-0469-5900-9 | Res   | 1,598,800         | 1,598,800                               | 2.37397         | 3,796                               | 3,985                                 | 4,185                                 | 4,394                                 | 4,613                                 | s.224(2)(b) owned by municipality and used for local authority.  |  |              |  |
|                                     | 3  | The Corporation of the District of West Vancouver | Parkland   | 011-0469-6100-3 | Res   | 788,000           | 788,000                                 | 2.37397         | 1,871                               | 1,964                                 | 2,062                                 | 2,166                                 | 2,274                                 | s.224(2)(b) owned by municipality and used for local authority.  |  |              |  |
|                                     | 4  | Greater Vancouver Water District                  | Capilano River Regional Park   | 021-0346-0100-7 | Rec   | 3,255,000         | 3,255,000                               | 5.59349         | 18,207                              | 19,117                                | 20,073                                | 21,077                                | 22,130                                | s.224(2)(b) owned by regional district and used for the purposes of the local authority.                         |  |              |  |
| (c)                                 | 1  | Deep Cove Parent Participation Preschool Society  | 1204 Caledonia Avenue  | 130-1698-1010-0 | Bus   | 30,040,000        | -                                       | 8.27863         | -                                   | -                                     | -                                     | -                                     | -                                     | s.224(2)(c) could qualify for a general statutory exemption (schools) were it not for a secondary use (day care) |  |              |  |
|                                     |    |   |  |                 | Res   | 165,200           | 165,200                                 | 2.37397         | 392                                 | 412                                   | 432                                   | 454                                   | 477                                   |  |  |              |  |
|                                     | 2  | Highlands Out-of-School Care Society              | 3150 Colwood Drive   | 030-0275-9405-X | Bus   | 10,455,000        | -                                       | 8.27863         | -                                   | -                                     | -                                     | -                                     | -                                     | s.224(2)(c) could qualify for a general statutory exemption (schools) were it not for a secondary use (day care) |  |              |  |
|                                     |    |   |  |                 | Res   | 66,100            | 66,100                                  | 2.37397         | 157                                 | 165                                   | 173                                   | 182                                   | 191                                   |  |  |              |  |
|                                     | 3  | Novaco Day Care Centre Society                    | 1370 Redwood Street  | 010-0127-6200-8 | Bus   | 6,545,000         | -                                       | 8.27863         | -                                   | -                                     | -                                     | -                                     | -                                     | s.224(2)(c) could qualify for a general statutory exemption (schools) were it not for a secondary use (day care) |  |              |  |
|                                     |    |   |  |                 | Res   | 841,100           | 841,100                                 | 2.37397         | 1,997                               | 2,097                                 | 2,201                                 | 2,311                                 | 2,427                                 |  |  |              |  |
|                                     | 4  | La Pre-Maternelle Francophone Trottin-Trotinette  | 380 West Kings Road  | 040-3000-2000-7 | Bus   | 17,578,000        | -                                       | 8.27863         | -                                   | -                                     | -                                     | -                                     | -                                     | s.224(2)(c) could qualify for a general statutory exemption (schools) were it not for a secondary use (day care) |  |              |  |
|                                     |    |   |  |                 | Res   | 358,000           | 358,000                                 | 2.37397         | 850                                 | 892                                   | 937                                   | 984                                   | 1,033                                 |  |  |              |  |

| 2016-2019 PERMISSIVE TAX EXEMPTIONS     |    |  |  |                 |       |                          |  |                    | PROJECTED                                       |   |   |   |   |  |
|---|----|--|--|-----------------|-------|--------------------------|--|--------------------|---|---|---|---|---|--|
| Comm<br>Charter<br>Section -<br>224 (2) |    | APPLICANT  | ADDRESS  | FOLIO NUMBER    | CLASS | TOTAL<br>ASSESS-<br>MENT | PERMISSIVE<br>EXEMPT<br>PORTION OF<br>ASSESSMENT | TAX RATE<br>(2015) | 2015<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION | 2016<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | 2017<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | 2018<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | 2019<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | COMMUNITY CHARTER<br>DESCRIPTION   |
|   | 5  | North Shore Neighbourhood House                            | 1230 West 20th Street  | 011-0166-2200-6 | Bus   | 14,523,000               | -  | 8.27863            | -   | -   | -   | -   | -   | s.224(2)(c) could qualify for a general statutory exemption (schools) were it not for a secondary use (day care)                                 |
|   |    |  |  |                 | Res   | 146,700                  | 146,700  | 2.37397            | 348   | 366   | 384   | 403   | 423   |  |
|   | 6  | North Shore Neighbourhood House                            | 1255 Eldon Road  | 020-0271-0710-8 | Bus   | 17,874,000               | -  | 8.27863            | -   | -   | -   | -   | -   | s.224(2)(c) could qualify for a general statutory exemption (schools) were it not for a secondary use (day care)                                 |
|   |    |  |  |                 | Res   | 136,000                  | 136,000  | 2.37397            | 323   | 339   | 356   | 374   | 392   |  |
| (d)                                     | 1  | Deep Cove Cultural Society                                 | 4360 Gallant Avenue  | 130-2304-2005-2 | Bus   | 1,881,000                | 1,881,000  | 8.27863            | 15,572  | 16,351  | 17,168  | 18,027  | 18,928  | s.224(2)(d) land owned by a local authority  |
|   | 2  | North Vancouver Community Players                          | 815 East 11th Street   | 080-0176-1300-0 | Bus   | 1,233,700                | 1,233,700  | 8.27863            | 10,213  | 10,724  | 11,260  | 11,823  | 12,414  | s.224(2)(d) land owned by a local authority  |
|   | 3  | RNB Dance & Theatre Arts Society                           | 3355 Mountain Highway  | 050-2162-0020-2 | Bus   | 1,998,000                | 1,998,000  | 8.27863            | 16,541  | 17,368  | 18,236  | 19,148  | 20,105  | s.224(2)(d) land owned by a local authority  |
|   | 4  | Parkgate Community Services Society                        | 949 Lytton Street  | 100-1523-1009-6 | Bus   | 1,134,000                | 1,134,000  | 8.27863            | 9,388   | 9,857   | 10,350  | 10,868  | 11,411  | s.224(2)(d) land owned by a local authority  |
|   | 5  | North Shore Neighbourhood House                            | 3361 Mountain Highway  | 051-2162-0030-X | Res   | 684,200                  | 684,200  | 2.37397            | 1,624   | 1,705   | 1,791   | 1,880   | 1,974   | s.224(2)(d) land owned by a local authority  |
|   | 6  | Seymour Heights Parent Participation Preschool Association | 800 Lytton Street  | 100-1523-1007-X | Res   | 300,700                  | 300,700  | 2.37397            | 714   | 750   | 787   | 826   | 868   | s.224(2)(d) land owned by a local authority  |
|   | 7  | Lynn Valley Parent Participation Preschool                 | 3220 Mountain Highway  | 052-3077-0402-5 | Res   | 328,000                  | 328,000  | 2.37397            | 779   | 818   | 858   | 901   | 946   | s.224(2)(d) land owned by a local authority  |
|   | 8  | Lynn Valley Services Society                               | 940 Lynn Valley Road   | 050-7477-0700-6 | Res   | 873,700                  | 873,700  | 2.37397            | 2,074   | 2,178   | 2,287   | 2,401   | 2,521   | s.224(2)(d) land owned by a local authority  |
|   | 9  | Delbrook Partnership for Quality Child Care Association    | 3111 Stanley Avenue  | 030-1948-9000-7 | Bus   | 4,462,000                | -  | 8.27863            | -   | -   | -   | -   | -   | s.224(2)(d) land owned by a local authority  |
|   |    |  |  |                 | Res   | 251,000                  | 251,000  | 2.37397            | 596   | 626   | 657   | 690   | 724   |  |
|   | 10 | Deep Cove Rowing Club                                      | 2156 Banbury Road  | 132-0453-7420-1 | Bus   | 517,000                  | 517,000  | 8.27863            | 4,280   | 4,494   | 4,719   | 4,955   | 5,202   | s.224(2)(d) land owned by a local authority  |
|   | 11 | Hollyburn Family Services Society                          | That portion of Lot A, Block 7, District Lot 193, Plan 12218, PID: 005-411-483 | 100-0101-2600-7 | Res   | 1,049,000                | 1,049,000  | 2.37397            | 2,490   | 2,615   | 2,746   | 2,883   | 3,027   | s.224(2)(d) land owned by a local authority  |
|   | 12 | Family Services of the North Shore                         | 399 Seymour River Place  | 100-1648-6004-5 | Bus   | 426,700                  | 426,700  | 8.27863            | 3,532   | 3,709   | 3,895   | 4,089   | 4,294   | s.224(2)(d) land owned by a local authority  |
|   | 13 | Capilano Tennis Club                                       | 2500 Capilano Road   | 011-0341-7010-3 | Rec   | 297,000                  | 297,000  | 5.59349            | 1,661   | 1,744   | 1,832   | 1,923   | 2,019   | s.224(2)(d) land owned by a local authority  |
|   |    |  |  |                 | Bus   | 691,000                  | 691,000  | 8.27863            | 5,721   | 6,007   | 6,307   | 6,622   | 6,953   |  |
| (g)                                     | 1  | Aga Khan Foundation Canada                                 | 1150 Gladwin Drive   | 011-1617-9000-3 | Rec   | 8,680,000                | 8,680,000  | 5.59349            | 48,551  | 50,979  | 53,528  | 56,204  | 59,015  | s.224(2)(g) used by a religious organization, as tenant or licensee, for the purpose of public worship   |
|   |    |  |  |                 | Bus   | 446,000                  | -  | 8.27863            | -   | -   | -   | -   | -   |  |
| (h)                                     | 1  | Vancouver Waldorf School Society                           | 2701 St. Christophers Road   | 050-0755-1800-7 | Res   | 27,700                   | -  | 2.37397            | -   | -   | -   | -   | -   | s.224(2)(h) in relation to property that is exempt under section 220 (1) (i) [private schools], any area of land surrounding the exempt building |
|   |    |  |  |                 | Rec   | 653,000                  | 653,000  | 5.59349            | 3,653   | 3,835   | 4,027   | 4,228   | 4,440   |  |
|   |    |  |  |                 | Bus   | 123,700                  | 123,700  | 8.27863            | 1,024   | 1,075   | 1,129   | 1,185   | 1,245   |  |

| 2016-2019 PERMISSIVE TAX EXEMPTIONS |    |  |                            |                 |       |                  |   |                 |                                     |                                       |                                       |                                       |                                       | COMMUNITY CHARTER DESCRIPTION   |
|-------------------------------------|----|--|----------------------------|-----------------|-------|------------------|---|-----------------|-------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---|
| Comm Charter Section - 224 (2)      |    | APPLICANT  | ADDRESS                    | FOLIO NUMBER    | CLASS | TOTAL ASSESSMENT | PERMISSIVE EXEMPT PORTION OF ASSESSMENT | TAX RATE (2015) | 2015 MUNICIPAL TAXES EXEMPT PORTION | 2016 MUNICIPAL TAXES EXEMPT PORTION * | 2017 MUNICIPAL TAXES EXEMPT PORTION * | 2018 MUNICIPAL TAXES EXEMPT PORTION * | 2019 MUNICIPAL TAXES EXEMPT PORTION * |   |
|                                     | 2  | Vancouver Waldorf School Society                   | 2725 St. Christophers Road | 050-7477-0730-8 | Res   | 563,000          | 563,000                                 | 2.37397         | 1,337                               | 1,403                                 | 1,474                                 | 1,547                                 | 1,625                                 | s.224(2)(h) in relation to property that is exempt under section 220 (1) (i) [private schools], any area of land surrounding the exempt building. |
|                                     |    |  |                            |                 | Rec   | 305,000          | 305,000                                 | 5.59349         | 1,706                               | 1,791                                 | 1,881                                 | 1,975                                 | 2,074                                 |   |
|                                     |    |  |                            |                 | Bus   | 1,546,000        | 748,000                                 | 8.27863         | 6,192                               | 6,502                                 | 6,827                                 | 7,168                                 | 7,527                                 |   |
|                                     | 3  | St. Pius X Elementary School                       | 1150 Mount Seymour Road    | 110-1874-0265-5 | Res   | -                | -                                       | 2.37397         | -                                   | -                                     | -                                     | -                                     | -                                     | s.224(2)(h) in relation to property that is exempt under section 220 (1) (i) [private schools], any area of land surrounding the exempt building. |
|                                     |    |  |                            |                 | Bus   | 5,555,000        | 2,507,000                               | 8.27863         | 20,755                              | 15,511                                | 16,286                                | 17,100                                | 17,956                                |   |
|                                     |    |  |                            |                 | Rec   | -                | -                                       | 5.59349         | -                                   | -                                     | -                                     | -                                     | -                                     |   |
| (j)                                 | 1  | North Shore Disability Resource Centre Association | 5793 Nancy Greene Way      | 022-2160-5070-7 | Res   | 1,114,000        | 1,114,000                               | 2.37397         | 2,645                               | 2,777                                 | 2,916                                 | 3,061                                 | 3,215                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 2  | North Shore Disability Resource Centre Association | 4060 Shone Road            | 110-2097-6100-8 | Res   | 1,006,000        | 1,006,000                               | 2.37397         | 2,388                               | 2,508                                 | 2,633                                 | 2,765                                 | 2,903                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 3  | North Shore Disability Resource Centre Association | 4338 Quinton Place         | 021-0265-4800-3 | Res   | 1,602,000        | 1,602,000                               | 2.37397         | 3,803                               | 3,993                                 | 4,193                                 | 4,403                                 | 4,623                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 4  | Parkgate Community Health Centre                   | 3625 Banff Court           | 110-2316-0010-0 | Bus   | 16,380,000       | 2,458,000                               | 8.27863         | 20,349                              | 21,366                                | 22,435                                | 23,556                                | 24,734                                | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 5  | Community Living Society                           | 2985 Newmarket Drive       | 030-0283-1000-4 | Res   | 1,545,000        | 1,545,000                               | 2.37397         | 3,668                               | 3,851                                 | 4,044                                 | 4,246                                 | 4,458                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 6  | Community Living Society                           | 4537 Capilano Road         | 021-0252-4400-0 | Res   | 935,500          | 935,500                                 | 2.37397         | 2,221                               | 2,332                                 | 2,448                                 | 2,571                                 | 2,699                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 7  | Community Living Society                           | 3091 Paisley Road          | 020-0301-1800-X | Res   | 1,214,400        | 1,214,400                               | 2.37397         | 2,883                               | 3,027                                 | 3,178                                 | 3,337                                 | 3,504                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 8  | Community Living Society                           | 3660 Maginnis Avenue       | 052-0732-7515-8 | Res   | 873,500          | 873,500                                 | 2.37397         | 2,074                               | 2,177                                 | 2,286                                 | 2,401                                 | 2,521                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 9  | Greater Vancouver Community Services Society       | 3403 Mount Seymour Parkway | 110-0408-9600-5 | Res   | 827,000          | 827,000                                 | 2.37397         | 1,963                               | 2,061                                 | 2,165                                 | 2,273                                 | 2,386                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 10 | Greater Vancouver Community Services Society       | 1693 Coleman Street        | 053-1538-9010-X | Res   | 882,000          | 882,000                                 | 2.37397         | 2,094                               | 2,199                                 | 2,308                                 | 2,424                                 | 2,545                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 11 | North Shore Connexions Society                     | 2490 Edgemont Boulevard    | 030-0272-1100-2 | Res   | 926,000          | 926,000                                 | 2.37397         | 2,198                               | 2,308                                 | 2,424                                 | 2,545                                 | 2,672                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 12 | North Shore Connexions Society                     | 4410 Capilano Road         | 021-3443-5200-5 | Res   | 504,000          | 504,000                                 | 2.37397         | 1,196                               | 1,256                                 | 1,319                                 | 1,385                                 | 1,454                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 13 | North Shore Connexions Society                     | 1240 Barlynn Crescent      | 050-1654-6030-X | Res   | 1,033,000        | 1,033,000                               | 2.37397         | 2,452                               | 2,575                                 | 2,704                                 | 2,839                                 | 2,981                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 14 | North Shore Connexions Society                     | 1904 Peters Road           | 052-1764-9216-X | Res   | 980,000          | 980,000                                 | 2.37397         | 2,326                               | 2,443                                 | 2,565                                 | 2,693                                 | 2,828                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |
|                                     | 15 | Community Living Society                           | 1075 Frederick Road        | 051-0678-3210-5 | Res   | 783,000          | 783,000                                 | 2.37397         | 1,859                               | 1,952                                 | 2,049                                 | 2,152                                 | 2,259                                 | s.224(2)(j) operated as licensed community care facility or registered assisted living residence  |

| 2016-2019 PERMISSIVE TAX EXEMPTIONS     |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|---|----|---|------------------------------------|-----------------|-------|--------------------------|--|--------------------|---|---|---|---|---|--|
| Comm<br>Charter<br>Section -<br>224 (2) |    | APPLICANT   | ADDRESS                            | FOLIO NUMBER    | CLASS | TOTAL<br>ASSESS-<br>MENT | PERMISSIVE<br>EXEMPT<br>PORTION OF<br>ASSESSMENT | TAX RATE<br>(2015) | PROJECTED                                       |   |   |   |   | COMMUNITY CHARTER<br>DESCRIPTION   |
|   |    |   |                                    |                 |       |                          |  |                    | 2015<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION | 2016<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | 2017<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | 2018<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * | 2019<br>MUNICIPAL<br>TAXES<br>EXEMPT<br>PORTION * |  |
|   | 16 | Community Living Society  | 1680 Ross Road                     | 060-0825-8600-4 | Res   | 880,600                  | 880,600  | 2.37397            | 2,091   | 2,195   | 2,305   | 2,420   | 2,541   | s.224(2)(j) operated as licensed community care facility or registered assisted living residence                   |
|   | 17 | Community Living Society  | 3636 Norwood Avenue                | 040-0762-8400-X | Res   | 1,035,200                | 1,035,200  | 2.37397            | 2,458   | 2,580   | 2,709   | 2,845   | 2,987   | s.224(2)(j) operated as licensed community care facility or registered assisted living residence                   |
|   | 18 | Turning Point Recovery Society                                      | 2670 Lloyd Avenue (leased portion) | 011-0294-2700-2 | Res   | 951,000                  | 951,000  | 2.37397            | 2,258   | 2,371   | 2,489   | 2,614   | 2,744   | s.224(2)(j) operated as licensed community care facility or registered assisted living residence                   |
| (k)                                     | 1  | Kiwanis Seniors Citizens Homes Ltd.                                 | 2555 Whiteley Court                | 050-1466-1000-8 | Res   | 32,253,000               | 32,253,000                                       | 2.37397            | 76,568  | 80,396  | 84,416  | 88,637  | 93,068  | s.224(2)(k) grant was made after 1974 under the Housing Construction (Elderly Citizens) Act before its repeal      |
|   | 2  | Lowland Senior Citizens Housing Society                             | 1335 East 27th Street              | 070-1729-2020-5 | Res   | 9,399,000                | 9,399,000  | 2.37397            | 22,313  | 23,429  | 24,600  | 25,830  | 27,122  | s.224(2)(k) grant was made after 1974 under the Housing Construction (Elderly Citizens) Act before its repeal      |
|   |    |   |                                    | Sub-Total       |       | 233,186,100              | 106,982,400                                      |                    | 404,343   | 418,279   | 439,193   | 461,152   | 484,210   |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    | DENIED APPLICATIONS   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
| (i)                                     | 1  | North Shore Winter Club (Curling Portion)                           | 1325 East Keith Road               | 090-7535-4010-X | Bus   | 3,438,200                | 46,200   | 8.27863            | 382   | 402   | 422   | 443   | 465   | s.224(2)(i) owned or held by athletic service club / association & used for public athletic/ recreational purposes |
|   |    |   |                                    |                 | Res   | 496,800                  | -  | 2.37397            | -   | -   | -   | -   | -   |  |
|   |    |   |                                    |                 | Rec   | 1,133,000                | 425,000  | 5.59349            | 2,377   | 2,496   | 2,621   | 2,752   | 2,890   |  |
|   |    |   |                                    | Sub-Total       |       | 5,068,000                | 471,200  |                    | 2,760   | 2,898   | 3,043   | 3,195   | 3,354   |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    | NEW APPLICATIONS  |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
| (d)                                     | 1  | RNB Dance & Theatre Arts Society                                    | 151/155 1233 Lynn Valley Road      | 050-3161-9775-0 | Bus   | 1,173,000                | 1,173,000  | 8.27863            | 9,711   | 10,196  | 10,706  | 11,242  | 11,804  | s.224(2)(d) land owned by a local authority  |
|   |    |   |                                    | Sub-Total       |       | 1,173,000                | 1,173,000  | 8                  | 9,711   | 10,196  | 10,706  | 11,242  | 11,804  |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    | Total PTE Requests reviewed by CSAC                                 |                                    |                 |       | 239,427,100              | 108,626,600                                      |                    | 416,814   | 431,373   | 452,941   | 475,589   | 499,368   |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    | TOTAL per recommendation  |                                    |                 |       | 234,359,100              | 108,155,400                                      |                    | 414,054   | 428,475   | 449,899   | 472,394   | 496,014   |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    | Data Source: 2015 Revised Assessment Roll; 2015 Municipal Tax Rates |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |
|   |    |   |                                    |                 |       |                          |  |                    |   |   |   |   |   |  |

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| AGENDA INFORMATION                                  |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>October 26, 2015</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____                   |

9.2

|  |   |   |
|--|---|---|
| <br>Dept.<br>Manager | <br>GM/<br>Director | <br>CAO |
|--|---|---|

## The District of North Vancouver REPORT TO COUNCIL

October 13, 2015  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** Bylaw 8131: 2016-2019 Taxation Exemptions for Places of Public Worship

### RECOMMENDATION:

THAT "2016-2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015" is ADOPTED.

### BACKGROUND:

Bylaw 8131 received First, Second and Third Readings on September 28, 2015. Notice is not required to be given for statutory tax exemptions under section 220 of the *Community Charter* nor for permissive tax exemptions under section 224(2)(f) for land associated with those statutory exemptions.

The bylaw is now ready to be considered for adoption by Council. Note that tax exemption bylaws must be adopted on or before October 31 in the year preceding that in which they take effect.

### Options:

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

Respectfully submitted,

  
James Gordon,  
Municipal Clerk

**SUBJECT: Bylaw 8131: 2016-2019 Taxation Exemptions for Places of Public Worship**

October 13, 2015

Page 2

**Attachments:**

- 2016-2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015
- Staff Report – dated September 15, 2015

| 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 _____            | <input type="checkbox"/> Real Estate _____    |  |

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

## **Bylaw 8131**

A bylaw to exempt from taxation certain places of public worship.

---

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

### **1. Citation**

This bylaw may be cited as "2016 – 2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015".

### **2. Statutory Exemptions under Section 220(1)(h) of the *Community Charter***

2.1 The following property used pursuant to Section 220(1)(h) of the *Community Charter* (buildings used for public worship and the lands on which those buildings stand) is exempt from taxation imposed under the Annual Tax Rates Bylaw:

- a) Lot A, Block 13, District Lot 543, Plan 3766, PID: 012-216-526, Roll # 130-0152-8410-7 (Deep Cove Gospel Hall, 4544 Cove Cliff Road);
- b) Lot B, Block 59, District Lot 552, Plan 4680, PID: 011-417-803, Roll # 010-0173-2300-2 (North Vancouver Islamic Association, 1398 West 15th Street);
- c) Lot 2, Block 10, District Lot 594, Plan LMP 4072, PID: 017-754-551, Roll # 021-7407-2010-4 (Canyon Heights Christian Assembly, 4840 Capilano Road);
- d) Lot 2, Block N, District Lots 598 to 601, Plan 11457, PID: 009-062-335, Roll # 020-0294-4600-7 (St. Catherine's Anglican Church, 1058 Ridgewood Drive);
- e) Lot A, District Lot 600, Group 1, Plan EPP 41237, PID: 029-338-875 Roll # 020-3412-3700-0 (Highlands United Church, 3255 Edgemont Boulevard);
- f) Lot 1, Block 2, District Lot 600, Plan 16967, PID: 007-335-946, Roll # 011-1696-7000-7 (Gloria Dei Lutheran Church, 1110 Gladwin Drive);
- g) Lot 1, Block 11, District Lot 624, Plan 10725, PID: 009-395-857 Roll # 130-0158-7500-8 (The Bridge Community Church, 1384 Deep Cove Road);
- h) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, Roll # 110-1874-0265-5 (St. Pius X Church, 1150 Mt. Seymour Road);

- i) Lot A of Lot 11, District Lot 622, Plan 21681, PID: 010-530-061, Roll # 110-2168-1000-0 (Mount Seymour United Church, 1200 Parkgate Avenue);
- j) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 (St. Stephen's Church, 1330 East 24<sup>th</sup> Street);
- k) Lot D, Block 34, District Lot 2022, Plan 8374, PID: 010-115-510, Roll # 070-0706-3000-3 (Lynn Valley Congregation of Jehovah's Witnesses, 2626 Mountain Highway);
- l) Lots A and B, Block 35, District Lot 2022, Plan 17292, PID: 007-290-110, Roll # 070-1729-2000-0 & PID: 007-290-128, Roll # 070-1729-2010-8 (Westlynn Baptist Church, 1341 East 27th Street);
- m) The North ½ of Block 45, District Lot 2022, Plan 1000, PID: 015-037-801, Roll # 070-0708-1300-0 (New Life Christian Centre Society, 2800 Mountain Highway);
- n) Lot 1, Block 54, District Lot 2022, Plan 20270, PID: 005-085-802, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street);
- o) Lot 1, Block 7, District Lot 2023, Plan 15925, PID: 007-605-331, Roll # 052-1592-5000-5 (St. Clement's Anglican Church, 3400 Institute Road);
- p) Lot 6, District Lot 2025, Plan 17012, PID: 007-332-874, Roll # 050-1701-2050-3 (The Church of Jesus Christ of Latter Day Saints, 941 Lynn Valley Road);
- q) Lot 1, Blocks 5 to 13, District Lot 2025, Plan 16313, PID: 007-511-221, Roll # 050-1631-3000-0 (Hillside Baptist Church, 870 Lynn Valley Road);
- r) Lot A (E.P. 6080) and Lot 5 Am. (E.P. 6080), Block 20, District Lot 2026, Plan 3837, PID: 012-122-785, Roll # 040-0768-8600-X & PID: 012-122-777, Roll # 040-0769-0500-4 (North Lonsdale United Church, 3380 Lonsdale Avenue);
- s) Lot 7 of Lot A, Block 23, District Lot 2026, Plan 2783, PID: 013-398-229, Roll # 040-0770-1800-1 (Kings Road Baptist Church, 131 East Kings Road);
- t) Lot 1 of Lot 4, Blocks 25 to 29, District Lot 2026, Plan 14209, PID: 007-894-376, Roll # 040-1420-9000-X (St. Martin's Anglican Church, 195 East Windsor Road); and,
- u) Lot A, Block 8, Westlynn Plan 17299, PID: 007-289-952, Roll # 070-1729-9000-9 (Mount Olivet Lutheran Church, 1700 Mountain Highway).

### **3. Permissive Exemptions under Section 224(2)(f)(i) of the *Community Charter***

3.1 The area of land surrounding the exempt building set apart for public worship, for all those properties outlined in Section 2 of this Bylaw, (excluding the area of land described below) are exempt from taxation imposed under the Annual Tax Rates Bylaw.

- a) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, Roll # 110-1874-0265-5 the portion marked A on the attached plan Schedule A and described as follows:

commencing at the southwest corner, thence east along the lot line for 14 metres, thence north along a line parallel to the west property line for 40 metres, thence west for 14 metres, along a line parallel to the south lot line south to and along the west lot line returning to the point of commencement, containing 560 m<sup>2</sup> (St. Pius X Church, 1150 Mt. Seymour Road);

- b) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 the portion marked B (being the combined B1 and B2) on the attached plan Schedule B and described as follows:

commencing at the southeast corner, thence west along the south lot line for 50 metres, thence north along a line parallel to the east lot line for 37 metres, thence east along a line parallel to the south lot line for 16.5 metres, then north along a line parallel to the east lot line for approximately 20.7 metres to the southwest corner of Lot 2 in Plan 14937, thence following first to the east the lot lines returning to the point of commencement, containing 2545 m<sup>2</sup> (St. Stephen's Church, 1330 East 24<sup>th</sup> Street);

- c) Lot 1, Block 54, District Lot 2022, Plan 20270 the portion marked C on the attached plan Schedule C, PID: 005-085-802, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street); and,

- d) Lot B, Block 59, District Lot 552, Plan 4680, the portion marked D on the attached plan Schedule D, PID: 011-417-803, Roll # 010-0173-2300-2 (North Vancouver Islamic Association, 1398 West 15th Street).

### **4. Permissive Exemptions under section 224(2)(f)(ii) and (iii) of the *Community Charter***

4.1 In relation to property that is exempt under Section 220(1)(h), the following halls that the council considers are necessary to the exempt building and the land on which the halls stand, and the area of land surrounding the halls, are exempt from taxation imposed under the Annual Tax Rates Bylaw to the extent of 30% of the value of the lands and improvements for the property on the Assessment

Roll:

- a) the part of the portion of Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 marked B2 on the attached plan Schedule B that is described as follows:

commencing at a point on the south lot line 30 metres from the southeast corner thence north along a line parallel to the east lot line for 37 metres, thence west along a line parallel to the south lot line for 20 metres, thence south along a line parallel to the east lot line for 37 metres, thence east along the south lot line for 20 metres to the point of commencement, containing an area of 740 m<sup>2</sup> (1330 East 24th Street, and associated with St. Stephen's Church);

- b) the portion of Lot 27 REM, District Lot 624, Plan 18740 and Lot 27 REM, except Plan 18832 marked A on the attached Schedule A, PID: 007-094-515, Roll # 110-1874-0265-5 (1150 Mount Seymour Road, and associated with St. Pius X Church); and,
- c) Lot 3, Block 3 of Blocks 25 to 29, District Lot 2026, Plan 1303, PID: 014-684-381, Roll # 040-0771-6600-0 (St. Martin's Anglican Church, 3166 St. Georges Avenue).

## **5. Verification of use**

The tax exemptions provided in sections 2, 3, and 4 are subject to the owners annually verifying to the Municipal Clerk that the property is used in accordance with section 220 of the Community Charter.

## **6. Schedules**

Schedule A through D are attached and form part of this Bylaw.

## **7. Effective Date**

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

**READ** a first time September 28<sup>th</sup>, 2015

**READ** a second time September 28<sup>th</sup>, 2015

**READ** a third time September 28<sup>th</sup>, 2015

**ADOPTED**

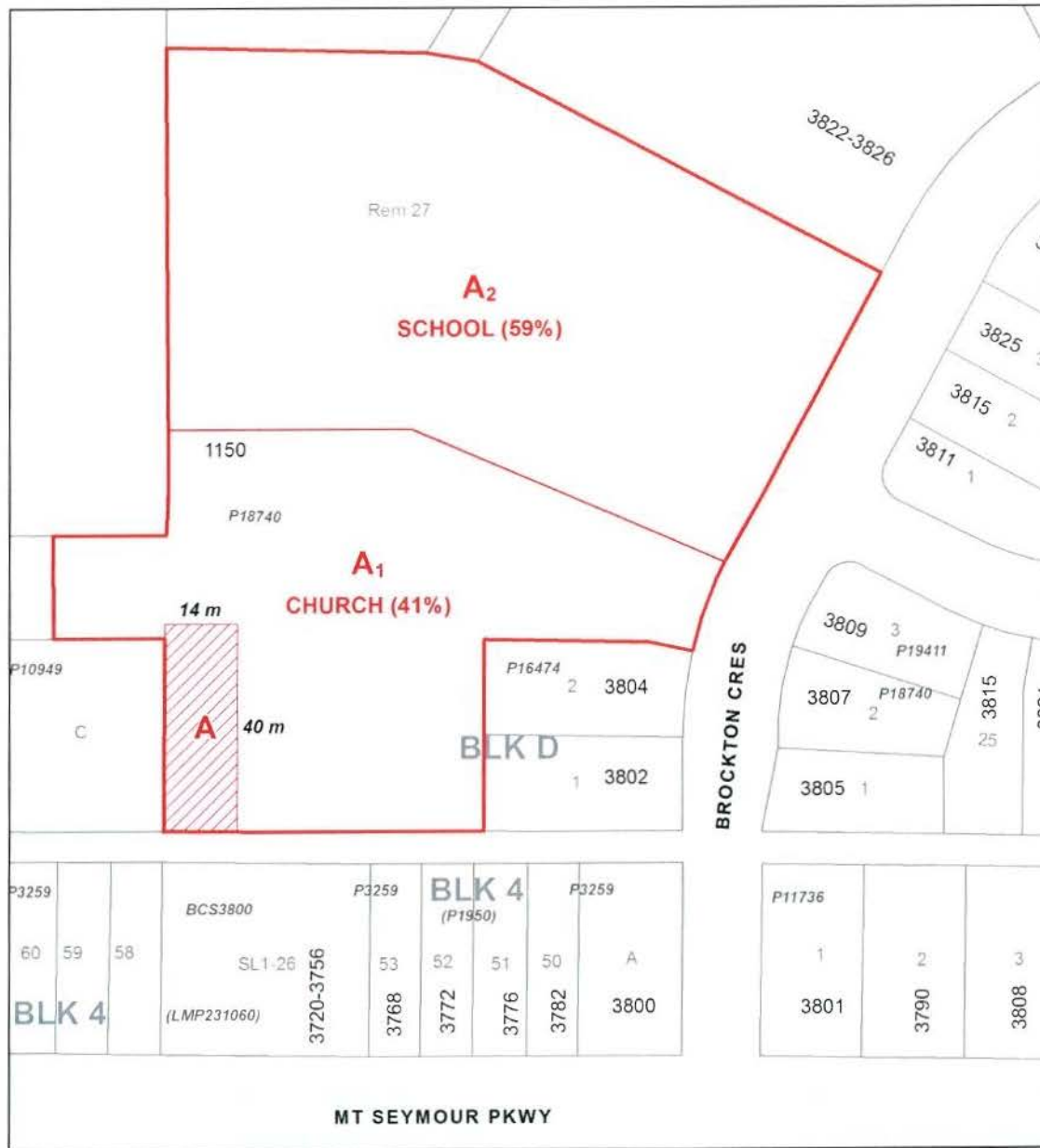
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

# Schedule A to Bylaw 8131



- Bylaw Section 3a, 4b
- Parcel

**St. Pius X Church**  
**1150 Mt. Seymour Road**



## Schedule B to Bylaw 8131



# Schedule C to Bylaw 8131

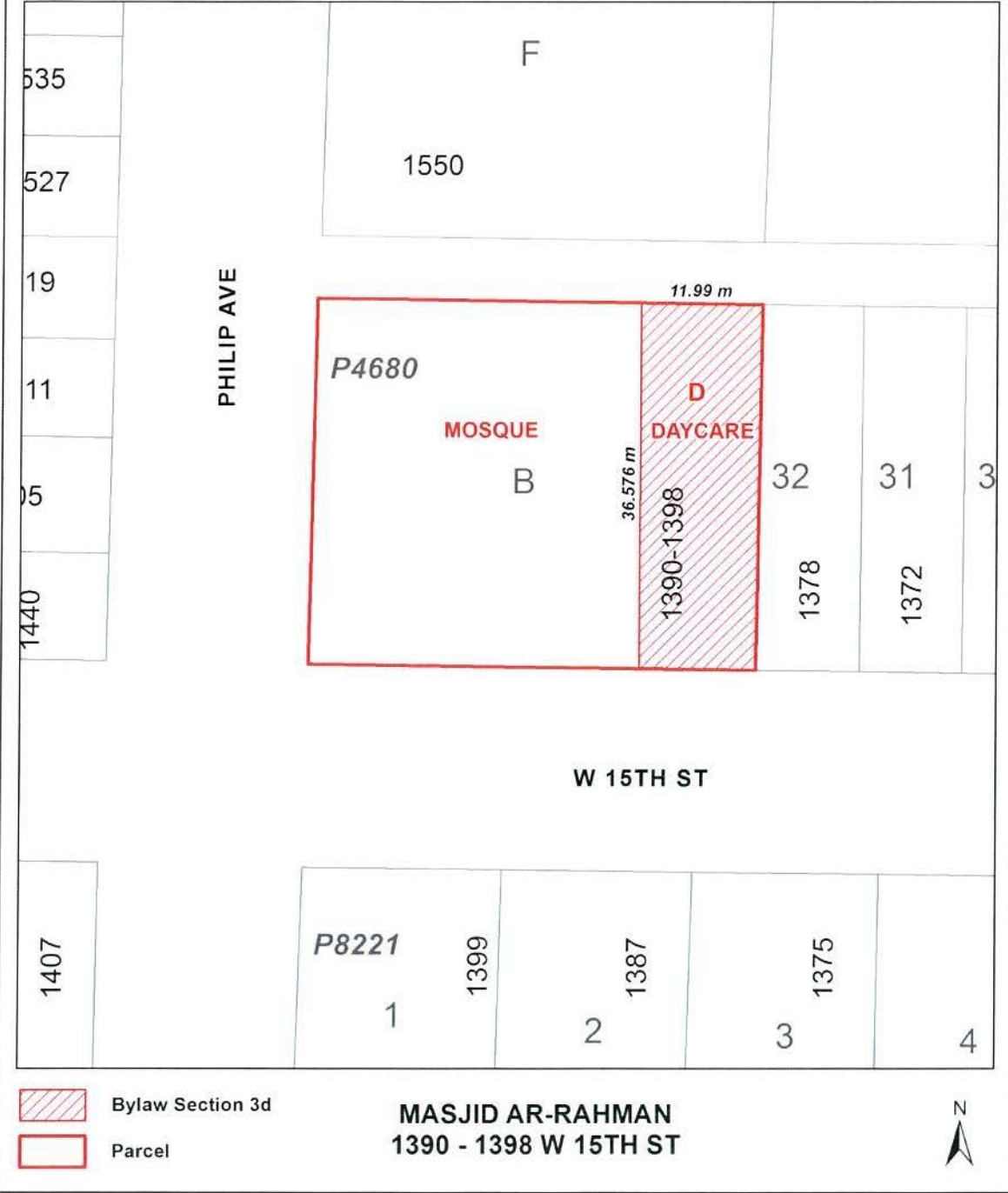


-  Bylaw Section 3c
-  Parcel

**Lynn Valley Full Gospel Church**  
**1160 East 29th Street**



Schedule D to Bylaw 8131



| AGENDA INFORMATION                              |             |
|---|-------------|
| <input type="checkbox"/> Regular Meeting        | Date: _____ |
| <input type="checkbox"/> Committee of the Whole | Date: _____ |



## The District of North Vancouver REPORT TO COUNCIL

September 15, 2015  
File: 05.1930/2015

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** Bylaw 8131: 2016 - 2019 Taxation Exemption Bylaw for Places of Public Worship

---

### RECOMMENDATION:

That:

1. "2016 – 2019 Taxation Exemptions for Places of Public Worship, Bylaw 8131, 2015" be now read a FIRST, SECOND and THIRD time.

### REASON FOR REPORT:

In compliance with Section 224(2)(f) of the *Community Charter*, the necessary bylaw to provide permissive tax exemptions to Places of Public Worship has been prepared for Council's consideration.

### SUMMARY:

In order to provide permissive tax exemptions Council may, on or before October 31<sup>st</sup> of each year, adopt a bylaw to exempt certain lands or improvements (or both) from municipal taxation, including property related to buildings for public worship. The bylaw is included as Attachment 1 of this report.

### BACKGROUND:

A list of the proposed 2016-2019 permissive tax exemptions for Places of Public Worship and an estimate of the amount of taxes that would have applied on the property in the first year of the exemption and the following three years is attached for your information (Attachment 2).

### EXISTING POLICY:

#### *Community Charter*

Although the *Community Charter* provides for statutory exemptions under Section 220 (1)(h) for buildings set apart for public worship, and the land on which the building stands, Council has the authority, by bylaw, under Section 224(2)(f) of the *Charter* to grant permissive exemptions for:

- i. An area of land surrounding the exempt buildings,

**SUBJECT: Bylaw 8131: 2016 - 2019 Taxation Exemption Bylaw for Places of Public Worship**

September 15, 2015

Page 2

- ii. A hall that the council considers is necessary to the exempt building and the land on which the hall stands; and
- iii. An area of land surrounding a hall that is exempt under subparagraph (ii).

**ANALYSIS:**

Council may grant a permissive tax exemption for the land surrounding, as well as buildings related to the place of public worship, as long as the property has a general statutory exemption applied under the *Charter* Section 220 (1)(h). While Section 224(5) of the *Community Charter* states that the bylaw adopted by Council with regards to Places of Public Worship does not need to: (a) establish a term for the exemption, or (b) give notice of the proposed bylaw, the bylaw attached aligns to the same four-year time frame as set through Taxation Exemptions by Council Guidelines<sup>1</sup>.

**Timing/Approval Process:**

Pursuant to provision of the *Community Charter*, If Council wishes to exempt the buildings and lands noted in this report, Council must adopt the Places of Public Worship Bylaw by October 31<sup>st</sup> of the current year.


**Financial Impacts:**

If Council were to approve the recommendations for exemptions for Places of Public Worship, the total 2015 exempt assessments would be \$1,418,200 and the related 2015 tax exemptions would be \$6,506.

Respectfully submitted,

  
Cristina Rucci,  
Social Planner

Attachment 1: 2016-2019 Taxation Exemptions for Places of Public Worship  
Attachment 2: Estimate of taxes for the proposed 2016-2019 permissive tax exemptions

| REVIEWED WITH:  |  |  |
|---|--|--|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____  | External Agencies:                             |
| <input type="checkbox"/> Development Services _____       | <input type="checkbox"/> Communications _____  | <input type="checkbox"/> Library Board _____   |
| <input type="checkbox"/> Utilities _____                  | <input checked="" type="checkbox"/> Finance  _____ | <input type="checkbox"/> NS Health _____       |
| <input type="checkbox"/> Engineering Operations _____     | <input type="checkbox"/> Fire Services _____   | <input type="checkbox"/> RCMP _____            |
| <input type="checkbox"/> Parks _____                      | <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 _____            | <input type="checkbox"/> Real Estate _____   |  |

<sup>1</sup> The Council policy was recently changed from a three year cycle to a four year cycle to align with the new four-year election cycle that was implemented by the Provincial Government in 2014. This change was approved by the Finance and Audit Standing Committee.

## The Corporation of the District of North Vancouver

### Bylaw 8131

A bylaw to exempt from taxation certain places of public worship.

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

#### 1. Citation

This bylaw may be cited as “2016 – 2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015”.

#### 2. Statutory Exemptions under Section 220(1)(h) of the *Community Charter*

2.1 The following property used pursuant to Section 220(1)(h) of the *Community Charter* (buildings used for public worship and the lands on which those buildings stand) is exempt from taxation imposed under the Annual Tax Rates Bylaw:

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- b) Lot B, Block 59, District Lot 552, Plan 4680, PID: 011-417-803, Roll # 010-0173-2300-2 (North Vancouver Islamic Association, 1398 West 15th Street);
- c) Lot 2, Block 10, District Lot 594, Plan LMP 4072, PID: 017-754-551, Roll # 021-7407-2010-4 (Canyon Heights Christian Assembly, 4840 Capilano Road);
- d) Lot 2, Block N, District Lots 598 to 601, Plan 11457, PID: 009-062-335, Roll # 020-0294-4600-7 (St. Catherine's Anglican Church, 1058 Ridgewood Drive);
- e) Lot A, District Lot 600, Group 1, Plan EPP 41237, PID: 029-338-875 Roll # 020-3412-3700-0 (Highlands United Church, 3255 Edgemont Boulevard);
- f) Lot 1, Block 2, District Lot 600, Plan 16967, PID: 007-335-946, Roll # 011-1696-7000-7 (Gloria Dei Lutheran Church, 1110 Gladwin Drive);
- g) Lot 1, Block 11, District Lot 624, Plan 10725, PID: 009-395-857 Roll # 130-0158-7500-8 (The Bridge Community Church, 1384 Deep Cove Road);
- h) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, Roll # 110-1874-0265-5 (St. Pius X Church, 1150 Mt. Seymour Road);

- i) Lot A of Lot 11, District Lot 622, Plan 21681, PID: 010-530-061, Roll # 110-2168-1000-0 (Mount Seymour United Church, 1200 Parkgate Avenue);
- j) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 (St. Stephen's Church, 1330 East 24<sup>th</sup> Street);
- k) Lot D, Block 34, District Lot 2022, Plan 8374, PID: 010-115-510, Roll # 070-0706-3000-3 (Lynn Valley Congregation of Jehovah's Witnesses, 2626 Mountain Highway);
- l) Lots A and B, Block 35, District Lot 2022, Plan 17292, PID: 007-290-110, Roll # 070-1729-2000-0 & PID: 007-290-128, Roll # 070-1729-2010-8 (Westlynn Baptist Church, 1341 East 27th Street);
- m) The North ½ of Block 45, District Lot 2022, Plan 1000, PID: 015-037-801, Roll # 070-0708-1300-0 (New Life Christian Centre Society, 2800 Mountain Highway);
- n) Lot 1, Block 54, District Lot 2022, Plan 20270, PID: 005-085-802, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street);
- o) Lot 1, Block 7, District Lot 2023, Plan 15925, PID: 007-605-331, Roll # 052-1592-5000-5 (St. Clement's Anglican Church, 3400 Institute Road);
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- q) Lot 1, Blocks 5 to 13, District Lot 2025, Plan 16313, PID: 007-511-221, Roll # 050-1631-3000-0 (Hillside Baptist Church, 870 Lynn Valley Road);
- r) Lot A (E.P. 6080) and Lot 5 Am. (E.P. 6080), Block 20, District Lot 2026, Plan 3837, PID: 012-122-785, Roll # 040-0768-8600-X & PID: 012-122-777, Roll # 040-0769-0500-4 (North Lonsdale United Church, 3380 Lonsdale Avenue);
- s) Lot 7 of Lot A, Block 23, District Lot 2026, Plan 2783, PID: 013-398-229, Roll # 040-0770-1800-1 (Kings Road Baptist Church, 131 East Kings Road);
- t) Lot 1 of Lot 4, Blocks 25 to 29, District Lot 2026, Plan 14209, PID: 007-894-376, Roll # 040-1420-9000-X (St. Martin's Anglican Church, 195 East Windsor Road); and,
- u) Lot A, Block 8, Westlynn Plan 17299, PID: 007-289-952, Roll # 070-1729-9000-9 (Mount Olivet Lutheran Church, 1700 Mountain Highway).

### **3. Permissive Exemptions under Section 224(2)(f)(i) of the *Community Charter***

3.1 The area of land surrounding the exempt building set apart for public worship, for all those properties outlined in Section 2 of this Bylaw, (excluding the area of land described below) are exempt from taxation imposed under the Annual Tax Rates Bylaw.

- a) Lot 27 REM, District Lot 624, Plan 18740 Except Plan 18832, PID: 007-094-515, Roll # 110-1874-0265-5 the portion marked A on the attached plan Schedule A and described as follows:

commencing at the southwest corner, thence east along the lot line for 14 metres, thence north along a line parallel to the west property line for 40 metres, thence west for 14 metres, along a line parallel to the south lot line south to and along the west lot line returning to the point of commencement, containing 560 m<sup>2</sup> (St. Pius X Church, 1150 Mt. Seymour Road);

- b) Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 the portion marked B (being the combined B1 and B2) on the attached plan Schedule B and described as follows:

commencing at the southeast corner, thence west along the south lot line for 50 metres, thence north along a line parallel to the east lot line for 37 metres, thence east along a line parallel to the south lot line for 16.5 metres, then north along a line parallel to the east lot line for approximately 20.7 metres to the southwest corner of Lot 2 in Plan 14937, thence following first to the east the lot lines returning to the point of commencement, containing 2545 m<sup>2</sup> (St. Stephen's Church, 1330 East 24<sup>th</sup> Street);

- c) Lot 1, Block 54, District Lot 2022, Plan 20270 the portion marked C on the attached plan Schedule C, PID: 005-085-802, Roll # 051-2027-0000-3 (Lynn Valley Full Gospel Church, 1160 East 29th Street); and,

- d) Lot B, Block 59, District Lot 552, Plan 4680, the portion marked D on the attached plan Schedule D, PID: 011-417-803, Roll # 010-0173-2300-2 (North Vancouver Islamic Association, 1398 West 15th Street).

### **4. Permissive Exemptions under section 224(2)(f)(ii) and (iii) of the *Community Charter***

4.1 In relation to property that is exempt under Section 220(1)(h), the following halls that the council considers are necessary to the exempt building and the land on which the halls stand, and the area of land surrounding the halls, are exempt from taxation imposed under the Annual Tax Rates Bylaw to the extent of 30% of the value of the lands and improvements for the property on the Assessment

Roll:

- a) the part of the portion of Lot 1, Blocks 18 and 19, District Lot 2022, Plan 14937, PID: 007-781-580, Roll # 070-1493-7000-8 marked B2 on the attached plan Schedule B that is described as follows:

commencing at a point on the south lot line 30 metres from the southeast corner thence north along a line parallel to the east lot line for 37 metres, thence west along a line parallel to the south lot line for 20 metres, thence south along a line parallel to the east lot line for 37 metres, thence east along the south lot line for 20 metres to the point of commencement, containing an area of 740 m<sup>2</sup> (1330 East 24th Street, and associated with St. Stephen's Church);

- b) the portion of Lot 27 REM, District Lot 624, Plan 18740 and Lot 27 REM, except Plan 18832 marked A on the attached Schedule A, PID: 007-094-515, Roll # 110-1874-0265-5 (1150 Mount Seymour Road, and associated with St. Pius X Church); and,
- c) Lot 3, Block 3 of Blocks 25 to 29, District Lot 2026, Plan 1303, PID: 014-684-381, Roll # 040-0771-6600-0 (St. Martin's Anglican Church, 3166 St. Georges Avenue).

## 5. Verification of use

The tax exemptions provided in sections 2, 3, and 4 are subject to the owners annually verifying to the Municipal Clerk that the property is used in accordance with section 220 of the Community Charter.

## 6. Schedules

Schedule A through D are attached and form part of this Bylaw.

## 7. Effective Date

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

**READ** a first time

**READ** a second time

**READ** a third time

**NOTICE** given in accordance with Section 227 of the *Community Charter* on this the \_\_\_\_\_ and \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ADOPTED**

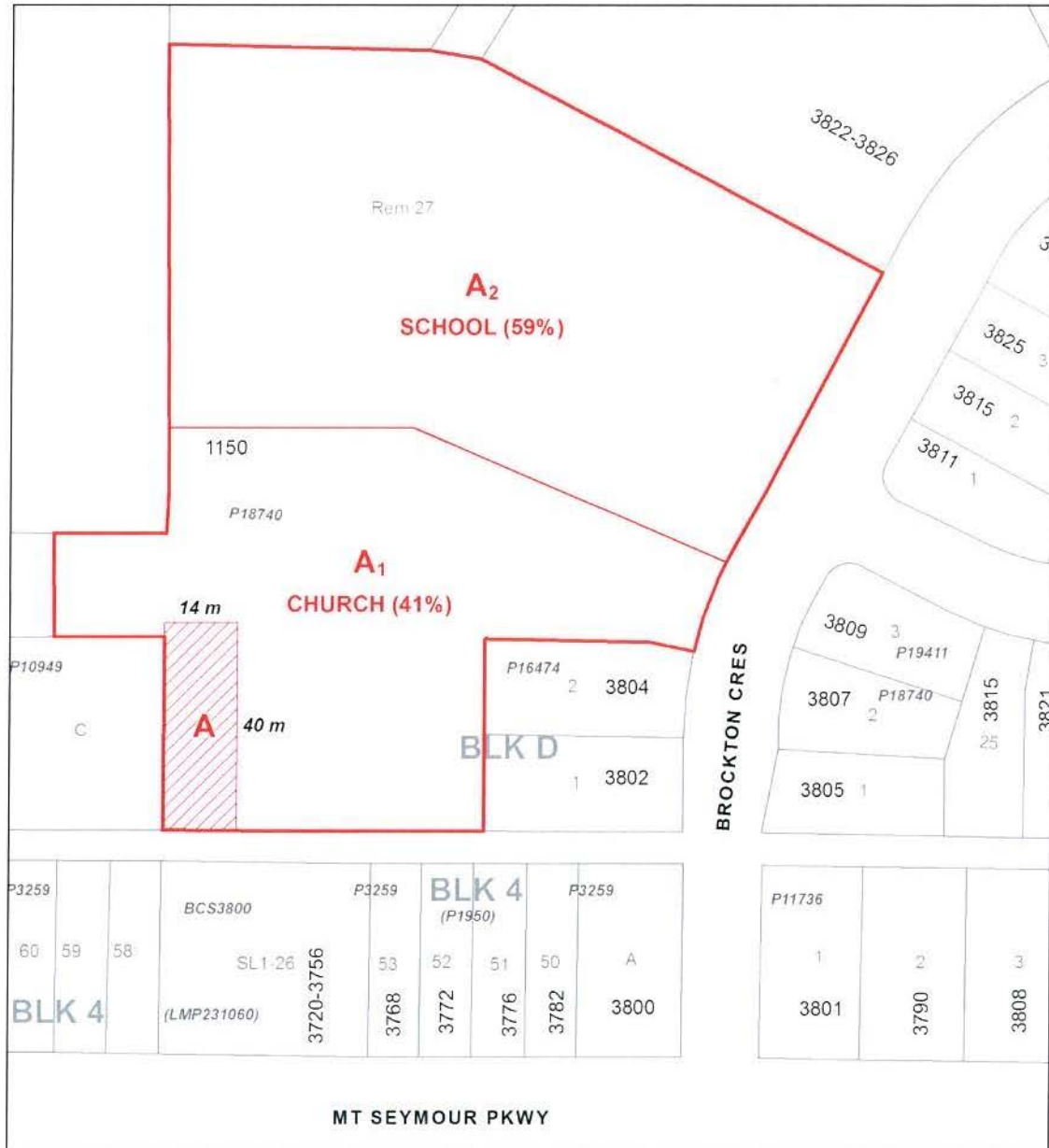
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

# Schedule A to Bylaw 8131



-  Bylaw Section 3a, 4b
-  Parcel

**St. Pius X Church**  
**1150 Mt. Seymour Road**




The map shows the property of St. Stephen's Church, located at 1330-1360 East 24th Street. The property is bounded by Mountain Hwy to the west, St Stephens Pl to the north, and Emery Pl to the south. The property is divided into two main sections, B<sub>1</sub> and B<sub>2</sub>, which are shaded with a cross-hatch pattern. Section B<sub>1</sub> is a rectangular area measuring 37 m by 50 m. Section B<sub>2</sub> is a smaller rectangular area measuring 16.5 m by 3.5 m. The total area of the property is 2446 m<sup>2</sup>. The map also shows surrounding properties, including 1306, 1318, 1320, 1334, 1346, 1352, 1345, 1378, 1375, 1367, 1361, 1335, 2388, 2370, and 2517. The map includes a legend with three categories: Taxable Area (cross-hatch pattern), Bylaw Section 3b, 4a (diagonal lines), and Parcel (solid line). A north arrow is located in the bottom right corner.

**St. Stephen's Church**  
1330 - 1360 East 24th Street

# Schedule C to Bylaw 8131

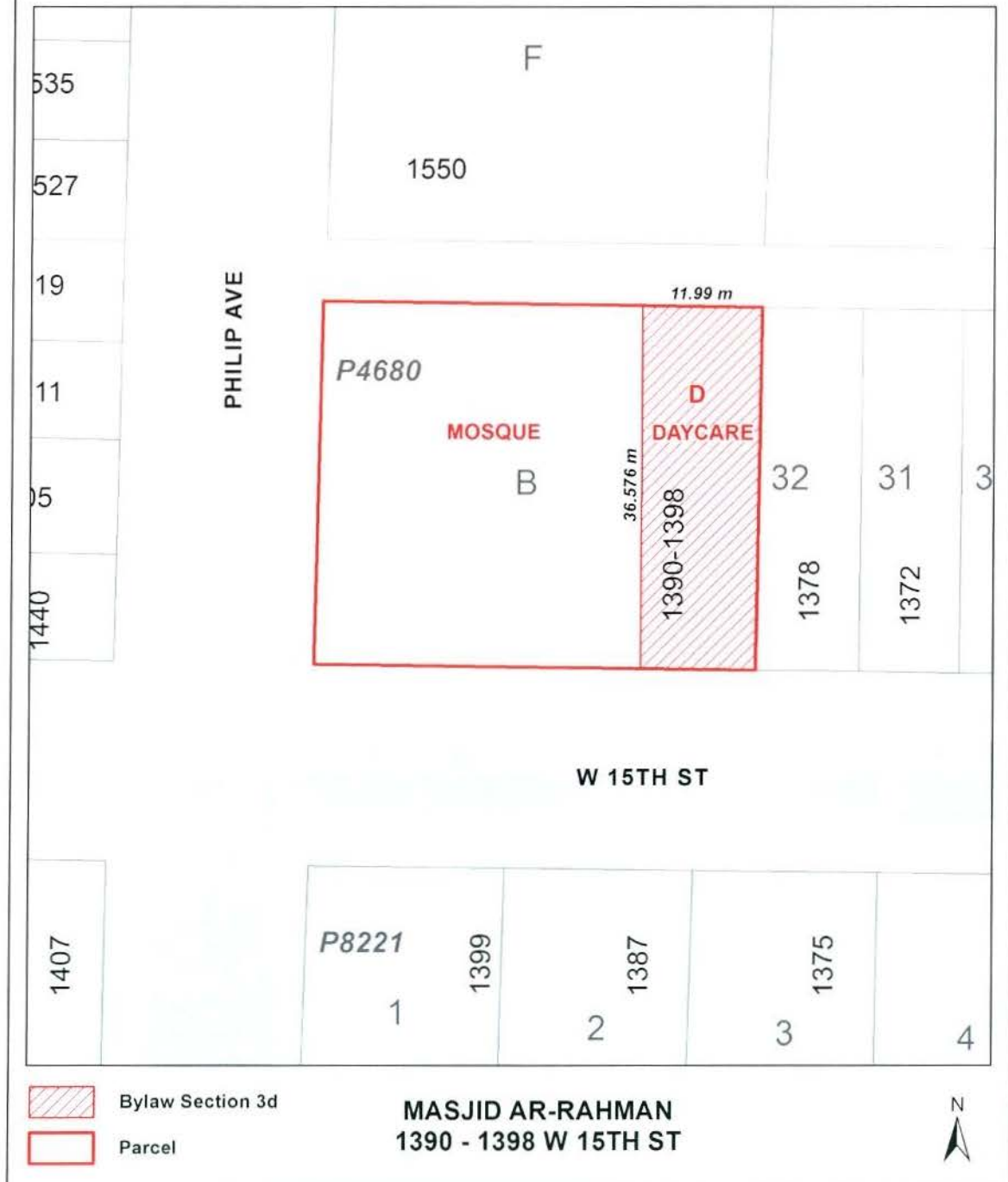


-  Bylaw Section 3c
-  Parcel

**Lynn Valley Full Gospel Church**  
**1160 East 29th Street**



# Schedule D to Bylaw 8131

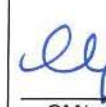


| 2016-2019 PERMISSIVE TAX EXEMPTIONS - Place of Public Worship |   |   |                         |                 |           |                  |   |                       |                                     |                                      |                                      |                                      |                                      | COMMUNITY CHARTER DESCRIPTION |
|---|---|---|-------------------------|-----------------|-----------|------------------|---|-----------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------------------|
| Comm Charter Section - 224(2)(f)                              |   | APPLICANT   | ADDRESS                 | FOLIO NUMBER    | CLASS     | TOTAL ASSESSMENT | PERMISSIVE EXEMPT PORTION OF ASSESSMENT | TAX RATE (2015 Rates) | 2015 MUNICIPAL TAXES EXEMPT PORTION | 2016 MUNICIPAL TAXES EXEMPT PORTION* | 2017 MUNICIPAL TAXES EXEMPT PORTION* | 2018 MUNICIPAL TAXES EXEMPT PORTION* | 2019 MUNICIPAL TAXES EXEMPT PORTION* |                               |
| (ii) & (iii)  | 1 | St Stephen's Church   | 1330 East 24th Street   | 070-1493-7000-8 | Rec       | 1,602,000        | 869,000                                 | 5.59349               | 4,861                               | 5,104                                | 5,359                                | 5,627                                | 5,908                                | s.224(2)(f) church manse      |
|   |   |   |                         |                 | Res       | 425,500          | 127,800                                 | 2.37397               | 303                                 | 319                                  | 334                                  | 351                                  | 369                                  |                               |
|   | 2 | St Pius X Church  | 1150 Mount Seymour Road | 110-1874-0265-5 | Rec       | 2,117,000        | 106,000                                 | 5.59349               | 593                                 | 7,802                                | 8,193                                | 8,602                                | 9,032                                | s.224(2)(f) church manse      |
|   |   |   |                         |                 | Bus       | 0                | -                                       | 8.27863               | -                                   | -                                    | -                                    | -                                    | -                                    |                               |
|   |   |   |                         |                 | Res       | 108,100          | 8,800                                   | 2.37397               | 21                                  | -                                    | -                                    | -                                    | -                                    |                               |
|   |   | Sub-Total Place of Public Worship PTE's                             |                         |                 |           | 4,252,600        | 1,111,600                               |                       | 5,778                               | 13,225                               | 13,886                               | 14,580                               | 15,309                               |                               |
|   |   | NEW APPLICATIONS  |                         |                 |           |                  |   |                       |                                     |                                      |                                      |                                      |                                      |                               |
|   | 1 | St Martin's Anglican Church   | 3166 St Georges Ave     | 040-0771-6600-0 | Res       | 1,022,000        | 306,600                                 | 2.37397               | 728                                 | 764                                  | 802                                  | 843                                  | 885                                  | s.224(2)(f) church manse      |
|   |   |   |                         |                 | Sub-Total | 1,022,000        | 306,600                                 |                       | 728                                 | 764                                  | 802                                  | 843                                  | 885                                  |                               |
|   |   | TOTAL Place of Public Worship                                       |                         |                 |           | 5,274,600        | 1,418,200                               |                       | 6,506                               | 13,989                               | 14,689                               | 15,423                               | 16,194                               |                               |
|   |   | Data Source: 2015 Revised Assessment Roll; 2015 Municipal Tax Rates |                         |                 |           |                  |   |                       |                                     |                                      |                                      |                                      |                                      |                               |

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| AGENDA INFORMATION                                  |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>October 26, 2015</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____                   |

  
Dept.  
Manager

  
GM/  
Director

  
CAO

9.3

## The District of North Vancouver REPORT TO COUNCIL

October 13, 2015  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** **Bylaw 8132: 2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility**

---

### RECOMMENDATION:

THAT "2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015" is ADOPTED.

### BACKGROUND:

Bylaw 8132 received First, Second and Third Readings on September 28, 2015. Notice was given in accordance with Section 227 of the *Community Charter* on the 4<sup>th</sup> and 11<sup>th</sup> day of October, 2015.

The bylaw is now ready to be considered for adoption by Council. Note that tax exemption bylaws must be adopted on or before October 31 in the year preceding that in which they take effect.

### Options:

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

Respectfully submitted,

  
James Gordon,  
Municipal Clerk

**SUBJECT: Bylaw 8132: 2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility**

October 13, 2015

Page 2

**Attachments:**

- 2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015
- Staff Report – dated September 14, 2015

| 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 _____            | <input type="checkbox"/> Real Estate _____    |  |

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

## **Bylaw 8132**

A bylaw to exempt certain land and improvements from municipal taxation.

---

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

### **1. Citation**

This bylaw may be cited as "2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015".

### **2. Exemption under Section 224(2)(b) (i) and (ii) of the *Community Charter***

2.1 For the 2016 - 2019 calendar year the following land and improvements are exempt from taxation levied pursuant to Section 224(2)(b) (i) and (ii) of the *Community Charter*.

- a) VIAM Holdings Ltd. That portion of Lot C, Block 30, District Lot 204, Plan 1340 which is leased. PID: 013-942-611 Folio: 090-0110-1350-8 Civic: 1480 and 1482 Columbia Street.

### **3. Effective Date**

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

**READ** a first time September 28<sup>th</sup>, 2015

**READ** a second time September 28<sup>th</sup>, 2015

**READ** a third time September 28<sup>th</sup>, 2015

**NOTICE** given in accordance with Section 227 of the *Community Charter* on this the 4<sup>th</sup> and 11<sup>th</sup> day of October, 2015.

**ADOPTED**

---

Mayor

---




Municipal Clerk

Certified a true copy

---

Municipal Clerk

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

|   |   |   |
|---|---|---|
| <br>_____<br>Dept<br>Manager | <br>_____<br>GM/<br>Director | <br>_____<br>CAO |
|---|---|---|

## The District of North Vancouver REPORT TO COUNCIL

September 14, 2015

File: 05.1940

**AUTHOR:** Elio Iorio, Manager Revenue and Taxation

**SUBJECT:** **Bylaw 8132, Permissive Tax Exemption, North Vancouver Museum & Archives**

### RECOMMENDATION:

THAT "2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015" is given FIRST, SECOND, and THIRD reading;

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

### REASON FOR REPORT:

Purpose of the Bylaw is to consider extending a permissive tax exemption for the taxation years 2016 to 2019 for the North Vancouver Museum and Archives (NVMA) leased warehouse facility located at 1480-1482 Columbia Street.

### BACKGROUND:

The North Vancouver Museum and Archives operates two major public facilities which provide access to extensive collections of artefacts and archival documents that record and exhibit the North Shore's historical background. The facilities consist of the Community History Centre located at 3203 Institute Road which displays archival documents and the Presentation House Arts Centre which preserves artefacts and organizes exhibits located at 209 W. 4<sup>th</sup> Street.

A vital component to the operations of the NVMA is the storage and safekeeping of over 20,000 historical objects. A privately owned warehouse facility located at 1480-1482 Columbia Street is utilized as the principal collection storage facility as only a small portion of the vast artefacts can currently be exhibited at the Presentation House.

The lease agreement requires NVMA to reimburse the property owner for all property taxes payable for the occupied portions of the building. A permissive tax exemption has been granted since 2013 and has assisted in reducing operating expenditures of which the District contributes 50 per cent funding. The reduction in taxation expenditure to both municipalities has been redirected into funding additional community cultural activities through the NVMA.

**SUBJECT: Bylaw 8132, Permissive Tax Exemption, North Vancouver Museum & Archives**

September 14, 2015

Page 2

**ANALYSIS:**

The Museum and Archives provides cultural services on behalf of the District and the City of North Vancouver. These services are core funded and support the goals of enhancing the arts and cultural components within the community. The NVMA operating budget is funded equally by the District and the City of North Vancouver. In regarding the three facilities utilized in the cultural program, all are currently exempt from taxation. Both the Community History Centre and the Museum located in the Presentation House are owned respectively by the District and the City and therefore statutorily exempt from taxes. Extending a permissive tax exemption for the occupied portion of the warehouse facility is recommended to continue a standardized tax treatment across the entire program.

**Timing/Approval Process:**

Pursuant to provisions of the *Community Charter*, Council must adopt Permissive Tax Exemption Bylaws by October 31<sup>st</sup> of each year. Public notice must be provided in accordance with the Charter prior to adoption of the Permissive Tax Exemption Bylaw.

**Financial Impacts:**

Based upon a 2015 general assessment value of \$1,225,000, if Council approves a permissive tax exemption the municipal property taxes exempted would be \$10,141 and \$9,158 for other agency taxes, totalling \$19,299.

Respectfully submitted,



Elio Iorio  
Manager, Revenue and Taxation

| 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**

**Bylaw 8132**

A bylaw to exempt certain land and improvements from municipal taxation.

---

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

**1. Citation**

This bylaw may be cited as "2016-2019 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8132, 2015".

**2. Exemption under Section 224(2)(b) (i) and (ii) of the *Community Charter***

2.1 For the 2016 - 2019 calendar year the following land and improvements are exempt from taxation levied pursuant to Section 224(2)(b) (i) and (ii) of the *Community Charter*:

- a) VIAM Holdings Ltd. That portion of Lot C, Block 30, District Lot 204, Plan 1340 which is leased. PID: 013-942-611 Folio: 090-0110-1350-8 Civic: 1480 and 1482 Columbia Street.

**3. Effective Date**

The effective date of this bylaw is January 1, 2016 to December 31, 2019.

**READ** a first time

**READ** a second time

**READ** a third time

**NOTICE** given in accordance with Section 227 of the *Community Charter* on this the \_\_\_\_\_ and \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

| COUNCIL AGENDA/INFORMATION                  |                           |        |          |
|---|---------------------------|--------|----------|
| <input type="checkbox"/> In Camera          | Date:                     | Item # |          |
| <input checked="" type="checkbox"/> Regular | Date: <u>Oct 26, 2015</u> | Item # |          |
| <input type="checkbox"/> Agenda Addendum    | Date:                     | Item # |          |
| <input type="checkbox"/> Info Package       |                           |        |          |
| <input type="checkbox"/> Council Workshop   | DM#                       | Date:  | Mailbox: |

9.4

  
Dept.  
Manager

  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

September 28, 2015  
File: 08.3060.20/032.15  
Tracking Number: RCA -

**AUTHOR:** Casey Peters, Community Planner

**SUBJECT:** 3225 Capilano Crescent – Development Permit 32.15

### RECOMMENDATION:

**THAT** Council issue Development Permit 32.15 (Attachment A) to allow for the renovation of the existing house 3225 Capilano Crescent.

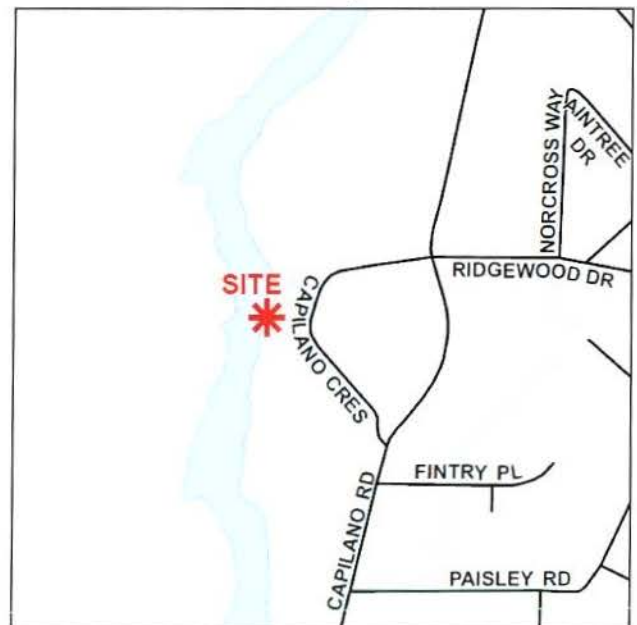
**REASON FOR REPORT:** The applicant has applied for variances that require Council's approval.

### SUMMARY:

The application is for a Development Permit with variances to allow for a renovation of the existing house at 3225 Capilano Crescent. The site is located within Development Permit areas for Slope Hazard, Streamside Protection and Protection of the Natural Environment. The proposal requires the following variances:

- maximum principal building height; and
- maximum eave height

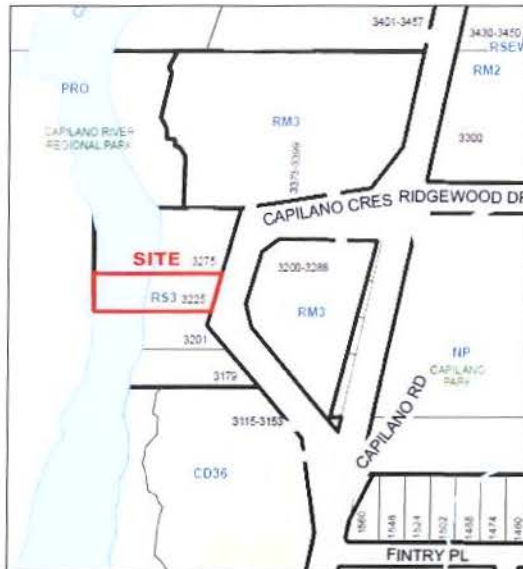
The site is very steep which contributes to the need for variances.



### ANALYSIS:

Purpose: To allow for the renovation of the existing house.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family 7200 Zone (RS3) as seen in the following context map and air photo.



**Context Map**



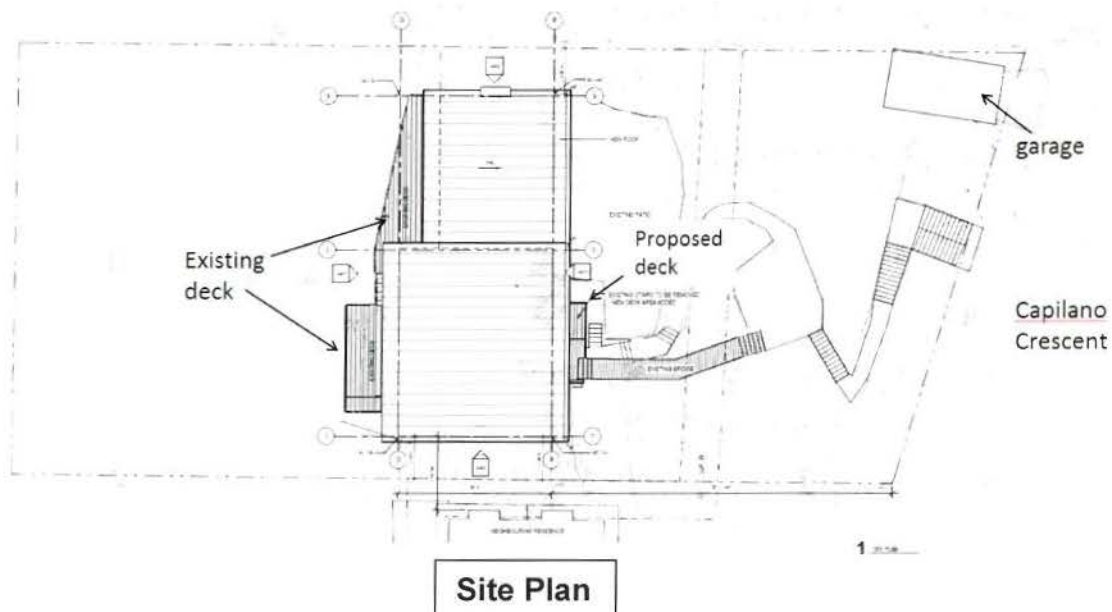
**Air Photo**

**Zoning Bylaw Compliance:**  
**Proposed Non-Conforming:**

| Regulation                                       | Required/<br>Permitted | New Work           | Variance          |
|--|------------------------|--------------------|-------------------|
| Maximum Principal Building<br>Height – Flat Roof | 7.92 m<br>26.00 ft     | 8.39 m<br>27.53 ft | 0.47 m<br>1.53 ft |
| Maximum Eave Height                              | 6.71 m<br>22.00 ft     | 9.45 m<br>31.01 ft | 2.74 m<br>9.01 ft |

**Discussion:**

The existing house is located on the bank of the Capilano River. The existing height and eave height are non-conforming due to the natural grades and placement of the house. The proposed renovation includes a new roof and a minor addition of floorspace (24 sq ft).

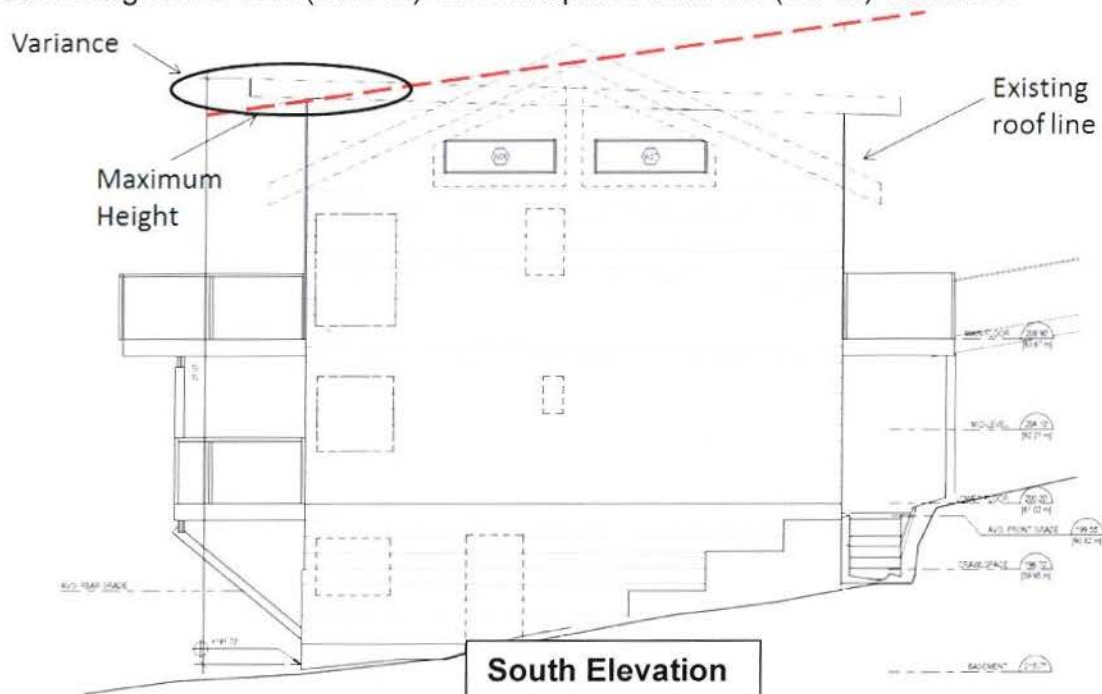


**Site Plan**

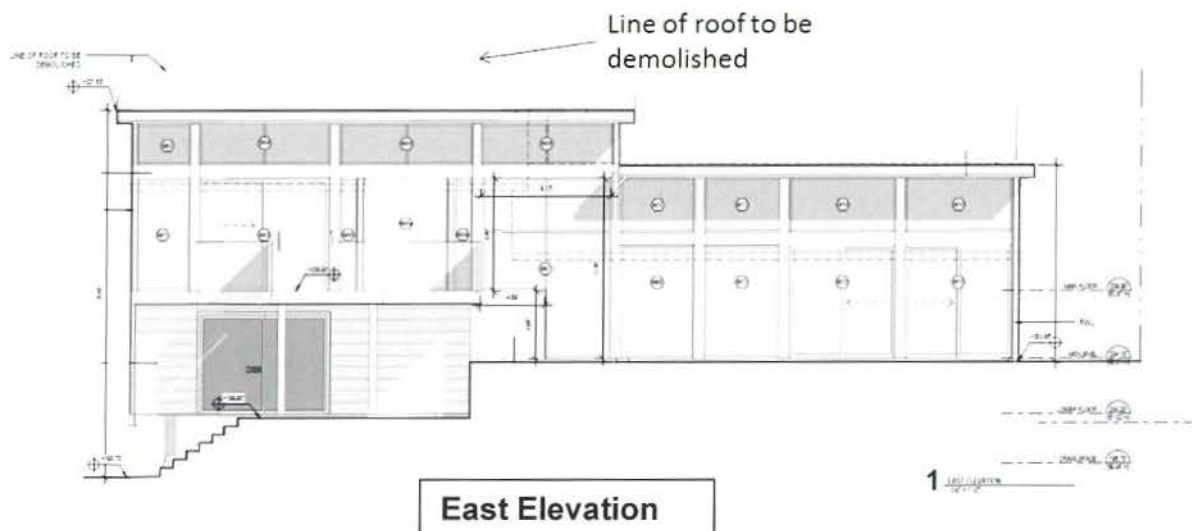
**Variances:**

Maximum Building Height and Eave Height

The building height and eave height variance results from the slope of the lot. The proposed building height is 8.39m (27.53 ft) which requires a 0.47m (1.53 ft) variance and the proposed eave height is 9.45m (31.01ft) which requires a 2.74m (9.01ft) variance.



The maximum height is shown as the red dotted line on the image above and the required variance is circled in black. The variance is the greatest on the west side of the lot where the site slopes down towards the river. The entire house sits below the elevation of the street and the site is heavily screened with trees and plants so the impact to adjacent neighbours will be minimal.



**Development Permits**

The proposal is in Development Permit areas for protection from hazardous conditions for slope hazard, protection of the natural environment and streamside protection. The proposal and reports from qualified professionals have been reviewed by the District's Environment Department, Section Manager of Public Safety, and Building Department.

Natural Environment and Streamside Protection:

The proposal is exempt from requiring a Development Permit for protection of the natural environment and streamside protection as the development is located entirely on the existing house footprint.

Slope Hazard:

The Applicant has submitted a structural assessment of the existing house and a slope stability report. The reports have been reviewed and accepted by staff.

The structural assessment was completed on the house and includes recommendations to mitigate the deficiencies of the structural elements. The report notes that the recommendations suit the proposed renovations. These recommendations include replacing beams, upgrading shear walls to meet Building Code requirements, and anchoring the existing foundations to the rock substructure. Additional assessment of the house will be undertaken once the finishes are removed to expose the existing structure and it is anticipated that additional structural upgrades will be required at the Building Permit stage.

The slope assessment report notes that no excavation or backfill will be required as a part of the proposal and the building loads will be similar for both pre-renovation and post-renovation conditions. The report includes a recommendation that the building be tied to the ground by structural modification to address movement caused by earthquake. The report also recommends that the existing clay pipe for the site drainage be replaced by PVC pipe to avoid potential soil erosion along the foundation wall. The report includes a statement that the site is safe for the use intended.

Development Permit 32.15 references compliance with the structural assessment and geotechnical report as a condition of development. The reports are attached to the permit and will be registered on the title of the property.

Notification

An information letter was sent out to the adjacent neighbours and the Edgemont and Upper Capilano Community Association to inform them of the application. One neighbour called with questions of clarification but had no concern with the proposal. The Community Association had no objection to the application.

Municipal notification advising that Council will be considering whether to issue a Development Permit will be sent to the adjacent property owners and the Community Association. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

Staff are supportive of this proposal because of the challenging nature of the lot and the limited impact on neighbouring lots. In addition this renovation will facilitate structural upgrades to the home to address slope hazard.

**OPTIONS:**

The following options are available for Council's consideration:

- 1. THAT** Council issue Development Permit 32.15 (Attachment A) to allow for the renovation of the existing house 3255 Capilano Crescent (staff recommendation); or
- 2. THAT** Council deny Development Permit 32.15 including the associated variances.



Casey Peters  
Community Planner

Attach  
A – DP 32.15

|  |   |  |                                |
|--|---|--|--------------------------------|
| <u>REVIEWED WITH:</u>                                      | <u>REVIEWED WITH:</u>                       | <u>REVIEWED WITH:</u>                          | <u>REVIEWED WITH:</u>          |
| <input type="checkbox"/> Sustainable Community Development | <input type="checkbox"/> Clerk's Office     | External Agencies:                             | Advisory Committees:           |
| <input type="checkbox"/> Development Services              | <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Library Board         | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Utilities                         | <input type="checkbox"/> Communications     | <input type="checkbox"/> NS Health             | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Engineering Operations            | <input type="checkbox"/> Finance            | <input type="checkbox"/> RCMP                  | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Parks & Environment               | <input type="checkbox"/> Fire Services      | <input type="checkbox"/> Recreation Commission |                                |
| <input type="checkbox"/> Economic Development              | <input type="checkbox"/> Human resources    | <input type="checkbox"/> Other: _____          |                                |
|  | <input type="checkbox"/> ITS                |  |                                |
|  | <input type="checkbox"/> Solicitor          |  |                                |
|  | <input type="checkbox"/> GIS                |  |                                |

## THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

### **DEVELOPMENT PERMIT NUMBER 32.15**

This Development Permit 32.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to Brett Walsh for the renovation of the existing house on the property located at 3225 Capilano Crescent, legally described as Lot 9 of Lots A and D Blocks 23 and 24 District Lots 601 and 607 Plan 6637, (PID: 003-067-131) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:
  - 1. The maximum principal building height is increased from 7.92m (26.00 ft) to 8.39m (27.53ft);
  - 2. The maximum eave height is increased from 6.71m (22.00ft) to 9.45m (31.01 ft); and
  - 3. The variances above apply only to the renovation as illustrated on the attached drawings (DP32.15 A-G).
- B. The following requirement is imposed under Subsection 920(2)(c) of the Local Government Act:
  - 1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
- D. The following requirements are imposed under Subsections 920(7.1) (11) of the Local Government Act:
  - 1. No work shall take place except to the limited extent shown on the attached plans (DP32.15 A -G ) and in accordance with the following:
    - (i) Recommendations of the report titled "Geotechnical Engineering Preliminary Slope Stability Assessment Review" prepared by JECTH Consultants Inc dated August 6, 2015 (Attachment F);
    - (ii) Recommendations of the report titled "3225 Capilano Crescent Structural Assessment" prepared by Wicke Herfst Maver Structural Engineers dated August 27, 2015 (Attachment G);

- (iii) A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the reports referenced above, or meets and equivalent or higher degree of protection.
- (iv) Mitigation measures are carried out in accordance with Sections D.1(i), (ii), (iii) of this permit.
- (v) A post construction report by a Registered Professional Geotechnical Engineer and Structural Engineer, stating that the development has been carried out in accordance with all the above mentioned Reports, shall be submitted prior to finalization of the Building Permit.
- (vi) Prior to issuance of Building Permit, confirmation of registration of the section 219 restrictive covenant for slope hazard mitigation.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Dated this                      day of                      , 20.

LEGAL DESCRIPTION

Lot 9 of Lots A and D Blocks 23 and 24  
District Lots 601 and 607  
Group 1, New Westminster District, Plan 6637

CIVIC ADDRESS

3225 Capilano Crescent,  
District of North Vancouver, BC

BUILDING CODE SUMMARY

BC Building Code 2012  
  
Combustible Construction, Unsprinklered  
  
Table 9.10.14.4.A  
\* Refer to building elevations

CONSULTANTS

ARCHITECT  
Michael Wartman, Architect AIBC, AAA,  
LEED/AP

W Architecture  
608-1238 Richards Street  
Vancouver BC V6B 6M6  
T: (604) 790-1688

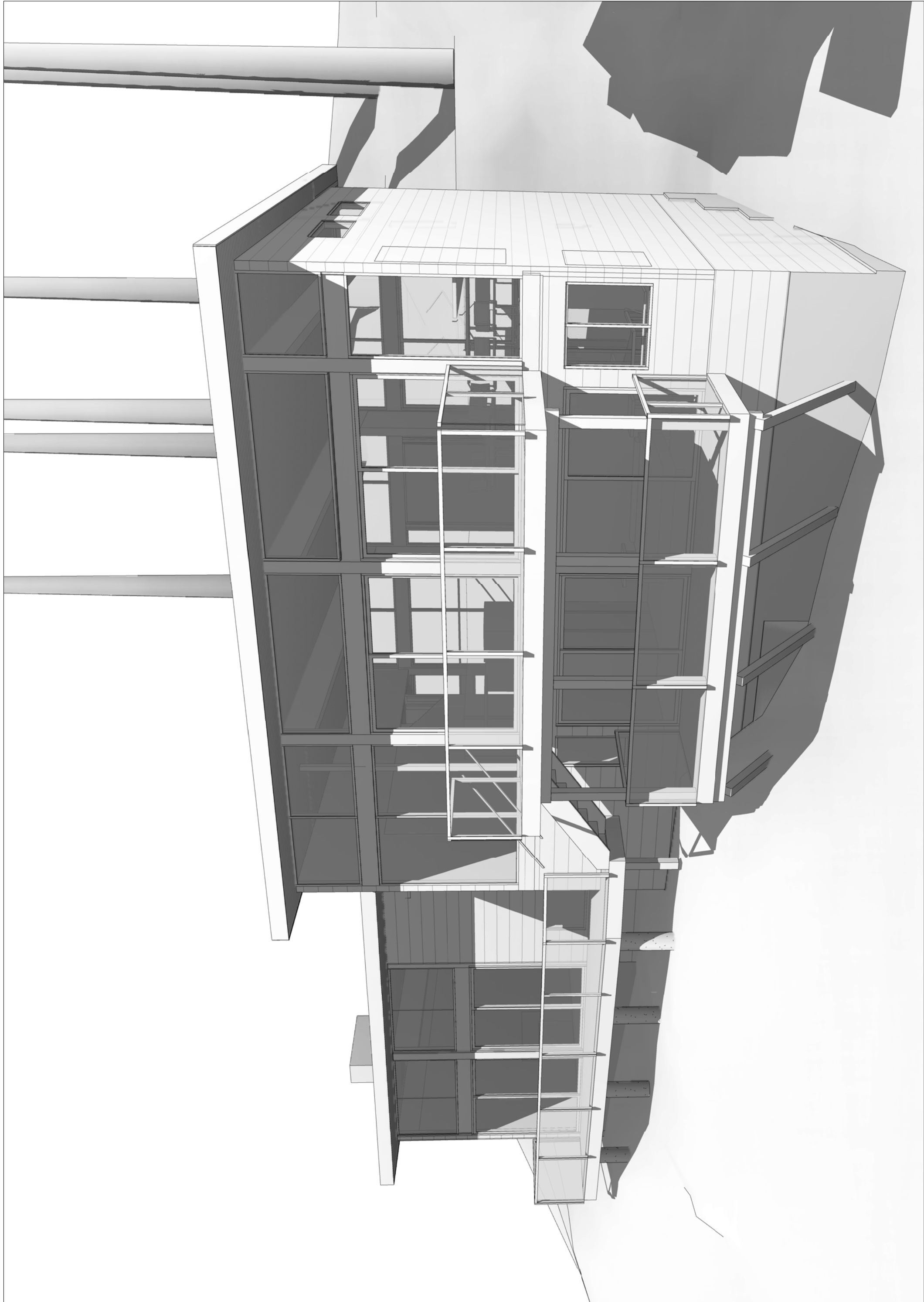
E: mail@w-architecture.ca

STRUCTURAL

WHM Structural Engineers  
2227 Douglas Road  
Burnaby, BC V5C 5A9  
T: (604) 484-2859  
info@whmengrners.com

GEOTECHNICAL

JECrH Consultants Inc.  
122-3823 Henning Drive  
Burnaby, BC V5C 6P3  
T: (604) 95-6617  
jecrth@jecrth.com



DRAWING LIST

| SHEET | SHEET TITLE         | ISSUE DATE |
|-------|---------------------|------------|
| A001  | COVER SHEET         | 23/06/2015 |
| A101  | SITE PLAN           | 23/06/2015 |
| A102  | AREAS + SCHEDULES   | 23/06/2015 |
| A201  | BASEMENT FLOOR PLAN | 23/06/2015 |
| A202  | LOWER FLOOR PLAN    | 23/06/2015 |
| A203  | UPPER FLOOR PLAN    | 06/17/15   |
| A204  | ROOF PLAN           | 23/06/2015 |
| A401  | BUILDING ELEVATIONS | 23/06/2015 |
| A402  | BUILDING ELEVATIONS | 23/06/2015 |
| A501  | BUILDING SECTIONS   | 23/06/2015 |
| A601  | SECTION DETAILS     | 07/23/15   |

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ISSUES + REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

4 28 Aug 2015 Issue for DVP

CAPILANO CRESCENT RESIDENCE

3225 CAPILANO CRESCENT  
DISTRICT OF NORTH VANCOUVER, BC

ZONING SUMMARY

|                               |            |                       |  |
|-------------------------------|------------|-----------------------|--|
| RS3 SINGLE FAMILY RESIDENTIAL |            |                       |  |
| SITE                          | ACTUAL     |                       |  |
|                               | SITE WIDTH | 79.96 (24.37m)        |  |
|                               | SITE DEPTH | 25.17 (7.67m)         |  |
| SITE COVERAGE                 | ALLOWABLE  | 35% (7.2885)          | EXISTING 12% (2.4625) no proposed change |
|                               |            |                       |  |
|                               |            |                       |  |
| FLOOR AREA RATIO              | ALLOWABLE  | 0.35 + .3505 (7.588F) | EXISTING 0.18 (378.88F)                  |
|                               |            |                       |  |
|                               |            |                       |  |
| HOUSE                         |            |                       |  |
|                               |            |                       |  |
|                               |            |                       |  |
| DECK AREA                     |            | 106% (755.88F)        | EXISTING 504.1 Ff                        |
|                               |            |                       |  |
|                               |            |                       |  |
| SETBACKS                      |            |                       |  |
|                               |            |                       |  |
|                               |            |                       |  |
| FRONT YARD                    | MINIMUM    | 63'-10" (19.46m)      | EXISTING                                 |
|                               |            | 25' (7.62m)           | unknown (6' from 19g of CHf)             |
|                               |            | 25' (7.62m)           | unknown (6' from 19g of CHf)             |
| REAR YARD                     |            | 6' (1.83m)            |  |
|                               |            | 6' (1.83m)            |  |
|                               |            | 6' (1.83m)            |  |
| SIDE YARD NORTH               |            |                       |  |
|                               |            |                       |  |
|                               |            |                       |  |
| SIDE YARD SOUTH               |            |                       |  |
|                               |            |                       |  |
|                               |            |                       |  |
| BUILDING HEIGHT               | ALLOWABLE  | 26'                   | PROPOSED 27'-0"                          |
|                               |            |                       |  |
|                               |            |                       |  |
| EAVE HEIGHT                   |            | 22' (26)              | RELAXATION REQ'D                         |
|                               |            |                       |  |
|                               |            |                       |  |
| RELAXATION REQ'D              |            |                       |  |
|                               |            |                       |  |
|                               |            |                       |  |

BUILDING AREAS

| AREA NAME       | AREA (Ff) | AREA (m²) |
|-----------------|-----------|-----------|
| BASEMENT        | 269 Ff    | 25.0 m²   |
| LOWER FLOOR     | 1026 Ff   | 95.3 m²   |
| MID-LEVEL       | 493 Ff    | 45.8 m²   |
| Main Floor      | 946 Ff    | 87.9 m²   |
| Main Floor Addn | 30 Ff     | 2.8 m²    |
| Grand total     | 2764 Ff   | 256.8 m²  |

SCOPE OF WORK  
RENOVATION OF EXISTING HOUSE  
- NEW ROOF  
- NEW EXTERIOR GLAZING MAIN FLOOR  
- INTERIOR RENOVATION OF ENTIRE HOUSE  
- UPDATE DECKING/PAVING MATERIALS ON EXISTING DECKS, BRIDGE AND PATIO  
- RENOVATE EXISTING GARAGE - REMOVE WALLS AND ROOF - REFINISH FLOORING TO MAKE PARKING PAD.  
NO CHANGE TO TREES OR OVERALL BUILDING FOOTPRINT

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E mail@w-architecture.ca

**Capilano Crescent Residence**

|                |             |
|----------------|-------------|
| PROJECT CODE   | STATUS      |
| 2015/009       | BP          |
| SCALE          | DATE        |
| 1 1/2" = 1'-0" | 23 JUN 2015 |

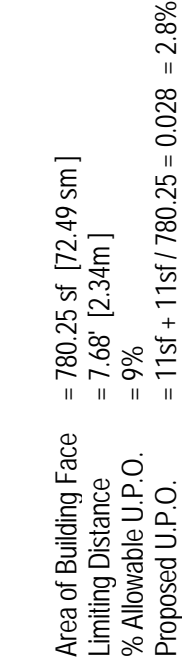
COVER SHEET

SHEET

A001







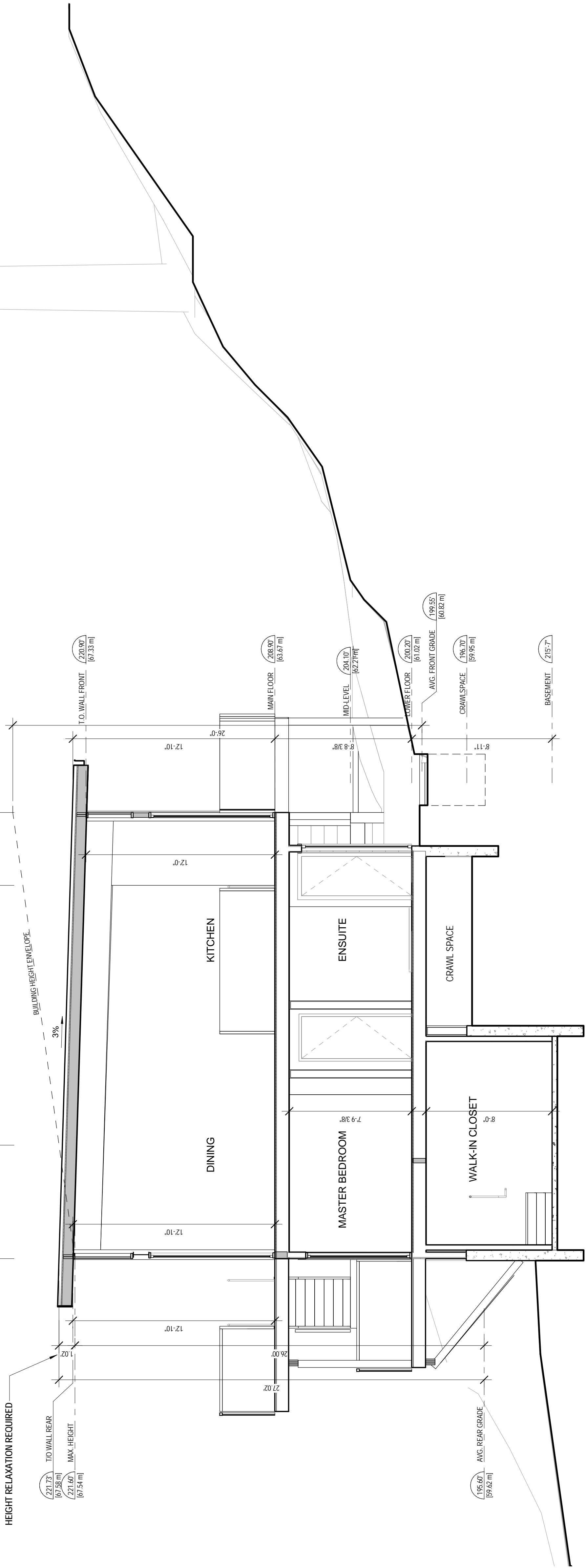
3225 Capilano Crescent, District of North Vancouver

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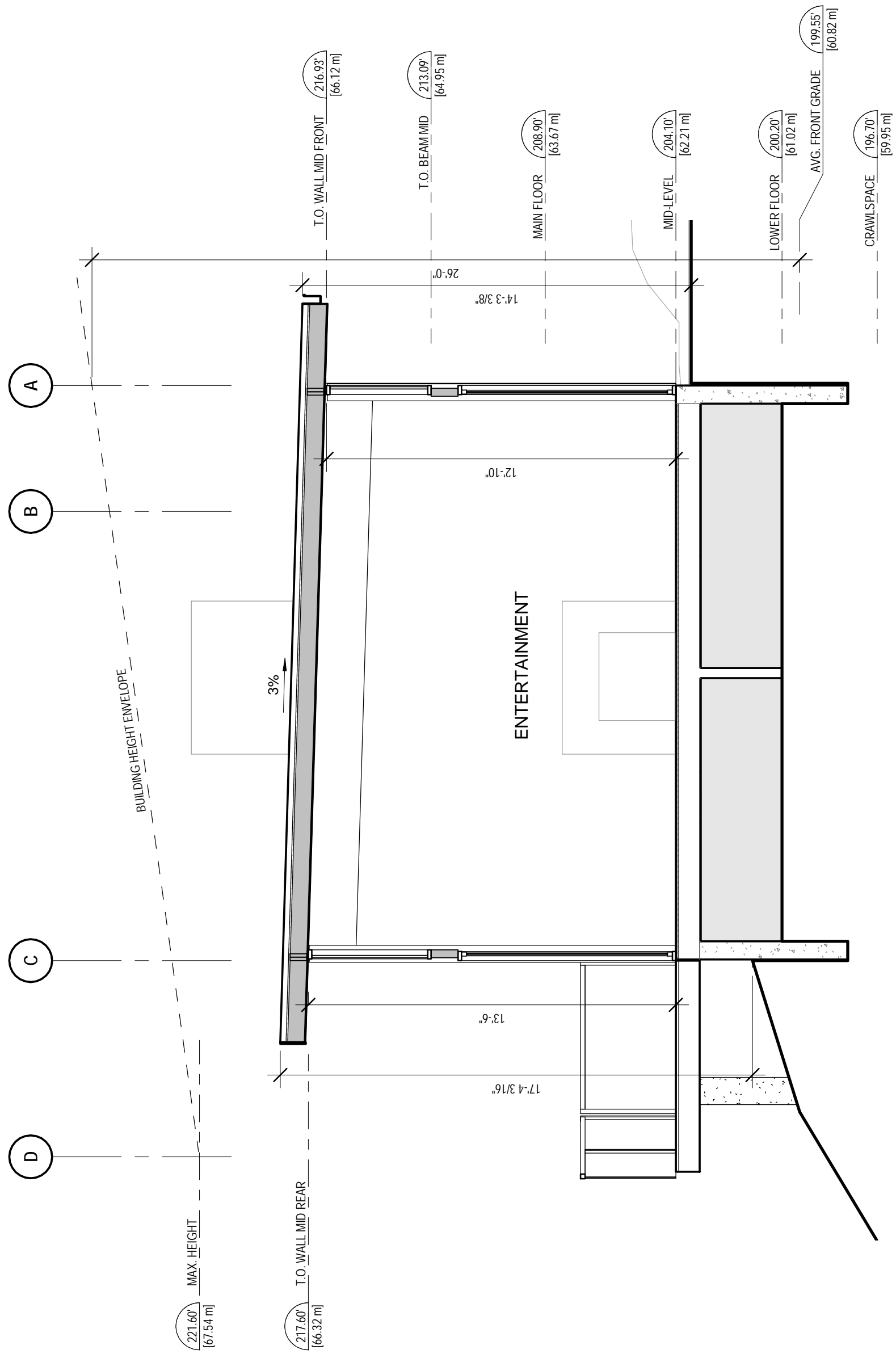
|                                 |                            |
|---------------------------------|----------------------------|
| <b>PROJECT CODE</b><br>2015-009 | <b>STATUS</b><br>Bp        |
| <b>SCALE</b><br>AS indicated    | <b>DATE</b><br>23 JUN 2015 |

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| ISSUES + REVISIONS |             |
|--------------------|-------------|
| NO.                | DATE        |
| 1                  | 28 Feb 2015 |
| 2                  | 12 May 2015 |
| 3                  | 10 Aug 2015 |
| 4                  | 28 Aug 2015 |



1 SECTION A-A  
1/4" = 1'-0"



2 SECTION B-B  
1/4" = 1'-0"

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**Capilano Crescent Residence**

|   |             |
|---|-------------|
| 3225 Capilano Crescent, District of North Vancouver | STATUS      |
| PROJECT CODE  | BP          |
| 2015-009  | DATE        |
| SCALE   | 23 JUN 2015 |
| 1/4" = 1'-0"  |             |

**BUILDING SECTIONS**  
SHEET

**A501**

August 27, 2015

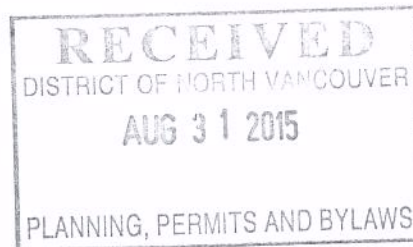
DISTRICT OF NORTH VANCOUVER  
355 West Queens Road  
North Vancouver BC V7N 4N5

Attn: Mr. Brett Dwyer, Development Service Manager

Email: [dwyerb@dnv.ca](mailto:dwyerb@dnv.ca)

Re: **3225 Capilano Crescent Structural Assessment**

**WHM #15066**



## INTRODUCTION

Wicke Herfst Maver Consulting (WHM) was retained to provide a structural assessment of the existing residence at 3225 Capilano Crescent, North Vancouver, BC, as part of the District of North Vancouver's requirements for major renovations. The purpose of this assessment is to ascertain the capacity of the existing structure to resist both gravity and seismic loads as prescribed by the British Columbia Building Code 2012 (BCBC 2012). This report outlines the findings of our assessment and provides an overview of the proposed structural upgrades.

WHM conducted two site visits to verify the existing conditions. The site visits were completed on March 25, 2015, and May 20, 2015, by Florencio Bautista, P. Eng. The site visits involved visual observations only where access was possible. Since the house was still being occupied at the time of the site visits, structural framing could only be viewed in the crawlspace and at exterior decks.

Existing architectural and structural drawings of the residence were provided for WHM's reference. From the drawings, it was determined that a major addition was completed on the south portion of the structure. The drawings for the addition is dated May 1989. No drawings are available for the north section of the structure but parts of it were shown as existing in the 1989 addition drawings.

## GENERAL DESCRIPTION OF THE EXISTING STRUCTURE

The existing building is divided into two parts, namely; the older north section and the 1989 addition. The older north section is a one-storey wood-framed structure with a crawlspace. We were not able to determine the structural members of this structure because the walls and ceilings are covered with finishes at the time of the visit. The 1989 addition is a two-level wood-framed structure with a partial basement and crawlspace. From the existing structural drawings, the building structural assemblies are as follows:

- Roof framing: 2x10 @ 16" rafters c/w 2x4 strapping and cedar shakes
- Floor framing: 2x10 @ 16" joists c/w 3/4" plywood sheathing
- Exterior walls: 2x4 @ 16" studs c/w 3/8" plywood sheathing

Interior support for floor and roof joists are provided by 2x4 @ 16" stud walls and built-up 2x10 beams. The foundations for the addition consist of 6" wide foundation walls on 8" deep x 14" wide strip footings but they do not appear to be reinforced.

There is an existing entry deck on the east side of the upper level. Access to the deck is provided by a stair to the north and a bridge going upwards to the east. On the west side of the house, there are upper and lower level decks that extend over the adjacent canyon edge. Support posts for the lower deck slope back from the deck edge to the house foundation wall.

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Photos of the existing building are provided below.



*Photo 1: Exterior, seen from northeast*



*Photo 2: Exterior west deck, seen from north*



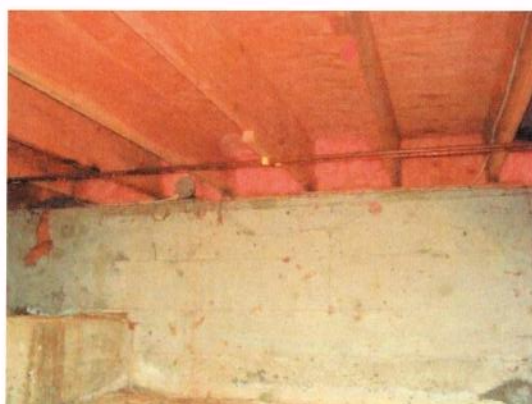
*Photo 3: Underside of west upper level deck*



*Photo 4: Underside of north portion of west deck*



*Photo 5: Lower level framing, seen from crawlspace*



*Photo 6: Lower level framing at west foundation wall*

## CAPACITIES OF THE EXISTING STRUCTURAL ELEMENTS

Since we were able to gather structural information only for the 1989 addition, the assessment will be limited to this structure. Once the contractor started removing the finishes for the north section of the building, a proper assessment for this part of the structure will be performed accordingly to determine the required upgrades to meet current Code level loads.

### Gravity

The first part of our evaluation involves the determination whether the 1989 addition can carry the current BCBC 2012 specified gravity loads. Wood-framed structural elements such as plywood sheathing, joists, beams and posts were checked based on CSA-O86 Engineering Design in Wood.

As per the BCBC 2012, the assessment parameters utilized are as follows:

|           |          |                    |
|-----------|----------|--------------------|
| Snow Data | Ss       | 3.0 kPa (62.5 psf) |
|           | Sr       | 0.3 kPa (6.3 psf)  |
| Wind Data | q 1/50   | 0.45 kPa (9.4 psf) |
| Live Load | Interior | 1.9 kPa (40 psf)   |
|           | Decks    | 4.8 kPa (100 psf)  |

Based on our brief calculations, the selected gravity elements that we investigated appear to have the capacity to resist the Code specified loads with the exception of the items noted in Table 1.

Table 1: Gravity capacity by structural element

| Structural Element          | % Capacity |
|-----------------------------|------------|
| Roof Rafters                | 110        |
| Floor Joists                | 140        |
| 4 – 2x12 Beam in Crawlspace | 60         |
| 3 – 2x12 Beam in Crawlspace | 50         |

### Seismic

This seismic assessment reviews the capacity of the existing lateral resisting elements to that of current Code levels. In consideration of these loads, the forces are applied in the major orthogonal directions of a building (i.e. North-South and East-West directions). The abbreviated N-S and E-W directions will be noted many times in this report.

As a method of evaluating the existing lateral capacity of the structure due to seismic loads, the capacity is compared to that of a seismic event with a 1:2500 year return period.

As per the BCBC 2012, the assessment parameters utilized are as follows:

|              |         |      |
|--------------|---------|------|
| Seismic Data | Sa(0.2) | 0.88 |
|              | Sa(0.5) | 0.61 |
|              | Sa(1.0) | 0.33 |
|              | Sa(2.0) | 0.17 |
|              | PGA     | 0.44 |

Based on our review of the existing drawings for the 1989 addition, lateral resistance is provided by plywood panel shear walls. The plywood panels, as noted in the existing drawings, are 3/8" thick. For the sake of this assessment, it was assumed that panel-edge nailing is provided at 6" spacing and that panel edges are unblocked. Based on the lateral load resisting system described above, the following seismic force reduction factors are being used:

|                             |           |            |
|-----------------------------|-----------|------------|
| <b>Ductility Factor</b>     | <b>Rd</b> | <b>3.0</b> |
| <b>Overstrength Factor</b>  | <b>Ro</b> | <b>1.7</b> |
| <b>Importance Factor</b>    | <b>Ie</b> | <b>1.0</b> |
| <b>Site Class (Assumed)</b> |           | <b>C</b>   |

Our calculations indicate that the lateral resisting elements mentioned above have varying capacities compared to the current code-prescribed forces. Table 2 summarizes the structural capacities of the various lateral resisting elements in the south portion of the building.

**Table 2: Seismic capacity by structural element**

| <b>Structural Element</b>             | <b>% Capacity</b> |
|---------------------------------------|-------------------|
|                                       |                   |
| <b>Roof Diaphragm E-W Direction</b>   | <b>0*</b>         |
| <b>Roof Diaphragm N-S Direction</b>   | <b>0*</b>         |
|                                       |                   |
| <b>Floor Diaphragms E-W Direction</b> | <b>130</b>        |
| <b>Floor Diaphragms N-S Direction</b> | <b>200</b>        |
|                                       |                   |
| <b>Shear Walls E-W Direction</b>      | <b>80</b>         |
| <b>Shear Walls N-S Direction</b>      | <b>60</b>         |

\* - Existing shiplap diaphragm not permitted by current Code

## DISCUSSIONS AND RECOMMENDATIONS

As part of this assessment, we have also prepared preliminary recommendations to mitigate the deficiencies of the structural elements (see Appendix A). These recommendations suit the proposed renovations shown in the drawings prepared by W-Architecture and will be incorporated into WHM's structural drawings for the project.

From Table 1, the existing built-up beams do not satisfy current Code requirements. These beams are to be replaced with new beams or bearing walls that meet structural requirements. Upgrades for the existing floor system of the older north section may also be required.

From Table 2, the existing roof is to be replaced and the existing shear walls are to be upgraded to meet current Code requirements. As part of the currently proposed renovations, WHM has determined the required upgrades to the lateral force resisting system. These upgrades will also likely apply to the north section of the building. These upgrades are outlined in Appendix A.

Another concern with regards to the structural stability of the building during a seismic event is its proximity to the Capilano River canyon. As noted by JECTH Consultants Inc., the building may be subject to lateral movement during a major seismic event that could cause the foundations closest to the river to move over the canyon edge. To address the concern, WHM proposes to upgrade the existing foundations by anchoring them to the rock substructure. This will include the older north section of the building. Please refer to SK-1 for a preliminary foundation anchoring detail to rock.

## CONCLUSION

WHM was engaged to assess the structural capacity of 3225 Capilano Crescent. Based on our brief assessment of the 1989 addition, it was determined that, with the exception of several beams in the crawlspace, the existing structure is able to resist current code gravity loads. However, from a seismic perspective, our assessment has indicated several structural elements that require attention.

Due to the absence of existing drawings, assessment of the older north section of the structure will be performed once the contractor has removed the finishes to expose the existing structure. In any case, structural upgrades are likely required as this structure predates the 1989 addition.

The recommended structural upgrades required so that the existing structure meets current Code requirements have been incorporated into WHM's structural design for W-Architecture's proposed renovations.

We hope this report meets your requirements at this time. If you have any questions, please do not hesitate to contact us.

Thank you,

## WICKE HERFST MAVER CONSULTING INC.



Jacob DeVos, E.I.T.  
Structural Engineer

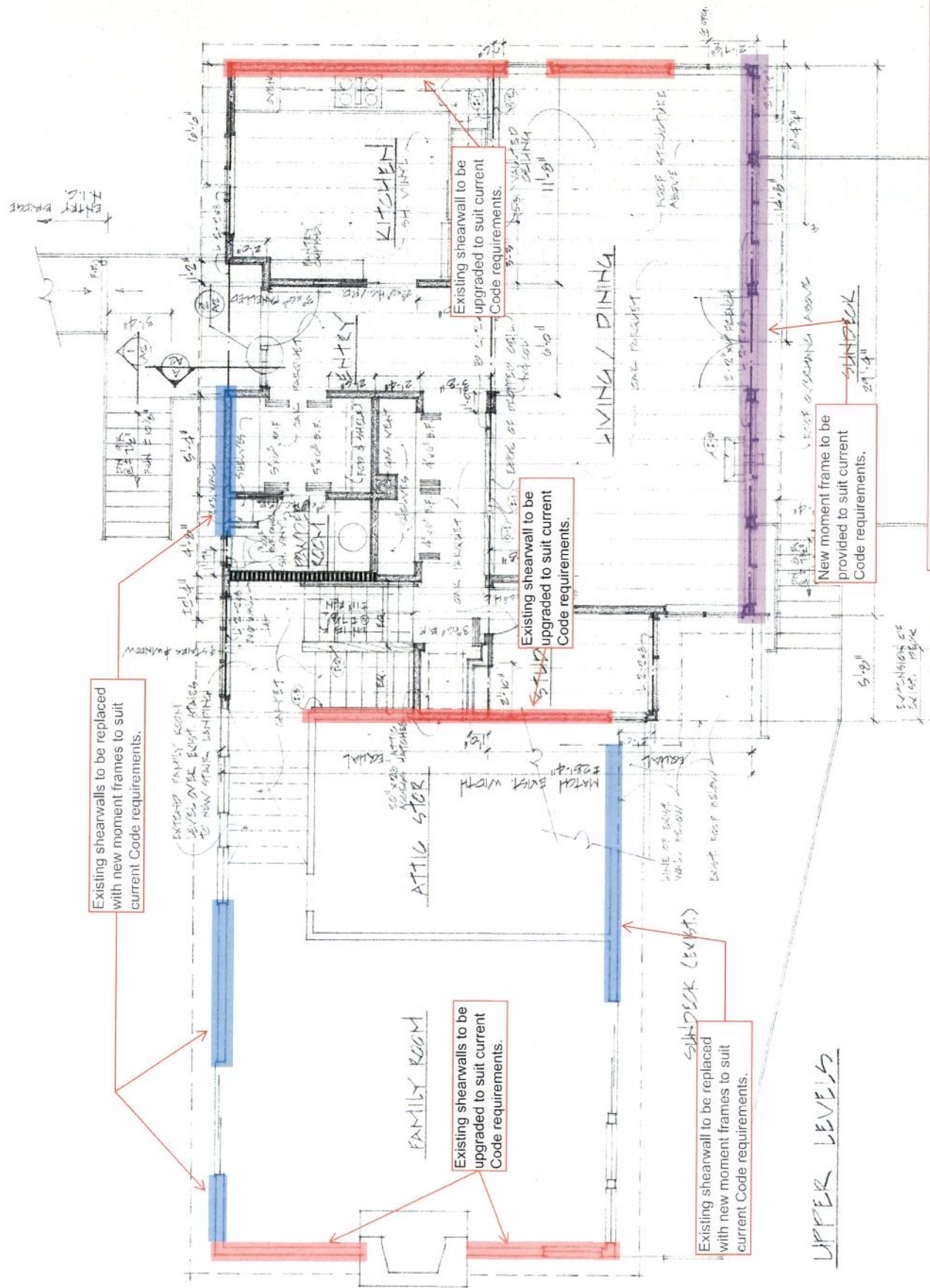


Florencio Bautista, P. Eng.  
Associate

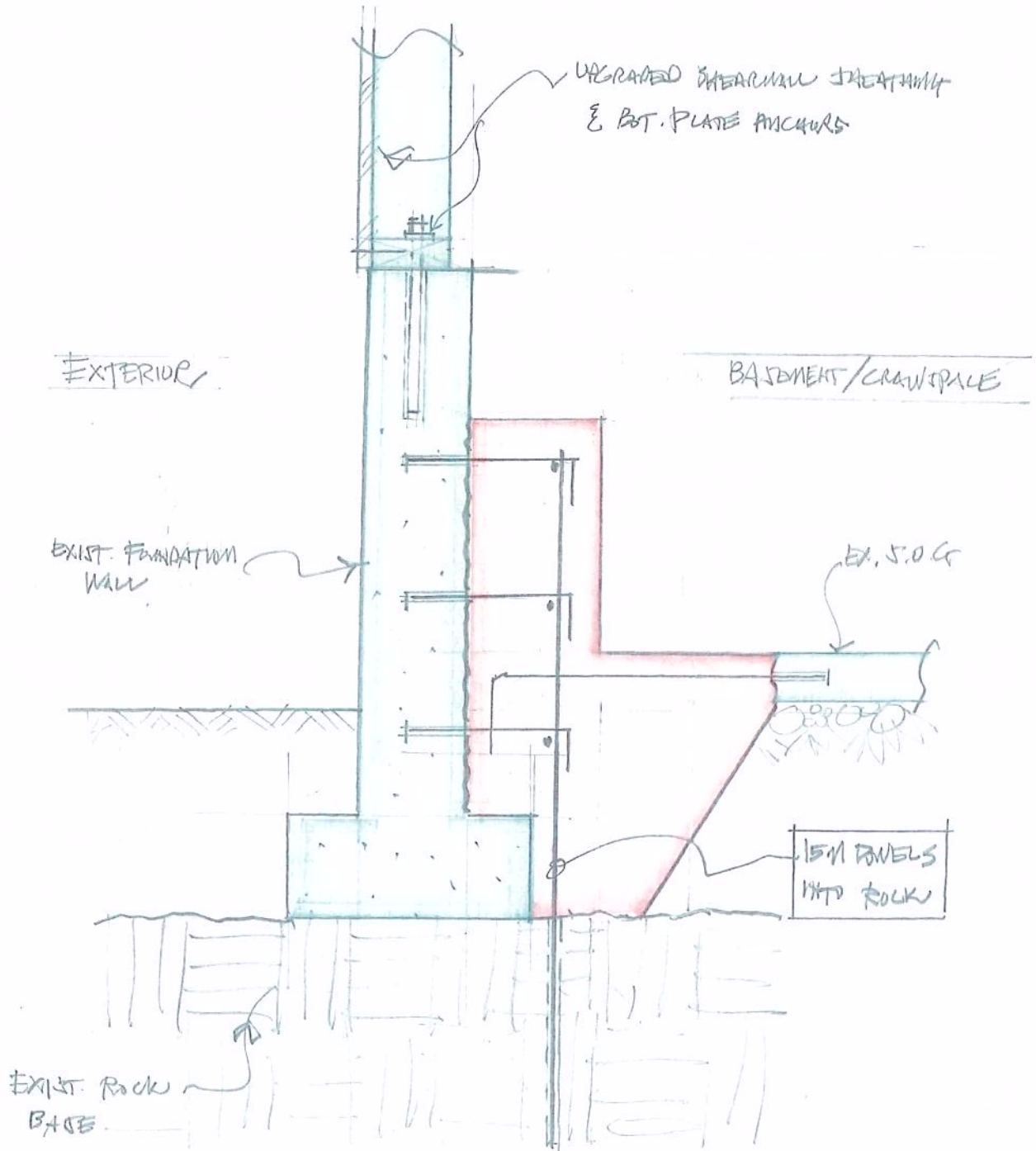
**APPENDIX A**  
DRAWINGS AND SKETCHES







|            |                        |           |             |
|------------|------------------------|-----------|-------------|
| PROJECT:   | 3225 CAPILANO CRESCENT |           |             |
| DESIGN:    | SECTION                |           |             |
| DESIGN BY: | FB                     | DATE:     | 13 AUG 2015 |
|            |                        | JOB NO:   | 15066       |
|            |                        | SHEET NO: | 1           |



**GEOTECHNICAL ENGINEERING PRELIMINARY  
SLOPE STABILITY ASSESSMENT REVIEW**

**AT  
PROPOSED RESIDENTIAL RENOVATION  
3225 CAPILANO CRESCENT,  
NORTH VANCOUVER, BC**

**FOR  
ESTATA DEVELOPMENTS LIMITED**

**PREPARED BY  
JEC TH CONSULTANTS INC.  
SUITE 122 - 3823 HENNING DRIVE  
BURNABY, B.C.  
V5C 6P3**

**OUR FILE NO.: 215E552**

**DATE: MAY 11, 2015  
UPDATED: AUGUST 6, 2015**

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**PRELIMINARY SLOPE STABILITY ASSESSMENT  
PROPOSED RESIDENTIAL RENOVATION  
3225 CAPILANO CRESCENT, WEST VANCOUVER, BC**

**1.0 INTRODUCTION**

**1.1 AUTHORIZATION**

As requested by Estata Developments Limited (Mr. Paxton Cheung) on April 28, 2015 regarding the proposed Residential renovations to the existing building at the subject site, JECTH Consultants Inc. (JCI) had carried out a Preliminary Slope Assessment as required by the District of North Vancouver (DNV) for the proposed Residential Renovation at 3225 Capilano Crescent, North Vancouver, BC (see Figure 1 – Site Location Plan).

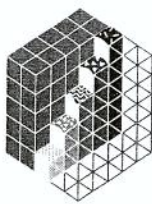
This report is prepared according to the Association of Professional Engineers and Geoscientists of British Columbia - APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC (Guidelines) dated May 2010.

**1.2 METHODOLOGY**

The Geotechnical Engineering Assessment and Review includes:

- Reviewed provided site survey plan dated February 18, 2015.
- Reviewed Proposed Renovation Drawings provided by W Architecture dated April 22, 2015.
- Obtained the Surficial Geological Map from Geological Canada
- Conducted a site reconnaissance by our site staff on April 23 and May 5, 2015.
- Assessed the available subsurface soil conditions and profile based on previous experience as well as our local experience within the close vicinity of the subject site
- Utilized our previous experience with similar projects
- APEGBC Landslide Assessment Assurance Statement Appendix D (Revised May 2010)

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**JECOTH**  
Consultants Inc.

Geotechnical & Environmental Engineers

Client: Estata Developments Limited

Date: Aug 6, 2015

File No.: 215E552

### 1.3 OBJECTIVE

This Preliminary Slope Stability Assessment Report summarizes our findings and provides Geotechnical Engineering Comments and Recommendations for the proposed Residential renovation and its impact to the existing slope stability at the subject property.

### 2.0 PREVIOUS GEOTECHNICAL ENGINEERING EXPERIENCE

JCI is a firm specializing in Geotechnical Engineering, including foundation investigation and design, as well as design of temporary excavation shoring, slope stability and underpinning systems. JECOTH Consultants Inc. staff members have extensive knowledge and experience in Slope Stability Review and Assessment.

JCI's staffs had been retained as Geotechnical Engineer Consultant for other similar projects such as the one proposed. In fact, JCI was retained as Geotechnical Engineer to conduct Slope Stability Assessment for both City of North Vancouver and District of North Vancouver.

### 3.0 ANTICIPATED SUBSURFACE SOIL CONDITIONS

According to the available Surficial Geological Survey map prepared by Geological Survey Canada and our local Geotechnical Experience, the subsurface geological condition at the subject site is located within an area of Pre-tertiary Bedrock including granitic and associate rock types; where bedrock might not be exposed, as it is commonly covered by glacial deposits, colluvium and fill (see Figure 2 – Geological Map).

### 4.0 EXSITING SITE CONDITIONS

#### 4.1 SITE LOCATION

The site is located along the West side of Capilano Crescent (assumed running north-south), North Vancouver, BC. It is bounded by Capilano Crescent to the East, the Capilano River to the West and residential lots both to the North and South.

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## 4.2 GENERAL SITE DESCRIPTION

According to the provided Site Survey Plan dated February 18, 2015 and JCI site staff site observations, the present site conditions can be characterized as follows:

- (i) The subject site is trapezoidal in shape with dimension of about  $25.4 \text{ m} \pm (83 \text{ ft.} \pm)$ , along the frontage (Capilano Crescent) (North-South) and  $82.0 \text{ m} \pm (269 \text{ ft.} \pm)$ , (East-West) as shown in Figure 3 – Site Survey Plan. It includes an area beyond a cliff at the western portion of the site, which is considered non-developable.
- (ii) The existing building area is situated along a cliff at the center portion of the Site. It can be accessed by footpath and stairway from Capilano Crescent to the east of the Site.
- (iii) There is a slope at the site frontage (eastern portion). The site slopes down from Capilano Crescent at an average elevation EL.  $230 \text{ ft.} \pm$  to the building area at average elevation EL.  $205 \text{ ft.} \pm$  with an average slope gradient at about  $40\% \pm$ . The exiting slope (eastern portion) is presently covered with dense vegetation. Stairways and footpath were built to provide access to the building area.
- (iv) The building area is occupied by a 2-storey building with a basement and a patio at the front (east side) of the building. The main entrance to the lower floor from the west patio is at elevation EL.  $200 \text{ ft.} \pm$ . The basement elevation is at elevation EL  $187.7 \text{ ft.} \pm$ .
- (v) The building is located adjacent to a cliff (to the west). No survey data is available for the cliff except elevations are shown near the crest. In accordance to the District of North Vancouver GeoMap (see Figure 4 – DWV Contour Map), the toe of the west facing slope (cliff) is at an elevation EL.  $25.0 \text{ m.} \pm (82 \text{ ft.} \pm)$ . It is therefore estimated that the slope height is about  $35 \text{ m.} \pm (115 \text{ ft.} \pm)$  and is almost vertical.

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#### **4.3 EXISTING SLOPE ALONG FRONTAGE (EAST)**

The existing slope at the east site frontage has a crest located along Capilano Crescent with an average elevation of EL. 230 ft.  $\pm$ . The east portion of the site slopes down to the building patio area (at EL. 205 ft.  $\pm$  along the slope toe) with an average slope gradient of about 40%  $\pm$  and an average slope height of about 25 ft.  $\pm$ .

Stairway and footpath are situated at surface of the slope to provide internal access to the building area at slope toe (Central Portion of the site). Presently, there is an existing garage structure located at the slope crest (at the north-east corner of the site).

Short terrace walls were built beside footpath for retaining the footpath. A pedestrian bridge is also found on concrete footings at slope surface to provide access to the existing building upper floor (main floor).

Based on Architectural Site Plan, there is a Right-Of-Way (SRW Plan 1988) designated at the lower slope in adjacent to the building area. Based on site observation, there is no evidence of any services installed in the R.O.W.

An isolated area of the existing slope is designated as Slope Hazard Area by DNV Slope Hazard Map as shown in Figure 5. The location is near the south-east corner of the existing building. Close observation on site did not indicate of any distress on slope area, nor any sign of erosion occur at this area.

#### **4.4 CLIFF IN ADJACENT WEST TO BUILDING AREA**

The cliff adjacent to the west of the building area consists of a nearly vertical rock slope. Visual inspection of the cliff indicates exposed bedrock near slope crest.

The crest of the cliff has an elevation at about EL. 193 ft.  $\pm$  in average which is higher than the building basement at EL. 187.7 ft.  $\pm$ . Since the building has an off-set distance of 5 ft.  $\pm$  to the cliff crest, it is believed that soil at the cliff crest is likely consisted of FILL material which was placed after the completion of basement construction.

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Minor soil slope can be observed near bottom of the cliff beside the river bank (Capilano River). The soil slope at cliff toe probably formed by soil transport from upper cliff by gravity as Colluvium (soil transport down by erosion). Trees are grown onto the minor soil slope along the toe of the cliff.

The District of North Vancouver Hazard Map indicates the entire cliff as Slope Hazard Area. Close observation at slope crest indicate no significant sign of distress at this area.

#### **4.5 EXISTING BUILDING AREA**

The existing building area in adjacent to the cliff has a building and a patio (frontyard). The existing building is off-set from the cliff crest by about 5 ft.  $\pm$ . The patio to the east of building is a relatively level ground at EL. 205.1 ft.  $\pm$ . It is about 20 ft.  $\pm$  wide in between the building and slope toe at the Site frontage. The patio is believed formed by Fill material to create a level ground on a sloping terrace.

#### **4.6 EXISTING BUILDING CONDITIONS**

Based on the information provided by the Architectural Drawings dated May 1, 1989 (see Appendix 'A' – Existing Residence Building), and our site review, it is observed that the building consists of 2 storey residential building with a basement and a crawlspace.

The building has a spilt level floor construction as such the lower floor is separated into the lower floor and the mid-level floor at EL. 200.2 ft. and 204.1 ft. respectively. It has a main floor (top floor) at EL. 208.9 ft., a crawl space at EL. 196.70 ft. and a basement at EL. 187.8 ft. Both the lower floor and the main floor have balcony deck at the west of building, facing the Capilano River. A section of the deck is constructed by cantilever beam from the basement wall. Another section is supported by concrete column found on concrete pedestal near the cliff crest.

Upon visual inspection during site visit there appears to be no cracking or damage to the existing concrete column pedestal supporting the deck and basement walls. It appears that the foundation of the building is likely

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found on the native bedrock, in which the site perimeter consists of about 5 ft.  $\pm$  of FILL material after foundation wall was constructed.

## 5.0 PROPOSED BUILDING RENOVATION

Based on the Proposed Renovation Drawings provided by W Architecture dated April 22, 2015 (see Appendix 'B' – Proposed Renovation Plan), the following renovation is proposed for the existing residence:

### 5.1 INTERIOR RENOVATION

1. The basement level at the south-west corner of the building will install a proposed walk-in closet with access from newly constructed stairway inside the building from the Lower Floor Level (see Proposed Basement Level Plan).
2. The Lower-Level floor renovation will provide for a master bedroom, second bedroom and 2 nos. bathrooms with access from the existing interior stairway. The patio door will be changed to a sliding door (see Appendix "B" – Proposed Lower Floor Plan).
3. The Main-Level Floor will be renovated to provide for a kitchen/living area as well as new sliding doors to the north patio and east patio area from the north living area to replace existing swing doors. It is proposed to add height to the exterior walls by about 5 m.  $\pm$  to install further set of windows to the east, west and south.
4. The front entrance from the east will be renovated to accommodate a larger front door and provide rain cover (see Proposed Main-Level Floor Plan).

### 5.2 EXTERIOR RENOVATION

1. The Mid-Level Floor will also extend the exterior wall by about 1.6 m.  $\pm$  to install a further set of windows to the east, west and north.
2. The current A-frame roof will be replaced with a flat roof to allow for the added height of the exterior walls of the building.

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### 5.3 EXISTING GARAGE ALONG CAPILANO CRESCENT

As informed by the owner via email dated May 22, 2015, the existing carport along Capilano Crescent will have floor resurface as part of the renovation project. The existing structure and foundation for the carport will remain intact.

Any revision of the proposed plan must be submitted to JECTH Consultants Inc. It is possible that Geotechnical recommendations in this report might be modified.

### 6.0 ANTICIPATED FOUNDATION SUBGRADE

Based on site observation for massive rock outcrop close to the surface of the Building Area, it is believed that existing foundation of the building is found on strong, moderately weathered granitic Rock. Allowable bearing capacity can be over several tons per square ft.

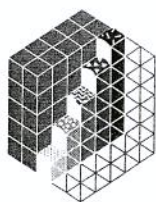
As the renovation will include adding and subtracting rooms and living quarters, plus putting on new windows and replacing roofing, addition load to the foundation system will be minimal. It is anticipated that the loading to existing footings will be redistributed by structural elements by Structural Engineer. Loading schedules will be modified from the original loading schedules.

Due to a strong rock foundation subgrade with high bearing capacity, minimal post-renovation settlement is anticipated for the foundation system found on rock. It is recommended that the existing foundation system will not be required to redesign for the new loading schedule.

In the case that if new footings are required inside building, it is recommended that footing should found on rock and designed with an allowable bearing capacity of 3,000 psf. for SLS structural design.

It is also recommended to confirm existing footing foundation subgrade by hand-dug test pit. The test pit location is preferred at least 15 ft. from the cliff crest.

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## **7.0 IMPACT ON SLOPE STABILITY**

### **7.1 MAIN BUILDING RENOVATION**

According to the District of North Vancouver GeoMap, the subject property lies within a DPA Slope Hazard zone as such a preliminary Slope Assessment is required (see Figure 5 – District of North Vancouver: Stability Study Map).

Since the proposed renovation will mainly involve the interior of the existing Building and exterior wall and roof. The renovation process will not require any excavation nor backfill within the Site. The existing site slope condition will not be affected by the proposed renovation. This applies to the slopes both at the frontage (east) and the cliff (west) adjacent of the building.

According to the proposed renovation plan, there will be no additional floor nor significant structural loads be added to the existing foundation system. The overall building loads, with or without new footings, will be similar for both pre-renovation and post-renovation conditions. If there is no addition loading on slope crest, there will be no significant impact for the existing slope stability for the both the existing soil and rock slope.

### **7.2 GARAGE ALONG CAPILANO CRESCENT**

There will be no additional load to garage foundation by simply re-servicing garage floor, as such condition for the slope at the frontage will not be affected.

### **7.3 POST-EARTHQUAKE MOVEMENT**

All buildings on slopes will experience downslope direction post-earthquake movement despite the slope may survive a major seismic event without failure. Post-earthquake movement of the buildings can be varied from a few inches to a few feet.

The building on the existing slope is about 5 ft.± from the cliff, and the existing pedestrian columns supporting the balcony is located at the edge of the cliff. It is considered the off-set distance of the building to the cliff has a very narrow margin to provide a buffer zone under post-earthquake

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movement, no matter the existing slope may be intact, without being failure under a seismic event.

It is our professional opinion that the existing building must be tied to the ground by Structural modification as such post-earthquake movement can be restrained within an acceptable margin of a few inches to downslope direction (ie. towards the cliff).

## 8.0 EROSION PROTECTION

Site observation indicates that the roof drainage for the existing building is collected by roof spout which hook up to clay pipe on ground surface along the west perimeter of building. The clay pipe is composed of discrete pipe with gaps between pipe, water might seepage from clay pipe, as such site slope stability might be affected. It is recommended that the existing clay pipe (with gaps between individual discrete clay pipe section) to be replaced by PVC pipe in order to avoid potential soil erosion for the FILL along the foundation wall. It is important to ensure that all drainage water from the subject site be collected and directed to the approved storm water drainage system, as required by local municipality.

## 9.0 CONCLUSION

Based on the above preliminary Slope Stability Assessment, it is our professional opinion that the proposed renovation work to the existing residence building is feasible. The proposed renovation work to the existing residence building will have a minimal impact to the existing foundation system and slopes at the subject site. Appendix D (as recommended by APEGBC) is enclosed as a summary of this preliminary slope assessment.

The APEGBC Slope manual investigates integrity of slopes but not post-earthquake movement that may happen to various type of building. Post-earthquake movement can be occur to various types of structures (bridges, buildings, etc.) in all kinds of terrain (flat landscape, slope, etc.) underlain with different subsurface ground conditions. There are many methods to restrain post-earthquake movement but is outside the scope of this report.

In the case that the existing building can be restrained, or magnitude of seismic displacement can be reduced to a few inches by Structural means, the building can

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be regarded as safe for intended use under both static and an M7 earthquake of 1/2,475 seismic event.

## 10.0 CLOSURE

We trust that this report meets your immediate requirements. It is important that a regular maintenance program be implemented to ensure that existing slope profile will not eroded and site drainage be performed. This will improve the long term slope stability at the subject site. If you have any questions regarding this report, please do not hesitate to contact the undersigned @ 604-299-6617.

**JECOTH CONSULTANTS INC.**

**Ivan Chu, P.Eng.**

Attachments: Figure 1 – Site Location Plan

Figure 2 – Geological Map

Figure 3 – Site Survey Plan

Figure 4 – District of North Vancouver Contour Map

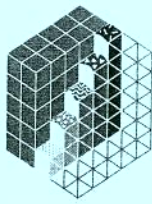
Figure 5 – District of North Vancouver Slope Hazard Map

Appendix “A” – Design Plans for Existing Residence Building

Appendix “B” – Proposed Renovation Design Plan for Existing Residence Building

Appendix “C” – APEGBC Landslide Assessment Assurance Statement (Appendix D)

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**JECOTH**  
Consultants Inc.

Geotechnical & Environmental Engineers

Client: Estata Developments Limited

Date: Aug 6, 2015

File No.: 215E552

## FIGURES

### PROPOSED RESIDENTIAL RENOVATION 3225 CAPILANO CRESCENT NORTH VANCOUVER, BC

#### LIST OF FIGURES

**FIGURE 1 – SITE LOCATION PLAN**

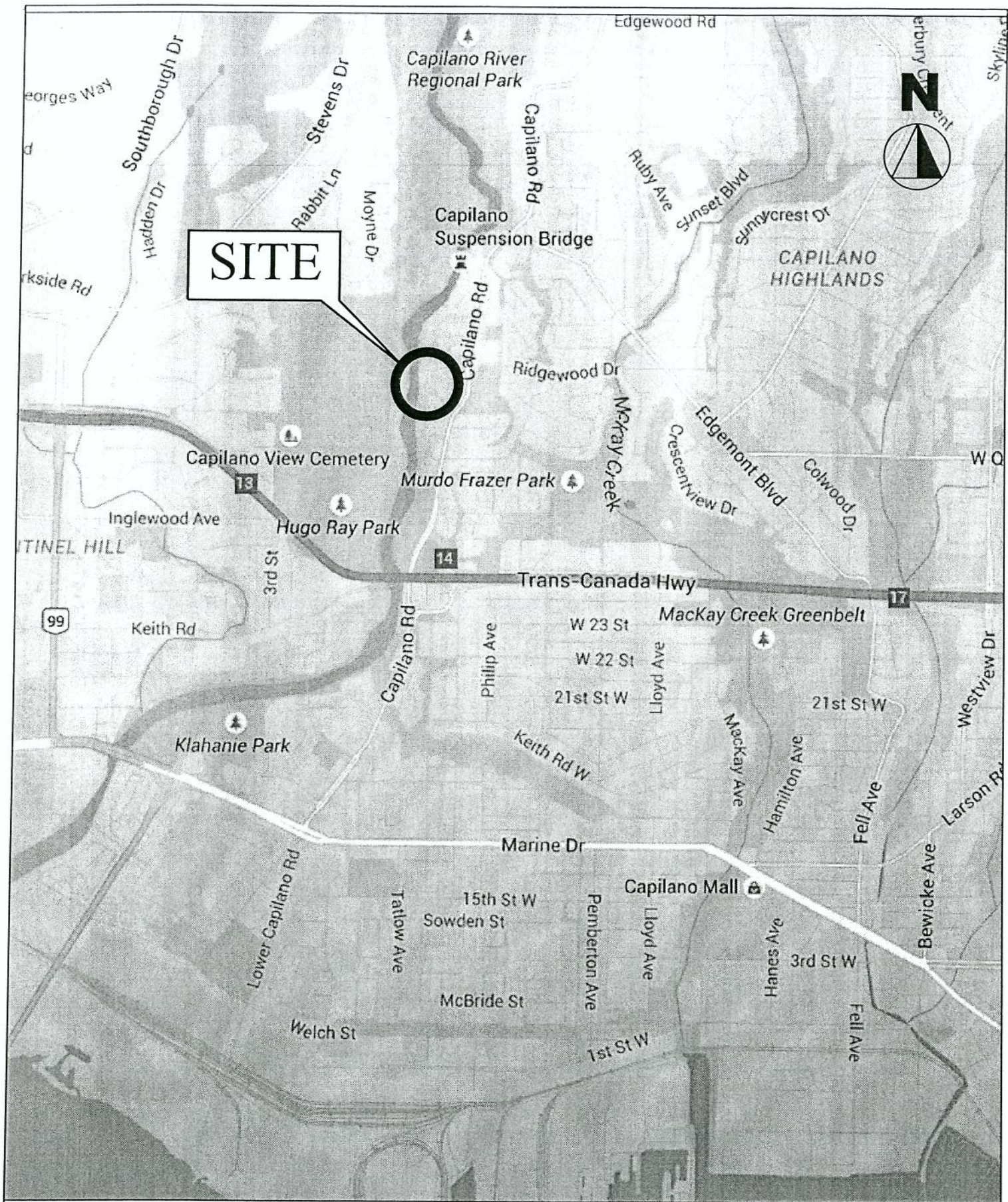
**FIGURE 2 – GEOLOGICAL MAP**

**FIGURE 3 – SITE SURVEY PLAN**

**FIGURE 4 – DNV – CONTOUR MAP**

**FIGURE 5 – DNV SLOPE HAZARD MAP**

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## Site Location Plan

**Proposed Residential Renovation**  
3225 Capilano Crescent, North Vancouver, BC  
Client: Estata Developments Ltd.

Drawn By:

PF

Scale:

NTS

Check by:

IC

Date

May 2015

Dwg no: 215E552 - Figure 1





**SITE**



**EL.25.0 m±**

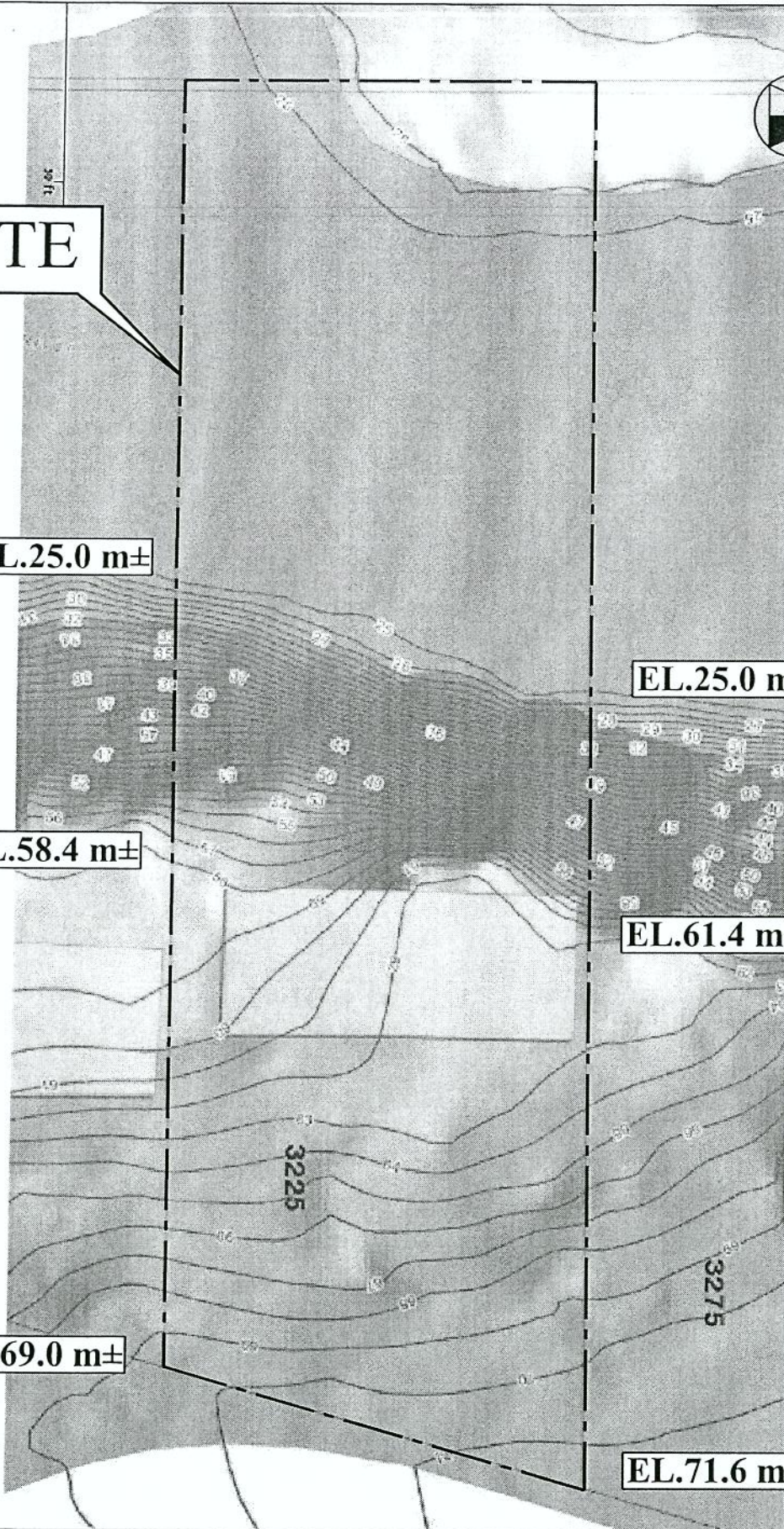
**EL.25.0 m±**

**EL.58.4 m±**

**EL.61.4 m±**

**EL.69.0 m±**

**EL.71.6 m±**



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**DNV Contour Map**

**Proposed Residential Renovation**  
**3225 Capilano Crescent, North Vancouver, BC**  
**Client: Estata Developments Ltd.**

Drawn By:

PF

Scale:

NTS

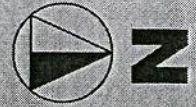
Check by:

IC

Date

May 2015

**Dwg no: 215E552 - Figure 4**



SITE

Existing Building

Slope Hazard Area

**JECTH Consultant Inc.**

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**DNV Slope Hazard Map**

**Proposed Residential Renovation**  
**3225 Capilano Crescent, North Vancouver, BC**  
**Client: Estata Developments Ltd.**

Drawn By:

PF

Check by:

IC

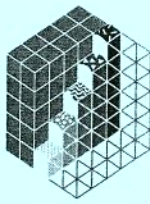
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NTS

Date

May 2015

**Dwg no: 215E552 - Figure 5**



**JECOTH**  
Consultants Inc.

Geotechnical & Environmental Engineers

Client: Estata Developments Limited

Date: Aug 6, 2015

File No.: 215E552

## **APPENDIX "A"**

**PROPOSED RESIDENTIAL RENOVATION  
3225 CAPILANO CRESCENT  
NORTH VANCOUVER, BC**

**DESIGN PLANS FOR EXISTING RESIDENCE BUILDING  
DATED  
MAY 1, 1989  
BY MARK MAYALL ARCHITECT**

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## UPPER LEVELS

## GENERAL KEYNOTES

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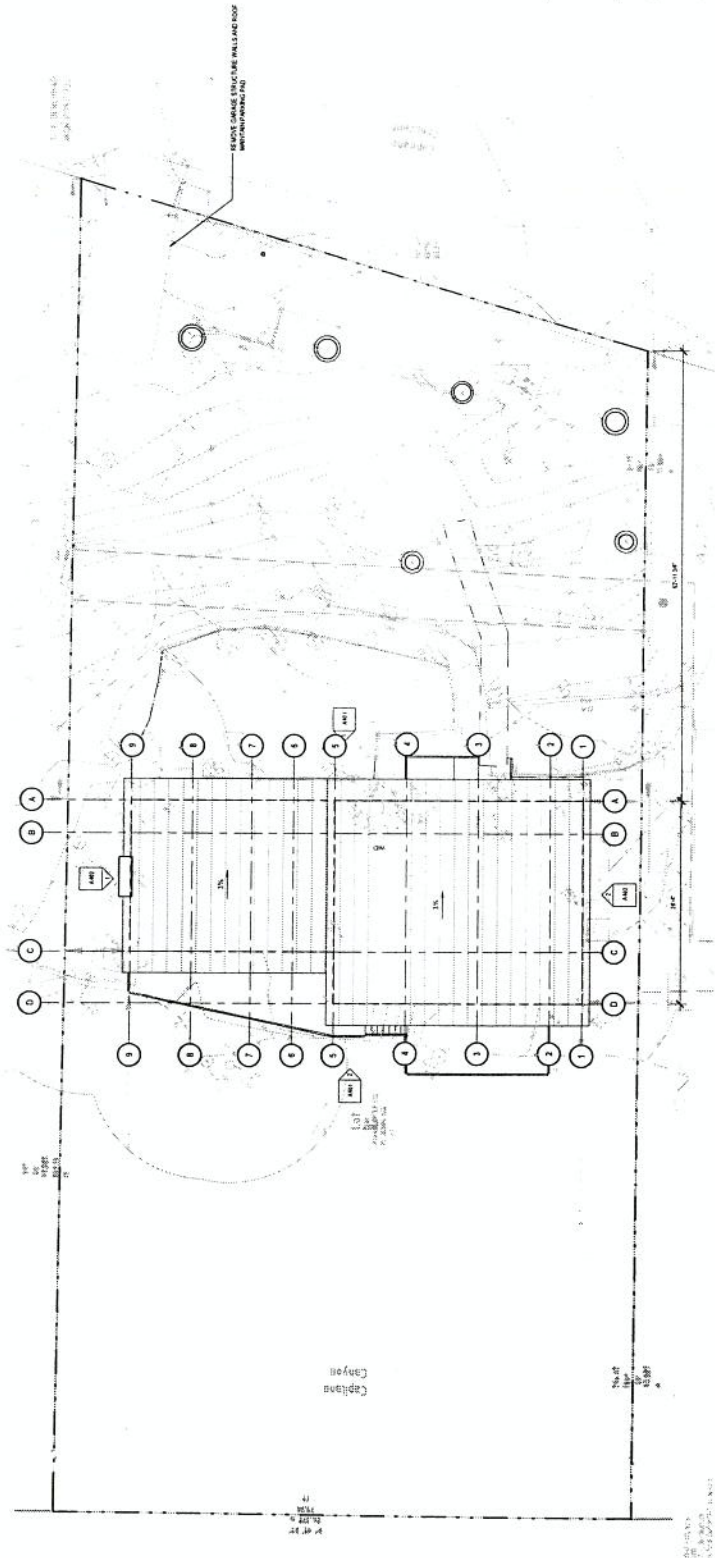
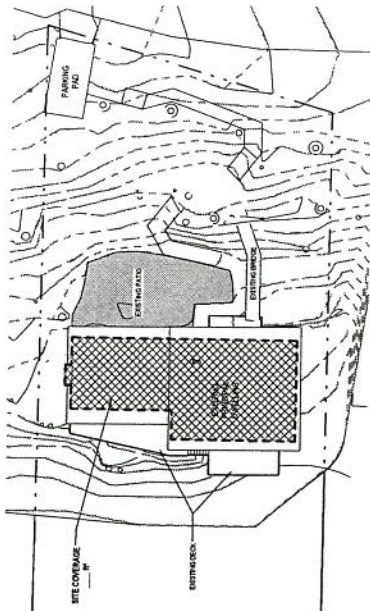
## **APPENDIX "B"**

**PROPOSED RESIDENTIAL RENOVATION  
3225 CAPILANO CRESCENT  
NORTH VANCOUVER, BC**

**PROPOSED RENOVATION DESIGN PLAN FOR EXISTING  
RESIDENCE BUILDING  
DATED  
MAY 12, 2015  
BY W. ARCHITECTURE**

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## ZONING SUMMARY

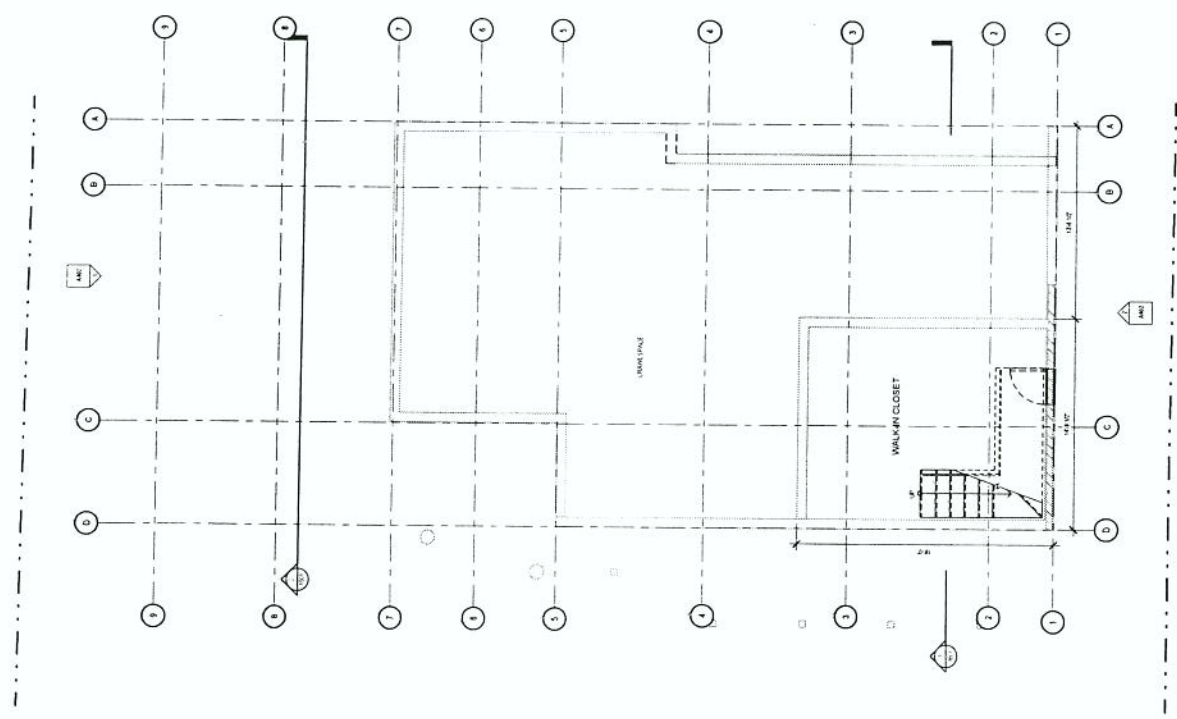
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ISSUES & REMARKS



**WA** Architecture  
 Caplano Crescent  
 Residence

PROJECT CODE: 247478  
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 SHEET: BASEMENT FLOOR PLAN  
 SHEET: A201



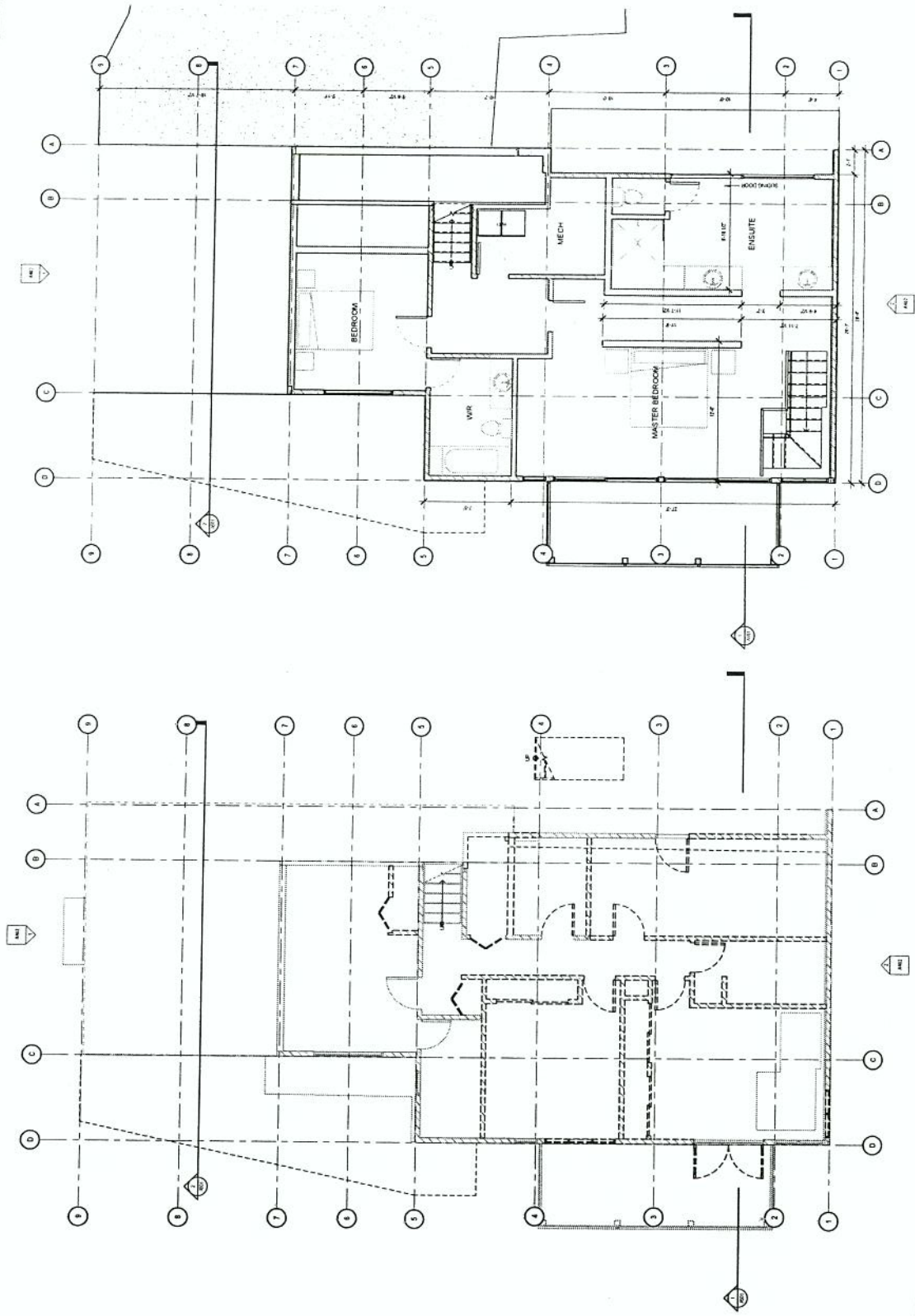
180445 - REVISIONS



**WA**  
Capitano Crescent  
Residence

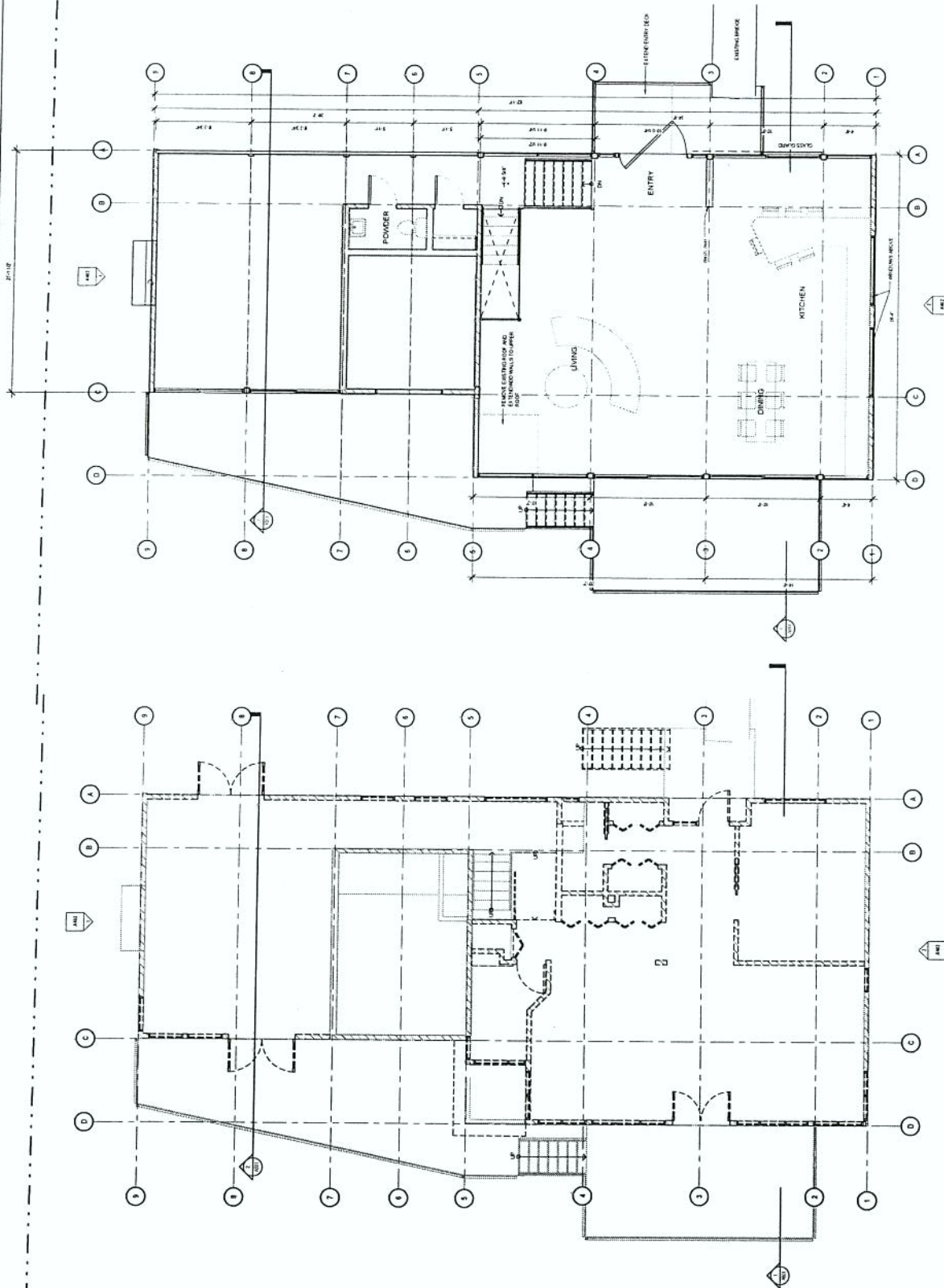
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PROJECT CODE: 180445  
SCALE: 1/8" = 1'-0"  
DATE: 12/04/2013

LOWER FLOOR PLAN  
SHEET  
A202



1 LOWER FLOOR PLAN  
1/8" = 1'-0"

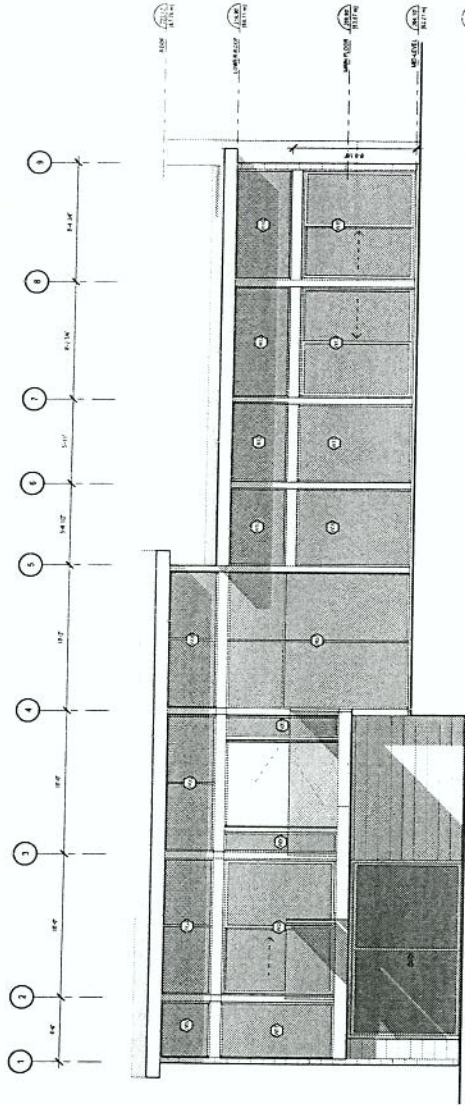
2 LOWER FLOOR PLAN  
1/8" = 1'-0"



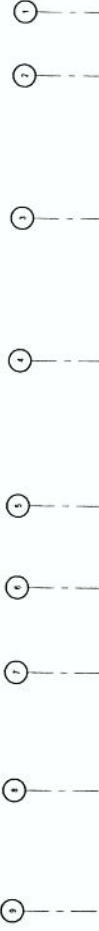
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# ISSUES - REVISIONS

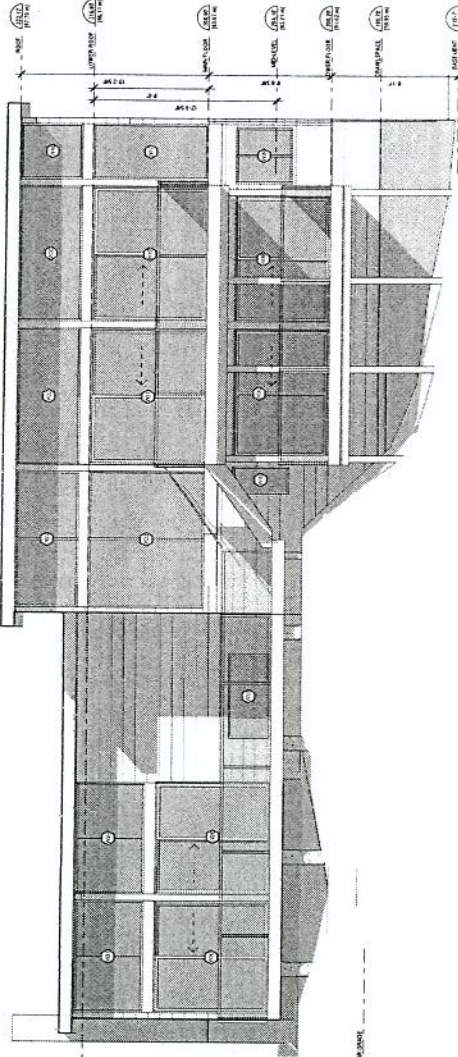
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 2. 11/11/2017 - Initial Design



## 1 EAST ELEVATION



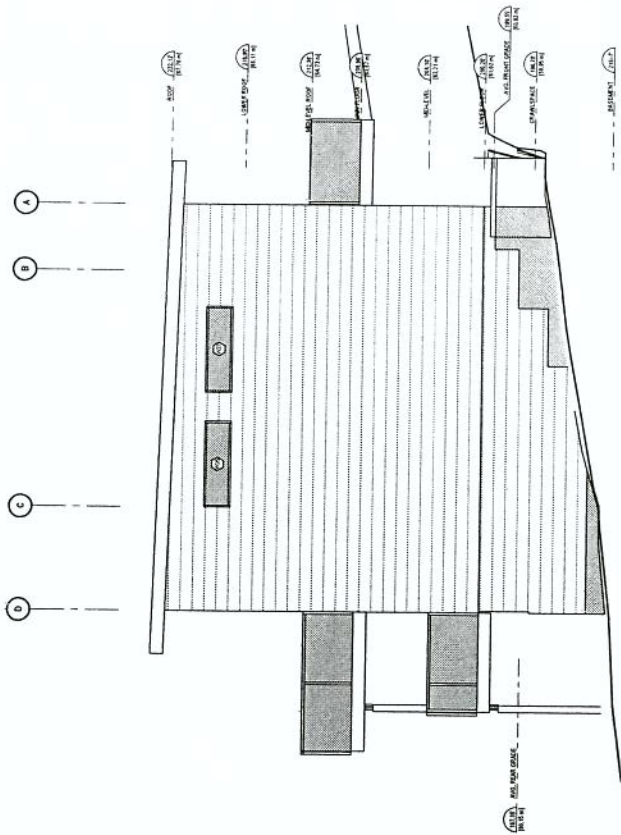
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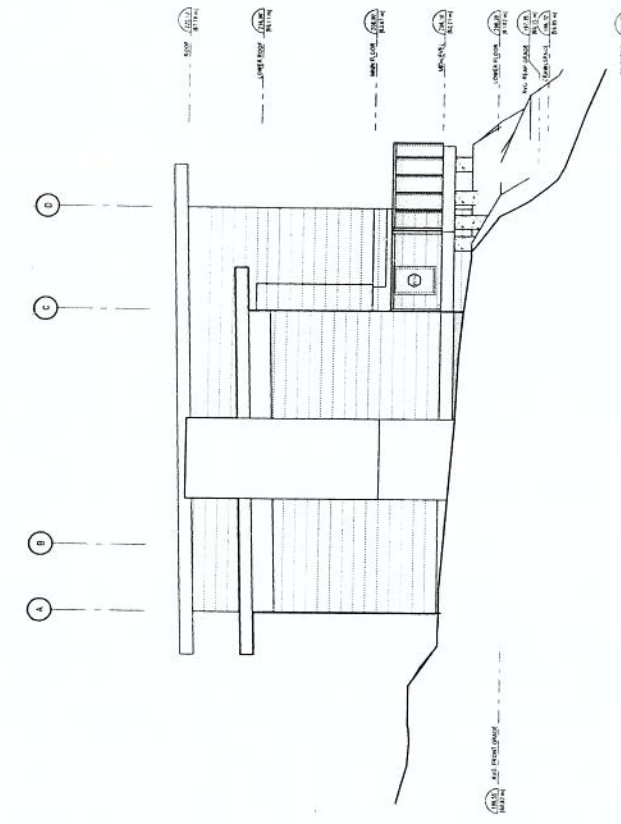
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| W003                | 4'-0" | 6'-0"  | Window Door |
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| W100                | 4'-0" | 6'-0"  | Window Door |

WA ARCHITECTURE  
 1100 Capitol Mall, Suite 200, Sacramento, CA 95814  
 (916) 441-1100  
 www.waarchitect.com

ISSUES - REVISIONS  
 1 11/05/2017 Structural Group



2 WEST ELEVATION  
 1/8" = 1'-0"



1 WEST ELEVATION  
 1/8" = 1'-0"

**WA** ARCHITECTURE  
 Caplano Crescent  
 Residence  
 PROJECT CODE: 2017-001  
 DATE: 11/05/2017  
 DRAWN BY: JLB

BUILDING ELEVATIONS  
 SHEET  
**A402**

WA ARCHITECTURE  
1100 10th Avenue, Suite 100  
Seattle, WA 98101  
Tel: 206.461.1000  
Fax: 206.461.1001  
www.waarchitect.com

**PROJECT + LOCATION**  
Capitano Crescent  
Residence

**DATE**  
1/10/10

**SCALE**  
1/4" = 1'-0"

**BY**  
J. H. H. H.

**WA ARCHITECTURE**  
1100 10th Avenue, Suite 100  
Seattle, WA 98101  
Tel: 206.461.1000  
Fax: 206.461.1001  
www.waarchitect.com

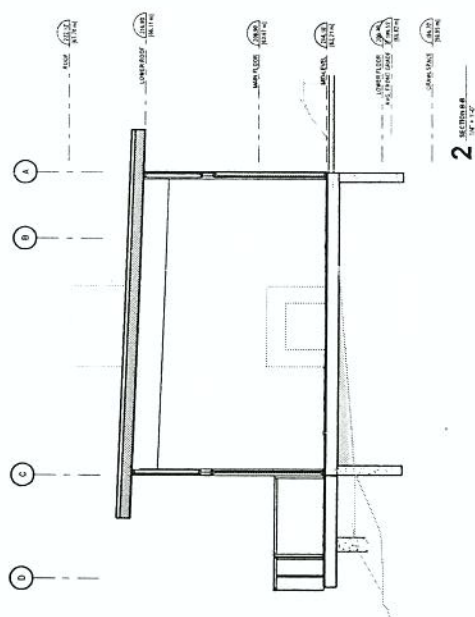
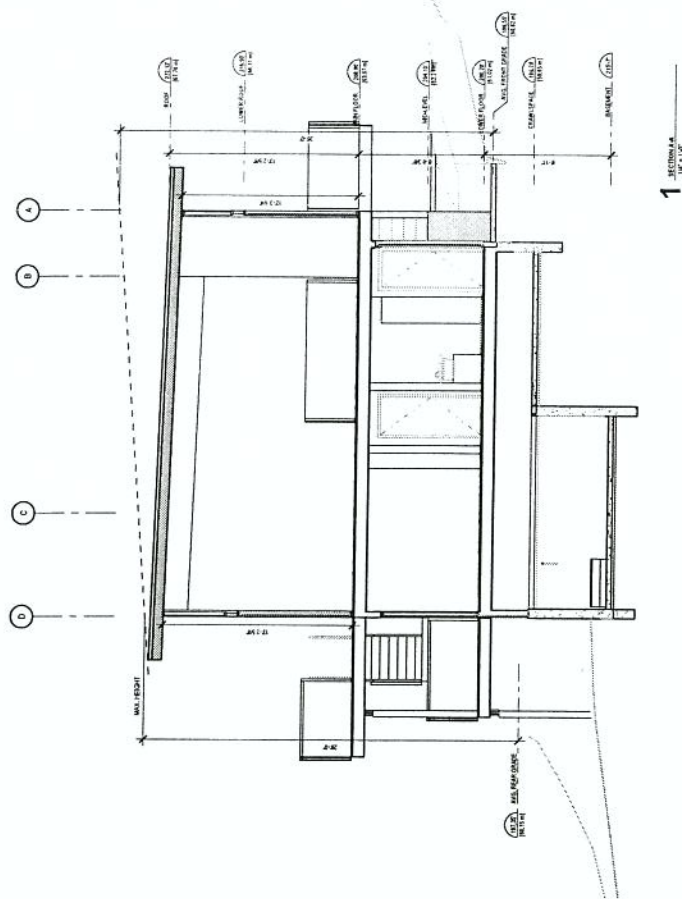
**PROJECT + LOCATION**  
Capitano Crescent  
Residence

**DATE**  
1/10/10

**SCALE**  
1/4" = 1'-0"

**BY**  
J. H. H. H.

**BUILDING SECTIONS**  
SHEET  
A501



## APPENDIX "C"

**PROPOSED RESIDENTIAL RENOVATION  
3225 CAPILANO CRESCENT  
NORTH VANCOUVER, BC**

**APEGBC LANDSLIDE ASSESSMENT ASSURANCE STATEMENT  
(APPENDIX D)**

122-3823 Henning Dr.  
Burnaby, B.C. V5C 6P5  
Phone: 604-299-6617  
Fax: 604-299-6641  
Email: [jecth@jecth.com](mailto:jecth@jecth.com)  
Web: [www.jecth.com](http://www.jecth.com)

## APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

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

To: The Approving Authority

Date: May 11, 2015

District of North Vancouver

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

Jurisdiction and address

With reference to (check one):

- ☐ Land Title Act (Section 86) – Subdivision Approval
- ☒ Local Government Act (Sections 919.1 and 920) – Development Permit
- ☐ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- ☒ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4. (2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

Lot 9, of Lots A and D BLOCK 23 and 24, District Lots 601 and 607 Group 1, New Westminster District PLAN 6637

Legal description and civic address of the Property

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

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

Check to the left of applicable items

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

- ☐ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used  
☐ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*  
☐ 8.3 compared this guideline with the findings of my investigation  
☐ 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison  
☐ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*  
☐ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

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

I hereby give my assurance that, based on the conditions<sup>[1]</sup> contained in the attached *landslide assessment* report,

Check one

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

Check one

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

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

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

Check one

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

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

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

Ivan Chu, P.Eng.

May 11, 2015

Name (print)

Date

Signature

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

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

Suite 122- 3823 Henning Drive

Address

Burnaby, BC, V5C 6P3

(604) 299-6617

Telephone



(Affix Professional seal here)

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

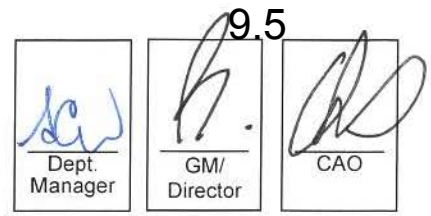
I am a member of the firm JECTH Consultants Inc.

and I sign this letter on behalf of the firm.

(Print name of firm)

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| AGENDA INFORMATION                                  |                               |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>October 26, 2015</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____                   |



## The District of North Vancouver REPORT TO COUNCIL

October 14, 2015  
File: 09.4000.30/000.001

**AUTHOR:** Janice Thomson, Bylaw Services Supervisor

**SUBJECT:** Remedial Action Requirement - untidy property at 1873 West 15th Street

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**RECOMMENDATION:**

That Council resolve as follows:

1. Council considers that the accumulated materials and structures in the back yard, the front yard and the side yards of the property at 1873 West 15th Street, legally described as

PID: 010-289-402

Lot 1 of Block 1 District Lots 264 And 266 PLAN VAP8069

(the "Property")

are so unsightly and unclean as to be offensive to the community, and declares, cumulatively and individually, that all said accumulated materials and structures are a nuisance including, but not limited to:

- (a) those accumulated materials shown in the photographs attached as **Schedule A** to the Council Report prepared by the Bylaw Supervisor and dated October 14, 2015; and
- (b) the structures in the rear yard shown in the photographs attached as **Schedule B** to the Report any and all accumulated materials inside said structures.

(collectively, the "Accumulated Materials and Structures")

2. Pursuant to section 72(2)(b)(i) of the *Community Charter*, Council orders that Platon and Maria Calogeros, being the registered owners of the Property (the "Owners") must completely remove from the Property to the satisfaction of the Chief Bylaw Officer the Accumulated Materials and Structures by December 7, 2015 ("the Remedial Action Requirement").

3. In the event that the Owners fail to fully comply with the Remedial Action Requirement by December 7, 2015:
  - (a) the District, by its staff, agents and contractors, may enter onto the Property and remove and immediately dispose of all of the Accumulated Materials and Structures at the expense of the Owners; and
  - (b) the costs of such actions shall be treated as a debt owed to the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the Property taxes for the next calendar year, pursuant to s. 258 of the *Community Charter*.

**REASON FOR REPORT:**

To recommend that Council declare that the Accumulated Materials and Structures constitute a nuisance and to request that Council impose the Remedial Action Requirement.

**SUMMARY:**

The Property is owned by Platon and Maria Calogeros since 1975. The Owners have allowed the Property to become unsightly with accumulations of discarded materials and ramshackle structures that are assembled largely from reclaimed construction materials, all as shown in photographs in **Attachment A** and **Attachment B**. Staff have requested that the Owners remove the unsightly accumulations and clean up the Property, but the Owners have failed to do so.

**BACKGROUND:**

The Property has been the subject of numerous complaints since 2001. The Property was significantly cleaned up in or around 2002 as a result of enforcement action by the District.

However, the situation on the Property has subsequently deteriorated as shown in Attachments A and B. The neighbours have been complaining since January of 2014.

Staff have made every attempt to encourage the Owners to clean up their Property. The Owners have made some sporadic efforts in this regard, but as the photographs in Attachments A and B illustrate, there remains a very extensive accumulation of unsightly materials and structures. There have been periods of leniency due to health issues; however any short-term momentum the Owners had to bring the property into compliance has been lost.

**EXISTING POLICY:**

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

**ANALYSIS:**

The back yard, side yards, and front yard are covered in accumulated broken and discarded items. Materials hidden by tarps are contributing to the overall nuisance of the Property. Materials have also been placed on District property to the west of the front yard, along the unopened lane allowance and, at times on the 15<sup>th</sup> Street boulevard.

The accumulations include a large amount of scrap metal, used construction materials and other items salvaged by Mr. Calogeros. He has advised staff this is from his business, and he fixes and sells the materials. He continues to bring more in and the front yard is often a staging area for movement of the materials in this operation. Much of the material is in a deteriorated condition. The Owners have refused permission for staff to go into the rear yard, so at this point, photographs have only been taken from outside the Property, but those show clearly the extent of the unsightly condition of the Property.

In addition, some of the accumulated materials have been haphazardly and loosely put together to form a series of over-lapping structures covering a significant portion of the back yard. Metal roofing coverings appear to be held down by bricks. In some cases, the walls of these structures are propped up by lumber adjacent to, or on, the District's lane allowance to the west of the Property. Deep piles of discarded items are contained within these ramshackle structures. These structures were installed by the Owners without required permits from the District and in some cases in contravention of the Zoning Bylaw. The structures and their contents are an eyesore and should be removed.

**Timing/Approval Process:**

The recommended clean-up should be performed soon, as the condition of the Property has an impact on the neighbourhood.

**Options:**

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

Respectfully submitted,



for Janice Thomson  
Bylaw Services Supervisor

List of Attachments:

Attachment A – photographs of Property showing Accumulated Materials

Attachment B – photographs of Property showing Structures

| <b>REVIEWED WITH:</b>  |  |   |
|--|--|---|
| <input type="checkbox"/> Sustainable Community Dev. _____<br><input type="checkbox"/> Development Services _____<br><input type="checkbox"/> Utilities _____<br><input type="checkbox"/> Engineering Operations _____<br><input type="checkbox"/> Parks _____<br><input type="checkbox"/> Environment _____<br><input type="checkbox"/> Facilities _____<br><input type="checkbox"/> Human Resources _____ | <input type="checkbox"/> Clerk's Office _____<br><input type="checkbox"/> Communications _____<br><input type="checkbox"/> Finance _____<br><input type="checkbox"/> Fire Services _____<br><input type="checkbox"/> ITS _____<br><input type="checkbox"/> Solicitor _____<br><input type="checkbox"/> GIS _____<br><input type="checkbox"/> Real Estate _____ | <b>External Agencies:</b><br><input type="checkbox"/> Library Board _____<br><input type="checkbox"/> NS Health _____<br><input type="checkbox"/> RCMP _____<br><input type="checkbox"/> NVRC _____<br><input type="checkbox"/> Museum & Arch. _____<br><input type="checkbox"/> Other: _____ |

# Schedule A

## 1873 West 15<sup>th</sup> Street



The property contains an accumulation of discarded materials and makeshift structures creating the unsightly and nuisance condition.

Top photograph looking north over back yard showing *original* extent and depth of accumulations. Photograph taken January, 2014

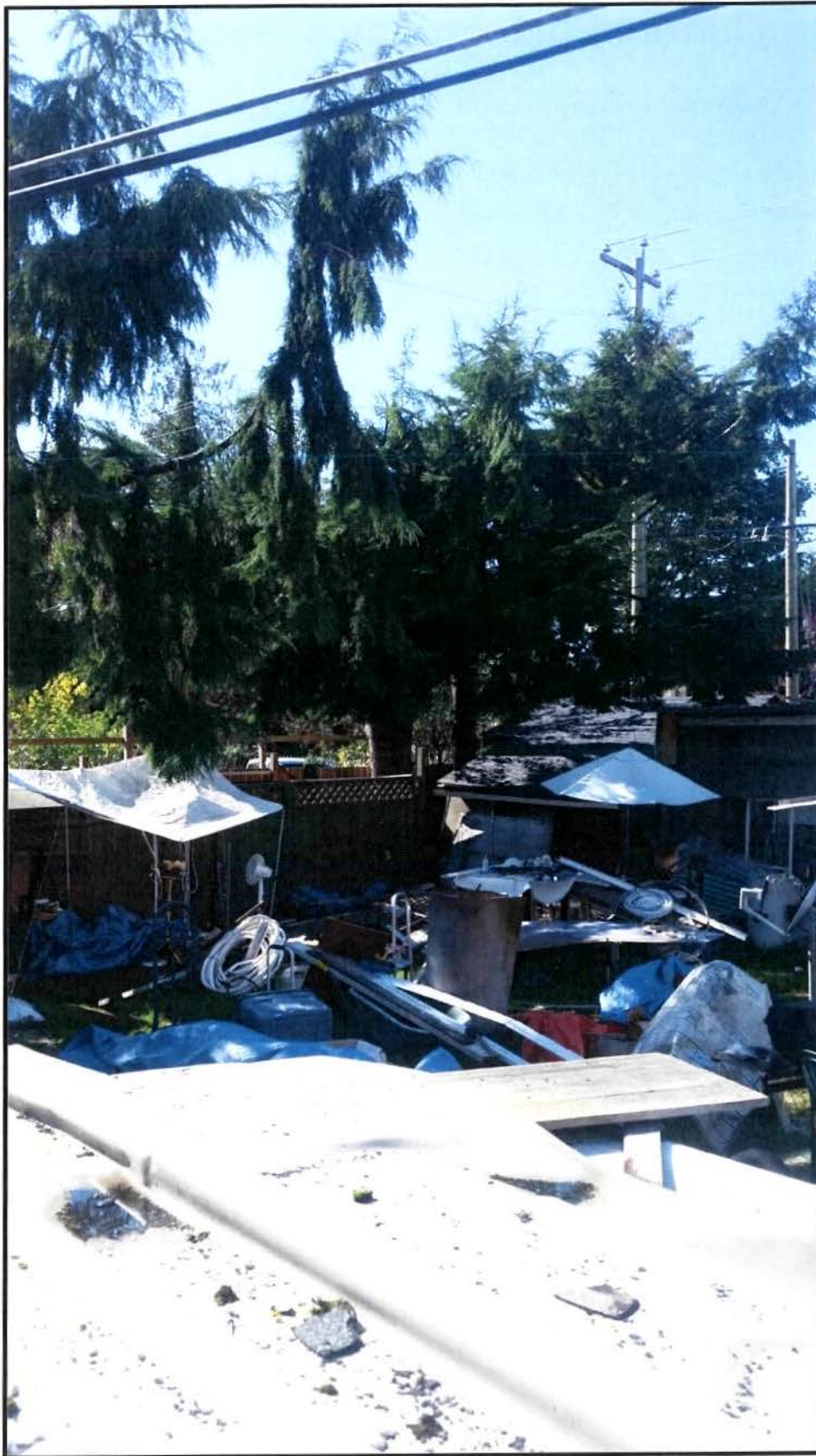


Photograph taken a year ago, shows front yard and boulevard used for staging the removal of accumulated materials.

## Current Photographs of Property



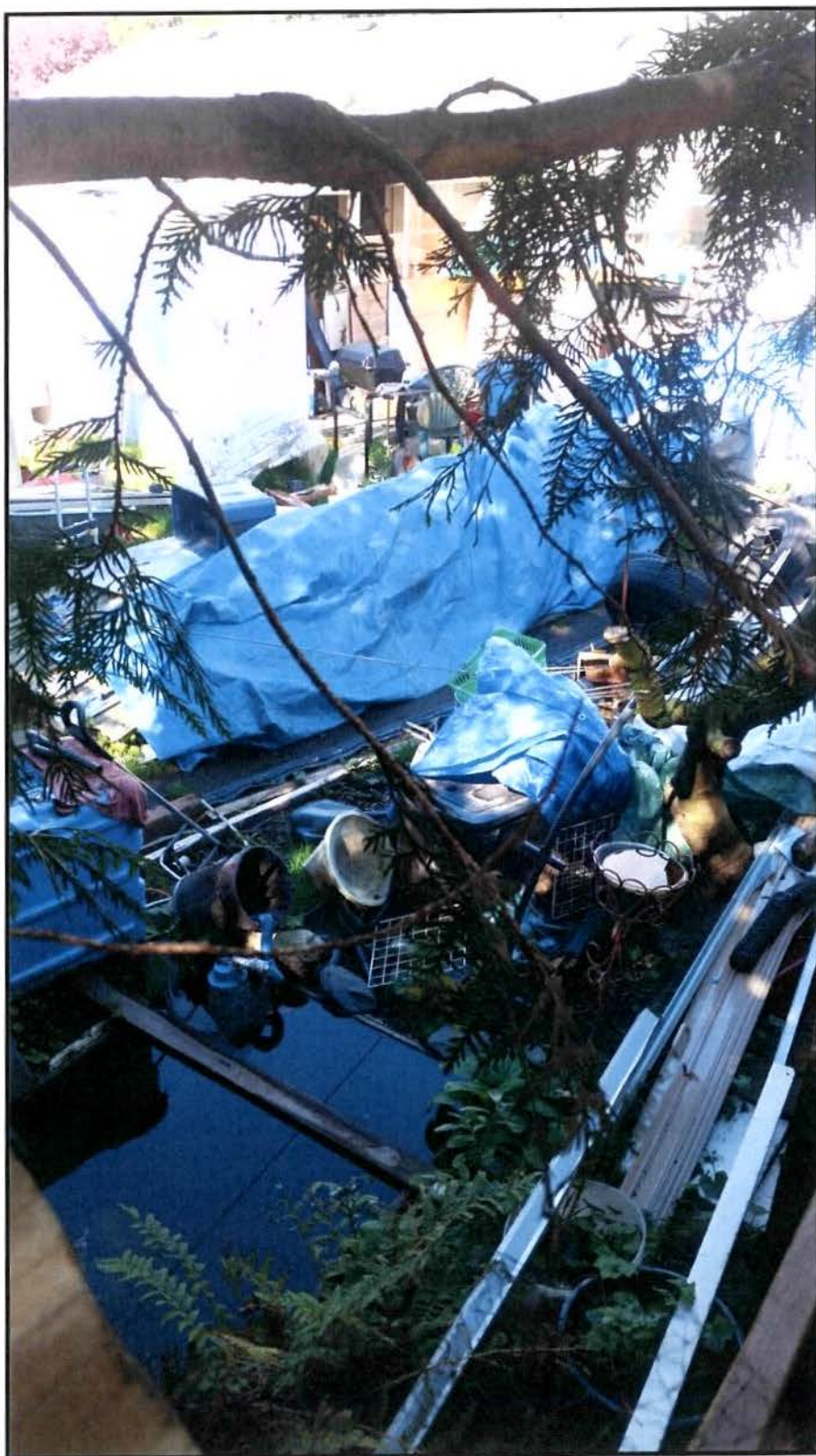
Accumulations in back yard, looking west.



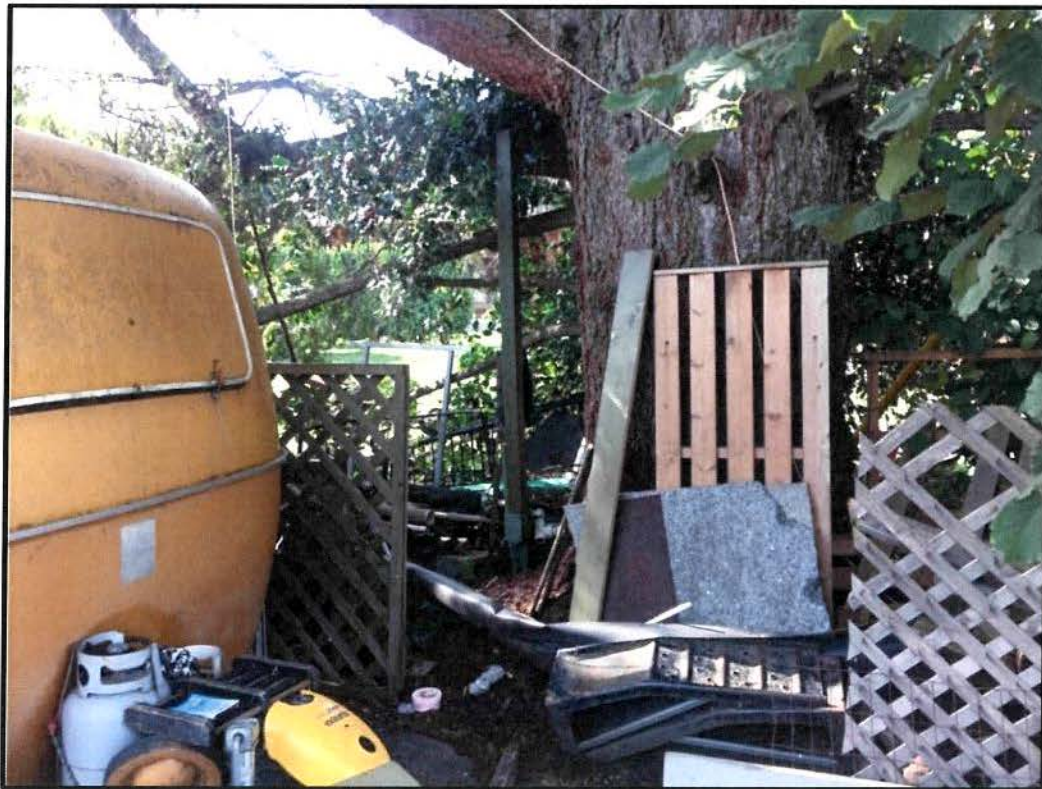
Back yard, looking southwest.



Back yard, looking west.



Back yard, looking northwest.



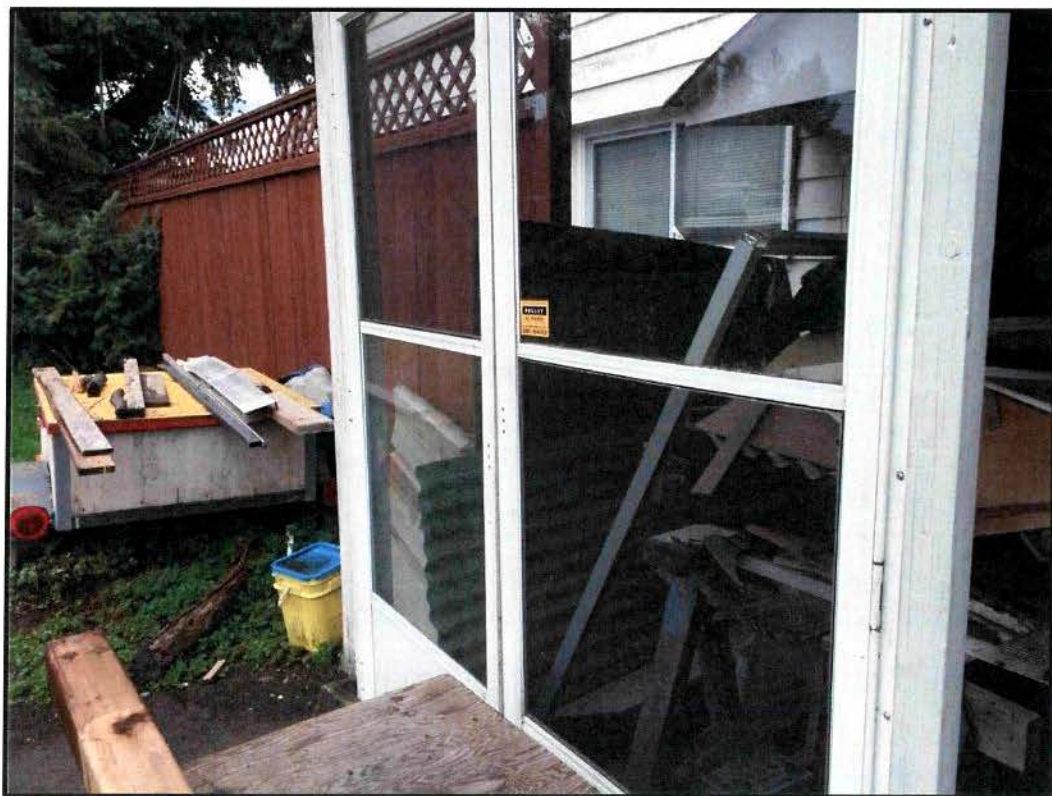
Front yard showing accumulations.

Bottom photograph shows discarded materials encroaching on District property.

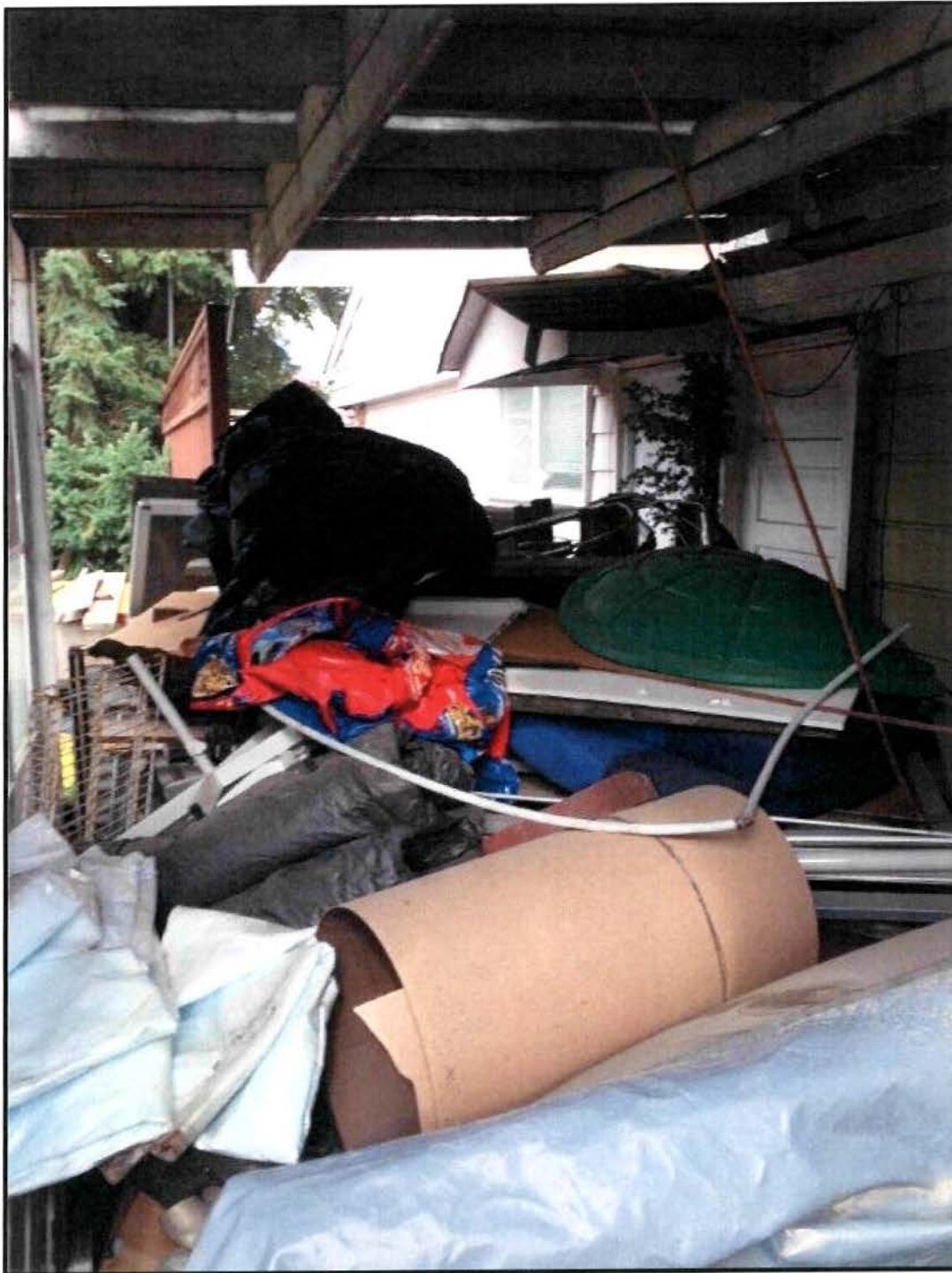
# Schedule B



Overhead satellite image showing approximate locations of Structures.



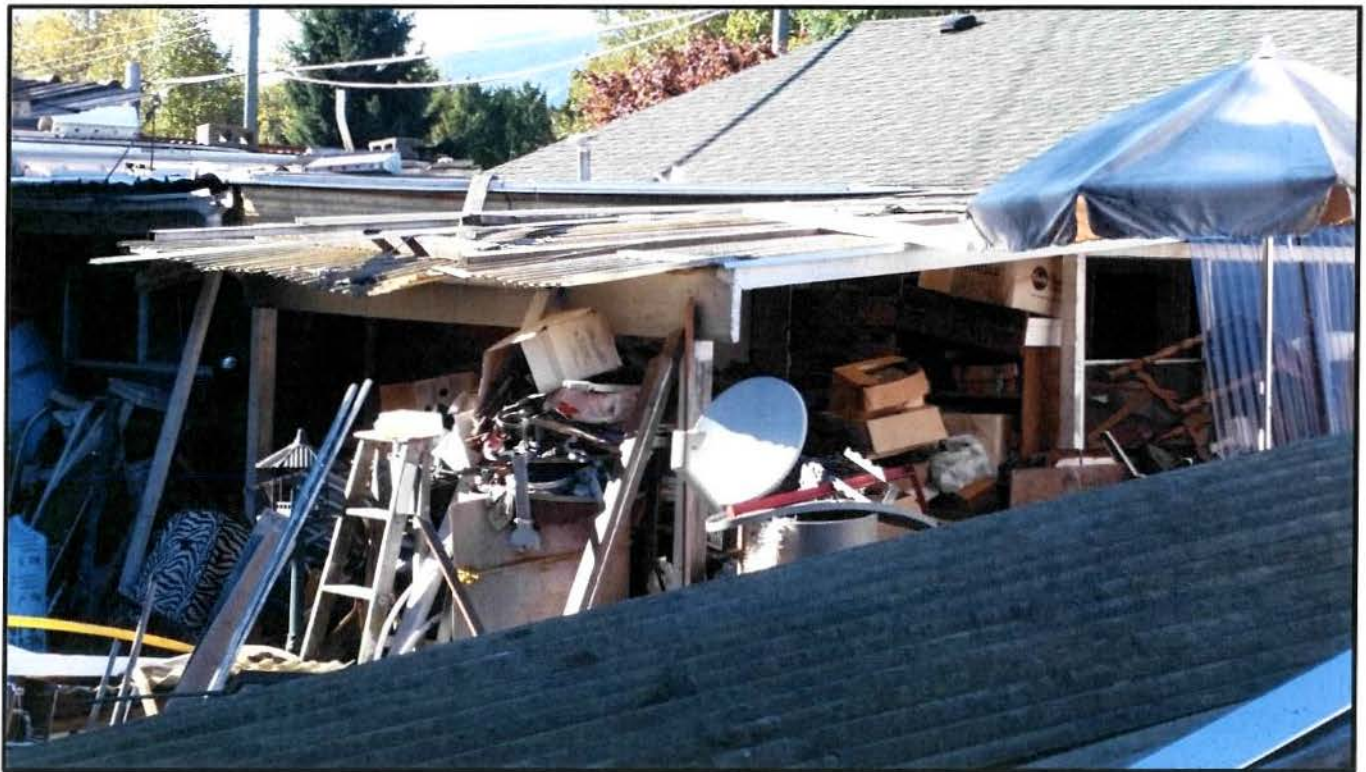
View of Structures along unopened District lane.



Structure built on lane, and the discarded materials contained inside.



Makeshift Structures built along District lane containing discarded materials.



View of Structures looking across the back yard.