

AGENDA

REGULAR MEETING OF COUNCIL

Monday, November 2, 2015

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, November 2, 2015
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7984 – Rezoning 3568 Mt. Seymour Parkway
- Bylaw 8101 – Rezoning 1241-1289 East 27th 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. November 2, 2015 Regular Meeting Agenda

Recommendation:

THAT the agenda for the November 2, 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. Lynne Henshaw, North Shore Homelessness Task Force**
Re: North Shore Homelessness Task Force and Housing First Impact

p. 9-10

6. ADOPTION OF MINUTES

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

8.1 October 26, 2015 Committee of the Whole

8.1.1 New Arts and Culture Grants Policy

Recommendation

THAT Council adopt the Arts and Culture Grants policy as attached to the October 16, 2015 report of the Cultural Services Officer entitled New Arts and Culture Grants Policy;

AND THAT the North Vancouver Recreation & Culture Commission Delegation Bylaw be amended to delegate granting authority to the Commission.

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. Bylaws 8138 and 8139: Rezoning and Housing Agreement for a 9 Unit Townhouse Project: 756-778 Forsman Avenue File No. 08.3060.20/085.12

p. 13-52

Recommendation:

THAT "The District of North Vancouver Rezoning Bylaw 1334, (Bylaw 8138)," which rezones the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development 91 (CD91) to enable the development of a 9 unit residential townhouse project, is given FIRST READING;

THAT "Housing Agreement Bylaw 8139. 2015 (756 & 778 Forsman Ave.)," which authorizes a Housing Agreement to prevent future rental restrictions, be given FIRST READING;

AND THAT "The District of North Vancouver Rezoning Bylaw 1334, (Bylaw 8138)" is referred to a Public Hearing.

- 9.2. Development Permit 18.15 – 2580 Capilano Road:** **p. 53-80**
24 hr Animal Hospital
File No. 08.3060.20/018.15

Recommendation:

THAT Development Permit 18.15 for a 24 hour Animal Hospital at 2580 Capilano Road is ISSUED.

- 9.3. 2015-2018 Corporate Plan** **p. 81-108**
File No. 01.0620.20/014.000

Recommendation:

THAT Council endorse the 2015-2018 Corporate Plan attached to the October 22, 2015 report of the General Manager, Corporate Services entitled 2015-2018 Corporate Plan.

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 November 2, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

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DELEGATIONS

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5.1 Delegation to Council Request Form

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

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

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

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

Name of group wishing to appear before Council: North Shore Homelessness Task Force

Title of Presentation: North Shore Homelessness Task Force & Housing First Impact

Name of person(s) to make presentation: Lynne Henshaw, Task Force Coordinator

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

Please describe:

NSHTF will provide a brief update on the Task Force with a focus on providing information and updates on the new 'Housing First' model and impacts.

Contact person (if different than above): _____

Daytime telephone number: 778-995-7701

Email address: lhenshaw@telus.net

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes: ☒ Handout ☐ DVD
☒ PowerPoint presentation

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

Presentation requirements: ☒ Laptop ☐ Tripod for posterboard
☒ Multimedia projector ☐ Flipchart
☐ Overhead projector

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

North Shore Homelessness Task Force
Name of Delegate or Representative of Group

May 28, 2015
Date

Signature

For Office Use Only

Approved by:

Municipal Clerk _____
Deputy Municipal Clerk ✓

Appearance date: Nov. 2, 2015
Receipt emailed on: June 2, 2015

Rejected by:

Mayor _____
CAO _____

Applicant informed on: _____
Applicant informed by: _____

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

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Nov 2, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

October 16, 2015

File: 08.3060.20/085.12

AUTHOR: Casey Peters, Community Planner

SUBJECT: BYLAWS 8138 AND 8139: REZONING AND HOUSING AGREEMENT FOR A 9 UNIT TOWNHOUSE PROJECT: 756-778 FORSMAN AVENUE

RECOMMENDATIONS: It is recommended that:

1. Bylaw 8138, which rezones the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development 91 (CD91) to enable the development of a 9 unit residential townhouse project, be given First Reading;
2. Bylaw 8139, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading; and
3. Bylaw 8138 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8138 to rezone the subject properties; and
- Bylaw 8139 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.

SUMMARY:

The applicant proposes to redevelop 2 single family lots located at 756-778 Forsman Avenue for a 9 unit townhouse project which requires rezoning and issuance of a development permit. The Rezoning Bylaw and Housing Agreement Bylaw are recommended for Introduction and the Rezoning Bylaw is recommended for referral to a Public Hearing.



**SUBJECT: BYLAWS 8138 AND 8139: REZONING AND HOUSING AGREEMENT FOR
A 9 UNIT TOWNHOUSE PROJECT: 756-778 FORSMAN AVENUE**

October 16, 2015

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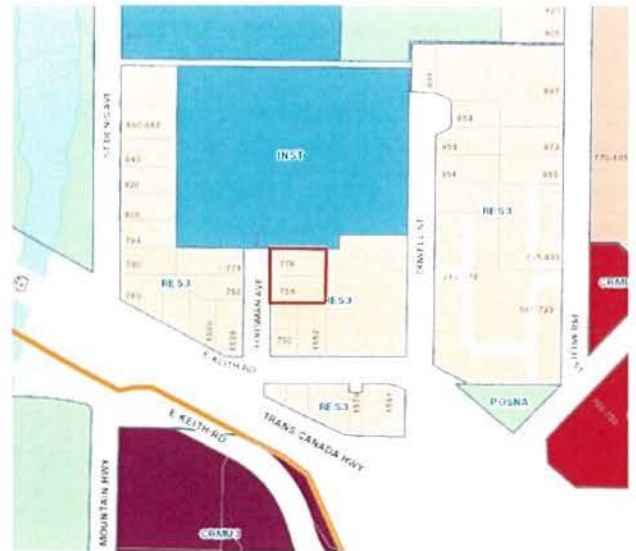
BACKGROUND:

Official Community Plan

The subject properties are designated as *Residential Level 3: Attached Residential* in the District Official Community Plan (OCP), which envisions ground oriented multifamily housing up to approximately 0.8 FSR.

The proposed townhouse units are all 3 bedroom units, which will be attractive to families, and as such, the proposal responds to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life." It also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families (Policy 7.1.4).

The Lynn timer Inter-River Local Plan Reference Policy document designated this site as "Low Density Multi-Family Housing" up to 0.7 FSR. A plan goal of the Lynn timer Inter-River Local Plan Reference Policy document was "to support the primarily family orientation of the residential area, while ensuring any new development contributes directly to the overall improvement of the community".



The density of the proposal is 0.7 FSR with exclusions for parking, storage and balconies and therefore compliant with the Official Community Plan and the Lynn timer Inter-River Local Plan Reference Policy document. The Lynn timer Inter-River design guidelines support the proposed exemptions for storage areas and garages.

Zoning:

The subject properties are zoned Residential Single Family 7200 Zone (RS3) and therefore rezoning is required to permit this multi-family project. Bylaw 8138 proposes the establishment of a new Comprehensive Development Zone 91 (CD91) tailored specifically to this project.

Development Permit

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

- Form and Character of Multi-Family Development (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reductions; and
- Protection from Natural Hazards (Creek Hazard).

**SUBJECT: BYLAWS 8138 AND 8139: REZONING AND HOUSING AGREEMENT FOR
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A detailed development permit report, outlining the projects' compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

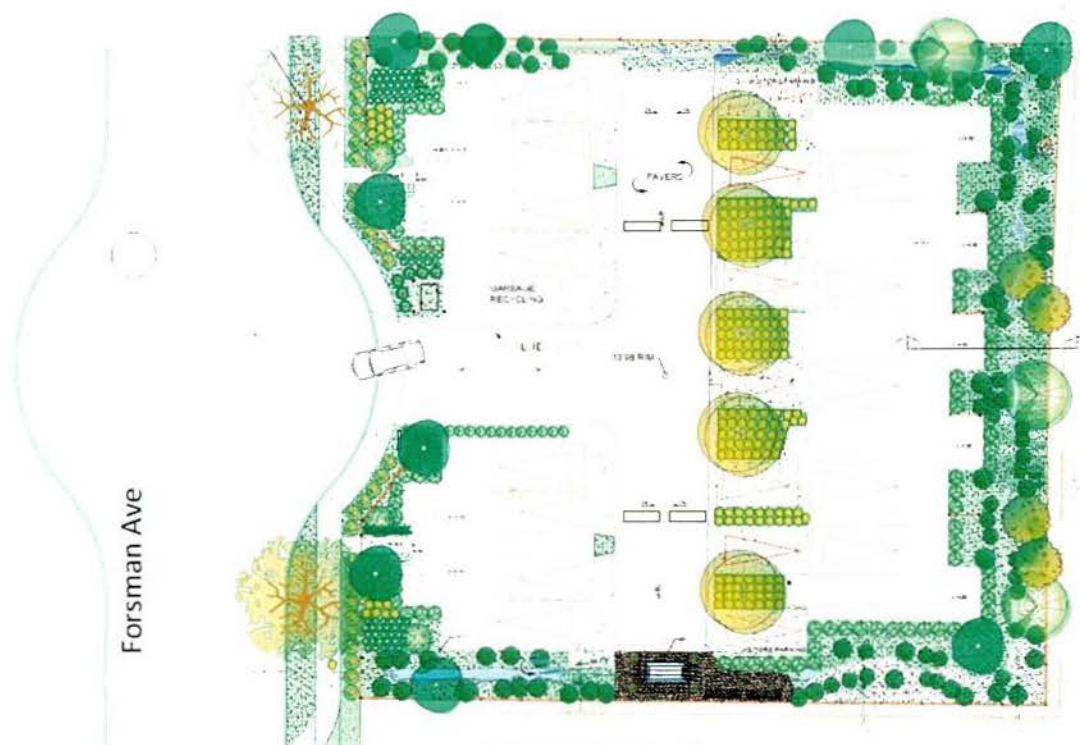
Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8139 is provided to implement that Policy.

ANALYSIS

The Site and Surrounding Area:

The site consists of 2 single family lots on the east side of Forsman Avenue. Adjacent properties consist of single family lots (zoned RS3) to the west and south, Lynnmour Elementary School to the north, townhouses (under construction) to the east and the Trans-Canada Highway to the South. The OCP designates the surrounding single family properties as Residential Level 3: Attached Residential.



Site Plan

**SUBJECT: BYLAWS 8138 AND 8139: REZONING AND HOUSING AGREEMENT FOR
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Project Description:

Site Plan/Building Description:

The project consists of nine townhouses in three buildings. Two duplexes are sited adjacent to the driveway entrance and a five unit building on the east side of the site as illustrated on the Site Plan.

The townhouses are three storeys each with their own at grade parking garage. The garages are accessed off one driveway from Forsman Avenue. All the units have 3 bedrooms on the upper level and range in size from 153m² (1,644 sq ft) to 169m² (1,816 sq ft), excluding the garages. The individual buildings are approximately 12.3m (40.5 ft) in height.



Parking

Vehicle access to the site is off Forsman Avenue between the two front buildings and the proposal includes 20 parking stalls. The duplex units have two spaces per unit in a side by side arrangement. The 5 unit building proposes a one car garage with a second car space in a tandem arrangement in front of the garage. Two additional visitor spaces are proposed on

either end of the 5 unit building.

The proposal includes 7 small car spaces (35%) and 13 standard car spaces (65%). The visitor spaces are both standard car spaces and each unit has one standard car space.

Landscaping

The landscaping is included at the perimeter of the site and along on the interior drive aisles. A swale is proposed around the exterior of the site to address storm water management on the site. Benches and an arbour are proposed on the south side of the project to create a space for the residents to sit.

The proposed landscaping will provide an improvement to Forsman Avenue and the entrance to the Lynnmour Elementary school. In addition, there may be opportunities to further improve the entrance to the school with the use of the Community Amenity Contribution for this project.



BENCHES

Engineering

The off-site engineering works include the creation of half of a cul de sac in front of the lot. The site on the west side of Forsman will finish the cul de sac when it redevelops. The proposal will also install a side walk, new street lighting, and improvements to the storm network.

The site is located within a Development Permit area for Creek Hazard and the applicant has submitted a report from Northwest Hydraulic Consultants that states that the proposal will allow for unimpeded flow of floodwaters and all habitable areas are set above the required flood construction level.

Acoustic Regulations

Bylaw 8138 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. The applicant will be required to submit a report from a qualified noise consultant confirming the building design will enable these standards to be met.

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

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8138, and a Housing Agreement Bylaw, Bylaw 8139, as well as issuance of a development permit and registration of legal agreements.

**SUBJECT: BYLAWS 8138 AND 8139: REZONING AND HOUSING AGREEMENT FOR
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Bylaw 8138 (Attachment B) rezones the subject properties from Single Family Residential 7200 Zone (RS3) to a new Comprehensive Development 91 Zone (CD91) which:

- establishes the multi-family residential use;
- allows home occupations as an accessory use;
- establishes a base density FSR (Floor Space Ratio) of 0.45;
- establishes a density bonus to an FSR of 0.7 subject to payment of a \$41,576.25 CAC and entering into a housing agreement to restrict future strata rental restrictions;
- establishes setback, height, building coverage and site coverage regulations;
- incorporates acoustic requirements; and
- establishes parking regulations specific to this project.

Bylaw 8139, (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

A contribution of \$24,146.15 will be required to the dyke infrastructure fund for future maintenance of the flood works installed in the Inter-River area. This contribution will be collected prior to adoption of Bylaw 8139.

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

- a housing agreement to ensure that owners are not prevented from renting their units;
- a right of way to secure pedestrian access over the proposed sidewalk;
- a parking covenant to secure two parking spaces as visitor stalls;
- a green building covenant;
- a stormwater management covenant;
- a covenant to ensure that the project is built in accordance with the flood report;
- an engineering servicing agreement; and
- a consolidation plan with road dedication.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$41,575 has been calculated and this amount is included in the proposed CD91 Zone. It is anticipated that the CACs from this development will include contributions toward public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green "Gold" 2011.

CONCURRENCE:

Staff

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

Advisory Design Panel

The application was considered by the Advisory Design Panel on January 17, 2013 and the panel recommended approval of the project subject to a review of enhanced weather protection; of the drive court for use of vehicles and children's play; the selected material palette; and the opportunity for additional glazing on the north and south elevations.

The applicant has noted that additional weather protection measures have been added over the entrances to the units. Speed bumps are being added within the driveways on site to slow cars and provide a visual cue for drivers that children may be at play. The applicant has provided clarification of the brick selection to improve harmony of the selected material palette. Windows have been added to the building elevations that face the school and that the north end of the buildings also have balconies.

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated Public Information Meeting on April 30, 2013. The meeting was attended by 12 residents.

There was a concern expressed at the meeting regarding the challenges of street parking in the area. At the time of the meeting no visitor stalls were proposed on site which was consistent with the Lynnmour Design Guidelines. The proposal includes two spaces per unit and the applicant has added two visitor spaces to the project. The spaces will be marked as visitor spaces and a covenant is required to secure these two spaces as visitor stalls.

The neighbours also noted that indoor parking can be used for storage resulting in use of street spaces by residents. The five unit building proposes a one car garage with a second car space in a tandem arrangement in front of the garage. This design results in several outdoor spaces which will be used for parking rather than storage.

Additional questions were asked regarding the future of the lots adjacent to the subject property, the size of the proposed units, the anticipated sales prices for the units, and the District's approval process.

CONSTRUCTION MANAGEMENT PLAN:

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

In particular, the 'construction traffic management' must:

1. Coordinate with other construction projects in the area;
2. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
3. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Ascertain a location for truck marshalling and trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods; and
7. Include a communication plan to notify surrounding school and residents.

Particular attention will be paid to the impact on the adjacent Lynnmour School regarding pedestrian movement and student drop-off and pick-up.

CONCLUSION:

This project is consistent with the directions established in the OCP and the Lynnmour Inter-River Local Plan. It addresses OCP housing policies related to the provision of a range of housing options, in this case, family housing in a townhouse format.

The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8138 and 8139 and refer Bylaw 8138 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8138 and 8139 at First Reading.



Casey Peters
Community Planner

- A – Reduced project plans
- B – Bylaw 8138
- C – Bylaw 8139

**SUBJECT: BYLAWS 8138 AND 8139: REZONING AND HOUSING AGREEMENT FOR
A 9 UNIT TOWNHOUSE PROJECT: 756-778 FORSMAN AVENUE**

October 16, 2015

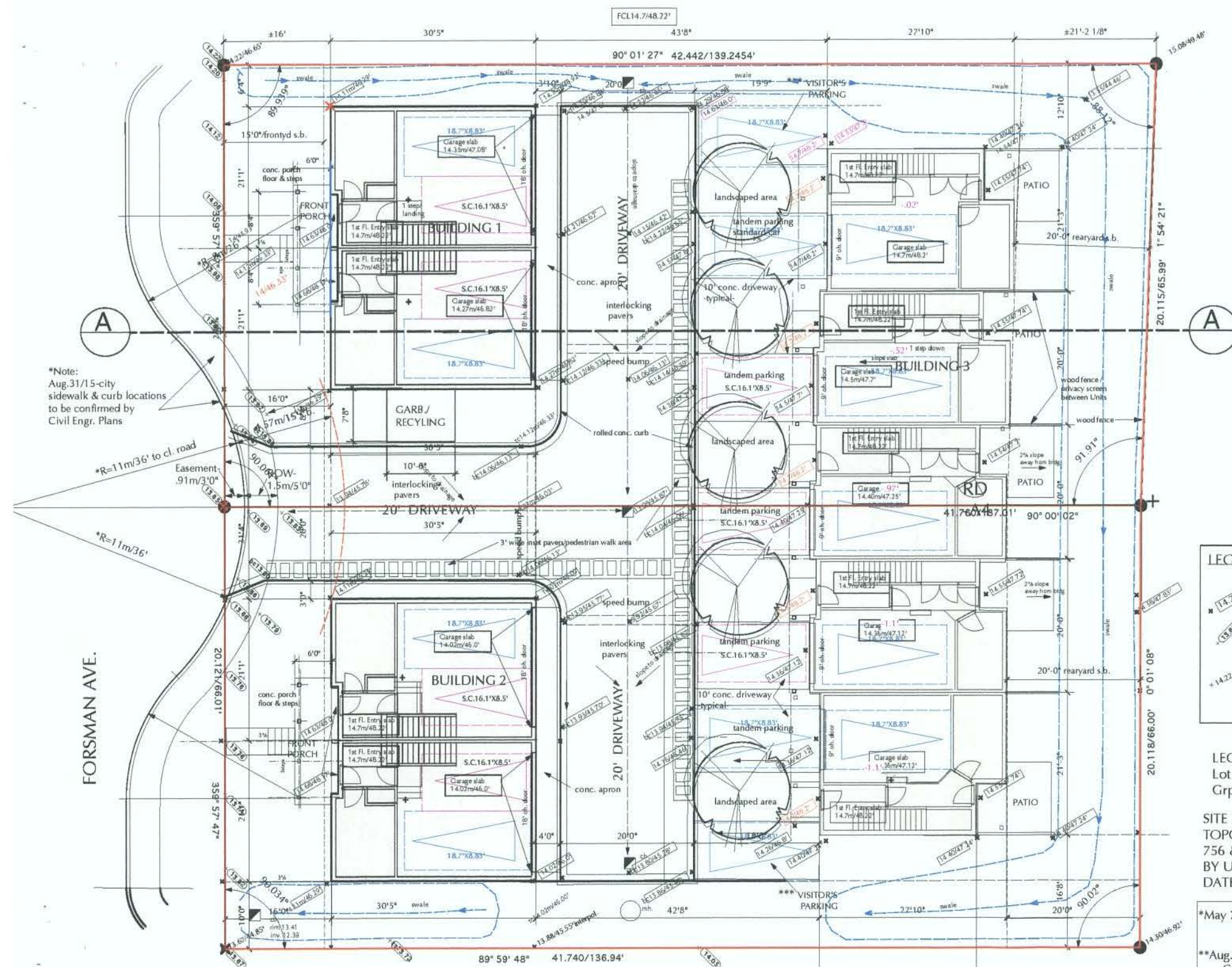
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REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/>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

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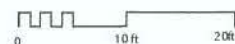


REDRAW DP-	*REDRAW /DP DRAWINGS LIST
ARCHITECT: GEN YADA ARCHITECT 7707 ONTARIO ST., VANCOUVER, B.C. V5X 3C6 tel: 604-321-8997 email: gyada@shaw.ca	* these Redraw Plans are based on original DP applications Plans prepared by Robert Kleyn Architect Plans(Nov./12) & as Approved ADP
LANDSCAPE ARCHITECT: SW LANDSCAPE ARCHITECT 919 MELBOURNE AVE, NORTH VANCOUVER, B.C. V7R 1N8 tel: 778-834-8959 email: steve.wong@gmail.com	RD/A0 COVER PAGE/DRAWING LIST RD/L1 LANDSCAPE PLAN RD/L2 LANDSCAPE SECTION & DETAILS
CIVIL ENGINEER: WEBSTER ENGINEERING LTD 3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 tel: 604-983-0458	RD/A1 SITE PLAN RD/A3 ARCHITECTURAL PLANS RD/A4 ELEVATIONS- FORSMAN AVE. RD/A5 ELEVATIONS- INTERIOR COURTYARD/DRIVEWAY- EAST RD/A6 ELEVATIONS- INTERIOR COURTYARD/DRIVEWAY- WEST RD/A7 ELEVATIONS- REARYARD (@ EAST) RD/A8 ELEVATIONS-END RD/A9 SITE SECTION Civil Drawings- Redone/Webster Engineering Ltd LG-1 LOT GRADING & ON-LOT ROADWORKS refer to Webster Plans for Civil Drawing list -Appendix -Cover page with *RK Architect Drawing List *original DP application Plans by Robert Kleyn Architect, June/10



- REDRAW KEY SITE PLAN -

scale 1/8"= 1'0"



Gen Yada Architect

7707 Ontario Street
Vancouver, B.C. V5X 3C6

Tel. or Fax. (604) 321-8997

Email: gyada@shaw.ca

REDRAW /DP SITE PLAN -
756 & 778 FORSMAN AVE.

RD
-A1

PROJECT DATA*

*-as noted on original RK Dev. Permit Application
Plan - Drawing A0, dated Nov. 2012

Legal Address- Lot 10, Blk 810, DL562,
Grp 1, NWD Plan 6011
Civic Address 756 & 778 Forsman Avenue

Zoning -Existing-RS3/Single family residential
-Proposed- Multi-family, ground oriented(0.7 FAR max.)

Statistics

-Lot area (Gross) 18155ft²
Easement- 568ft²
Lot Area(Net) 17587ft²(0.404 A)
Coverage 5394ft²/18084= .30

Residential Units

-Proposed 9units =22.5upA(22.37) (< 24upA max.)
FAR

-Proposed 12085ft²(parking & storage excluded)
-FAR gross 12085/18084= 0.67(<0.7max)
-FAR net 12085/17587= 0.69(<0.7max)

-storage exemption 9units@100ft²
-parking exemption 9units@500ft²

Parking

-Required 2 * 9= 18
-Provided 18 covered & surface
-standard spaces 11> (11/18= 0.61< 0.65)
-small spaces 7> (7/18= 0.39> 0.35)

Setbacks reqd/prop.

-Front(Forsman Ave.) 15'/ 15'
-Rear 20'/ 20'
-Side-North(school) 10'/ 10'
-South 10'/ 10'

Height-Front(Forsman Ave.) ?

Flood Control Level

-48.22'= 14.7m
-see KWL Report for recommendations

LEGAL DESCRIPTION:
Lot 10, Blk 810, DL562,
Grp 1, NWD Plan 6011

SITE INFORMATION FROM
TOPOGRAPHIC SURVEY OF
756 & 778 FORSMAN AVE.
BY UNDERHILL GEOMATICS LTD.
DATED NOV. 12, 2012

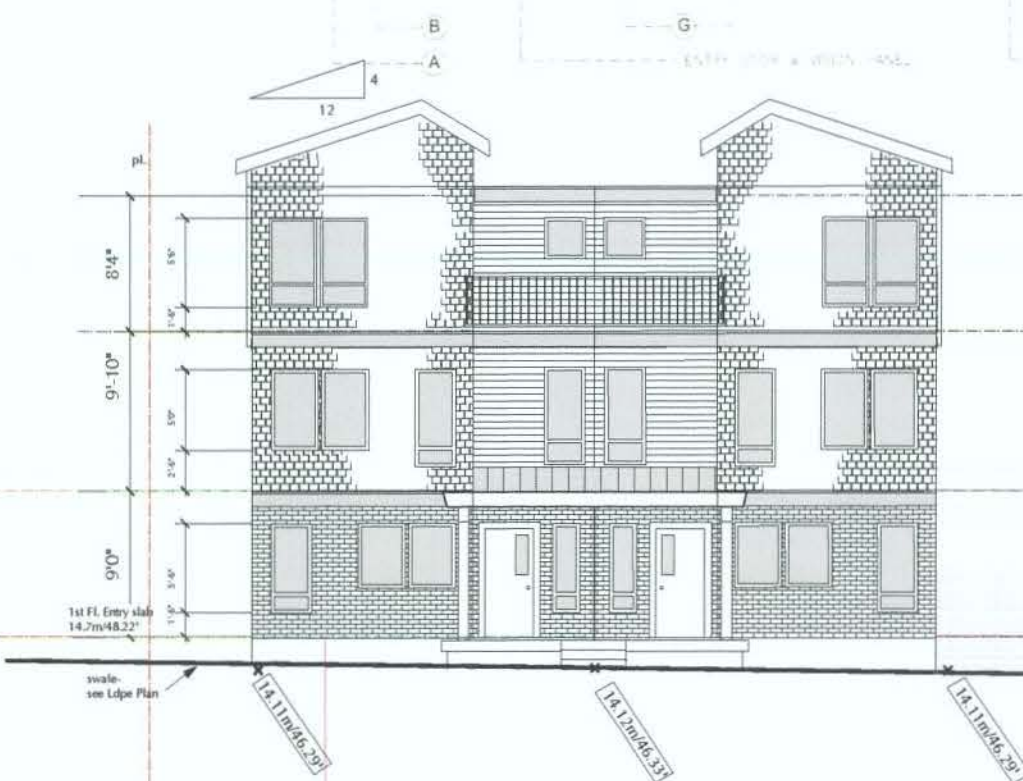
*May 7/14 -revised redraw RK Plans prop. lines
as per Cad./dwg Underhill survey

**Aug.24/15 -add 2 Visitor Parking as per
Casey/DNV Aug. 24 meeting



MATERIALS + COLOURS

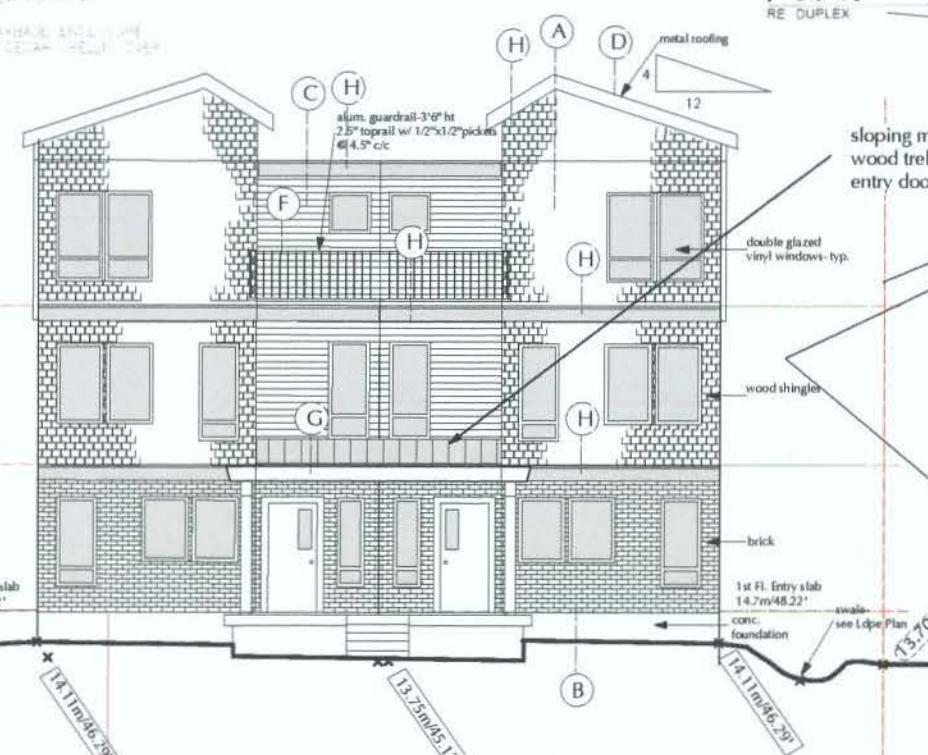
	COLOUR	FINISH	LOCATION
A	BRICK	CLAY	1ST FL. ENTRY
B	BRICK	CLAY	2ND FL. ENTRY
C	BRICK	CLAY	3RD FL. ENTRY
D	BRICK	CLAY	4TH FL. ENTRY
E	BRICK	CLAY	5TH FL. ENTRY
F	BRICK	CLAY	6TH FL. ENTRY
G	BRICK	CLAY	7TH FL. ENTRY
H	BRICK	CLAY	8TH FL. ENTRY



REDRAW BUILDING 1/ WEST/STREET ELEVATION

-REDRAW DP-

Scale 3/16"=1'-0"



REDRAW BUILDING 2/ WEST/STREET ELEVATION



FRONT PORCH ROOF/TRELLIS VIEW STUDY

Gen Yada Architect

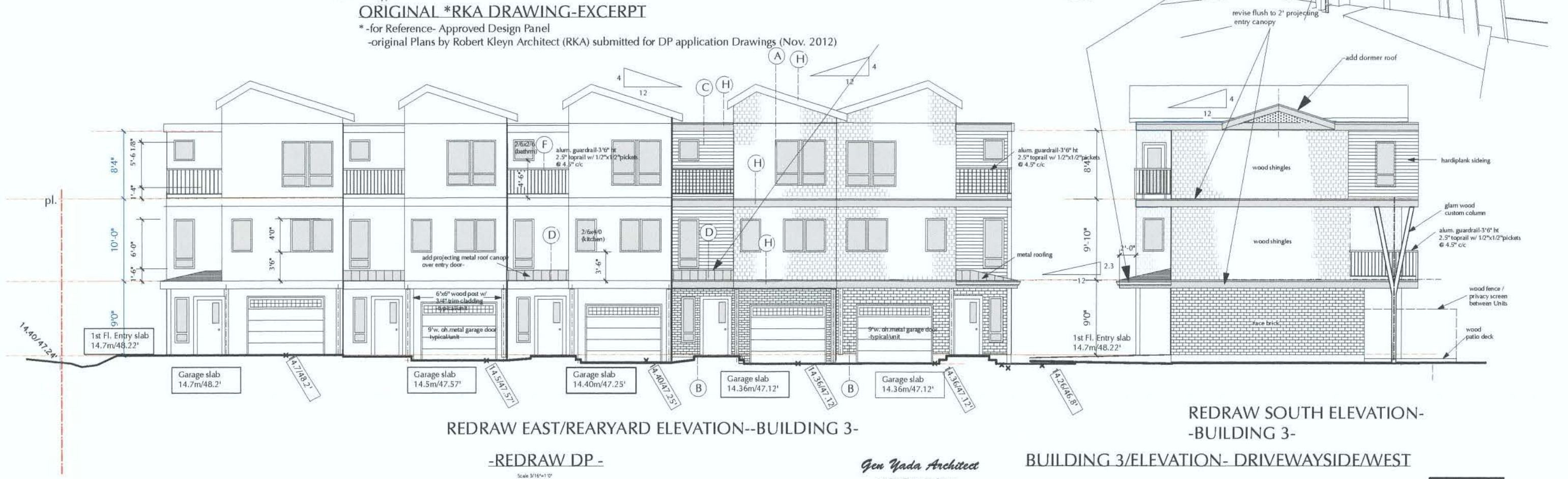
7707 Ontario Street
Vancouver, B.C. V5X 3C6
Tel. or Fax. (604) 321-8997
Email: gyada@shaw.ca

BUILDING 1&2(DUPLEX) ELEVATION- STREET/WEST-

REDRAW DP-FORSMAN GARDENS
756 & 778 FORSMAN AVE.

RD
-A4

Sept. 8/15- Updated to Casey/DNV
Aug. 2/15 meeting items
June 12/14



Gen Yada Architect
 7707 Ontario Street
 Vancouver, B.C. V5X 3C6
 Tel. or Fax. (604) 321-8997
 Email: gyada@shaw.ca

RD
-A5

Sept. 8/15- Updated to Casey/DNV
 Aug. 24/15 meeting items
 Apr. 30/14



MATERIALS + COLOURS		
A	CLAY BRICK	GREY BRICK
B	CLAY BRICK	GREY BRICK
C	CLAY BRICK	GREY BRICK
D	CLAY BRICK	GREY BRICK
F	CLAY BRICK	GREY BRICK
G	CLAY BRICK	GREY BRICK
H	CLAY BRICK	GREY BRICK

BUILDING 2

BUILDING 1

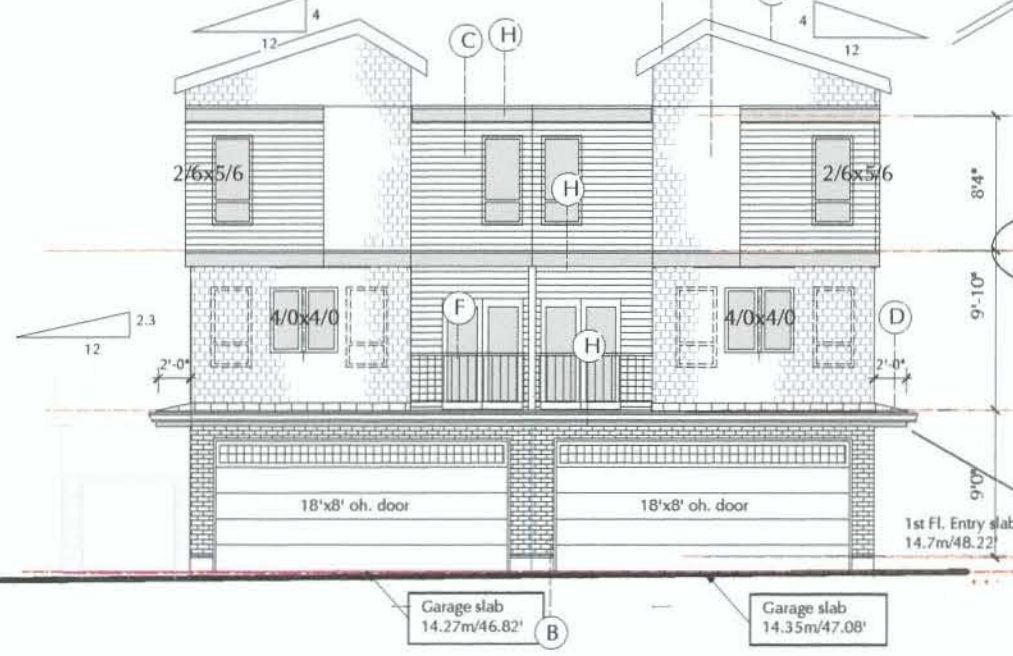
EAST/INTERIOR DRIVEWAYSIDE ELEVATION

ORIGINAL *RKA DRAWING-EXCERPT

*-for Reference- Approved Design Panel
 -original Plans by Robert Kleyn Architect (RKA) submitted for DP application Drawings (Nov. 2012)



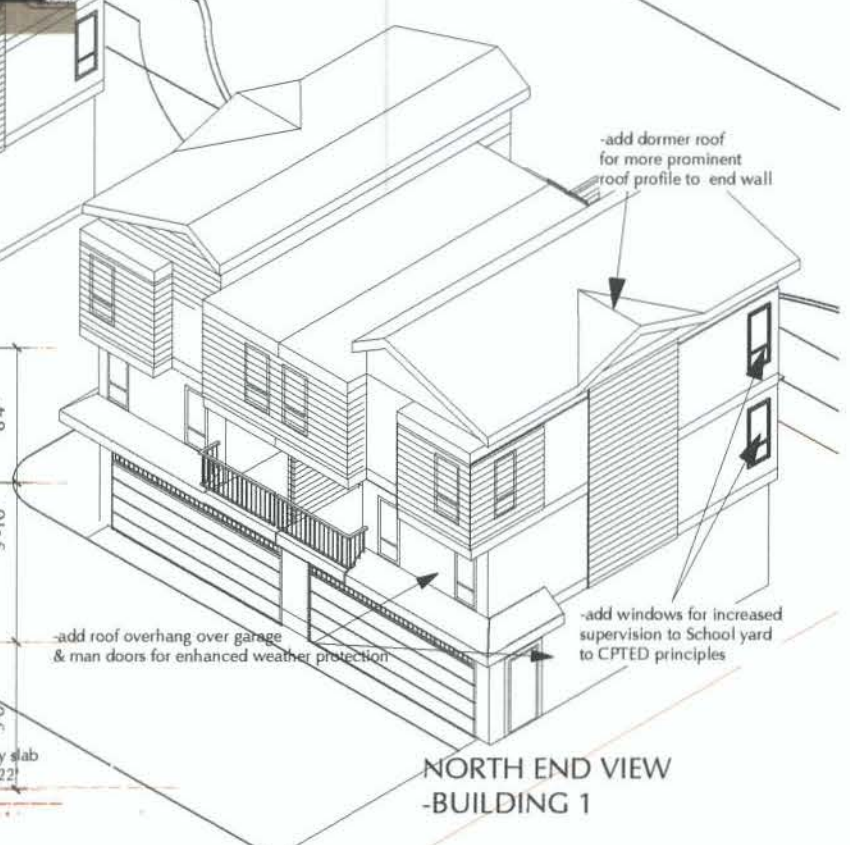
REDRAW BUILDING 2



REDRAW BUILDING 1

EAST/INTERIOR DRIVEWAYSIDE ELEVATION

-REDRAW DP -



NORTH END VIEW
 -BUILDING 1

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BUILDING 1&2(DUPLEX) ELEVATION- STREET/WEST-

REDRAW DP -FORSMAN GARDENS
 756 & 778 FORSMAN AVE.

RD
 -A6

Sept. 8/15 - Updated to Casey/DNV
 Aug. 24/15 meeting items
 June 12/14



MATERIALS + COLOURS			
	DETAIL	COLOUR	FINISH
A	CEILING PANELS	GREY-KNOX	STAIN
B	BRICK ON CONCRETE FOUNDATION	RED	TERRAZZO PLUGS
C	HARD-PLANK TERN	WARM TANN	REF. FINISH
D	METAL ROOFING	GREY TILES	PAINTED
F	METAL PANELS	GREY TILES	MATCH WITH TRIM
G	CEILING ROOF & TRELLIS	GREY-KNOX	STAIN
H	WOOD TRIM	WARM TANN	PAINT

**EAST
WEST ELEVATION**

ORIGINAL *RKA DRAWING-EXCERPT

*-for Reference- Approved Design Panel
-original Plans by Robert Kleyn Architect (RKA) submitted for DP application Drawings (Nov. 2012)

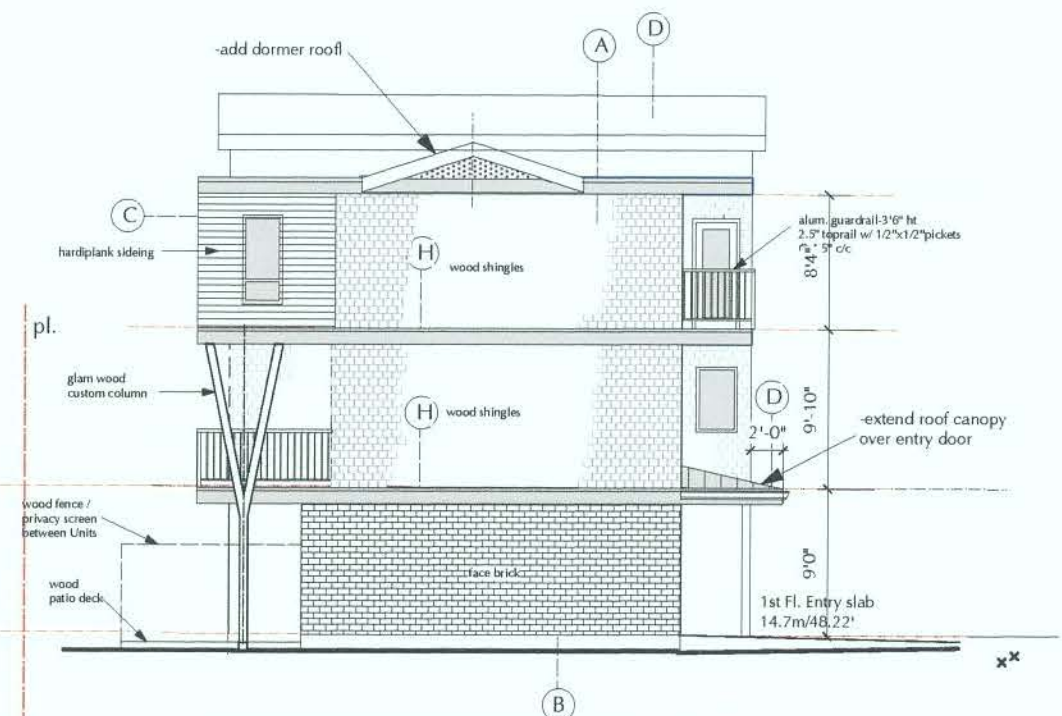
revise/increase window size
to suit view & daylight for Living rm



REDRAW EAST/REARYARD ELEVATION-BUILDING 3-

-REDRAW DP -

Scale 3/16"=1'-0"



REDRAW NORTH ELEVATION- BUILDING 3

BUILDING 3/ELEVATION- REARYARD SIDE/EAST

**REDRAW DP -FORSMAN GARDENS
756 & 778 FORSMAN AVE.**

**RD
-A7**

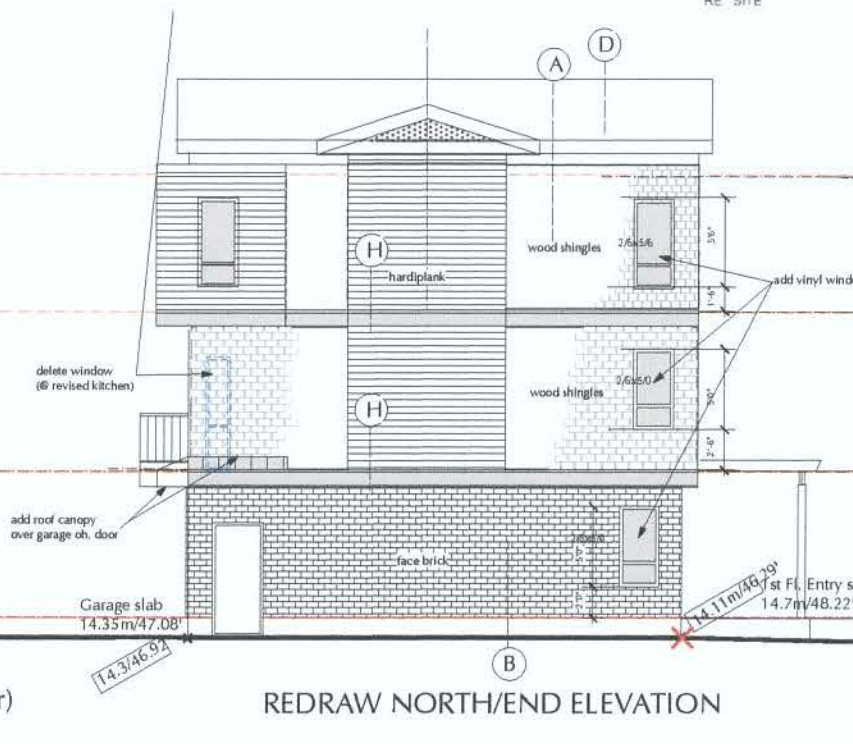
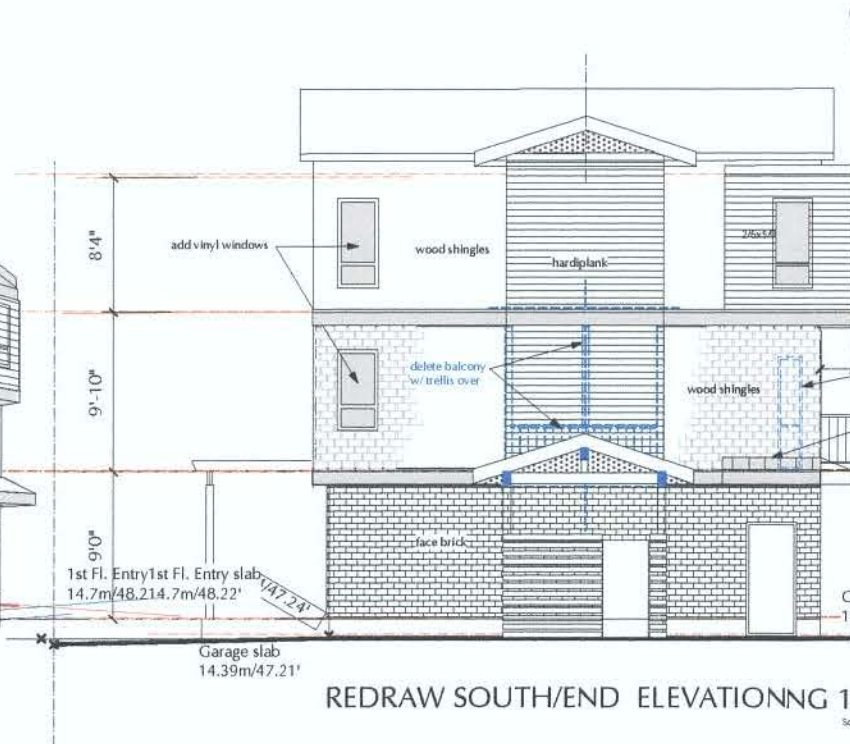
Sept. 8/15- Updated to Casey/DNV
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Apr. 30/14

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2 WE ORIGINAL *RKA DRAWING-EXCERPT
 3/16" = 1'-0"
 RE DUPI -for Reference- Approved Design Panel
 -original Plans by Robert Kleyn Architect (RKA) submitted for DP application Drawings (Nov. 2012)

1 WEST ELEV
 3/16" = 1'-0"
 RE SITE



MATERIALS + COLOURS	
A	WOOD SHINGLES
B	BRICK
C	CONCRETE
D	HARDIPLANK
E	METAL ROOFING
F	METAL ROOFING
G	LEAD ROOFING
H	WOOD TRIM

-REDRAW DP -

Gen Yada Architect
 7707 Ontario Street
 Vancouver, B.C. V5X 3C6
 Tel. or Fax. (604) 321-8997
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END ELEVATIONS-BUILDING 1(BUILDING 3-similar)

REDRAW DP - FORSMAN GARDENS
 756 & 778 FORSMAN AVE.

RD
 -A8



original Robert Kleyn Architect DP application Drawings (Nov. 2012)



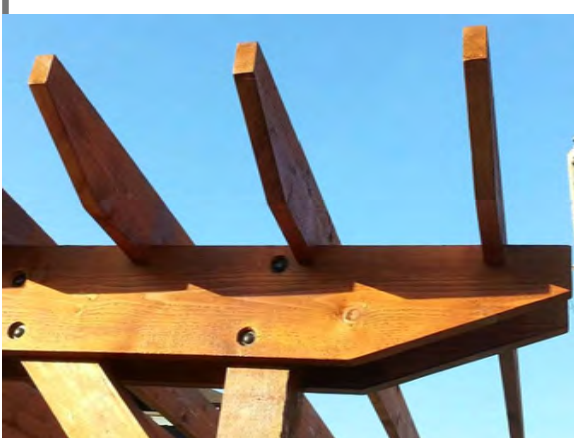
VINE MAPLE



PICNIC TABLE



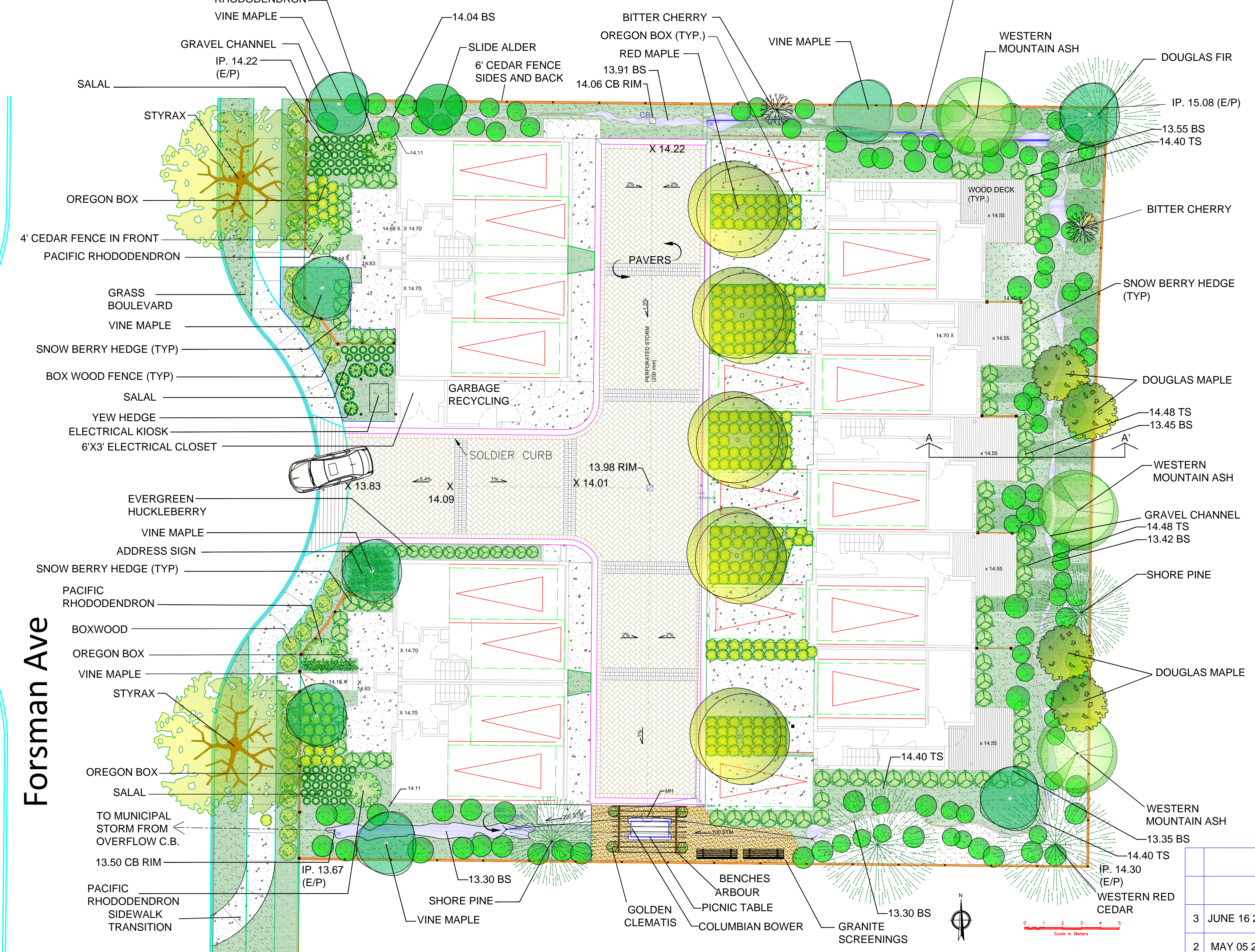
BENCHES



ARBOUR DETAIL

NOTES:
 BS: BOTTOM OF SWALE
 TS: TOP OF SWALE
 E/P: EXISTING/PROPOSED GRADE
 CB: CATCH BASIN
 MN: MANHOLE

- REMAINDER PLANTS
- BOTTOM OF SWALE - RUSH, SEOE, NATIVE GRASS (TYP)
 - SIDE OF SWALE - FERN, IRIS, SALAL, DOGWOOD, HARDJACK (TYP)
 - TOP OF SWALE - OCEANSPRAY, OREGON GRAPE, PACIFIC NINEBARK, ROSE, SALMON BERRY, HUCKLEBERRY (TYP)



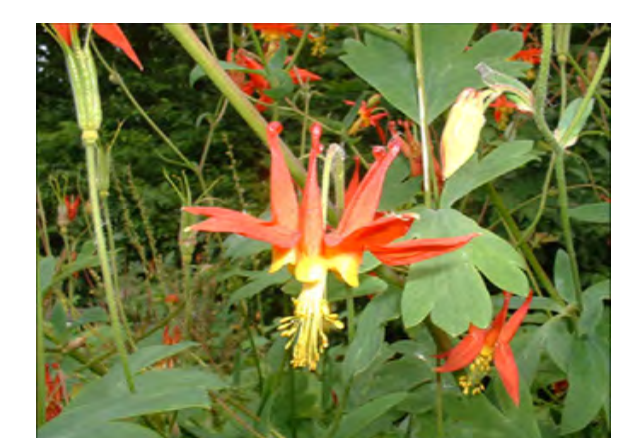
COMMON RUSH



SLOUGH SEDGE



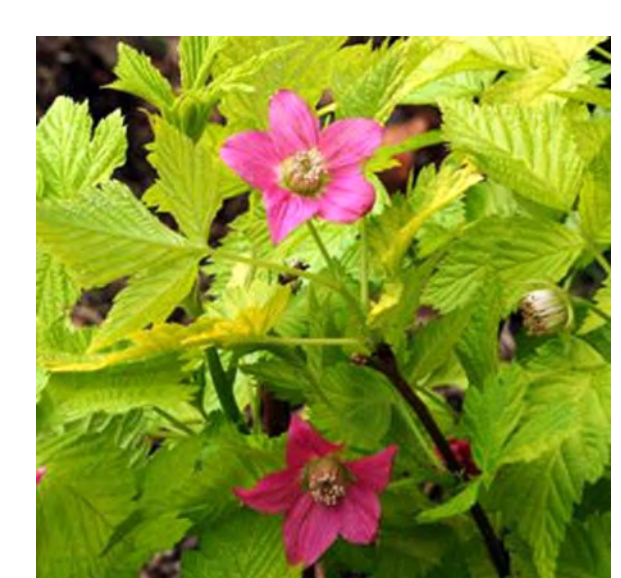
SWORD FERN



RED COLUMBINE



RED HUCKLEBERRY



SALMONBERRY

3	JUNE 16 2014	SUBMIT TO DNV
2	MAY 05 2014	REVIEW
1	NOV 14 2013	SUBMISSION
ISSUED / REVISIONS		

Royal Columbia
 Development Corporation
 1108, W. 8TH AVE.,
 VANCOUVER, BC, Canada, V6H 3Z5

SW Landscape Architect
 919 Melbourne Avenue
 North Vancouver, B.C. V7R 1N8

Forsman Ave Townhouses 756 + 778 Forsman Ave

L1: LANDSCAPE PLAN

LANDSCAPE STATEMENT OF INTENT

The intent of the landscape design is to have a landscape treatment that is sustainable and reflects the natural heritage of the Lynnmour area in North Vancouver. Once through the front gate the majority of plants are native species. In the front yard, one is greeted by the arching, dappled shade of the vine maple, and the lush evergreen groundcover of native Oregon box and salal. Along the perimeter is a delectable rain garden that catches water from the site, with biofiltration by sedges, rushes, ferns and other moist loving species. Under the shade of firs, cedars and vine maples is the natural understorey of native rhododendron, huckleberry, oceanspray and roses. This unique landscape treatment is environmentally sensitive and will also be a delight to the senses.

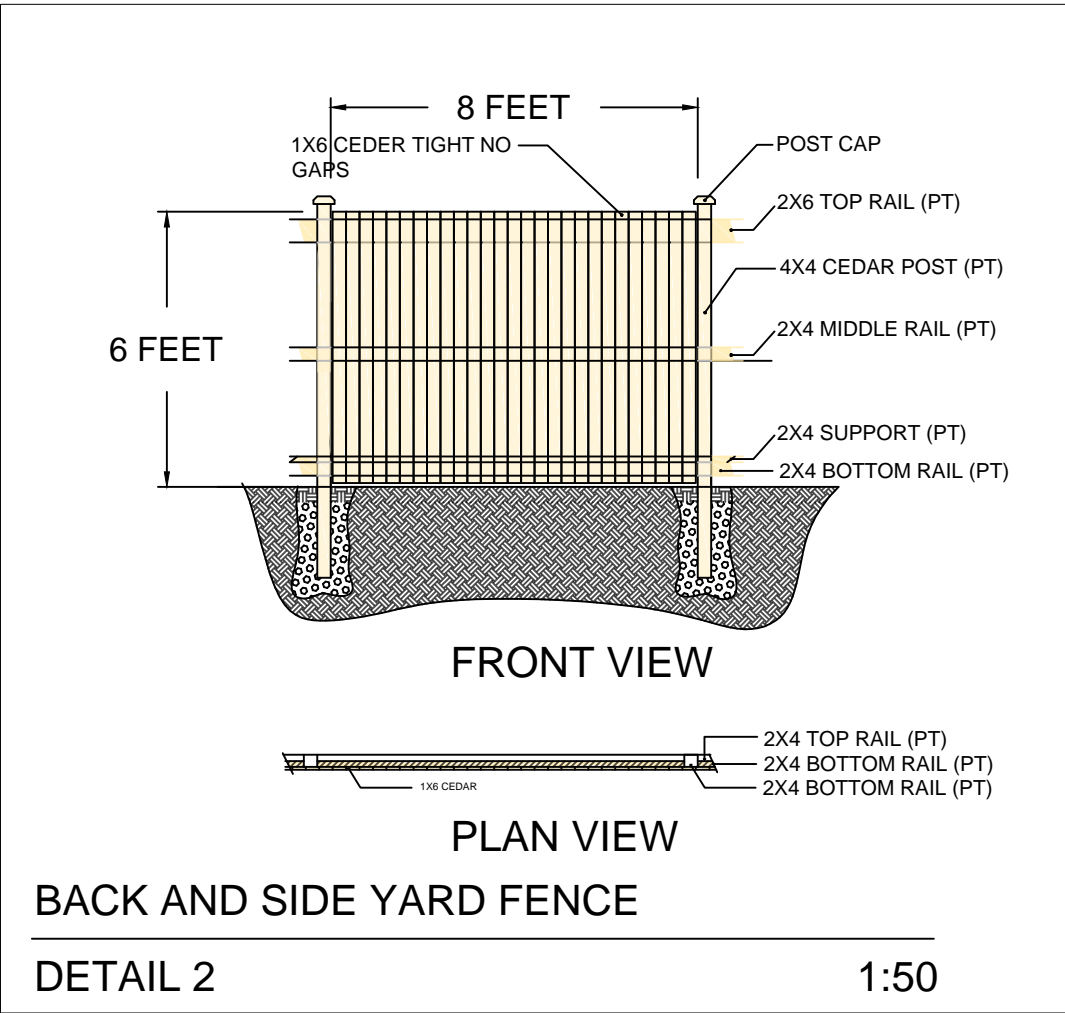
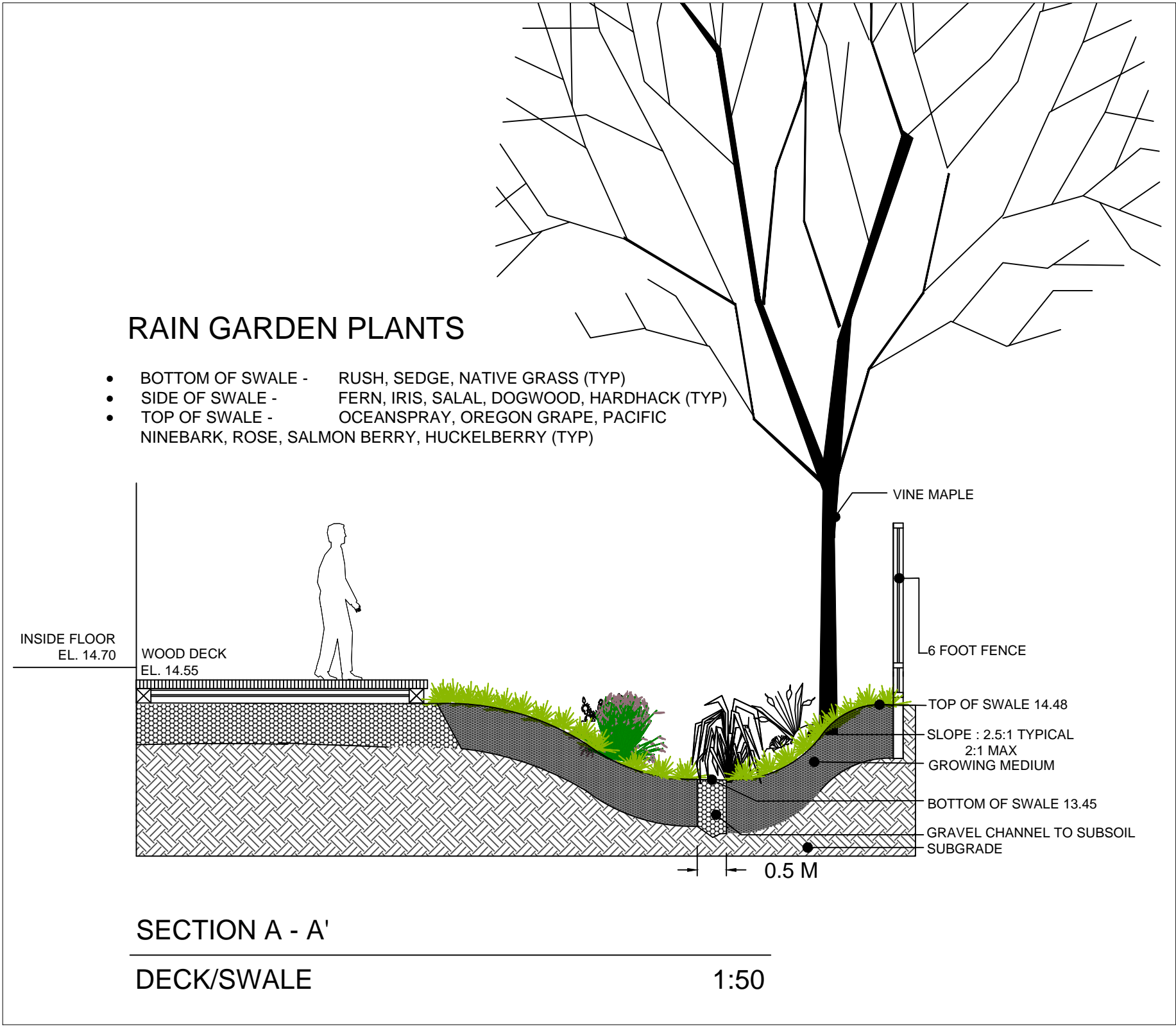
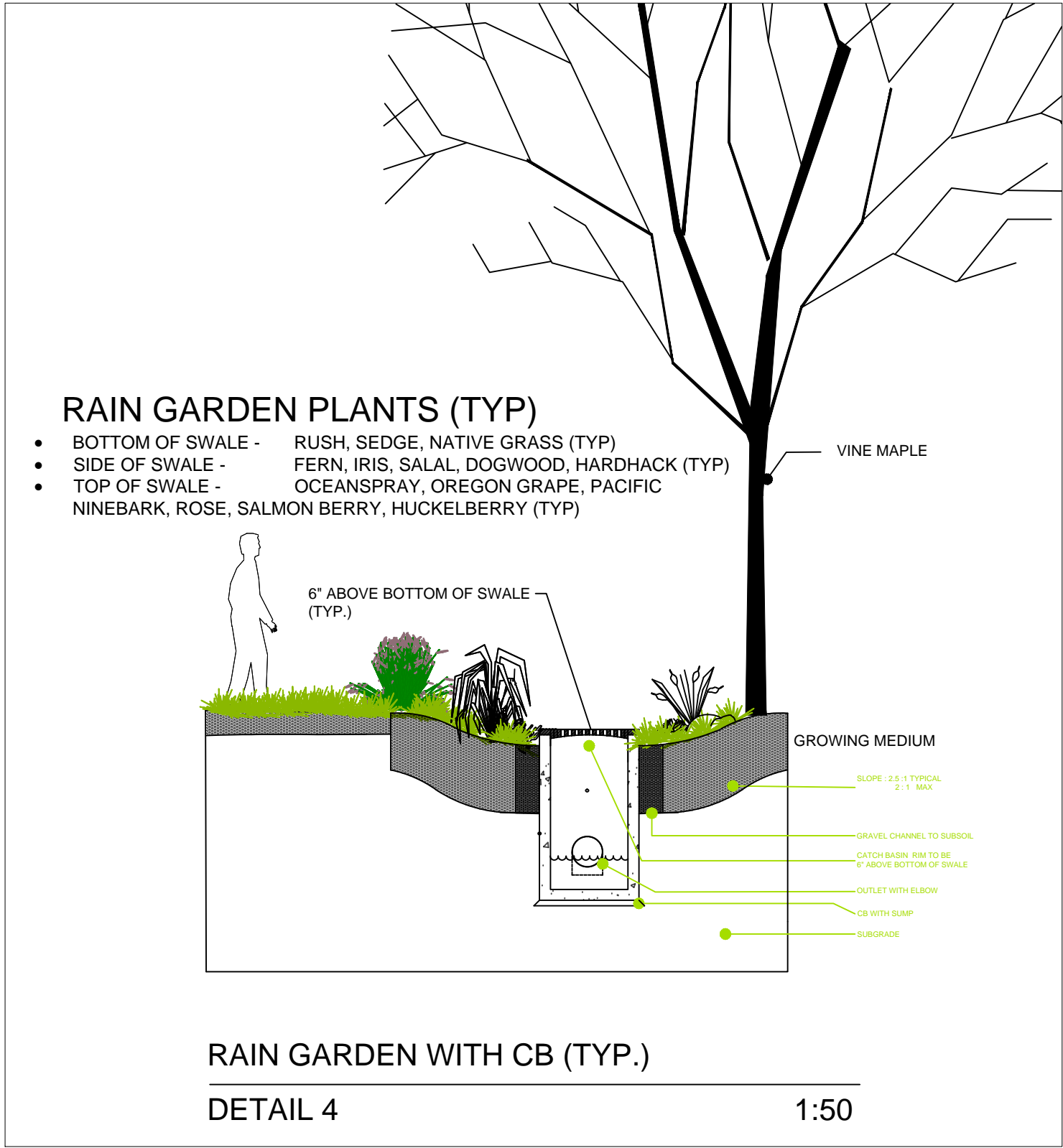
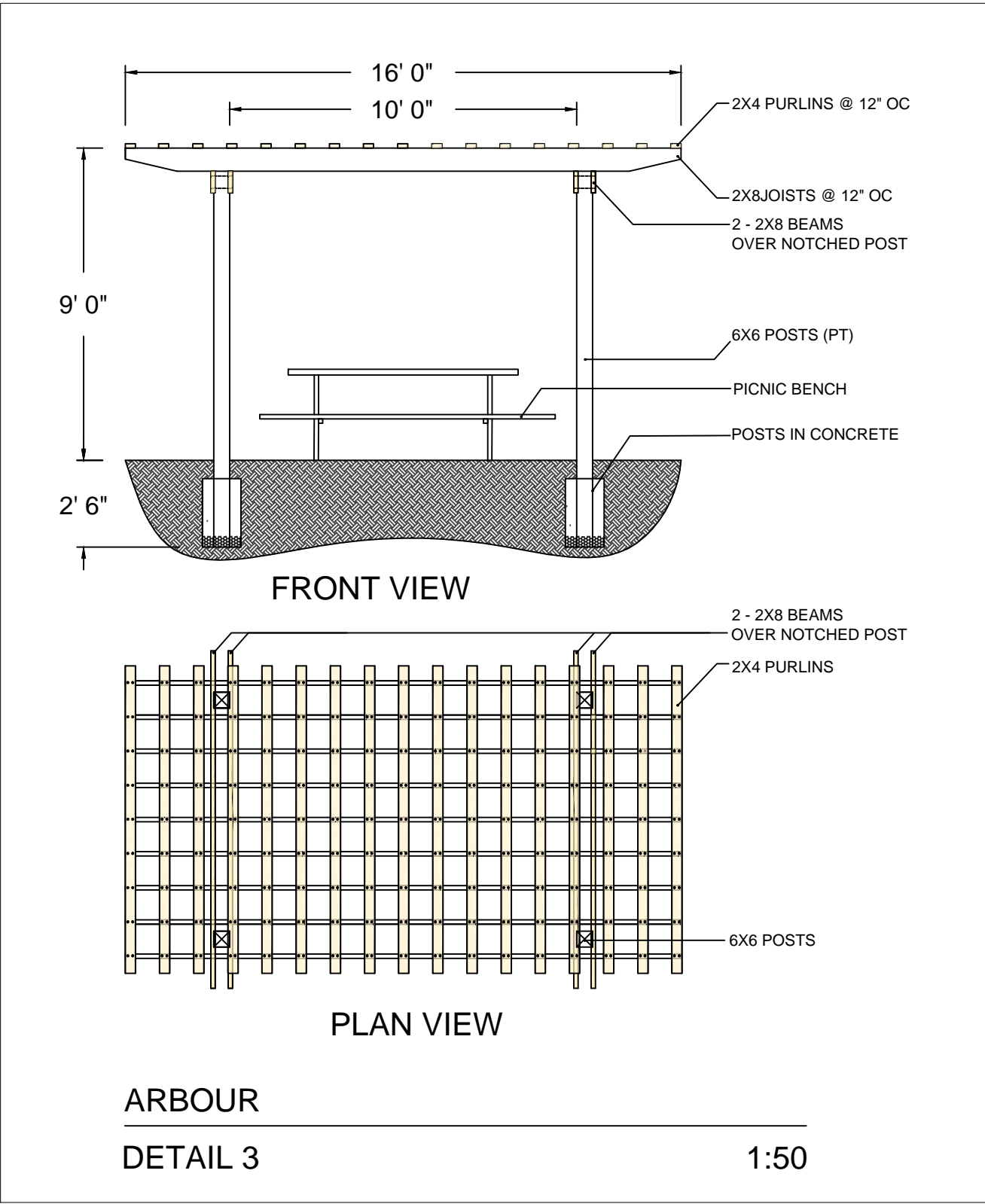
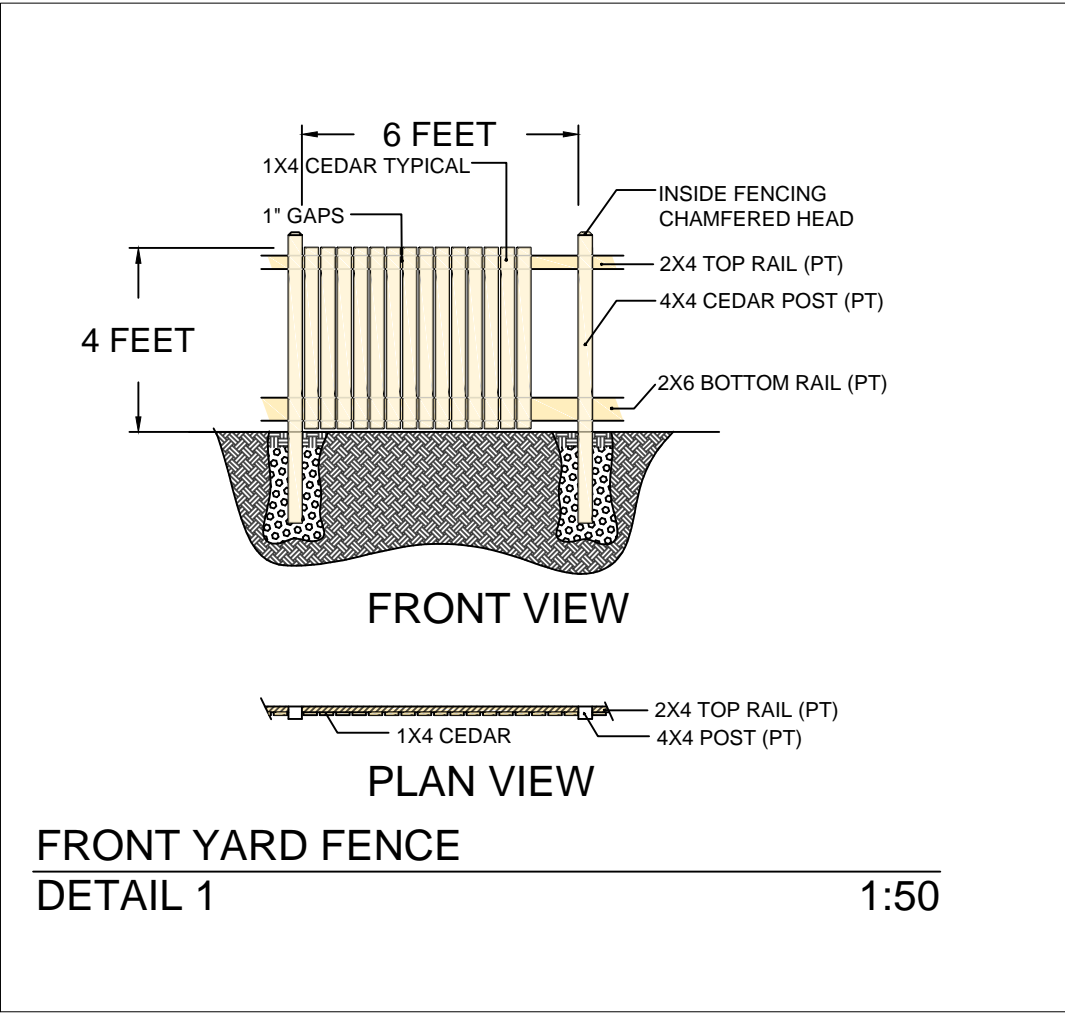
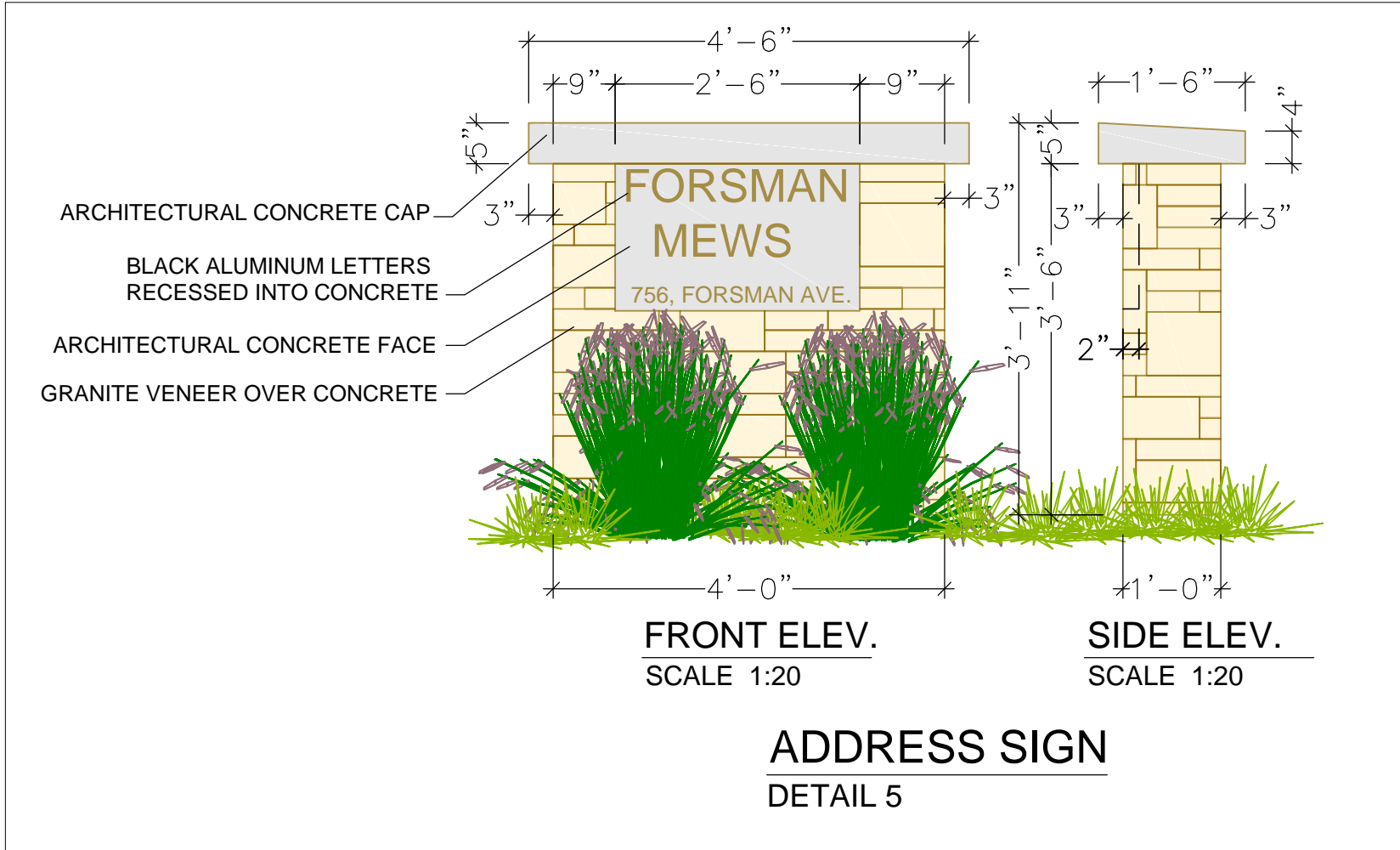
MATERIALS LIST

BENCHES: Victor Stanley F-50, 6 feet length, lpe wood slats in natural finish, black powder coated ductile metal frame
PICNIC TABLE: Victor Stanley ST-6, Homestead Collection, 6 foot length, lpe wood slats in natural finish, black powder coated ductile metal frame
WOOD FENCE AND GATES: 1 x4, 1 X6 cedar boards finished with Sikksens semi-transparent cedar stain
ARBOUR: All wood members to be PT, natural finish
WOOD DECKS: 5/4 inch radius PT deck boards, natural finish
PAVERS: Abbotsford Pavers, Standard Series, 4.5 by 9.0 by 2.4 inches, natural colour, herringbone pattern, with charcoal soldier coarse on perimeters and accent banding
GRAVEL CHANNELS AT BOTTOM OF SWALES: graded from 4 inches to 1.25 inch diameter river rock, approximately 2 foot wide channel
GRANITE SCREENINGS UNDER ARBOUR: 3/8 inch granite screenings over a compacted 4 inches compacted base
CONCRETE: Sidewalk, driveway aprons, front porches finished in a medium broom finish
PLANT MATERIAL: All plant material are to meet current BCLNTA standards and installed according to current BCLNTA standards
GROWING MEDIUM: to BCLNTA standards and prepared off site; typical depths are 12-18 inches in shrub beds

NOTES

- a. The District of North Vancouver is responsible for the on-going maintenance of street trees on off-site areas. Please ensure that the developer is aware that on-going maintenance of shrubs/ groundcovers on the off-site areas (i.e. boulevards) is the responsibility of the future property owner.
- b. The project landscape contractor, the project landscape architect and a District of North Vancouver Parks (DNV parks) representative must be present at the project pre-construction meeting. **If this is not possible, the developer must ensure that all three groups meet before any landscape construction work takes place onsite.**
- c. ALL plants/trees used in this project must first be inspected by a representative of the District of \North Vancouver parks department (DNV Parks) before installation. **The District of North Vancouver has the right to refuse any or if of the selected plant material if it does not meet current BCLNA guidelines.**

PLANT LIST					
	Botanical Name	Common Name	Size	Spacing	No.
TREES	1 Acer circinatum	Vine maple	2.5 m B&B	as shown	
	2 Acer glabrum	Douglas maple	2.5m B&B	as shown	
	3 Acer rubrum 'Red Sunset'	Red Sunset maple	50 cm cal, B&B	as shown	
	4 Alnus viridis	Slide alder	#15 pot	as shown	
	5 Cornus nuttallii	Pacific dogwood	2.5m B&B	as shown	
	6 Pinus contorta contorta	Shore pine	2.5m B&B	as shown	
	7 Prunus emarginata	Bitter cherry	#15 pot	as shown	
	8 Pseudotsuga menziesii	Douglas fir	2.5m B&B	as shown	
	9 Sorbus scopulina canadensis	Western mountain ash	#15 pot	as shown	
	10 Thuja plicata	Western red cedar	2.5m B&B	as shown	
SHRUBS, GROUND COVERS AND VINES	11 Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	#2 pot	.6m oc	
	12 Clematis occidentalis	Columbia bower	#1 pot	as shown	
	13 Clematis tangutica	Golden clematis	#1 pot	as shown	
	14 Cornus sericea	Red twig dogwod	#3 pot	1.2 m oc	
	15 Gaultheria shallon	Salal	#1 pot	.5 m oc	
	16 Holodiscus discolor	Oceanspray	#5 pot	1.5 m oc	
	17 Mahonia nervosa	Low Oregon grape	#2 pot	.6 m oc	
	18 Mahonia aquifolium	Oregon grape	#2 pot	.7 m oc	
	19 Paxistima myrsinites	Oregon box	#2 pot	.6 m oc	
	20 Physocarpus capitatus	Pacific ninebark	#5 pot	1.5 m oc	
	21 Rhododendron macrophyllum	Pacific rhododendron	2.0 mB&B	2.5 m oc	
	22 Rosa gymnocarpa	Bald hip rose	#2 pot	1.2 m oc	
	23 Rubus spectabilis	Salmonberry	#3 pot	1.2 m oc	
	24 Spiraea douglasii	Hardhack	#2 pot	1.2 m oc	
	25 Symphoricarpos albus	Snowberry	#2 pot	.5 m oc	
	26 Vaccinium ovatum	Evergreen huckleberry	#2 pot	1 m oc	
	27 Vaccinium parvifolium	Red huckleberry	#2 pot	1 m oc	
HERBACOUS PERENNIALS	28 Aquilegia formosa	Red Columbine	#1 pot	.45 m oc	
	29 Asarum caudatum	Wild ginger	10 cm pot	.45 m oc	
	30 Aster subspicatus	Douglas aster	10 cm pot	.45 m oc	
	31 Blechnum spicant	Deer fern	#1 pot	.45 m oc	
	32 Carex obnuta	Slough sedge	10 cm pot	.45 m oc	
	33 Carex stipata	Sawbeak sedge	10 cm pot	.45 m oc	
	34 Deschampsia cespitosa	Tufted hair grass	10 cm pot	.45 m oc	
	35 Hemerocallis spp.	Daylily	#1 pot	.45 m oc	
	36 Iris douglasiana	Douglas iris	#1 pot	.45 m oc	
	37 Juncus effusus	Common rush	10 cm pot	.45 m oc	
	38 Polystichum munitum	Western swordfern	#1 pot	.6 m oc	
Note: All plants and installation shall be in accordance with the latest B.C. Landscape Standard.					



Royal Columbia
Development Corporation
VANCOUVER, BC, Canada, V6H 3Z5

SW Landscape Architect
919 Melbourne Avenue
North Vancouver, B.C. V7R 1N8

Forsman Ave Townhouses
756 + 778 Forsman Ave

L2: LANDSCAPE DETAILS

3	JUNE 16 2014	SUBMIT TO DNV
2	MAY 05 2014	REVIEW
1	NOV 14 2013	SUBMISSION
ISSUED / REVISIONS		

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The Corporation of the District of North Vancouver**Bylaw 8138**

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

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1334, (Bylaw 8138)".

2. Amendments

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

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

"Comprehensive Development Zone 91 CD91"

(b) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B91 Comprehensive Development Zone 91 CD 91

The CD 91 zone is applied to:

756 Forsman Avenue, Lot C of Lot 6 Block A District Lot 613 Plan 20979,
PID: 005-225-957

778 Forsman Avenue, Lot A Block A District Lot 613 Group 1 New Westminster District
Plan BCP39525, PID: 027-780-228

4B 91-1 Intent

The purpose of the CD 91 Zone is to establish specific land use and development regulations for a 9 unit townhouse project.

4B 91- 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 91 Zone:

(a) Uses Permitted Without Conditions:

- (i) Residential building, multiple-family townhouse

(b) Conditional Uses:

Not Applicable

4B 91-3 Conditions of Use

Not Applicable

4B 91-4 Accessory Use

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

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

4B 91-5 Density

- (a) The maximum permitted density in the CD91 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;
- (b) For the purposes of calculating floor space ratio, the area within the parking garage, storage (to a maximum of 100 sq ft per unit), balconies and landscape trellis are excluded.

4B 91-6 Amenities

(a) Despite subsection 4B91-5, density in the CD91 Zone is increased to a maximum floor space ratio of 0.7 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and
2. Contributes \$41,576.25 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social

service facility or service / facility improvements; and/or the affordable housing fund.

4B 91-7 Maximum Principal Building Size:

Not applicable

4B 91-8 Setbacks:

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

Setback	Buildings (Min Setback)
Front (west property line)	4.57m (15 ft) to the building face
Rear (east property line)	6.10m (20 ft) to the building face
Side (north)	1.83m (6 ft) to the building face
Side (south)	3.05m (10 ft) to the building face

- b) Projections at the ground level are permissible as follows:

Setback	Maximum Setback Reduction
Front Yard	1.83 m (6.0 ft)

- c) Balconies and trellises are excluded from any setback requirements.

4B 91-9 Building Orientation:

Not applicable

4B 91-10 Building Depth and Width:

Not applicable

4B 91-11 Coverage:

- (a) Building Coverage shall not exceed 45%.
- (b) Site Coverage shall not exceed 70%.

4B 91-12 Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.1m (40 ft);

4B 91-13 Acoustic Requirements:

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

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

4B 91-14 Flood Construction Requirements:

No basement, or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction levels as identified in a floor hazard report prepared by a qualified registered professional engineer.

4B 91-15 Landscaping:

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

4B 91-16 Subdivision Requirements:

Not applicable

4B 91-17 Additional Accessory Structure Regulations:

Not applicable.

4B 91-18 Parking and Loading Regulations:

- (a) Parking spaces shall be provided on the basis of 2 spaces/unit plus 2 visitor spaces;
- (b) Not more than 7 spaces may be small car spaces;

- (c) Not more than 5 parking spaces may be in a tandem arrangement;
- (d) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw."
- (C) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family 7200 Zone (RS3) to Comprehensive Development Zone 91 (CD 91).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1334 (Bylaw 8138)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

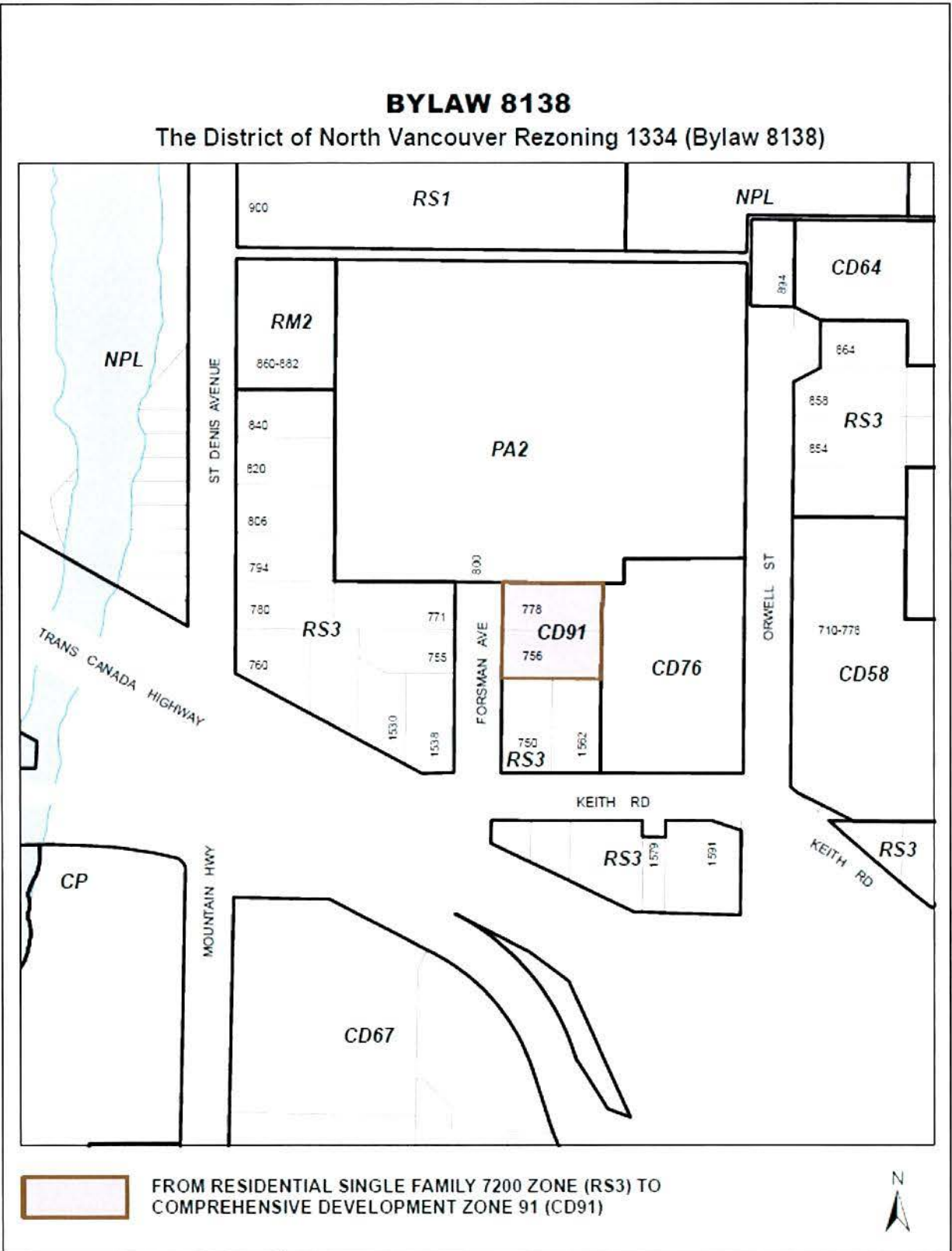
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8138



The Corporation of the District of North Vancouver**Bylaw 8139**

A bylaw to enter into a Housing Agreement (756 & 778 Forsman Ave.)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8139, 2015 (756 & 778 Forsman Ave.)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and 1009198 B.C. Ltd., Inc.No. BC1009198 substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) Lot C of Lot 6 Block A District Lot 613 Plan 20979, PID: 005-225-957
- b) Lot A Block A District Lot 613 Group 1 New Westminster District Plan BCP39525, PID: 027-780-228

3. Execution of Documents

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

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8139

SECTION 219 COVENANT – HOUSING AGREEMENT

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

BETWEEN:

1009198 B.C. Ltd., Inc.No. BC1009198

(the “Owner”)

AND:

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

(the “District”)

WHEREAS:

1. The Owner is the registered owner of the Lands (as hereinafter defined);
2. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which are hereby acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Owner hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement::

1. **DEFINITIONS**

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 9 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. **TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8028 and remain in effect until terminated by the District as set out in this Agreement.

3. **RENTAL ACCOMODATION**

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

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

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

3.03 Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created by the subdivision of the Lands or any part thereof (including the Units) pursuant to the *Strata Property Act*, and upon all Unit Owners. .

3.04 Strata Bylaw Invalid

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

3.05 No Bylaw

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

3.06 Vote

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

3.07 Notice

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

4. **DEFAULT AND REMEDIES**

4.01 Notice of Default

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

4.02 Costs

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

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied,

the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

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

4.05 No Penalty or Forfeiture

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

4.06 Cumulative Remedies

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

5. **LIABILITY**

5.01 Indemnity

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

5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all

claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

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

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District:
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development, including any Unit, or the interests of any third party, and the District has no obligation to anyone to enforce the terms of this Agreement; and
- (c) The District may at any time terminate this Agreement, in whole or in part, and execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department
Facsimile: (604) 984-9683

If to the Owner:

Attention:
Facsimile: (604)

If to the Unit Owner:

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

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

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. INTERPRETATION

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

The words “must” and “will” and “shall” are to be construed as imperative.

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8139.

7.07 Governing Law

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

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

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:


1. _____ (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
2. The Owner granted _____ (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. _____, as extended by _____ and _____, as extended by _____ (together, the "Prior Charge");
3. The Owner granted to THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") a Covenant attached to this Agreement and registered against title to the Land in the LTO immediately before registration of this Agreement (the "Subsequent Charge"); and
4. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to the District as Subsequent Chargeholder.


THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

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

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

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:		Item #	
<input checked="" type="checkbox"/> Regular	Date:	NOV 2 2015	Item #	
<input type="checkbox"/> Agenda Addendum	Date:		Item#	
<input type="checkbox"/> Info Package				
<input type="checkbox"/> Council Workshop	DM#		Date:	Mailbox:


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

October 13, 2015

File: 08.3060.20/018.15

AUTHOR: Natasha Letchford, Community Planner

SUBJECT: Development Permit 18.15 - 2580 Capilano Road: 24 hr Animal Hospital

RECOMMENDATION:

THAT Development Permit 18.15 (Attachment A) for a 24 hour Animal Hospital at 2580 Capilano Road is issued.

REASON FOR REPORT:

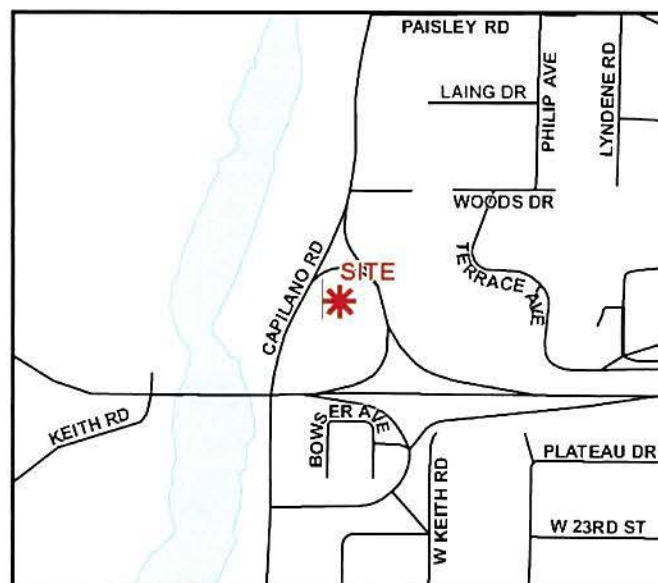
The site is in Development Permit Areas for Form and Character for Commercial and Mixed Use Buildings and for Energy and Water Conservation and Greenhouse Gas Emission Reduction. The proposed development requires issuance of a Development Permit by Council.

SUMMARY:

The proposal is for a new two storey building to be used as a 24 hour Animal Hospital. The District of North Vancouver will lease a 130 m² (1,400 ft²) portion of the building from the Animal Hospital to use as an Animal Shelter. Staff recommends approval of the Development Permit.

EXISTING POLICY:

The site is designated Commercial Residential Mixed-Use Level 1 (CRMU1) within the Official Community Plan (OCP) and the proposal complies with the designation and the



Schedule B Development Permit Area Guidelines. The proposal is also compliant with the existing zoning (Commercial C3).

Development Permit Area Designations

The subject lot is within Development Permit Areas for the following purposes:

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

The proposal has been reviewed against Schedule B of the OCP and is consistent with the applicable development permit guidelines.

ANALYSIS:

Site and Surrounding Area:

The development site is located at the intersection of Highway 1 and Capilano Road. The site contains an existing commercial building which was previously occupied by the Capilano Animal Hospital.

The site is bounded by Capilano Road and highway on and off ramps for the Trans-Canada Highway. The property to the west is Metro Vancouver parkland. The neighbouring District-owned properties to the south are zoned Special Purpose Park (SP) and is currently under a long term lease to the Capilano Tennis Club.

The proposed use is consistent with the OCP and the current zoning. There is currently a siting area for this property; however, it is out-of-date and does not reflect the current lot lines which were adjusted to allow for upgrades to the Trans-Canada Highway ramps. The Development Permit will address this issue by varying the out-of-date siting area.

The Proposal:

The project consists of a two storey building with approximately 1,063 m² (11,441 ft²) over underground parking for a 24 hour Animal Hospital. The District of North Vancouver is leasing approximately 130 m² (1,400 ft²) from the Animal Hospital for the purpose of an Animal Shelter.



The Animal Hospital will be the only 24 hour emergency service on the North Shore. Currently, pet owners must travel to the Animal Emergency Clinic on West 4th in Vancouver. The building will serve as a modern piece of architecture at this important corner at the intersection of Capilano Road and the highway on and off ramps. The building form is constrained by the required 4.5 m setback from the Ministry of Transportation and Infrastructure (MOTI) land, which results in a curvilinear shape reflective of the nearby Capilano River.



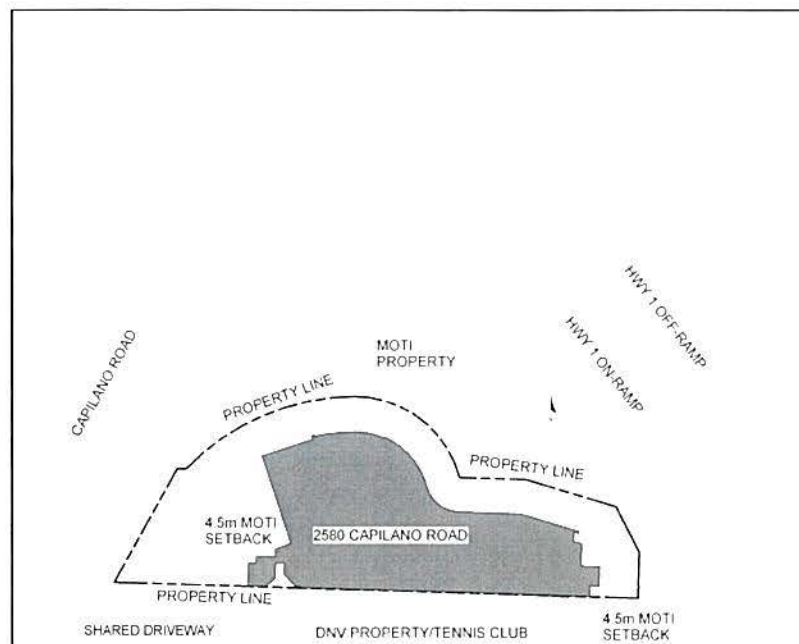
Parking:

There are six at grade parking spaces, and 10 below grade parking spaces on site. The Vet Hospital will be entering into a Licence Agreement with the DNV for an additional five exclusive parking spaces on the District property to the south. A total of 21 parking spaces will be provided which meets the bylaw requirements.

The proposal also includes six bicycle spaces within the underground parking area.

Access:

The adjacent Capilano Road and the Hwy 1 off-ramp and Hwy 1 on-ramp are under the jurisdiction of MOTI. The MOTI will not allow any changes to the existing access from Capilano Road so the existing access will be maintained. The District will provide an access easement over the neighbouring District property to allow continued access to the Animal Hospital site from the south by a right hand turn and egress via a right hand turn.



SITE PLAN

Legal:

As a condition of the lease, Development Permit and Building Permit, the applicant is required to register a covenant for storm-water management. An access easement will be granted to the Animal Hospital over the neighbouring District lot to allow for access to the loading zone and parking from Capilano Road. An accepted Construction Traffic Management Plan and Engineering Servicing Agreement is required prior to issuance of a building permit.

The project fully complies with the C3 Zone regulations, including height, parking, setbacks, and building coverage.

Development Permit for the Form and Character of Commercial and Mixed-Use Buildings:

The project has been reviewed against Design Guidelines for the Form and Character of Commercial and Mixed-Use Buildings.

A2.5 Parking Structure Entrances: Vehicular entrances to parking structures and loading areas should be unobtrusive, architecturally integrated and screened from view from nearby properties and sidewalks with landscaping, trellises, or other means.

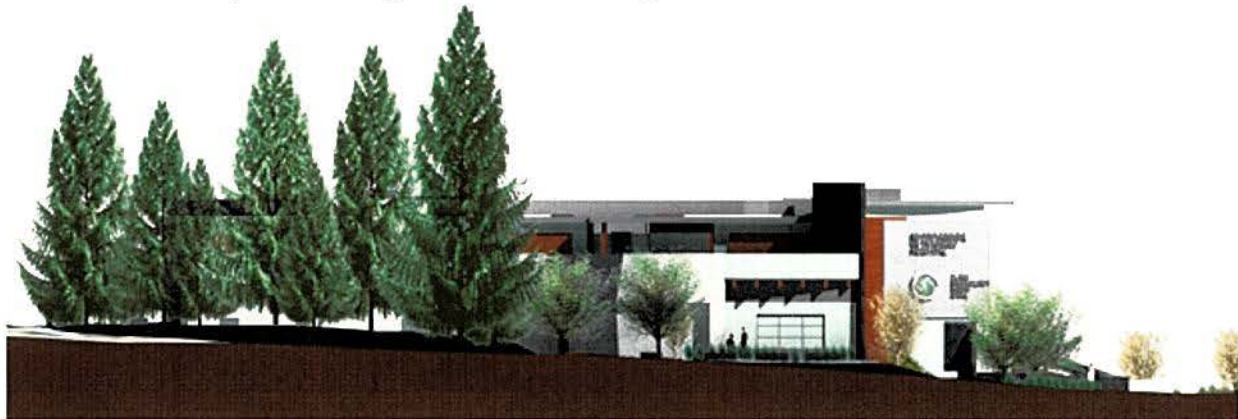
This project uses both the design of the building and thoughtful landscaping to screen the parkade from the view of passer-by's along Capilano Road.

A3.4: Level Transition from Sidewalk: On sloping sites, ground floor slabs should be stepped so that there is a level transition between the sidewalk and the building lobby or storefront entry. Similarly, rooflines should follow the slope of the site.

The building effectively makes use of the sloping site to reduce the appearance of height and massing.

A3.7: Building Materials and Transitions: Building and structures should be faced with substantial and durable materials such as masonry, stone, ceramic tile, fibre cement siding, metal, and wood.

This project uses a varied material palette including basalt stone veneer, cast-in-place concrete, metal panel siding, and cedar siding.



A3.17: Rooftop Equipment: The size, placement and treatment of rooftop mechanical equipment should be fully considered and integrated design elements of a building. They should be located and screened to minimize their visual impact and reduce impacts on views from surrounding properties.

The project includes multiple screens to hide the rooftop equipment. An outdoor dog run and cat run, as well as a roof deck, are integrated into the second floor and further screen any mechanical equipment.

Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions:

The project is implementing many measures to meet the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines.

As this is an Animal Hospital the requirements are much different than those for a typical commercial building – for example, fresh air/ventilation rates are considerably higher than most buildings. The applicant has hired Design Learned Inc., a US based animal care facility specialist to consult on this project.

Notable highlights include:

Energy Conservation and Green House Gas Emission Reduction

- The building will be 'solar ready' with locations and roof loads for future solar PV panels;
- Optimized envelope insulation and building air tightness; and,
- High efficiency HVAC and energy recovery ventilation system.

Water Conservation

- The proposal manages storm water and building water on site as much as possible through the use of native plants and xeriscaping techniques
- Installation of a high efficiency irrigation system with sensor based technology that will monitor soil moisture; and,
- Installation of low flow plumbing fixtures

CONCURRENCE:

Staff:

The project has been reviewed by staff from Permits, Parks, Engineering, Environment, Real Estate & Properties, and the Fire Department.



Advisory Design Panel:

The application was first considered for the Advisory Design Panel (ADP) on July 9, 2015. The panel generally supported the application and recommended revisions and a second presentation to the ADP. The key issue that the ADP raised, which the applicant has addressed, was a request to simplify and clarify the building elements. The landscape architect has added vertical green elements via a wall mounted trellis with a climbing vine on the south elevation which will be helpful in breaking down the length of this elevation. The revised design received the approval of the Advisory Design Panel on September 10, 2015.

Public Input:

A facilitated public information meeting was held on September 23, 2015 and was attended by approximately 25 residents. Everyone who spoke was in favour of the construction of the Animal Hospital. There were some concerns raised about whether the space for the Animal Shelter would be sufficient for the District's needs. The Chief Bylaw Officer assured those in attendance that the need for an Animal Shelter continues to decline as responsible pet ownership increases. The District and the applicant for the Animal Hospital held a separate meeting on Wednesday October 21, 2015 for those who were interested in the Animal Shelter. Ten members of the public attended, all had previously attended the public information meeting on September 23rd. There was a good discussion and District staff will continue to meet with those interested in the Animal Shelter.

CONSTRUCTION MANAGEMENT:

In order to address the goal to reduce development's impact on pedestrian and vehicular movements, the developer will be required to provide a final construction traffic management plan as a condition of Development Permit 18.15. The

Construction Management plan must minimize construction impacts on pedestrian movement and vehicular traffic. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the construction traffic management plan must address:

1. Construction schedule
2. Coordination with other projects in the area or those affecting the transportation network
3. Construction site access and egress
4. Estimated traffic generated by the site during construction
5. Proposed truck routing and staging plan
6. Proposed crane assembly and/or concrete pouring sites
7. How traffic of all types (vehicle, transit, cyclists, pedestrians) will be managed around the site
8. A plan for monitoring and minimizing impacts to the community
9. Location of an off-street area for parking worker/trades vehicles – ensure sufficient parking spaces for the Capilano Tennis Club
10. A plan for communicating with neighbours and other stakeholders

There are currently no other development applications in the immediate area nor are we expecting any new major civil infrastructure work, other than the Capilano Water Main, in the area during the construction of this project. This site is not directly impacted by the Capilano Water Main Project as the work for the water main project is further north along Capilano Road from this site. Also, the Capilano Water Main is scheduled to be complete before construction of the Animal Hospital is expected to start.

Conclusion:

The project complies with the Commercial (C3) zone and the OCP Schedule B Design Guidelines for Commercial and Mixed-Use Development and Energy and Water Conservation and Greenhouse Gas Emission Reduction. Development Permit 18.15 is now ready for Council's consideration.

Options:

1. Issue Development Permit 18.15 (Attachment A) for the Animal Hospital (staff recommendation); (Staff recommendation); or,
2. Deny Development Permit 18.15



Natasha Letchford
Planner 1

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"/> NVRC _____
<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**DEVELOPMENT PERMIT NUMBER 18.15**

This Development Permit 18.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to 1000813 B.C. LTD, INC. NO. BC1000813 for the development of an animal hospital on the property located at 2580 Capilano Road, legally described as Lot B, District Lot 607, Group 1 New Westminster, District Plan BCP35440, (PID:027-440-478) 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 Plan Section Page C/15 setbacks are varied to permit the building footprint as illustrated in the attached plan DP 18.15, and to permit the construction of the building as illustrated on the attached package (DP 18.15 A – U).
- 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; and,
 - 2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- C. The following requirements are imposed under Subsections 920(8) & (9) of the Local Government Act:
 - 1. The site shall be developed in accordance with the attached plans DP 18.15 A – U.
 - 2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - (a) Planning and Building Services:
 - (i) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw.

- (ii) Confirmation of registration of the registration of the access easement over a portion of the neighbouring District of North Vancouver lot, legally described as Lot 16 Block 10 District Lots 601 and 607 Plan 4740 as illustrated on the attached DP. 18.15 B
- (iii) Confirmation of execution of the license agreement for five additional parking spots on District of North Vancouver property legally described as Lot A (Plan With Fee 17764E) Block 10 District Lot 607 Group 1 New Westminster District.

(b) Parks:

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

(c) Engineering:

- (i) Finalized civil and electrical engineering plans designed by a professional engineer, for review and acceptance by the Engineering Department;
- (ii) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities.

D. The following requirements are imposed under Subsections 925(1) & (2) of the Local Government Act:

1. Prior to issuance of the Building Permit the following deposits are required:

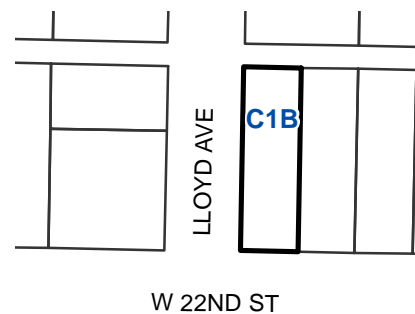
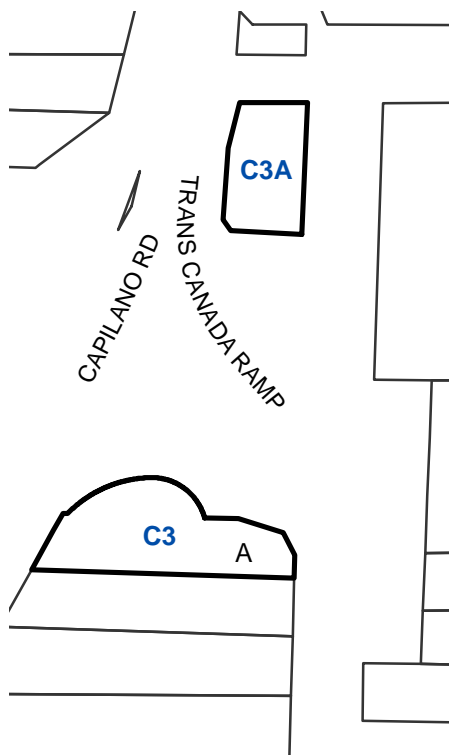
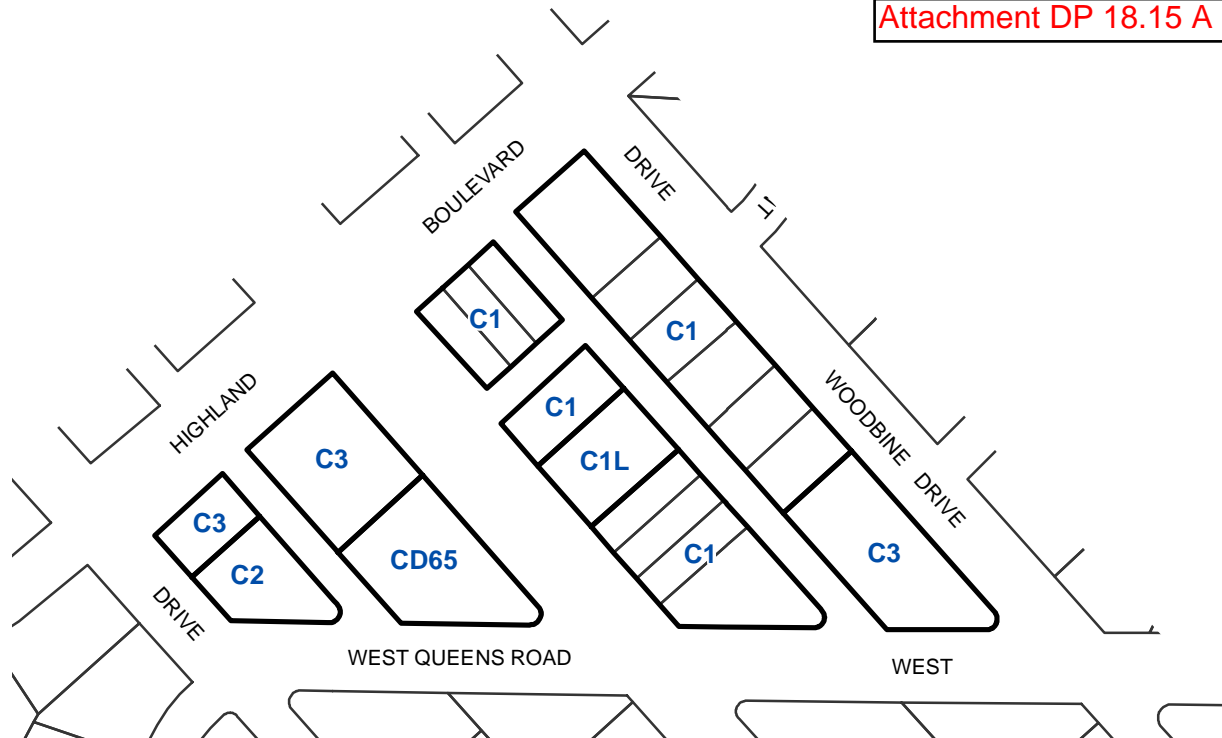
- (a) A security deposit equal to 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or 10% of the construction value accepted on the building permit application. The deposit will be held as security for landscaping, building and hazard mitigation and environmental works.
- (b) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

Municipal Clerk

Dated this day of , 20.

Attachment DP 18.15 A



All uses of land, buildings and structures within the lot marked (A) on the plan shall be restricted to the following:
 (a) the operation of a veterinary hospital;
 (b) uses accessory to (a).



BYLAW 5793, 7444



Attachment DP 18.15 B



1 STREESCAPE VIEW 1

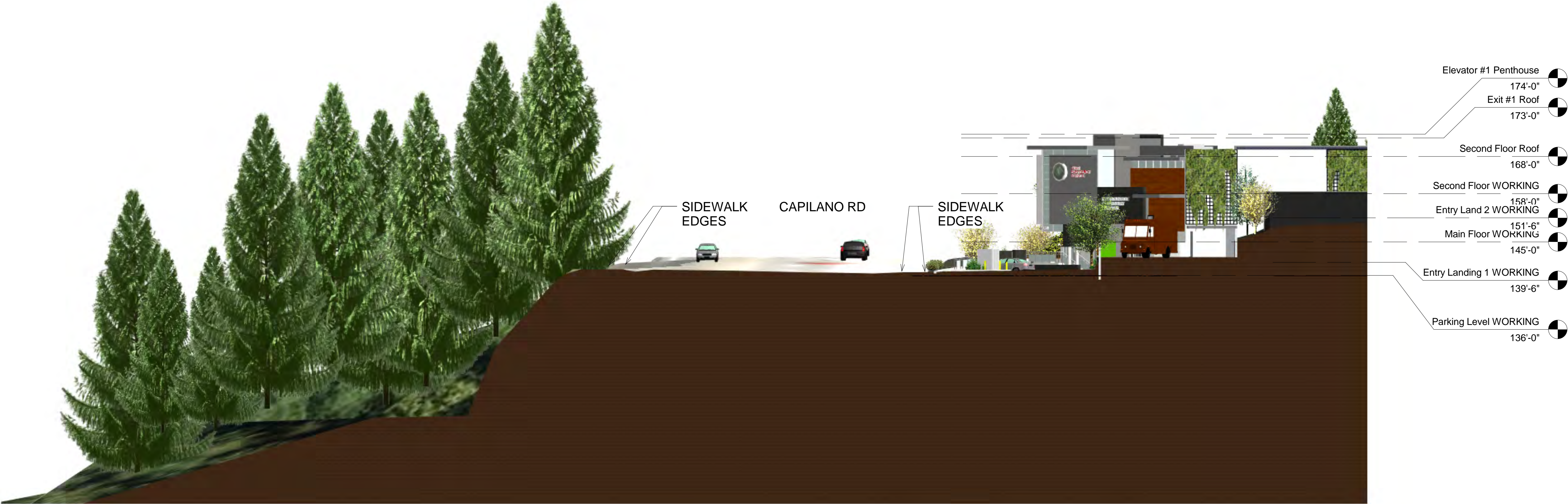


2 STREESCAPE VIEW 2





Attachment DP 18.15 C

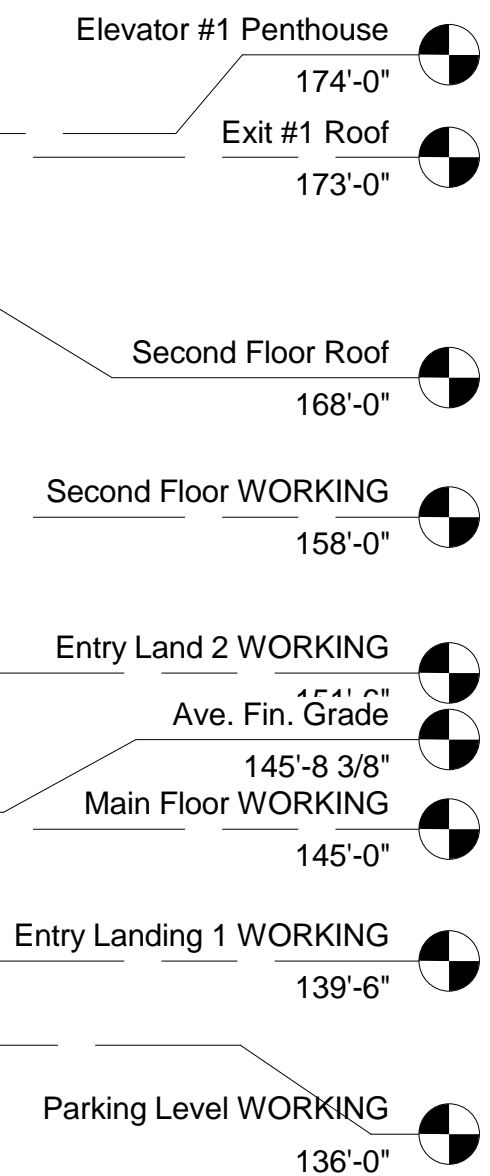


1 CAPILANO STREET SECTION DP
1/16" = 1'-0"



2 ON-RAMP SECTION DP
1/8" = 1'-0"





Technical drawing of a building facade showing three panels with dimensions and areas:

- Top Panel:**
 - Dimensions: 3'-1 5/16", 4'-2 5/16", 6' 9/16", 10' 9/16", 1'-0 1/2"
 - Area: 14.67 SQFT
 - Label: 24 HR EMERGENCY SERVICE
- Middle Panel:**
 - Dimensions: 4'-11", 6'-8 1/16", 1'-11 3/4", 1'-8 1/4"
 - Area: 28.7 SQFT
 - Label: DELTAHARTS JOURNAL
- Bottom Panel:**
 - Dimensions: 11 3/4", 1'-2 7/16", 1'-2 5/8"

Other labels include "5' DIAM." and "19.6 SQFT" pointing to a circular feature, and "24 HR EMERGENCY SERVICE" and "DELTAHARTS JOURNAL" pointing to specific sections of the facade.

This architectural rendering illustrates the exterior design of the Mountainside Veterinary Hospital. The building features a mix of materials, including light-colored panels, dark grey sections, and large areas of wood cladding. A prominent sign for '24 HR EMERGENCY SERVICE' is visible on the left side. The rendering includes 17 numbered callouts for material and color selection. Two figures are shown near the entrance for scale.

Diagram illustrating the building footprint and levels, showing dimensions and area calculations:

- Elevator #1 Penthouse: 174'-0"
- Exit #1 Roof: 173'-0"
- Second Floor Roof: 168'-0"
- Second Floor WORKING: 158'-0"
- Entry Land 2 WORKING: 145'-8 3/8"
- Ave. Fin. Grade
- Main Floor WORKING: 145'-0"
- Entry Landing 1 WORKING: 139'-6"
- Parking Level WORKING: 136'-0"

Note : A District of North Vancouver Sign Permit is required for all signage. Signage must conform to Sign Bylaw 7532.

**MOUNTAINSIDE
VETERINARY
HOSPITAL AND DNV
ANIMAL SHELTER**
2580 Capilano Rd,
North Vancouver, B.C.

**SOUTH & EAST
ELEVATIONS**

FOR D.P.

GS

$$8'' = 1'-0''$$

July 29, 2015

2015-08-25 1:02:41 PM

A-7

sheet



This architectural elevation drawing shows a modern building facade with a mix of materials and colors. The building features a prominent white base, a large glass section, and a dark upper section. Numbered callouts identify specific elements: 1 points to the white base and stairs; 2 points to a wooden panel; 3 points to a vertical concrete pillar; 4 points to a dark upper volume; 5 points to a small window; 6 points to a dark rectangular volume; 7 points to a dark horizontal volume; 8 points to a large glass window; 9 points to a small window; 10 points to a dark rectangular volume; 11 points to a dark rectangular volume; 12 points to a dark rectangular volume; 13 points to a dark rectangular volume; 14 points to a dark rectangular volume; 15 points to a small window.

Architectural drawing of a room layout. The drawing shows a room with a door on the left, a window on the right, and a desk area. Dimensions are provided for various elements:

- Top left area: 23.22 SQFT
- Top right area: 8.8 SQFT
- Door width: 3'-4 1/16"
- Window width: 2'-3 5/8"
- Window height: 1'-1 1/2"
- Desk width: 4'-10 3/8"
- Desk height: 1'-0 1/4"
- Desk depth: 1'-9 15/16"
- Desk depth (alternative): 1'-0 1/4"

Exterior Finish Legend	
1	CIP ARCH CONCRETE
2	T&G CEDAR SIDING
3	ARCHITECTURAL METAL PANEL
4	BASALT STONE VENEER -LEDGE
5	PRE-FINISHED SHEET METAL
6	PERFORATED SHEET METAL SCREEN PANEL
7	METAL SCREEN PANEL
8	CLEAR ANODIZED CURTAIN WALL GLAZING
9	CLEAR ANODIZED WINDOW WALL
11	GALVANIZED TRELLIS WITH STANDOFFS AND PLANTING
12	CNC PROFILE IMAGE - HOT DIP GALV. OR CLEAR ANOD.
13	CNC PROFILE TEXT - HOT DIP GALV. OR CLEAR ANOD.
14	BACK LIT SIGNAGE
15	CLEAR ANODIZED ALUM. AND GLASS GUARD RAIL
16	HOT DIP GALVANIZED OR CLEAR ANODIZED RAIL TRELLIS
17	METAL OVERHEAD OR ROLL TYPE GARAGE DOOR/GRILL

**MOUNTAINSIDE
VETERINARY
HOSPITAL AND DNV
ANIMAL SHELTER**
2580 Capilano Rd,
North Vancouver, B.C.

Job name/address

SECTIONS

FOR:

drawing title / project status

GS

drawn by

as indicated

scale

July 29, 2015

drawing date

2015-08-25 1:02:47 PM

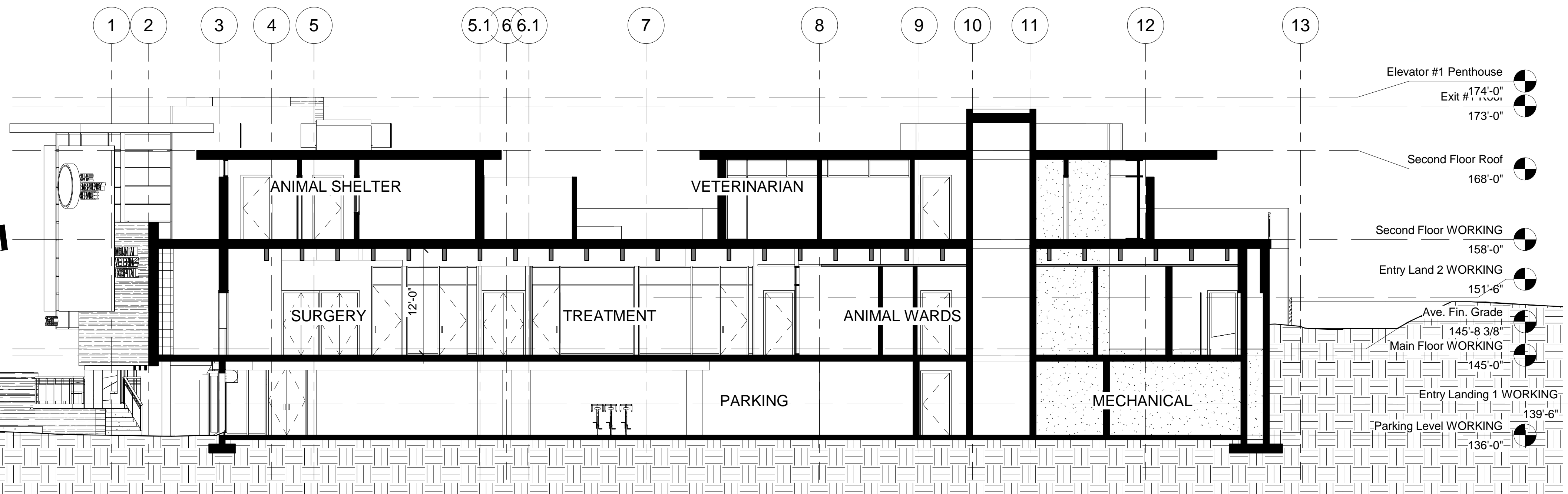
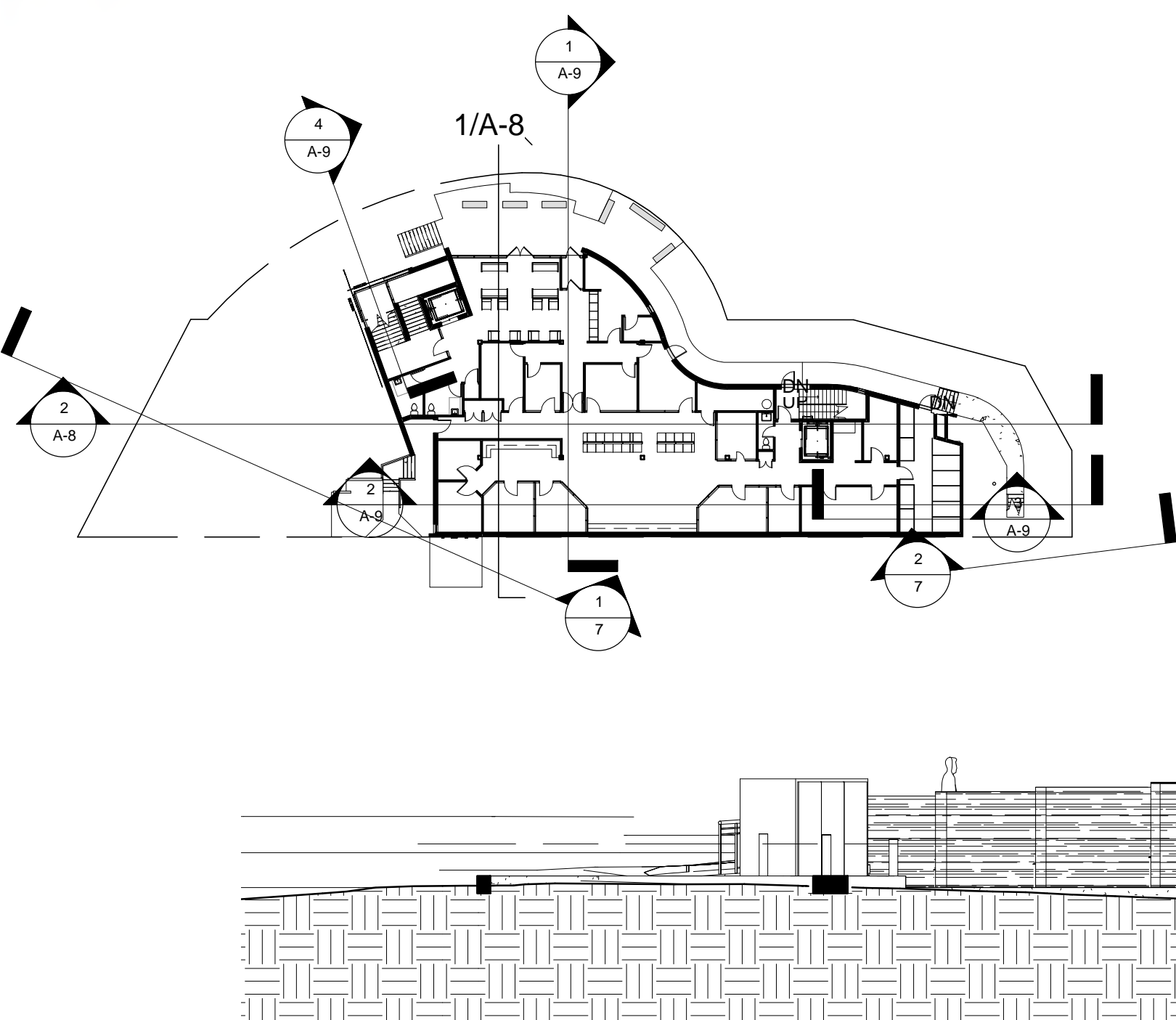
plot date

A-8

sheet



1 3D SECTION N/S DP



2 E/W SECTION DP
1/8" = 1'-0"

[illegible]

2 E/W SECTION 2 DP
1/8" = 1'-0"

1 N/S SECTION DP
1/8" = 1'-0"

4 STAIR #1 SECTION DP
1/8" = 1'-0"

3 CARETAKER EXIT STAIR
SECTION Copy 1
1/8" = 1'-0"

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SECTIONS 2

FOR D.P.

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as indicated

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July 29, 2015

drawing date

2015-08-25 1:03:29 PM

plot date

A-9

sheet



1 PATIO AND ENTRY 3D 2



REVISIONS

[illegible]

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2580 Capilano Rd,
North Vancouver, B.C.

job name/address

3D VIEWS

FOR D.P.

drawing title / project status

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July 29, 2015

drawing date

2015-08-25 1:04:28 PM

plot date

A-11

sheet

Attachment DP 18.15

This architectural rendering shows a modern building with a prominent glass facade and a dark, angular roofline. The building is situated on a sloping site with a parking lot in the foreground. A person is standing near the entrance of the building, and a car is parked in the lot. The rendering includes landscaping with trees and shrubs. The text 'Attachment DP 18.15' is visible in the top left corner.

An architectural rendering of the MountainSide Veterinary Hospital. The building is a modern, multi-story structure with a curved entrance and large glass windows. A sign on the building reads "24 HR EMERGENCY SERVICE" and "MOUNTAINSIDE VETERINARY HOSPITAL". The building is surrounded by landscaping, including trees and shrubs. Two people are standing near the entrance. A dark-colored car is parked in the foreground on the right. The sky is a clear blue.

Note : A District of North Vancouver Sign Permit

Note : A District of North Vancouver Sign Permit is required for all signage. Signage must conform to Sign Bylaw 7532.

[illegible]

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ANIMAL SHELTER**
2580 Capilano Rd,
North Vancouver, B.C.

Job name/address

3D VIEWS
FOR D.P.

drawing title / project status

GS

drawn by

scale

July 29, 2015

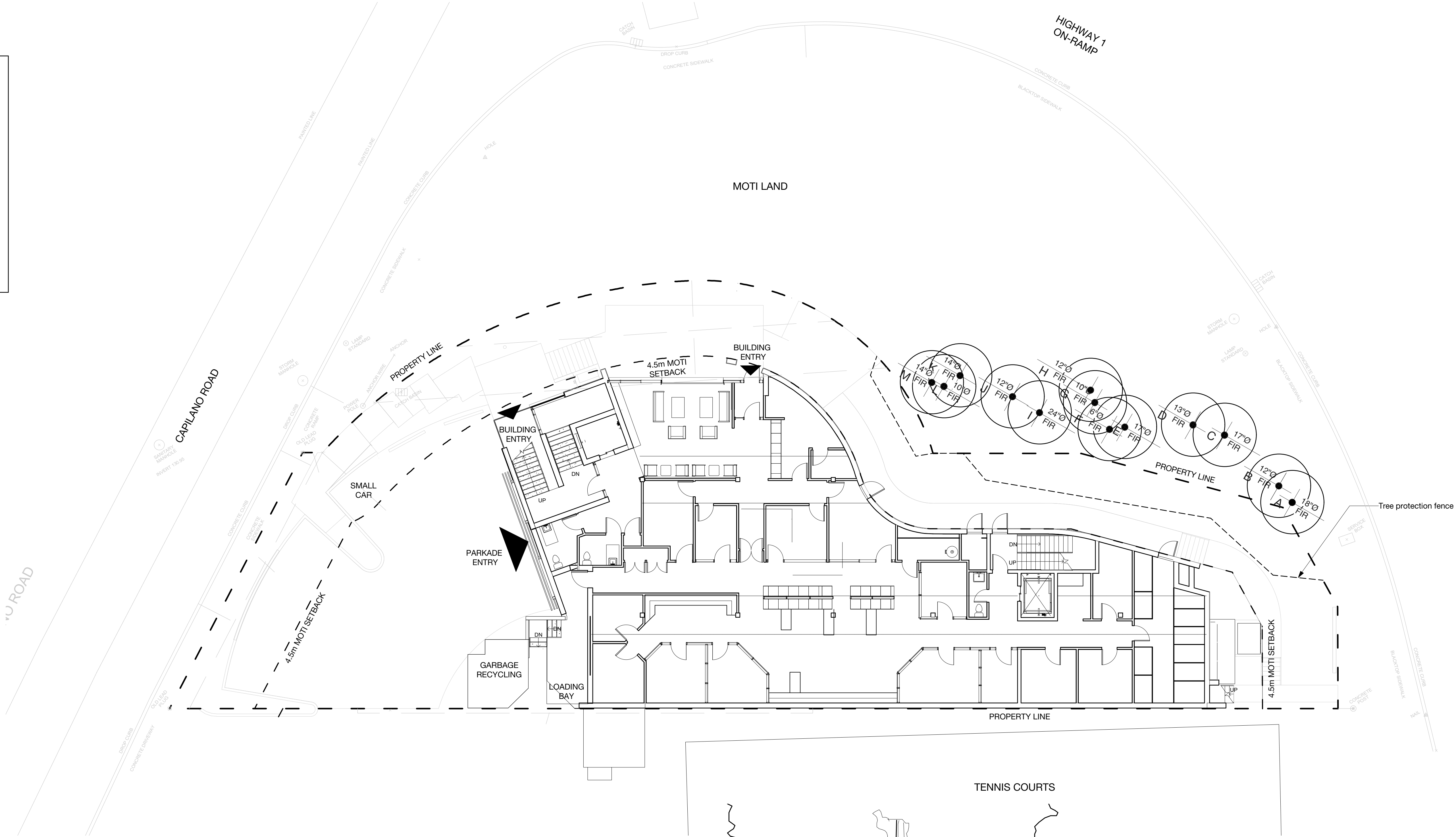
drawing date

2015-08-25 1:05:56 PM

plot date

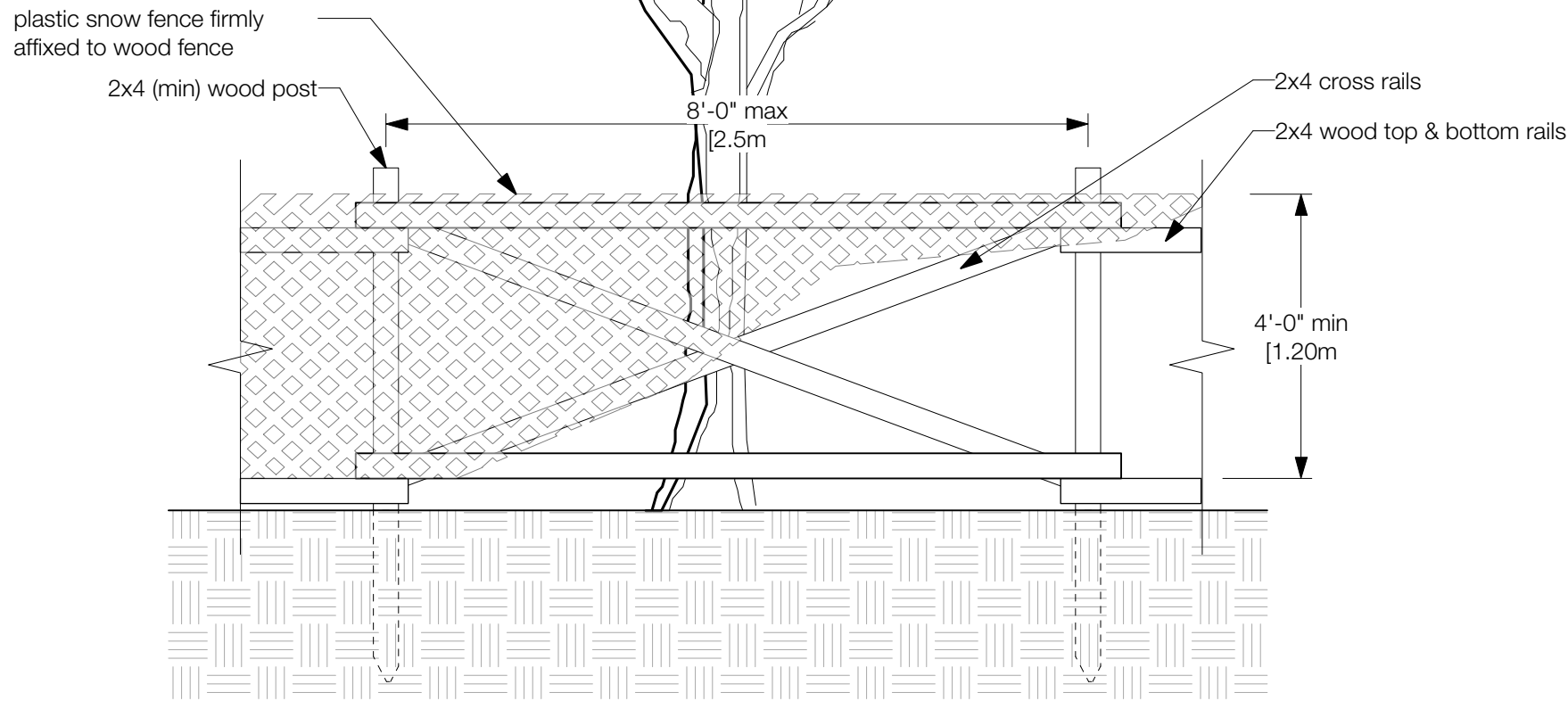
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sheet

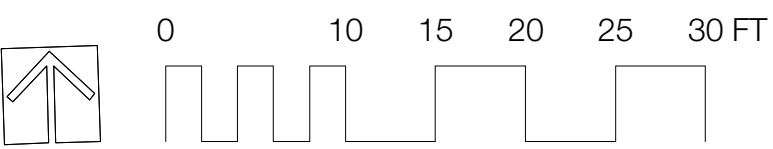


TREE INVENTORY				
#	TYPE	ACTION	DBH	MPZ
A	FIR	Retain	18"	
B	FIR	Retain	12"	
C	FIR	Retain	17"	
D	FIR	Retain	13"	
E	FIR	Retain	17"	
F	FIR	Retain	6"	
G	FIR	Retain	10"	
H	FIR	Retain	10"	
I	FIR	Retain	24"	
J	FIR	Retain	12"	
K	FIR	Retain	14"	
L	FIR	Retain	10"	
M	FIR	Retain	14"	

LEGEND



NOTE:
TREE MANAGEMENT PLAN TO BE READ IN CONJUNCTION
WITH THE ARBORIST REPORT CREATED BY ARBORTECH
CONSULTING LTD. ON OCTOBER 31st, 2014



1 DETAIL: Tree Protection Fence, Typical
Scale: 1/2" = 1'-0"

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	15-6-9	Issued for DP Review
B	15-6-16	Issued for Development Permit

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Project

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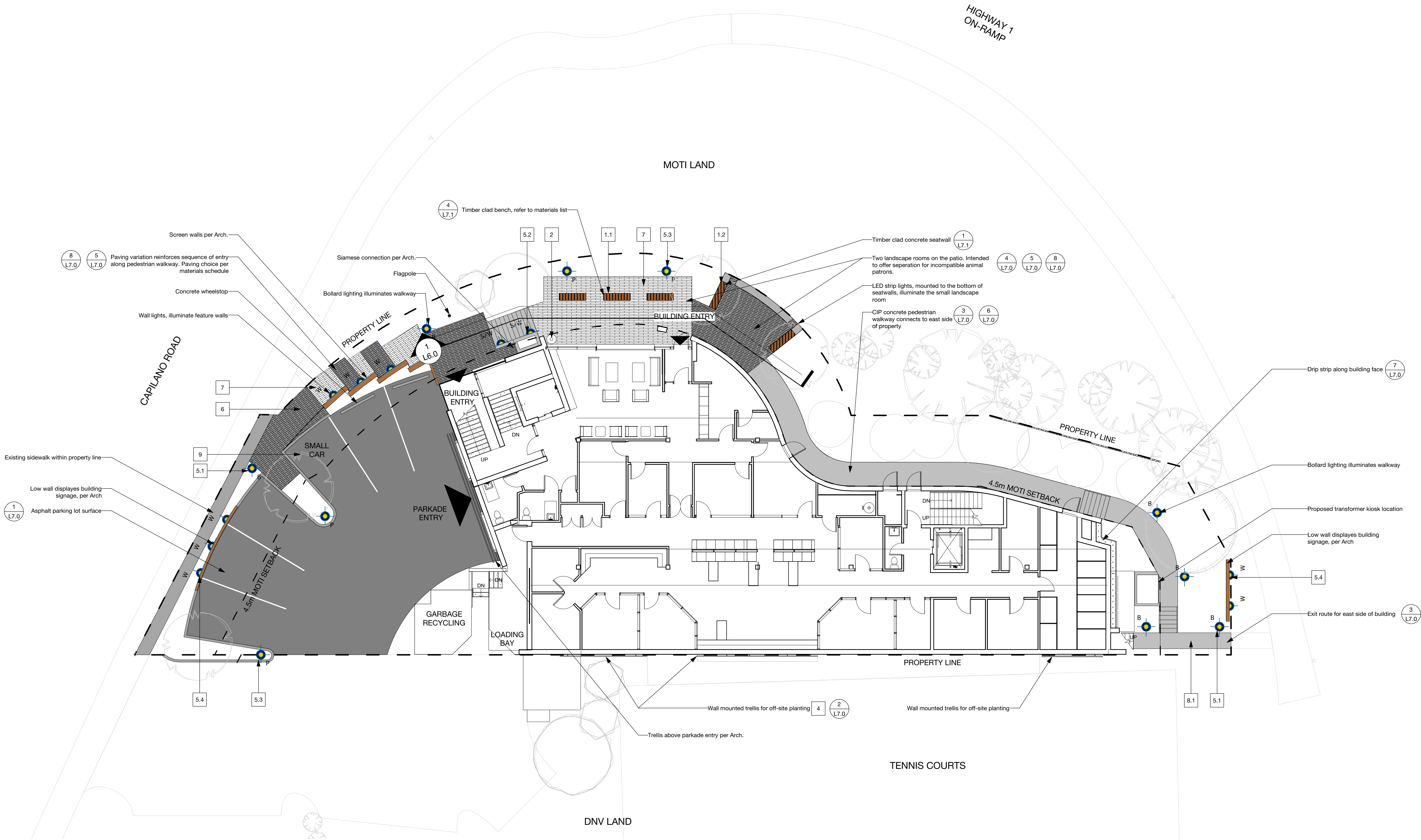
Drawing Title

Tree Management Plan

Legal

Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
Reviewed By GE	Drawing No.
Date 05/20/15	Plot Date 15-6-16 21508 NV Vet Clinic MASTER.vwx

L1.0
of
08



Revision		
No.	Date	Revision Notes
A	15-6-9	Issued for DP Review
B	15-6-16	Issued for Development Permit

Issue		
No.	Date	Issue Notes
A	15-6-9	Issued for DP Review
B	15-6-16	Issued for Development Permit

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Project
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Drawing Title
Landscape Site Plan

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Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
Reviewed By GE	Drawing No. L2.0
Date 05/20/15	of 08

Plot Date:
15-6-16
21508 NV Vet Clinic MASTER.vwx

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1.1	BENCH	6'7"	Parallel 42	Landscape Forms		Flambe Orange	3
1.2	SEATWALL /TIMBER BENCH		Custom				2
2	LITTER CONTAINER		Parc Vue	Landscape Forms		Black	1
3	PLANTER		Custom	Francis Andrew	Powder coated steel	To be Spec'd	3
4	TRELLIS		To be spec'd	To be spec'd			3
5.1	BOLLARD LIGHT		To be spec'd	To be spec'd			5
5.2	STEP LIGHT		To be spec'd	To be spec'd			2
5.3	POLE LIGHT		To be spec'd	To be spec'd			4
5.4	WALL LIGHT		To be spec'd	To be spec'd			8
5.5	LED STRIP LIGHT		To be spec'd	To be spec'd	30' In		
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
6	PAVERS	4x18x4"	Moduline - Plank	Expocrete		Charcoal	
7	PAVERS	4x18x4"	Moduline - Plank	Expocrete		Desert Buff	
8.1	CONCRETE SURFACE				Broom Finish		
9	ASPHALT						
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							



PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	6	Acer circinatum	vine maple	as shown	15' full height	full, bushy plants
Ck	4	Cornus kousa	kousa dogwood	as shown	6cm cal/ B&B	2m standard/ full crown
Pc	1	Pinus contorta	lodgepole pine	as shown	3m ht/B&B	
Pio	2	Picea omorika	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
SHRUBS						
Apo	3	Acer palmatum 'Osakazuki'	Japanese maple	1'0" #7 cont.		multistemmed/ bushy plants
au	2	Arbutus unedo	strawberry madrone	4'0" #7 cont.		full, bushy plants
Auu	23	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	1'0" #1 cont.		full/ bushy plants/ heavy
Gs	49	Gaultheria shallon	salal	3'0" #2 cont.		full/ bushy plants
Gs	23	Gaultheria shallon	salal	2'0" #2 cont.		full/ bushy plants
Mn	41	Mahonia nervosa	longleaf mahonia	1'6" #1 cont.		full/ bushy plants
Phc	23	Physocarpus capitatus	pacific ninebark	2'6" #3 cont.		full/ bushy plants
Pim	2	Pinus mugo	mugo pine	1'2" #3 cont.		full/ bushy
Rus	5	Rubus spectabilis	salmonberry	4'0" #3 cont.		full/ bushy plants
Sa	23	Symphoricarpos albus	snowberry	2'6" #3 cont.		full/ bushy plants
Spd	57	Spiraea douglasii	hardhack	2'6" #2 cont.		full/ bushy plants
Vc	7	Vaccinium corymbosum	blueberry	3'6" #5 cont.		full/ bushy plants
	0			0"		
GROUNDCOVERS/ PERENNIALS						
Stt	173	Stipa tenuissima	Mexican feather grass	10'4" #2 cont.		full/ bushy plants
RhG	62	Rubeckia "Goldstrum"	Golden Coneflower	5'10" #2 cont.		full/ bushy plants
Ps	108	Polystichum setiferum	Alaska fern	7'6" #2 cont.		full/ bushy plants
Pm	63	Polystichum munitum	Sword Fern	10'0" #3 cont.		full bushy plants
Mn	21	Mahonia nervosa	longleaf mahonia	1'6" #1 cont.		full/ bushy plants
Mis	38	Miscanthus sinensis 'Adagio'	adagio maiden grass	8'6" #3 cont.		full/ bushy plants
Hm	40	Hakonechloa macro	Japanese forest grass	3'6" #1 cont.		full/ bushy plants
Hec	12	Hebe cupresoides 'Boughton Dome'	Boughton Dome hebe	5'10" #1 cont.		full/ bushy plants
Gp	32	Gaultheria procumbens	Wintergreen	1'8" #1 cont.		full/ bushy plants
Cakf	12	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	2'0" #2 cont.		
Auv	130	Arctostaphylos uva-ursi 'Wood's Compacta	wood's compact kinnikick	5'10" #1 cont.		full/ bushy plants/ heavy
Aq	1	Akebia quinata	chocolate vine	6'0" #2 cont.		staked
Ae	52	Asarum europeaum	European Wild Ginger	2'0" #1 cont.		full, bushy plants
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	15-6-9	Issued for DP Review
B	15-6-16	Issued for Development Permit

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Project

Mountainside Veterinary
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Drawing Title

Landscape Planting Plan

Legal

Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
Reviewed By GE	Drawing No. L3.0
Date 05/20/15	of 08

Plot Date:
15-6-16
21508 NV Vet Clinic MASTER.vwx

Mountainside Veterinary
& Animal Shelter

2580 Capilano Road
District of North Vancouver

Drawing Title

Level 2 Landscape Plan

Lega

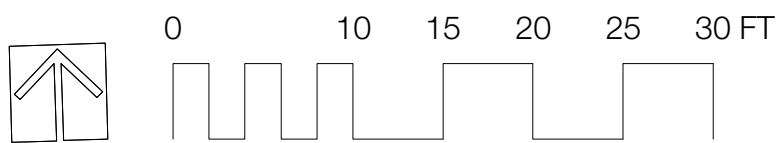
Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
Reviewed By GE	Drawing No.
Date 05/20/15	<div style="text-align: center;"> <h1>L4.0</h1> <p>— of —</p> <h2>08</h2> </div>

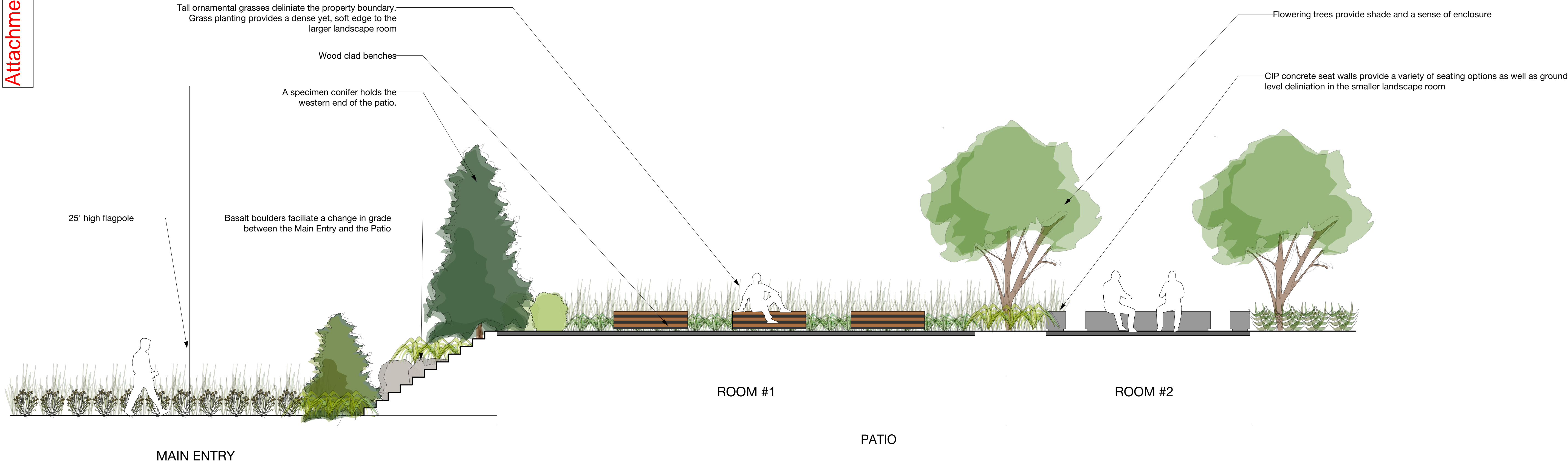
Plot Date:
15-6-16
21508 NV Vet Clinic MASTER.wvd



PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	6	Acer circinatum	vine maple	as shown	15' full height	full, bushy plants
Ck	4	Cornus kousa	kousa dogwood	as shown	6cm cal/ B&B	2m standard/ full crown
Pc	1	Pinus contorta	lodgepole pine	as shown	3m ht/B&B	
Pio	2	Picea omorika	Serbian Spruce	as shown	3.5m ht/B&B	full/ bushy plants
SHRUBS						
Apo	3	Acer palmatum 'Osakazuki'	Japanese maple	1'0"	#7 cont.	multistemmed/ bushy plants
au	2	Arbutus unedo	strawberry madrone	4'0"	#7 cont.	full, bushy plants
Auu	23	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	1'0"	#1 cont.	full/ bushy plants/ heavy
Gs	49	Gaultheria shallon	salal	3'0"	#2 cont.	full/ bushy plants
Gs	23	Gaultheria shallon	salal	2'0"	#2 cont.	full/ bushy plants
Mn	41	Mahonia nervosa	longleaf mahonia	1'6"	#1 cont.	full/ bushy plants
Phc	23	Physocarpus capitatus	pacific ninebark	2'6"	#3 cont.	full/ bushy plants
Pim	2	Pinus mugo	mugo pine	1'2"	#3 cont.	full/ bushy
Rus	5	Rubus spectabilis	salmonberry	4'0"	#3 cont.	full/ bushy plants
Sa	23	Symphoricarpos albus	snowberry	2'6"	#3 cont.	full/ bushy plants
Spd	57	Spiraea douglasii	hardhack	2'6"	#2 cont.	full/ bushy plants
Vc	7	Vaccinium corymbosum	blueberry	3'6"	#5 cont.	full/ bushy plants
	0			0"		
GROUNDCOVERS/ PERENNIALS						
Sit	173	Stipa tenuissima	Mexican feather grass	10'4"	#2 cont.	full/ bushy plants
RhG	62	Rubeckia "Goldstrum"	Golden Coneflower	5'10"	#2 cont.	full/ bushy plants
Ps	108	Polystichum setiferum	Alaska fern	7'6"	#2 cont.	full/ bushy plants
Pm	63	Polystichum munitum	Sword Fern	10'0"	#3 cont.	full bushy plants
Mn	21	Mahonia nervosa	longleaf mahonia	1'6"	#1 cont.	full/ bushy plants
Mis	38	Miscanthus sinensis 'Adagio'	adagio maiden grass	8'6"	#3 cont.	full/ bushy plants
Hm	40	Hakonechloa macra	Japanese forest grass	3'6"	#1 cont.	full/ bushy plants
Hec	12	Hebe cuspoides 'Boughton Dome'	Boughton Dome hebe	5'10"	#1 cont.	full/ bushy plants
Gp	32	Gaultheria procumbens	Wintergreen	1'8"	#1 cont.	full/ bushy plants
Cakf	12	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	2'0"	#2 cont.	
Auv	130	Arctostaphylos uva-ursi 'Wood's Compacta	wood's compact kinnikick	5'10"	#1 cont.	full/ bushy plants/ heavy
Aq	1	Akebia quinata	chocolate vine	6'0"	#2 cont.	staked
Ae	52	Asarum europeum	European Wild Ginger	2'0"	#1 cont.	full, bushy plants
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1.3	LEVEL 2 BENCH		Custom				1
3	PLANTER		Custom	Francis Andrew	Powder coated steel	To be Spec'd	3
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
8.2	CONCRETE SURFACE				Float Finish		
10	ARTIFICIAL TURF		To be Spec'd	Synlawn			
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							





1 SECTION/ ELEVATION: Main Entry and Patio
Scale: 1/4" = 1'-0"

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	15-6-9	Issued for DP Review
B	15-6-16	Issued for Development Permit

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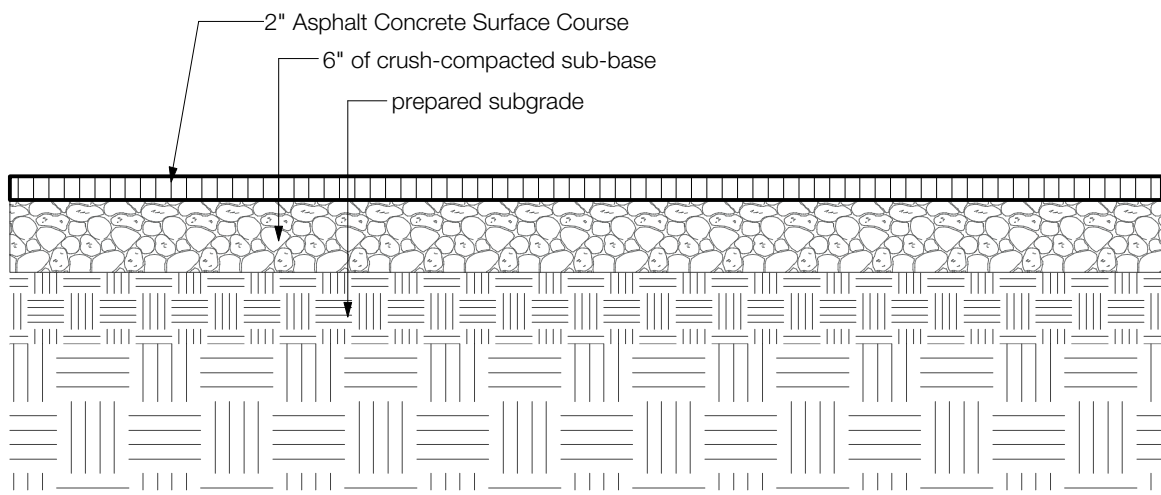
Drawing Title

Landscape Sections

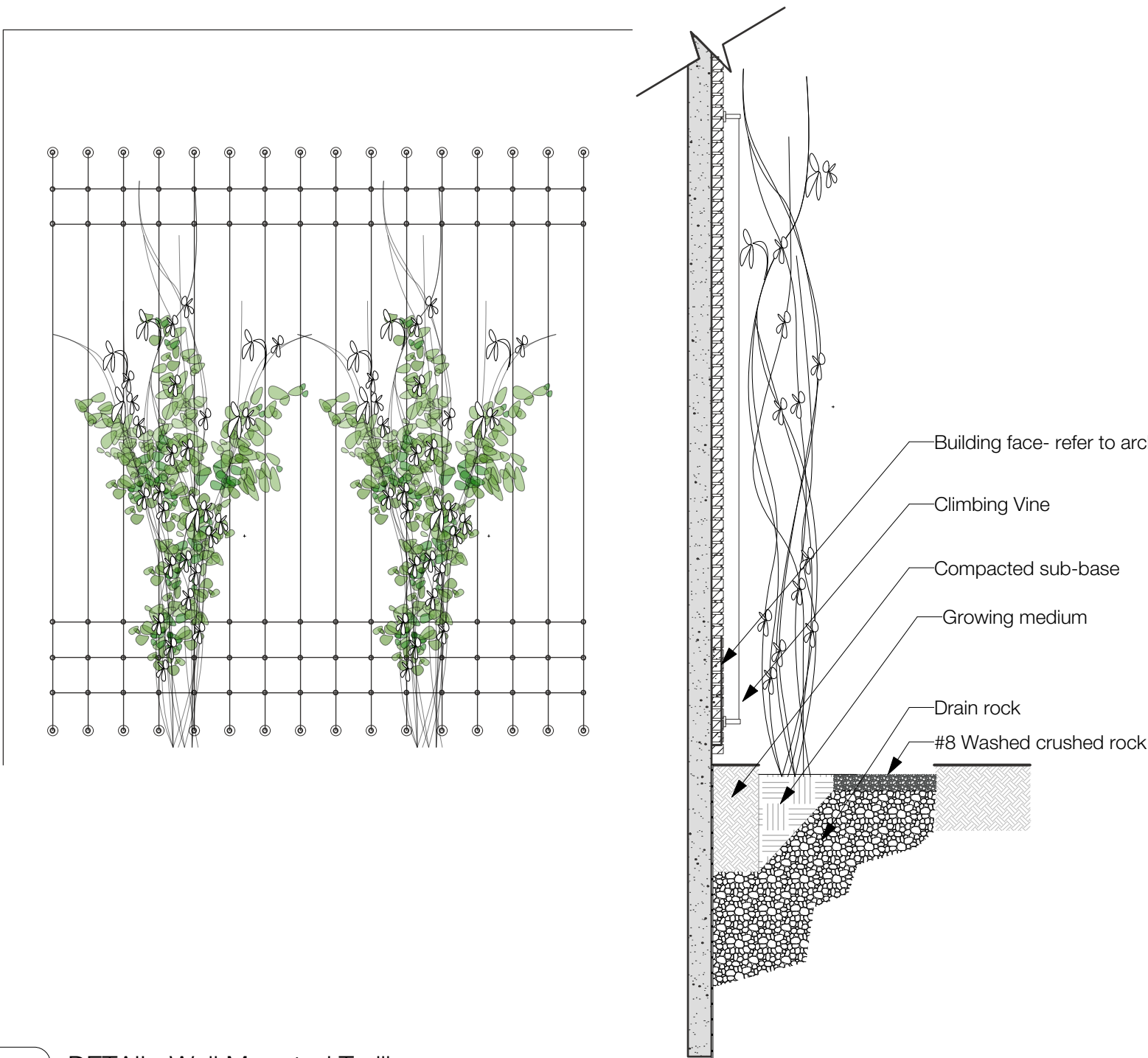
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Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
Reviewed By GE	Drawing No.
Date 05/20/15	L6.0 of 08

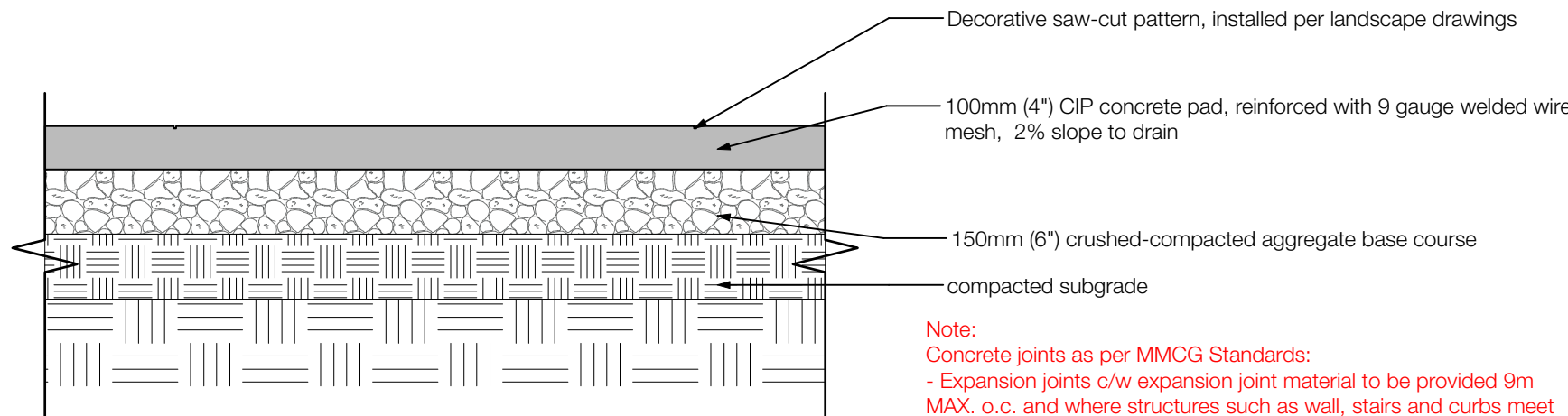
Plot Date:
15-6-16
21508 NV Vet Clinic MASTER.vwx



1 DETAIL: Asphalt Paving
Scale: 3/4" = 1'-0"

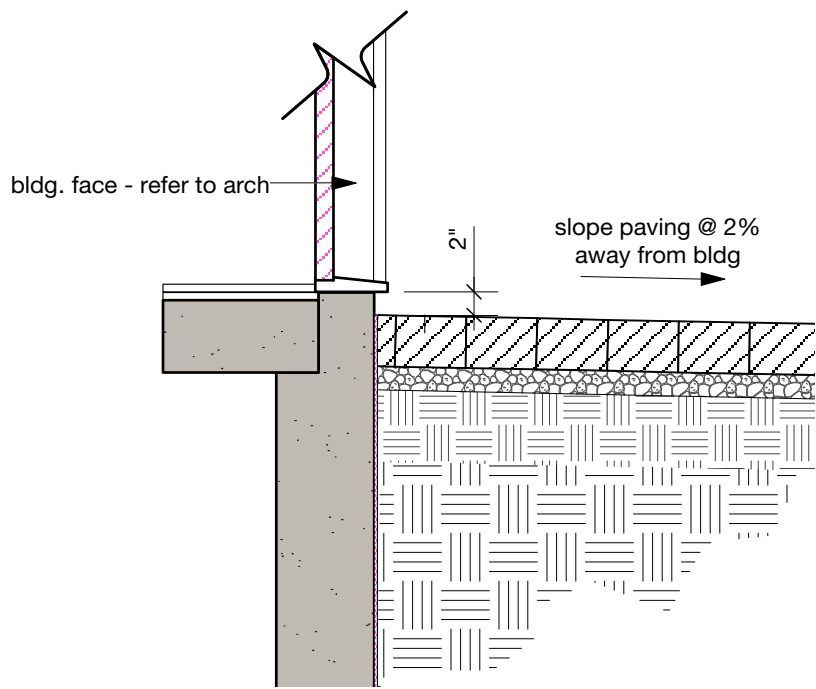


2 DETAIL: Wall Mounted Trellis
Scale: 1/4" = 1'-0"

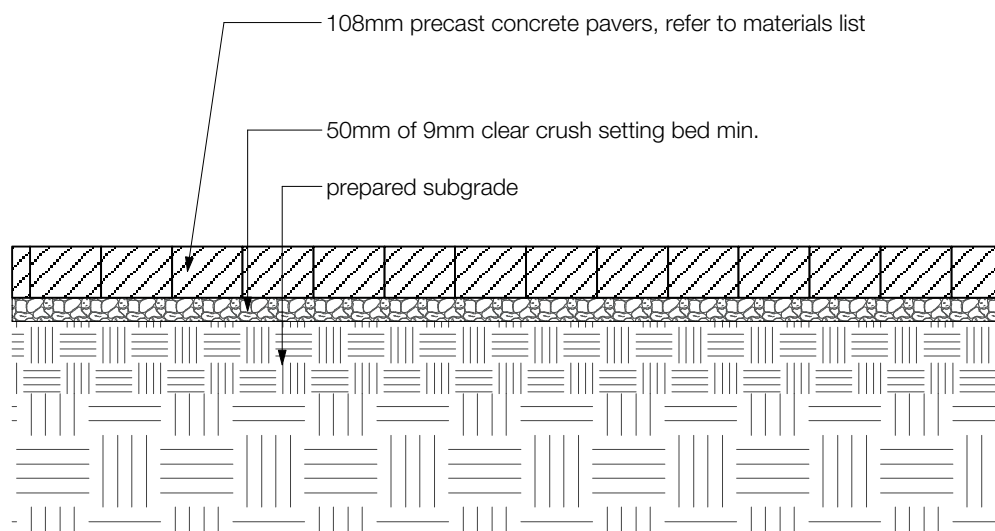


3 DETAIL: Concrete Paving
Scale: 3/4" = 1'-0"

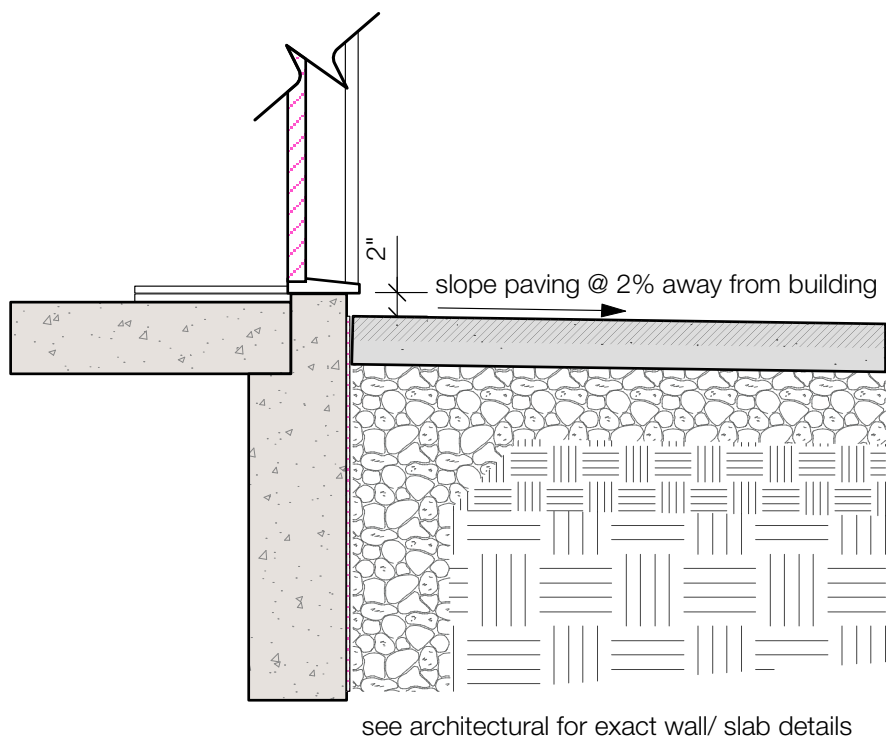
Note:
Concrete joints as per MMCG Standards:
- Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
- Decorative saw-cut pattern to be installed per layout plan.
- Saw-cuts to be completed within 24hrs of pouring the slab.



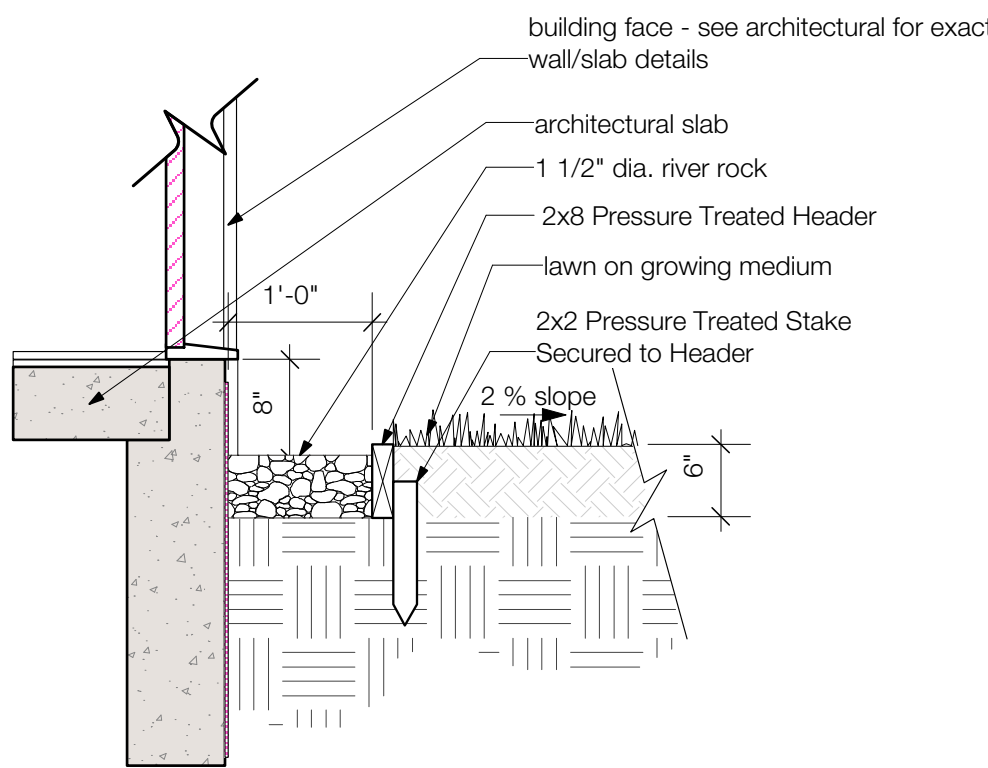
4 DETAIL: Concrete Pavers at Building Face
Scale: 3/4" = 1'-0"



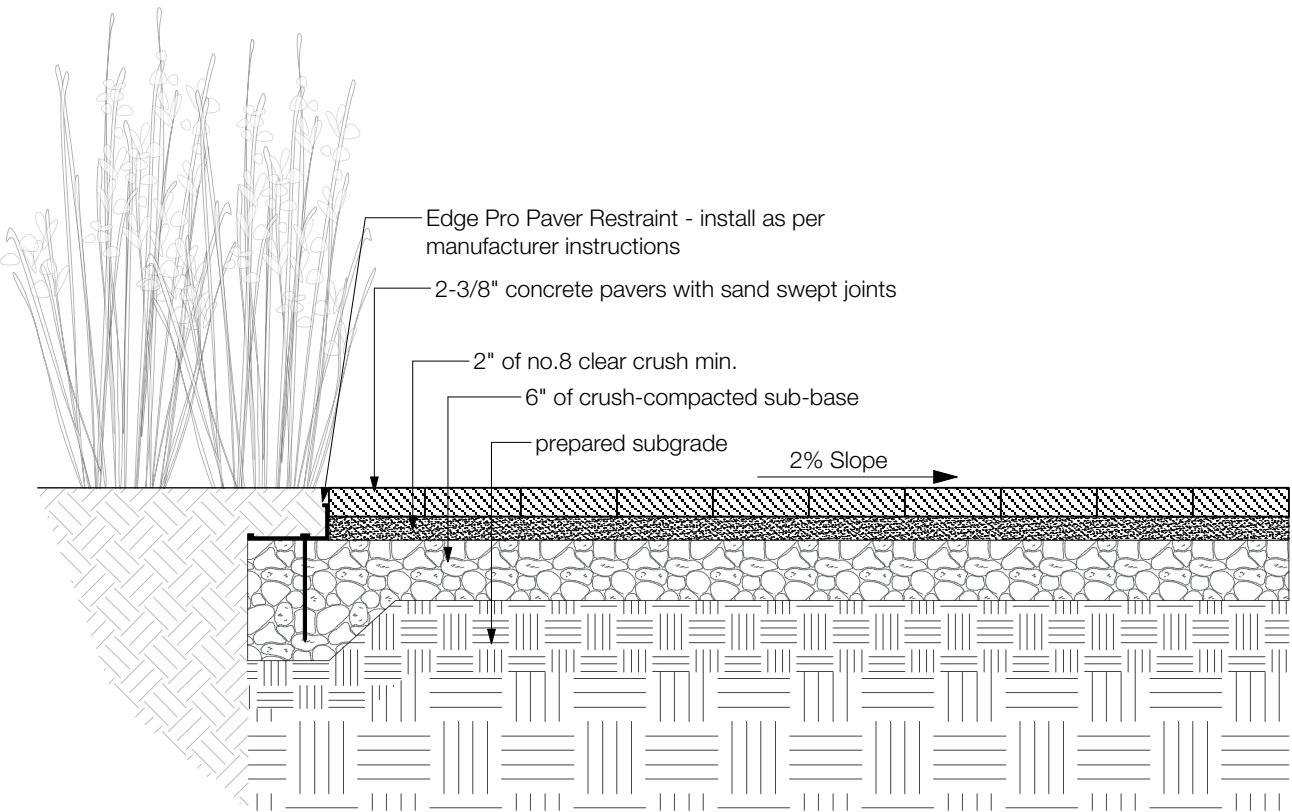
5 DETAIL: Pedestrian Pavers
Scale: 3/4" = 1'-0"



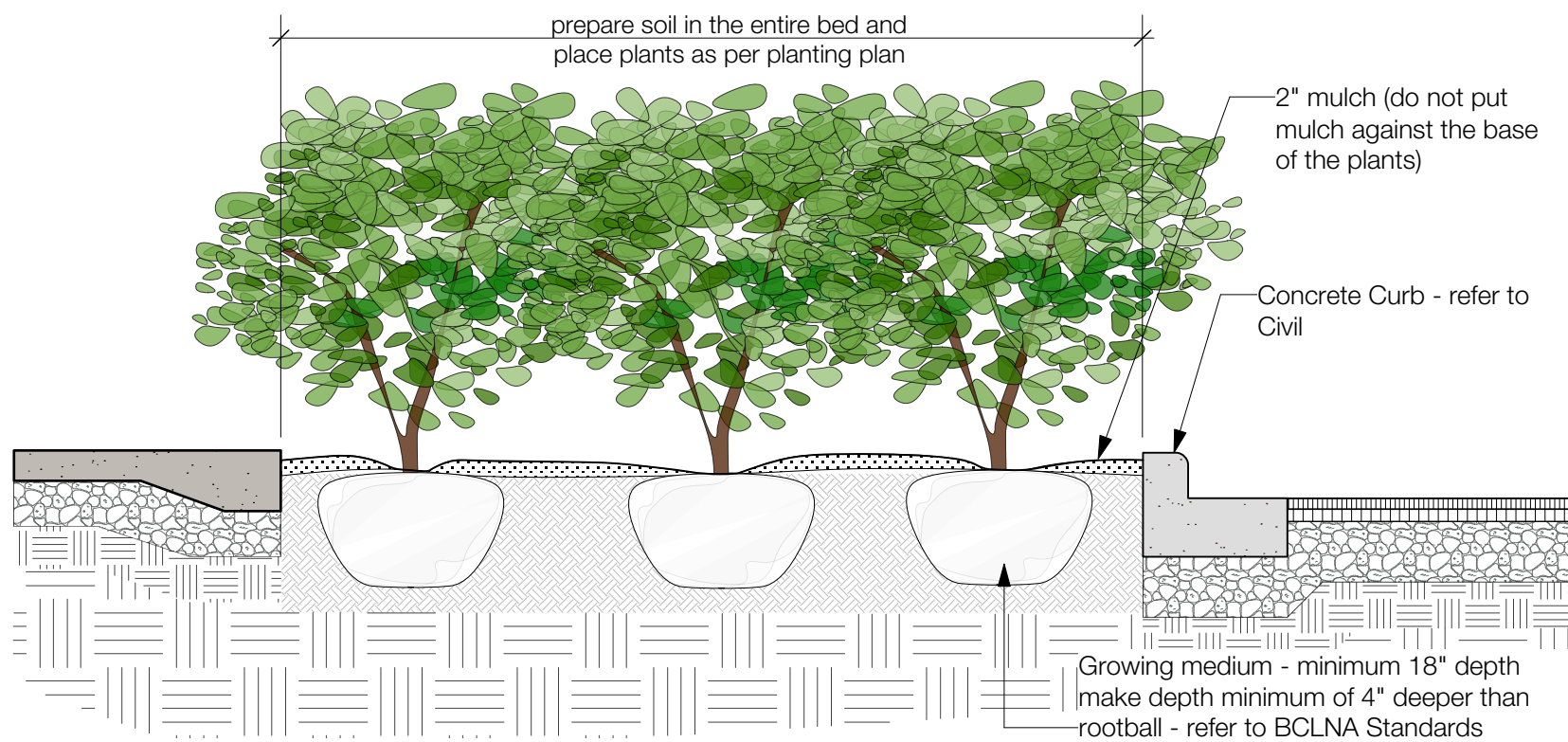
6 DETAIL: Threshold
Scale: 3/4" = 1'-0"



7 DETAIL: Drip Strip On Grade
Scale: 3/4" = 1'-0"



8 DETAIL: Pedestrian Pavers with Edge Restraint
Scale: 3/4" = 1'-0"



9 DETAIL: Shrub planting
Scale: 1/2" = 1'-0"

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
B	15-6-16	Issued for Development Permit

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Project

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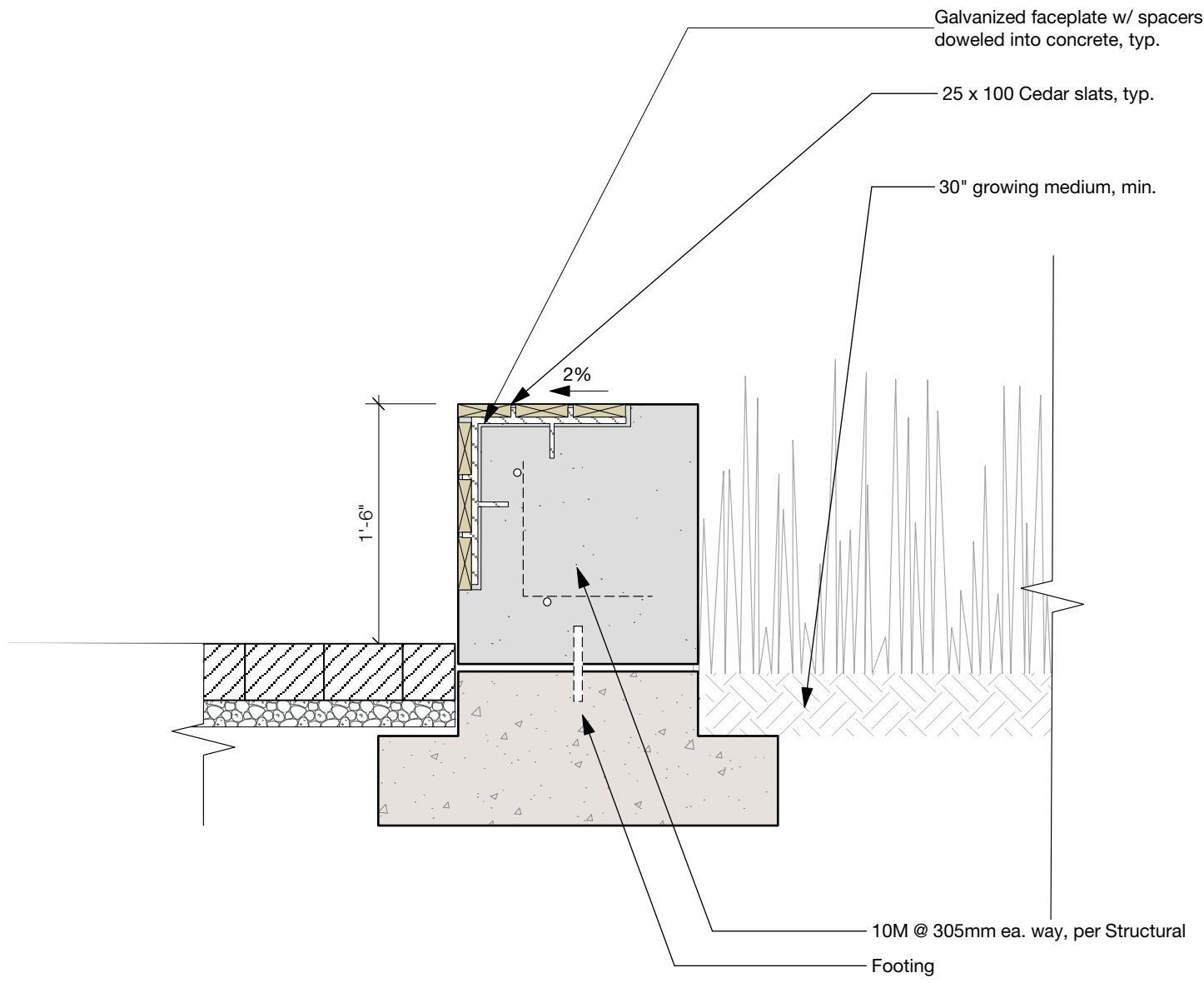
Drawing Title

Landscape Details

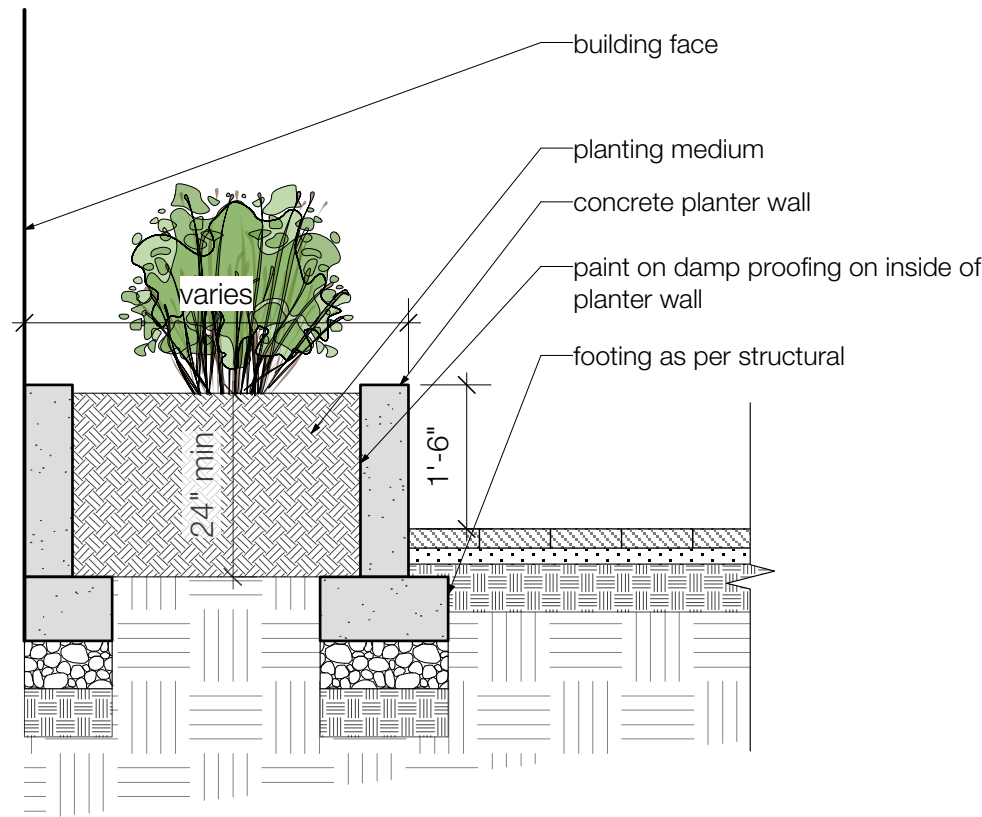
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Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
Reviewed By GE	Drawing No. L7.0
Date 05/20/15	of 08

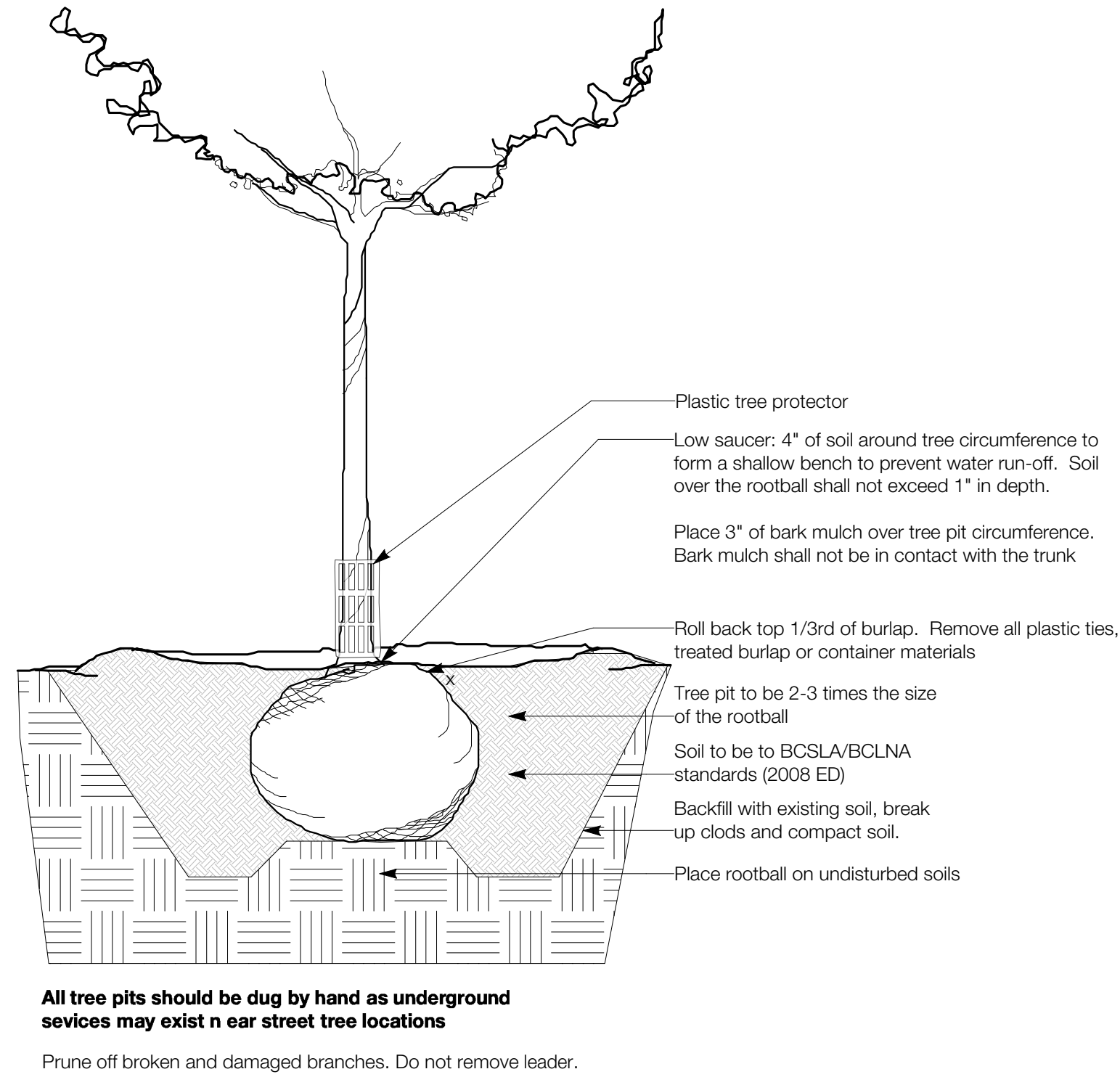
Plot Date:
15-6-16
21508 NV Vet Clinic MASTER.vwx



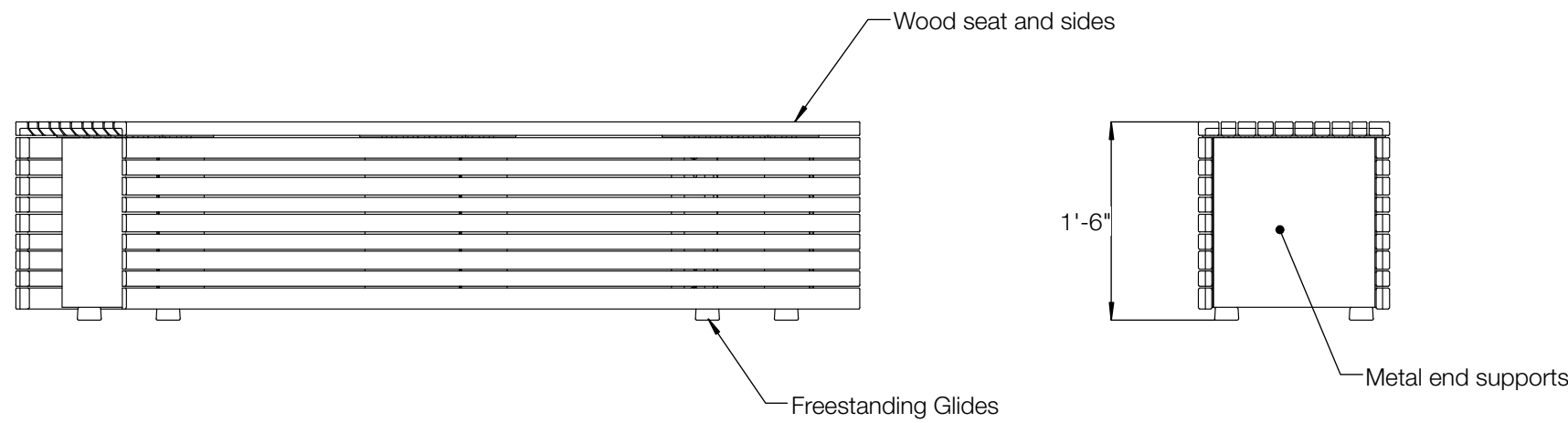
1 DETAIL: Timber Seatwall
Scale: 1" = 1'-0"



2 DETAIL: Concrete Planter at Grade
Scale: 1/2" = 1'-0"



3 DETAIL: Tree Planting at Grade
Scale: 1/2" = 1'-0"



4 DETAIL: Timber Seat
Scale: 3/4" = 1'-0"

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
B	15-6-16	Issued for Development Permit

Professional Seal

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Project

Mountainside Veterinary
& Animal Shelter

2580 Capilano Road
District of North Vancouver

Drawing Title

Landscape Details

Legal

Project Manager GE	Project ID 21508
Drawn By LH	Scale Sheet Scale
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Date 05/20/15	L7.1 of 08

Plot Date:
15-6-16
21508 NV Vet Clinic MASTER.vwx


AGENDA INFORMATION

☐ Regular Meeting


Date: _____

☐ Committee of the Whole


Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

October 22, 2015

File: 01.0620.20/014.000

AUTHOR: Charlene Grant, General Manager, Corporate Services**SUBJECT:** 2015 - 2018 Corporate Plan**RECOMMENDATION:**

THAT Council endorse the *2015 – 2018 Corporate Plan* attached to the October 22, 2015 report of the General Manager, Corporate Services

REASON FOR REPORT:

Council has worked with the senior management team to identify strategic priorities for the 2015 to 2018 term, which are now included in the 2015 -2018 Corporate Plan (Plan). Endorsement of the Plan provides a necessary starting point for the organization to develop more detailed goals and workplans and for public reporting of progress on the District's objectives.

SUMMARY:

Council has worked with staff to identify strategic priorities and key actions for the 2015 – 2018 planning period. The Corporate Plan is a key component in an integrated approach to strategic planning, as it informs allocation of financial resources and directs staff capacity, through divisional work plans, towards priority initiatives.

BACKGROUND and EXISTING POLICY:

Since 2008, the District has pursued an integrated approach to strategic planning that ties long term vision and aspirations to shorter term actions, while considering financial resources and staff capacity. The Corporate Plan is an essential component in this approach as it expresses District objectives over a planning term that aligns with Council's mandate and annual reporting requirements. Existing Corporate Policy 1-0620-1 is under review to ensure alignment with this approach.

ANALYSIS:

Purpose: The purpose of the Corporate Plan (Plan) is two-fold: to set strategic directions over the coming four years to move the District closer to the shared vision of the community expressed in the Official Community Plan (OCP), and to fulfil the District's organizational mission for service and leadership. As such, it translates long term aspirations into shorter-term objectives and priority actions.

Strategic Focus: The starting point for the Plan's development was identification of the strategic issues facing Council and the organization. At the beginning of this new 4-year planning term, Council and the leadership team considered experience with OCP implementation to date, along with ongoing and emerging priorities as we know them, and identified the following strategic priorities for focused attention:

- Managing the impacts of development and change
- Improving transportation and mobility
- Systematically monitoring progress on community goals
- Focusing on OCP objectives related to Maplewood, social well-being objectives and town centre strategies
- Managing outdoor recreation
- Sustaining financial health and resilience
- Fostering an engaged and nimble public service
- Creating effective strategies to steward the natural environment and take action on climate change

The Plan outlines why addressing these issues is crucial to success in achieving the District's vision and mission and establishes initial goals and actions to address them. These activities represent priority demands on the organization's resources in terms of funding, staff time and work planning.

The Plan does not specifically include services and programs, such as police, fire protection, roadworks or recreational programs, which are managed through divisional workplans. Although managed separately, both of these streams of activity must be considered for a full view of the organization's body of work and related resource demands.

Organization: For consistency over time, the Plan organizes all activity by reference to three fundamental purposes, which have evolved from, but are consistent with recent planning frameworks:

- Achieving the Community Vision of the OCP
- Providing Strong Governance and Service
- Protecting and Enhancing the Environment

Table 1, below, provides a summary of the 2015-2018 Plan. Within the Plan, each goal is supported by detailed actions and an indication of timing and divisional resources involved.

Table 1

2015-2018 Corporate Plan Summary	
Achieve the Community Vision of the OCP	
1	Manage the impacts of development and change
2	Improve transportation and mobility
3	Systematically monitor progress on community goals
4	Manage outdoor recreation with an integrated approach
5	Plan for Maplewood Village Centre with a jobs/housing balance
6	Advance the social well-being objectives of the OCP
7	Complete supporting Town Centre & OCP Implementation Strategies
Provide Strong Governance and Service	
8	Sustain financial health and resilience
9	Foster an engaged and nimble public service
10	Ensure strong administrative foundations for continual improvement
Protect and Enhance the Environment	
11	Create and implement effective strategies to steward the natural environment
12	Prepare for the effects of climate change by reducing greenhouse gas emissions (GHGs) and by developing and implementing a Climate Change Adaptation Strategy
13	Build community resilience to natural hazards

Financial Impacts:: Actions identified within the Plan have been reflected in the 2015-2019 Financial Plan. Alignment between Corporate Plan priorities and funding will be monitored and maintained over time.

Plan Monitoring: The 4-year horizon of the Plan is longer than that of past plans and comes at a time of unprecedented development-related change. As such, adjustments are anticipated and will be supported by semi-annual review by the leadership team. Amendments – adding or deleting priorities or otherwise altering initiatives -- will consider progress, funding, strategic importance and organizational capacity.

Performance and Reporting: Our performance as an organization will be measured by whether we are making progress on the District's vision and mission and meeting community expectations. The OCP Monitoring Framework under development will systematically measure and report progress towards the community vision. The Annual Report is the primary means by which shorter term, Corporate Plan progress is shared with the community. As we continue to pursue an integrated view of performance at all levels, we will develop tools and communication channels to achieve even greater transparency and dialogue with the community.

Capacity: From among the many potential pursuits identified through staff and Council discussion, these chosen items met the criteria of being of 'corporate' importance. That is, they fulfill our mandate and obligations, address strategic issues critical to our vision and are supported by Council decisions, policies and funding. As adjustments may be required over time, it will be necessary to rebalance priorities and consider financial and organizational capacity to take on new or redefined directions. A semi-annual review will facilitate in this regard.

Timing/Approval Process:

Council's endorsement of the 2015 – 2018 Corporate Plan at this time will enable alignment with the financial planning process underway and promote consistency with Divisional workplans.

Options:

1. THAT Council endorse the 2015 – 2018 Corporate Plan attached to the October 22, 2015 report of the General Manager, Corporate Services. (Recommended)
2. THAT Council direct staff to amend the 2015 – 2018 Corporate Plan attached to the October 22, 2015 report of the General Manager, Corporate Services to better reflect its direction, prior to endorsement of the Plan

Respectfully submitted,



Charlene Grant
General Manager, Corporate Services

Attachment: 2015 – 2018 Corporate Plan

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"/> NVRC _____
<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 _____	

DISTRICT OF
**NORTH
VANCOUVER**



Milestones **EXEMPLARY SERVICE**
LEADERSHIP Programs **RESPECT**
Streamline Processes
STRONG FOUNDATIONS
INTEGRITY Financial Health
Goals **Strategic Priorities**
Community Vision **TEAMWORK**
Planning Framework Monitor Progress
MANAGE CHANGE

Corporate Plan **2015–2018**

2015 – 2018 Corporate Plan

Purpose and Content

The purpose of the Corporate Plan (Plan) is two-fold: to set strategic directions over the coming four years which move the District closer to the shared vision of the community expressed in the Official Community Plan (OCP), and to fulfill the District organization's mission for service and leadership. As such, it translates long term aspirations into shorter-term objectives and priority actions.



Strategic Planning Framework

Developed by Council and staff working together, the Plan not only brings focus to essential work but also ensures that this work is appropriately funded and resourced through Financial Plan allocations and within Divisional workplans.

Vision

Inspired by nature, enriched by people

The District vision was developed through a robust dialogue with the community. From it flow the strategies, goals, targets and plans that comprise the OCP.¹

This vision, when combined with our mission and values, identifies the District's uniqueness.

Mission

This is the District organization's reason for existence – our basic purposes and what we are trying to achieve.

We provide leadership and exemplary service that supports our community's needs today and aspirations for tomorrow

¹ See appendix 1 for full text

Values and Attributes

As we do important work in a public environment, we aspire to reflect the following values and attributes:

- **Integrity** – we act with honesty, courage and consistency. We encourage trusting relationships within and outside the organization
- **Respect** – we respect the citizens we serve, due process and the roles and interests of others, including the natural world. We support one another and recognize the unique role and contribution each of us makes
- **Accountability** – we take responsibility for our work and communicate decisions and outcomes through open and transparent processes
- **Team Work** – we work together in a responsive and collaborative manner
- **Innovation** -- we anticipate and respond to challenges and changing needs with creativity, enthusiasm and determination
- **Goal Oriented** – we are results-oriented and believe that how we achieve results matters. We make measurable progress in meeting our commitments
- **Sustainability** – A Balanced Perspective – our decision making considers and balances social, economic and ecological impacts and we strive to move towards sustainability in our own operations
- **Caring for the Future** – we acknowledge the ecological challenge facing us and the need for new approaches in response. We strive to bring a voice for future generations to our actions and decisions

The District organization's culture will continue to evolve along with staff and the community. Important qualities identified by staff going forward are to be focused yet nimble, accountable and accessible, and confident while continually learning and adapting to change.

2015-2018 Priorities

To set a course for the coming four years, Council and staff contemplated the community's vision in the context of external influences, organizational considerations and a range of current and emerging issues.

Specifically, we examined our initial experiences with OCP implementation in the District in conjunction with observations of neighboring jurisdictions and the region beyond. We see, for example, that maintenance and construction of regional amenities and facilities, from parks to waste to utility infrastructure not only creates impacts within the community, but also demands staff expertise and resource capacity beyond that driven by District service plans and initiatives. These experiences, considered along with even broader influences such as the

economy and climate-related change, have implications for District planning, operations and resourcing.

Based on experience, community and staff feedback, the strategic issues outlined below have been identified by Council as priorities. The responsibility for addressing these strategic priorities is shared; along with Council, multiple departments will take specific action at various levels to:

- manage the impacts of development and change
- improve transportation and mobility
- systematically monitor progress on community goals
- manage outdoor recreation
- focus on OCP objectives related to the Maplewood area, social well-being objectives and strategies supporting Town Centres
- sustain financial health and resilience
- foster an engaged and nimble public service
- create effective strategies to steward the natural environment and take action on climate change



Organizing Framework

These initial priorities will undoubtedly evolve as milestones are achieved or circumstances change. For consistency over time, the Plan is structured on the basis of three fundamental purposes, which have evolved from, yet remain consistent with previous corporate planning frameworks:

- Achieving the Community Vision of the OCP
- Providing Strong Governance and Service
- Protecting and Enhancing the Environment

2015-2018 Corporate Plan Summary

Achieve the Community Vision

- 1 Manage the impacts of development and change
- 2 Improve transportation and mobility
- 3 Systematically monitor progress on community goals
- 4 Manage outdoor recreation with an integrated approach
- 5 Plan for Maplewood Village Centre with a jobs/housing balance
- 6 Advance the social well-being objectives of the OCP
- 7 Complete supporting Town Centre & OCP Implementation Strategies

Provide Strong Governance and Service

- 8 Sustain financial health and resilience
- 9 Foster an engaged and nimble public service
- 10 Ensure strong administrative foundations for continual improvement

Protect and Enhance the Environment

- 11 Create and implement effective strategies to steward the natural environment
- 12 Prepare for the effects of climate change by reducing greenhouse gas emissions (GHGs) and by developing and implementing a Climate Change Adaptation Strategy.
- 13 Build community resilience to natural hazards

Achieving the Community Vision of the OCP

The OCP articulates the full range of goals, objectives, and targets that address the components of the District community vision. Those most relevant to the strategic priorities beginning in 2015 are highlighted here. Progress on these Corporate Plan priorities will be reported through the Annual Report.

1. Manage the Impacts of Development and Change

Why is this important?

Moving from where the community is today to one in which a more diverse and balanced population lives within complete, interconnected communities requires significant physical change. Creating additional housing, reconfiguring transportation routes, upgrading utility infrastructure and even replacing community centres or other recreational amenities is disruptive for residents and others living and moving around the District. The resulting impact and inconvenience on daily lives is compounded when the same activities are occurring in neighbouring jurisdictions. While acknowledging that costs must be borne in the short term to realize a long term vision, community livability in the present cannot be disregarded.

Failing to balance short and long term needs not only negatively impacts quality of life in the District, but could erode community commitment to the shared, long term vision.

What key issues and decisions must be addressed?

- Timing of new development in town and village centres
- Timing of construction and other activities
- Level of construction activity in single family neighbourhoods

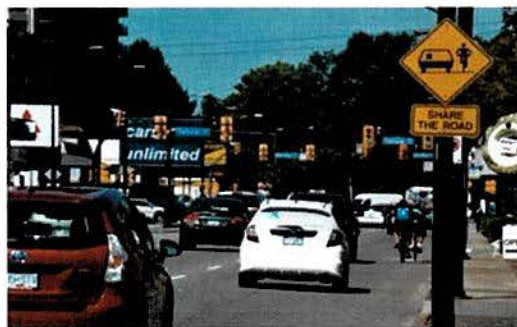
How we are tackling this issue

- Deepening understanding of the impacts of local and regional activity on roads and neighbourhoods through research and dialogue with partners
- Development of monitoring tools to track timing of decisions and projected impacts
- Amending regulations and processes to better control the use of our streets
- Reviewing single family home construction and renovation regulations and related factors to assess impacts of change outside of centres

Goal and Actions

Proactively and with partners manage projects and other construction activity to minimize negative impacts on existing residents, visitors and businesses, while making progress towards the OCP vision and targets

Actions	Lead	2015	2016	2017	2018
Actively monitor the pace of development and assess impacts on community livability. Consider inter-related factors and develop mechanisms to facilitate Council decision making and communication.	Planning	√	√	√	√
	Engineering				
	Corporate Services				
Review single family residential development regulations and assess impacts on neighbourhoods	Planning	√	√		



2. Improve Transportation and Mobility

Why is this important?

The ability to move around safely, efficiently and affordably affects every aspect of our lives. Our transportation choices also have broader impacts for personal and environmental health. Indications are that our transportation needs and patterns are changing, with many trips now being for non-work purposes, outside of rush-hour and within the North Shore. Yet we also observe increasing congestion at bridgeheads and along the routes that feed them, which is not readily explained by available metrics. The District's vision is for increased numbers of trips to be via transit, cycling or walking. While we work at creating more concentrated development in centres so as to reduce reliance on the car, can we also improve travel across the North Shore? Changing transportation infrastructure and travel choices to align with the vision is a long term and expensive proposition. As with all change, short term negative impacts are to be expected, but must be managed so as not to be untenable. Investments must also be planned for in conjunction with other funding demands and opportunities. It is critical to gain a clear and sophisticated understanding of the transportation/land use relationship within the broader regional context in order to make decisions that improve transportation, mobility and community access.

What key issues and decisions must be addressed?

- Understanding current and projected causes of congestion unrelated to development associated with the OCP
- Localized impacts on mobility, including driving, cycling
- Balancing goals for connections between centres with enhanced mobility options within centres
- East-west connectivity across the District as a whole
- Timelines and potential funding for strategic transportation infrastructure improvements

How we are tackling this issue

- Deepening understanding of all transportation issues in North Shore
- Coordinating information and activities with other North Shore municipal staff for public review
- Working with the Province and community to advance Ironworkers Memorial bridgehead and other interchange improvements
- Identifying opportunities to expand east-west movement across the District independent of Highway 1
- Completing the District portion(s) of the Spirit Trail route

- Implementing proactive traffic and construction management practices, using technology and innovative approaches

Goal and Actions

Work with all partners for a comprehensive understanding of regional and local transportation issues and to implement decisions that improve transportation and mobility in the long term

Actions	Lead	2015	2016	2017	2018
Work with the Province and other jurisdictions to better understand transportation issues and opportunities	Engineering	√	√	√	√
Work with the Province and community to advance Ironworkers Memorial bridgehead improvements and related projects, such as Mountain Highway interchange, Fern Street and Phibbs Exchange	CAO Engineering	√	√	√	√
Identify opportunities to expand east-west movement across the District independent of Highway 1	Engineering		√	√	√
Develop and implement construction and traffic management tools for better planning, coordination and communication among partners and the public	Engineering	√	√		
Review the District Transportation Plan(2012) in the context of OCP implementation, including assessment of cycling, pedestrian and other programs and investments that reduce reliance on automobile uses	Engineering		√		
Complete District portions(s) of the Spirit Trail route	Engineering		√	√	√
Deliver Philip Avenue Overpass and Keith Rd Bridge infrastructure projects	Engineering	√	√		

3. Systematically Monitor Progress on Community Goals

Why is this important?

Ultimately, our performance is measured by whether we are moving closer to the vision of the community and achieving our goals as an organization while doing so. The OCP established targets in each of its key policy areas, such as growth management, open space, transportation, climate action and economic development, as tangible indicators of such progress. With a wide-ranging and very long term vision, like that of the OCP, a systematic and adaptive approach to monitoring is critical. As the community evolves along with the world around us, renewed conversations and re-assessments are to be expected. At the same time, unexpected outcomes may raise questions about directions and decisions. A structured monitoring process, including meaningful community participation and Council commitment, is required to ensure accountability and continued relevance over time.

What key issues and decisions must be addressed?

- Endorsement of a measurement framework to assess whether OCP implementation decisions are moving us closer to the community vision
- Establishing a regular and transparent reporting process for confidence and credibility
- Integrating OCP monitoring into the District's Strategic Framework for a comprehensive view of performance²
- Reporting that is meaningful and promotes greater community engagement

How we are tackling this issue

- Documenting a comprehensive set of targets and measures
- Examining options for greater engagement in reporting processes
- As outlined in the OCP, initiating regular, comprehensive reviews roughly each five years and status reviews at more frequent intervals



² The District has existing practices around reporting on community quality of life and corporate performance. OCP performance may, in the long term, form part of a broad community reporting perspective

Goal and Actions

Design and implement a comprehensive measuring and reporting system that communicates progress towards achieving the OCP vision that is transparent and responsive to changes in the community

Actions	Lead	2015	2016	2017	2018
Create and endorse an OCP monitoring framework, including a comprehensive set of targets and measures	Planning	√	√		
Maintain ongoing opportunities for public input to the monitoring process	Planning	√	√	√	√
Initiate public reporting of progress towards targets and address overall performance at regular intervals as indicated in the OCP	Planning		√		

4. Manage Outdoor Recreation

Why is this important?

The District has been experiencing an unabated expansion of activities in outdoor areas, including trails, wilderness areas, parks and fields. Connection to the outdoors is a hallmark of the District. It is part of our identity, image and reputation. We have a proud history of investment and innovation in parks and trails, albeit within significant resource constraints. To a great extent, this has been managed within the purview of our Parks department. The Recreation and Culture Commission has also played a role, although its focus has been indoor recreation. We are aware of an ever-growing desire for outdoor recreational assets and see opportunities for enhanced coordination and management. It is important to assess priorities for managing outdoor recreation comprehensively, considering community identity and expectations, user trends and competing resource demands.

What key issues and decisions must be addressed?

- Expectations for managing trails and mountain and waterfront recreation areas
- Information gaps including, for example, environmental assessments, network connectivity

- Assessment of current models and programs relative to trends and expectations
- Community perceptions of conflict in high profile locations (e.g. mountain bike/hiking trails, Deep Cove)
- Funding alternatives, such as resource redistribution among programs or user pay models

How we are tackling this issue

- Updating environmental and usage assessments
- Assessing capacity and trail management options
- Implementing approved plans to improve access points
- Realigning staff resources to address emerging demands
- Examining options for integrated outdoor recreation planning models

Goal and Actions

Develop a comprehensive framework for managing outdoor recreation, considering the range of activities, existing assets, community expectations, user trends and competing resource demands

Actions	Lead	2015	2016	2017	2018
Examine options for integrated outdoor recreation planning models	Engineering Rec/Culture		√		
Implement actions in approved plans to improve access points, including: <ul style="list-style-type: none"> • Fromme Mountain parking/staging • Braemar parking/staging • Short term measures identified in the Deep Cove Parking and Access study and rehabilitation of Quarry Rock trail 	Engineering	√	√		
Establish a framework for systematic review and update of environmental and usage assessments of trail networks in Grouse, Fromme and Seymour systems	Engineering		√		
Identify trail management resource needs, capacity and options	Engineering		√		
Review and update sport fields needs	Engineering	√			

assessment					
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Focus on OCP objectives related to Maplewood, social well-being objectives and supporting policies

Why is this important?

Beginning in 2015, OCP implementation priorities identified by Council include the need for comprehensive planning of the Maplewood area and an examination of issues related to housing affordability in the District. Work in these areas will evolve and be refined over the course of the Plan. Detailed policy and strategic work in support of town centres development continues.

5. Plan for Maplewood Village Centre with a Jobs/Housing Balance

Goal	Lead	2015	2016	2017	2018
<i>Complete an integrated plan for the Maplewood area that includes Maplewood Village, Maplewood North, and strategies to address industrial land, jobs and housing needs</i>	<i>Planning</i>	√	√	√	√

6. Advance the social well-being objectives of the OCP

Goal	Lead	2015	2016	2017	2018
Prepare a discussion paper on housing affordability in the District that addresses regulatory and policy tools to ensure a future supply of affordable housing. Include discussion of options such as property acquisition, utilization of District properties, rental property management and partnership models. Identify any options that may exist to provide temporary relief to displaced renters. Consider financial and human resource capacity to support such initiatives.	<i>Planning</i>	√	√	√	√

Other actions underway include delivery of a men's recovery house facility and of a new model for animal welfare services

7. Complete Supporting Town Centre and OCP Implementation Strategies

Complete specific land use, development, communications, financial and administrative strategies that support success in achieving the OCP

Actions	Lead	2015	2016	2017	2018
Complete the Lower Lynn Town Centre Special Study Area to plan establish land uses that consider potential highway redevelopment and impacts on surrounding properties			√		
Determine the relocation of Fire Hall 2 and Fire Training Centre			√		
Determine future land use for the existing Delbrook Community Recreation Centre site, scheduled for closure in 2016			√		

Other actions underway include: completion of the Lower Lynn Industrial Strategy; determining the format of the Lower Lynn Community facility; completing public realm design guidelines for centres and strategically communicating centres progress

Providing Strong Governance and Service

Providing exemplary local government service is our mission as an organization and must be sustained over the long term. The OCP vision is for a community where both existing infrastructure and the demands of growth are appropriately funded from a range of sources in accordance with a robust financial policy framework. The strategic priorities of the Corporate Plan bolster the District's strong financial foundation, address specific service delivery issues and build workplace health and organizational resilience.

8. Sustain Financial Health and Resilience

Why is this important?

The community's vision for the future includes financial sustainability. The OCP vision of a network of centres also serves as a growth management plan with financial implications. By concentrating growth in the network of centres, greater efficiency in service and infrastructure provision will be achieved over time. Financial modelling of the OCP foresees revenue generated by new development (through Development Cost Charges and Community Amenity Contributions) covering increases in service costs and related capital

improvements. Actual results regarding the pace, amount and contributions from development must be monitored to verify assumptions and to be incorporated into the District's long term financial plan. To ensure continued financial resilience, it will be important to successfully adapt the long term plan and funding strategies in an evolving context of unprecedented physical and revenue growth.

What key issues and decisions must be addressed?

- Ensuring a balanced approach in the use of growth-related revenue for current and long term needs
- Maintaining and expanding a robust asset management system for sustaining all community assets
- Consideration of the tax subsidy/user pay funding balance across all services

How we are tackling this issue

- Monitoring the growth management model to support tax revenue and reserve funding decisions and making adjustments as necessary
- Updating the long term financial model and strategies, including asset management models for facilities and other infrastructure
- Monitoring and adapting taxation and utility strategies to understand who is consuming and who is paying for services, to ensure fairness
- Advocating with the Region and other partners for an equitable financing formula for the North Shore Sewage Treatment Plant
- Critically assessing existing shared service delivery arrangements and identifying options that enhance equity in funding and delivery



Goal and Actions

Successfully adapt the long term financial plan and strategies in an evolving context of unprecedented physical and revenue growth to ensure financial resilience.

Actions	Lead	2015	2016	2017	2018
Monitor the growth management model to support tax revenue reserve decisions and make adjustments as necessary	Finance/IT	√	√	√	√
Update and expand the long term financial model and related strategies to include a focus on facilities and transportation over the course of the Plan	Finance/IT		√		
Advocate for an equitable financing formula for the North Shore Sewage Treatment Plant	CAO	√	√		
Complete the Community Amenity policy framework and bylaw	Planning Finance/IT	√	√		
Critically assess existing shared service delivery arrangements and identify options that enhance equity in funding and delivery: <ul style="list-style-type: none"> • Recreation (administration) • Police Services • Museum and Archives • Other arrangements 	CAO Corporate Services	√ √	√	√	
Undertake research and explore options for community dialogue towards the long term goal of reuniting North Vancouver District and City	CAO Corporate Services	√	√	√	√

Ongoing work includes review and update of utility strategies; asset management service level determinations and exploration of pay parking in parks options

9. Foster an Engaged and Nimble Public Service

Why is this important?

Employees who feel the connection between their work and its impact on the organization and in the community are most likely to experience a rewarding work life and deliver outstanding service to residents. A healthy and dynamic organization is a key success factor when pursuing an ambitious vision in a changing environment. This change includes pending retirements in key leadership positions and at all levels throughout the organization, making it important to consider effective succession planning and renewal strategies that promote our aspirations as an organization. We recognize the opportunity to create an inspiring environment that attracts and supports the talent we need to lead and respond to change.

What key issues and decisions must be addressed?

- Continuity in service delivery and corporate knowledge
- Strong direction and clarity of purpose communicated through plans and actions
- Creating a culture that reflects the values expressed by our people and community
- Providing a strong policy and procedural framework that allows for responsive and confident actions at all levels of the organization
- Performance measurement and reporting, to track progress on goals

How we are tackling this

- Developing plans for succession and retention
- Communicating objectives and results
- Continual improvement of business processes to better meet changing needs
- Updating a framework for community engagement
- Developing an internal engagement strategy

Goal and Actions

Create conditions that allow the organization to meet the community's needs in responsive, confident and innovative ways, with knowledge, professionalism and accountability.

Actions	Lead	2015	2016	2017	2018
Based on workforce and market analysis, develop strategies for employee succession and retention, beginning with areas facing greatest change	CAO (HR)	√	√		

Create and adopt a flexible framework for community engagement to respond to a range of issues, needs and community preferences for involvement

Corporate
Services

√

√

Ongoing work includes development of external reporting alternatives and internal engagement strategies to facilitate awareness of the organization's goals, priorities and progress

10. Strong Administrative Foundations for Continued Service Excellence

Complete comprehensive updates to major systems that support all service delivery processes and contribute to consistent good management and community satisfaction.

Actions	Lead	2015	2016	2017	2018
Complete ECLIPS (<i>Electronic Civic Management, Licenses, Inspections, Permits, Services</i>) Implementation <ul style="list-style-type: none"> Phase 1, Permits & Inspections Phase 2, Licencing & Renewals Phase 3, Planning, Bylaw, Other processes 	Planning Finance/IT		√	√	√
Pilot priority on-line services: e-tax bill; e-inspection-e-plan review	Finance/IT Planning	√	√		
Continue fibre optic network expansion, based on review of progress, goals and options for implementation	Finance/IT	√			

Ongoing process improvement work includes: refinement of the redeveloped dnv.org; collaboration towards implementing the modified First Responder Framework, and ensuring compliance and consistency between the new Provincial Building Act and District Building Bylaw



Protecting and Enhancing the Environment and Building Resilience

The OCP envisions a sustainable community for future generations, which effectively addresses and adapts to climate change. It provides targets for reductions in greenhouse gas emissions and objectives for: achieving an efficient urban structure, adapting infrastructure to the impacts of climate change, developing ecosystem management strategies and managing emergencies arising from natural hazard events. Through inter-related, these goals in the Corporate Plan are distinct:

Creating Effective Strategies to Steward the Natural Environment

Taking Action on Climate Change

Building Community Resilience to Hazards

Why is this important?

Natural areas, including shoreline, rivers, streams, wetlands and forested mountain slopes make up 70% of the District's overall land base. These areas not only create the unique identity of the community, but also contain ecosystems that provide many functions necessary for our health and the well-being of a wide variety of plants and animals. The OCP, which is an Integrated Sustainable Community Plan, envisions a future where our air is clear, our water is clean, our waste is minimal and the identity we value today is sustainable for generations to come.

It also describes a community effectively addressing and adapting to the challenges of climate change. There is a legislative requirement that we establish and achieve greenhouse gas reduction targets. We will limit our contributions to climate change by pursuing these targets, implementing the efficient land use pattern of the OCP, reducing reliance on fossil fuels, and improving energy efficiency. At the same time, we must prepare for the impacts of climate change by adapting infrastructure design and maintenance, developing ecosystem management strategies and preparing for emergencies arising from natural hazard events.

What key issues and decisions must be addressed?

- Examination of existing approaches and development of new strategies to mitigate and adapt to climate change impacts
- Consideration of energy conservation and greenhouse gas reduction in decision making
- Natural hazard management, emergency planning and response at the local level and coordinated regionally

How we are tackling it

- Developing Integrated Stormwater Management Plans
- Creating action plans for climate change mitigation and adaptation to deliver on Climate Action Charter commitments
- Pursuing goals for waste reduction, water conservation and energy conservation and alternatives
- Ensuring effective collaboration with Metro Vancouver and other partners for emergency planning, response and recovery activities



11. New and updated strategies to support OCP environmental goals

Goals and Actions

Develop new strategies and update existing strategies that support the environmental goals in the OCP

Actions	Lead	2015	2016	2017	2018
Create and implement Integrated Storm Water Management Plans (ISMPs), including a District-wide drainage model to assess OCP and climate change scenarios	Engineering Planning	√	√	√	
Develop and implement strategies for energy and water conservation	Engineering Planning		√	√	√

Ongoing work includes the development of strategies for ecological management, foreshore management, and invasive species. Work also continues to implement solid waste, liquid waste and recycling programs in line with Regional plans and targets. The District will fulfill its intervenor role in the TransMountain Pipeline review process in 2016

12. Reduce GHGs and develop a Climate Change Adaptation Strategy

Goals and Actions

Prepare for the effects of climate change by reducing greenhouse gas emissions (GHGs) and by developing and implementing a Climate Change Adaptation Strategy.

Actions	Lead	2015	2016	2017	2018
Complete a Climate Change Adaptation Strategy which includes: an assessment of vulnerabilities, a range of proactive management opportunities, awareness and capacity building measures and a community engagement approach	Planning	√	√		
Implement the Climate Change Adaption Strategy and integrate measures with the financial and corporate strategic planning processes	Planning		√	√	√

Work continues to meet Climate Action Charter commitments to reduce GHGs by 33% by 2020, with regular reporting through the Provincial program, CARIP.

13. Continue to deliver emergency management services for a disaster resilient community

Goals and Actions

Continue to deliver and expand emergency management planning, response, recovery training and education efforts collaboratively with North Shore partners, Metro and other agencies

Actions	Lead	2015	2016	2017	2018
Review and update emergency management planning, response and recovery activities with Metro, other partners and jurisdictions. In 2015, include monitoring and follow up to address the impacts of the 2014 Seymour River Rockslide.	Engineering CAO NSEM	√			
Within the context of the District Natural Hazards Program, pursue external funding (Build Canada) to implement a 3-year program to upgrade Stream and Flood Mitigation works	Engineering	√	√	√	

In 2015, the Profile of Earthquake Risk for the District of North Vancouver was released and the Earthquake Ready Action Plan completed.

Plan Management

Key Considerations

The initial goals and actions included in the 2015-2018 Corporate Plan exhibit the following characteristics. They:

- fulfill our local government mandate or legislative obligations
- are necessary to, or significantly impact, the resolution of strategic issues
- are commitments supported by Council decision, plans, policies and funding

However, the Corporate Plan priorities do not represent the complete array of the organization's commitments and ongoing service delivery activities and are not the only call on staff and financial capacity. For a full picture of resource demands, program and service delivery at the Divisional level must also be considered.

While capacity need not be considered fixed over time, it is a pragmatic constraint that necessitates explicit consideration and choices among competing priorities.

Review and Amendment

The 4-year horizon of 2015-2018 Corporate Plan is longer than that of past plans and comes at a time of unprecedented development-related change and impact. As such, adjustments are anticipated and will be supported by semi-annual review by the leadership team. Additions or changes to existing priorities will be assessed by reference to the key considerations of mandate, strategic impact, funding and capacity.

Performance and Reporting

Our performance as an organization will be measured by whether we are making progress on the District's vision and mission and meeting community expectations. Incrementally, it will be measured by movement towards long term targets and shorter term milestones and indicators. The Annual Report is the primary means by which shorter term, Corporate Plan progress is shared with the community. As we continue to pursue an integrated view of performance at all levels, we will continue to develop tools and communication channels to achieve even greater transparency and active dialogue with the community



Appendix 1 – OCP Vision

Our vibrant neighbourhoods and centres are framed by our mountain backdrop, forests, streams and shorelines. We live in an inclusive and supportive community that celebrates its rich heritage and lives in harmony with nature.

Our neighbourhoods include people of all ages, cultures and incomes. All are equally welcomed, valued and actively engaged in community life. Our young have safe and healthy environments in which to grow and succeed; our seniors can remain in the community with their needs met in a dignified way.

Our network of well designed, livable centres provides a wide range of housing options and opportunities to shop, work and gather. Our local businesses are resilient and diverse, providing the services we need and an array of employment opportunities. Education, art, culture and recreation enrich our daily lives; we are an active, healthy and creative community.

Our enviable pedestrian and cycling network connects us to our destinations and our unparalleled natural environment. Many people walk, cycle and take transit, leaving their cars at home as viable alternatives are available.

Our community is effectively addressing and adapting to the challenges of climate change. Our air is clean, our water is pure, our waste is minimal: our lifestyle is sustainable. We have ensured the District remains a great place to live, learn, work and play for generations to come.

