

AGENDA

REGULAR MEETING OF COUNCIL

Monday, April 4, 2016

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, April 4, 2016
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 3568-3572 Mt. Seymour Parkway
- Bylaw 8149 – Rezoning 115 and 123 West Queens Road
- Bylaw 8159 – OCP 1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard
- Bylaw 8160 – Rezoning 1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard

1. ADOPTION OF THE AGENDA

1.1. April 4, 2016 Regular Meeting Agenda

Recommendation:

THAT the agenda for the April 4, 2016 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

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

3. PROCLAMATIONS

3.1. Canadian Cancer Society's Daffodil Month – April 2016

p. 9

4. RECOGNITIONS

5. DELEGATIONS

5.1. Mr. Mark Wood and Mr. Vince Beasse, NSMBA Re: 2015 Year End Summary

p. 13-14

6. ADOPTION OF MINUTES

6.1. March 7, 2016 Regular Council Meeting

p. 17-21

Recommendation:

THAT the minutes of the March 7, 2016 Regular Council meeting be adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation:

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

9.1. Development Variance Permit 48.15 – 1084 Doran Road

p. 25-34

File No. 08.3060.20/048.15

Recommendation:

THAT Development Variance Permit 48.15, to allow for the subdivision of one lot into two lots at 1084 Doran Road, is ISSUED.

9.2. Development Permit 40.15 – 4644 Eastridge Road

p. 35-53

File No. 08.3060.20/040.15

Recommendation:

THAT Development Permit 40.15, to allow for the construction of a new house with detached garage at 4644 Eastridge Road, is ISSUED.

9.3. Mount Seymour Parkway Development Potential

p. 55-59

File No. 08.3060.01/000.000

Recommendation:

THAT staff be directed to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2018 with the exception of:

- The north side of the 3300-3500 Blocks on Mount Seymour Parkway; and,
- Small single family subdivisions up to 3 new lots.

AND THAT staff report back to Council on the status of development along Mount Seymour Parkway in accordance with the OCP and the Seymour Local Plan Reference Policy document in April 2018.

9.4. Metro Vancouver Capilano Water Main Update

p. 61-62

File No. 01.0470.35/019.008

Recommendation:

THAT the March 24, 2016 memo of the Project Delivery Office entitled Metro Vancouver Capilano Water Main Update be received for information.

9.5. Draft Financial Plan Public Input

File No.

Opportunity for public input.

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 April 4, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

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PROCLAMATIONS

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PROCLAMATION

“Canadian Cancer Society’s Daffodil Month”

April 2016

WHEREAS: The Canadian Cancer Society’s British Columbia and Yukon Division continues to be a leader in funding outstanding cancer research, undertaking cancer prevention initiatives and delivering support services to people with cancer and their families; and

WHEREAS: the Canadian Cancer Society British Columbia and Yukon Division consistently demonstrates a collaborative approach to cancer control and represents the interests of all citizens of North Vancouver affected by cancer; and

WHEREAS: the Canadian Cancer Society’s British Columbia and Yukon Division assists the public in taking steps to reduce the risk of cancer by adopting prevention strategies and advocates for healthy public policies that makes healthier choices easier choices.

NOW THEREFORE I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim April as Canadian Cancer Society’s “Daffodil Month” in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 4th day of April 2016

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DELEGATIONS

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Delegation to Council Request Form

District of North Vancouver
Clerk's Department

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

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

Form submission: Submit to address above or Fax: 604.984.9637

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

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

Name of group wishing to appear before Council: NSMBA

Title of Presentation: 2015 YEAR END SUMMARY

Name of person(s) to make presentation: MARK WOOD & VINCE BEASSE

Purpose of Presentation:

- ☒ Information only
☒ Requesting a letter of support
☐ Other (provide details below)

Please describe:

2015 SUMMARY OF DNV AGREEMENT

Attach separate sheet if additional space is required

Contact person (if different than above): M. WOOD

Daytime telephone number: 604 908-2350

Email address: mark@nsmba.ca

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

- ☒ Handout ☐ DVD
☒ PowerPoint presentation

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

Presentation requirements:

- ☐ Laptop ☐ Tripod for posterboard
☐ Multimedia projector ☐ Flipchart
☐ Overhead projector

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

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

MARK WOOD

Name of Delegate or Representative of Group

JAN 18 2016

Date

[Signature]
Signature

For Office Use Only

Approved by:

Municipal Clerk _____

Deputy Municipal Clerk ✓

Appearance date: April 4, 2016

Receipt emailed on: January 13, 2016

Rejected by:

Mayor _____

CAO _____

Applicant informed on: _____

Applicant informed by: _____

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

MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:05 p.m. on Monday, March 7, 2016 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Mayor R. Walton
Councillor R. Bassam
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. C. Archer, Confidential Council Clerk
Ms. A. Reiher, Confidential Council Clerk
Mr. D. Veres, Planner
Mr. K. Zhang, Planner

1. ADOPTION OF THE AGENDA

1.1. March 7, 2016 Regular Meeting Agenda

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HANSON

THAT the agenda for the March 7, 2016 Regular Meeting of Council for the District of North Vancouver be adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Bernie Keays, 300 Block Sasamat Lane:

- Spoke regarding access to the municipal water system for Sasamat Lane;
- Requested that the street be provided access for the purpose of fighting fires and to ensure a safe supply of drinking water;
- Noted that increased recreational use of the adjacent forest has increased the risk of human-caused fires; and,
- Reported that the request has the support of the District Fire Department and Vancouver Coastal Health.

2.2. Ms. Jeneen Sutherland, 1000 Block Belvedere Drive:

- Spoke regarding the temporary four-way stop signs at Capilano Road and Montroyal Avenue, Montroyal Avenue and Highland Boulevard, and Edgemont and Sunset Boulevards;
- On behalf of Safe Routes Advocates, urged the District to keep the stop signs in place after the completion of the Capilano Water Main project;
- Commented that the stop signs have had a positive impact on safe routes and active transportation for families; and,
- Requested that the District create a position for a Transportation Demand Manager.

Staff advised that there is a requested increase in the proposed budget for transportation initiatives and that staff will be reviewing the status of the noted intersections.

2.3. Mr. Craig Taylor, 3000 Block Paisley Road:

- Expressed support for keeping the four-way stop signs in place after the completion of the Capilano Water Main project;
- Commented on the crossing at Ridgewood Drive and Paisley Road;
- Noted that increased density in the Edgemont Village Centre will bring an increase in vehicle traffic; and,
- Expressed concern for the safety of children walking to school.

2.4. Ms. Mel Montgomery, 3700 Block Bluebonnet Road:

- Requested the District reconsider the planned removal of temporary traffic calming measures in place for the Capilano Water Main Replacement project, including the four-way stop sign at Edgemont and Sunset Boulevards;
- Commented that without the stop signs, drivers often do not yield to pedestrians in the crosswalk; and,
- Commented that children can walk to school with the four-way stop in place but it is unsafe with a two-way stop.

2.5. Ms. Cass Culbard, 3600 Block Loraine Avenue:

- Expressed support for keeping the four-way stop at Edgemont and Sunset Boulevards; and,
- Commented that people have become used to the four-way stop.

2.6. Mr. Rene Gourley, 600 Block St. Ives Crescent:

- Spoke regarding the Delbrook Lands public consultation process;
- Commented on the report on the January public input meeting; and,
- Expressed concern that the process may not result in the best use of the land.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. February 22, 2016 Regular Council Meeting

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BOND

THAT the minutes of the February 22, 2016 Regular Council meeting be adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

9.1. Development Permit 40.15 – 4644 Eastridge Road

File No. 08.3060.20/040.15

Public Input:

Mr. Curtis Krahn, 200 Block East 1st Street:

- Advised he is the project designer;
- Provided an overview of the proposal including the variances requested and site conditions; and,
- Reported that the project has the support of all the surrounding neighbours.

MOVED by Councillor HICKS

SECONDED by Councillor BOND

THAT Development Permit 40.15, to allow for the construction of a new house with detached garage, is ISSUED.

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the item be deferred to the next Regular Meeting of Council.

CARRIED

9.2. OCP Progress Monitoring Report 2011 - 2014: Next Steps

File No. 13.6480.01/005.000

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011-2014 report, Attachment 1 to the February 26, 2016 report of the Community Planner and Policy Planner entitled OCP Progress Monitoring Report 2011-2014: Next Steps be received;

AND THAT staff be directed to proceed with a community check-in on the OCP Implementation Committee Recommendations for OCP Progress Monitoring 2011-2014 report to inform future monitoring, reporting, and engagement on progress towards OCP implementation and targets.

CARRIED

9.3. Introduction of Draft Financial Plan

File No. 05.1700/Budgets-Finance Division/2016

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the 2016-2020 Draft Financial Plan be received for information.

CARRIED

9.4. Early Payout – Debt Issue #97 – Outstanding Balance \$1,193,928

File No. 05.1970/Treasury Management General/File

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT the early payout of debt issue #97 for \$1,193,628 is APPROVED;

AND THAT staff be directed to include this debt retirement in the 2016 to 2020 Financial Plan Bylaw.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT the March 7, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(7:54 pm)

Mayor

Municipal Clerk


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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 4, 2016</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


AGM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

March 10, 2016

File: 08.3060.20/048.15

AUTHOR: Kevin Zhang, Community Planner

SUBJECT: 1084 Doran Rd - Development Variance Permit 48.15

RECOMMENDATION:

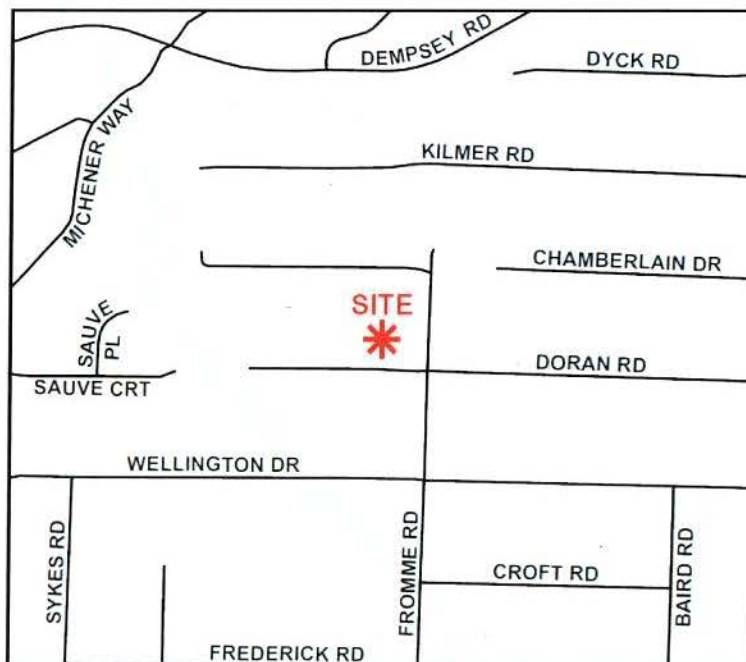
THAT Development Variance Permit 48.15 to allow for the subdivision of one lot into two lots at 1084 Doran Rd is issued.

REASON FOR REPORT:

The project requires Council's approval of a Development Variance Permit (DVP) for lot width to allow for the subdivision of one lot into two lots at 1084 Doran Rd.

SUMMARY:

The proposal is for the subdivision of one lot into two lots at 1084 Doran Rd. The proposed lots meet minimum lot area and depth but require a variance of 0.8 m (2.7 ft) to minimum lot width. The variance is supported by staff as it is minor in nature, there are no anticipated negative land use impacts, and the resulting lots are similar to the existing surrounding lot widths. In addition, the proposal has addressed neighbour concerns.

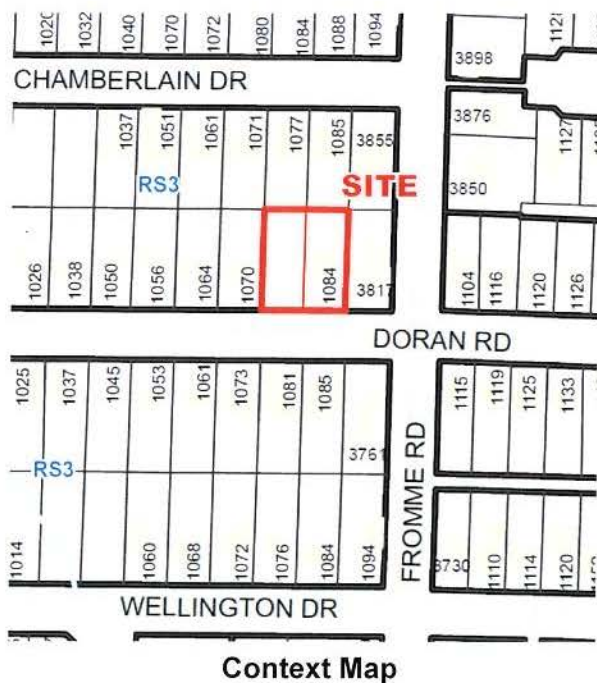


ANALYSIS:Purpose:

To allow for the subdivision of one lot into two lots in keeping with the lot pattern on this block of Doran Rd.

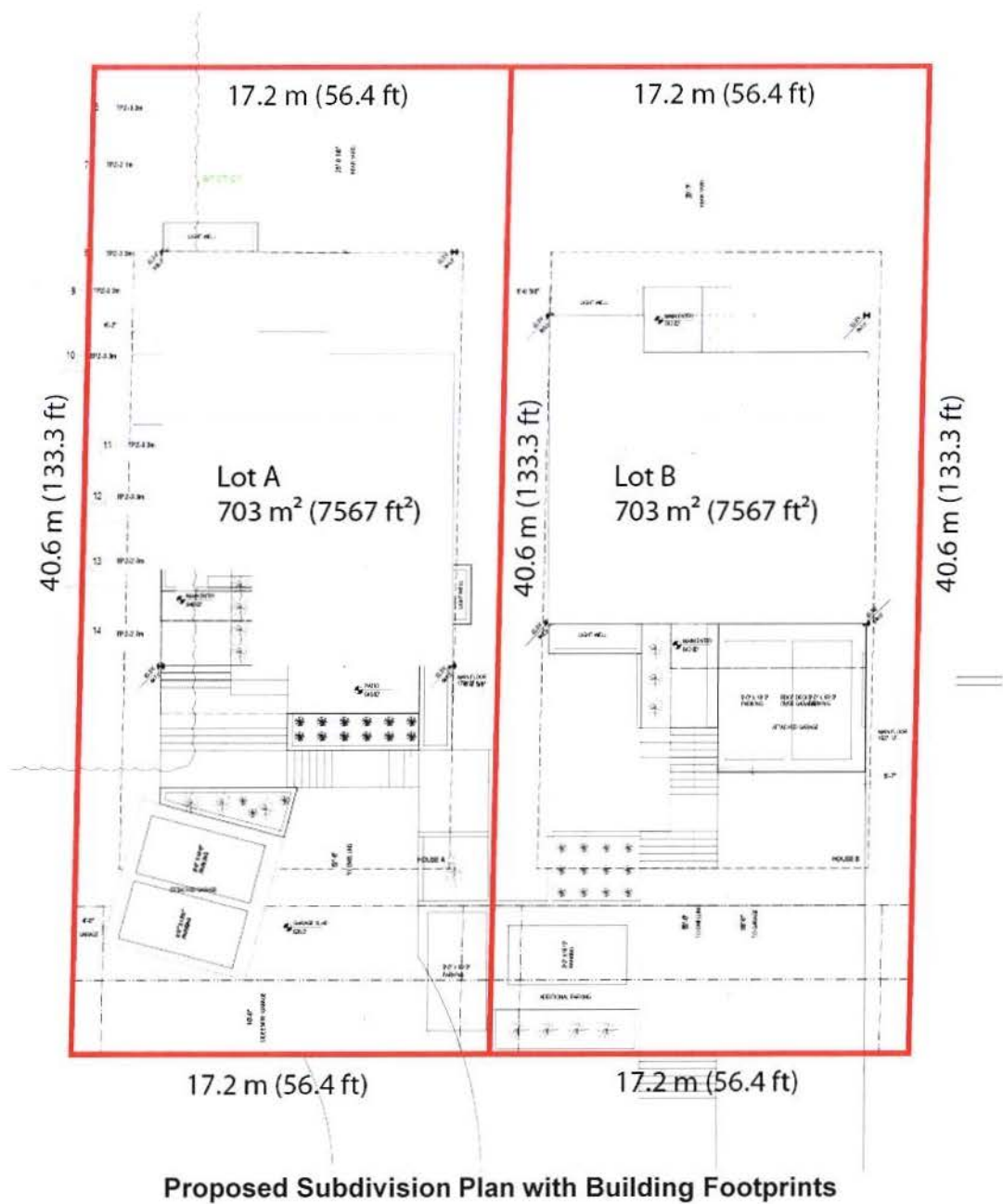
Site and Surrounding Area:

The site and surrounding lots are zoned Single Family Residential 7200 Zone (RS3) as seen in the following context map. The property slopes downwards towards Doran Rd to the south and has a line of trees and shrubs on the western and northern edges of the property.

Site Plan:

The proposed subdivision will create two lots that meet RS3 minimum lot area and are of similar length and width to lots in the area. The subdivision plan on the following page illustrates the proposed subdivision and the proposed houses, garages, and driveways. The plan also shows that the two resulting lots do not meet the minimum lot width requirement of RS3 Zones (18 m).

Regulation	Required	Lot A	Lot B	Variance
Area	660 m2 7104 ft2	703 m2 7567 ft2	703 m2 7567 ft2	NA
Depth	34 m 116 ft	40.6 m 133 ft	40.6 m 133 ft	NA
Width	18.0 m 59.1 ft	17.2 m 56.4 ft	17.2 m 56.4 ft	0.8 m 2.7 ft



Proposed Variance:

The subdivision requires the following variance:

Regulation	Required	Proposed	Variance
Minimum Lot Width Proposed Lot A	18.0 m 59.1 ft	17.2 m 56.4 ft	0.8 m 2.7 ft
Minimum Lot Width Proposed Lot B	18.0 m 59.1 ft	17.2 m 56.4 ft	0.8 m 2.7 ft

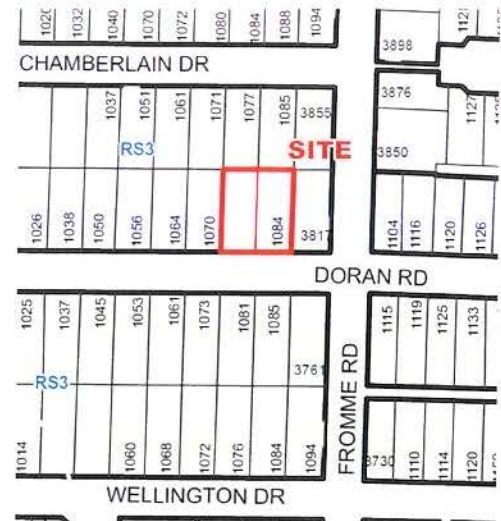
Parking and Access:

Each lot will have their own driveway access from Doran Rd. The driveways have been designed to meet specifications set in the Development Servicing Bylaw. There will be a minimum of three parking spots provided on each lot to accommodate secondary suites.

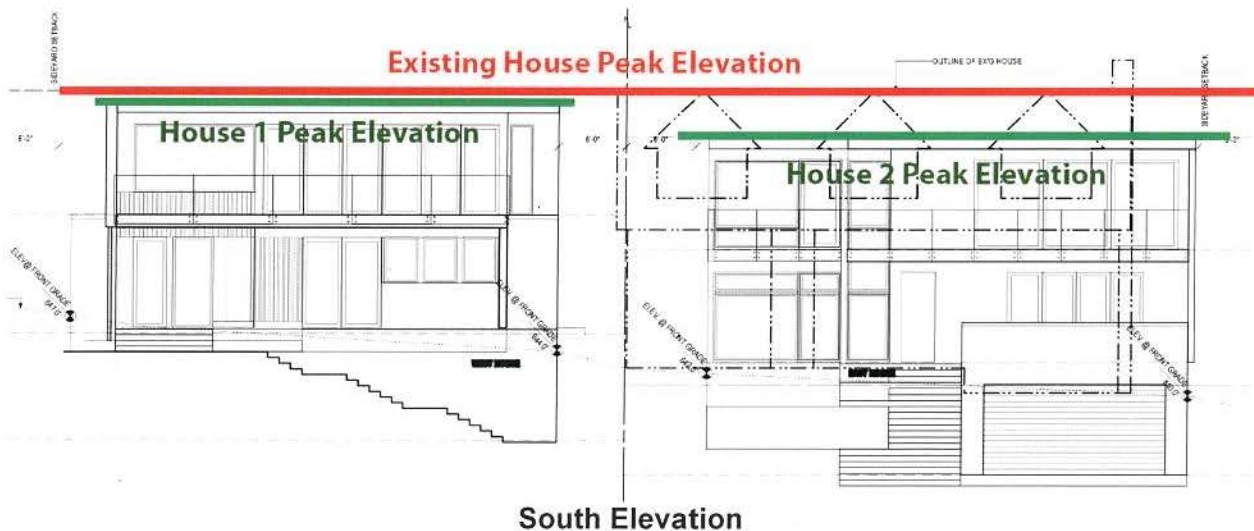
Lot Pattern:

While the two proposed lots satisfy both minimum size and depth requirements for the RS3 zone, they are just shy of the minimum lot width at 17.2 m wide. It is important to note that of the 20 other properties on the 1000 block of Doran Rd, only one lot meets the 18 m lot width requirement. The remaining 19 neighbours all range between 16.9 m and 17.9 m in width.

As seen in the adjacent map, the proposed lots fit the lot pattern on Doran Rd and are in keeping with the surrounding properties in the area.

Height:

Two neighbours to the north of the subject property were concerned about potential house heights and the effects on their views southward. In response, the applicant proposed that the two new houses will both have maximum roof heights lower than that of the existing house. Restrictive covenants will be registered on title of both resulting lots through the subdivision process to ensure that the height restriction is enforceable.





View from South



View from South East

Covenants:

In keeping with the Approving Officer's best practices, the following Section 219 Restrictive Covenants will be registered to Lot 1 and Lot 2 through the subdivision process:

- Height - The maximum roof elevations of the proposed houses do not exceed the maximum roof elevation of the existing house on the property;
- Green Building - Each house is built in accordance with the Green Building Policy;
- Stormwater Management - Each lot implements and maintains proper stormwater management onsite;
- Design - Each house provides for a distinct design; and
- Tree Protection – Trees along the western property line will be protected.

Engineering:

The Engineering Department has reviewed the proposal and is satisfied with the design of both driveways and servicing.

Tree Removal and Replanting:

The District arborist reviewed a professional arborist report submitted by applicant. The report outlines that there are 14 trees onsite (see adjacent tree removal and retention plan). Five trees will need to be removed due to declining tree health, conflict with proposed driveway locations and structures.

The District arborist accepts the removal of these trees and requires replacement trees to be planted as a condition of subdivision. Tree protection fencing will be required to surround the critical root zone of retained trees onsite. As part of the subdivision process, a tree protection covenant will be registered on title to ensure the long-term protection of replanted and retained trees onsite.

LEGEND



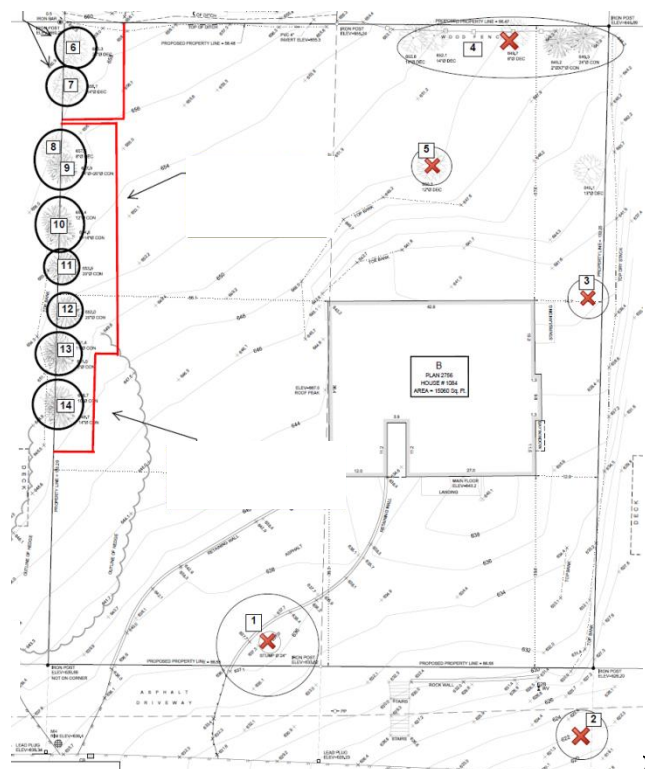
= retain & monitor; tree protection req'd



= tree protection barriers



= removal is recommended



Development Permit Areas: The proposal is not within any Development Permit Areas.

Notification:

Fifty (50) information letters were sent out to neighbouring owner/occupants. This letter was also sent to the Lynn Valley Community Association to inform them of the application. Two neighbours to the north were concerned about height of the new houses. Following their discussions with the applicant, both neighbours were satisfied with the height restriction solution.

Municipal notification advising that Council will be considering whether to issue a Development Variance Permit will be sent. Response to the notification will be provided to Council prior to consideration of this application.

Conclusion:

The proposed Development Variance Permit will facilitate subdivision of the property to create two lots in keeping with the prevailing lot pattern on the street. The subdivision is an opportunity for design control to protect views from properties to the north and to implement best practices and green building design.

OPTIONS:

The following options are available for Council's consideration:

1. **THAT** Development Variance Permit 48.15 to allow for the subdivision of one lot into two lots at 1084 Doran Rd is issued (staff recommendation); or
2. **THAT** Development Variance Permit 48.15 is denied.



Kevin Zhang
Community Planner

Attach: Attachment A – DVP 48.15

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 48.15

This Development Permit 48.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to Margaret Constance Dragman to reduce the required lot width for the property located at 1084 Doran Rd, legally described as Lot B Block 4A District Lot 2004 Plan 2756 (PID: 013-432-257) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under subsection 498(1) of the Local Government Act:
1. Minimum Lot Width decreased from 18 m (59.1 ft) to 17.2 m (56.4 ft); and
 2. The subdivision shall be in accordance with DVP 48.15 A-C (attached).
- B. The following requirement is imposed under subsection 504 of the Local Government Act:

Registration of plan of subdivision shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

Municipal Clerk

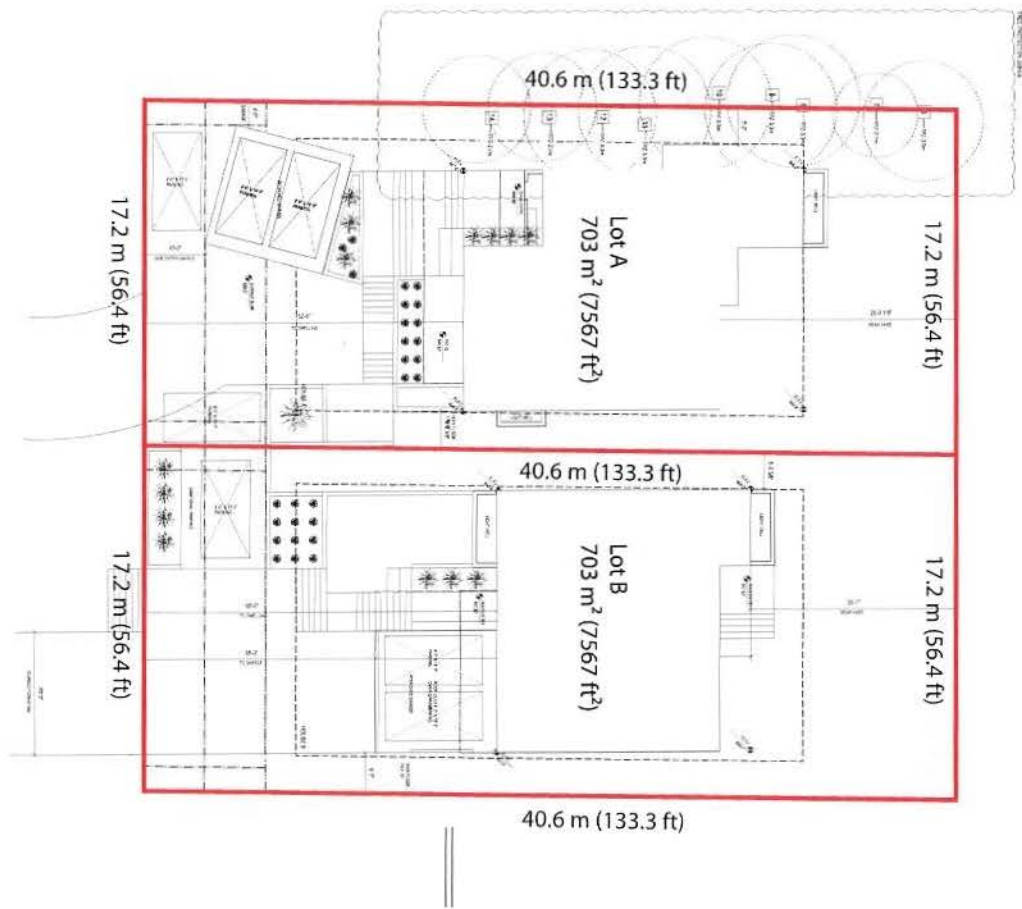
Dated this day of

SITE ANALYSIS LOT A WEST

Lot Information	Lot Area (m ²)	Lot Area (ft ²)	Lot Dimensions (m)	Lot Dimensions (ft)
Lot A West	703.0	7567	40.6	133.3
Lot A East	703.0	7567	40.6	133.3
Lot B	703.0	7567	40.6	133.3
Lot C	703.0	7567	40.6	133.3
Lot D	703.0	7567	40.6	133.3
Lot E	703.0	7567	40.6	133.3
Lot F	703.0	7567	40.6	133.3
Lot G	703.0	7567	40.6	133.3
Lot H	703.0	7567	40.6	133.3
Lot I	703.0	7567	40.6	133.3
Lot J	703.0	7567	40.6	133.3
Lot K	703.0	7567	40.6	133.3
Lot L	703.0	7567	40.6	133.3
Lot M	703.0	7567	40.6	133.3
Lot N	703.0	7567	40.6	133.3
Lot O	703.0	7567	40.6	133.3
Lot P	703.0	7567	40.6	133.3
Lot Q	703.0	7567	40.6	133.3
Lot R	703.0	7567	40.6	133.3
Lot S	703.0	7567	40.6	133.3
Lot T	703.0	7567	40.6	133.3
Lot U	703.0	7567	40.6	133.3
Lot V	703.0	7567	40.6	133.3
Lot W	703.0	7567	40.6	133.3
Lot X	703.0	7567	40.6	133.3
Lot Y	703.0	7567	40.6	133.3
Lot Z	703.0	7567	40.6	133.3

SITE ANALYSIS LOT B EAST

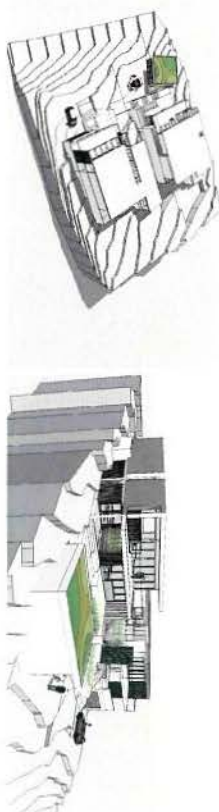
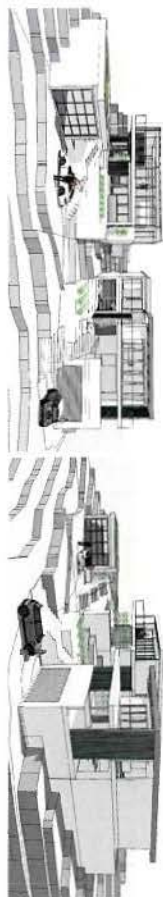
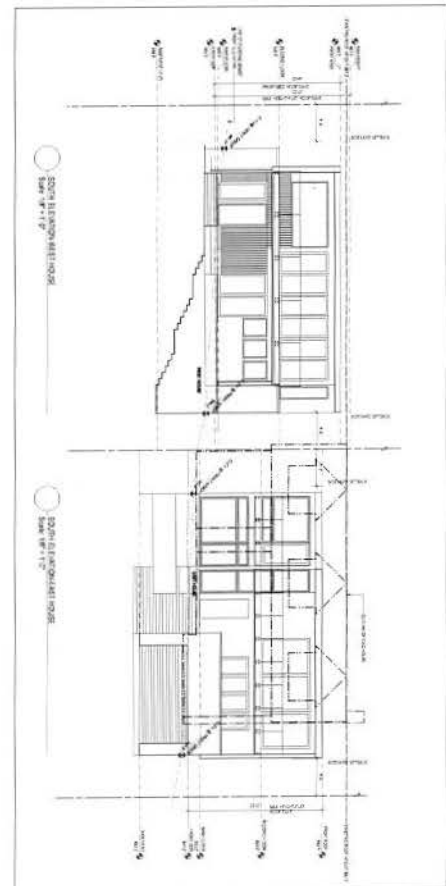
Lot Information	Lot Area (m ²)	Lot Area (ft ²)	Lot Dimensions (m)	Lot Dimensions (ft)
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Lot C	703.0	7567	40.6	133.3
Lot D	703.0	7567	40.6	133.3
Lot E	703.0	7567	40.6	133.3
Lot F	703.0	7567	40.6	133.3
Lot G	703.0	7567	40.6	133.3
Lot H	703.0	7567	40.6	133.3
Lot I	703.0	7567	40.6	133.3
Lot J	703.0	7567	40.6	133.3
Lot K	703.0	7567	40.6	133.3
Lot L	703.0	7567	40.6	133.3
Lot M	703.0	7567	40.6	133.3
Lot N	703.0	7567	40.6	133.3
Lot O	703.0	7567	40.6	133.3
Lot P	703.0	7567	40.6	133.3
Lot Q	703.0	7567	40.6	133.3
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Lot S	703.0	7567	40.6	133.3
Lot T	703.0	7567	40.6	133.3
Lot U	703.0	7567	40.6	133.3
Lot V	703.0	7567	40.6	133.3
Lot W	703.0	7567	40.6	133.3
Lot X	703.0	7567	40.6	133.3
Lot Y	703.0	7567	40.6	133.3
Lot Z	703.0	7567	40.6	133.3



1 1:1000 Scale

SITE PLAN + ANALYSIS

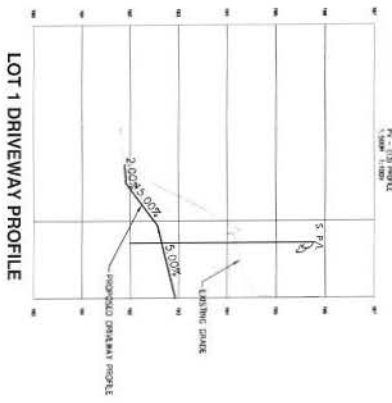
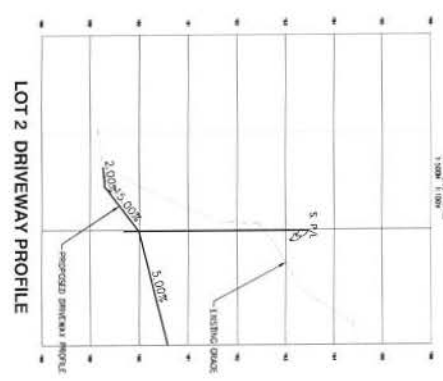
PD-1



SOUTH ELEVATIONS +
SKETCHES

PD-2
REV

BENCHMARK
ELEVATIONS ARE TO DRY GROUND SURFACE AND ARE
OBTAINED FROM CONTROL MONUMENT 7241272
LOCATED AT THE INTERSECTION OF
PHEASANT ROAD AND HIGWAY ROAD
155.647N
05-0-65 EAST



(S)IGNALING

34

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>March 7, 2016</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item #		
<input type="checkbox"/> Info Package	DM#	Date:		
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:	


Dept.
Manager


Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 25, 2016

File: 08.3060.20/040.15

Tracking Number: RCA -

AUTHOR: Kevin Zhang, Community Planner

SUBJECT: 4644 Eastridge Rd – Development Permit 40.15

RECOMMENDATION:

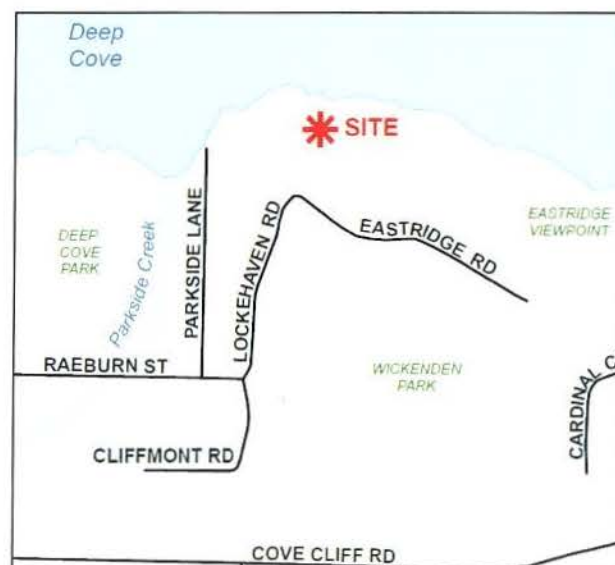
THAT Development Permit 40.15 (Attachment A) be issued to allow for the construction of a new house with detached garage at 4644 Eastridge Rd.

REASON FOR REPORT:

The project requires Council's approval of a Development Permit (DP) with variances to allow the construction of a new house with detached garage at 4644 Eastridge Rd.

SUMMARY:

The proposal is for a new house and a detached garage with art studio at 4644 Eastridge Rd that requires a Development Permit with variances. The site is located within Development Permit Areas for Slope Hazard and Wildfire Hazard.

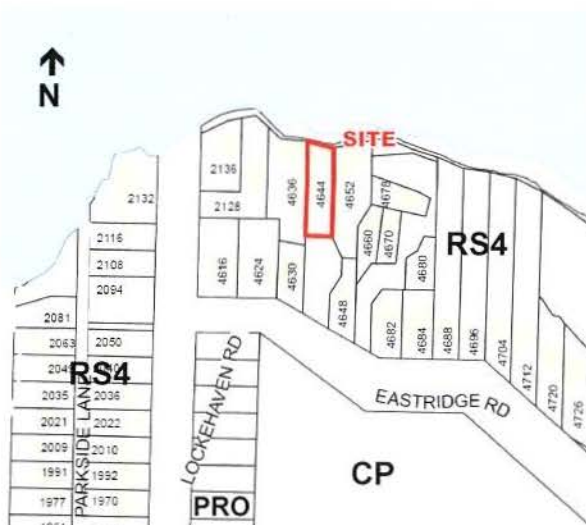


ANALYSIS:

Purpose: To allow for the construction of a new house with detached garage.

Site and Surrounding Area:

The site and surrounding lots are zoned Residential Single-Family 6000 Zone (RS4) as seen in the following context map and air photo. This site does not have direct frontage on to Eastridge Rd, therefore there is no visual impact on Eastridge Rd from this development. Vehicle access is through a private lot directly south of the subject property, which is jointly owned by 4636, 4644, and 4652 Eastridge Rd, so legal access to the property is secured. The front property line is the north property line, adjacent to the waterfront.



Context Map



Air Photo



Broader Context Map

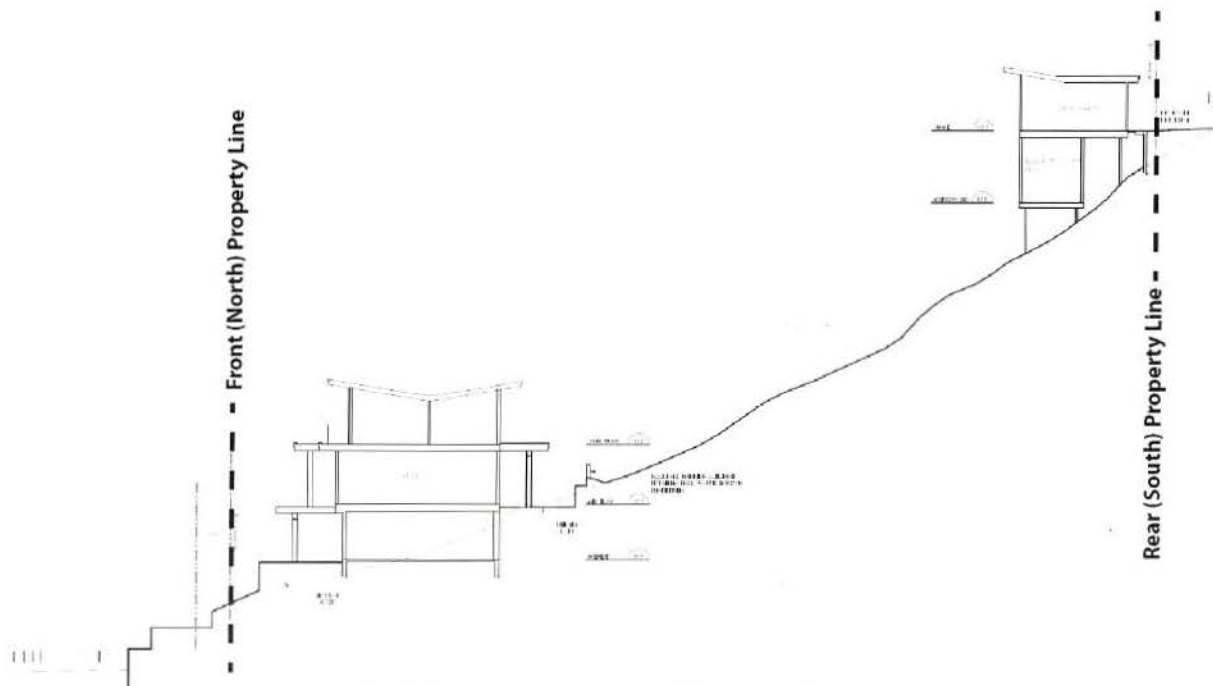
Zoning Bylaw Compliance:

The proposal requires the following variances:

Regulation	Required/ Permitted	New Work	Variance
Minimum Principle Building Front Setback	7.62 m 25.0 ft	3.05 m 10.0 ft	4.57 m 15.0 ft
Minimum Setback from Ocean Natural Boundary	7.62 m 25.0 ft	3.05 m 10.0 ft	4.57 m 15.0 ft
Maximum Encroachment for Roof	6.40 m 21.0 ft	2.28 m 7.5 ft	4.12 m 13.5 ft
Maximum Building Height – Flat Roof	7.92 m 26.0 ft	10.56 m 34.67 ft	2.64 m 8.67 ft
Maximum Eave Height	7.32 m 24.0 ft	9.48 m 31.1 ft	2.16 m 7.1 ft
Maximum Building Height - Garage	3.66 m 12.0 ft	7.68 m 25.2 ft	4.02 m 13.2 ft
Maximum Parking/Accessory in Required Rear Yard	46.36 m ² 499 ft ²	65.40 m ² 704 ft ²	19.04 m ² 205 ft ²

Discussion:

The site is very steep (average grade of approximately 50%) which contributes to the need for the variances.



West Section Across Subject Property

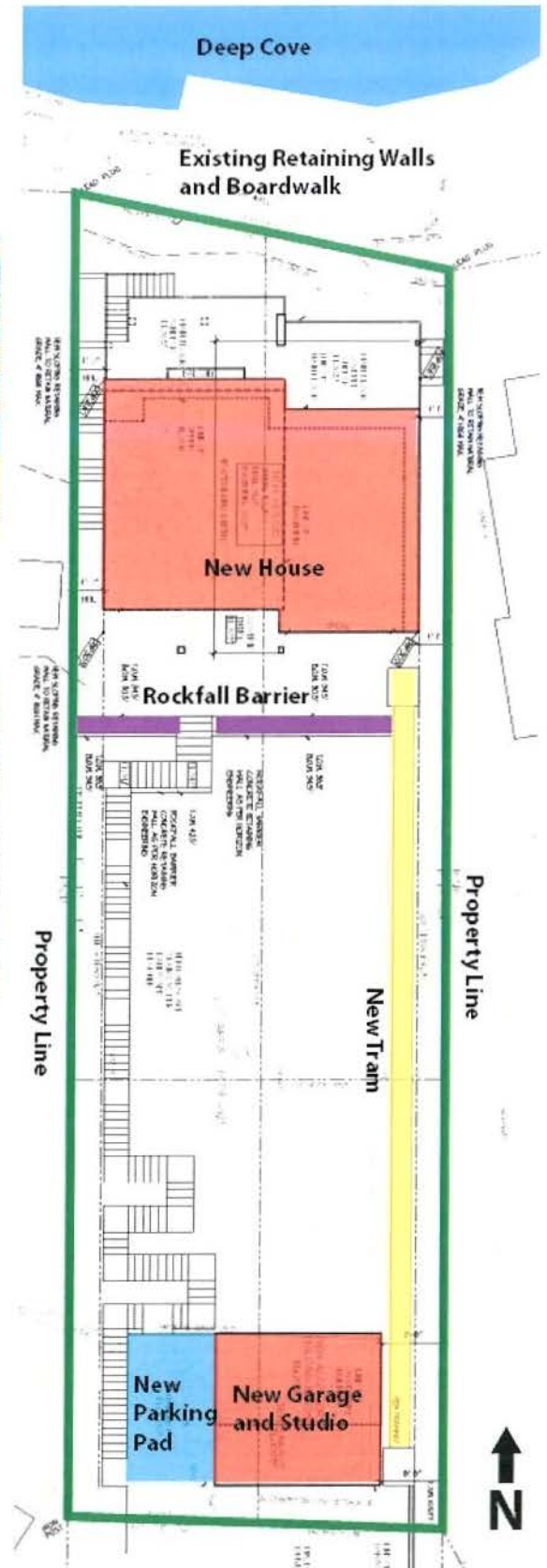
The proposal involves the construction of a new house on the water side of the property and a garage with art studio at the rear of the property. The two buildings will be connected by stairs along the western property line and a tram along the eastern property line.



View of Existing Development from North (Deep Cove)



View of Proposed Development from North (Deep Cove)



Proposed Plan for New House and Garage

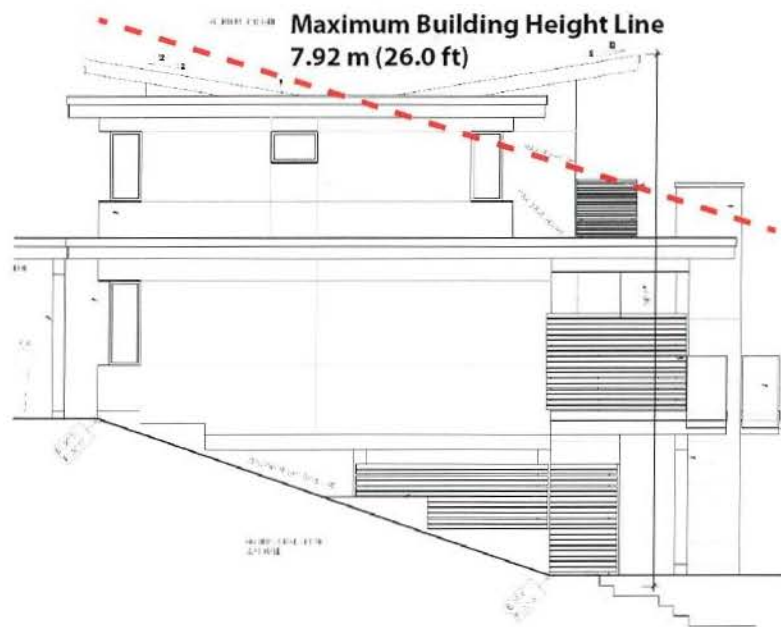
The applicant has designed the house to work with the natural slope of the lot. The subject lot is challenged by the existing natural grades which have resulted in the need for variances.

Front Yard Setback, Ocean Natural Boundary Setback, and Maximum Encroachment for Roof
The front yard setback to the principle building is taken from the north property line, facing Deep Cove. Three variances are required: a 4.57 m (15 ft) variance of the principle front setback; a 4.57 m (15 ft) variance of the ocean natural boundary setback, and a 4.12 m (13.5 ft) variance of the maximum roof encroachment.

These variances are supported due to the challenging terrain of the lot and because the house is sited at a similar setback to the neighbours' houses on either side. The proposed new house is sited on the property to allow for the construction of a rockfall barrier. Constructing the house further from the steep southern half the site will also limit the amount of excavation and/blasting required, minimizing environmental and neighbour impacts. The proposed siting of the new house is also in line with the approximate location of the existing house. This will help minimize site disturbance. The top of basement slab will be raised from 18.6 ft to 20.8 ft above sea level. The applicant intends keep the area in front of the house (water side) in a natural state with proposed landscaping to be indigenous plantings that will soften the edge and create a green transition between the house and the path. A landscape plan is required under DP 40.15 prior to the issuance of a building permit.

Maximum Building Height and Eave Height

The proposed building height is 10.56 m (34.67 ft) which requires a 2.64 m (8.67 ft) variance and the proposed eave height is 9.48 m (31.1 ft) which requires a (2.16 m 7.1 ft) variance. These variances are supported due to the steep natural slope of the site.

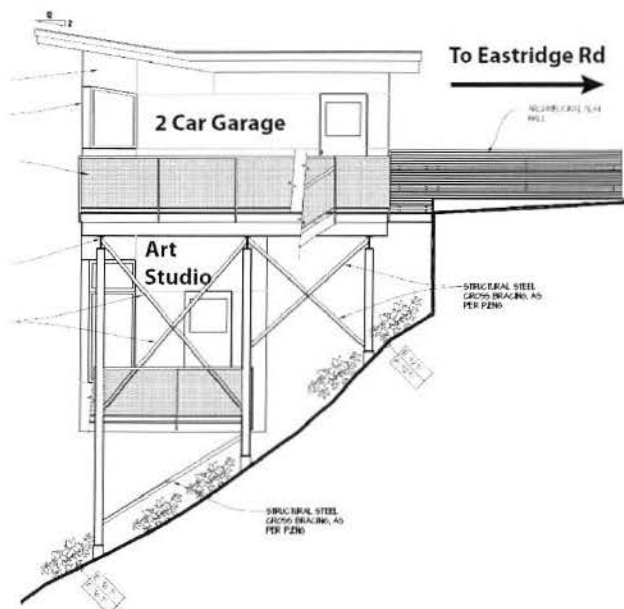
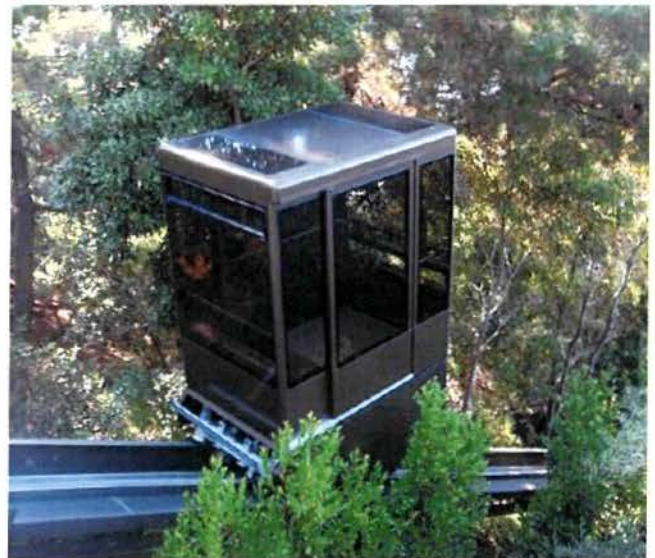


East Elevation of Proposed House

Maximum Garage Height and Maximum Parking/Accessory in Required Rear Yard

The proposed parking structure contains two levels. The top level includes two indoor parking spaces and a parking pad. The bottom level contains an art studio which is not visible from the access lot. The proposed height of the garage is 7.68 m (25.2 ft) which requires a variance of 4.02 m (13.2 ft). The size of the proposed parking/Accessory structure in the required rear yard is 65.40 m² (704 ft²) which requires a variance of 19.04 m² (205 ft²). These variances are supported due to the steep natural slope of the site. The proposed garage will have limited impacts on its surroundings due to the steep slope, large trees and shrubs on the site, and the subject property not having a direct frontage on to Eastridge Rd.

The main house and the garage are to be connected by stairs along the western property line and a tram on the eastern property line. The tram does not encroach on the side yard setback. An example of a tram likely to be installed on the subject property is shown below.

**Elevation of Garage and Art Studio****Example of Tram****Slope Hazard:**

The applicant has submitted a Geotechnical Investigation Report from Horizon Engineering dated October 30, 2015, which concludes the proposal meets the District's adopted Risk Tolerance Criteria and Slope Hazard Development Permit area guidelines.

Development Permit 40.15 references compliance with the Geotechnical Investigation Report as a condition of development. The Geotechnical Investigation Report will be registered on the title of the property.

Tree/Wildfire Hazard:

The applicant has submitted a Preliminary Wildfire Assessment from Diamond Head Consulting Ltd dated September 11, 2015. The report includes recommendations on tree removal (with replacement trees), minor pruning, and building material choices including fire retardant roofing materials. Thirty-two (32) on-site trees are proposed to be removed with replacements of fire resistant native deciduous trees. The number and size of replacement trees are to be determined by the District's Tree Protection Bylaw (7671). The arborist notes that a number of these trees have been previously topped and are in poor condition.

Development Permit 40.15 references compliance with the Preliminary Wildfire Assessment as a condition of development. The Preliminary Wildfire Assessment will be registered on the title of the property.

Development Permit 40.15 references compliance with the Arborist Report as a condition of development. The Arborist Report will be registered on the title of the property. A tree permit will be required to permit any tree removal and to secure replanting requirements.

Encroachments: Port Metro Vancouver

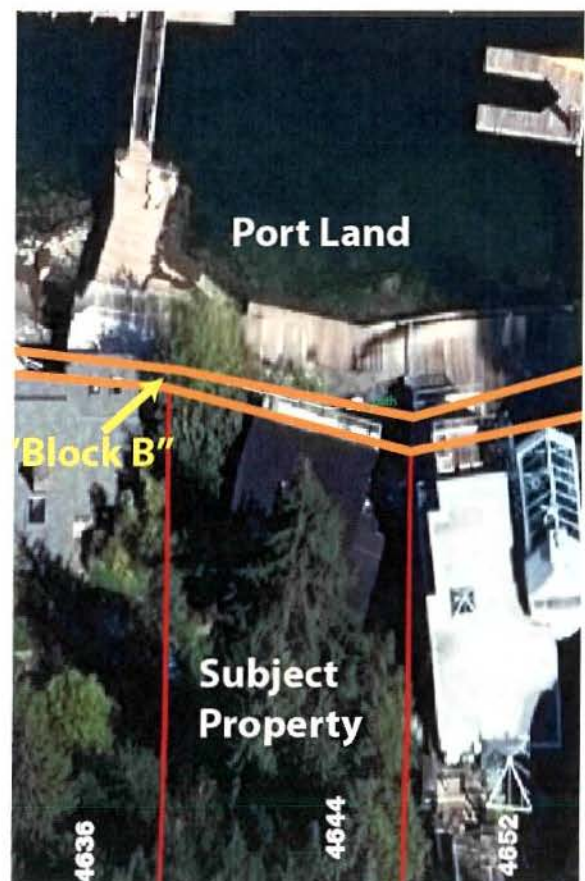
Development from the subject property currently encroaches on to Port Metro Vancouver lands (see map on right) including retaining walls and boardwalk. Port Metro has been referred this application and they have stated that they have no objections to the issuance of this Development Permit.

Encroachments: Block B - DNV

Development from the subject property currently encroaches on to District owned "Block B" (legally described as Block B District Lot 575 Plan 6241, see map on right). These encroachments will be resolved with a licence to occupy with the District or removed prior to the issuance of a building permit.

Construction Environment Management

A Construction Environmental Management Plan will be required prior to the issuance of any Environment or Building Permits. The plan will describe how all the related work will be conducted such that minimal or no environmental impact to the foreshore, DNV Block B, retained trees or neighbouring property occurs. The plan will address how construction access to the site via water and from Eastridge Rd. shall be conducted. The plan will include details on how rock and fill is moved onto and off the property, measures to protect DNV land plus environmental controls for sediment and pollution prevention.



Encroachments of Retaining Walls and Boardwalk

Notification

An information letter was sent out to 24 neighbours and the Seymour Community Association to inform them of the application. We did not receive a response from the Seymour Community Association. One neighbour was concerned about possible environmental impacts which are addressed in the reports referenced in DP 40.15.

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

Conclusion:

Staff are supportive of this proposal because of the challenging nature of the lot and the limited impact on neighbouring lots. The proposal is consistent with adjacent developments; the adjacent neighbours have not expressed concerns regarding this proposal.

OPTIONS:

The following options are available for Council's consideration:

1. **THAT** Development Permit 40.15 (Attachment A) be issued to allow for the construction of a new house with detached garage at 4644 Eastridge Rd. (staff recommendation); or
2. **THAT** Development Permit 40.15 be denied.

Respectfully Submitted,



Kevin Zhang
Community Planner

Attachment:
A – DP 40.15

REVIEWED WITH: <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**DEVELOPMENT PERMIT NUMBER 40.15**

This Development Permit 40.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to David Michener Evans for the development of a new house with a detached garage on the property located at 4644 Eastridge Road, legally described as LOT 3, AND AN UNDIVIDED 1/3 INTEREST IN AND TO LOT 6, BLOCK 3 DISTRICT LOT 575 PLAN 17249 (PID: 007-297-220) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:

1. Minimum Principle Building Front Setback reduced from 7.62 m (25.0 ft) to 3.05 m (10.0 ft);
2. Minimum Setback from Ocean Natural Boundary reduced from 7.62 m (25.0 ft) to 3.05 m (10.0 ft);
3. Maximum Encroachment for Roof reduced from 6.40 m (21.0 ft) to 2.28 m (7.5 ft);
4. Maximum Building Height – Flat Roof increased from 7.92 m (26.0 ft) to 10.56 m (34.67 ft);
5. Maximum Eave Height increased from 7.32 m (24.0 ft) to 9.48 m (31.1 ft);
6. Maximum Building Height - Garage increased from 3.66 m (12.0 ft) to 7.68 m (25.2 ft); and
7. Maximum Parking/Accessory in Required Rear Yard increased from 46.36 m² (499 ft²) to 65.40 m² (704 ft²).

B. The following requirement is imposed under Subsection 490 (1) (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.

C. The following requirements are imposed under Subsection 490 (1)(a), 491 (1), 491 (2) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans DP 40.15 - A - H.

2. Prior to the issuance of a Building Permit, the following shall be submitted to:

(i) Building

- (a) An acceptable Construction Environmental Management Plan that describes protective measures for how all the related work will be conducted such that minimal or no environmental impact to the foreshore, DNV Block B, retained trees or neighboring property occurs. The plan will address how construction access to the site via water and from Eastridge Rd. shall be conducted. The plan will include details on how rock and fill is moved onto and off the property, measures to protect DNV land plus environmental controls for sediment and pollution prevention;
- (b) Reports certified by qualified professionals addressing all safety concerns relating to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche; and
- (c) 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) Properties

- (a) Documents for a license to occupy for all development related to the subject property that encroach on to "Block B" (legally described as Block B District Lot 575 Plan 6241).

D. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:

- 1. No work shall take place except to the limited extent shown on the attached plans (DP 40.15 A - H) and in accordance with the following:
 - (a) The site shall be developed in accordance with the recommendations of the report titled "Geotechnical Investigation Report" prepared by Horizon Engineering Inc. dated October 30, 2015;
 - (b) The site shall be developed in accordance with the recommendations of the report titled "Preliminary Wildfire Assessment" prepared by Diamond Head Consulting Ltd. dated September 11, 2015;

- (c) The site shall be developed in accordance with the recommendations of the report titled "Arborist Report" prepared by Diamond Head Consulting Ltd. dated May 15, 2014;
- (d) A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the reports referenced above, or meets and equivalent or higher degree of protection;
- (e) Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.
- (f) A post construction report by a Registered Professional Geotechnical Engineer and Structural Engineer, stating that the development has been carried out in accordance with all the above mentioned Reports, shall be submitted prior to finalization of the Building Permit; and
- (g) Confirmation of registration of the section 219 restrictive covenant for wildfire mitigation and slope hazard mitigation prior to the issuance of a Building Permit.

Mayor

Municipal Clerk

Dated this day of

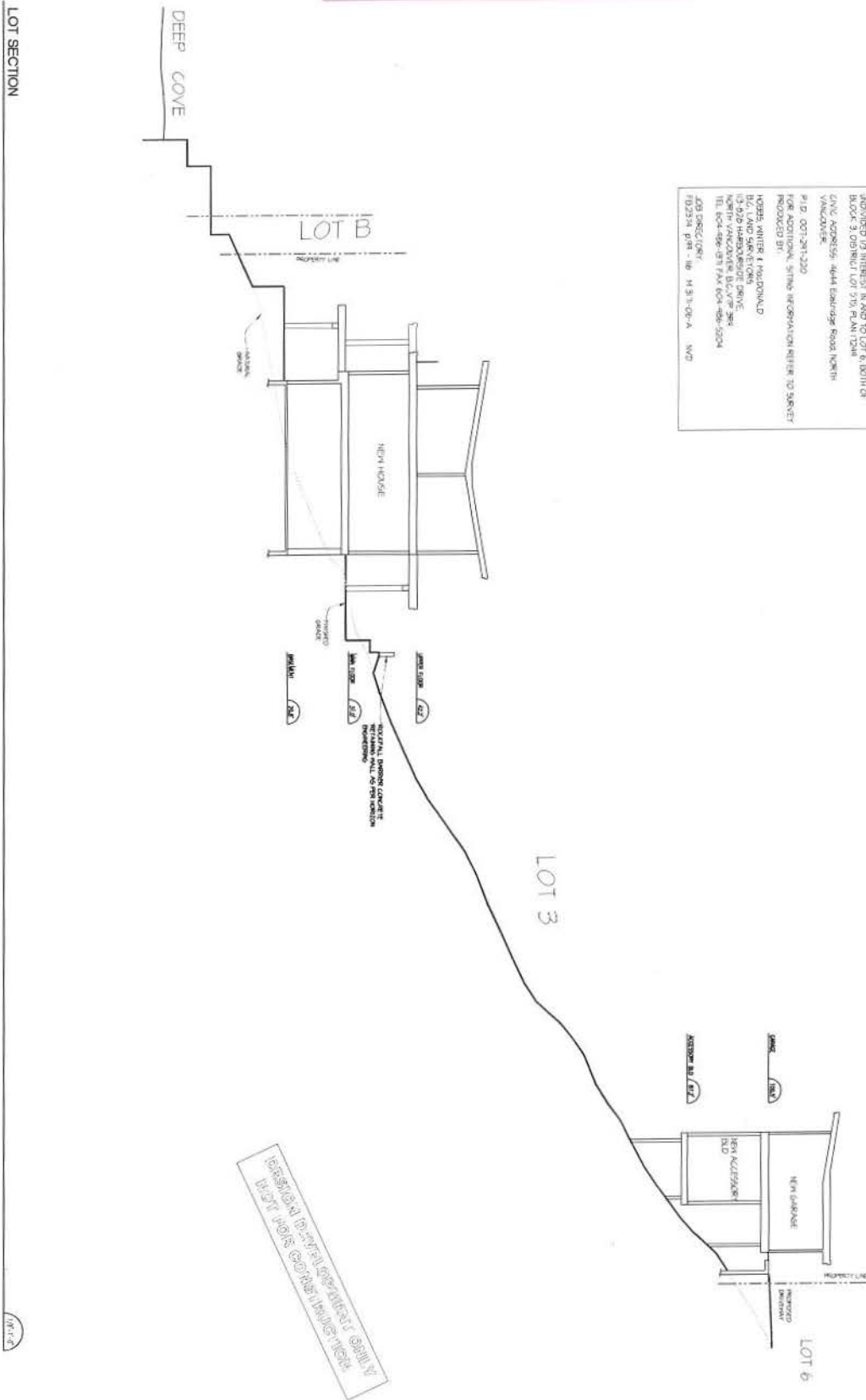


EVANS/KAGAN RESIDENCE

4644 Eastridge Road, North Vancouver, BC

July, 2015

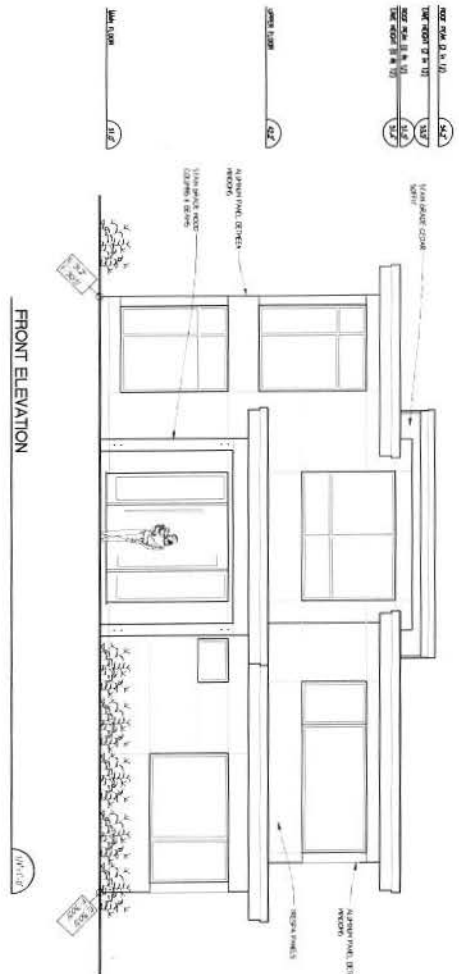
<u>LEGAL DESCRIPTION:</u>
TOWNSHIP SQUARE PLAT OF LOT 2 AND AN ADJACENT 10 INTEREST IN AND TO LOTS 6, SOUTH OF CROWN OILFIELD LOT 750, PLANT 1248 CROW ADDRESS: 4644 Eadsburg Road NORTH VANOVER, P.O. BOX 129-1240 FOR ADDITIONAL STATE INFORMATION REFER TO SUBJECT PROCEEDING BY: DEEDS ENTER A RECORD AND RECORDED BY: C/O DUB WARDENBLOT DRIVE, NORTH VANOVER B.C., V7A 3K6 TEL: 604-966-8174 FAX: 604-486-5504 LOS REGISTRY V23254 pgs: - 16 N.H.I.P.-A NWI

 $\mathcal{H} = \mathcal{V} \oplus \mathcal{W}$

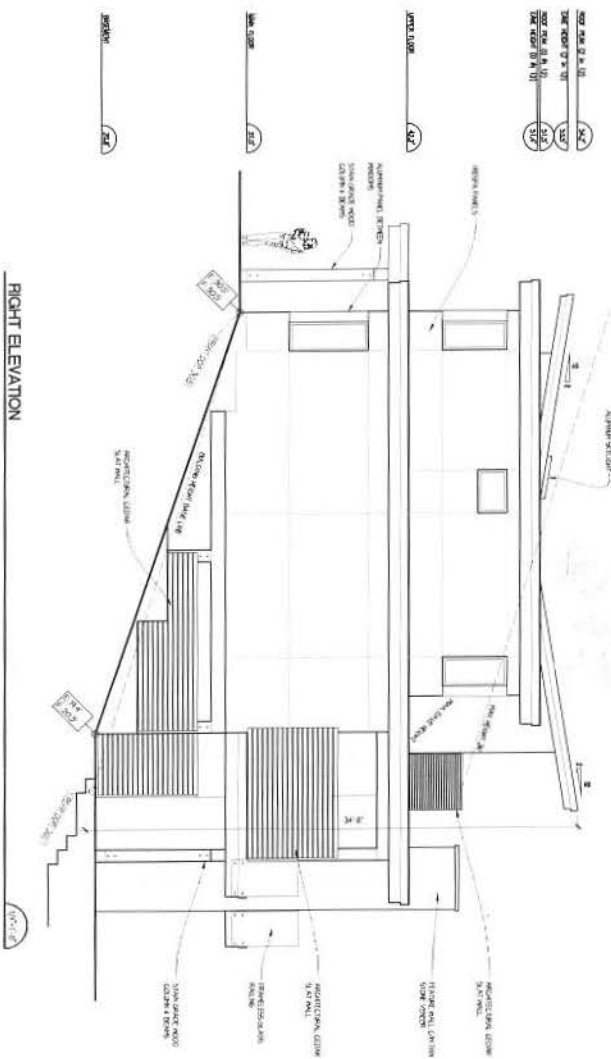
Evans-Kagan Residence
4644 Eastridge Road
North Vancouver, BC

[illegible]

Attachment DP 40.15 D



FRONT ELEVATION



RIGHT ELEVATION

EVANS-KAGAN RESIDENCE
4644 EASTRIDGE ROAD
NORTH VANCOUVER, BC

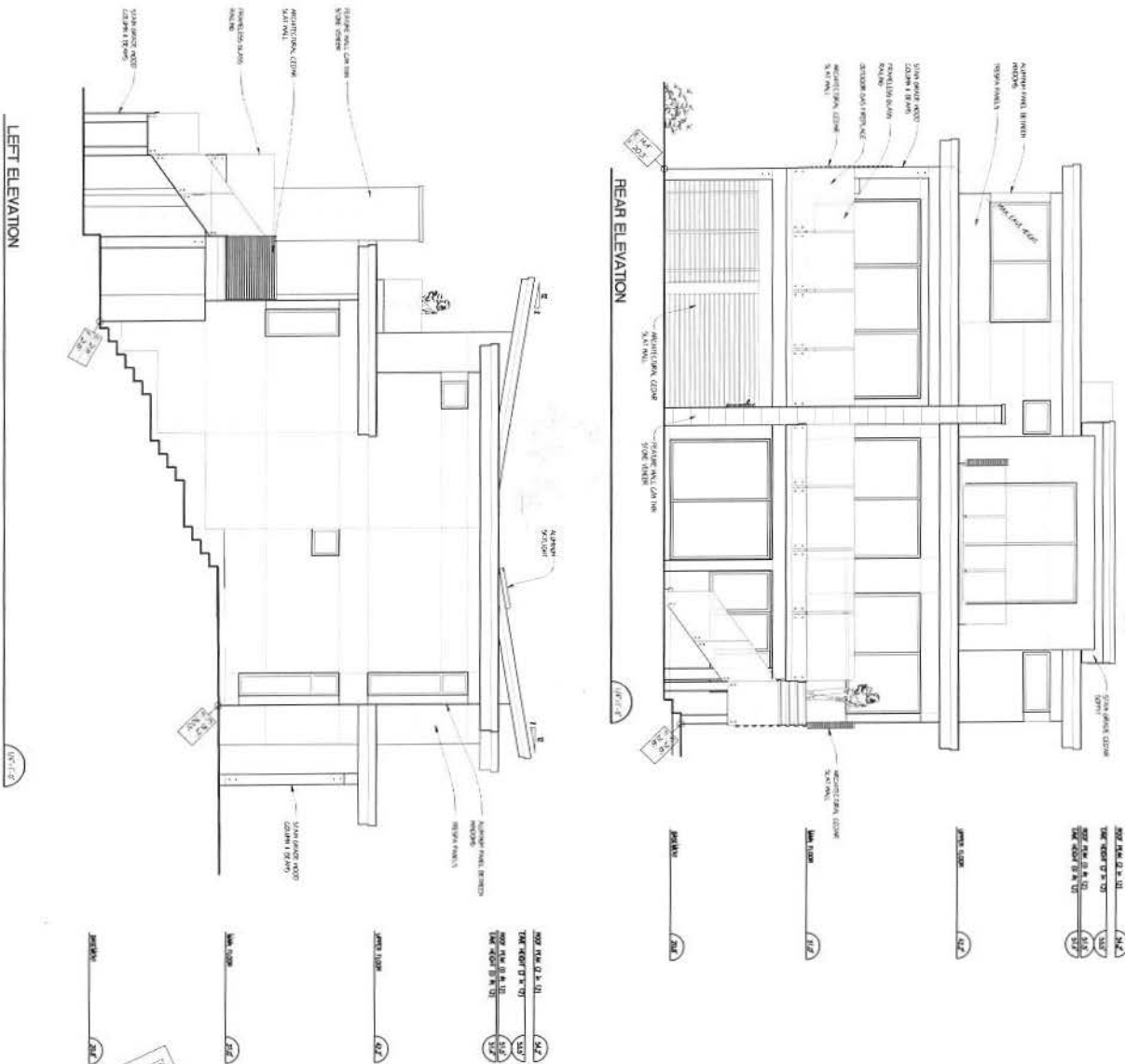
Evans-Kagan Residence
4644 Eastridge Road
North Vancouver, BC

Project No.	DD-6
Client	DD-6
Architect	DD-6
Engineer	DD-6
Designer	DD-6
Checker	DD-6
Printer	DD-6



Project No.	DD-6
Client	DD-6
Architect	DD-6
Engineer	DD-6
Designer	DD-6
Checker	DD-6
Printer	DD-6

Attachment DP 40.15 E



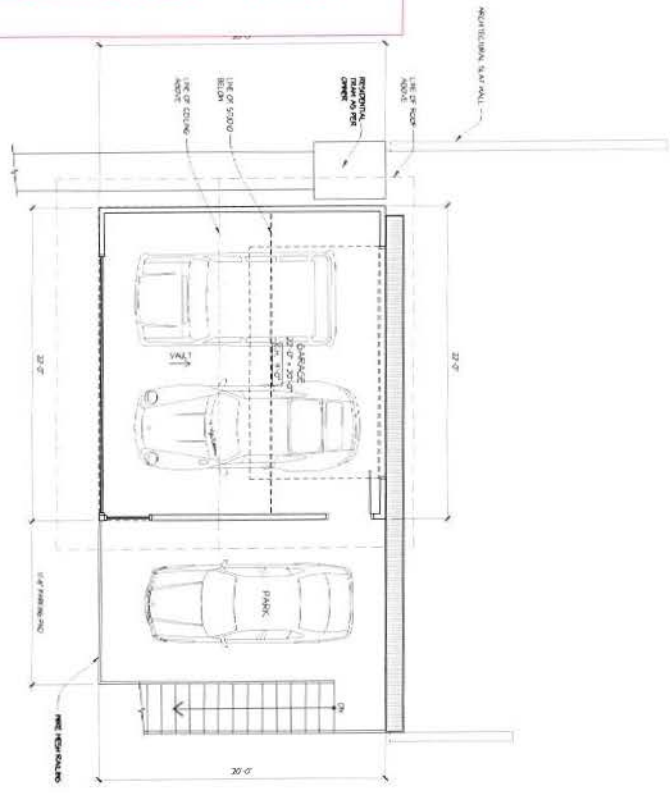
RECEIVED DISTRICT OFFICE ONLY
NOT FOR COURT USE

Attachment DP 40.15 F

GARAGE PLAN

440 SQ. FT.

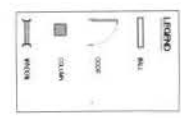
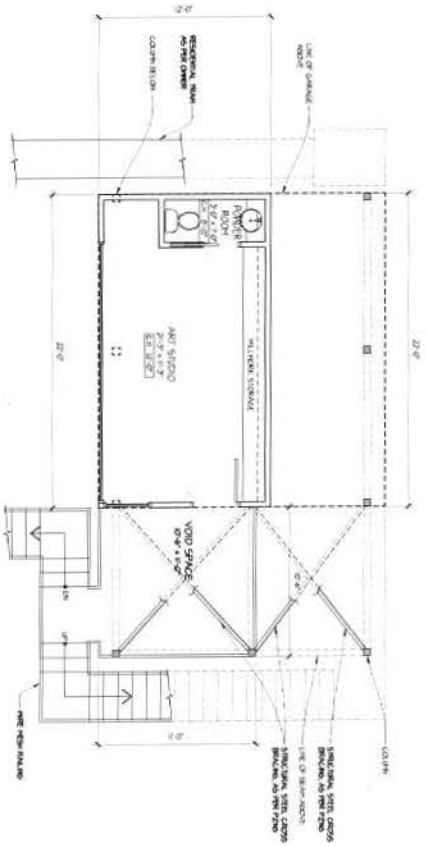
(10/1/17)



STUDIO PLAN

264 SQ. FT.

(10/1/17)



TO BE USED IN CONJUNCTION WITH THE
GARAGE PLAN. CONSULT THE ARCHITECT
FOR A COMPLETE SET OF PLANS.

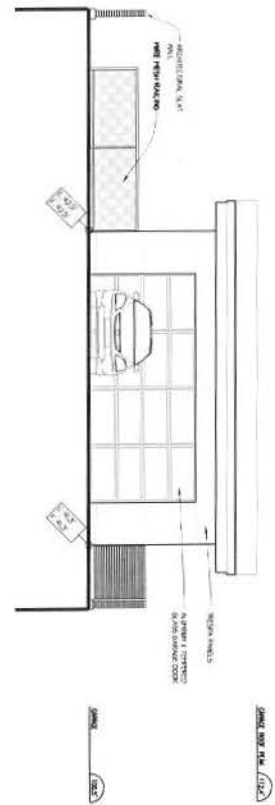
Client	SYN THE SIS
Project	GARAGE + STUDIO PLANS
Date	10/1/17
Drawn by	J. M. M.
Check by	J. M. M.
Scale	1/8" = 1'-0"
Sheet	DD-8
Of	5

Evans-Kagan Residence
4644 Eastridge Road
North Vancouver, BC

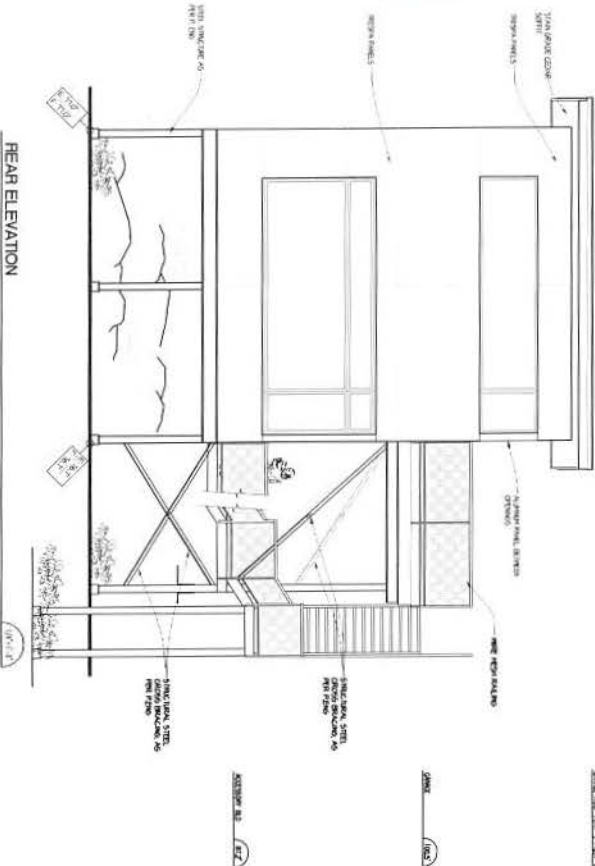


REVISIONS	1	

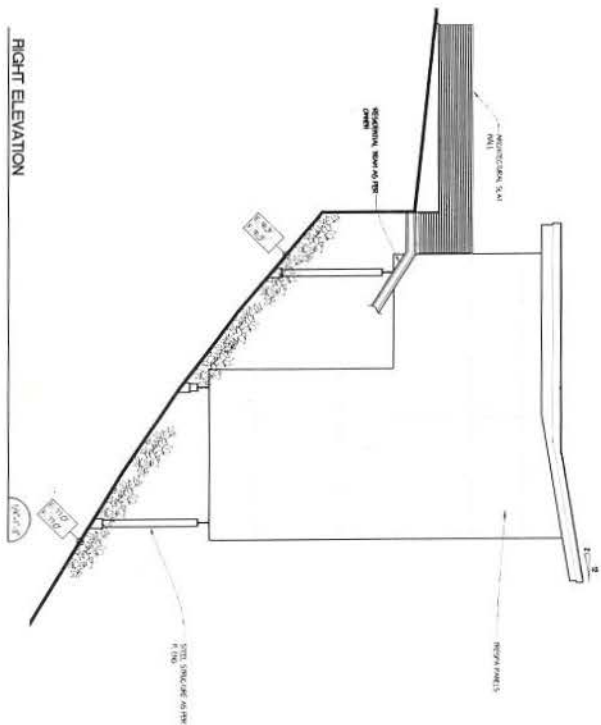
Attachment DP 40.15 G



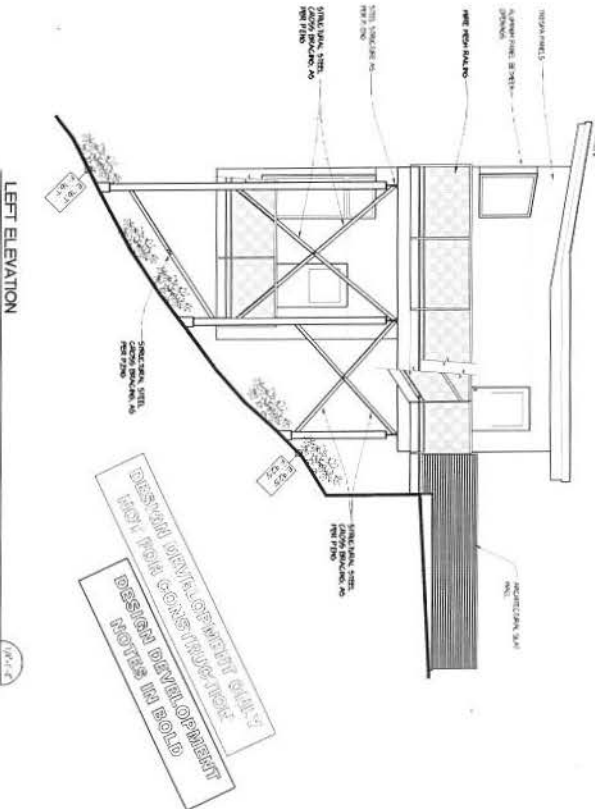
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

DESIGNED BY: STY THE SIS
 ARCHITECTURE
 4644 EASTRIDGE ROAD
 NORTH VANCOUVER, BC
 V7R 1M5
 TEL: 604-273-1111
 WWW.STYTHESIS.COM

Evans-Kagan Residence
 4644 Eastridge Road
 North Vancouver, BC
 V7R 1M5

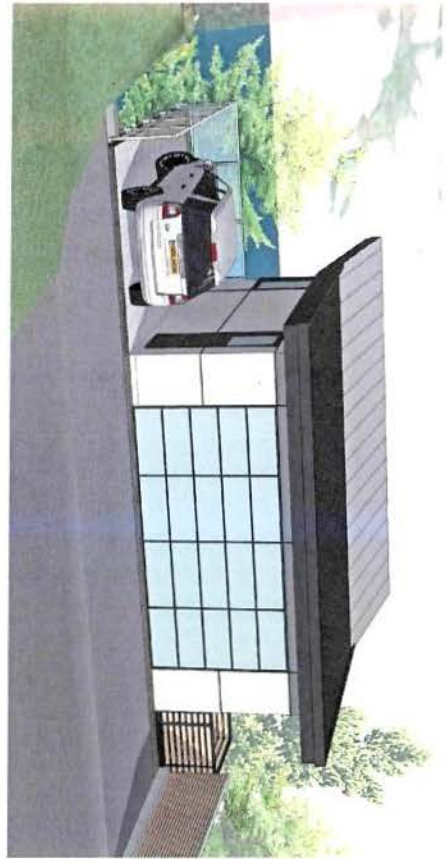


REVISIONS	DATE	BY	APP
1			
2			
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7			
8			
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10			

Project No.	DD-9
Client	Evans-Kagan Residence
Architect	STY THE SIS
Scale	1/4" = 1'-0"
Sheet	48 / 48
Date	10/10/10
Drawn	DD-9
Check	DD-9
Appr.	DD-9

Attachment DP 40.15 H

SOUTH-EAST CORNER (GARAGE)



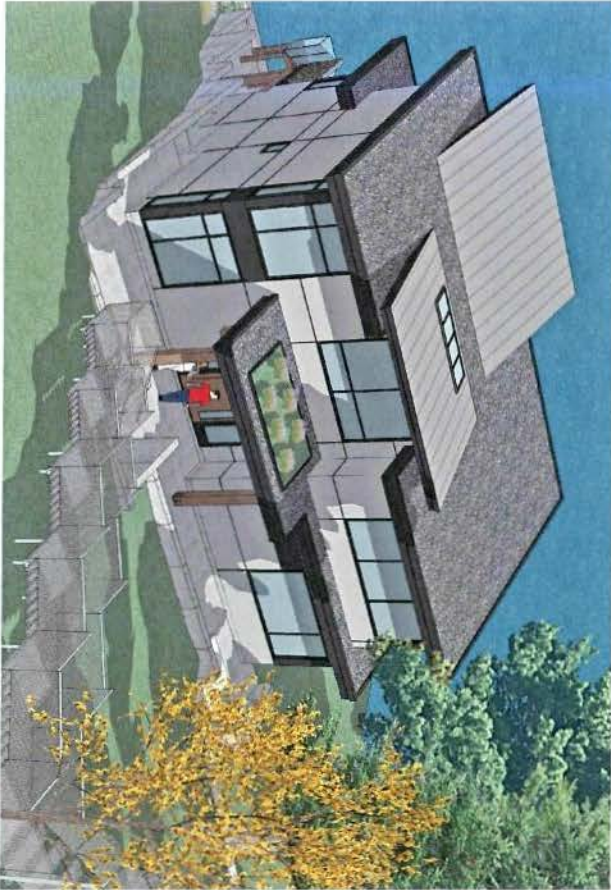
35

SOUTH-WEST CORNER (GARAGE)



36

SOUTH-EAST CORNER (HOUSE)



37

Architectural rendering of the South-East Corner (House) showing a modern building with large glass windows and a dark roof, viewed from the southeast corner.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 4, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____

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

The District of North Vancouver REPORT TO COUNCIL

March 9, 2016
File: 3060-01/000

AUTHOR: Doug Allan, Community Planner

SUBJECT: MOUNT SEYMOUR PARKWAY DEVELOPMENT POTENTIAL

RECOMMENDATION:

It is recommended that:

1. Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2018 with the exception of:
 - the north side of the 3300-3500 Blocks on Mount Seymour Parkway; and
 - small single family subdivisions up to 3 new lots; and
2. Staff report back to Council on the status of development along Mount Seymour Parkway in accordance with the OCP and the Seymour Local Plan Reference Policy document in April 2018.

REASON FOR REPORT:

On March 24, 2014, Council passed a motion that staff report back on the status of development in the former Seymour Local Plan Area in March 2016. This report is provided in response to that Council motion.

BACKGROUND:

On March 18, 2013, Council released the following motion:

“THAT

1. Council reaffirm the Seymour Local Plan status as a reference policy document to help inform land use decisions until more detailed planning for an area within Seymour is completed per Section 12.3.2 of the District Official Community Plan (OCP) recognizing that the unit count referred to in the Seymour Local Plan has not been in

force or effect since the approval of the OCP and that it is not binding for planning purposes;

2. Council reaffirm that Seymour is not identified as one of the growth centres in the District OCP and that infill development opportunities identified in the Seymour Local Plan reference policy document are reflected on the District OCP land use map;
3. With the exception of the 3500 block Mount Seymour Parkway, Dollarton Shipyard / McKenzie Barge site and small single family infill subdivisions (up to 3 new lots), Council express a desire for slow and managed growth and construction in the Seymour Local Plan area, particularly along Mount Seymour Parkway; and,
4. Council instruct staff to advise potential applicants that, with the exception of the 3500 block Mount Seymour Parkway and the above-noted developments, further applications in the Seymour Local Plan area are currently considered premature and this motion will be revisited in March 2014.”

In accordance with this motion, staff reported back to Council on March 24, 2014 and at that time, Council passed the following motion:

1. Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2016 with the exception of:
 - the north side of the 3500 Block Mount Seymour Parkway;
 - the Dollarton Shipyard and McKenzie Barge and Marineways properties; and
 - small single family subdivisions up to 3 new lots; and
2. Staff report back to Council on the status of development in the Seymour Local Plan area in March 2016.

ANALYSIS:

Development Summary From 2003 to Present

Since 2003, development approvals, in the Seymour Local Plan area, not including 2-3 lot single family subdivisions, have consisted of the following projects:

PROJEC T	# OF UNITS	OCCUPANCY PERMIT
1. Pacific Arbour (Cedar Springs) -	146	2012
2. Northlands Terrace (IRCA) - 3294-3354 Mount Seymour Parkway	60	2013
3. 3508/3520 Mount Seymour Parkway	16	2015
4. Cates Landing (3829/3919 Dollarton Highway)	95	under construction

Excluding the 146 seniors rental units, this represents 171 strata units over a 13 year period, or about 13 new units/year. In addition to these projects, staff are currently processing an 8 unit townhouse project at 3568/3572 Mount Seymour Parkway which is awaiting rezoning bylaw adoption and issuance of a development permit.

Mount Seymour Parkway Development Sites

The following map outlines the properties on the north side of the 3300-3500 Blocks on Mount Seymour Parkway and on Gaspé Place which have not been the subject of a development application. These properties are designated as transitional multifamily sites in the OCP and in the Seymour Local Plan Reference Policy document, but have not been rezoned. The two lots at the east end of the 3500 Block (3568-3572 Mount Seymour Parkway) have been excluded as completion of the rezoning and development permit process is expected soon.



Staff continue to receive development inquiries regarding some of the outlined lots including the vacant District-owned lots in the area.

Under the Residential Level 4: Transition Multi-Family OCP designation, redevelopment is permitted up to a density of approximately 1.2 FSR and development is envisioned in predominantly townhouse form. At an average unit size of 130m²/unit (1400ft.²/unit), on a net basis, this would result in 27 units in the remainder of the 3300 Block, 45 units in the 3400 Block, a 32 units in the remainder of the 3500 Block and 33 units on Gaspé Place for a net 137 additional units.

In accordance with the March 2014 Council motion, staff have advised potential applicants that redevelopment of the 3300 and 3400 blocks are considered premature by Council and this will be revisited in 2016. Since March 2014, there have been no applications to redevelop the 6 remaining lots in the 3500 Block.

As continuing redevelopment of the remaining lots in the 3500 Block may not be imminent, and as recent townhouse projects east of the Seymour River have provided a variety of housing units to accommodate a range of housing needs, staff suggest Council consider a motion that would allow the District to accept development applications for the 3300 and

3400 Blocks Mount Seymour Parkway and on Gaspé Place in addition to the 3500 Block Mount Seymour Parkway.

Other Sites in Seymour:

In the March 10, 2014 report, staff advised that there had been inquiries regarding the potential subdivision of:

- three large lots on Indian River Crescent as illustrated on the accompanying image; and
- the Riverside Terrace gravel pit site.

As these sites are either outside of the OCP centres or, have significant development issues, neither are considered appropriate for development at this time and staff suggest Council maintain its previous position that development of these sites is premature.



CONCLUSION

Although little has changed on Mount Seymour Parkway since March 2013 and staff continue to focus on redevelopment within the OCP Town and Village Centres, the OCP does encourage an increase in the variety of housing choices across all segments of the market, including, the provision of ground-oriented, family housing, throughout the community. The OCP envisions 75% to 90% of new growth in the key centres with the balance in neighbourhoods to provide a diversity of housing outside of key centres. Redevelopment of other properties in the 3300 and 3400 Blocks of Mount Seymour Parkway and on Gaspé Place, to a townhouse density in accordance with the Seymour Local Plan Reference Policy document, provides an opportunity to respond to the OCP housing directions in a managed way. Therefore, it is recommended that Council allow the District to accept applications for sites in the 3300- 3500 Blocks and on Gaspé Place as development assemblies are brought forward.

OPTIONS:

The following options are available for Council's consideration:

1. Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2018 with the exception of:
 - the north side of the 3300-3500 Blocks on Mount Seymour Parkway; and
 - small single family subdivisions up to 3 new lots; and

Staff report back to Council on the status of development along Mount Seymour Parkway in accordance with the OCP and the Seymour Local Plan Reference Policy document in April 2018 (staff recommendation); or

2. Council take no further action in this regard.

Respectfully submitted,



Doug Allan,
Community Planner
da/

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 _____	

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 4, 2016</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



Memo

March 24, 2016

File: 01.0470.35/019.008

TO: Mayor and Council

FROM: Tegan Smith, Project Delivery Office

SUBJECT: Metro Vancouver Capilano Water Main Update

At the April 4, 2016 regular Council meeting, Metro Vancouver plans on providing Council with an update on the Capilano Water Main project.

Staff recognize the community for their patience with this highly disruptive project. Residents have been tolerant and understanding as Metro opened up Capilano Road to install a 2 metre diameter water main. Metro's water main has now been substantially implemented and Capilano Road was reopened in mid-March after being closed since August.

Project Schedule and Remaining Work

Metro Vancouver indicates the following plans to complete the project:

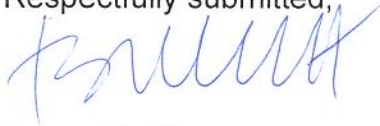
- Metro's contractor will be re-establishing municipal water, sanitary and storm service connections and repairs at the side of the road over the next several weeks. This may result in single-lane alternating traffic during off-peak hours.
- Metro indicates that the site office will be decommissioned and park area will be restored by summer.
- Final road paving will be coordinated with DNV's Montroyal Bridge work and scheduled over the summer. As Capilano Road will be reconstructed, staff are working with Metro to develop an appropriate construction traffic management plan.
- **Highland detour will likely remain in place through the summer.** Staff are taking a closer look at resident's requests about traffic control measures that should remain or be removed when the detour is decommissioned.
- In the late Fall, Metro's contractor will then come back and complete the crossover chamber on Edgemont Boulevard east of Capilano Road. This work will continue into 2017.

Community Engagement

Throughout the project, District staff have been working closely with Metro Vancouver articulating the importance of communications, quality construction traffic management, and environmental protection. Regular communication and positive working relationships with Metro have been important.

- Metro continues to engage with CMAC and solicit their feedback on the project.
- Metro indicates plans to host a community meeting in April/May.
- **Steve Billington continues to be community liaison for the project and resident's concerns can be addressed to him via Metro's webpage.**
- Staff are working to intentionally coordinate construction traffic on Capilano Road closely with the work on the Montroyal Bridge and other development and utility related works in the Edgemont and Upper Capilano area.

Respectfully submitted,



Tegan Smith
Project Manger

Draft Financial Plan Public Input

Opportunity for public input.

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