

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, May 30, 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](http://www.dnv.org)

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## REGULAR MEETING OF COUNCIL

**7:00 p.m.**  
**Monday, May 30, 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](http://www.dnv.org)

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

- Bylaw 7984 – Rezoning 3568-3572 Mt. Seymour Parkway
- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- 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. May 30, 2016 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the May 30, 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

#### 4. RECOGNITIONS

#### 5. DELEGATIONS

- 5.1. Mr. Patrick Stafford-Smith, North Vancouver Chamber of Commerce p. 11-12**  
Re: Update on Economic Partnership North Vancouver Program

**6. ADOPTION OF MINUTES**

**6.1. May 9, 2016 Regular Council Meeting p. 15-18**

*Recommendation:*

THAT the minutes of the May 9, 2016 Regular Council meeting are adopted.

**6.2. May 17, 2016 Public Hearing – Employment Zone – Lynn Creek Light Industrial p. 19-23**

*Recommendation:*

THAT the minutes of the May 17, 2016 Public Hearing are received.

**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. Acting Mayor June 24 – July 3, 2016 p. 27-28**  
File No. 01.0115.30/002.000

*Recommendation:*

THAT Councillor Bassam is designated as Acting Mayor for the period June 24 – July 3, 2016 inclusive;

AND THAT Councillor Hanson is designated as Acting Mayor for the period September 6 – 15, 2016 inclusive.

**9.2. Bylaw 8142: Employment Zone – Lynn Creek Light Industrial p. 29-57**  
File No. 13.6480.30/002.001

*Recommendation:*

THAT “The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)” is given SECOND and THIRD Readings.



**9.3. Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)** p. 59-142  
File No. 08.3060.20/009.16

*Recommendation:*

THAT “Heritage Revitalization Authorization Agreement Bylaw 8180 – Thomson House”, to allow for the subdivision and redevelopment of the property under a Heritage Revitalization Agreement, is given FIRST Reading;

AND THAT “Heritage Designation Bylaw 8181 – 360 East Windsor Road, Bylaw 8181, 2016”, to allow for the Heritage Designation of the heritage house, is given FIRST Reading;

AND THAT Bylaws 8180 and 8181 are referred to a Public Hearing.

**9.4. Request for Noise Bylaw Variance – Cates Landing Roadwork** p. 143-147  
File No. 11.5460.01/000.001

*Recommendation:*

THAT Council relax the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night and on weekends, to complete traffic disrupting road works for the Polygon’s Cates Landing site located on the 3900 block of Dollarton Hwy for the period from May 31<sup>st</sup> to June 30<sup>th</sup>, 2016.

**9.5. Request for Noise Bylaw Variance – Capilano Main No. 9 (Phase 2) Construction** p. 149-156  
File No. 11.5210.01/000.000

*Recommendation:*

THAT Council approve an extension to the relaxation of Noise Regulation Bylaw 7188 for Capilano Water Main project, effective until May 31, 2017, as follows:

- Extend work hours on Saturday from 7 am to 8 pm, if required;
- Generators for power and pumps to run 24 hours per day, 7 days per week provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw using shrouding or other means to the satisfaction of the Municipal Engineer;
- Extended work hours beyond 8 pm for emergency situations and to complete concrete placement for the project’s three valve chambers; and,
- Possible use of equipment that exceeds the noise limits such as hydro vacuum truck, which can reach noise levels of 110dBA, only between the hours of 8 am to 5 pm Monday to Friday.

AND THAT, should it be required, authority be delegated to the Municipal Engineer to consider and/or approve an extension to the requested noise variance past May 31, 2017.

**9.6. Request for Noise Bylaw Variance – Drum Gate Resurfacing Project p. 157-166 at Cleveland Dam and East Abutment E2 Shaft Replacement Project at Cleveland Dam**

File No. 01.0470.35/019.008

*Recommendation:*

THAT

1. A noise bylaw variance for Metro Vancouver for the Drum Gate Resurfacing Project at Cleveland Dam, effective until October 31, 2016, as described in the May 30, 2016 report of the Project Coordinator entitled Request for Noise Bylaw Variance – Drum Gate Resurfacing Project at Cleveland Dam and East Abutment E2 Shaft Replacement Project at Cleveland Dam, be approved as follows:
  - Extend work hours from 8:00 pm to 7:00 am, Monday to Saturday for the works, which may require the use of noise emitting equipment. This will be used after residents are advised of such activity;
  - Use of generators and dehumidifiers to run 24 hours a day, seven days a week;
  - Possible use of equipment that exceeds the noise limits such as hydro vacuum truck, which can reach noise levels of 110dBA, only between the hours of 8:00 am to 5:00 pm Monday to Friday; and,
  - Extended work hours beyond for emergency situations.
2. A noise bylaw variance associated with the construction of the Cleveland Dam East Abutment E2 Shaft Replacement Project, effective until December 31, 2016, as described in the May 30, 2016 report of the Project Coordinator entitled Request for Noise Bylaw Variance – Drum Gate Resurfacing Project at Cleveland Dam and East Abutment E2 Shaft Replacement Project at Cleveland Dam, be approved as follows:
  - Extended work hours from 8:00 pm to 7:00 am, seven days a week; and,
  - Generators for power and pumps to run 24-7, provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw to the satisfaction of the Municipal Engineer.

AND THAT, should it be required, authority be delegated to the Municipal Engineer to consider and/or approve an extension to both of the requested noise variances.

**9.7. BC Bike Fest – July 10-11, 2016 – Parkgate Park**

**p. 167-169**

File No.

*Recommendation:*

THAT the Parks Control Bylaw 2733 be relaxed to permit overnight camping in Parkgate Park for the BC Bike Race on July 10, on a pilot basis for 2016.

**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 May 30, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

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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: North Vancouver Chamber of Commerce

Title of Presentation: Update on Economic Partnership North Vancouver Program

Name of person(s) to make presentation: Louise Ranger and Patrick Stafford-Smith

Purpose of Presentation:

☒ Information only

☐ Requesting a letter of support

☐ Other (provide details below)

Please describe:

The Economic Partnership North Vancouver Program has now launched and representatives from the North Vancouver Chamber of Commerce would like to provide Mayor and Council with an update on the Program's strategic plan and initiatives underway, and provide an opportunity for questions.

Contact person (if different than above): Louise Ranger

Daytime telephone number: 604-987-4488

Email address: louise@nvchamber.ca

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

☐ Handout ☐ DVD

☒ PowerPoint presentation

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

Presentation requirements:

☒ Laptop ☐ Tripod for posterboard

☒ Multimedia projector ☐ Flipchart

☐ Overhead projector

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

## Delegation to Council Request Form

### Rules for Delegations:

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

### Helpful Suggestions:

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

I understand and agree to these rules for delegations

Louise Ranger

April 19, 2016

Name of Delegate or Representative of Group

Date

Signature

### For Office Use Only

#### Approved by:

Municipal Clerk

Deputy Municipal Clerk

Appearance date:

Receipt emailed on:

#### 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 7:01 p.m. on Monday, May 9, 2016 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. R. Malcolm, Acting General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. W. Maskall, Section Manager – Natural Parklands  
Ms. S. Dale, Confidential Council Clerk  
Mr. G. Exley, Community Forester

**1. ADOPTION OF THE AGENDA**

**1.1. May 9, 2016 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the May 9, 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.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Ms. Babs Perowne, 2000 Block Fullerton Avenue:**

- Spoke regarding the TransLink fare review forum;
- Expressed concerns that the North Shore is not included in the forum;
- Opined that a poorly designed fare structure will impact ridership; and,
- Noted that her concerns are not regarding routes or frequencies of bus service but rather on the fare structure.

**2.2. Ms. Margie Goodman, 2700 Block Panorama Drive:**

- Spoke regarding the property at 2755 Panorama Drive;
- Opined that the subject property is an eyesore and a hazard; and,

- Expressed concern regarding the length of time permitted by the Remedial Action Order.

**3. PROCLAMATIONS**

**3.1. Public Works Week – May 15–21, 2016**

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

Nil

**6. ADOPTION OF MINUTES**

**6.1. April 18, 2016 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the minutes of the April 18, 2016 Regular Council meeting are adopted.

**CARRIED**

**6.2. April 25, 2016 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the minutes of the April 25, 2016 Regular Council meeting are adopted.

**CARRIED**

**6.3. May 2, 2016 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the minutes of the May 2, 2016 Regular Council meeting are adopted.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COUNCIL WORKSHOP REPORT**

Nil

**9. REPORTS FROM COUNCIL OR STAFF**

**9.1. Bylaw 8177: Tax Rates Bylaw**

File No. 09.3900.20/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT "Tax Rates Bylaw 8177, 2016" is ADOPTED.

**CARRIED**

**9.2. Pro Walk/Pro Bike/Pro Place Conference**

File No. 01.0390.00/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor HICKS**

THAT Councillor Bond be authorized to attend the 2016 Pro Walk/Pro Bike/Pro Place Conference on September 12-15, 2016 in Vancouver, BC.

**CARRIED**

**9.3. Montroyal Bridge Replacement Project**

File No.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the application to the New Building Canada Fund – Small Communities Fund (NBCF-SCF) for the replacement of Montroyal Bridge be supported;

AND THAT sufficient District funds are included in the 2016-2020 Financial Plan Bylaw for the District's share of the project.

**CARRIED**

**9.4. 1970 Pemberton Avenue – Douglas Fir Tree in Unopened Laneway**

File No. 12.6300.01/000.000

Public Input:

Mr. Colin Metcalfe, 1900 Block Pemberton Avenue:

- Spoke regarding the request to remove the large mature Douglas Fir tree located in an unopened lane easement adjacent to his property;
- Stated that the large Douglas Fir tree in his backyard is a safety issue; and,
- Requested that the tree be removed.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the April 14, 2016 report of the Section Manager – Natural Parklands entitled 1970 Pemberton Avenue – Douglas Fir tree in Unopened Laneway be received for information;

AND THAT staff be directed to issue a permit in accordance with the District's Bylaw and Policy to remove the Douglas Fir tree in the unopened laneway at 1970 Pemberton Avenue at the cost of the applicant.

**CARRIED**

Opposed: Councillors BOND and MACKAY-DUNN

## **10. REPORTS**

### **10.1. Mayor**

Nil

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

Nil

### **10.3. Councillors**

Councillor Hicks advised that there is a Public Meeting being held on Wednesday, May 11, 2016 from 6-8pm at the Pinnacle Hotel Ballroom regarding Polygon's application for the new museum.

Councillor Muri reported on Metro Vancouver Utilities Committee's proposed bridge design for the Seymour River area.

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

Nil

## **11. ANY OTHER BUSINESS**

Nil

## **12. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the May 9, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(7:56 p.m.)

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Mayor

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Municipal Clerk

## DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

Report of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 17, 2016 commencing at 8:40 p.m.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks (8:41pm)  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor R. Bassam

**Staff:** Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. A. Reiher, Confidential Council Clerk  
Mr. R. Taylor, Planner

### The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)

*Purpose of Bylaw:*

Bylaw 8142 proposes to amend the District's Zoning Bylaw to create a new Employment Zone – Lynn Creek Light Industrial (EZ-LC) and rezone a portion of the light industrial lands within the Lynn Creek Town Centre from Light Industrial Zone – I3 and Comprehensive Development Zone 8 (CD 8) to Employment Zone – Lynn Creek Light Industrial (EZ-LC), to accommodate a mix of manufacturing and service uses as well as a limited range of commercial uses.

#### 1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;

- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Mr. James Gordon, Manager – Administrative Services, stated that:

- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that Bylaw 8142 proposes to amend the District's Zoning Bylaw to create a new Employment Zone – Lynn Creek Light Industrial (EZ-LC) and rezone a portion of the light industrial lands within the Lynn Creek Town Centre from Light Industrial Zone – I3 and Comprehensive Development Zone 8 (CD 8) to Employment Zone – Lynn Creek Light Industrial (EZ-LC), to accommodate a mix of manufacturing and service uses as well as a limited range of commercial uses.

Councillor MURI left the meeting at 8:40 pm and returned at 8:41 pm.

Councillor HICKS arrived at this point of the proceedings.

## **3. PRESENTATION BY STAFF**

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, provided an overview of the proposal noting that the study area for the proposed rezoning is the Industrial (I-3) zoned area immediately west of Mountain Highway and centred around Crown Street, and that the area is a smaller, fine-grained lot pattern allowing for greater diversity of small businesses.

It was noted that the area typically has older buildings enabling more affordable rents, is located immediately adjacent to the Lynn Creek Town Centre core and that the potential benefits may include:

- An increased demand for local goods and services;
- Providing a source of employment for local residents; and,
- A diversity of businesses providing interest and vitality to the Town Centre.

Mr. Milburn reported that the types of existing businesses in the proposed area for rezoning include:



- Automobile service/repair shops;
- Goods manufacturing;
- Communications equipment;
- Catering services;
- Craft beer and hobby wine businesses;
- Consulting services; and,
- Warehouses.

Ms. Sarah Dal Santo, Section Manager – Planning Policy, reported that through a series of stakeholder workshops, business operators and land owners commented that the Lynn Creek area provides a valuable service to the community which has evolved over time. However, stakeholders identified the need to:

- Keep residential uses outside of the industrial area to prevent potential use conflicts and redevelopment pressures;
- Relax zoning regulations to enable more intensive use of existing space;
- Permit greater flexibility of complementary retail uses that are related to industrial uses;
- Relax zoning regulations to enable greater use of outdoor patio space; and,
- Seek to address parking challenges in the area.

Ms. Dal Santo noted that these are the issues that the new zoning regulations seek to address and noted that the overall challenges include:

- General housekeeping amendments for alignment with the definitions in the Zoning Bylaw; and,
- Formatting changes to ensure consistency of the EZ-LI Zoning that Council has endorsed for other Employment Zones in the District.

Ms. Dal Santo noted that key changes from the existing I3 Zone are mostly fine-tuning changes which include:

- Having a broader category of principal uses that enable a greater diversity of industrial uses than the specific uses under the I3 Zoning;
- Enabling office spaces to be used as a principal use, limited to the upper floor of a building;
- Permitting limited retail, whether principal or accessory use, to a maximum size of 500m<sup>2</sup> per parcel;
- Allowing retail as a conditional use, limited to auctioneer, building supply, equipment sales, rental and garden supply;
- Permitting restaurant seating to a maximum of 20 seats, and outdoor seating to a maximum of 12 seats;
- Caretaker units would be limited to the upper floor in the new proposed zoning; and,
- The new zoning would change the maximum site coverage to 100%.

Ms. Dal Santo noted that the following items would remain unchanged from the existing I3 Zoning:

- The maximum floor space of a building would stay at an FSR of 1.2;
- Building height would remain at 40 feet and lot coverage would stay unchanged at 60%;
- Accessory uses are still limited to a maximum of 25% of the floor area; and,

- On-site parking requirements would stay unchanged.

Mr. Milburn commented that the new zoning seeks to confirm businesses and industries as a first priority to the area. It was noted the proposed zoning would preserve business uses, and would provide:

- Greater flexibility for manufacturing use;
- Place conditions on retail uses, limiting the amount of retail space; and,
- Enable businesses to make full use of the available space.

Mr. Milburn noted that the proposed zoning reflects stakeholders input, addresses the need to protect the industrial function of the lands, enables businesses to expand, and makes the best use of the building and lot.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Mr. Raffaele Panzetta, 400 Block Mountain Hwy: COMMENTING

- Expressed concern that the new zoning could potentially increase the property value which may in turn increase property taxes;
- Expressed concern regarding caretaker suites in an industrial zone;
- Commented that the proposed zoning may cause an increase to traffic in the area; and,
- Stated that the lots are small and increasing uses for offices may further limit parking.

### 5.2. Mr. Peter Larson, 100 Block Rupert Street: COMMENTING

- Mentioned that there are three gyms in the area; and,
- Expressed concern regarding parking.

### 5.3. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented that better guidelines on property use would be needed; and,
- Spoke to the Metro Vancouver Industrial Lands report in relation to the District.

## 6. QUESTIONS FROM COUNCIL

In response to a question regarding lot sizes, staff advised that a minimum parcel size has been included to prevent existing lots from becoming non-conforming under the proposed zoning.

In response to a question regarding the ongoing use of schools in the I3 Zone, staff advised that they can specify the school type as an accessory use for training, and that the proposed rezoning would allow trade schools under service use.

In regards to a social gathering use of a building, staff advised that in order to obtain a liquor license, a resolution from Council would need to be passed. It was also noted that any tenancy has the right to apply for a liquor license.

In response to a question regarding offensive smells from industrial businesses, staff advised that these may be reduced and controlled through various measures including

keeping smells contained and requiring appropriate ventilation. In addition, co-locating similar industrial uses is important to limit potential impacts from the types of noises and smells that are normal and anticipated in a busy industrial area.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the May 17, 2016 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)" be returned to Council for further consideration.

**CARRIED**  
(9:19 p.m.)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

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## REPORTS

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| AGENDA INFORMATION                                  |                           |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>May 30, 2016</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____               |

|                  |
|------------------|
| Dept.<br>Manager |
|------------------|

|                 |
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| GM/<br>Director |
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| CAO |
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## The District of North Vancouver

### REPORT TO COUNCIL

April 26, 2016  
File: 01.0115.30/002.000

**AUTHOR:** Linda Brick, Deputy Municipal Clerk

**SUBJECT:** Acting Mayor June 24 – July 3, 2016

**RECOMMENDATION:**

THAT Councillor Bassam is designated as Acting Mayor for the period June 24 – July 3, 2016 inclusive;

AND THAT Councillor Hanson is designated as Acting Mayor for the period September 6 – 15, 2016 inclusive.

**BACKGROUND:**

Councillor Hanson is designated as Acting Mayor for June 15 – July 15, 2016; due to an alternate commitment Councillor Hanson is unable to fulfil the duties of Acting Mayor on June 24 – July 3, 2016. It has been agreed between Councillors Hanson and Bassam that Councillor Bassam will assume the responsibility of Acting Mayor for the period of June 24 – July 3, 2016 inclusive and Councillor Hanson will assume the responsibility of Acting Mayor for the period September 6 – 15, 2016 inclusive. This change requires a resolution of Council.

**Options:**

1. Appoint Councillor Bassam as the Acting Mayor for June 24 – July 3, 2016 inclusive and Councillor Hanson as the Acting Mayor for September 6 – 15, 2016.
2. Propose another name for consideration as Acting Mayor for the required time period.

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

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



| AGENDA INFORMATION                                  |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>MAY 30/2016</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____              |

*SR*  
*FLR*  
Dept.  
Manager

*DM*  
GM/  
Director

*CAO*  
CAO

## The District of North Vancouver REPORT TO COUNCIL

May 24, 2016

File: 13.6480.30/002.001.000

**AUTHOR:** Sarah Dal Santo, Section Manager Planning Policy

**SUBJECT:** Bylaw 8142: Employment Zone – Lynn Creek Light Industrial

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)" is given SECOND and THIRD Readings.

### BACKGROUND:

Bylaw 8142 received First Reading on May 2, 2016. A Public Hearing for Bylaw 8142 was held and closed on May 17, 2016.

Bylaw 8142 is now ready to be considered for Second and Third Readings by Council.

At the May 17, 2016 Public Hearing Council directed staff to report back with clarification on two items related to industrial lands: opportunities to create more light industrial businesses in this area, and strategies to reduce offensive smells from industrial practices.

The density under the proposed new zoning was intentionally held constant with that under the existing I3 zoning so as not to incentivize inappropriate redevelopment of this industrial area. However the slight increase in lot coverage is proposed to enable businesses to intensify uses on their lots. Other more substantive opportunities to grow industrial uses may be found in the adjacent industrial lands immediately outside of the proposed Lynn Creek Employment Zone area (this includes the areas along Lynn Avenue and south of Main Street). Subject to Council's consideration, future rezoning of these areas to EZ-LI may enable these businesses to grow and expand. In addition, subject to environmental and other analyses, the current Maplewood planning process presents a unique opportunity to identify new areas for employment uses on undeveloped lands, subject to community engagement and a thorough review of the environmental and infrastructure opportunities and constraints.

As referenced in the proposed new zoning, noise, glare, odour and air pollution must not be detectable from the parcel's property line. This may be achieved by keeping pollution generating activities contained behind closed doors and through the installation of

appropriate filtration and ventilation. In addition, industrial uses are required to adhere to good neighbour requirements for employment zones that further regulate noise levels, lighting and glare as well as air quality. Monitoring and enforcement is carried out on a complaints basis. Co-locating similar industrial uses is important to limit potential impacts from the types of noises and smells that are normal and anticipated in a busy industrial area.

**OPTIONS:**

1. Give the bylaw Second and Third Readings; or,
2. Give no further Readings to the bylaw and abandon the bylaw at First Reading.

Respectfully submitted,



Sarah Dal Santo  
Section Manager Planning Policy

**Attachments:**

- The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)
- Public Hearing Minutes – May 17, 2016
- Staff Report – April 22, 2016

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

## **Bylaw 8142**

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

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

### **1. Citation**

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)”.

### **2. Amendments**

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

a) Part 2A Definitions is amended as follows:

Delete:

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones 65, 67, 68, 69, 81, 79, 86 and 90 [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 – 1 to 4B 79 – 10 (CD 79), 4B 81-1 to 4B 81-14 (CD 81) ] 4B 86-1 to 4B 86 – 5 (CD 86), and 4B 90 – 1 to 4B 90 – 8 (CD 90)] only:

And replace with:

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], 780 (EZ-LC) Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones 65, 67, 68, 69, 79, 81, 86 and 90 [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 – 1 to 4B 79 – 10 (CD 79), 4B 81-1 to 4B 81-14 (CD 81) ] 4B 86-1 to 4B 86 – 5 (CD 86), and 4B 90 – 1 to 4B 90 – 8 (CD 90)] only:

Delete:

“licensed lounge use” means a premise, which is an accessory use to a hotel, entertainment or recreation use, and which is used for the on-site consumption of alcoholic beverages;

And replace with:

“licensed lounge use” means a premise, which is an accessory use to a hotel, entertainment, recreation use, or a provincially approved brewery/distillery use; and which is used for the on-site consumption of alcoholic beverages;

Add the following definition to the Part 2A definitions:

“upper floors” means the storey or storeys of a building situated above the storey of the building that is closest in elevation to the grade level.

Add the following term to the list of terms that have the meanings given to them in Part 2 of this Bylaw:

“caretaker unit”

b) Section 301 (2) is amended as follows:

Insert:

“Employment Zone – Lynn Creek Light Industrial EZ-LC Bylaw 8142”; and

Delete:

“Comprehensive Development Zone 8 CD8”

c) Part 3A – Subdivision Requirements is amended by adding the subdivision requirements for the EZ-LC zone to the table of “Minimum Lot Sizes and Dimensions” in Section 309A, under “Employment Zones”, as follows:

| <b>Employment Zones</b>                       |                   |   |   |                                   |                                   |   |
|---|-------------------|---|---|-----------------------------------|-----------------------------------|---|
| <b>Zone</b>                                   | <b>Short Form</b> | <b>Minimum Lot Area (square metres)</b> | <b>Maximum Lot Area (square metres)</b> | <b>Minimum Lot Width (metres)</b> | <b>Minimum Lot Depth (metres)</b> | <b>Minimum Lot Width for corner lots (metres)</b> |
| Employment Zone – Lynn Creek Light Industrial | EZ-LC             | 1100                                    | NA                                      | 24                                | 34                                | NA  |

d) Section 403A (1) (i) is amended as follows:

Delete:

The retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, CD 4, CD21, CD 45, CD47 & CD48 zones.

And replace with:

"The retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, C9, C10, CD 4, CD21, CD 45, CD47, CD48, CD65, CD68, CD79, CD80, CD81 & CD90 zones; or in accordance with a manufacturer's license issued by the British Columbia Liquor Control and Licensing Branch."

e) Part 7 Industrial Zone Regulations is amended by inserting the following:

**"780 EMPLOYMENT ZONE – Lynn Creek Light Industrial (EZ-LC)"**

**780.01 Intent**

The intent of the Lynn Creek Light Industrial Zone (EZ-LC) is to accommodate a mix of manufacturing and service uses, as well as a limited range of commercial uses that serve to animate the Lynn Creek light industrial precinct.

**780.02 Permitted Uses**

The following uses are permitted in the Lynn Creek Light Industrial Zone:

**a) Uses Permitted Without Conditions:**

Not applicable.

**b) Conditional Uses**

The following *principal uses* are only permitted when the conditions outlined in section 780.03 Conditions of Use are met:

- i. *manufacturing use;*
- ii. *office use;*
- iii. *recreation / community centre use;*
- iv. *retail use;*
- v. *service use;*
- vi. *social-gathering use; and*
- vii. *warehouse use.*



### **780.03 Conditions of Use**

#### **a) All Uses**

- i. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

#### **b) Office Use:** the use of land, *buildings* and structures for *office use* is only permitted as a *principal use* when the following conditions are met:

- i. *Office use* must be located on the *upper floors* of a *building*.

#### **c) Recreation/Community Centre Use:** the use of land, buildings and structures for *recreation/community centre use* is only permitted as a *principal use* when the following condition is met:

- i. *Recreation/Community Centre use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

#### **d) Retail Use:** the use of land, *buildings* and structures for *retail use* is only permitted as a *principal use* when the following conditions are met:

- i. **Retail use**, whether accessory or principal, is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.
- ii. **Retail use** as a *conditional use* is limited to the following classes of retail only:
  - a. *Auctioneer use*;
  - b. *Building supply use*;
  - c. *Equipment sales and rental use*; and
  - d. *Garden supply use*.

#### **e) Social Gathering Use:** the use of land, *buildings* and structures for *social gathering use* is only permitted as a *principal use* when the following conditions are met:

- i. *Social gathering use* must be on the *upper floors* of a *building*; and
- ii. *Social gathering use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

### **780.04 Accessory Use**

#### **a) Accessory uses**, in combination, may occupy a maximum of 25% of the total floor area of a *building* or *buildings*, or in a multi-tenant building, a maximum of 25% of the floor area occupied by the tenant.

#### **b) Residential use** is limited to one *caretaker unit* per parcel when the following conditions are met:

- i. The caretaker unit must be accessory to a permitted principal use;

- ii. The caretaker unit must be located on the upper floors of a building; and
- iii. The caretaker unit may not exceed 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) in size.

c) **Restaurant use** is limited to a maximum size of 20 seats, exclusive of *outdoor customer service areas*, and must be accessory to food or beverage related *manufacturing uses* such as, but not limited to: bakery, catering, commissary kitchen, brewery or distillery.

d) **Outdoor customer service areas** are only permitted in conjunction with a permitted accessory restaurant use and may not exceed 12 seats in size and must be operationally and physically tied to the principal premises.

e) **Accessory exterior storage areas** are permitted only in conjunction with:

- i. *Automotive body and repair shops;*
- ii. *Building supply use;*
- iii. *Equipment sales and rental use;*
- iv. *Garden supply use.*

#### 780.05 Density

a) The maximum permitted *floor area ratio* in the Lynn Creek Light Industrial Zone is 1.2 exclusive of a *caretaker unit*.

#### 780.06 Maximum Principal Building Size

Not applicable.

#### 780.07 Setbacks

| Setback              | Principal Building or Structure | Accessory Building or Structure |
|----------------------|---------------------------------|---------------------------------|
| Front                | Minimum: 1.5 metres (4.9 ft.)   | Minimum: 1.5 metres (4.9 ft.)   |
| Rear on a lane       | Minimum: 1.5 metres (4.9 ft.)   | Minimum: 1.5 metres (4.9 ft.)   |
| Rear                 | Minimum: 0 metres               | Minimum: 0 metres               |
| Side                 | Minimum: 0 metres               | Minimum: 0 metres               |
| Side facing a street | Minimum: 0 metres               | Minimum: 0 metres               |

#### 780.08 Building Orientation and Form

Not applicable.

### **780.09 Building Depth and Width**

Not applicable.

### **780.10 Coverage**

- a) The maximum *building coverage* is 60% of the lot area; and
- b) The maximum *site coverage* is 100% of the lot area

### **780.11 Height**

- a) The maximum height of *buildings* and structures is 12.2 metres (40 feet).

### **780.12 Landscaping**

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas, *outdoor customer service areas*, garbage and recycling areas, or sidewalks at the front of the lot shall be landscaped.
- b) A 2 metre (6.5 ft.) high screen consisting of a solid wood fence, landscaping, or combination thereof, with 90% opacity, is required to screen from public view:
  - i. exterior storage areas, where permitted;
  - ii. exterior garbage and recycling areas; and
  - iii. exterior utility boxes, vents and pumps.
- c) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces.

### **780.13 Subdivision Requirements**

| <b>Minimum Lot Size</b>                           | <b>Maximum Lot Size</b> | <b>Minimum Lot Width</b> | <b>Minimum Lot Depth</b> | <b>Minimum Lot Width on Corner Lots</b> |
|---|-------------------------|--------------------------|--------------------------|---|
| 1,100 m <sup>2</sup><br>(11,840 ft <sup>2</sup> ) | N.A.                    | 24 m<br>(79 ft)          | 34m<br>(112 ft)          | 24 m<br>(79 ft)                         |

### **780.14 Parking and Loading**

- a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw



- b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/100 m<sup>2</sup> (1,076 sq. ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw”.

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Light Industrial Zone I3 and CD-8 to Employment Zone – Lynn Creek Light Industrial (EZ-LC).

**READ** a first time May 2<sup>nd</sup>, 2016

**PUBLIC HEARING** held May 17<sup>th</sup>, 2016

**READ** a second time

**READ** a third time

Certified a true copy of “Rezoning Bylaw 1335 (Bylaw 8142)” as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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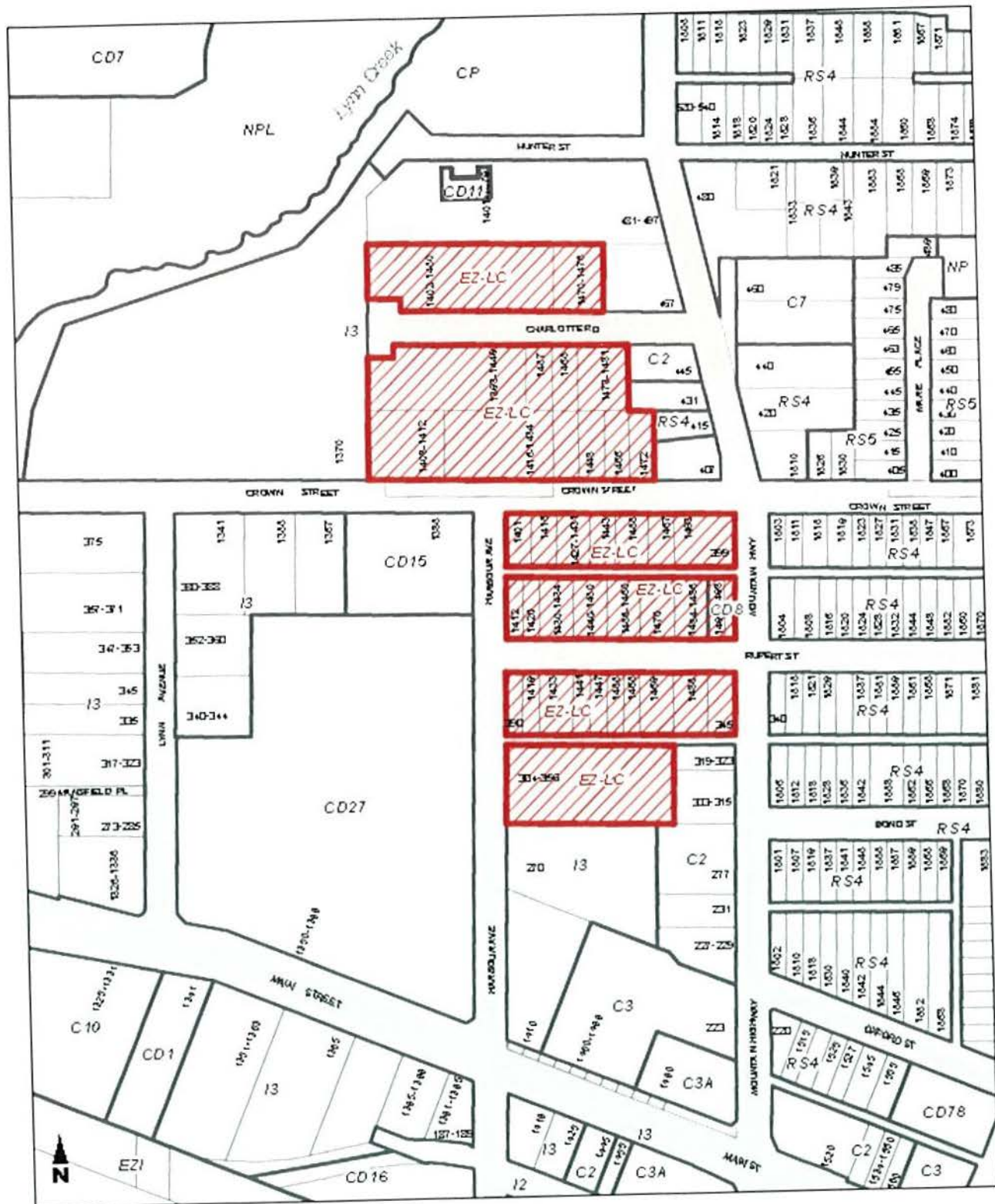
Municipal Clerk

Certified a true copy

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Municipal Clerk

**Schedule A to Bylaw 8142**  
**The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)**



LIGHT INDUSTRIAL ZONE (I3) & COMPREHENSIVE DEVELOPMENT ZONE 8 (CD8) TO  
 EMPLOYMENT ZONE LYNN CREEK LIGHT INDUSTRIAL (EZ-LC)

## DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

Report of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 17, 2016 commencing at 8:40 p.m.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks (8:41pm)  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor R. Bassam

**Staff:** Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. A. Reiher, Confidential Council Clerk  
Mr. R. Taylor, Planner

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### The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)

#### *Purpose of Bylaw:*

Bylaw 8142 proposes to amend the District's Zoning Bylaw to create a new Employment Zone – Lynn Creek Light Industrial (EZ-LC) and rezone a portion of the light industrial lands within the Lynn Creek Town Centre from Light Industrial Zone – I3 and Comprehensive Development Zone 8 (CD 8) to Employment Zone – Lynn Creek Light Industrial (EZ-LC), to accommodate a mix of manufacturing and service uses as well as a limited range of commercial uses.

#### 1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;

- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public.

Mr. James Gordon, Manager – Administrative Services, stated that:

- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw stating that Bylaw 8142 proposes to amend the District's Zoning Bylaw to create a new Employment Zone – Lynn Creek Light Industrial (EZ-LC) and rezone a portion of the light industrial lands within the Lynn Creek Town Centre from Light Industrial Zone – I3 and Comprehensive Development Zone 8 (CD 8) to Employment Zone – Lynn Creek Light Industrial (EZ-LC), to accommodate a mix of manufacturing and service uses as well as a limited range of commercial uses.

Councillor MURI left the meeting at 8:40 pm and returned at 8:41 pm.

Councillor HICKS arrived at this point of the proceedings.

## **3. PRESENTATION BY STAFF**

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, provided an overview of the proposal noting that the study area for the proposed rezoning is the Industrial (I-3) zoned area immediately west of Mountain Highway and centred around Crown Street, and that the area is a smaller, fine-grained lot pattern allowing for greater diversity of small businesses.

It was noted that the area typically has older buildings enabling more affordable rents, is located immediately adjacent to the Lynn Creek Town Centre core and that the potential benefits may include:

- An increased demand for local goods and services;
- Providing a source of employment for local residents; and,
- A diversity of businesses providing interest and vitality to the Town Centre.

Mr. Milburn reported that the types of existing businesses in the proposed area for rezoning include:



- Automobile service/repair shops;
- Goods manufacturing;
- Communications equipment;
- Catering services;
- Craft beer and hobby wine businesses;
- Consulting services; and,
- Warehouses.

Ms. Sarah Dal Santo, Section Manager – Planning Policy, reported that through a series of stakeholder workshops, business operators and land owners commented that the Lynn Creek area provides a valuable service to the community which has evolved over time. However, stakeholders identified the need to:

- Keep residential uses outside of the industrial area to prevent potential use conflicts and redevelopment pressures;
- Relax zoning regulations to enable more intensive use of existing space;
- Permit greater flexibility of complementary retail uses that are related to industrial uses;
- Relax zoning regulations to enable greater use of outdoor patio space; and,
- Seek to address parking challenges in the area.

Ms. Dal Santo noted that these are the issues that the new zoning regulations seek to address and noted that the overall challenges include:

- General housekeeping amendments for alignment with the definitions in the Zoning Bylaw; and,
- Formatting changes to ensure consistency of the EZ-LI Zoning that Council has endorsed for other Employment Zones in the District.

Ms. Dal Santo noted that key changes from the existing I3 Zone are mostly fine-tuning changes which include:

- Having a broader category of principal uses that enable a greater diversity of industrial uses than the specific uses under the I3 Zoning;
- Enabling office spaces to be used as a principal use, limited to the upper floor of a building;
- Permitting limited retail, whether principal or accessory use, to a maximum size of 500m<sup>2</sup> per parcel;
- Allowing retail as a conditional use, limited to auctioneer, building supply, equipment sales, rental and garden supply;
- Permitting restaurant seating to a maximum of 20 seats, and outdoor seating to a maximum of 12 seats;
- Caretaker units would be limited to the upper floor in the new proposed zoning; and,
- The new zoning would change the maximum site coverage to 100%.

Ms. Dal Santo noted that the following items would remain unchanged from the existing I3 Zoning:

- The maximum floor space of a building would stay at an FSR of 1.2;
- Building height would remain at 40 feet and lot coverage would stay unchanged at 60%;
- Accessory uses are still limited to a maximum of 25% of the floor area; and,

- On-site parking requirements would stay unchanged.

Mr. Milburn commented that the new zoning seeks to confirm businesses and industries as a first priority to the area. It was noted the proposed zoning would preserve business uses, and would provide:

- Greater flexibility for manufacturing use;
- Place conditions on retail uses, limiting the amount of retail space; and,
- Enable businesses to make full use of the available space.

Mr. Milburn noted that the proposed zoning reflects stakeholders input, addresses the need to protect the industrial function of the lands, enables businesses to expand, and makes the best use of the building and lot.

## 5. REPRESENTATIONS FROM THE PUBLIC

### 5.1. Mr. Raffaele Panzetta, 400 Block Mountain Hwy: COMMENTING

- Expressed concern that the new zoning could potentially increase the property value which may in turn increase property taxes;
- Expressed concern regarding caretaker suites in an industrial zone;
- Commented that the proposed zoning may cause an increase to traffic in the area; and,
- Stated that the lots are small and increasing uses for offices may further limit parking.

### 5.2. Mr. Peter Larson, 100 Block Rupert Street: COMMENTING

- Mentioned that there are three gyms in the area; and,
- Expressed concern regarding parking.

### 5.3. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented that better guidelines on property use would be needed; and,
- Spoke to the Metro Vancouver Industrial Lands report in relation to the District.

## 6. QUESTIONS FROM COUNCIL

In response to a question regarding lot sizes, staff advised that a minimum parcel size has been included to prevent existing lots from becoming non-conforming under the proposed zoning.

In response to a question regarding the ongoing use of schools in the I3 Zone, staff advised that they can specify the school type as an accessory use for training, and that the proposed rezoning would allow trade schools under service use.

In regards to a social gathering use of a building, staff advised that in order to obtain a liquor license, a resolution from Council would need to be passed. It was also noted that any tenancy has the right to apply for a liquor license.

In response to a question regarding offensive smells from industrial businesses, staff advised that these may be reduced and controlled through various measures including

keeping smells contained and requiring appropriate ventilation. In addition, co-locating similar industrial uses is important to limit potential impacts from the types of noises and smells that are normal and anticipated in a busy industrial area.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the May 17, 2016 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)" be returned to Council for further consideration.

**CARRIED**  
(9:19 p.m.)

**CERTIFIED CORRECT:**

  
Confidential Council Clerk

| AGENDA INFORMATION                                  |                         |
|---|-------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>MAY 2/2016</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____             |

|  |                              |                           |
|--|------------------------------|---------------------------|
| <i>SPJ</i><br><i>Fur</i><br>Dept.<br>Manager | <i>DM</i><br>GM/<br>Director | <i>[Signature]</i><br>CAO |
|--|------------------------------|---------------------------|

## The District of North Vancouver REPORT TO COUNCIL

April 22, 2016

File: 13.6480.30/002.001.000

**AUTHOR:** Ross Taylor, Community Planner

**SUBJECT:** Employment Zone - Lynn Creek Light Industrial

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)" is given FIRST reading and is referred to Public Hearing.

### REASON FOR REPORT:

Rezoning Bylaw 1335 (Bylaw 8142) rezones a portion of the light industrial lands within the Lynn Creek Town Centre from "Light Industrial Zone - I3" and "CD 8" to a new "Employment Zone – Lynn Creek Light Industrial" (EZ-LC) and incorporates housekeeping amendments to insert the new zone into the DNV Zoning Bylaw. Rezoning Bylaw 1335 is attached for Council's consideration of first reading and referral to Public Hearing.

### SUMMARY:

The Lynn Creek industrial area is designated "Light Industrial/Commercial" in the both the Official Community Plan and the Lower Lynn Town Centre Implementation Plan. This designation is intended for a mix of industrial, warehouse, office, service, utility and business park types of uses.

The proposed new zoning regulations confirm business and industry uses as the first priority. The regulations are simpler and more flexible, allowing for a broader range of manufacturing and service uses than the current Light Industrial - I3 zoning. The proposed regulations also enable a range of appropriate and complementary commercial uses to support intensive use of available space for business operation and expansion.

Retail and residential uses are strictly limited in the new EZ-LC zone due to their potential to displace industrial users. The only classes of retail that are permitted as principal uses are auctioneer, building supplies, equipment sales and garden supplies. Accessory retail sales are allowed for products that are made or assembled on the site. Residential use is limited to one caretaker suite per property.



## **BACKGROUND:**

The Lynn Creek industrial area is designated "Light Industrial/Commercial" in the both the Official Community Plan and the Lower Lynn Town Centre Implementation Plan. This designation is intended for "a range of manufacturing, warehousing, transportation, service, and port-related uses. Limited office, limited retail and residential caretaker uses may be permitted."

OCP and Lower Lynn Town Centre policies are committed to protecting the function of employment lands and creating an environment that supports economic activity, business investment and job growth. The Lynn Creek Town Centre Implementation Plan recommended a review of zoning regulations to facilitate more intensive use of the light industrial properties.

Two stakeholder workshops involving land owners and business operators were held in 2015 to explore business trends and opportunities in Lynn Creek and to gain a better understanding of the regulatory constraints faced by local business. Based on the input received, and as directed by Council, staff have developed new draft zoning regulations for this industrial area (see Figure 1).

## **ANALYSIS:**

### *Present Conditions*

There are more than 100 businesses on 39 separate properties in this area of the Lynn Creek Town Centre located immediately west of Mountain Highway close to the town centre core (see figure 1). A few of the properties are large but the majority of parcels are small with narrow frontages. The buildings tend to be older, more affordable spaces limited to one or two storeys with surface parking.

Existing businesses are an eclectic mix including manufacturing, repair, warehousing; as well as a variety of operations providing goods and services including catering, craft beer, consulting services, yoga and more. There are both long standing and new businesses, many owned and operated by North Shore residents.

Older open-span, two-storey industrial buildings, which are the typical case here are highly desirable. These types of buildings provide flexible spaces that are easily converted to accommodate a variety of users. The predominance of older and smaller buildings makes this area ideal for entrepreneurial start-up businesses that don't require a lot of space and cannot afford high rents.

The above conditions have led to a gradual evolution to today's eclectic mix of businesses that are attracted by the reasonable rents and flexible space. Small lot sizes and business frontages add variety and liveliness to the street experience while still providing jobs and services.





Figure 1: Lynn Creek Industrial Lands Subject Area

Little to no redevelopment in the area is anticipated in the short to medium term. Over time and as the Lynn Creek Town Centre redevelops, it is envisioned that this area will continue to provide a thriving and diverse community of small businesses providing local employment opportunities, adding interest and vibrancy to the emerging town centre, and benefiting from the growing demand for local goods and services.

#### *Zoning Priorities*

Priorities are to preserve the integrity of industrial lands into the future and strengthen the viability of existing businesses with simpler, flexible zoning regulations. Uses that could potentially displace existing industrial operations such as multi-family residential, large-format retail, free-standing office use or restaurants are not permitted principal uses in the proposed new EZ-LC zone.

### *Permitted Uses*

The proposed new zoning regulations confirm industry as the first priority. The regulations are simpler and more flexible, allowing for a broader range of manufacturing and service uses than the current I-3 zoning. The proposed regulations also enable a range of appropriate and complementary commercial uses to support intensive use of available space for business operation and expansion.

Proposed changes to the zoning strive to retain and encourage the growth of industries in this area, reflect the diversity of industry uses, address identified industry needs, and support the vision for the Town Centre.

The proposed new zoning has fewer, but more broadly defined land use categories than the current I-3 zoning. Uses that are no longer needed or are not compatible with the vision for this area have been removed. Office use is now permitted as a principal use when located on the upper floors of a building.

Note that 1196 Rupert Street (see Schedule A of attached Bylaw 8142), which is currently zoned CD8, is also proposed to be rezoned to EZ-LC. CD 8 permits all uses in the I3 zone plus the rental, servicing, storage and retail sale of firearms. The uses related to firearms are not considered appropriate in this location and have therefore been removed in proposed new zoning. Below is a table comparing existing I3 uses and proposed EZ-LC uses.

## Comparison of Permitted Uses

| I3 Zone   | Proposed EZ-LC Zone            |
|---|--------------------------------|
| (a) animal shelter                              | DELETED                        |
| (b) artist's studio;                            | MANUFACTURING                  |
| (c) auction room;                               | AUCTIONEER USE                 |
| (d) automotive body shops;                      | SERVICE                        |
| (e) automotive repair shops;                    | SERVICE                        |
| (f) <del>billiard hall;</del>                   | DELETED                        |
| (g) building supply establishment;              | BUILDING SUPPLY USE            |
| (h) business/office support services;           | SERVICE                        |
| (i) clubs;                                      | SOCIAL GATHERING USE           |
| (j) contractor services;                        | SERVICE                        |
| (k) custom manufacturing;                       | PERMITTED                      |
| (l) delivery services;                          | SERVICE                        |
| (m) equipment rental establishments;            | EQUIPMENT SALES AND RENTAL USE |
| (n) fitness centre;                             | RECREATION/COMMUNITY USE       |
| (o) <del>gun shop;</del>                        | DELETED                        |
| (p) hobby beer and wine-making;                 | MANUFACTURING                  |
| (q) household repair services;                  | MANUFACTURING USE              |
| (r) industrial product sales establishments;    | EQUIPMENT SALES AND RENTAL USE |
| (s) light manufacturing;                        | MANUFACTURING                  |
| (t) media-related establishments;               | MANUFACTURING                  |
| (u) <del>mini-warehousing;</del>                | DELETED                        |
| (v) <del>parking structure;</del>               | DELETED                        |
| (w) pet care establishment;                     | SERVICE USE                    |
| (x) <del>recreation vehicle sales/rental;</del> | DELETED                        |
| (y) research and development                    | OFFICE                         |
| (z) retail food services;                       | ACCESSORY ONLY                 |
| (aa) school, trade;                             | SERVICE                        |
| (bb) specialized technological establishment;   | MANUFACTURING                  |
| (cc) veterinarian;                              | SERVICE                        |
| (dd) warehousing;                               | WAREHOUSE USE                  |
| (ee) wholesaling; and                           | WAREHOUSE USE                  |
| (ff) <del>workshop;</del>                       | DELETED                        |



#### *Accessory Uses*

Other uses are permitted if they are accessory to a principal use. Accessory means a use that is incidental to a principal use. Examples include administrative office space, storage of fleet vehicles, and serving areas for approved breweries, distilleries, or catering businesses. Retail, as an accessory use is permitted for products that are made, assembled or distributed on the site.

Restaurants up to 20 seats in size are allowed as an accessory use to food or beverage manufacturing uses such as bakeries, breweries, distilleries, caterers and commissary kitchens. The maximum size of outdoor customer service areas has been increased from 4 to 12 seats.

One residential caretaker unit is allowed per parcel as an accessory use so long as the unit is located on an upper floor and does not exceed 100m<sup>2</sup> (1,076ft<sup>2</sup>) in size.

Accessory uses, in total, may occupy up to 25% of the floorspace of a particular building (same as existing I-3 zone).

#### *Density, Height and Building Coverage*

The maximum permitted floorspace on a site is unchanged from an FSR of 1.2 under the existing I-3 zoning regulations. Building height remains unchanged at a maximum of 12m (40 feet) and building coverage will remain at 60%.

All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks are required to be landscaped.

Screening in the form of a solid wooden fence, landscaping or combination thereof, is required to screen exterior storage, garbage and utility boxes from public view (same as existing I-3 zone).

#### *Parking*

Existing properties do not have capacity to provide additional on-site parking spaces. Therefore, parking requirements in the EZ-LC are unchanged from Part 10 of the Zoning Bylaw, which is 1 stall per 100m<sup>2</sup> of gross floor area (GFA) or warehouse and/or manufacturing area plus 1 stall per 45m<sup>2</sup> of GFA for other uses.

Other solutions are also being explored to help alleviate parking challenges. For example, the District has recently changed parking regulations on the 1300 Block of Crown Street to allow public parking during evenings and weekends.

**Concurrence:**

This report has been reviewed by Transportation Planning, Development Planning and Business Licenses.

**Public Input:**

The business community was invited to comment on the proposed zoning at an open house held March 8, 2016 at the District Operations Centre on Crown Street. About 15 businesses were represented and their input was generally supportive. There was recognition that the preservation of affordable industrial land is important and general support for the proposed uses and conditions.

**Conclusion:**

The proposed new EZ-LC zoning regulations are simpler and more flexible, allowing for a broader range of manufacturing and service uses than the current I-3 zoning. The proposed regulations also enable a range of appropriate and complementary commercial uses to support intensive use of available space for business operation and expansion.

**Options:**

- 1) Give Rezoning Bylaw 1335 (Bylaw 8142) 1<sup>st</sup> reading and refer to public hearing (staff recommendation), or
- 2) Leave as existing I3 zoning

Respectfully submitted,



Ross Taylor  
Community Planner

**Attachments:**

Bylaw 8142

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

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

### **Bylaw 8142**

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

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

#### **1. Citation**

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)".

#### **2. Amendments**

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

a) Part 2A Definitions is amended as follows:

Delete:

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones 65, 67, 68, 69, 81, 79, 86 and 90 [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 – 1 to 4B 79 – 10 (CD 79), 4B 81-1 to 4B 81-14 (CD 81) ] 4B 86-1 to 4B 86 – 5 (CD 86), and 4B 90 – 1 to 4B 90 – 8 (CD 90)] only:

And replace with:

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], 780 (EZ-LC) Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones 65, 67, 68, 69, 79, 81, 86 and 90 [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 – 1 to 4B 79 – 10 (CD 79), 4B 81-1 to 4B 81-14 (CD 81) ] 4B 86-1 to 4B 86 – 5 (CD 86), and 4B 90 – 1 to 4B 90 – 8 (CD 90)] only:

Delete:

"licensed lounge use" means a premise, which is an accessory use to a hotel, entertainment or recreation use, and which is used for the on-site consumption of alcoholic beverages;



And replace with:

"licensed lounge use" means a premise, which is an accessory use to a hotel, entertainment, recreation use, or a provincially approved brewery/distillery use; and which is used for the on-site consumption of alcoholic beverages;

Add the following definition to the Part 2A definitions:

"upper floors" means the storey or storeys of a building situated above the storey of the building that is closest in elevation to the grade level.

Add the following term to the list of terms that have the meanings given to them in Part 2 of this Bylaw:

"caretaker unit"

b) Section 301 (2) is amended as follows:

Insert:

"Employment Zone – Lynn Creek Light Industrial EZ-LC Bylaw 8142"; and

Delete:

"Comprehensive Development Zone 8 CD8"

c) Part 3A – Subdivision Requirements is amended by adding the subdivision requirements for the EZ-LC zone to the table of "Minimum Lot Sizes and Dimensions" in Section 309A, under "Employment Zones", as follows:

| <b>Employment Zones</b>                       |                   |   |   |                                   |                                   |   |
|---|-------------------|---|---|-----------------------------------|-----------------------------------|---|
| <b>Zone</b>                                   | <b>Short Form</b> | <b>Minimum Lot Area (square metres)</b> | <b>Maximum Lot Area (square metres)</b> | <b>Minimum Lot Width (metres)</b> | <b>Minimum Lot Depth (metres)</b> | <b>Minimum Lot Width for corner lots (metres)</b> |
| Employment Zone – Lynn Creek Light Industrial | EZ-LC             | 1100                                    | NA                                      | 24                                | 34                                | NA  |

d) Section 403A (1) (i) is amended as follows:

Delete:

The retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, CD 4, CD21, CD 45, CD47 & CD48 zones.

And replace with:

"The retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, C9, C10, CD 4, CD21, CD 45, CD47, CD48, CD65, CD68, CD79, CD80, CD81 & CD90 zones; or in accordance with a manufacturer's license issued by the British Columbia Liquor Control and Licensing Branch."

e) Part 7 Industrial Zone Regulations is amended by inserting the following:

**"780 EMPLOYMENT ZONE – Lynn Creek Light Industrial (EZ-LC)"**

**780.01 Intent**

The intent of the Lynn Creek Light Industrial Zone (EZ-LC) is to accommodate a mix of manufacturing and service uses, as well as a limited range of commercial uses that serve to animate the Lynn Creek light industrial precinct.

**780.02 Permitted Uses**

The following uses are permitted in the Lynn Creek Light Industrial Zone:

**a) Uses Permitted Without Conditions:**

Not applicable.

**b) Conditional Uses**

The following *principal uses* are only permitted when the conditions outlined in section 780.03 Conditions of Use are met:

- i. *manufacturing use;*
- ii. *office use;*
- iii. *recreation / community centre use;*
- iv. *retail use;*
- v. *service use;*
- vi. *social-gathering use; and*
- vii. *warehouse use.*



### **780.03 Conditions of Use**

#### **a) All Uses**

- i. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

**b) Office Use:** the use of land, *buildings* and structures for *office use* is only permitted as a *principal use* when the following conditions are met:

- i. *Office use* must be located on the *upper floors* of a *building*.

**c) Recreation/Community Centre Use:** the use of land, buildings and structures for *recreation/community centre use* is only permitted as a *principal use* when the following condition is met:

- i. *Recreation/Community Centre use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

**d) Retail Use:** the use of land, *buildings* and structures for *retail use* is only permitted as a *principal use* when the following conditions are met:

- i. **Retail use**, whether accessory or principal, is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.
- ii. **Retail use** as a *conditional use* is limited to the following classes of retail only:
  - a. *Auctioneer use*;
  - b. *Building supply use*;
  - c. *Equipment sales and rental use*; and
  - d. *Garden supply use*.

**e) Social Gathering Use:** the use of land, *buildings* and structures for *social gathering use* is only permitted as a *principal use* when the following conditions are met:

- i. *Social gathering use* must be on the upper floors of a *building*; and
- ii. *Social gathering use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

### **780.04 Accessory Use**

**a) Accessory uses**, in combination, may occupy a maximum of 25% of the total floor area of a *building* or *buildings*, or in a multi-tenant building, a maximum of 25% of the floor area occupied by the tenant.

**b) Residential use** is limited to one *caretaker unit* per parcel when the following conditions are met:

- i. The caretaker unit must be accessory to a permitted principal use;

- ii. The caretaker unit must be located on the upper floors of a building; and
  - iii. The caretaker unit may not exceed 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) in size.
- c) **Restaurant use** is limited to a maximum size of 20 seats, exclusive of *outdoor customer service areas*, and must be accessory to food or beverage related *manufacturing uses* such as, but not limited to: bakery, catering, commissary kitchen, brewery or distillery.
- d) **Outdoor customer service areas** are only permitted in conjunction with a permitted accessory restaurant use and may not exceed 12 seats in size and must be operationally and physically tied to the principal premises.
- e) **Accessory exterior storage areas** are permitted only in conjunction with:
- i. *Automotive body and repair shops;*
  - ii. *Building supply use;*
  - iii. *Equipment sales and rental use;*
  - iv. *Garden supply use.*

#### 780.05 Density

- a) The maximum permitted *floor area ratio* in the Lynn Creek Light Industrial Zone is 1.2 exclusive of a *caretaker unit*.

#### 780.06 Maximum Principal Building Size

Not applicable.

#### 780.07 Setbacks

| Setback              | Principal Building or Structure | Accessory Building or Structure |
|----------------------|---------------------------------|---------------------------------|
| Front                | Minimum: 1.5 metres (4.9 ft.)   | Minimum: 1.5 metres (4.9 ft.)   |
| Rear on a lane       | Minimum: 1.5 metres (4.9 ft.)   | Minimum: 1.5 metres (4.9 ft.)   |
| Rear                 | Minimum: 0 metres               | Minimum: 0 metres               |
| Side                 | Minimum: 0 metres               | Minimum: 0 metres               |
| Side facing a street | Minimum: 0 metres               | Minimum: 0 metres               |

#### 780.08 Building Orientation and Form

Not applicable.

#### **780.09 Building Depth and Width**

Not applicable.

#### **780.10 Coverage**

- a) The maximum *building coverage* is 60% of the lot area; and
- b) The maximum *site coverage* is 100% of the lot area

#### **780.11 Height**

- a) The maximum height of *buildings* and structures is 12.2 metres (40 feet).

#### **780.12 Landscaping**

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas, *outdoor customer service areas*, garbage and recycling areas, or sidewalks at the front of the lot shall be landscaped.
- b) A 2 metre (6.5 ft.) high screen consisting of a solid wood fence, landscaping, or combination thereof, with 90% opacity, is required to screen from public view:
  - i. exterior storage areas, where permitted;
  - ii. exterior garbage and recycling areas; and
  - iii. exterior utility boxes, vents and pumps.
- c) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces.

#### **780.13 Subdivision Requirements**

| Minimum Lot Size                                  | Maximum Lot Size | Minimum Lot Width | Minimum Lot Depth | Minimum Lot Width on Corner Lots |
|---|------------------|-------------------|-------------------|----------------------------------|
| 1,100 m <sup>2</sup><br>(11,840 ft <sup>2</sup> ) | N.A.             | 24 m<br>(79 ft)   | 34m<br>(112 ft)   | 24 m<br>(79 ft)                  |

#### **780.14 Parking and Loading**

- a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw

- b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/100 m<sup>2</sup> (1,076 sq. ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw".

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Light Industrial Zone I3 and CD-8 to Employment Zone – Lynn Creek Light Industrial (EZ-LC).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 1335 (Bylaw 8142)" as at Third Reading

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

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

\_\_\_\_\_  
Mayor

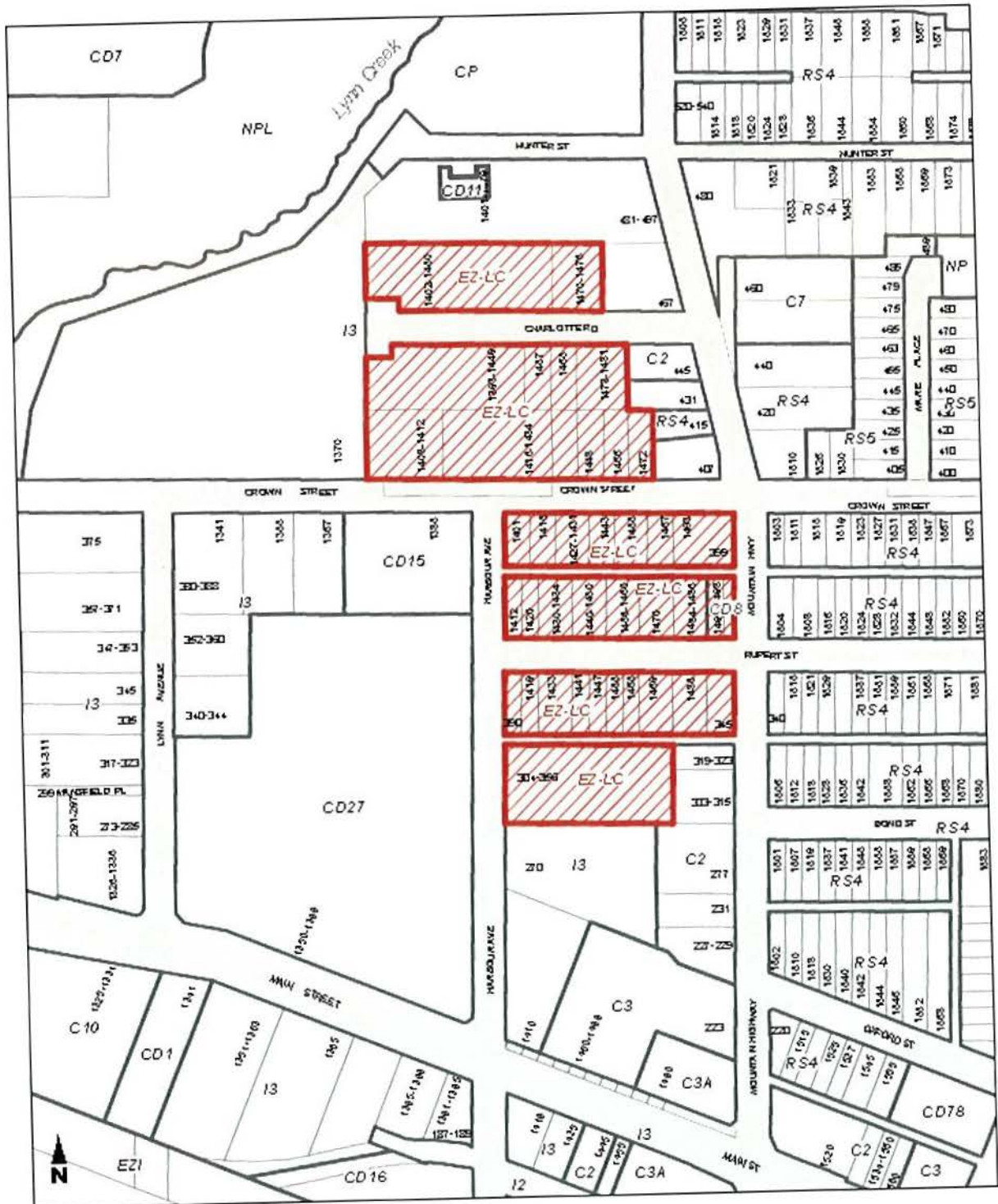
\_\_\_\_\_  
Municipal Clerk

Certified a true copy

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



**Schedule A to Bylaw 8142**  
**The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)**



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| AGENDA INFORMATION                                  |                           |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>May 30, 2016</u> |
| <input type="checkbox"/> Committee of the Whole     | Date: _____               |

*[Signature]*  
Dept.  
Manager

*[Signature]*  
GM/  
Director

*[Signature]*  
CAO

9.3

## The District of North Vancouver REPORT TO COUNCIL

May 24, 2016  
File: 3060/20/9.16

**AUTHOR:** Kathleen Larsen, Community Planner

**SUBJECT:** Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)

### RECOMMENDATION

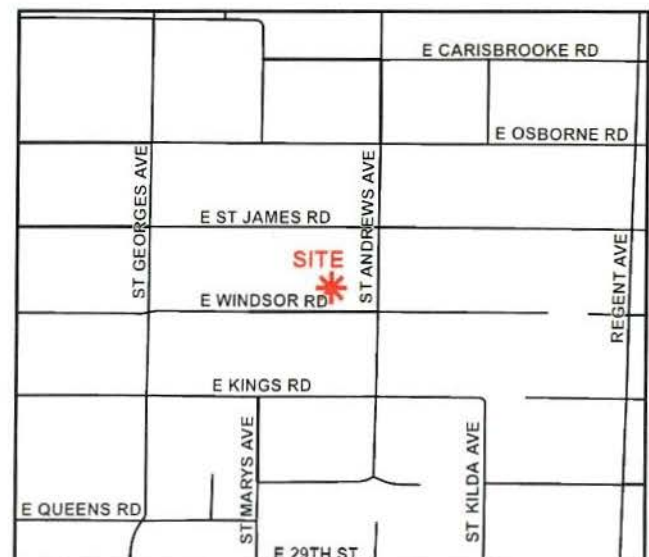
It is recommended THAT:

1. Bylaw 8180 to allow for the subdivision and redevelopment of the property under a Heritage Revitalization Agreement, be given First Reading; and
2. Bylaw 8181 to allow for the Heritage Designation of the heritage house be given First Reading; and
3. Bylaws 8180 and 8181 be referred to a Public Hearing.

### SUMMARY:

A Heritage Revitalization Agreement application has been submitted for 360 East Windsor Road to allow for subdivision of the property into two lots. Through the proposed bylaws the District would achieve heritage designation and permanent protection of the "Thomson House", a District Heritage Register house proposed to be retained on the west lot. In return, the owner would be permitted to subdivide and construct a new house on the proposed east lot.

A Statement of Significance and Conservation and Maintenance Plan has been received from a Heritage Consultant to support the Heritage Revitalization Agreement and heritage designation.





**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

May 24, 2016

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**Site and Surrounding Area:**

The property is located in the Queensdale neighbourhood, is designated as Single-Family Residential Level 2 (RES2) in the Official Community Plan, and is zoned Residential Single-Family Queensdale (RSQ). It is not in any designated Development Permit Areas.



Surrounding development consists of single-family properties zoned RSQ to the east, west, south, and north. The subject site is 30.4m (99.8 ft) in width, 40.2m (131.8 ft) in depth and 1,222m<sup>2</sup> (13,153 sq ft) in area reflecting the pattern of larger lots in the surrounding area. The RSQ zoning does not accommodate subdivision of the property.

There are ten Heritage Register homes in the area surrounding the property within a two block radius. Four of these homes are located on 30.48m (100ft) lots, the remaining six are on smaller lots.



## BACKGROUND

The Thomson House was constructed in 1913 and is listed on the District's Heritage Register. The cottage-style bungalow features craftsman details and is distinguished by a bellcast side gable roof, a rubble foundation and projecting bay windows. The first owner was Mrs. Ellen Moody Thomson.

The current owner wishes to pursue a Heritage Revitalization Agreement (HRA) proposal that would allow subdivision of the property with restoration and designation of the heritage house.

A Heritage Revitalization Agreement (HRA) is a formal voluntary agreement negotiated between a municipality and the owners of a heritage requiring approval from Council. Through this type of agreement, the *Local Government Act* allows a municipality to negotiate among other items, variances to the zoning requirements that pertain to the property. The agreement may also outline the duties, obligations and benefits negotiated by both parties to the agreement. In this case the primary District objective is to retain and designate the heritage house on the property.



360 East Windsor in the 1990s.

An HRA is required to allow for the proposal as:

- The proposed two lots do not meet the minimum lot width or area requirements of the RSQ zone
- An HRA process will achieve as a primary objective the designation and permanent protection of a District Heritage Register House (Thomson House)

The HRA will also ensure that the integrity of the heritage house is not compromised and can be maintained over an extended period of time. Under the designation bylaw any future change to the heritage house will require a Heritage Alteration Permit approved by the District's General Manager of Planning, Properties and Permits.

A Statement of Significance and Maintenance and Conservation Plan completed by the project heritage consultant has been submitted with the application in support of the Heritage Designation and the HRA proposal (attached as Schedule A to the Heritage Revitalization Agreement).

**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

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**EXISTING POLICY:**

The subject property is designated "Detached Residential" in the District Official Community Plan and for reference as "Low Density Residential" in the North Lonsdale Delbrook Official Community Plan. The lot is zoned RSQ (Single-Family Queensdale).

The proposal is consistent with Policy 6.5.4 of the District's Official Community Plan that stipulates an objective to ensure a clear sense of identity and links to the past present and future and specifically to:

*6.5. 4. Encourage the protection and enhancement of building and sites which have historic significance to the community by exploring opportunities to use the tools and incentives available under the Local Government Act.*

**ANALYSIS**

The Heritage Revitalization Agreement proposes the subdivision of the property into two lots each approximately 15.2m (50 ft) in width with the existing Thomson House retained and designated as a permanently-protected heritage structure on the proposed west lot.

Heritage House (West Lot)

In order to increase the liveability of the existing 176.1m<sup>2</sup> (1,896 sq ft) heritage house, the applicant is proposing additions to the house including a finished basement with secondary suite and an expanded second floor. The renovated heritage house with a total floor area of 223.2 m<sup>2</sup> (2,402 sq ft) will comply with all requirements of the RSQ zoning. A driveway at the west side of the property will lead to a 40.9m<sup>2</sup> (440 sq ft) detached garage at the rear of the lot with an adjacent third parking stall.

The plans have been reviewed by the heritage consultant are consistent with the submitted Statement of Significance and Maintenance and Conservation Plan.





**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

May 24, 2016

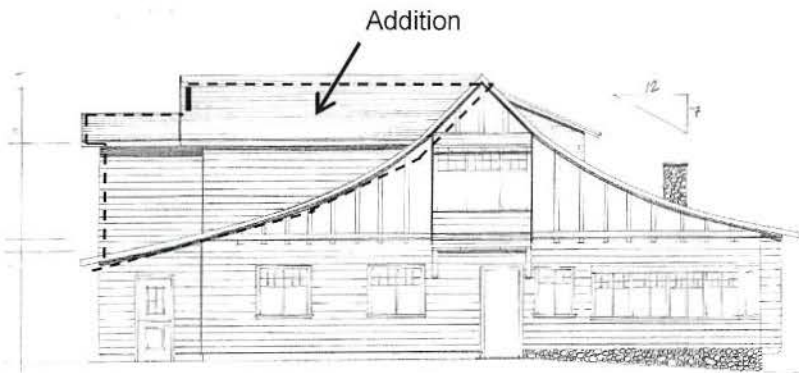
Page 5

The prominent features of the heritage house will be retained and rehabilitated including:

- The one and one half storey height, projecting bays and bellcast side-gabled roof with shed-roof dormers;
- Wood frame construction with rubble foundation;
- Craftsman architectural details;
- Original window and door assemblies;
- External brick chimney.



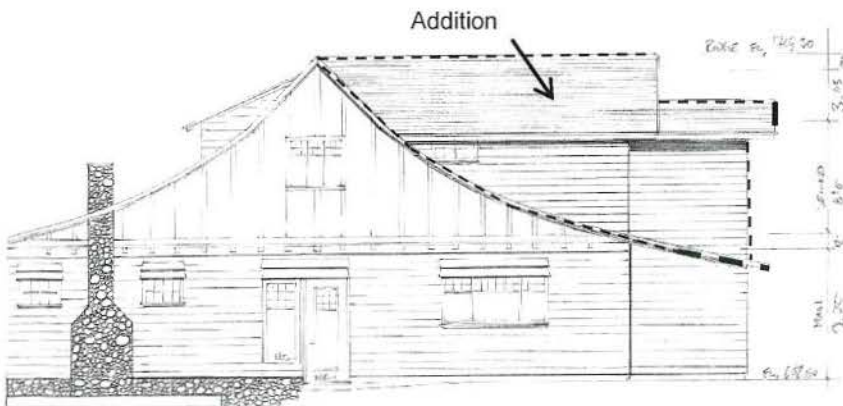
The proposed heritage house elevations, including the proposed second floor addition, are shown below:



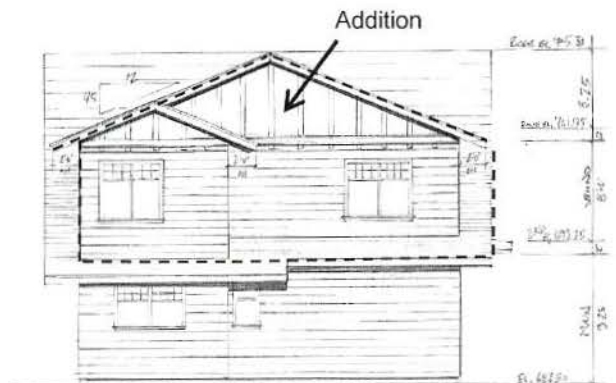
West Elevation



South Elevation



East Elevation



North Elevation

**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

May 24, 2016

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**East Lot (New House):**

The new house on the proposed east lot will be 296.5 m<sup>2</sup> (3,192 sq ft) in size with a driveway at the west side of the property leading to a detached 40.9m<sup>2</sup> (440 sq ft) garage at the rear of the lot. As required under the HRA the new house will be:

- Constructed in accordance with the plans attached to the Heritage Revitalization Agreement;
- Designed to comply with the zoning requirements of the RSQ zone and green building standard of Energuide 86;
- Accompanied by a letter of support from a qualified heritage consultant to ensure the heritage house retained on the west lot will predominate the street frontage and the new construction will be sympathetic to the architectural style of the heritage house;
- Constructed within the building envelope area shown on the site plan attached to the HRA with a setback from the front property line of 11.6m (38.0 ft) to ensure that the heritage house predominates the street frontage in relation to the new construction on the east lot;
- Prohibited from having a secondary suite or adjacent coach house.





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Trees:

Four permit trees were removed from the site in preparation for a previous building permit application for one new single-family house. The permits were issued with the requirement that 13 conifers and 1 deciduous tree be replanted on the site.

The submission of finalized landscape plans to the satisfaction of the Director–Planning, Permits, and Bylaws is a requirement of the HRA. This plan will incorporate the required tree re-planting and environmental compensation will be required if all required trees cannot be accommodated on the site.

**Public Input:**

The applicant held a facilitated Public Information Meeting on March 1, 2016. Prior to the meeting, notices were distributed to 26 properties within 75m of the subject site. A sign was installed on the property and notices placed in the newspaper. The meeting was attended by approximately 100 people. A total of 91 people signed-in to the meeting.

A mix of comments were provided at the meeting with opposition primarily related to:

- A desire to preserve the existing large lot pattern in the area
- Potential precedent for future subdivision of surrounding large lots
- Perceived financial benefit to the owner at the expense of the surrounding community
- Proposed density on the site including the impact of potential secondary suites and coach houses

Positive comments noted:

- The proposal will allow the preservation of the existing heritage house and character of the surrounding area
- The secondary suites will provide for affordable housing in the area
- The HRA aligns with the District's official community plan which is designed to meet the needs of present and future generations
- Preservation will eliminate the waste from demolition of the heritage house
- The owners are long term residents of the District of North Vancouver and approval of this proposal will help them to stay in the area

Following the Public Information Meeting written and e-mailed submissions were received as summarized in the tables below.

Submissions in opposition:

Opposition to the subdivision proposal was primarily received from neighbours directly adjacent to the subject property and from the surrounding Upper Lonsdale area.

**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

May 24, 2016

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| Submissions in Opposition | Signatures | Location of those Submitting  |
|---------------------------|------------|---|
| Comment Sheets            | 23         | 8 - Properties adjacent to the subject site<br>15 - Properties in the Upper Lonsdale Area |

Comments from those in opposition primarily noted:

- Increase in density, traffic and parking
- Loss of large properties threatening the character of neighbourhood
- Tree removal reducing heritage value of the property
- Only the developer will benefit/profit from the proposal
- Alternatives to subdivision should be considered that would still retain heritage house
- Precedent for further subdivisions in area
- Subdivided lot will be too small for proposed coach house and will not meet requirements of the Coach House design Guidelines (note: a coach house previously proposed for the west lot has since been deleted)
- Architectural style of proposed new house does not complement the heritage house

Submissions in Support:

Support for the proposal was received from within the Upper Lonsdale area, as well as other areas within the District and City of North Vancouver and from off the North Shore

| Submissions in Support | Signatures | Location of those Submitting  |
|------------------------|------------|---|
| Petition (on-line)     | 271        | 30 - District of North Vancouver/City of North Vancouver<br>241 - Outside District/City of North Vancouver                            |
| Comment Sheets         | 155        | 100 – Upper Lonsdale Area<br>38 - District of North Vancouver/City of North Vancouver<br>17- Outside District/City of North Vancouver |

Comments from those in support primarily noted:

- General support for the proposal and retention of the heritage house
- Support for preservation of the heritage house and character/historical significance of the area
- Provision of alternative form of housing for families and seniors
- Providing for needed increased density in the District

Overall, nearby neighbours have generally noted opposition to the proposal. More support for the project has been expressed from the general Upper Lonsdale area, the remainder of the North Shore, and outside the City and District of North Vancouver.

**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

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Community Heritage Committee:

The proposal was reviewed by the Community Heritage Committee (CHC) March 30, 2016. The CHC was in support of the proposed subdivision with the provision that the new construction be subordinate to the heritage house on the west lot. The house setback for the east lot is controlled by the HRA and will be greater than the west lot to ensure the Thomson House is prominent to the street.

**Conclusion:**

The application for a Heritage Revitalization Agreement to allow for subdivision of the property into two lots will achieve the heritage designation and permanent protection of "The Thomson House", a Heritage Register house to be retained on the proposed west lot. A new house constructed on the proposed east lot will be subordinate and sympathetic to the architectural style of the retained heritage house.

A Statement of Significance and Conservation and Maintenance Plan has been received from a heritage consultant to support the designation and Heritage Revitalization Agreement and to ensure ongoing maintenance of the designated heritage house.

**Options:**

The following options are available for Council's consideration:

1. Introduce Bylaw 8180 and 8181 and refer the bylaws to Public Hearing (Staff Recommendation); or
2. Defeat Bylaws 8180 and 8181 at First Reading.



Kathleen Larsen  
Community Planner

**SUBJECT: Bylaws 8180 and 8181: Heritage Revitalization Agreement and Heritage Designation: 360 East Windsor Road (Thomson House)**

May 24, 2016

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**Attachments:**

A - Bylaw 8180 - Heritage Revitalization Agreement

B - Bylaw 8181 - Heritage Designation Bylaw

C - Facilitator's Report - Public Information Meeting March 1, 2016

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



**The Corporation of the District of North Vancouver****Bylaw 8180**

A bylaw to enter into a heritage revitalization agreement pursuant to section 610 of the *Local Government Act* (RSBC 1996, c.323)

---

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

**Citation**

1. This bylaw may be cited as **"Heritage Revitalization Authorization Agreement Bylaw 8180 – Thomson House"**.

**Heritage Revitalization Agreement**

2. The Council of the District of North Vancouver is authorized to enter into a Heritage Revitalization Agreement substantially in the form of the agreement attached to this Bylaw (the "Heritage Revitalization Agreement") with the owner of the property and building located at 360 East Windsor Road and legally described as PID: 014-602-016, Lot 6 Block 9 District Lot 786 Plan 1479.

**Execution of Agreement**

3. The Mayor and Municipal Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement substantially in the form attached as Schedule A and titled "Heritage Revitalization Agreement - Thomson House" and forming part of this Bylaw.

**Delegation**

4. Wherever in the Heritage Revitalization Agreement a heritage alteration permit is required, the discretion to approve, refuse or issue such permit is delegated by the District to the General Manager - Planning, Properties & Bylaws (the "GM") and:
  - (a) such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the GM acting reasonably in accordance with sound municipal heritage and conservation practice;
  - (b) such exercise of discretion, including any terms and conditions imposed, shall be consistent with the *Local Government Act*, and with the intent of preserving the heritage character and heritage value of Thomson House and its setting; and
  - (c) the GM may refer any exercise of discretion to the District of North Vancouver Community Heritage Committee for advice.

**READ** a first time the \_\_\_\_ day of \_\_\_\_\_, 2016.

**PUBLIC HEARING** held the \_\_\_\_ day of \_\_\_\_\_, 2016.

**READ** a second time the \_\_\_\_ day of \_\_\_\_\_, 2016.

**READ** a third time the \_\_\_\_ day of \_\_\_\_\_, 2016.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**HERITAGE REVITALIZATION AGREEMENT**

**THOMSON HOUSE**

This Agreement made the \_\_\_\_ day of \_\_\_\_\_, 2016,

BETWEEN:

**MARIANA TEREZA D'AMICI**, 360 East Windsor Road, North Vancouver, BC  
V7N 1K1

(the "Owner")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**, 355 West  
Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered Owner in fee simple of the following lands and premises at 360 East Windsor Road in the District of North Vancouver, British Columbia and legally described as:  
  
PID: 014-602-016, Lot 6 Block 9 District Lot 786 Plan 1479  
  
(the "Lands");
- B. The District and the Owner consider that these Lands, including the house (the "Thomson House") and the landscaping, have heritage value which should be protected and preserved;
- C. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property allowing variations of, and supplements to, the provisions of a zoning bylaw, subdivision bylaw, development permit and heritage alteration permit;
- D. For the purpose of conserving the heritage value of Thomson House, the Owner and the District have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the heritage character and heritage value of this heritage building;
- E. The heritage character of Thomson House which both the Owner and the District desire to conserve and which constitute the heritage value of the Lands have been described by text and photographs attached as Schedule "A" to this Agreement;

In consideration of the mutual promises of the parties and for other good and valuable consideration (the receipt and sufficiency of which is acknowledged), the Owner and the District covenant and agree pursuant to Section 966 of the *Local Government Act* as follows:

#### Interpretation

1. In this Agreement:
  - (a) "Approving Officer" means the approving officer for the District appointed under the *Land Title Act*;
  - (b) "Chief Building Official" means the District' chief building official or his or her designate;
  - (c) "GM" means the District's General Manager - Planning, Properties & Bylaws;
  - (d) "Report" means the Conservation Plan prepared by Donald Luxton and Associates Inc. dated February 2016 a copy of which is attached hereto as Schedule "A"; and
  - (e) "Thomson House" has the meaning given to it in Recital B.

#### Heritage Revitalization

2. The parties agree that the Lands have heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve and protect the heritage character of Thomson House in accordance with this Agreement.
3. The Owner covenants and agrees that the Lands may not be subdivided, used or developed except as specifically set out in this Agreement.
4. The parties agree that notwithstanding the provisions of District bylaw requirements related to the zoning applicable to the Lands, the Lands may be used and developed in the following manner:
  - (a) subdivide the Lands into Lot 1 and Lot 2 as shown on the draft subdivision plan attached hereto as Schedule "B" (the "Proposed Subdivision");
  - (b) locate the Thomson House strictly in accordance with the site plan attached as Schedule "C";
  - (c) renovate and add on to the Thomson House strictly in accordance with the plans attached as Schedule "D" and ensure that the Thomson House after said renovations and additions will not exceed a total Floor Area of 223.2 m<sup>2</sup>;
  - (d) construct a house and a detached garage on Lot 2 and a detached garage on Lot 1 strictly in accordance with the site plan attached as Schedule "C" and strictly in accordance with the plans and specifications attached as Schedule "D" and ensure that:
    - i. the Floor Area of the house on Lot 2 will not exceed 296.5 m<sup>2</sup>;



- ii. the House on Lot 2 will meet or exceed Energuide 86, said requirement to be secured with a section 219 covenant in form and content acceptable to the municipal solicitor, with said covenant to be fully registered at the Land Title Office against the title to Lot 2 in favour of the District in priority to all financial charges prior to approval of the Proposed Subdivision;
- iii. the Floor Area of the detached garage on Lot 1 will not exceed 40.9 m<sup>2</sup>; and
- iv. the Floor Area of the detached garage on Lot 2 will not exceed 40.9 m<sup>2</sup>; and
- (e) install and maintain landscaping and driveways on Lot 1 and Lot 2 in accordance with the landscape and driveway plan to be prepared by the Owner's landscape architect and approved by the District under subsection 9(b) herein,

all in accordance with the terms and conditions of this Agreement.

5. The Owner covenants and agrees that Lot 1 and Lot 2 may not be separately sold or otherwise transferred until after occupancy permits have been issued by the District for houses on both Lots and until the landscaping required pursuant to subsection 4(e) has been installed to the District's satisfaction.
6. The Owner further covenants and agrees that Lot 2 will not be used or developed and no building permit will be applied for, or is required to be issued by the District, in respect of any improvement on Lot 2 unless and until an occupancy permit has been issued by the District for the Thomson House located, renovated and expanded in strict accordance with section 4 of this Agreement.
7. The Owner expressly acknowledges and agrees that it is a condition of entering into this Agreement that prior to the Approving Officer's approval of the Proposed Subdivision, the Owner's solicitor will have provided to the District his or her written professional undertaking to deposit the Proposed Subdivision plan only as an all or nothing package with any charges required by the Approving Officer, including without limitation:
  - (a) the section 219 covenant referred to in section 4(d)(ii), which must be registered against title to Lot 2 in accordance with subsection 4(d)(ii);
  - (b) a separate section 219 covenant and rent charge against title to each of Lots 1 and 2, to secure the Owner's maintenance obligations in relation to the Thomson House, and requiring that the landscaping improvements required pursuant to subsection 4(e) must be retained and maintained in perpetuity in accordance with the terms and conditions set out in said of such covenants, which said covenants must be registered in favour of the District in priority to all financial charges covenant; and
  - (c) a section 219 covenant stipulating that there must not be any secondary suite (including in the form of a coach house) constructed, installed, used or occupied on Lot 2, which said covenant must be registered against Lot 2 in favour of the District in priority to all financial charges.

All said covenants must be in a form acceptable to the Municipal Solicitor.

8. Without limiting any other provision herein, the Owner agrees that:
  - (a) all driveway paving on Lot 1 and Lot 2 must be of porous construction;
  - (b) the exterior cladding and colour scheme for all improvements on both Lots 1 and 2 must complement the heritage character of the Thomson House, must comply with all requirements set out in the report attached as Schedule A, and must be approved by the GM in advance, with future colour changes to be similarly approved; and
  - (c) all renovations and improvements to the Thomson House must be consistent and compatible with the requirements and recommendations contained in the Report. In the event of any inconsistency or conflict between the requirements and recommendations contained in the Report and any other requirement or obligations contained in this Agreement, the GM will determine which requirement will govern, and his determination in this regard will be final.
9. The Owner further covenants and agrees that neither Lot 1 nor Lot 2 will be used or developed and no building permit will be applied for, or is required to be issued by the District, in respect of any improvement on Lot 1 or Lot 2 unless and until the Owner has:
  - (a) prepared and submitted to the District a maintenance plan acceptable to the GM for future maintenance of Thomson House; and
  - (b) delivered to the District a detailed landscape and driveway plan and boulevard planting plan for both Lots 1 and 2, prepared by a professional landscape architect retained by the Owner, which said plans must create a setting to complement the heritage character of Thomson House to the satisfaction of the GM in his or her sole discretion (the "Landscaping and Site Plan").
10. Notwithstanding any other term of this Agreement, prior to commencing any development work on Lot 1, the Owner must obtain all necessary permits and approvals from the District.
11. The Owner agrees to maintain Thomson House to such a standard which, in the opinion of the GM, retains the heritage character and heritage value of the building and site.
12. The Owner specifically acknowledges and agrees that alterations and improvements to the exterior of Thomson House will require a heritage alteration permit issued by the District.
13. The parties agree that the exterior of Thomson House shall be designated as protected heritage property pursuant to section 611 of the *Local Government Act*.

#### Heritage Alteration Permits

14. In accordance with the terms and conditions of this Agreement, the Owner shall not alter in any way the exterior of Thomson House except as permitted by a Heritage Alteration Permit issued by the District.



### Construction and Maintenance of Works

15. Wherever in this Agreement the Owner is issued a heritage alteration permit to restore, rehabilitate, replicate, repair, replace, maintain or in any way alter improvements on, or features of Thomson House, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the heritage alteration permit and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

### Damage or Destruction

16. Subject to section 17, in the event that Thomson House is damaged, the parties agree that the Owner must repair the building, in which event the Owner shall forthwith commence the repair work and complete the same within one year of the date of damage.
17. In the event that Thomson House is accidentally damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the Chief Building Official, the terms of this Agreement which relate to Thomson House shall cease to be of any effect and thereafter all use and occupation of Lands shall be in accordance with the District Zoning Bylaw No. 3210, as amended, and in accordance with all other bylaws or regulations of the District or any other laws of any other authority having jurisdiction; provided that as a limitation on said use the maximum floor area for any replacement house on Lot 1 shall not exceed 223.2 m<sup>2</sup>.

### Breach

18. In the event that the Owner is in breach of a material term of this Agreement, the District may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach and shall remedy the breach within 30 days of receipt of the notice.

### Amendment

19. The parties acknowledge and agree that this Agreement may only be amended by one of the following means:
  - (a) by bylaw with the consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use on the Lands; or
  - (b) by Heritage Alteration Permit issued pursuant to section 972 of the *Local Government Act*.

### Representations

20. It is mutually understood and agreed that the District has made no representations, covenants, warranties, promises or agreements, express or implied, other than those contained in this Agreement.



### Statutory Functions

21. Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District in the exercise of its statutory functions and responsibilities, including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Property.

### No Liability to District

22. In no case shall the District be liable or responsible in any way for:
- (a) any personal injury, death or consequential damage of any nature whatever, however caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or
  - (b) any loss or damage of any nature whatever, however caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person;

arising directly or indirectly from, or in any way related to, the entering into of this Agreement, compliance with the conditions, restrictions and requirements in this Agreement, the Proposed Subdivision, wrongful or negligent failure or omission to comply with the conditions, restrictions and requirements herein, or from the enforcement or non-enforcement of any restrictions or requirements herein or with any other term condition or provision of this Agreement.

### Indemnity

23. The Owner shall at all times indemnify and save harmless the District of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suites of any nature whatsoever by whomsoever brought for which the District shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements herein, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of its obligations hereunder, or by reason of any wrongful act or omission, default or negligence of the Owner.

### Damages

24. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of the Lands having *heritage value* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the District in its sole discretion.

#### Specific Performance

25. The Owner agrees that the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in preserving the heritage value and character of the Thomson House.

#### No Waiver

26. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the District unless a written waiver authorized by resolution of the Council and signed by an officer of the District has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the District on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the District of any subsequent default or in any way to defeat or affect the rights of remedies the District.

#### Compliance with Laws

27. Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the District and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty days' written notice to the District shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

#### Agreement's Relevance to Subdivision Approval

28. The Owner agrees that the Approving Officer is, with respect to any preliminary or final application for approval of the Proposed Subdivision, entitled (but not required) to consider whether the Proposed Subdivision complies with the applicable requirements under this Agreement or whether the requirements of this Agreement have been complied with and to reject the application if any of those requirements have not, in the opinion of the Approving Officer, been complied with. Nothing in this Agreement commits the Approving Officer to approve any Proposed Subdivision plan.

#### Rights are Permissive Only

29. The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the District to the Owner or anyone else, and nothing in this Agreement obliges the District to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

#### Notice Binding

30. The Owner will file against the Lands notice in the Land Title Office in accordance with section 610 of the *Local Government Act* and upon registration of such notice, this



Agreement and any amendment to it shall be binding on all persons who acquire an interest in the Lands or any part thereof.

#### Notice

31. Any notice to be given hereunder shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

To the District:

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

Attention: Municipal Clerk

If to the Owner:

Mariana Tereza D'Amici  
360 East Windsor Road  
North Vancouver, BC V7N 1K1

Any party hereto may at any time give notice in writing to the other of any change of address and after the third day of the giving of such notice the address therein specified shall be the address of such part for the giving of notices.

#### Inspection

32. Without limiting the District's power of inspection conferred by statute and in addition thereto, the District shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

#### Severance

33. If any part of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion is to be severed from the rest of this Agreement and the decision that it is invalid does not affect the validity of the remainder of this Agreement.

#### Headings

34. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

#### Successors Bound

35. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they

shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

36. The District will file a notice in the Land Title Office in accordance with section 966 of the *Local Government Act* and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

#### Other Documents

37. The Owner agrees at the request of the District to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all acts and things as may be required in the opinion of the District to give full effect to this Agreement.

*The remainder of this page is intentionally left blank*



No Partnership or Agency

38. The parties agree that nothing contained in this Agreement creates a partnership, joint venture or agency relationship between the parties.

The Owner and the District have executed this Agreement as of the date first above written.

Signed, Sealed and )  
Delivered by Mariana Tereza )  
D'Amici in the presence of: )

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

\_\_\_\_\_  
Address )

\_\_\_\_\_  
Occupation )

\_\_\_\_\_  
Mariana Tereza D'Amici

Signed by the duly authorized )  
signatories of The )  
Corporation of the District of )  
North Vancouver: )

\_\_\_\_\_  
Richard Walton, Mayor )

\_\_\_\_\_  
James Gordon, Clerk )

Schedule "A"  
Conservation Plan

# THOMSON HOUSE

360 EAST WINDSOR ROAD,  
DISTRICT OF NORTH VANCOUVER

## CONSERVATION PLAN

FEBRUARY 2016



**DONALD LUXTON**   
AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.  
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5  
info@donaldluxton.com 604 688 1216 www.donaldluxton.com



DONALD LUXTON  
ASSOCIATES



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360 East Windsor in the 1990s.



360 East Windsor in 2016



## 1.0 INTRODUCTION

**CURRENT ADDRESS:** 360 EAST WINDSOR ROAD,  
DISTRICT OF NORTH VANCOUVER

**HISTORIC NAME:** THOMSON HOUSE

**ORIGINAL OWNER:** MRS. ELLEN MOODY THOMSON

**CONSTRUCTION DATE:** 1913

**ORIGINAL LEGAL ADDRESS:** LOT: 6, BLOCK: 9, PLAN: 1479, DL: 786

**HERITAGE STATUS:** SECONDARY LIST,  
DISTRICT OF NORTH VANCOUVER HERITAGE REGISTER

The Thomson House at 360 East Windsor Road is a pre-WW1 cottage-style bungalow in the District of North Vancouver. The house has survived intact and is part of Upper Lonsdale's historic fabric. It is now proposed to redevelop the site of the Thomson house in a way that will protect this heritage resource through entering into a Heritage Revitalization Agreement. This Conservation Plan outlines the best practices for the preservation, restoration and rehabilitation of the Thomson House and its site.



360 East Windsor in the 1990s [DNV Heritage Inventory p. 78]

## 2.0 HISTORIC CONTEXT



Lonsdale Avenue with streetcar service that stretched up the hill toward the District of North Vancouver, circa 1908, City of Vancouver Archives [CVA Out P1221]

The District of North Vancouver was incorporated in 1891 and originally included all three separate municipalities of the North Shore. The City of North Vancouver, comprising the urban core close to Burrard Inlet, officially formed in 1907, while West Vancouver seceded from the District in 1912. In the midst of these administrative transitions, the North Shore was booming with development, due to the economic expansion occurring throughout the Lower Mainland during the Edwardian era. Suburban residential areas, including those in North Vancouver, developed into bedroom communities for employees of the thriving industries and commercial enterprises of the early twentieth century.

Connected by ferry service, and later bridges, to Downtown Vancouver, the District of North Vancouver became a preferred address for those seeking a quiet residential life, away from the polluting effects of industries closer to the shore. The Upper Lonsdale neighbourhood, located just north of the boundary between the City and District of North Vancouver, was developing in the early 1910s, as the Lonsdale Avenue streetcar gradually reached the area; the streetcar made it to Windsor Road in 1912. The construction of the Thomson Residence in 1913 was made possible by this new access to the remainder of the Lower Mainland.





Pan: Upper Lonsdale from Carisbrooke Park, looking south, 1916 [CVA PAN N173]



Detail: Upper Lonsdale from Carisbrooke Park, looking south, 1916 [CVA PAN N173]



## 3.0 STATEMENT OF SIGNIFICANCE



The Thomson Residence in 2016



# STATEMENT OF SIGNIFICANCE

**Address:** 360 East Windsor Road, North Vancouver

**Historic Name:** Thomson Residence

**Original Owner:** Mrs. Ellen Moody Thomson

**Date of Construction:** 1913

## Description of the Historic Place

The Thomson Residence, located at 360 East Windsor Road in the Upper Lonsdale neighbourhood of the District of North Vancouver, is a cottage-style bungalow, distinguished by its bellcast side-gabled roof and projecting bays.

## Heritage Value of the Historic Place

The Thomson Residence was built in 1913 and is valued for its connection with the pre-World War One growth and development of North Vancouver, and for its Craftsman influenced architecture.

The Thomson Residence represents the intense, speculative development that occurred across the Lower Mainland during the Edwardian-era boom period. After regular ferry service was established in 1903 and North Vancouver was incorporated in 1907, the area experienced a period of unprecedented growth and prosperity. This construction boom accelerated until a general financial depression in 1913 halted this ambitious suburban development. The Thomson Residence was constructed at the twilight of the construction boom and was originally owned by Mrs. Ellen Moody Thomson.

The Thomson Residence is also valued as an excellent example of a pre-World War One cottage-style bungalow, displaying influences of the Craftsman style of architecture. The Craftsman style derived from the Arts and Crafts movement, which became popular beginning in the late nineteenth century. Favoured traditional designs and a focus on natural and local materials, the Craftsman style was one of the most prevalent utilized during the Edwardian era boom period. Contractors would have had access to a plethora of high quality local construction materials at the time the Thomson Residence was constructed in 1913. The handsome house is characterized by its bellcast, side-gabled roof, symmetrical proportions, and wooden, multi-pane windows.

## Character-Defining Elements

The elements that define the heritage character of the Thomson Residence are its:

- location along East Windsor Road in the Upper Lonsdale neighbourhood of North Vancouver;
- continuous residential use for more than a century;
- residential form, scale, and massing as expressed by its rectangular plan, one and one-half storey height, projecting bays, and bellcast, side-gabled roof with shed-roof dormer;
- wood-frame construction with rubble foundation;
- Craftsman architectural details including: open soffits, exposed raftertails, exposed purlins, wooden lapped siding, half-timbering detailing in the gable ends, dentil coursing, and pent-roof window awnings;
- original window assemblies, including wooden-frame and sash, multi-pane casement windows with projecting sills;
- wooden front door assembly, with eight lights on top, which is covered by a projecting awning that is supported by curving wooden brackets; and
- external brick chimney.



## 4.0 CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The 1913 Thomson House is an important historic resource in the District of North Vancouver. Interventions to the Thomson House should be based on the Standards outlined in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), which are conservation principles of best practice. Under the Guidelines, the work proposed for the Thomson House includes aspects of preservation, rehabilitation and restoration.

**Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Restoration:** the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

### STANDARDS

#### Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.



## **Additional Standards relating to Rehabilitation**

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

## **Additional Standards relating to Restoration**

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **4.2 CONSERVATION REFERENCES**

The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.  
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

### **National Park Service, Technical Preservation Services Preservation Briefs:**

*Preservation Brief 9: The Repair of Historic Wooden Windows.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

*Preservation Brief 45: Preserving Historic Wooden Porches.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

*Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*  
<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

#### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve and build an addition onto the original house, while subdividing the lot and building a new, compatible house on the secondary lot.

##### Proposed Redevelopment Scheme

The major proposed interventions of the overall project are to:

- Preserve the Thomson House on the site.
- Build a compatible detached garage behind the original dwelling.
- Subdivide the lot.
- Build a new, contemporary but compatible house and detached rear garage on the secondary lot.

##### Proposed Infill Guidelines

Due to the proposed new house and detached garage on the site, all new visible construction will be considered a current-day intervention on the site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure. The proposed design scheme should follow Standards 11 and 12:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

#### 4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Common Future. The Bruntland Commission). The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.



Four Pillars of Sustainability [CityPlan 2030  
- City of Norwood Payneham & St. Peters]



## 4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Once entered into a Heritage Revitalization Agreement, the Thomson House will be eligible for heritage variances, including considerations available under the following municipal legislation.

### 4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

### 4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

## 4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken:

- Ensure all smoke detectors are in working order.
- Board up windows and secure doors if the building is vacant for an extended period.
- Protect the envelope from moisture penetration.
- Ensure ventilation of the building.
- Remove trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst.



## 5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



The Thomson Residence in 2016

A condition review of the exterior of the Thomson House was carried out during a site visit in January 2016. In addition to the visual review of the exterior of the home, paint samples were taken from original exterior building materials and examined. The recommendations for the preservation and restoration of the 1913 façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Thomson House based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

### 5.1 SITE

The Thomson House sits mid block on East Windsor Road in the Upper Lonsdale neighbourhood of the District of North Vancouver. The small dwelling is situated on the west side of the large, sloped lot. In order to preserve the Thomson House on its original site, it is recommended that the original lot be subdivided so that a new house can be built on the secondary lot.

#### **Conservation Strategy: Subdivision**

- Subdivide the original lot into two lots.
- Preserve the Thomson House on the west lot.
- Build a new, contemporary but compatible house on the east lot.
- Landscaping for both lots should preserve and enhance the large-lot atmosphere of the neighbourhood and surrounding streetscape.



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



View from the northeast corner of the house

## 5.2 FORM, SCALE AND MASSING

The form, scale and massing of the Thomson House has survived intact. As part of the redevelopment of the site, it is proposed to build a compatible addition to the rear of the historic house.

### **Conservation Strategy: Preservation & Rehabilitation**

- Preserve the original form, scale and massing of the front facade of the Thomson House.
- The existing rear addition may be preserved, or removed and replaced with part of the new proposed rear addition.
- Build a sympathetic addition to the rear of the house.
- The original portions of the side elevations of the Thomson House should be preserved.

## 5.3 FOUNDATION

The remaining existing foundation was not reviewed during the site visit. The historic house is currently raised from the remaining existing foundation, which requires upgrading or complete replacement.

### **Conservation Strategy: Rehabilitation**

- The proposed residential use of the house requires the construction of a new reinforced concrete foundation.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure. Any new panels on the building should either be detached from the structure, or placed on the cladding in a reversible manner.



Existing basement level

- Re-clad the foundation and basement level with river stone to generally match the original appearance.
  - To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.
- The following **Relocation Guidelines** should be implemented for raising the Thomson House:
- A relocation plan should be prepared prior to raising and/or temporarily relocation that ensures that the least destructive method of relocation will be used.
  - Alterations to the historic structure to facilitate the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by a professional heritage consultant. The building should be structurally braced as required before relocation.
  - Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
  - Preserve the original fabric of the exterior elevations as much as possible and remove the later addition prior to relocation, if possible.
  - At no point should the Thomson House leave the original lot.



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



Exterior cladding

## 5.4 EXTERIOR WALLS

### 5.4.1 EXTERIOR WOOD FRAME WALLS

The Thomson House is built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is one of the most affordable housing construction methods that utilized in the past old growth lumber. The framing type could not be determined during the site visit and requires further structural investigation. The wood-frame construction itself may require structural and seismic upgrades to meet code requirements.

#### **Conservation Strategy: Rehabilitation**

- Preserve the original wood-frame structure of the 1913 building. Retention of existing walls and floors should be pursued, as possible.
- Design envelope, structural and seismic upgrades from the inside without impacting exterior character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where required.

### 5.4.2 WOOD CLADDING

The existing wood cladding of the Thomson House consists of wood lap siding which flares out at windowheads, as well as stucco and half-timbering at the side gables. There is also wide-spaced dentilation courses on the east and west elevations.

#### **Conservation Strategy: Preservation**

- Preserve the historic wood cladding, including wood lap siding which flares out at windowheads, stucco and half-timbering at the side gables, and wide-spaced dentilation courses on the east and west elevations.
- The rear addition to the historic house should be clad in wood to match the original construction.
- The cladding of the coach house behind the original house may reference motifs from the historic house cladding.
- The cladding of the new house should be compatible with the historic house, but not match.



Stucco and half-timbering



Principal facade



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



West elevation, including original porch columns on southwest corner

## 5.5 PORCH AND SLEEPING PORCH

There was originally an open porch on the southwest corner of the main floor of the Thomson House, as well as a small open area (possibly a small sleeping porch) above the existing side entry. At some point in time both the porch and sleeping porch were enclosed. Three original porch columns are still visible on the southwest corner of the house.

### Conservation Strategy: Preservation

- The enclosing of porches and sleeping porches was a common evolution as lifestyles and technologies changed during the twentieth century. In line with Standard 2 from the *Standards and Guidelines*, the porch and sleeping porch should remain enclosed, as a record of the changes that occurred over time to the Thomson House.
- Preserve the existing side entry on the west elevation as the main entrance to the house.



## 5.6 WINDOWS AND WINDOW TRIM

*Windows and doors are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

Some original multi-lite fixed and casement windows remain on the Thomson House. A few windows have been replaced with appropriate new windows that replicate the historic windows, including thin wood muntins. The lites of the windows on the enclosed sleeping porch are divided more simply, which distinguish the enclosure as a later intervention. False stained glass inserts have been placed in the windows beside the main entry on the west elevation. There are later multi-lite windows, and a double-hung window on the rear elevation which disrupt the historic character of the house. Additionally, there is a closed-in window opening on the rear elevation.

An initial visual review suggests the original windows to be in good or repairable condition.

### **Conservation Strategy: Preservation**

- Inspect for condition and complete detailed window inventory to determine extent of recommended repair or replacement.
- Retain all windows on the front and side elevations, including sills, trim and window openings.
- Remove the false stained glass inserts in the windows next to the main entrance on the west elevation.
- Windows on the rear elevation may be replaced with wood windows appropriate to the historic character of the house.
- New windows on the rear addition should be wood, and appropriate to the historic character of the house.
- Windows on the coach house behind the historic house may reference motifs from the original windows of the house.
- Windows on the new house should not replicate the style of the windows of the original house. Given the historic neighbourhood of Upper Lonsdale, the windows should be wood, as to blend in with the context.
- Overhaul, tighten/reinforce joints of original windows. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows. Where broken glass exists in historic wood windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window restoration should be undertaken by a contractor skilled in heritage restoration.
- Heritage Consultant can review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
- Prime and repaint all original windows as required in appropriate colours, based on colour schedule devised by Heritage Consultant. Paint all new windows on the historic house in appropriate colours, based on colour schedule devised by Heritage Consultant.
- Exterior wood should be brush-painted and not spray-painted.
- All windows on the historic house to have clear glass.

# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



East elevation



Later rear windows





Original windows on east elevation



New, appropriate windows on the east elevation



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



Main entry door on west elevation



Later rear Dutch door

## 5.7 DOORS AND DOOR TRIM

There are two existing wood doors on the Thomson House: the main door on the west elevation with eight square lites near the top; and the rear Dutch door on the later addition with six large lites on the upper half.

### Conservation Strategy: Preservation & Rehabilitation

- Preserve the existing main entry door on the west elevation with eight square lites near the top.
- The later rear Dutch door may be replaced, or incorporated into the new rear addition. Any new rear door on the addition should be wood, and appropriate to the historic character of the house.

## 5.8 ROOF AND GUTTERS

The original roof of the Thomson House features a shallow, bellcast, side-gabled design with projecting brackets, exposed raftertails, simple bargeboards and a tongue-and-groove wood soffit. There is a small shed dormer on the south half of the roof, and a small shed roof over the main entry on the west elevation. The roof over the existing addition extends at the angle of the original roof.

### Conservation Strategy: Preservation & Rehabilitation

- Preserve the roof as seen from the front.
- Preserve portions of the original side gable profiles of the roof.
- The roof to the rear of the ridgeline may be rehabilitated, which may include a new rear gable over the original house, and a new smaller gable over the rear addition.
- The roof should be re-roofed in appropriate shingles based on the colour schedule devised by the Heritage Consultant.

## 5.9 CHIMNEY

The original external chimney on the east elevation was made of brick, including the use of clinker bricks which were commonly utilized in Arts and Crafts homes. Clinker bricks are over-fired, and have a darker appearance, and different performance than red bricks.

### Conservation Strategy: Replication

- Due to the rehabilitation of the foundation, the chimney has been disassembled, and will have to be rebuilt to match the original, including the use of clinker bricks.



Clinker bricks from the Thomson House

## 5.10 COLOUR SCHEDULE

An important part of the conservation process of the Thomson House is to finish the building in historically accurate paint colours. Testing and sampling of accessible original materials was carried out and paint samples assessed through microscopic analysis in order to reveal the original colour scheme of the house. The colour scheme is taken from Benjamin Moore's *Historical True Colours for Western Canada*, which is based on documented historic paint colours from this time period. See following colour table.





### Conservation Strategy: Restoration

- Restore the original finish, hue and placement of applied colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the Heritage Consultant. Test samples will be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.
- The colours of the new house should not match the historic house, nor should they overpower or compete with the historic house.



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

## 5.10.1 PRELIMINARY COLOUR TABLE

| Element                   | Colour             | Code  | Sample   | Finish     |
|---------------------------|--------------------|-------|--|------------|
| Primary Colour            | Haddington Grey*   | VC-15 |  | Eggshell   |
| Window Trim and Mouldings | Monterey White     | HC-27 |  | Semi Gloss |
| Window Sash and Doors     | Gloss Black*       | VC-35 |  | Gloss      |
| Roof                      | Black or Dark Grey | -     |  | -          |

\*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*



## 6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

### 6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. The assumption that newly renovated buildings

become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

### 6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

### 6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.



## 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

## 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and

rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

## 6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

### LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall





maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

## **6.7 EXTERIOR MAINTENANCE**

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### **6.7.1 INSPECTION CHECKLIST**

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

## **EXTERIOR INSPECTION**

### **Site Inspection:**

Is the lot well drained? Is there pooling of water?  
Does water drain away from foundation?

### **Foundation:**

Moisture: Is rising damp present?  
Is there back splashing from ground to structure?  
Is any moisture problem general or local?  
Is uneven foundation settlement evident?  
Do foundation openings (doors and windows) show:  
rust; rot; insect attack; paint failure; soil build-up?

### **Wood Elements:**

Are there moisture problems present?  
Is there insect or fungal attack present? Where and probable source?  
Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?  
Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)  
Is any wood warped, cupped or twisted?  
Is any wood split? Are there loose knots?  
Are nails pulling loose or rusted?  
Is there any staining of wood elements? Source?

### **Condition of Exterior Painted Materials:**

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?  
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?  
Paint cleanliness, especially at air vents?

### **Porches:**

Are steps safe? Handrails secure?  
Attachment – are porches, steps, etc. securely connected to the building?

### **Windows:**

Is there glass cracked or missing?  
Is there condensation or water damage to the paint?  
Are the sashes easy to operate? If hinged, do they swing freely?  
Is the frame free from distortion?  
Do sills show weathering or deterioration?



## Doors:

Do the doors create a good seal when closed?  
 Are the hinges sprung? In need of lubrication?  
 Do locks and latches work freely?  
 Are door frames wicking up water? Where? Why?  
 Are door frames caulked at the cladding? Is the  
 caulking in good condition?  
 What is the condition of the sill?

## Gutters and Downspouts:

Are downspouts leaking? Clogged? Are there holes or  
 corrosion? (Water against structure)  
 Are downspouts complete without any missing  
 sections? Are they properly connected?  
 Is the water being effectively carried away from the  
 downspout by a drainage system?  
 Do downspouts drain completely away?

## Roof:

Are there water blockage points?  
 Is the leading edge of the roof wet?  
 Is there evidence of biological attack? (Fungus, moss,  
 birds, insects)  
 Are the nails sound? Are there loose or missing  
 shingles?  
 Are joints and seams sound?  
 If there is a lightening protection system are the  
 cables properly connected and grounded?  
 Does the soffit show any signs of water damage?  
 Insect or bird infestation?  
 Is there organic debris build-up on the roof?  
 Are there blisters or slits in the membrane?  
 Are the drain pipes plugged or standing proud?  
 Are flashings well positioned and sealed?  
 Is water ponding present?

## INTERIOR INSPECTION

### Basement (Storage Level):

Are there signs of moisture damage to the walls? Is  
 masonry cracked, discoloured, spalling?  
 Are there signs of past flooding, or leaks from the  
 floor above? Is the floor damp?  
 Are walls even or buckling or cracked? Is the floor  
 cracked or heaved?

## 6.7.2 INSPECTION CYCLE:

### Daily

- Observations noted during cleaning (cracks;  
 damp, dripping pipes; malfunctioning hardware;  
 etc.) to be noted in log book or building file.

### Semi-annually

- Semi-annual inspection and report with special  
 focus on seasonal issues.
- Thorough cleaning of drainage system to cope  
 with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/  
 brush.

### Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that  
 may trap water.
- Inspect windows for material failures, corrosion  
 and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

### Five-Year Cycle

- A full inspection report should be undertaken  
 every five years comparing records from previous  
 inspections and the original work, particularly  
 monitoring structural movement and durability of  
 utilities.
- Repaint windows every five to fifteen years.

### Ten-Year Cycle

- Check condition of roof every ten years after last  
 replacement.

### Twenty-Year Cycle

- Confirm condition of roof and estimate effective  
 lifespan. Replace when required.

### Major Maintenance Work (as required)

- Replacement of deteriorated building materials  
 as required.



## 7.0 RESEARCH SUMMARY

**CIVIC ADDRESS:** 360 East Windsor Road, North Vancouver, British Columbia

**LEGAL ADDRESS:** Lot: 6, Block: 9, District Lot: 786, Plan: 1479

**ORIGINAL OWNER:** Mrs. Ellen Moody Thomson

**CONSTRUCTION DATE:** 1913

### **Assessment Records:**

- First appearance in 1914 – Owner: Mrs. Ellen Moody Thomson;  
Land: \$600; Improvements: \$2,000

### **NORTH VANCOUVER DIRECTORY LISTINGS for 360 EAST WINDSOR ROAD:**

1912 No listing

1913 Mrs. Ellen M. Thomson (widow of S.M. Thomson)

1914 Mrs. Ellen M. Thomson (widow of S.M. Thomson)

1915 Mrs. S.M. Thomson

1916 Mrs. S.M. Thomson

1917-1921 No separate North Vancouver listings

1922-1951 Allan J. and Julia E. Craig

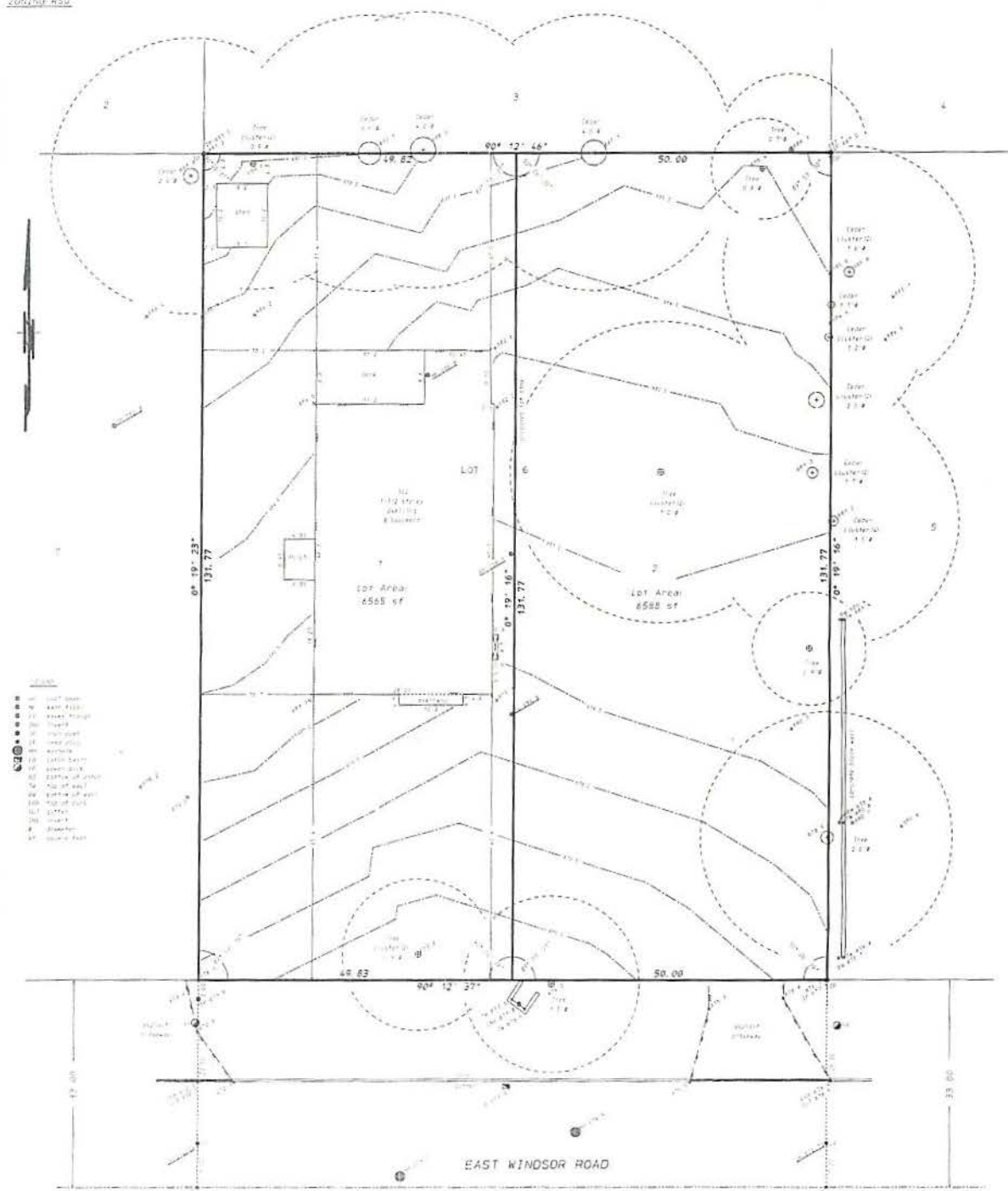
Schedule "B"  
Draft Subdivision Plan



41) direction up to feet and below  
straight along sidewalk (not up)  
Lateral interval: 1/2 inch

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ZONING RES



Planning Department  
District of North Vancouver

CERTIFIED CORRECT  
August 5, 2015

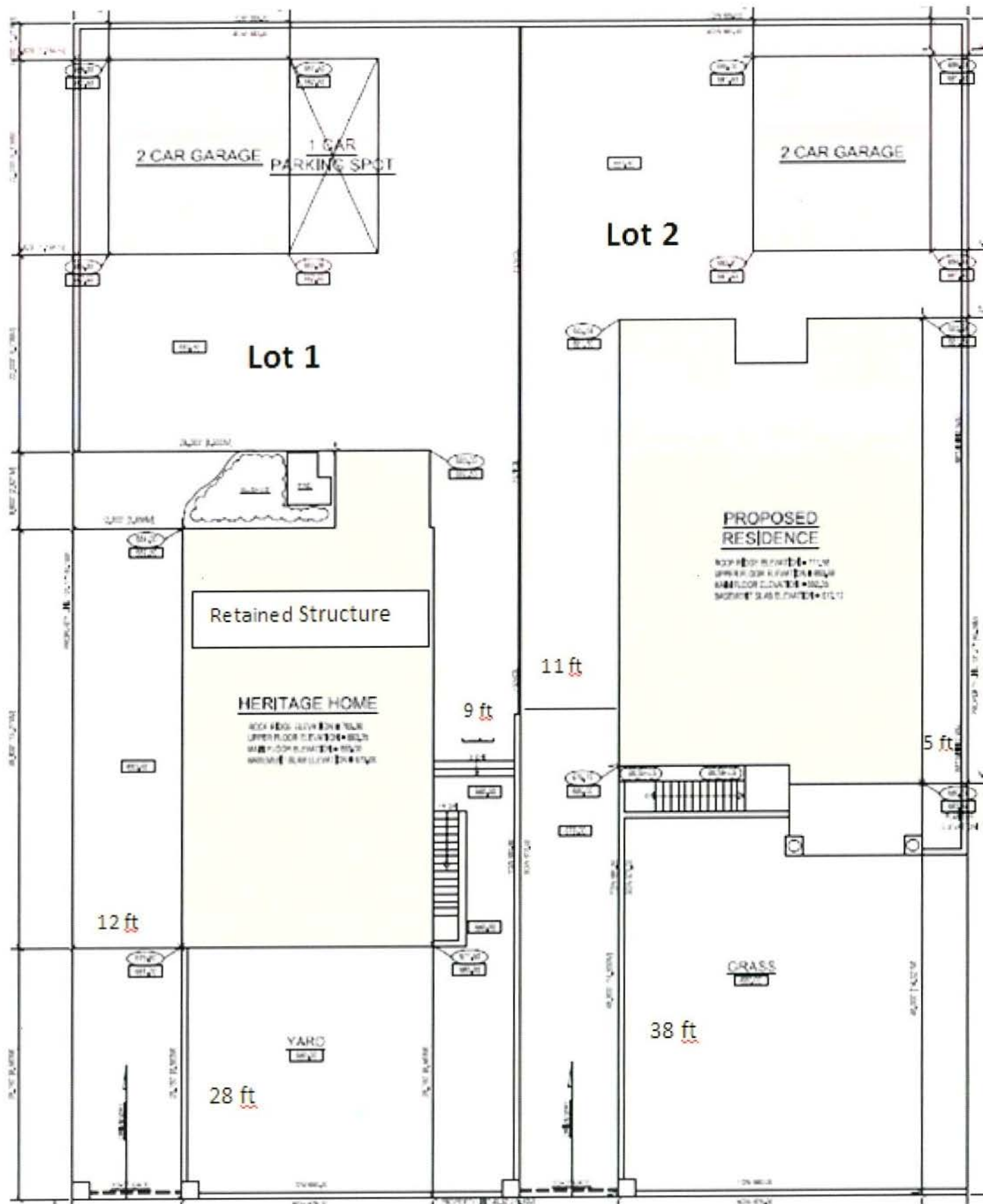
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The resulting knowledge effect is demonstrated in the following comparison of the Department's existing organizational design with the new design. The new design is based on the following principles:

[illegible]

Schedule "C"  
Site Plan



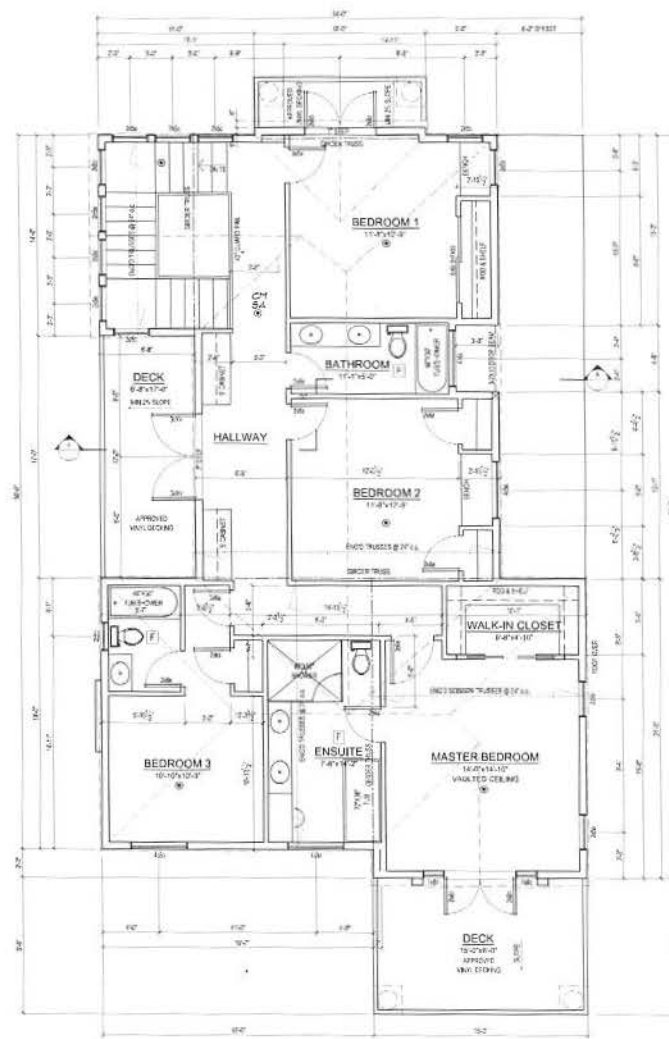
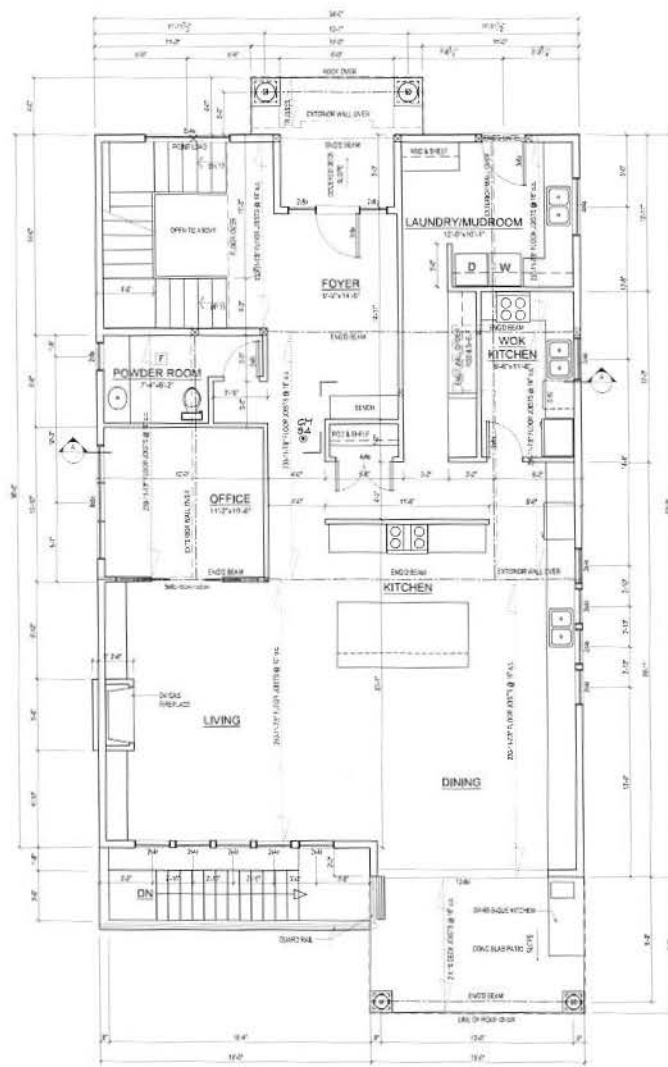
East Windsor Road





Schedule "D"  
Renovation and Addition Plans





NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.  
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.  
5. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.  
6. ALL CEILINGS ARE 8'0" HIGH UNLESS NOTED OTHERWISE.  
7. ALL STAIRS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.  
8. ALL HALLWAYS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.  
9. ALL CLOSETS ARE 4'0" WIDE UNLESS NOTED OTHERWISE.  
10. ALL BATHROOMS ARE 5'0" WIDE UNLESS NOTED OTHERWISE.

| NO. | DESCRIPTION | DATE    |
|-----|-------------|---------|
| 1   | REVISION    | 10/1/11 |
| 2   | REVISION    | 10/1/11 |
| 3   | REVISION    | 10/1/11 |
| 4   | REVISION    | 10/1/11 |
| 5   | REVISION    | 10/1/11 |
| 6   | REVISION    | 10/1/11 |
| 7   | REVISION    | 10/1/11 |
| 8   | REVISION    | 10/1/11 |
| 9   | REVISION    | 10/1/11 |
| 10  | REVISION    | 10/1/11 |

**ROBERT BLANEY**  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

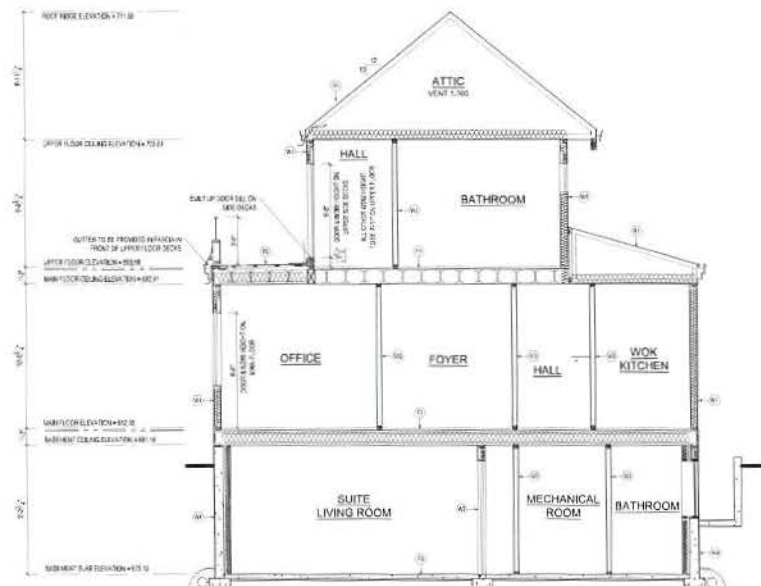
360 E WINDSOR RD.  
NORTH VANCOUVER

FLOOR PLANS

|             |             |
|-------------|-------------|
| OWNER       | DATE        |
| PROJECT     | REVISION    |
| NO.         | DATE        |
| DESCRIPTION | DESCRIPTION |

A2





**SECTION A-A**  
SCALE: 1/4"=1'-0"

## SPECIFICATIONS

### WALL ASSEMBLIES

#### EXTERIOR WALL

PAINTED SHINGLE  
1/2" MIN. INSULATION  
12" PLYWOOD SHEATHING  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD  
1/2" MIN. INSULATION  
12" PLYWOOD SHEATHING

#### BEARING WALL

12" GYPSUM BOARD - PAINTED  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING

#### PARTITION WALL

12" GYPSUM BOARD - PAINTED  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING

#### FOUNDATION WALL - INSULATED

CONCRETE FOUNDATION WALL  
12" GYPSUM BOARD - PAINTED  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING

#### FOUNDATION WALL

CONCRETE FOUNDATION WALL  
12" GYPSUM BOARD - PAINTED  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING

### FLOOR ASSEMBLIES

#### GARAGE FLOOR SLAB

4" CONCRETE SLAB  
4" FORT TOWNTON  
1/2" MIN. INSULATION  
12" PLYWOOD SHEATHING

#### CONCRETE SLAB

4" CONCRETE SLAB  
4" FORT TOWNTON  
1/2" MIN. INSULATION  
12" PLYWOOD SHEATHING

#### WOOD FLOOR

12" GYPSUM BOARD - PAINTED  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING

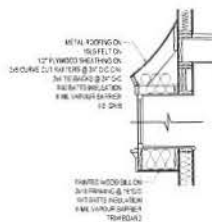
#### WOOD FLOOR - DECK

PAINTED SHINGLE  
1/2" MIN. INSULATION  
12" PLYWOOD SHEATHING  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING

### ROOF ASSEMBLIES

#### TRUSS ROOF

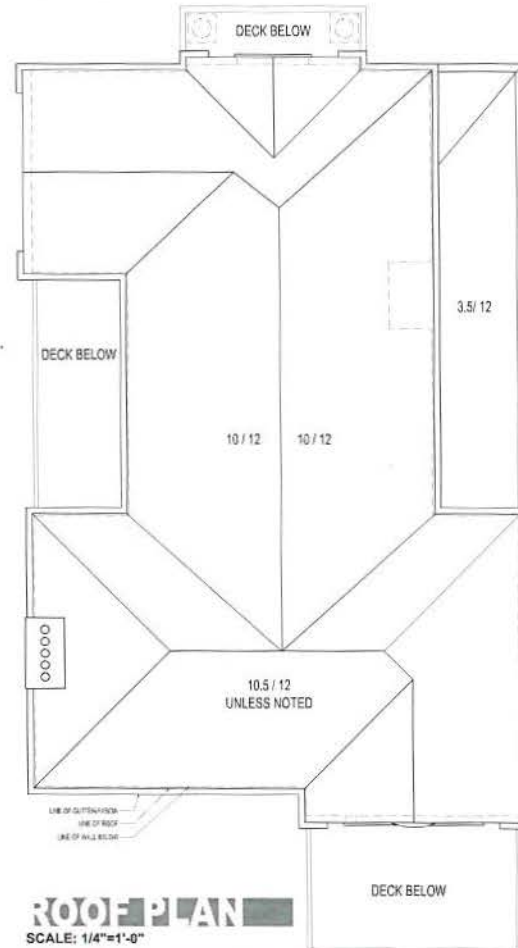
12" GYPSUM BOARD - PAINTED  
24" STUCCO @ 1" OC  
1/2" GYPSUM BOARD - PAINTED  
12" PLYWOOD SHEATHING



**BOX WINDOW**  
SCALE: 1/2"=1'-0"



**DECK OVER LIVING**  
SCALE: 1/2"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1   | REVISION    |      |
| 2   | REVISION    |      |
| 3   | REVISION    |      |
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| 5   | REVISION    |      |
| 6   | REVISION    |      |
| 7   | REVISION    |      |
| 8   | REVISION    |      |
| 9   | REVISION    |      |
| 10  | REVISION    |      |

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DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD.  
NORTH VANCOUVER

CROSS SECTION  
ROOF PLAN  
DETAILS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1   | REVISION    |      |
| 2   | REVISION    |      |
| 3   | REVISION    |      |
| 4   | REVISION    |      |
| 5   | REVISION    |      |
| 6   | REVISION    |      |
| 7   | REVISION    |      |
| 8   | REVISION    |      |
| 9   | REVISION    |      |
| 10  | REVISION    |      |

A3



**SOUTH ELEVATION**

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



**EAST ELEVATION**

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



**NORTH ELEVATION**

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



**WEST ELEVATION**

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



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| REVISION | DATE       | DESCRIPTION       |
|----------|------------|-------------------|
| 1        | 2023-01-10 | ISSUED FOR PERMIT |

**ROBERT BLANEY**

**DESIGN**

NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD.  
NORTH VANCOUVER

TRADING 110

ELEVATIONS

| DATE       | BY | CHKD |
|------------|----|------|
| 2023-01-10 | RB | RB   |
| 2023-01-10 | RB | RB   |
| 2023-01-10 | RB | RB   |

A4



| 時間    | 項目     | 担当者    |
|-------|--------|--------|
| 10:00 | 1. 開会式 | 佐々木 浩二 |
| 10:15 | 2. 講演会 | 佐々木 浩二 |
| 10:30 | 3. 懇話会 | 佐々木 浩二 |
| 10:45 | 4. 閉会式 | 佐々木 浩二 |
| 11:00 | 5. 散会  | 佐々木 浩二 |



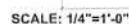
NEW HOMES • RENOVATIONS • ADDITIONS

360 E WINDSOR RD.  
NORTH VANCOUVER

DETACHED GARAGE

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A5



## FLOOR PLAN



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



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

## SPECIFICATIONS

## WALL ASSEMBLIES

- 101 EXTERIOR WALL  
PAINTED SHINGLES  
HAND-PAINTED  
100 BUILDING PAPER  
1/2" POLYSTYRENE SHEATHING  
2X STUDS @ 16" OC  
1/2" GYPSUM BOARD  
6 MIL POLY VA.  
1/2" PAINTED GYPSUM BOARD
- 102 FOUNDATION WALL  
DRAINAGE COMPOSITE BELOW FINISHED GRADE  
APPROX. WATER-PROOFING  
1" COMPLETE WALL-ON-WALL SYSTEM @ 24" O.C. EXPOSED  
CONCRETE BLOCK WATER-PROOFING  
APPROX. 1/2" WATER-PROOFING  
4" RIGID INSULATION

## FLOOR ASSEMBLIES

- ROOF ASSEMBLIES**
- TRUSS ROOF**
- NEW CASTLE TERRAZAS ASPHALT ROOF FINISHES  
1/2" PLANK END LAYMENT  
1/2" PLANK END SHEATHING ON 4" CLIPS  
SHIMMERED GLOSS TRUSSES  
ATC BRIDGE DECKS 1208  
4" x 8" - 12" - 16" - 20" - 24" - 30" - 36" - 42" - 48" - 54" - 60" - 66" - 72" - 78" - 84" - 90" - 96" - 102" - 108" - 114" - 120" - 126" - 132" - 138" - 144" - 150" - 156" - 162" - 168" - 174" - 180" - 186" - 192" - 198" - 204" - 210" - 216" - 222" - 228" - 234" - 240" - 246" - 252" - 258" - 264" - 270" - 276" - 282" - 288" - 294" - 300" - 306" - 312" - 318" - 324" - 330" - 336" - 342" - 348" - 354" - 360" - 366" - 372" - 378" - 384" - 390" - 396" - 402" - 408" - 414" - 420" - 426" - 432" - 438" - 444" - 450" - 456" - 462" - 468" - 474" - 480" - 486" - 492" - 498" - 504" - 510" - 516" - 522" - 528" - 534" - 540" - 546" - 552" - 558" - 564" - 570" - 576" - 582" - 588" - 594" - 600" - 606" - 612" - 618" - 624" - 630" - 636" - 642" - 648" - 654" - 660" - 666" - 672" - 678" - 684" - 690" - 696" - 702" - 708" - 714" - 720" - 726" - 732" - 738" - 744" - 750" - 756" - 762" - 768" - 774" - 780" - 786" - 792" - 798" - 804" - 810" - 816" - 822" - 828" - 834" - 840" - 846" - 852" - 858" - 864" - 870" - 876" - 882" - 888" - 894" - 900" - 906" - 912" - 918" - 924" - 930" - 936" - 942" - 948" - 954" - 960" - 966" - 972" - 978" - 984" - 990" - 996" - 1002" - 1008" - 1014" - 1020" - 1026" - 1032" - 1038" - 1044" - 1050" - 1056" - 1062" - 1068" - 1074" - 1080" - 1086" - 1092" - 1098" - 1104" - 1110" - 1116" - 1122" - 1128" - 1134" - 1140" - 1146" - 1152" - 1158" - 1164" - 1170" - 1176" - 1182" - 1188" - 1194" - 1200" - 1206" - 1212" - 1218" - 1224" - 1230" - 1236" - 1242" - 1248" - 1254" - 1260" - 1266" - 1272" - 1278" - 1284" - 1290" - 1296" - 1302" - 1308" - 1314" - 1320" - 1326" - 1332" - 1338" - 1344" - 1350" - 1356" - 1362" - 1368" - 1374" - 1380" - 1386" - 1392" - 1398" - 1404" - 1410" - 1416" - 1422" - 1428" - 1434" - 1440" - 1446" - 1452" - 1458" - 1464" - 1470" - 1476" - 1482" - 1488" - 1494" - 1500" - 1506" - 1512" - 1518" - 1524" - 1530" - 1536" - 1542" - 1548" - 1554" - 1560" - 1566" - 1572" - 1578" - 1584" - 1590" - 1596" - 1602" - 1608" - 1614" - 1620" - 1626" - 1632" - 1638" - 1644" - 1650" - 1656" - 1662" - 1668" - 1674" - 1680" - 1686" - 1692" - 1698" - 1704" - 1710" - 1716" - 1722" - 1728" - 1734" - 1740" - 1746" - 1752" - 1758" - 1764" - 1770" - 1776" - 1782" - 1788" - 1794" - 1800" - 1806" - 1812" - 1818" - 1824" - 1830" - 1836" - 1842" - 1848" - 1854" - 1860" - 1866" - 1872" - 1878" - 1884" - 1890" - 1896" - 1902" - 1908" - 1914" - 1920" - 1926" - 1932" - 1938" - 1944" - 1950" - 1956" - 1962" - 1968" - 1974" - 1980" - 1986" - 1992" - 1998" - 2004" - 2010" - 2016" - 2022" - 2028" - 2034" - 2040" - 2046" - 2052" - 2058" - 2064" - 2070" - 2076" - 2082" - 2088" - 2094" - 2100" - 2106" - 2112" - 2118" - 2124" - 2130" - 2136" - 2142" - 2148" - 2154" - 2160" - 2166" - 2172" - 2178" - 2184" - 2190" - 2196" - 2202" - 2208" - 2214" - 2220" - 2226" - 2232" - 2238" - 2244" - 2250" - 2256" - 2262" - 2268" - 2274" - 2280" - 2286" - 2292" - 2298" - 2304" - 2310" - 2316" - 2322" - 2328" - 2334" - 2340" - 2346" - 2352" - 2358" - 2364" - 2370" - 2376" - 2382" - 2388" - 2394" - 2400" - 2406" - 2412" - 2418" - 2424" - 2430" - 2436" - 2442" - 2448" - 2454" - 2460" - 2466" - 2472" - 2478" - 2484" - 2490" - 2496" - 2502" - 2508" - 2514" - 2520" - 2526" - 2532" - 2538" - 2544" - 2550" - 2556" - 2562" - 2568" - 2574" - 2580" - 2586" - 2592" - 2598" - 2604" - 2610" - 2616" - 2622" - 2628" - 2634" - 2640" - 2646" - 2652" - 2658" - 2664" - 2670" - 2676" - 2682" - 2688" - 2694" - 2700" - 2706" - 2712" - 2718" - 2724" - 2730" - 2736" - 2742" - 2748" - 2754" - 2760" - 2766" - 2772" - 2778" - 2784" - 2790" - 2796" - 2802" - 2808" - 2814" - 2820" - 2826" - 2832" - 2838" - 2844" - 2850" - 2856" - 2862" - 2868" - 2874" - 2880" - 2886" - 2892" - 2898" - 2904" - 2910" - 2916" - 2922" - 2928" - 2934" - 2940" - 2946" - 2952" - 2958" - 2964" - 2970" - 2976" - 2982" - 2988" - 2994" - 3000" - 3006" - 3012" - 3018" - 3024" - 3030" - 3036" - 3042" - 3048" - 3054" - 3060" - 3066" - 3072" - 3078" - 3084" - 3090" - 3096" - 3102" - 3108" - 3114" - 3120" - 3126" - 3132" - 3138" - 3144" - 3150" - 3156" - 3162" - 3168" - 3174" - 3180" - 3186" - 3192" - 3198" - 3204" - 3210" - 3216" - 3222" - 3228" - 3234" - 3240" - 3246" - 3252" - 3258" - 3264" - 3270" - 3276" - 3282" - 3288" - 3294" - 3300" - 3306" - 3312" - 3318" - 3324" - 3330" - 3336" - 3342" - 3348" - 3354" - 3360" - 3366" - 3372" - 3378" - 3384" - 3390" - 3396" - 3402" - 3408" - 3414" - 3420" - 3426" - 3432" - 3438" - 3444" - 3450" - 3456" - 3462" - 3468" - 3474" - 3480" - 3486" - 3492" - 3498" - 3504" - 3510" - 3516" - 3522" - 3528" - 3534" - 3540" - 3546" - 3552" - 3558" - 3564" - 3570" - 3576

## ROOF ASSEMBLIES

- [illegible]



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



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



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



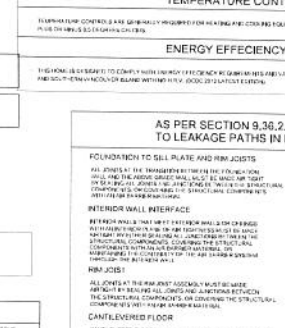
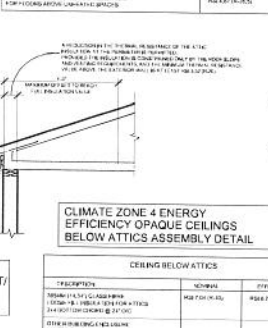
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## REQUIREMENTS

- FORMER RESIDENTS ARE NOT ELIGIBLE FOR THE CORRECT CLIMATE ZONE
- RESIDENTS OF PAPER VALLEY ARE NOT ELIGIBLE FOR CORRECT CLIMATE ZONE
- ONE CAN ONLY BE CORRECT CLIMATE ZONE
- THE EXISTING WALL INSULATION REQUIREMENTS
- ARE CURRENTLY REGULATED
- THROUGH THE CODE OF THERMAL EFFICIENCY
- WITH THE 2015 ENERGY CODE
- FORMS

[illegible]

1997年12月15日(星期一) 晴  
1997年12月16日(星期二) 晴  
1997年12月17日(星期三) 晴  
1997年12月18日(星期四) 晴  
1997年12月19日(星期五) 晴  
1997年12月20日(星期六) 晴  
1997年12月21日(星期日) 晴  
1997年12月22日(星期一) 晴  
1997年12月23日(星期二) 晴  
1997年12月24日(星期三) 晴  
1997年12月25日(星期四) 晴  
1997年12月26日(星期五) 晴  
1997年12月27日(星期六) 晴  
1997年12月28日(星期日) 晴  
1997年12月29日(星期一) 晴  
1997年12月30日(星期二) 晴  
1997年12月31日(星期三) 晴

Figure 1 is a schematic diagram of the experimental setup. It shows a vertical tube with a gas film of thickness  $\delta$ . The tube is surrounded by a cooling medium. The heat transfer coefficient  $h$  is indicated. The diagram also shows the dimensions of the tube and the cooling medium.

[illegible]

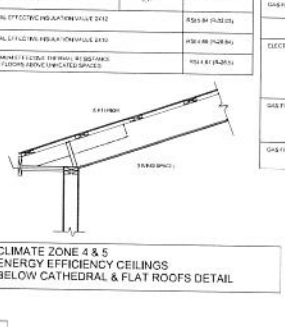
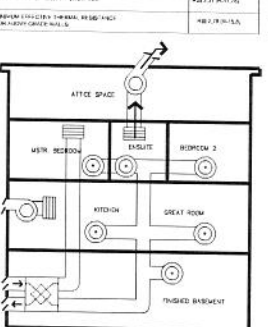
**WALL VENTED DUCTS**  
 Ducts penetrate through the walls and provide for the removal of heat and moisture from the building. They are installed in the exterior walls and are sealed to the exterior with a weather-resistant material to prevent air leakage.

## BLANET SIGN

[illegible][illegible]

| HVAC PERFORMANCE REQUIREMENTS |   |  |
|-------------------------------|---|--|
| EQUIPMENT TYPE                | SEER  | PERFORMANCE REQUIREMENT  |
| SPACE HEATING EQUIPMENT       |   |  |
| RED FURNACE                   | (E55) FROM 20000 BTU (input) only                         | ANNUAL FUEL EFFICIENCY (AUEF) MUST BE 82.0% OR GREATER, TO 85% |
| RED FURNACE                   | (E55) FROM 20000 BTU (input) TO 300000 BTU (input) only   | ANNUAL FUEL EFFICIENCY (AUEF) MUST BE 80.0% OR GREATER, TO 85% |
| RED FURNACE                   | (E55) FROM 30000 BTU (input) TO 450000 BTU (input) only   | ANNUAL FUEL EFFICIENCY (AUEF) MUST BE 80.0% OR GREATER, TO 85% |
| RED FURNACE                   | (E55) FROM 450000 BTU (input) TO 1000000 BTU (input) only | ANNUAL FUEL EFFICIENCY (AUEF) MUST BE 80.0% OR GREATER, TO 85% |

ROBERT DE  
NEW HOMES • RENTALS

[illegible]

|  |   |
|--|---|
| <p>PROPERTY:</p> <p>360 E WINDSOR RD.<br/>NORTH VANCOUVER</p> <p>DEVELOPER:</p> <p>NOTES &amp; DETAILS</p> |   |
| <p>PROJECT<br/>MAY 1980</p> <p>DATE<br/>JUN 1980</p>   | <p>BY<br/>MAY 1980</p> <p>DATE<br/>JUN 1980</p> |



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 ARISING FROM THE USE OF THIS PLAN OR DESIGN  
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 ARCHITECT.

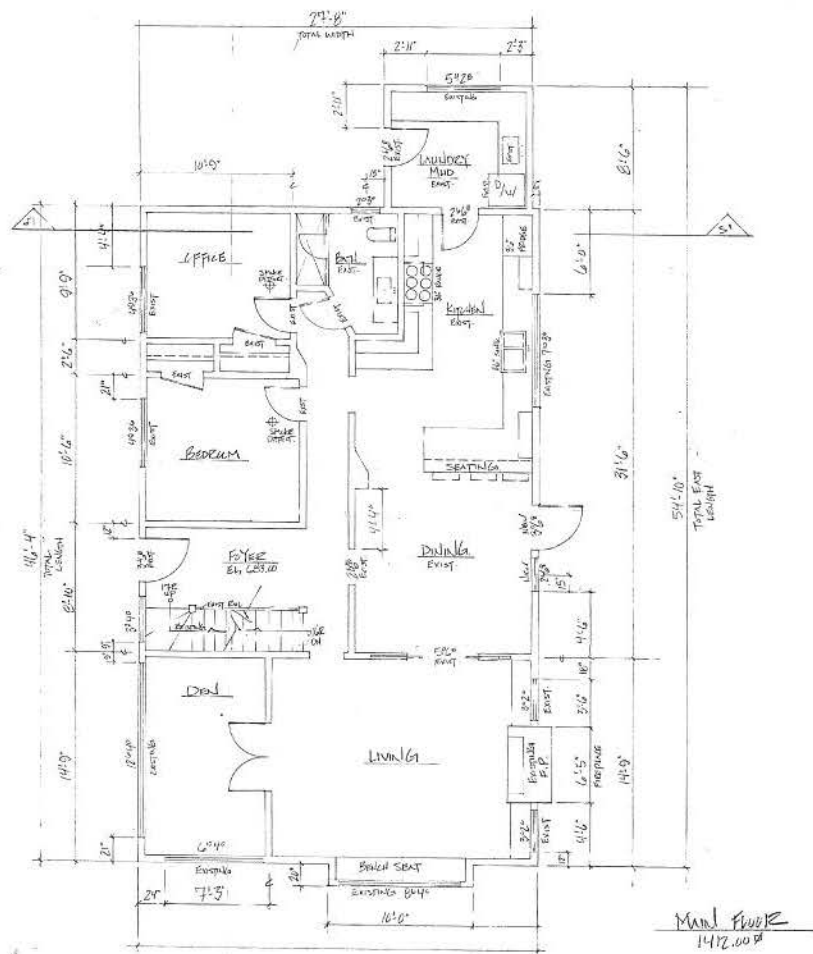
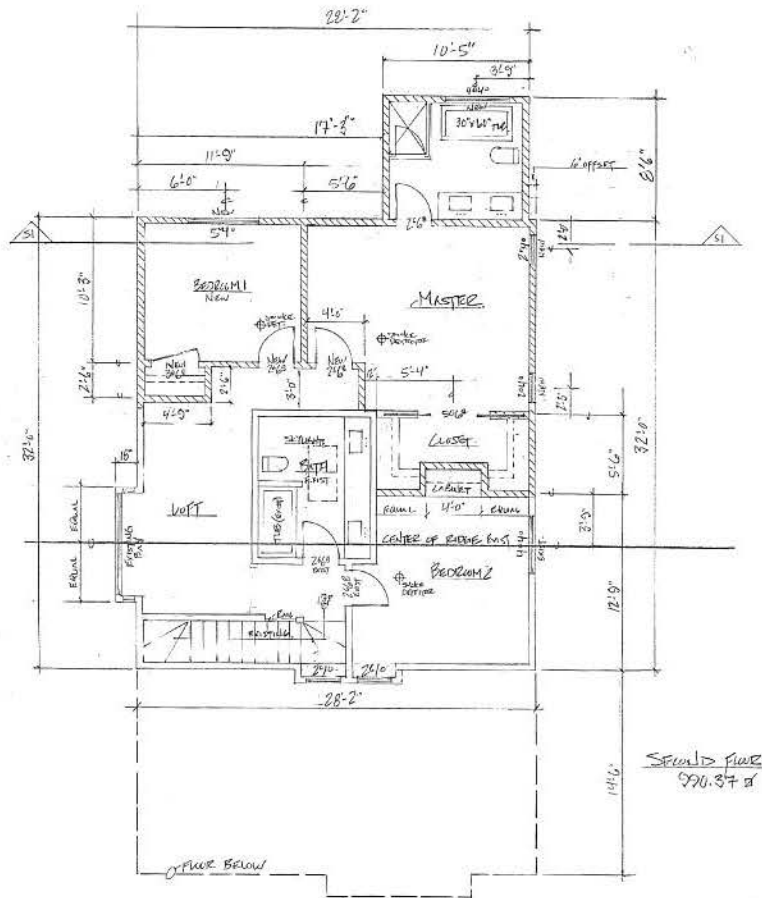
| REVISIONS | DATE       | DESCRIPTION     |
|-----------|------------|-----------------|
| 1         | 2015-08-08 | PRELIMINARY SET |
| 2         | 10-27-15   | REVISION        |

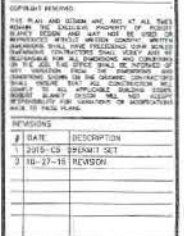
# ROBERT BLANEY DESIGN

NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
 Heritage Restoration  
 & Addition  
 361 East Windsor Road  
 Drawing Title:  
 'Main Floor Plan'  
 'Second Floor Plan'

DRAWN BY:  
 A. D. D. L.  
 CHECKED BY:  
 R. D. D. L.  
 SCALE:  
 1/4" = 1'-0"  
 DRAWING NO.  
 12



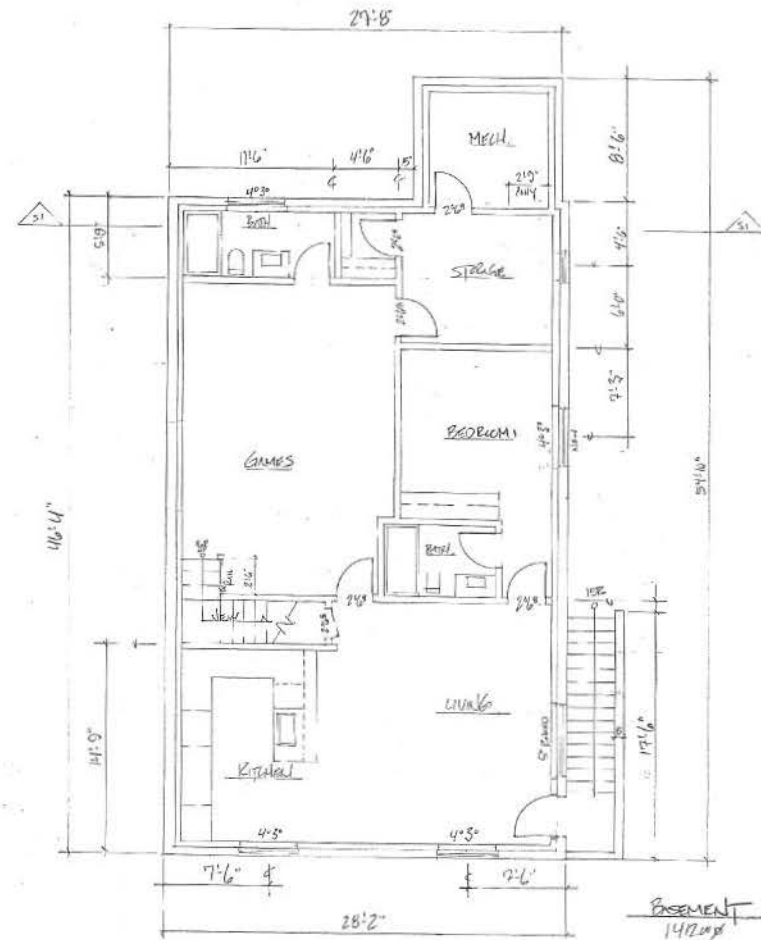


NEW HOMES • RENOVATIONS • ADDITIONS

|                         |   |
|-------------------------|---|
| DRAWN BY:<br>A. DRYGAS  | DATE:<br>JUN 16 <sup>th</sup> 2016  |
| CHECKED BY:<br>K. DANEY | DESIGN ALL ENDS<br>PREVIOUS TO  |
| SCALE:<br>1/4" = 1'-0"  |  |
| DRAWING NO.             |   |

Hand-drawn floor plan of a building. The plan includes a large central hall, a kitchen, a bathroom, a bedroom, and a living area. Dimensions are given in feet and inches. A note "2nd floor" is written in a box. A note "light shed roof" is written next to a rectangular area. A note "2nd floor" is written in a box. A note "light shed roof" is written next to a rectangular area.

Raf pind



BASEMENT  
141200





WEST ELEVATION



SOUTH ELEVATION



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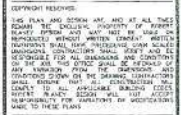
| # | DATE     | REVISION/NOTES |
|---|----------|----------------|
| 1 | 10-13-15 | GROUND SET     |
| 2 | 10-27-15 | REVISION       |

ROBERT BLANEY  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
Heritage Residence  
300 East Windsor Rd  
"South Elevation"  
"West Elevation"

DRAWN BY: A. W. 10/11  
CHECKED BY: E. BLANEY  
SCALE: 1/4" = 1'-0"  
DATE: Jan 10, 2016  
REVISION: 1

A4



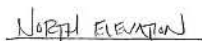
| REVISIONS |            |             |
|-----------|------------|-------------|
| #         | DATE       | DESCRIPTION |
| 1         | 2015-05-04 | INITIAL SET |
| 2         | 10-27-15   | REVISION    |
|           |            |             |
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|           |            |             |
|           |            |             |
|           |            |             |

NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
HERRING RESTORATION  
B. ADDITION  
380 EAST WINDSOR RD  
DRAWING (III):  
• NORTH ELEVATION  
• EAST ELEVATION

|                         |   |
|-------------------------|---|
| DRAWN BY:<br>A. PFEIL   | DATE:<br>JAN 16 2016                              |
| CHECKED BY:<br>E. JANEY | DESTROY ALL EYES<br>PREVIOUS TO:<br>REVIEWS ON: 1 |
| SCALE:<br>1" = 1'-0"    |   |
| DRAWING NO.             |   |

15



**The Corporation of the District of North Vancouver****Bylaw 8181**

A bylaw to designate property as heritage property

---

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

**1. Citation**

This bylaw may be cited as "Heritage Designation Bylaw 8181 – 360 East Windsor Road, Bylaw 8181, 2016".

**2. Heritage Designation Protection**

2.1 The Council designates the following as protected heritage property pursuant to Section 611 of the *Local Government Act*:

- (a) the lands located at 300 Block East Windsor Road, North Vancouver and legally described as: PID: \_\_\_\_\_, Lot 1, Block 9, District Lot 786, Plan \_\_\_\_\_; and
- (b) the exterior portion of the building on the Lands on the plans attached to this bylaw as Schedule A (the "Retained Structure").

**3. Authority to Issue Heritage Alteration Permit**

3.1 Pursuant to Section 617 of the *Local Government Act*, the Council delegates to the General Manager - Planning, Properties & Permits the authority to issue heritage alteration permits to authorize interior and exterior alterations of the Retained Structure not otherwise permitted by this bylaw, provided that the alterations, including the materials used and the design, colour and texture are in the opinion of the General Manager – Planning, Properties & Permits appropriate to the general period and style for the building.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**



\_\_\_\_\_  
Mayor

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

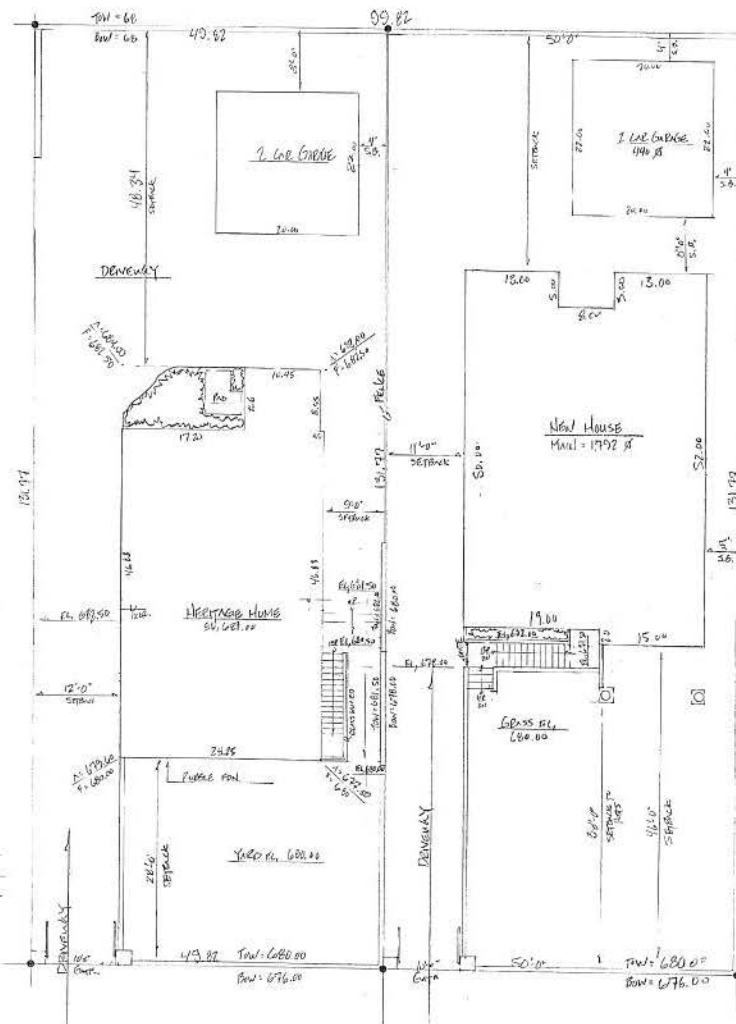
Certified a true copy

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

## Schedule A to Bylaw 8181







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| REVISIONS |                       |
|-----------|-----------------------|
| #         | DATE DESCRIPTION      |
| 1         | 2015-05-06 PERMIT SET |
| 2         | 10-27-18 REVISION     |
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NEW HOMES ■ RENOVATIONS ■ ADDITIONS

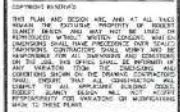
NEW HOMES ■ RENOVATIONS ■ ADDITIONS

PROJECT: HERNANDEZ RENOVATION  
3 ADDITION

0 SITE Pearl

|                         |                                    |
|-------------------------|------------------------------------|
| DRAWN BY:<br>A. OTCAN   | DATE:<br>JUL 15 <sup>th</sup> 2016 |
| CHECKED BY:<br>S. RANBY | DESTROY ALL INFO<br>PREVIOUS TO:   |
| SCALE:<br>3/4" = 1'-0"  | REVISION:<br>1                     |
| DRAWING NO.             |                                    |

A)



| REVISIONS |            |             |
|-----------|------------|-------------|
| #         | DATE       | DESCRIPTION |
| 1         | 2015-05-08 | PERMIT SET  |
| 2         | 10-27-15   | REVISION    |
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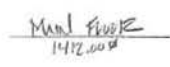
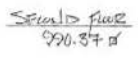
## NEW HOMES ■ RENOVATIONS ■ ADDITIONS

PROJECT:  
HERNANDEZ RESTORATION  
\$ 100,000.00

360 EAST WILLOW RD (VIA)  
DRAWING TITLE:  
1. MAIN FLOOR PLAN  
2. SECOND FLOOR PLAN

|                         |                                |
|-------------------------|--------------------------------|
| ORDER BY<br>A. OFFICE   | DATE<br>Jul 10 2016            |
| CHECKED BY<br>E. S. NET | DETENT NO. ENDS<br>PROGRAMS 30 |
| SCALE<br>1/4" = 1'-0"   | ON VERTICAL P<br>T             |
| CONTRACT NO.            |                                |

12





| REVISIONS |          |             |
|-----------|----------|-------------|
| #         | DATE     | DESCRIPTION |
| 1         | 2015-CB  | PERMIT SET  |
| 2         | 10-27-15 | REVISION    |
|           |          |             |
|           |          |             |
|           |          |             |
|           |          |             |
|           |          |             |

NEW HOMES • RENOVATIONS • ADDITIONS

|                          |  |
|--------------------------|--|
| DRAWN BY:<br>A. STEIN    | DATE:<br>Jul 16 <sup>th</sup> 2016   |
| CHECKED BY:<br>E. R. GAY | VERIFY ALL AND<br>INITIALS TO:<br><div style="border: 1px solid black; padding: 2px; display: inline-block;">REVISED<br/>1</div> |
| SCALE:<br>1/4" = 1'-0"   |  |
| DRAWING NO.              |  |





WEST ELEVATION



SOUTH ELEVATION



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**REVISIONS:**

| # | DATE     | DESCRIPTION |
|---|----------|-------------|
| 1 | 10/15/08 | PROJECT SET |
| 2 | 10-27-15 | REVISION    |

ROBERT BLANEY  
DESIGN  
NEW HOMES • RENOVATIONS • ADDITIONS

**PROJECT:**  
HERRIDGE REPAIRS  
& ADDITIONS  
310 E. WILSON RD.  
BRANING, ID.  
• SOUTH ELEVATION  
• WEST ELEVATION

**DRAWN BY:** A. DUTCH  
**CHECKED BY:** E. BLANEY  
**SCALE:** 1/4" = 1'-0"  
**DATE:** JAN 16, 2016  
**PROJECT NO.:** 144  
**REVISIONS:**



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| # | DATE       | DESCRIPTION |
|---|------------|-------------|
| 1 | 2015-05-01 | INITIAL SET |
| 2 | 10-27-15   | REVISION    |

# ROBERT BLANEY DESIGN

NEW HOMES • RENOVATIONS • ADDITIONS

PROJECT:  
HARRIS REFORMATION  
• ADDITION  
300 EAST WINDSOR RD  
• NORTH ELEVATION  
• EAST ELEVATION

DRAWN BY: A. J. JONES  
CHECKED BY: R. BLANEY  
SCALE: 1/4" = 1'-0"  
DRAWING NO. 15

DATE: JAN 16, 2016  
DESIGNER: R. BLANEY



EAST ELEVATION



NORTH ELEVATION



Thomson House/ 360 East Windsor Road HRA  
 Public Information Meeting  
 Holy Trinity Parish Hall  
 March 1, 2016

### Summary Report

#### Presenters:

Kyla Gardiner: member of the Heritage Preservation Society, and Realtor  
 Donato D'Amici: Home Owner  
 Kathleen Larsen: DNV Community Planner  
 Robert Blaney: Architect, Robert Blaney Designs  
 Donald Luxton: Luxton and Associates, Heritage Consultant

#### Q & A Responders:

All presenters and Mariana D'Amici

**Facilitator:** Brenda Chaddock, Odyssey Leadership Centre

The evening opened at 6:15 p.m. with refreshments, an informal viewing of the boards and conversation with the project consultants. There were displays around the room showing area maps, definitions of HRA's & what Designation is, 3d Renderings of Proposal, House Plans, & the Site Plan.

At 6:45 Brenda opened the formal portion of the evening, introducing the Presentation Panel and going over the agenda.

She reminded the group that there are a variety of ways that they can have questions answered and communicate their thoughts, concern and opinions.

These include:

- Ability to have questions answered verbally with the panelists / consultants within the evening
- The meeting is being recorded by several note takers
- There are Comment Sheets available for people who choose to put their words in writing



- Kathleen Larsen, the Community Planner at the District of North Vancouver on this project welcomes calls to provide more information
- The public is welcome to attend the presentation to Council

There were approximately 100 people in attendance, well beyond anticipation of numbers. Attendees were from North Vancouver, Vancouver, Burnaby and Port Moody.

The age range in attendance was approximately 10% 25-35 years old, 20% 35-50 years old, 45% 50-60 years old, & 25% 65+ year old people. It seemed that the younger & older generations were in favour of the HRA while the 50-60 year old attendees were against (This information gathered, calculated and commented on by a D'Amici family member).

Formal Presentations began at 6:45 p.m.

**Kyla Gardiner:** spoke as a member of the Heritage Preservation Society. She described the canvassing she had done & the overwhelming support in favour of the HRA. She informed the attendees that there are approximately 320 homes in the RSQ Zone of which 69 are 100' wide lots & 8 of those have the possibility of an HRA which equals 1% of homes affected or 12% of all 100' lots. Kyla brought attention to the fact that almost every community in the world is trying to preserve their heritage, and that this is an amazing opportunity to save the Thomson House & keep it in the community for another 100 years.

**Donato D'Amici:** the homeowner spoke about who his family is & why they are working with the District of North Vancouver to preserve the Thomson House. He is married to Mariana, and they have two children, ages 3 & 2. He is a 4th generation Canadian & resident of the district of North Vancouver. His family has lived here since the 1920's & have played an integral part in the building of North Vancouver. His family has helped employ hundreds of people, including aboriginal people & immigrants.

The D'Amici family lived in the Thomson house for some time before deciding to build their dream house. Donato spoke of how the home's foundation was leaking & other issues so they decided to build sooner than later. They hired the Robert Blaney Design firm & spent a few months designing the home. They moved out in September when the District of North Vancouver cut services off. Robert, the architect, assured Donato that the DNV had approved construction commencement so the green light was given to raise the home. Donato went to pick up the permit the next day and was given the news that the Heritage Department had placed a hold on his permit. Kathleen Larsen, Community Planner, informed Donato that a bylaw had been passed recently that gave the DNV power to hold the permit for 3 months in the event they could convince the D'Amici family to not alter or demolish the Thomson House. Kathleen referred Donato to Heritage Consultant Donald Luxton in hopes he would help guide the process.



Throughout the course of trying to find a resolution, Donald & the DNV recommended subdivision through an HRA as a possible solution. From Donald's experience, he has seen this work well throughout many communities. The D'Amici family were concerned as they spent the previous 7 months planning a home that they could settle in. After a few more meetings with Donald & Kathleen the D'Amici's were convinced that this plan was essentially the same as the previous one with 2 residences, one for the in laws and one for the D'Amici's. Through the HRA Proposal the Thomson Home would be restored, designated & legally maintained, with incentive through subdivision. The new lot's home would follow a design guideline set forth by the DNV & Donald Luxton to ensure its front massing, landscaping, & home design have heritage elements complementary to the area & appear as if it has always been there.

The D'Amici's felt this was a win-win option given the number of people who approached them asking them not to demolish the home. Donato shared that if the HRA was not passed they would be forced to sell the Thomson House from financial losses due to the HRA process. The fate of the home would inevitably result in demolition due to land value. Donato spoke of his experience as a builder, whose homes he's sold, now sit empty from foreign buyers. He also said that where his family rents now in North Vancouver, the whole block is being torn down for large spec homes built by a foreign developer. Donato fears all the heritage homes on large lots will be demolished in the RSQ Zone for large homes that will be unaffordable to people in the community, like the homes in West Vancouver and parts of North Vancouver. His last comment was about what type of future our children would like to see, and if heritage should be preserved and affordable for them. His belief is the same as the Districts OCP which "is to ensure that the community has a clear sense of identity and place and a legacy that links our past, present and future".

**Kathleen Larson:** described the application process, beginning with informing local residents who may be affected by the development, with information and an invitation to attend the Public Information Meeting. Following the meeting the project may be revised to reflect comments and concerns identified. There will be additional opportunity for public comments when Council considers the project. She guided attendees to online information at the DNV web site

**Robert Blaney:** The architect for the project told the attendees he has resided in North Vancouver his entire life attending school & working primarily in the District.

He believes the District of North Vancouver, Donald Luxton, and the D'Amici's have come up with something spectacular. The objective of the proposed HRA is first and foremost to restore the Thomson home and ensure its future sustainability. The foundation of the home will be re-built furthering the structure's longevity, and will be covered with rock cladding to look the same as original rubble faced foundation. The grass & paver driveway will lead to a parking area beside a coach house that has taken design elements from the Thomson House. In order to keep the front & side elevation's architectural elements intact the proposal includes a small renovation to the rear top floor of the home. The addition of the coach house plays an important role in the continued preservation of the Thomson House because additional needed square footage for rental income is provided without further impeding on the design and heritage value of the home. The plan is to meet the needs of a family of today and for the future, but not to take away any character defining elements.

The new residence was also designed under the guidance of the District of North Vancouver and Heritage Consultant Donald Luxton. They wanted to create a home that met the needs of the D'Amici's but also had heritage elements that would make the home appear as if it had been a part of the community for quite some time. They also took into account home sizes in the area so the new residence would conform to the overall appearance of the area. The new residence's top floor has been designed in a way where the west part of the upper floor is living space and the east side is roofline. This gives greater separation & sightline to the east neighbouring property of rooflines. The garage is also designed so the roofline's rise is small near the east property line & rises into the property.

The main floor elevation on both homes has been designed 3' lower than the Thomson House's current elevation, lowering rooflines for neighbours. The new residence has a small frontage of only 34 feet. Both homes combined have a frontage of 62 feet which is 18 feet smaller than the allowable 80 foot frontage. There is also over 20 feet of separation between the homes with mature trees & landscaping to soften the driveway. So, in a sense, this proposal is less imposing visually than if one new home were to be built on the existing lot. Garages have been placed at the backs of the properties for a more aesthetically pleasing appearance from the street, while keeping available parking off the street. Mature trees have been planted, and there are plans for more to come to keep privacy and soften the landscape. Two new boulevard trees will be planted where they once were years ago. The team's overall vision is to create a site that would be aesthetically appealing and in keeping with the feel of the neighbourhood.

**Donald Luxton:** spoke on the brief history of the District of North Vancouver & how the landscape is ever changing. He spoke of the necessity of HRA's to keep heritage homes in the community & the importance of their identity in our city. He described how other cities have embraced HRA's & are thankful for not losing anymore Heritage homes in their community. Donald reminded the attendees that the Thomson home has been a part of the community for over 100 years & the next generation of homeowners will appreciate the connection to their past.

## Q & A

This was a challenging meeting to facilitate and for the panel to respond to questions, as the group was much larger than anticipated and a small number were intent on making their feelings known, so their remarks often came out as comments rather than questions. Midway through the evening Kathleen stepped in to say, on behalf of the District, how important it is to keep communication respectful. Brenda reminded participants to direct their questions and comments to the panelists and to refrain from engaging other participants in conversation.

**Comments:** 2 gentlemen said that they bought in the area many years ago & resided on 100' lots (width). They were concerned this would lead to subdivision of other homes in the area. Neither gentleman had a question.



**Q:** "Why was the first permit not allowed, who made this happen?"

**R:** Kathleen from the District of North Vancouver: They put a hold on the original permit in hopes of convincing the D'Amici family not to alter or tear down the Thomson home.

**Q:** What is the difference between one big house & two houses with driveways?

**R:** Robert: The massing is different, so visually you would see a smaller structure from the front. Plus there is 20' separating both homes with a driveway that has grass pavers & is further softened by mature trees. He explained that the coach house is only a 1 bedroom, so it would be 1 renter, and the new home has a small 2 bedroom suite. He also explained the time & effort spent on this plan & if someone else were to build on this lot it would be very likely to be a spec house with little to no landscaping.

**Comment:** "the majestic beauty of the area is in the heritage of the lot lines".

**R:**Donald – the heritage is, in fact the house, not the lot.

**Comment:** My grandfather came to this country with no money & bought land from others who owned before him. Other people in our community need land too. Young people can't afford to buy homes; the older generation is not compassionate with the younger generation's needs." No question was asked

**Q** to Kathleen - Why wasn't I notified of the public meeting? Additional he comment, "Let the homeowners do what they want with their property."

**R:** Kathleen: Pamphlets were given to a 75 meter radius of residences & a sign was posted on the property. If you aren't in that area you were not given notification.

**Q:** Can the D'Amici's go back to the original plan instead? Why can't the Thomson house just be renovated?"

**R:**Donald Luxton - The heritage significance would be altered too much through a "renovation" of adding more than 6000 sq. ft.

**R:** Donato: If the HRA proposal does not go through, they would be forced to sell due to financial costs from the HRA process. The old plan is no longer feasible.

**Comment:** I want the D'Amici's as neighbours but I bought 20 years ago & I want the lot lines to stay the same. No question was asked.

**Comment:** directed to the District of North Vancouver. "It is interesting to note that the people here voicing their displeasure at the district's proposal for a heritage revitalization effort are conveniently ignoring the fact that the homeowner is fully within his rights to demolish this home. The majority of the residents of the lower mainland in today's real estate market not only see the revitalization of a heritage home as a responsible act, but a moral one, given the incentive property prices in today's market provide to build bigger and more luxurious homes. The trade-off of a subdivision on an

enormous lot for the sake of saving and preserving a heritage home is not only responsible, it is frankly a no brainer. Of course, the people who purchased their homes thirty years ago for \$130,000 are irked by the notion that simply because their idea of what was doesn't match with today's needs and the fact that the District is addressing a grey area is bothersome to them. Don't like the idea of this modest trade off that the community wants? Great, don't do it on your lot then. Kudos for the district for spearheading this motion, and if the Council votes against this notion it will be a public relations nightmare for them." No question was asked.

Q: to the D'Amici's: What would you like to do with the property, build a large home or go through with the HRA?

R:Mariana - Initially the large home was what I wanted but now that we have been given the opportunity to build a home for ourselves and keep the Thomson home intact, it feels like a better choice. Unfortunately now, if we are not given the designation & subdivision we will not be able to revert back to our original plan because we have invested so much going in this direction."

After the formal meeting was adjourned, some attendees approached the D'Amici's & apologized for other attendees' remarks. They said they were disinclined to speak up in favour of the HRA in a hostile environment.

In summary of the presentations, questions & comments:

**HRA Positive Impacts are:**

- The community retains the D'Amici family who have been contributing members of North Vancouver for almost 100 years
- Preservation of heritage
- It creates an opportunity for more affordable housing within the community
- The District bylaw to hold the D'Amici's permit for 3 months "worked" to help convince them of saving the Thomson House
- The HRA aligns with the District's official community plan which is designed to meet the needs of present & future generations
- A New Residence & Site Plan have been customized under the guidance of the DNV & Donald Luxton (Heritage Consultant) with timeless heritage elements integrated into the design that conforms to area surroundings
- This approach avoids the unnecessary environmental impact of over 100 tons of waste from demolition

**HRA Negative impacts are:**

- Breakup of a lot line
- Potential for more rental/people in area
- Fear that this will lead to further subdivision in the area
- Fear that homeowners are trying to make money
- The D'Amici family sell the Thomson House & foreign buyers purchase the property & demolish the home to build a large spec house that is not conforming to area & unaffordable for anyone in the community

Following the meeting Donald Luxton added these points:

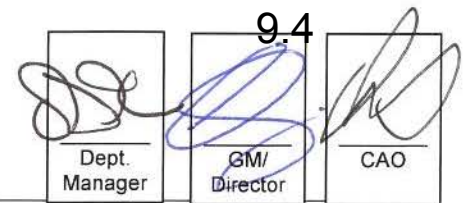
- This is a modest proposal
- HRA provides incentive and long term protection
- This proposal is not a precedent and is not illegal
- It reflects local government Act
- Heritage revitalization has been in process since 1994
- New Westminster has a vital set of Guidelines

There were more than 90 Comment sheets completed, all in support of the project with the exception of one emphatic no. Some of the Comment Sheets came from Vancouver, Burnaby and Port Moody.

Submitted by  
Brenda Chaddock  
Odyssey Leadership Centre



**SUBJECT: Request for Noise Bylaw Variance**  
**Polygon's Cates Landing Roadwork**  
May 18, 2016



## **The District of North Vancouver**

### **REPORT TO COUNCIL**

May 18, 2016  
File: 11.5460.01/000.001

**AUTHOR:** Daniel Cifarelli - Transportation Engineering

**SUBJECT:** Request for Noise Bylaw Variance - Cates Landing Roadwork

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#### **RECOMMENDATION:**

That Council relax the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night and on weekends, to complete traffic disrupting road works for the Polygon's Cates Landing Site located on the 3900 block of Dollarton Hwy for the period from May 31st to June 30th, 2016.

#### **BACKGROUND:**

Dollarton Hwy is a one lane in each direction road which is one of only two arterial roads which access the neighbourhoods of Deep Cove, Cove Cliff, Roche Point and Dollarton. The average vehicle volume on this portion of Dollarton is about 10,000 vehicles per day of which 80% of the vehicles are traveling between the hours of 7am and 7pm.

At the beginning of this project to cut the existing utility, single lane alternating traffic during the day time during the slow period was attempted and caused a 2.3km eastbound vehicle back-up on Dollarton Hwy which took 30 minutes to pass through. Westbound back-ups were slightly less but still unacceptable. With the added summer traffic volume trying to get to the parks vehicle waits would be expected to increase for these approved road works.

#### **REASON FOR REPORT:**

The Noise Regulation Bylaw prohibits any construction-related noise during the night, except if such construction activities would be significantly more disruptive to vehicular traffic during the day time hours.

In an effort to minimise the disruption to traffic on Dollarton Hwy, Polygon's contractor has applied for a variance to the District's Noise Regulation Bylaw to complete the installation of the utility, road widening and road works for this project.

Works which can be completed without significant disruption to traffic have been scheduled to take place during regular daytime construction hours.

It is expected that 50-100 homes would be affected by the construction noise, but if the night time temperature is warm potentially more residents may be disrupted if they have their windows open.

**SUBJECT: Request for Noise Bylaw Variance  
Polygon's Cates Landing Roadwork**

May 18, 2016

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Staff support these requests because carrying out this work during the day time would result in major traffic disruptions. In addition as there are only two routes into the neighbourhoods east of Riverside Drive. Lane closures on Mount Seymour Parkway would be restricted during the 60 day shifts. This will have an impact on DNV crews maintaining the medians along the parkway throughout the summer.

**EXISTING POLICY:**

Under Section 6(b) of Noise Regulation Bylaw 7188 Council may, by resolution, relax the regulation that prohibits construction noise during the night (8 pm to 7 am) and on weekends when such activities would be more disruptive to vehicular traffic if carried out during the day.

**SUMMARY OF WORKS:**

The following is a summary of the work to be done;

- Removal of the asphalt on the south side of the road to the centre line. (night)
- Existing hard surface removals on the boulevard and Excavations of works (day/night)
- Road widening (night)
- New sidewalk on the south side (day)
- Street light base, pole and conduit installation (day)
- A new retaining wall to support the slope (day/night)
- Storm sewer install, new CBs (night)
- Sanitary Sewer install, plus connections (night)
- New curb and gutter install (night)
- Road works include a complete rebuild of the sub-base materials under the asphalt (night)
- Paving and Line painting (night)

Works which can be completed without significant disruption to traffic have been scheduled to take place during regular daytime construction hours.

**Analysis:**

The following compares the implications of work occurring in the day time versus the night time.

**Duration:**

*Day:* Working only during the day will result in approximately 12 weeks of work on the roadway with significant traffic disruption. Work would be permitted between 9 am and 3 pm Monday to Friday, a 6 hour window of which two hours would be spent restoring the road to driveable condition. This coincides with the summer tourist season and would preclude any work taking place on Mount Seymour Parkway at the same time.

*Night:* Working during the day and night will result in approximately 5 weeks of round-the-clock work on the roadway with minimal traffic disruption. This would include up to 24 night shifts.



**SUBJECT: Request for Noise Bylaw Variance  
Polygon's Cates Landing Roadwork**

May 18, 2016

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**Disruptions to traffic:**

*Day:* Previous attempts at managing traffic in this location have resulted in unacceptable queue lengths, and caused shortcutting through the neighbourhood and u-turning on Dollarton Highway.

Lengthy queues could also result in the delivery of materials required for road restoration to be delayed causing rush hour impacts.

*Night:* Traffic volumes during the evening and night are low and can be easily managed with single-lane-alternating traffic.

**Noise Disruptions:**

*Day:* Noise levels will reflect typical construction work.

*Night:* Saw cutting would take place during the early part of every night shift. Excavators will be digging trenches\excavating and filling dump trucks through the night. Beyond machinery noise, there will be back-up beepers throughout the night. There will also be vibration as the road is restored each morning before 7 am.

This community has already experienced several nights of disruption while soil remediation work took place on the water front side of this site. As this work was within the Port's jurisdiction, the night work was approved by Port Metro Vancouver.

Additionally Council should be aware that the District will need to replace a PRV chamber located on the north side of Dollarton in the same block. Staff are currently looking at options to complete as much of this work as possible from the boulevard, however components of the PRV chamber must connecting into the existing utilities which lie under Dollarton Hwy, which would require additional night works to be completed. This work is anticipated to take place later on this year once the above mentioned Polygon works are complete.

**Timing/Approval Process:**

Approval by Council is required for this night work to begin on May 31<sup>st</sup>

**Liability/Risk:**

Limited risk to the District provided adequate traffic management protocols are followed.

**Conclusion:**

For Council to grant a relaxation to the Noise Bylaw to help expedite work and to minimize impacts to traffic.

Respectfully submitted,



Daniel Cifarelli - Transportation Engineering



**SUBJECT: Request for Noise Bylaw Variance  
Polygon's Cates Landing Roadwork**

May 18, 2016

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| <input type="checkbox"/> Parks & Environment _____        | <input type="checkbox"/> ITS _____            | <input type="checkbox"/> Recreation Com. _____ |
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| <input type="checkbox"/> Human resources _____            | <input type="checkbox"/> GIS _____            | <input type="checkbox"/> Other: _____          |

**Attachment 1 – Work Limits and Notification Area**



**Work Limits**

**Notification Area**

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## The District of North Vancouver

### REPORT TO COUNCIL

May 30, 2016  
File: 11.5210.01/000.000

**AUTHOR:** Sophia Munoz, Project Coordinator

**SUBJECT:** Request for Noise Bylaw Variance - Capilano Main No. 9 (Phase 2)  
Construction

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#### RECOMMENDATIONS:

1. THAT Council approve an extension to the relaxation of Noise Regulation Bylaw 7188 for Capilano Water Main project, effective until May 31, 2017, as follows:
  - Extend work hours on Saturday from 7 am to 8 pm, if required;
  - Generators for power and pumps to run 24 hours per day, 7 days per week provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw using shrouding or other means to the satisfaction of the Municipal Engineer;
  - Extended work hours beyond 8 pm for emergency situations and to complete concrete placement for the project's three valve chambers; and
  - Possible use of equipment that exceeds the noise limits such as hydro vacuum truck, which can reach noise levels of 110dBA only between the hours of 8 am to 5 pm Monday to Friday.
2. AND THAT, should it be required, authority be delegated to the Municipal Engineer to consider and/or approve an extension to the requested noise variance past May 31, 2017.

### **1. REASON FOR REPORT:**

Metro Vancouver has a number of projects underway in the District of North Vancouver. This report seeks Council approval for Metro Vancouver to extend the variance to the District's Noise Regulation Bylaw 7188 that was granted on September 14, 2015 and expired on April 30, 2016. This extension is requested due to delays in the construction schedule, as presented to Council by Metro Vancouver on April 4, 2016.

### **2. BACKGROUND:**

The District has received a noise variance extension application from Metro Vancouver dated April 19, 2016. The need for the extension was presented to Community Monitoring and Advisory Committee (CMAC) at their January 13, 2016, February 10 and March 9, 2016 meetings. This was also noted to Council in Metro Vancouver's April 4<sup>th</sup>, 2016 update on the project construction schedule.

An extension to the previously granted noise variance will help Metro achieve its target that all project work on Capilano Road from Edgemont Boulevard to Prospect Road (including final road paving and restoration) is completed and the works yard at Capilano River Regional Park is restored before Labour Day.

The noise variance will also provide the terms for Metro Vancouver's Capilano Water Main crossover chamber construction on Edgemont Boulevard east of Capilano Road that was rescheduled until winter 2016/2017. This was discussed with CMAC at its February 10, 2016 meeting. Staff continue to work closely with Metro Vancouver to schedule the crossover chamber work to minimize impacts to the community. Metro indicates to staff and CMAC that their work next year will be closely coordinated with development-related construction in the area and will follow municipal highway use permit requirements. In addition, Metro indicates that a community liaison officer will continue on the project through the crossover chamber work to substantial completion of the project.

### **3. PUBLIC INPUT:**

This project and bylaw variance was presented to the Community Monitoring and Advisory Committee (CMAC) and received support, as summarized in the memo dated April 18, 2016 (Attachment 2).

### **4. EXISTING POLICY:**

Noise Regulation Bylaw 7188 defines tolerable levels of construction-related sound. Under the Noise Regulation Bylaw 7188 Council may, by resolution, relax this regulation which prohibits construction noise:



**SUBJECT: Request for Noise Bylaw Variance - Capilano Main No. 9 (Phase 2)  
Construction**

May 30, 2016

Page 3

- During the night before 7:00 am and after 8:00 pm;
- On Saturdays before 9:00 am and after 5:00 pm; and
- Above sound level (recorded in decibels), as outlined in the Noise Regulation Bylaw.

**5. ANALYSIS:**

Effective from now until May 31, 2017 Metro Vancouver is seeking an extension to the previously granted variance to facilitate completion of the project:

- Extend work hours on Saturday from 7 am to 8 pm, if required;
- Generators for power and pumps to run 24 hours per day, 7 days per week provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw using shrouding or other means to the satisfaction of the Municipal Engineer;
- Extended work hours beyond 8 pm for emergency situations and to complete concrete placement for the project's three valve chambers; and
- Possible use of equipment that exceeds the noise limits such as hydro vacuum truck, which can reach noise levels of 110dBA only between the hours of 8 am to 5 pm Monday to Friday.

Metro Vancouver intends to monitor construction equipment to ensure compliance with the Noise Regulation Bylaw. In addition, Metro Vancouver will provide advance notice to area residents and CMAC prior to noise variance subject activities whenever possible.

Metro Vancouver has recommended that the final lift of pavement as well as line painting work be done at night to minimize traffic disruptions and road closures.

**6. Timing/Approval Process:**

Approval by Council is required prior to any work requiring noise variance.

**7. Liability/Risk:**

Limited risk to the District provided that appropriate communication protocols are followed by Metro Vancouver prior to extended work hours.

Respectfully submitted,



Sophia Munoz, Project Coordinator  
Project Delivery Office



**SUBJECT: Request for Noise Bylaw Variance - Capilano Main No. 9 (Phase 2)**  
**Construction**

May 30, 2016

Page 4

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| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies:                             |
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| <input type="checkbox"/> Utilities _____                  | <input type="checkbox"/> Finance _____        | <input type="checkbox"/> NS Health _____       |
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| <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: _____          |

**Attachment 1 – Noise Variance granted to Metro Vancouver September 14, 2015**

1. Extended work hours on Saturdays from 7 am to 8 pm, if required;
2. Generators for power and pumps to run 24-7;
3. Extended work hours beyond 8 pm for emergency situations and to complete concrete pours for the project's three valve chambers;
4. Night time work hours from 8 pm to 7 am to complete pipe laying operations in the area of Capilano Road near Eldon Road where construction challenges are anticipated. This will only be invoked if Metro Vancouver authorizes and only if residents within the noise-receiving area are advised on the need for and timing of such activity. DNV and CMAC are also to be advised in advance if this work is to take place; and
5. Possible use of equipment that exceeds the noise limits such as a hydro vacuum truck, which can reach noise levels of 110 dBA. This equipment would only be used when required during normal working hours and for short durations, typically to locate existing utilities.

**Attachment 2 – CMAC Input Re: Metro Vancouver Noise Bylaw Variance Requests**

**M E M O R A N D U M**

**To:** Gavin Joyce, District of North Vancouver  
**From:** Raymond Penner  
the Strategic Action Group (CMAC Facilitator)  
**Subject:** CMAC input re Metro Vancouver Noise Bylaw Variance requests  
**Date:** April 18, 2016  
**CC:** Steve Ono, Tegan Smith (District of North Vancouver), Tim Jervis, Goran Oljaca, Hein Steunenbergh, Murray Gant (Metro Vancouver)  
CMAC members  
CMAC Guests

Please accept this memo with regard to CMAC's support for Metro Vancouver's three Noise Bylaw Variance requests (dated April 14, 2016) for the following projects

- **Capilano Main No. 9 Construction – Phase 2**
- **Cleveland Dam Drum Gate Resurfacing Project**
- **Cleveland Dam East Abutment E2 Shaft Replacement Project**

CMAC has been informed of the issues and needs for the conditions in each project requiring a Noise Bylaw Variance as well as the mitigation and monitoring efforts that will be put in place to avoid, minimize and mitigate community impacts. In addition, Metro Vancouver has provided CMAC with copies of the letters applying for these variances addressed to you.

CMAC appreciates the continued effort that Metro has made to find ways to undertake these important Regional water infrastructure projects in ways that have avoided, minimized and mitigated, to the extent possible, the disruptions to the community. CMAC also appreciates the value that District Council and staff place on the perspective provided by CMAC in these matters.

Sincerely



Raymond Penner  
Facilitator, DNV Community Monitoring and Advisory Committee



**Attachment 3 – Metro Vancouver’s Noise Bylaw Variance Request – Capilano Main No. 9 Construction – Phase 2**



*Water Services*  
Tel. 604-432-6405 Fax 604-432-6297

April 19, 2016

File: WA-02-01-11019-50

Mr. Gavin Joyce, P.Eng., General Manager  
Engineering, Parks and Facilities Management  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7L 4K1

Dear Mr. Joyce:

**Re: Noise Bylaw Variance Request – Capilano Main No. 9 Construction – Phase 2**

We are writing to request an extension of time and modification to the activities permitted under the Noise Bylaw Variance No. 2735972 approved by the District of North Vancouver (DNV) Council on September 14, 2015 in relation to the construction of Phase 2 of the Capilano Main No. 9 project. The approved variance allows for:

- Extended work hours on Saturdays from 7:00 a.m. to 8:00 p.m.;
- Generators for power and pumps to run 24-7, provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw using shrouding or other means to the satisfaction of the Municipal Engineer;
- Extended work hours beyond 8:00 p.m. for emergency situations and to complete concrete placement for the project's three valve chambers; and
- Possible use of equipment that exceeds the noise limits such as a hydro vacuum truck, which can reach noise levels of 110 dBA only between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday.

The approved noise bylaw variance expires on April 30, 2016. The new expiry date requested is May 31, 2017.

The requested modification is to allow for the final lift of pavement and line painting work to be undertaken between 8:00 p.m. and 7:00 a.m. for approximately five nights over a three week period at the end of the paving work, which is anticipated to be in late summer 2016. It is recommended that the final lift of pavement as well as line painting work be done at night to minimize traffic disruptions and road closures.

The time extension is needed to allow for the repaving of Capilano Road and the construction of the crossover chamber at the intersection of Capilano Road and Edgemont Boulevard. The Capilano Road repaving work has been rescheduled to July and August 2016 to suit the schedules of other projects in the vicinity of the Capilano Main No. 9 project. The construction of the crossover chamber has

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Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation  
17857861

**SUBJECT: Request for Noise Bylaw Variance - Capilano Main No. 9 (Phase 2)  
Construction**

May 30, 2016

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District of North Vancouver  
Noise Bylaw Variance Request – Capilano Main No.9 Construction – Phase 2  
Page 2 of 2

been rescheduled until the late fall of 2016 and will extend into the spring of 2017. The rescheduling of the crossover chamber is a result of the delay in the completion of the water main installation, and to avoid water system interruption during the high demand summer months.

The project schedule has been impacted due to unforeseen ground conditions, utility conflicts and inclement weather during the construction period.

All steps will be taken during the extended construction period to maintain noise levels at the boundaries of the construction zone within the noise regulation bylaw. Construction equipment will be monitored to ensure compliance with the bylaw.

Metro Vancouver will provide advance notice to the area residents and the Community Monitoring and Advisory Committee prior to the commencement of the noise variance subject activities, except in the case of emergencies.

Should you have any questions or concerns, please do not hesitate to contact the undersigned at (604) 451-6134.

Yours truly,



Geran Oljaca, P.Eng.  
Director, Engineering & Construction

GO/H5/lm

cc: Hein Steunenberg, P.Eng., Division Manager, Water Services  
Ben Suleiman, P.Eng., Lead Senior Engineer, Water Services  
Mark MacConnell, P.Eng., Senior Project Engineer, Water Services  
Lisa Moffatt, Program Manager, Water Services  
Raymond Penner, Community Monitoring and Advisory Committee, Facilitator, Strategic Action Group



## The District of North Vancouver REPORT TO COUNCIL

May 30, 2016  
File: 01.0470.35/019.008

**AUTHOR:** Sophia Munoz, Project Coordinator

**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

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### RECOMMENDATIONS:

1. THAT Council approve a noise bylaw variance by Metro Vancouver for the **Drum Gate Resurfacing Project at Cleveland Dam**, effective until October 31, 2016, as described in the report from the Project Coordinator.
  - a. Extended work hours from 8:00 pm to 7:00 am, Monday to Saturday for the works, which may require the use of noise emitting equipment. This will be used after residents are advised of such activity;
  - b. Use of generators and dehumidifiers to run 24 hours a day, seven days a week;
  - c. Possible use of equipment that exceeds the noise limits such as hydro vacuum truck, which can reach noise levels of 110dBA only between the hours of 8 am to 5 pm Monday to Friday; and,
  - d. Extended work hours beyond for emergency situations.
2. THAT Council approve a noise bylaw variance associated with the construction of the **Cleveland Dam East Abutment E2 Shaft Replacement Project**, effective until December 31, 2016, as described in the report from the Project Coordinator.
  - a. Extended work hours from 8 pm to 7am, seven days a week; and
  - b. Generators for power and pumps to run 24-7, provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw to the satisfaction of the Municipal Engineer.
3. AND THAT, should it be required, authority be delegated to the Municipal Engineer to consider and/or approve an extension to both of the requested noise variances.



**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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## **1. REASON FOR REPORT:**

Metro Vancouver has a number of projects underway in the District of North Vancouver. This report seeks Council approval for Metro Vancouver to work outside of the terms of the District's Noise Regulation Bylaw 7188.

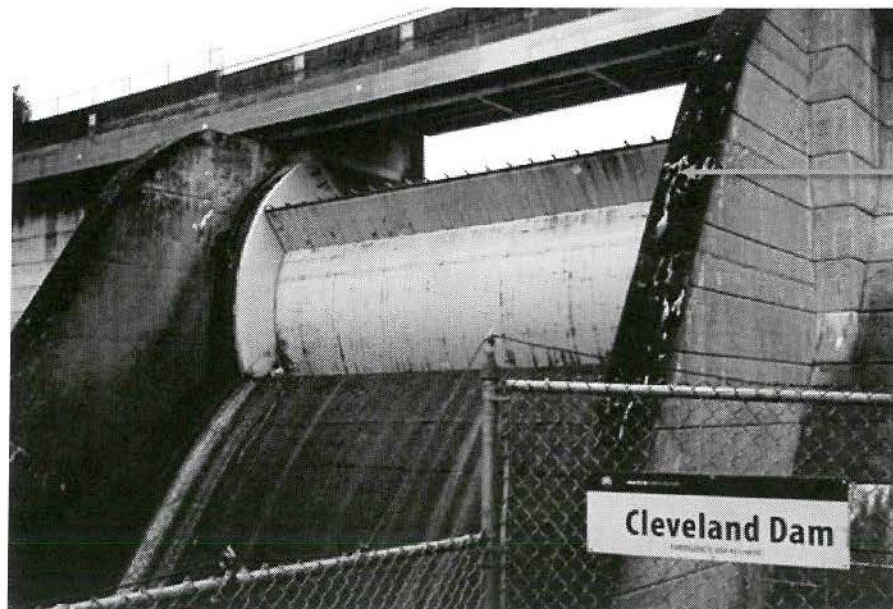
## **2. BACKGROUND:**

Cleveland Dam has been in service since 1955, impounding the Capilano Reservoir. It is one of the major sources of drinking water for Metro Vancouver.

### **Drum Gate Resurfacing Project at Cleveland Dam**

A drum gate, located at the top of the dam spillway, controls the discharge of excess Capilano Lake inflow. The gate is a 21 metre long by 7 metre high hollow steel structure.

The Cleveland Dam Drum Gate Resurfacing project involves removal of the existing coating. The method involves abrasive blasting and the application of a new coating in an ambient controlled system. This work is scheduled to begin in August and be completed in October 2016.



**Image of Cleveland Dam Drum Gate**

**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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### **East Abutment E2 Shaft Replacement Project at Cleveland Dam**

On April 7, 2015, the District of North Vancouver issued a noise bylaw variance for Phase 1 (test drilling) of the Project. Phase 1 involved drilling and installing up to three horizontal test drains into the Cleveland Dam East Abutment slope. As part of Phase 2 (production drain drilling), Metro Vancouver would like to direct its contractor to return to the area to drill and install three additional drains.

#### **3. PUBLIC INPUT:**

Both projects and bylaw variances were presented to the Community Monitoring and Advisory Committee (CMAC) and have received support as described in the memo dated April 18, 2016 (Attachment 1).

#### **4. EXISTING POLICY:**

Noise Regulation Bylaw 7188 defines tolerable levels of construction-related sound. Under the Noise Regulation Bylaw 7188 Council may, by resolution, relax this regulation which prohibits construction noise:

- During the night before 7:00 am and after 8:00 pm;
- On Saturdays before 9:00 am and after 5:00 pm; and
- Above sound level (recorded in decibels), as outlined in the Noise Regulation Bylaw.

#### **5. ANALYSIS:**

### **Drum Gate Resurfacing Project at Cleveland Dam**

Metro Vancouver has written to Gavin Joyce, P.Eng., General Manager of Engineering, Parks and Facilities on April 19, 2016 (Attachment 2) asking permission to allow for:

- a. Extended work hours from 8:00 pm to 7:00 am, Monday to Saturday for the works, which may require the use of noise emitting equipment. This will be used after residents are advised of such activity;
- b. Use of generators and dehumidifiers to run 24 hours a day, seven days a week;
- c. Possible use of equipment that exceeds the noise limits such as hydro vacuum truck, which can reach noise levels of 110dBA only between the hours of 8 am to 5 pm Monday to Friday; and,
- d. Extended work hours beyond for emergency situations.

Metro indicates the work will conclude by October 31, 2016.

The condition of the coating on the drum gate (which was originally coated in the 1990's) was inspected in 2010 and 2013. This inspection identified that the coating has been scored or



**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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scraped off in some areas. Based on the inspection, it was recommended that the exterior faces of the drum gate be recoated.

The work is weather-dependant and must be completed within a short period of time between late summer and early fall 2016, when inflows to the lake are at their lowest. To ensure the work is completed within the available time period, Metro Vancouver requests a variance to the noise bylaw.

### **East Abutment E2 Shaft Replacement Project at Cleveland Dam**

Metro Vancouver has written to Gavin Joyce, P.Eng., General Manager of Engineering, Parks and Facilities on April 19, 2016 (Attachment 3) asking permission until December 31, 2016, to allow for::

- a. Extended work hours from 8 pm to 7am, seven days a week; and
- b. Generators for power and pumps to run 24-7, provided measures are taken to reduce noise to as low as reasonably practical approaching the requirements of the noise regulation bylaw to the satisfaction of the Municipal Engineer.

Due to difficult and unforeseen ground conditions, the project experienced delays resulting in only one drain being installed. The original noise variance was valid from April 2014 to October 2014, with an extension granted up to December 31, 2015. As part of Phase 2 (production drain drilling), Metro Vancouver would like to direct its contractor to return to the area to drill and install additional drains.

Metro Vancouver intends to monitor construction equipment to ensure compliance with the Noise Regulation Bylaw. In addition, Metro Vancouver will provide advance notice to area residents and CMAC prior to noise variance subject activities whenever possible.

Metro Vancouver's request for 24 hour continuous drilling is because of the risk that the drill hole may collapse, or the drill casing may become stuck if drilling is interrupted.

The 24 hour drilling is expected to last for the duration of one to two weeks at a time, when required for each of the additional drains. The previous 24 hour work on the project occurred without incident and there were not any noise complaints. Noise measurements from BKL consultants Ltd. were within the noise bylaw limits. Metro and its contractor will take steps to reduce noise to as low as reasonably practicable where possible. Equipment will be monitored to ensure compliance with the noise bylaw variance.

To keep noise levels to a minimum and reduce the potential impact on the community, the following has been taken into consideration for both projects:

- a. All measures will be taken to reduce noise levels to a minimum by shrouding the equipment; and,



**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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- b. Lights will be required at access points only and will be shrouded and kept to a minimum.

**6. Timing/Approval Process:**

Approval by Council is required prior to any work requiring noise variance.

**7. Liability/Risk:**

Limited risk to the District provided that appropriate communication protocols are followed by Metro Vancouver prior to extended work hours.

Respectfully submitted,



Sophia Munoz, Project Coordinator  
Project Delivery Office

**REVIEWED WITH:**

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

☐ Clerk's Office \_\_\_\_\_  
☐ Communications \_\_\_\_\_  
☐ Finance \_\_\_\_\_  
☐ Fire Services \_\_\_\_\_  
☐ ITS \_\_\_\_\_  
☐ Solicitor \_\_\_\_\_  
☐ GIS \_\_\_\_\_

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

**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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**Attachment 1 – CMAC Input Re: Metro Vancouver Noise Bylaw Variance Requests**

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**M E M O R A N D U M**

**To:** Gavin Joyce, District of North Vancouver  
**From:** Raymond Penner  
the Strategic Action Group (CMAC Facilitator)  
**Subject:** CMAC input re Metro Vancouver Noise Bylaw Variance requests  
**Date:** April 18, 2016  
**CC:** Steve Ono, Tegan Smith (District of North Vancouver), Tim Jervis, Goran Oljaca, Hein Steunenberg, Murray Gant (Metro Vancouver)  
CMAC members  
CMAC Guests

---

Please accept this memo with regard to CMAC's support for Metro Vancouver's three Noise Bylaw Variance requests [dated April 14, 2016] for the following projects

- Capilano Main No. 9 Construction – Phase 2
- Cleveland Dam Drum Gate Resurfacing Project
- Cleveland Dam East Abutment E2 Shaft Replacement Project

CMAC has been informed of the issues and needs for the conditions in each project requiring a Noise Bylaw Variance as well as the mitigation and monitoring efforts that will be put in place to avoid, minimize and mitigate community impacts. In addition, Metro Vancouver has provided CMAC with copies of the letters applying for these variances addressed to you.

CMAC appreciates the continued effort that Metro has made to find ways to undertake these important Regional water infrastructure projects in ways that have avoided, minimized and mitigated, to the extent possible, the disruptions to the community. CMAC also appreciates the value that District Council and staff place on the perspective provided by CMAC in these matters.

Sincerely



Raymond Penner  
Facilitator, DNV Community Monitoring and Advisory Committee

**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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## Attachment 2 – Metro Vancouver’s Noise Bylaw Variance Request for the Cleveland Dam Drum Gate Resurfacing Project



**metrovancouver**

SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Water Services  
Tel: 604-432-6405 Fax 604-432-6297

April 19, 2016

File: WA-02-01-14032-50

Mr. Gavin Joyce, P.Eng., General Manager  
Engineering, Parks and Facilities Management  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7L 4K1

Dear Mr. Joyce:

**Re: Noise Bylaw Variance Request – Cleveland Dam Drum Gate Resurfacing Project**

We are writing to request that a variance to the District of North Vancouver’s (DNV) noise bylaw be granted to the Greater Vancouver Water District in relation to the Cleveland Dam Drum Gate Resurfacing project.

### Project Description

The Cleveland Dam is a concrete gravity structure that has been in service since 1954. The dam impounds the Capilano Reservoir, which is one of three sources of drinking water for Metro Vancouver. A drum gate, located at the top of the dam spillway, controls the discharge from Capilano Lake.

The condition of the coating on the drum gate was inspected by Acuren Group Ltd., in 2010 and 2013. Based on these inspections, it was recommended that the exterior faces of the drum gate and the two dam buttress-wearing plates be recoated.

The Cleveland Dam Drum Gate Resurfacing project consists of the removal of the existing coating by abrasive blasting and the application of a new coating in an ambient controlled system. This work is scheduled to commence in August and be completed in October 2016.

In general, the construction activities for the project consist of the following:

- Install temporary scaffolding;
- Supply, install, operate and maintain a temporary enclosure to contain spent blasting abrasives and removed coating;
- Remove existing coating employing abrasive blasting equipment, air compressors, vacuum trucks and cranes;
- Apply coating system using dehumidifier fans to maintain the required ambient coating condition.

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 • 604-432-6200 • [www.metrovancouver.org](http://www.metrovancouver.org)

Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation  
17838946



**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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District of North Vancouver  
Noise Bylaw Variance Request – Cleveland Dam Drum Gate Resurfacing Project  
Page 2 of 2

This work is weather dependant and must be completed within a short period of time between late summer and early fall 2016, when inflows to the lake are at their lowest. To ensure the work is completed within the available time period, Metro Vancouver requests a variance to the noise bylaw to allow for:

- Extended work hours from 8:00 p.m. to 7:00 a.m., Monday to Saturday for the works, which may require the use of noise emitting equipment. This will be used after residents are advised of such activity;
- Use of generators and dehumidifiers to run 24 hours a day, seven days a week;
- Possible use of abrasive blasting equipment and vacuum trucks that could exceed the noise limits and may reach noise levels of approximately 110 dBA. This equipment would only be used during normal working hours when required, and in case of emergency situations after hours.

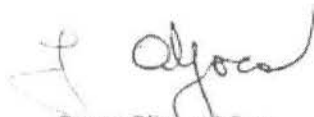
In order to keep noise levels to a minimum and reduce the potential impact on the community, the following has been taken into consideration:

- All measures will be taken to reduce noise levels to a minimum by shrouding the equipment;
- Lights will be required at access points only and will be shrouded and kept to a minimum.

Metro Vancouver will provide advance notice to the DNV, area residents and the DNV's Community Monitoring and Advisory Committee prior to the commencement of the subject activities.

Should you have any questions or concerns, please do not hesitate to contact the undersigned at (604) 451-6134.

Yours truly,



Goran Oljaca, P.Eng.  
Director, Engineering & Construction

GO/HS/ABS/lm

cc: Hein Steunenberg, Division Manager, Water Services  
Ben Suleiman, Lead Senior Engineer, Water Services  
Boris Obrknezev, Senior Project Engineer, Water Services  
Lisa Moffatt, Program Manager, Water Services  
Alicia Williams, Consultation & Community Relations Coordinator, Water Services  
Raymond Penner, Community Monitoring and Advisory Committee, Facilitator, Strategic Action Group

**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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**Attachment 3 – Metro Vancouver’s Noise Bylaw Variance Request for the Cleveland Dam East Abutment E2 Shaft Replacement Project**



Water Services  
Tel: 604 436 6883 Fax: 604 432 6298

April 19, 2016

File: WA-02-01-03013/60

Mr. Gavin Joyce, P.Eng., General Manager  
Engineering, Parks and Facilities Management  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7L 4K1

Dear Mr. Joyce:

**Re: Noise Bylaw Variance Request – Cleveland Dam East Abutment E2 Shaft Replacement Project**

We are writing to request approval for a noise bylaw variance associated with the construction of the Cleveland Dam East Abutment E2 Shaft Replacement Project (the Project).

**Background**

On April 7, 2014, the District of North Vancouver (DNV) issued a noise bylaw variance for Phase 1 (test drilling) of the Project. Phase 1 involved drilling and installing up to three horizontal test drains into the Cleveland Dam East Abutment slope. Due to difficult and unforeseen ground conditions, the Project experienced delays resulting in only one drain being installed. The original noise variance was valid from April 2014 to October 2014, with an extension granted up to December 31, 2015.

As part of Phase 2 (production drain drilling), Metro Vancouver would like to direct its contractor to return to the area to drill and install three additional drains. In order to complete this work a variance to the DNV noise bylaw would need to be granted to allow for:

- Extended work hours from 8:00 p.m. to 7:00 a.m., seven days a week; and
- The use of generators, pumps and drilling equipment to operate 24 hours a day, seven days a week, when required.

The 24 hour drilling work is expected to last a duration of one to two weeks at a time, when required, over the eight month period for each of the three additional drains. The previous 24 hour work on the Project occurred without incident nor were there any noise complaints. Noise measurements from BKL Consultants Ltd. were within the noise bylaw limits. Metro Vancouver and its contractor will take steps to reduce noise to as low as reasonably practicable where possible. Equipment will be monitored to ensure compliance with the noise bylaw variance.

**SUBJECT:** Request for Noise Bylaw Variance - Drum Gate Resurfacing Project at Cleveland Dam AND East Abutment E2 Shaft Replacement Project at Cleveland Dam

May 30, 2016

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District of North Vancouver  
Cleveland Dam East Abutment E2 Shaft Replacement Project – Noise Bylaw Variance Request  
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Metro Vancouver will provide advance notice to DNV, the area residents and the Community Monitoring and Advisory Committee prior to the commencement of the noise variance subject activities, except in the case of emergencies.

**Revised Schedule**

At this time, we anticipate that the drilling work will take up to eight months to complete. The current schedule shows work commencing in late May or early June 2016.

We are requesting a variance for 24 hour drilling work at the E2 Shaft work site until December 31, 2016.

**Future Work**

It is anticipated that up to seven drains may ultimately be required to replace the E2 Shaft. The final phase of production well drilling is currently scheduled for 2017.

Yours truly,



Murray Gant, P.Eng.  
Lead Senior Engineer, Major Projects

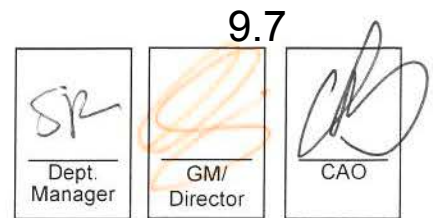
MG/fh/jds

cc: Frank Huber, Director, Water Services  
Lisa Moffatt, Program Manager, Water Services  
Raymond Penner, Community Monitoring and Advisory Committee, Facilitator, Strategic Action Group

Attachments: CMAC Memorandum, dated April 18, 2016



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



## The District of North Vancouver REPORT TO COUNCIL

April 28<sup>th</sup>, 2016

**AUTHOR:** Susan Rogers, Manager of Parks

**SUBJECT:** BC Bike Fest – July 10 – 11, 2016 – Parkgate Park

### RECOMMENDATION:

THAT the Parks Control Bylaw #2733 be relaxed to permit overnight camping in Parkgate Park for the BC Bike Race on July 10, on a pilot basis for 2016.

### REASON FOR REPORT:

BC Bike Race group have approached the District and Community Events Office to request support to host the BC Bike Race with permission for overnight camping at Parkgate Park on July 10. This would require Council to relax the Parks Control Bylaw because the park closes at night, 10 p.m. to 6 a.m.

### SUMMARY:

The 2016 BC Bike Race is being held between July 6 – 13, with the DNV portion of the ride held on July 10 and 11. There are 600 riders that will race on a designated inter jurisdictional route through the DNV, LSCR, CMHC and BC Parks roads and trails in Seymour, starting and finishing the race at Parkgate Park. BC Bike Race provides a volunteer support team that stages and sets up overnight tents at Parkgate Park on July 10, with participants undertaking the race on Monday morning, July 11 at 8:30 a.m. All riders would complete the ride by noon on Monday, July 11 and be transported up to Squamish for the next section of the race. All tents and support equipment would be dismantled at Parkgate Park by early Monday afternoon. All affected jurisdictions and parties have participated in the review of BC Bike's proposal, and provided input to make the event successful. BC Bike Race must meet all the requirements and obtain permits as outlined in the DNV Community Events in Parks and Public Open Spaces ( Policy 12-5900-02).

### BACKGROUND:

The BC Bike Race is a 7 day event that has been held in BC for 9 years, and District of North Vancouver has hosted the event for 2 years. The event in the District has staged from Argyle School for the past 2 years with tenting permitted on the school's grass field. North Vancouver School District 44 has also permitted BC Bike Race to stage and tent on the Lynn Valley Park field, and one year the Lynn Valley Elementary field was used for parking. The BC Bike Race has been positively received by the community, and is a well organized operation.

**EXISTING POLICY:**

The DNV Community Events in Parks and Public Open Spaces, Policy 12 – 5900 -02, outlines all the policies and requirements for a special event to be considered and approved. The Parks Control Bylaw #2733 stipulates that DNV Parks close at 10:00 p.m. and overnight camping is not permitted, without approval and permits.

**ANALYSIS:**

BC Bike Race has been active in the District of North Vancouver since 2014. In 2016, the 7 day race starts at Cumberland to Powell River, Sechelt, Langdale, North Vancouver, Squamish and ends at Whistler. The BC Bike Race Group have approached the District to seek permission to stage out of Parkgate Park for the District of North Vancouver leg of the race. They would camp one night at Parkgate Park for July 10, and access Parkgate Recreation Centre for their dinner and breakfast. The group have received permission from Parkgate Recreation Centre and NVRC to rent the gym for meals and to store their bicycles overnight.

In previous years, the DNV section of the race has traversed across both Fromme and Seymour neighbourhoods. This year the race route focuses only on the Seymour trails to reduce the impact on local neighbourhoods and roadways. They have identified a 16 km route in the District, that starts and ends at Parkgate Park. The race route largely follows trails in BC Parks, LSCR, and CMHC with some access on DNV trails near Hyannis and a section of the Northlands Golfcourse Perimeter Trail. With staff input, some route modifications have been recommended to ensure the route is safe. The race begins at 8:30 a.m. on Monday, July 11 and concludes around noon the same day at Parkgate Park.

At Parkgate Park, the grass soccer field and parking lot would be the site for the staging area and tents, protecting the dedicated baseball field from any impacts. Parks staff would monitor the site during installation and demobilization of the camp site to ensure that all park operational conditions are met and the assets protected.

Parking, noise issues, sanitary and water needs, impact on neighbouring residences and park user groups have been discussed. Neighbourhood notification and signage will be implemented by BC Bike Race.

**Timing/Approval Process:**

All required Special Event permits will be obtained by BC Bike Race, including Highway Use Permits and RCMP co-ordination.

**Concurrence:**

North Vancouver Recreation and Culture Commission, DNV Parks and Transportation, Metro Vancouver ( LSCR), and BC Parks have worked collaboratively with BC Bike Race co-ordinators, and all required permits will be obtained for trail use, and to use Parkgate Park and the North Vancouver Parkgate Community Recreation Centre as a staging area.



April 28<sup>th</sup>, 2016

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**Financial Impacts:**

BC Bike Race brings in a positive economic impact for the DNV community. Staff are negotiating cost recovery for staff time to monitor Parkgate Park during the events, and maintenance following the event. The BC Bike group also donates funds towards supporting trail maintenance.

**Liability/Risk:**

BC Bike Race has \$ 5,000,000 liability insurance, and also submits a Risk and Safety Plan to the RC MP 45 days in advance of the event.

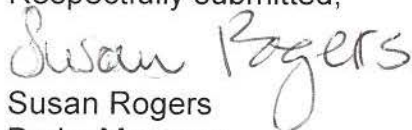
**Environmental Impact:**

Environmental impacts on the DNV trails is minor, and all impacted trails will be restored through a contribution BC Bike Race makes to the NSMBA for trail maintenance.

**Public Input:**

Thirty days prior to their event, BC Bike Race will canvass the neighbourhood to ensure residents are aware of the BC Bike Race activities at Parkgate Park and Parkgate Recreation Centre during July 10 and 11.

Respectfully submitted,



Susan Rogers  
Parks Manager

| 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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