

AGENDA

REGULAR MEETING OF COUNCIL

Monday, September 12, 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



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, September 12, 2016
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial

1. ADOPTION OF THE AGENDA

1.1. September 12, 2016 Regular Meeting Agenda

Recommendation:

THAT the agenda for the September 12, 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

4.1. Centennial Bursaries

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. July 18, 2016 Public Meeting

p. 9-12

Recommendation:

THAT the minutes of the July 18, 2016 Public Meeting are received.

6.2. July 25, 2016 Regular Council Meeting

p. 13-18

Recommendation:

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

6.3. July 26, 2016 Special Council Meeting

p. 19-22

Recommendation:

THAT the minutes of the July 26, 2016 Special Council meeting are adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation:

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

9.1. Bylaw 8190: Harbour Avenue, Dominion Street, and Columbia Street, Highway Closure Bylaw 8190, 2016

p. 25-39

File No. 09.3900.20/000.000

Public Input Opportunity.

Recommendation:

THAT "Harbour Avenue, Dominion Street, and Columbia Street Highway Closure Bylaw 8190, 2016" is given SECOND Reading as amended; and,

THAT "Harbour Avenue, Dominion Street, and Columbia Street Highway Closure Bylaw 8190, 2016" is given THIRD Reading.

9.2. Amendment to Rezoning Bylaw 8183 – 467 Mountain Hwy

p. 41-90

File No. 08.3060.20/046.15

Recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)" is given SECOND Reading as amended.

- 9.3. Bylaw 8189: Bylaw Notice Enforcement Bylaw 7458, Amending Bylaw 8189** **p. 91-98**
File No. 09.3900.30/000.000

Recommendation:

THAT "Bylaw Notice Enforcement Bylaw 7458, Amending Bylaw 8189 (Amendment 29)" is ADOPTED.

- 9.4. 2755 Panorama Drive – Notice on Title for Building Work Without Permits** **p. 99-113**
File No. 08.3221.14

Recommendation:

THAT the Municipal Clerk is instructed to place a notice on title stating that a Council resolution under section 57 of the *Community Charter* has been made in relation to the property at 2755 Panorama Drive.

- 9.5. Development Variance Permit 22.16 – 2765 Mt Seymour Parkway** **p. 115-125**
File No. 08.3060.20/022.16

Recommendation:

THAT Development Variance Permit 22.16, to allow for a coach house and attached garage in the front yard of the property at 2765 Mt Seymour Parkway, is ISSUED.

- 9.6. Development Variance Permit 33.16 – 1343 West 23rd Street** **p. 127-138**
File No. 08.360.20/033.16

Recommendation:

THAT Development Variance Permit 33.16, to allow for the construction of a coach house at 1343 West 23rd Street, is ISSUED.

- 9.7. Heritage Alteration Permit 0005 – 3545 Dowsley Court** **p. 139-152**
File No. 08.3060.20/052.16

Recommendation:

THAT Heritage Alteration Permit 0005, to allow for a detached garage in the rear yard of the property at 3545 Dowsley Court, is ISSUED.

- 9.8. Oxford Street: Potential for Family Oriented Affordable Rental Housing** **p. 153-166**
File No. 13.6480.30/003.000

Recommendation:

THAT staff be directed to issue a Request for Expressions of Interest to identify potential non-profit housing partners in the development of family oriented affordable rental housing projects on District owned sites;

AND THAT staff report back to Council in November to finalize the selection of a non-profit housing provider to enable submission of a proposal for an affordable housing project on the District owned Oxford Street site in advance of the BC

Housing Provincial Investment in Affordable Housing Expression of Interest April 2017 deadline.

9.9. DNV Land Disposition for Affordable Housing Initiatives

p. 167-173

File No. 08.3250.20/003.000

Recommendation:

THAT the August 22, 2016 report of the Manager – Real Estate & Properties entitled DNV Land Disposition for Affordable Housing Initiatives be received for information.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

10.4.1. Housing Committee – Councillor MacKay-Dunn

10.4.2. Regional Parks Committee – Councillor Muri

10.4.3. Utilities Committee – Councillor Hicks

10.4.4. Zero Waste Committee – Councillor Bassam

10.4.5. Mayors Council – TransLink – Mayor Walton

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the September 12, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

MINUTES

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DISTRICT OF NORTH VANCOUVER PUBLIC MEETING

Minutes of the Public Meeting of the Council for the District of North Vancouver held at 5:00 p.m. on Monday, July 18, 2016 in the Council Chamber 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 (5:10 pm)
Councillor D. MacKay-Dunn
Councillor L. Muri (5:01 pm)

Staff: Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. C. Rucci, Social Planner

1. OPENING BY THE MAYOR

Mayor Walton welcomed members of the public to the meeting and reviewed the procedures for the meeting.

2. PRESENTATION BY STAFF

Ms. Cristina Rucci, Social Planner, reviewed the application of Thomas and Ellie Green, Owner – The Babies Castle Daycare, at 570 West 29th Street to expand their current childcare license from 10 children to a total of 20 children. The additional license will allow the applicant to care for 10 children aged 36 months to school aged (their current license is for 10 children under 36 months). Childcare services will be provided between the hours of 7:30 am and 5:30 pm.

Ms. Rucci further advised:

- The applicants also own Kids Castle Daycare located at 685 West Queens;
- Babies Castle Daycare is in close proximity to Larson Elementary School, Delbrook Community and Recreation Centre, Delbrook Park and fields, trails and the new Delbrook Community Centre;
- Larger facilities in the neighbourhood are located north of West Queens and will not impact the facility in terms of traffic, parking or noise;
- The daycare is a two-story home with the childcare located on the main floor;
- Large windows provide natural light, fresh air and an exit in case of an emergency;
- The facility includes a large open space, kitchen, washrooms and two rooms which can be used for naps and quiet play;
- The upper floor of the home will be separated from the childcare and will be occupied by the applicant's business partner who works at the childcare;

- The home will have to be upgraded to meet assembly occupancy as per the BC Building Code;
- Childcare space and outdoor play area are on the same level and are accessible;
- The outdoor play area is well secured with a six foot fence;
- A letter of introduction was hand delivered to neighbours within 50 metres of the site in early May;
- Neighbours indicated support and some concerns were noted around potential signage and house colour;
- An open house was held on May 30, 2016 where one family attended in support of the application;
- The applicants will divide the children into two groups and each group will have separate play times for one hour in the morning or afternoon;
- Children will also go on walks to the parks, trails and will be able to access the new pool at the Delbrook Community and Recreation Centre;
- The Zoning Bylaw requires three on-site parking spots;
- Staff carpool or take transit to the facilities;
- Two families currently walk to Babies Castle and walking is encouraged;
- A portion of the driveway encroaches onto District land; however, the applicant is working with staff to obtain a License to Occupy Agreement;
- For parents parking off-site along Larson, parents will be able to access the facility from a side door which will avoid parents with their children having to walk along the road or squeeze by any vehicle parked in this spot;
- Parents that park on-site or on West 29th Street will be able to access the child care through the front entrance; and,
- A parking layout will have to be submitted by the applicant and approved by staff before a business license is issued.

3. PRESENTATION BY APPLICANT

Ms. Ellie Ebrahimi, Owner – The Babies Castle Daycare, 570 West 29th Street, provided an overview of the proposal to operate a childcare for children aged three to five and advised that:

- There is a shortage of quality childcare centres in North Vancouver;
- It is disruptive to the children to leave a facility once they reach the age of 36 months and start in a new facility;
- The total time spent by the children in the yard is one hour in the morning and one hour in the afternoon;
- Noted that staff carpool or take transit to the facilities;
- Commented that she respects the privacy of her neighbours;
- Noted that there is ample parking on Larsen Street for pick-up and drop-off;
- Acknowledged that good relationships and communication have been maintained with neighbours; and,
- Commented on the importance of creating a safe environment for neighbours and children under her care.

4. REPRESENTATIONS FROM THE PUBLIC

4.1 Mr. Shawn Hawkins, 500 Block West 28th Street:

IN FAVOUR

- Spoke in support of the proposed application;

- Noted that traffic noise has not been a concern; and,
- Spoke to the quality of the daycare.

4.2 Mr. Fletcher Evans, 1200 Block Adderley Street: IN FAVOUR

- Spoke in support of the proposed application;
- Noted that quality daycare is hard to find; and,
- Commented that parking has not been an issue.

4.3 Ms. Nathalie Coric, 200 Block West 25th Street: IN FAVOUR

- Commented that expanding the daycare is in the best interest of the children;
- Noted that quality daycare is hard to find;
- Opined that continuity with friends and teachers are important;
- Commented that Ellie and Tom are hardworking and caring;
- Noted that the daycare takes noise complaints very seriously; and,
- Commented that the daycare is an asset to the neighbourhood.

4.4 Mr. Corrie Kost, 2800 Block Colwood Drive: OPPOSED

- Commented that the application is a good fit;
- Questioned why Little Rascals Daycare was not mentioned in the report;
- Opined that daycares do not belong in single-family residential neighbourhoods;
- Questioned how many daycares in the District accommodate 20 children or more;
- Expressed concern with regards to the daycare operating at 7:30 am; and,
- Commented that the proposed paving of the parking spots is not in-keeping with the Zoning Bylaw.

4.5 Ms. Angela Santoro, 3100 Block Fairwood Road: IN FAVOUR

- Commented that single-family daycares are a comfortable environment for children to attend;
- Spoke to the stress of finding a good quality daycare;
- Noted that Little Rascals Daycare is at full capacity;
- Commented that a 7:30 am start time is reasonable as parents have to go to work and is not meant to disturb neighbours; and,
- Commented that more quality daycares are needed in our neighbourhoods.

4.5 Ms. Lani Morden, 500 Block West 28th Street: COMMENTING

- Opined that more quality daycare are needed in single-family neighbourhoods;
- Commented that there are not enough parking spots on Larsen Street and this could become a safety issue;
- Urged Council to consider installing a side-walk on the west side of Larsen Street; and,
- Noted that the daycare has been respectful of neighbours.

4.6 Mr. Fletcher Evans, 1200 Block Adderley Street: SPEAKING A SECOND TIME

- Spoke regarding parking on Larsen Street.

4.7 Ms. Nathalie Coric, 200 Block West 25th Street: SPEAKING A SECOND TIME

- Noted that parking is not an issue as drop-off times vary.

- 4.8 Mr. Shawn Hawkins, 500 Block West 28th Street: SPEAKING A SECOND TIME**
- Commented that residents moving into the neighbourhood will have knowledge of the daycare.

- 4.9 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**
- Questioned how residents moving into the neighbourhood will be made aware of the daycare; and,
 - Commented that residents that are opposed to daycares located in residential neighbourhoods need to be protected.

5. QUESTIONS FROM COUNCIL

Nil

6. CLOSING

The meeting adjourned at 5:43 p.m.



Confidential Council Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:03 p.m. on Monday, July 25, 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
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Ms. T. Guppy, Planner

1. ADOPTION OF THE AGENDA

1.1. July 25, 2016 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the July 25, 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. Mr. Art Phillips, 100 Block Park Royal, West Vancouver:

- Spoke to the benefits that the LARCO development will bring to the community;
- Noted that the project will be complete in approximately 30 months of commencing; and,
- Advised that the project consists of 460 residential units.

2.2. Mr. Neil Banich, 1000 Block West 26th Avenue, Vancouver:

- Spoke regarding the proposed LARCO development;
- Noted that key benefits include a new north-south road, a community centre, a public plaza and a greenway pedestrian trail;
- Provided an overview of the landscape design;

- Noted that taller buildings are situated so that any impacts in terms of shading or overlook will be minimized; and,
- Commented that each building's street front is designed to emphasize the lower storeys and give the feeling of walking next to a one or two storey building.

2.3. Ms. Anna Grigoletto, 2000 Block Frames Court:

- Spoke as the owner of 2035 Frames Court;
- Noted that the proposed addition will allow for an increase in additional floor area of an existing one-storey single-family home;
- Commented that they received one response from a neighbour in opposition expressing concern that the new addition would partially block a window along the north elevation of their house and result in a loss of natural light; and,
- Noted that they have attempted to address this neighbours concern by revising the plans.

2.4. Mr. Clifford Young, 1000 Block Carnaby Place:

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Expressed concern that this may set a precedent as additional properties in the surrounding area also have the potential for coach house development;
- Expressed concern with traffic issues;
- Spoke regarding the strong neighbourhood opposition to this proposal; and,
- Urged Council to deny the proposal.

2.5. Mr. Ryan Kerr, 2500 Block Bendale Road:

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Opined that the large size of the proposed coach house would negatively impact the surrounding neighbours;
- Spoke regarding the strong neighbourhood opposition to this proposal; and,
- Urged Council to deny the proposal.

2.6. Mr. Stuart Hill, 1000 Block Carnaby Place:

- Spoke as the owner of 1038 Carnaby Place;
- Noted that the proposal complies with the design guidelines for coach house development variance permit applications;
- Noted that the proposed coach house is in close proximity to transit and a community centre;
- Noted that all parking stalls will be provided on-site; and,
- Opined that the proposed development would have a smaller footprint than surrounding homes in the neighbourhood.

2.7. Ms. Naimeh Noori, 2500 Block Bendale Road:

- Expressed concern with the potential for short-term rentals of coach houses and the safety impact that this may have on the neighbourhood;
- Expressed concern with the loss of privacy and sunlight; and,
- Expressed concern with the loss of trees and green space in the front yard.

2.8. Ms. Lisa Cue, 1100 Block Carnaby Place:

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Opined that this application is not in keeping with the neighbourhood character;
- Expressed concern with increased traffic; and,
- Urged Council to deny the proposal.

2.9. Mr. Eric Andersen, 2500 Block Debyshire Way:

- Spoke as the chair of the Blueridge Community Association;
- Urged Council to deny the application for the coach house at 1038 Carnaby; and,
- Spoke regarding the strong neighbourhood opposition to this proposal.

2.10. Ms. Courtney Osinchuk, 2500 Block Bendale Road:

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Expressed concern with the loss of privacy;
- Expressed concern regarding the loss of green space; and,
- Opined that this application is not in keeping with the character of the neighbourhood.

3. PROCLAMATION

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. July 18, 2016 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

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

CARRIED

6.2. July 19, 2016 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 19, 2016 Public Hearing are received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

- 9.1. Development Permit 07.16 - LARCO
Mixed Use Project – Lions Gate Town Centre
File No. 08.3060.20/007.16**

**MOVED by Councillor BASSAM
SECONDED by Councillor HICKS**

THAT Development Permit 07.16, to permit the development of a mixed use project on the LARCO site in Lions Gate Town Centre, is ISSUED.

CARRIED

- 9.2. Development Variance Permit 29.16 – 2035 Frames Court
File No. 08.3060.20/029.16**

**MOVED by Councillor HICKS
SECONDED by Councillor MURI**

THAT Development Variance Permit 29.16, to allow for a building coverage variance for a single-family house at 2035 Frames Court, is ISSUED.

CARRIED

- 9.3. Development Variance Permit 21.16 – 2958 Princess Avenue
File No. 08.3060.20/021.16**

**MOVED by Councillor HICKS
SECONDED by Councillor BASSAM**

THAT Development Variance Permit 21.16, to allow for an addition to a single-family house at 2958 Princess Avenue, is ISSUED.

CARRIED

- 9.4. Development Variance Permit 2.16 – 1038 Carnaby Place
File No. 08.3060.20/002.16**

**MOVED by Councillor MURI
SECONDED by Councillor HANSON**

THAT Development Variance Permit 2.16, to allow for a coach house in the rear yard of the property at 1038 Carnaby Place, is DENIED.

CARRIED

Opposed: Councillors BASSAM and BOND

- 9.5. Bylaw 8189: Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)**
File No. 09.3900.30/000.000

MOVED by Councillor BOND

SECONDED by Councillor MACKAY-DUNN

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)" is given FIRST, SECOND, and THIRD Readings.

CARRIED

- 9.6. Business License for Babies Castle Daycare – 570 West 29th Street**
File No. 10.4750.30/001.000

Councillor MURI left the meeting at 8:21 pm and returned at 8:23 pm.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT an amendment to a business licence for Babies Castle Daycare located at 570 West 29th Street for the operation for a group childcare for 20 children between the ages of 30 months to school age be approved, subject to the following conditions:

- a) Compliance with District bylaws and Provincial code regulations;
- b) Receipt of a corresponding license from the Vancouver Coastal Health Authority; and,
- c) Staff approval of an acceptable parking layout.

CARRIED

Opposed: Councillor BASSAM

- 9.7. Proposed Partial Highway Closings and Dedication Removal Bylaw 8190 - Harbour Avenue, Dominion Street and Columbia Street**
File No. 02.0930.20/493.000

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT "Harbour Avenue, Dominion Street and Columbia Street Highway Closure Bylaw 8190, 2016" is given FIRST Reading.

CARRIED

- 9.8. Looking for a Place to Happen: Support for a free, public screening of "The Tragically Hip: A National Celebration"**
File No.

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT Council support the hosting of CBC and The Tragically Hip present "The Tragically Hip: A National Celebration" at an appropriate location in North Vancouver;

AND THAT Staff be directed to provide support to the event organizers;

AND THAT Council approve the expenditure of up to \$4,000 from the Council Contingency Fund to cover the cost of hosting the event;

AND THAT this motion be forwarded to the City of North Vancouver for their consideration.

CARRIED

10. REPORTS

10.1. Mayor

10.1.1. Mayor Walton reported on the following:

- The Mayor's Special One Time Contingency Fund granted to the North Vancouver Lawn Bowling Club to host the National Championships from August 1-8, 2016; and,
- His attendance at the Caribbean Days Festival held July 23-24, 2016.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the July 25, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(8:57 p.m.)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
SPECIAL MEETING OF COUNCIL**

Minutes of the Special Meeting of the Council for the District of North Vancouver held at 5:02 p.m. on Tuesday, July 26, 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 (5:04 pm)
Councillor D. MacKay-Dunn (5:08 pm)
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Vukelic, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 26, 2016 Special Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the July 26, 2016 Special Meeting of Council for the District of North Vancouver be adopted as circulated.

CARRIED

Absent for Vote: Councillors HICKS and MACKAY-DUNN

2. PUBLIC INPUT

Nil

Councillor HICKS arrived at this point in the proceedings.

3. REPORTS FROM COUNCIL OR STAFF

**3.1. Bylaws 8183 and 8184: Rezoning and Housing Agreement for a Mixed Use
Project: 467 Mountain Highway**
File No. 08.3060.20/009.16

Councillor MACKAY-DUNN arrived at this point in the proceedings.

MOVED by Councillor BOND
SECONDED by Councillor BASSAM

THAT "The District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)", which rezones the subject site from Light Industrial Zone (I3) to Comprehensive Development 94 (CD94) to enable the development of a mixed use commercial/residential building, is given FIRST Reading;

AND THAT "Housing Agreement Bylaw 8184, 2016 (467 Mountain Highway)", which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, is given FIRST Reading;

AND THAT "The District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)", is referred to a Public Hearing.

CARRIED

Opposed: Councillors HANSON, MACKAY-DUNN and MURI

3.2. Bylaws 8187 and 8188: Heritage Revitalization Agreement and Heritage Designation: 114 West Windsor (Green Gables)

File No. 08.3060.20/32.16

Public Input:

Mr. Ryan Deakin, 800 Block East 3rd Street:

- Advised that the heritage house on the lot will remain and be restored; and,
- Noted that neighbours' concerns have been addressed.

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT "Heritage Revitalization Authorization Agreement Bylaw 8187 – Green Gables", to allow for the subdivision and redevelopment of the property under a Heritage Revitalization Agreement, is given FIRST Reading;

AND THAT "Heritage Designation Bylaw 8188, 2016 (114 West Windsor Road – Green Gables", to allow for the Heritage Designation of the heritage house, is given FIRST Reading;

AND THAT Bylaws 8187 and 8188 are referred to a Public Hearing.

CARRIED

3.3. Bylaw 8185: 2646 Violet Street

File No. 08.3060.20/019.16

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" is given SECOND and THIRD Readings;

CARRIED

MOVED by Councillor MURI

SECONDED by Councillor BOND

AND THAT "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" is ADOPTED.

CARRIED

3.4. Bylaws 7984 and 8081: 3568-3572 Mt. Seymour Parkway

File No. 08.3060.20/060.10

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT "The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8081, 2014 (3568-3572 Mt. Seymour Parkway)" is ADOPTED.

CARRIED

3.5. Development Permit 60.10: 3568-3572 Mt. Seymour Parkway

File No. 08.3060.20/060.10

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT Development Permit 60.10, to permit development of an 8 unit townhouse development at 3568 and 3572 Mt. Seymour Parkway, is ISSUED.

CARRIED

3.6. Rental and Affordable Housing Strategy

File No. 13.6480.03/003.000

Public Input:

Mr. Corrie Kost, 2800 Block, Colwood Drive:

- Expressed opposition to selling of District owned single family lots; and,
- Commented on the outcome of the Council Workshop held July 11, 2016 regarding affordable housing.

MOVED by Councillor BOND
SECONDED by Councillor HANSON

THAT staff be directed to amend the Draft Rental and Affordable Housing Strategy based on input received from Council, and return the Strategy to Council for consideration;

AND THAT staff be directed to report back on appropriate steps to seek partnerships and grants to develop the District owned land on the 1500 Block of Oxford Street for family-oriented affordable housing;

CARRIED

MOVED by Councillor BOND
SECONDED by Councillor HANSON

THAT staff be directed to report back on appropriate steps to sell District owned single-family lots, the proceeds to be used to acquire lands in Centres to develop affordable housing.

CARRIED

Opposed: Councillors HICKS and MURI

4. ANY OTHER BUSINESS

Nil

5. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT the July 26, 2016 Special Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(6:28 pm)

Mayor

Municipal Clerk

REPORTS

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✓ Regular Meeting
7 Date

AGENDA INFORMATION

Date
Date

SEPT 12 - 2016

| | | |
|--|--|--|
|  Deputy Manager |  GM/ Director |  CAO |
|--|--|--|

The District of North Vancouver REPORT TO COUNCIL

August 30, 2016

File: 09.3900.20/000.000

AUTHOR: Ryan P. Malcolm, Manager of Real Estate and Properties Dept.

SUBJECT: Bylaw 8190: Harbour Ave., Dominion St., and Columbia St., Highway Closure Bylaw 8190, 2016

RECOMMENDATION:

1. THAT the "Harbour Ave. Dominion St. and Columbia St. Highway Closure Bylaw 8190, 2016" is given SECOND reading as amended; and
2. THAT the "Harbour Ave. Dominion St. and Columbia St. Highway Closure Bylaw 8190, 2016" is given THIRD Reading.

REASON FOR REPORT:

The "Harbour Ave., Dominion St. and Columbia St. Highway Closure Bylaw 8190, 2016" (**Attachment 1**) will authorize the closure and the raising of title to approximately 8,802 square metres of municipal road allowance.

The purpose of the closure is to raise title to the dedicated roads for the purpose of the conditional purchase and sale agreement to Maplewood North (Darwin/TWN) who will then in turn exchange their consolidated lands to Port Vancouver for the purposes of the Lynnterm East Gate expansion project.

SUMMARY:

- Maplewood North (Darwin/TWN) is to pay the appraised market value of \$8,100,000.00 for the municipal road allowance.
- Port Vancouver will be fully responsible for constructing a new road easement to ensure the continued public access to Harbourview Park.
- "Harbour Ave., Dominion St., and Columbia St., Highway Closure Bylaw 8190, 2016" received First Reading on July 25, 2016.
- Notice has been sent to third-party utilities on August 3, 2016.
 - Telus, BC Hydro, Shaw and Terasan.
- As the subject road allowance is within 800 metres of an arterial highway, Ministry of Transportation and Infrastructure approval is required under Section 41 (3) of the *Community Charter* before adoption of the bylaw.

EXISTING POLICY:

Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land. A proposed road closure survey plan has been submitted by the applicant (see **Attachment 1**).

BACKGROUND:

DNV Staff have negotiated an exchange with Darwin/TWN for the purchase of the subject partial road closures of Harbour Ave, Dominion St. and Columbia St., in exchange for a new public road easement (in perpetuity) to Harbourview Park and for a balancing payment to the DNV for the total appraised market value of \$8.1M. Darwin/TWN will subsequently transfer these subject lands to Port Vancouver which will facilitate the forthcoming Port Vancouver expansion for Lynnterm East Gate and Western Stevedoring. The East Gate expansion is due to the imminent displacement of Western Stevedoring from West Gate due to the new G3 grain terminal project which is to be developed on that site. (for further detail see **Attachment 3**)

Prior to completing the transaction contemplated in the exchange, the District must close to traffic and remove the dedication of these portions of road as set out in the proposed Bylaw 8190 (see **Attachment 1**).

ANALYSIS:**Timing/Approval Process:**

In accordance with Section 40 and Section 94 of the *Community Charter* council must provide notice of its intention to close a portion of road allowance for the purpose of disposition. Council must then provide an opportunity for persons who consider they are affected by the bylaw to make representations at a subsequent Council meeting. The opportunity for this public input is scheduled for the Regular Meeting of Council on Monday, September 12, 2016.

Utility companies have been provided notice and the opportunity to provide submissions regarding the proposed road closure.

Notice has been published in the North Shore News on Sunday, September 4 and 11, 2016.

Concurrence:

Finance, Planning, Engineering and Transportation have been consulted with this process.

Financial Impacts:

The DNV will receive a balancing payment from Darwin/TWN for \$8.1M upon closure and transfer of title. The proceeds of the disposition of this Road Parcel will be placed into the Land Opportunity Fund as per the Land Opportunity Reserve Fund Policy 5-1840-8.

The Port Vancouver/Western Stevedoring will be responsible for all required capital costs for the construction of the new public access road easement to Harbourview Park. Once the new road easement is constructed it will continue to be the responsibility of the municipality for normal operating and maintenance.

Conclusion:

Staff recommends that Council give proposed Bylaw 8190 second and third reading.

OPTIONS:

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



Ryan P. Malcolm
Manager - Real Estate and Properties Department

Attachments:

- Harbour Ave., Dominion St., and Columbia St., Highway Closure Bylaw 8190, 2016
- Road Closure Advertisement
- Staff Report – dated July 18, 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"/> 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 8190

A bylaw to close and remove highway dedication.

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

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

1. Citation

This bylaw may be cited as "Harbour Ave., Dominion St., and Columbia St. Highway Closure Bylaw 8190, 2016".

2. Bylaw to close and remove highway dedication

2.1 The portion of highway dedicated by Plan 1340 is closed to all types of traffic and the dedication as highway is removed.

2.2 The Mayor and Clerk are authorized to execute and delivered such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

READ a first time July 25th, 2016.

NOTICE given under Section 94 of the *Community Charter* on September 4th and September 11th, 2016.

OPPORTUNITY for representations to Council provided in accordance with Section 40 of the *Community Charter* on

READ a second time as amended

READ a third time

Certified a true copy of "Bylaw 8190" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

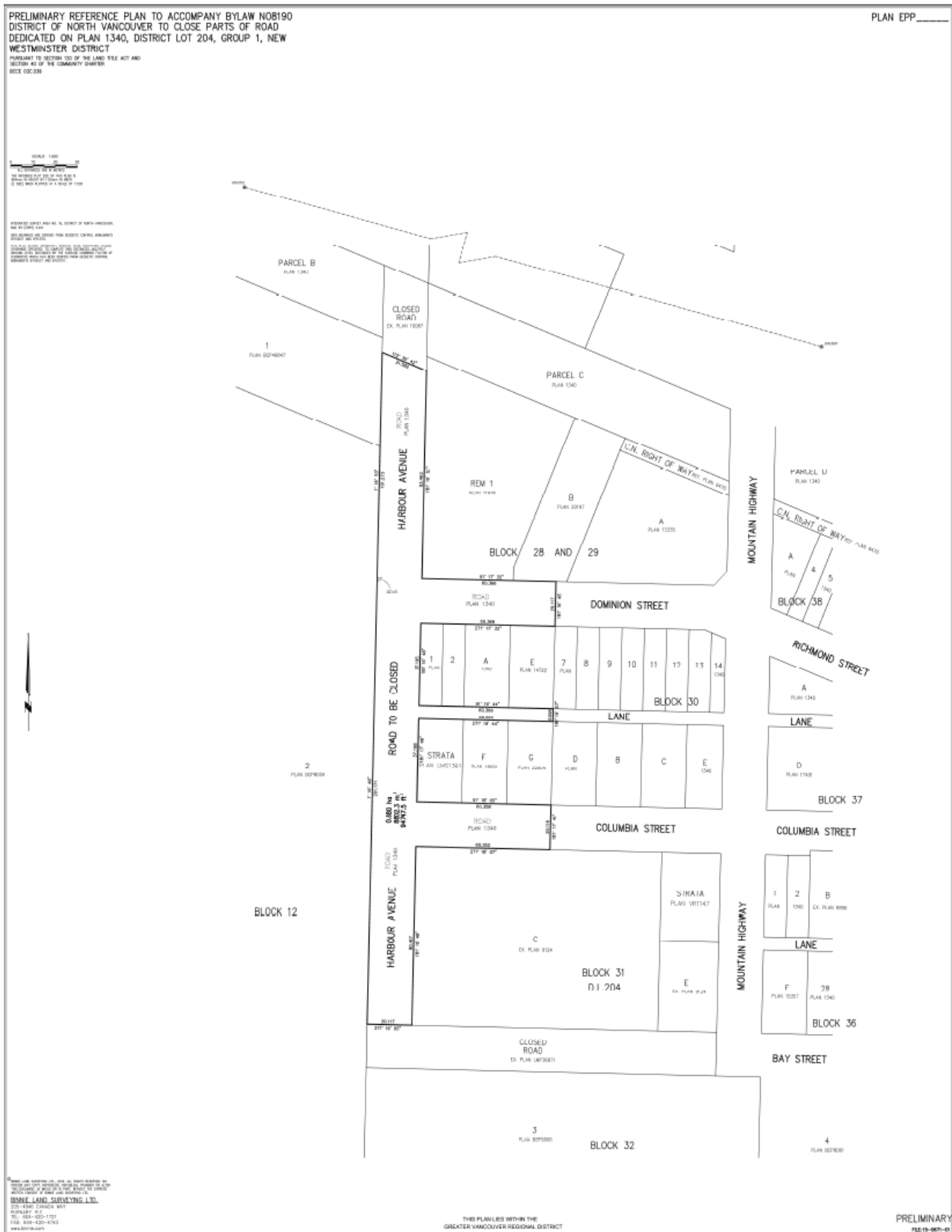
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A

Road Closure Plan

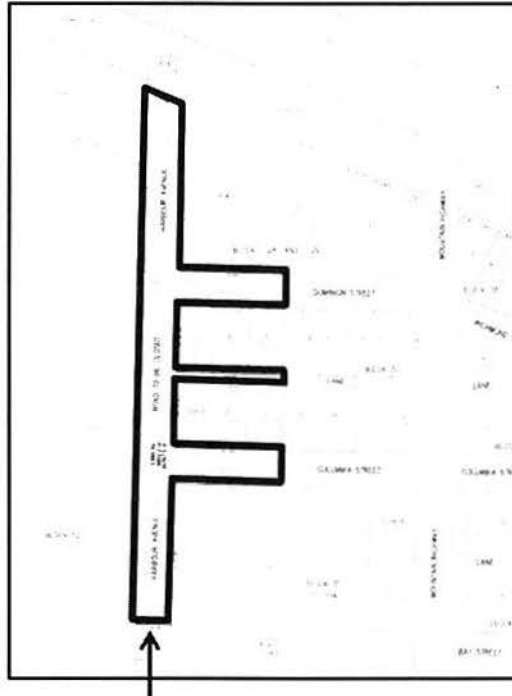


Notice of Partial Road Closures and Disposition Harbour Ave., Columbia St. and Dominion St.

What: Public input opportunity regarding the closure of approximately 8,802 square metres of municipal road allowance consisting of portions of Harbour Ave., Dominion St. and Columbia St.

When: 7 pm, Monday, September 12, 2016

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



SUBJECT ROAD ALLOWANCE

What changes?

Bylaw 8190 proposes to close portions of dedicated municipal road allowance. If Bylaw 8190 is adopted, the District intends to dispose of the land to Maplewood North (Darwin/TWN) GP Ltd. for consolidation with their adjacent lots. In exchange the District will receive the appraised market value of \$8,100,000.00 and additionally all associated costs for a new road easement alignment for the ongoing public access to Harbourview Park and all necessary public utility infrastructure replacement.

When can I speak?

If you are affected by this proposed closure, please join us for the Regular Council Meeting to be held on Monday, September 12, 2016 at 7 pm at the North Vancouver District Hall.

Need more info?

The bylaw and staff reports are available for review online at www.dnv.org/road_closures or at the Municipal Clerks Office. Office hours are Monday to Friday 8:00 am to 4:30 pm.

Who can I speak to?

Ryan P. Malcolm, Manager, Real Estate and Properties at 604-990-2264 or malcolmr@dnv.org



| AGENDA INFORMATION | |
|---|---------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: July 25, 2016 |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

ATTACHMENT 3

July 18, 2016
File: 02.0930.20/493.000

AUTHOR: Ryan P. Malcolm - Manager, Real Estate & Properties

SUBJECT: Proposed Partial Highway Closings and Dedication Removal Bylaw 8190 - Harbour Ave., Dominion St. and Columbia St.

RECOMMENDATION:

THAT "Harbour Ave., Dominion St., and Columbia St. Highway Closure Bylaw 8190, 2016" be given **FIRST READING**.

REASON FOR REPORT:

To obtain the First Reading from Council to close the subject portions of Harbour Ave., Dominion St., and Columbia St. which authorizes staff to publish notification requesting public input at a future Open meeting of Council prior to a Second Reading as per the provisions of the Community Charter.

SUMMARY:

DNV Staff have negotiated an exchange with Darwin/TWN for the purchase of the subject partial road closures of Harbour Ave, Dominion St. and Columbia St., in exchange for a new public road easement (in perpetuity) to Harbourview Park (See **Attachment 1 & 2**) and for a balancing payment to the DNV for the total appraised market value of \$8.1M. Darwin/TWN will subsequently transfer these subject lands to Port Vancouver which will facilitate the forthcoming Port Vancouver expansion for Lynnterm East Gate and Western Stevedoring. The East Gate expansion is due to the imminent displacement of Western Stevedoring from West Gate due to the new G3 grain terminal project which is to be developed on that site.

Prior to completing the transaction contemplated in the exchange, the District must close to traffic and remove the dedication of these portions of road as set out in the proposed Bylaw 8190 (see **Attachment 3**).

EXISTING POLICY:

Sections 26 and 40 of the *Community Charter*, governs road closures and dispositions of municipal land. A proposed road closure survey plan has been submitted by the applicant (see **Attachment 1**).

**SUBJECT: Proposed Partial Highway Closings and Dedication Removal Bylaw 8190
- Harbour Ave., Dominion St. and Columbia St.**

July 18, 2016

Page 2

ANALYSIS:

Timing/Approval Process:

In accordance with Section 40 and Section 94 of the *Community Charter* council must provide a two week public notification period regarding its intention to close a portion of road allowance for the purpose of disposition. Council must then provide an opportunity for persons who consider they are affected by the proposed bylaw to make representations at a subsequent Council meeting.

Concurrence:

The proposed road closure has been reviewed and approved by the Planning, Finance and Transportation departments.

Financial Impacts:

The DNV will receive a balancing payment from Darwin/TWN for \$8.1M upon closure and transfer of title. The proceeds of the disposition of this Road Parcel will be placed into the Land Opportunity Fund as per the Land Opportunity Reserve Fund Policy 5-1840-8.

The Port Vancouver/Western Stevedoring will be responsible for all required capital costs for the construction of the new public access road easement to Harbourview Park. Once the new road easement is constructed it will continue to be the responsibility of the municipality for normal operating and maintenance.

Public Input:

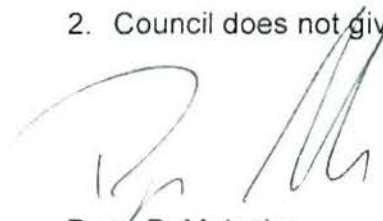
As per the provisions within the *Community Charter*, the public will have an opportunity to give input to Council during the road closure bylaw process. It is anticipated to be scheduled in mid to late September, 2016 prior to second and third readings of the bylaw.

Conclusion:

Staff recommends that Council give proposed Bylaw 8190 first reading and direct staff to publish notice of the road closure and disposition in accordance with the *Community Charter*.

Options:

1. Council to give proposed Bylaw 8111 first reading and direct staff to publish notice of road closure in accordance of the *Community Charter*.
2. Council does not give proposed Bylaw 8111 first reading.



Ryan P. Malcolm
Manager, Real Estate & Properties

**SUBJECT: Proposed Partial Highway Closings and Dedication Removal Bylaw 8190
- Harbour Ave., Dominion St. and Columbia St.**

July 18, 2016

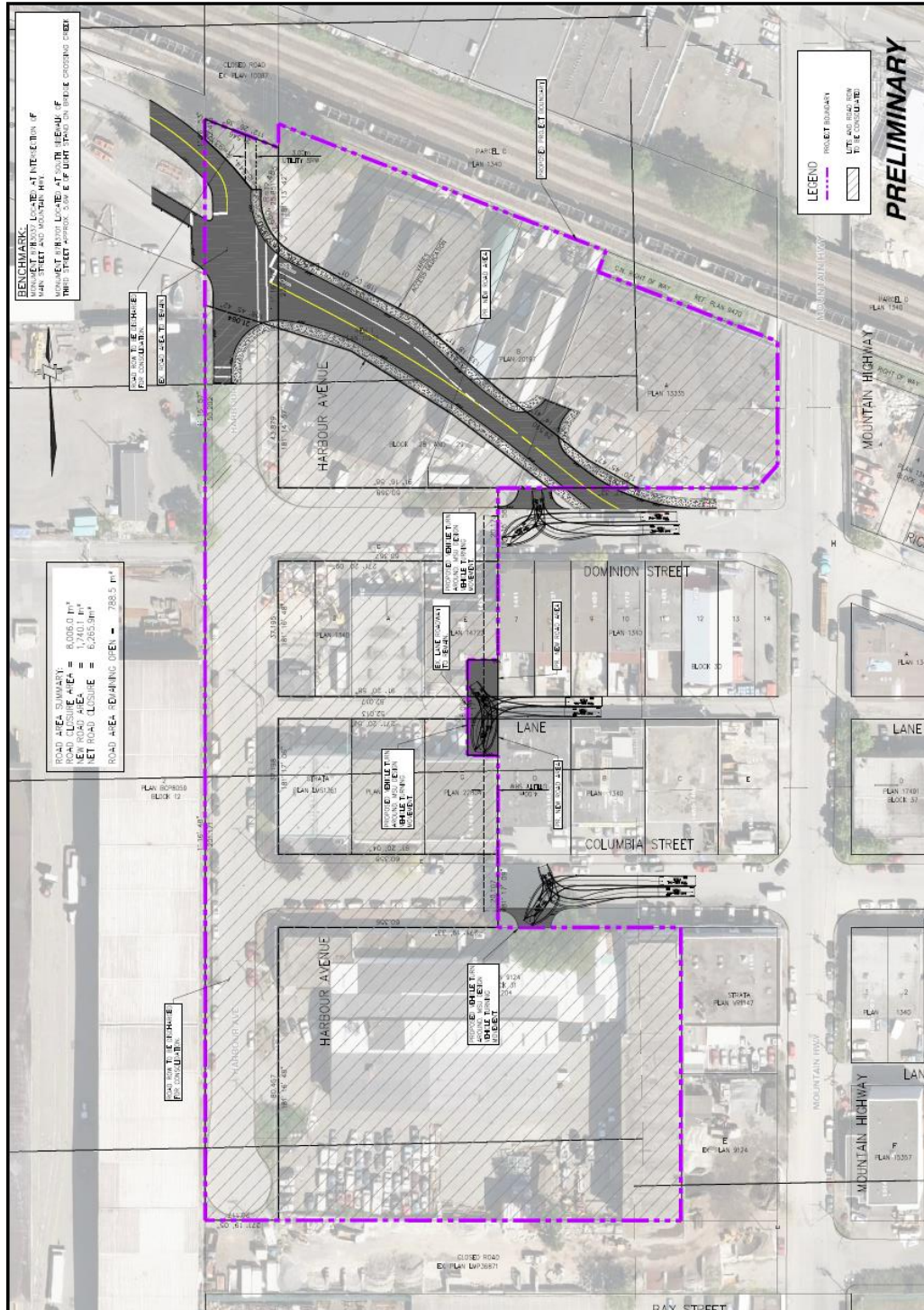
Page 3

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

Page 4

Document: 2940516

ATTACHMENT 2 **Proposed New Road Easement** **Public Access to Harbourview Park**



ATTACHMENT 3

The Corporation of the District of North Vancouver

Bylaw 8190

A bylaw to close and remove highway dedication.

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

WHEREAS the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;

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

1. Citation

This bylaw may be cited as "Harbour Ave., Dominion St., and Columbia St., Highway Closure Bylaw 8190, 2016".

2. Bylaw to close and remove highway dedication

2.1 The portion of highway dedicated by Plan 1340, are closed to all types of traffic and the dedication as highway of both is removed.

2.2 The Mayor and Clerk are authorized to execute and delivered such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

READ a first time

NOTICE given under Section 94 of the *Community Charter* on

OPPORTUNITY for representations to Council provided in accordance with Section 40 of the *Community Charter* on

READ a second time

READ a third time

Certified a true copy of "Bylaw 8190" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

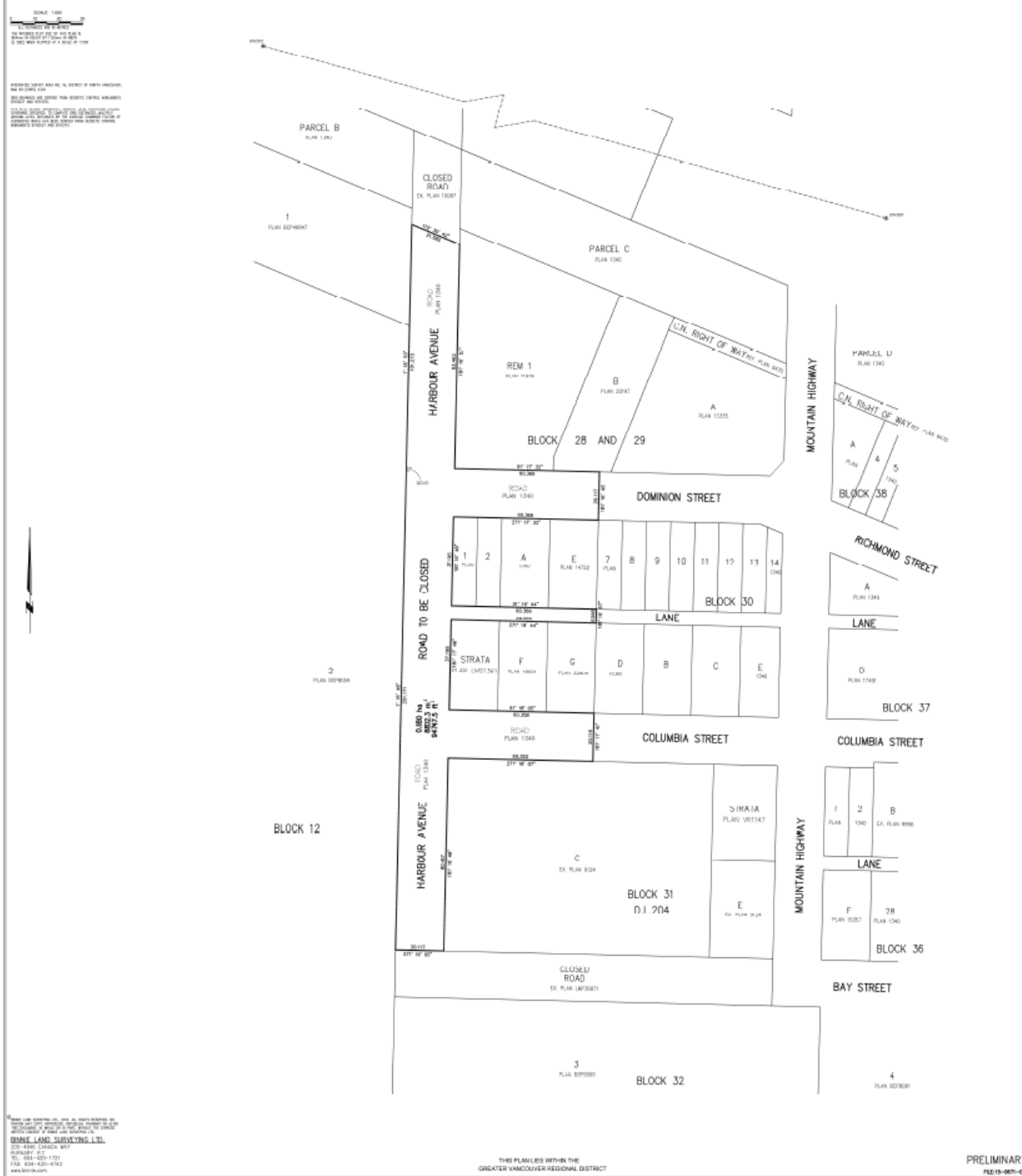
Municipal Clerk

Certified a true copy

Municipal Clerk

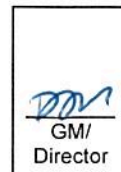
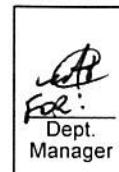
PRELIMINARY REFERENCE PLAN TO ACCOMPANY BYLAW NOB190
DISTRICT OF NORTH VANCOUVER TO CLOSE PARTS OF ROAD
DEDICATED ON PLAN 1340, DISTRICT LOT 204, GROUP 1, NEW
WESTMINSTER DISTRICT
PURSUANT TO SECTION 103 OF THE LAND TITLE ACT AND
SECTION 410 OF THE COMMUNITY CHARTER
DOCC-000-036

PLAN EPP



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| AGENDA INFORMATION | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>SEPT. 12, 2016</u> |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

August 30, 2016
File: 08.3060.20/046.15

AUTHOR: Casey Peters, Community Planner

SUBJECT: Amendment to Rezoning Bylaw 8183 - 467 Mountain Hwy

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)" be given SECOND Reading, as amended.

REASON FOR REPORT:

The reason for this report is to amend the rezoning bylaw as it was presented for First Reading. The proposed amendment will add a "Schedule B" which will remove the subject site from the existing Siting Area Map I/2B.

BACKGROUND:

Bylaw 8183 was given First Reading on July 26, 2016. After First Reading was granted staff identified that the site is affected by one of the District's siting area maps within the Zoning Bylaw. The siting area map restricts the footprint of any building on the site to the location of the existing building and would prevent the proposed redevelopment.


To be properly considered at Public Hearing it is recommended that Bylaw 8183 be corrected to address this oversight. Specifically, Bylaw 8183 has been amended to add a "Schedule B" that removes the subject site from the siting area map. This amendment makes no changes to the proposed development that was introduced at First Reading of Bylaw 8183. The Public Hearing has been scheduled to allow a sufficient notice period for the amended bylaw.

CONCLUSION:

It is recommended that Council grant Bylaw 8183 Second Reading, as amended, in order to correct a siting area omission, thereby allowing the redevelopment project to proceed to Public Hearing.

OPTIONS:

1. THAT "District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)" be given SECOND Reading, as amended.
2. THAT no further readings of "District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)" be given, thereby defeating the redevelopment project.



Casey Peters
Community Planner

Attachments

- District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183), as amended
- Staff Report dated July 13, 2016 with attachments

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

The Corporation of the District of North Vancouver

Bylaw 8183

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

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)".

2. Amendments

- (a) Part 2A, Definitions is amended by adding CD 94 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:
"Comprehensive Development Zone 94 CD 94"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B94 Comprehensive Development Zone 94 CD 94

The CD 94 zone is applied to:

467 Mountain Hwy
Lot 2 (Explanatory Plan 15163) Block J District Lot 613 Plan 10064
(008-067-856);

4B 94 – 1 Intent

The purpose of the CD 94 Zone is to permit a commercial and residential mixed use development.

4B 94 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 94 Zone:

- a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 94-3 Conditions of Use, are met:

| Conditional Uses defined in Part 2 | Conditional Uses defined in Part 2A |
|--|-------------------------------------|
| Artist's studio | Office use |
| Custom manufacturing establishments | Personal service use |
| Hobby beer and wine making establishment | Residential use |
| Liquor store (limit of one per lot) | Retail use |
| Pet care establishment | |
| Retail Food Service | |
| Veterinarian | |

4B 94-3 Conditions of Use

- a) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following condition of use is met:
- i) All aspects of the use are completely contained within an enclosed building except for:
 - (1) Parking and loading areas;
 - (2) *Outdoor customer services areas*;
 - (3) The display of goods; and
 - (4) Outdoor amenity areas (play areas and private or semi-private outdoor space).
- b) **Residential:** *Residential uses* are only permitted when the following conditions are met:
- i) Residential uses are not permitted on the ground floor;
 - ii) Each dwelling unit has access to private or semi-private outdoor space;
 - iii) Each dwelling unit has exclusive access to a private storage space; and
 - iv) Enclosed patios and balconies are not permitted.

4B 94-4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* dwelling units.

4B 94 - 5 Density

- a) The maximum permitted density is 1.2 *gross floor area*, inclusive of any density bonus for energy performance, and a maximum of 10 residential dwelling units.
- b) For the purpose of calculating *gross floor area* the following are exempted:
 - i. Any areas completely below natural and finished grade
 - ii. Ground level parking up to 136m² (1,463 sq ft);
 - iii. Residential and commercial garbage areas up to 45m² (479 sq ft);
 - iv. Residential storage rooms up to 185.8m² (2000 sq ft) in total on the lot;
 - v. The area of balconies and covered patios.

4B 94-6 Amenities

- a) Despite Subsection 4B94 – 5, permitted density in the CD 94 Zone is increased to a maximum of 3.5 FSR *gross floor area*, including any density bonus for energy performance, and a maximum of 63 residential dwelling units if the owner:
 - i. Contributes \$705,000 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): public art; park, trail, environmental, plaza or other public realm improvements; municipal or recreation service facility, or facility improvements; and/or the affordable housing fund.
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units.
- b) For the purposes of calculating FSR the lot area is deemed to be 1,728.2m² (18,603 sq ft) being the site size at the time of rezoning.

4B94 – 6 Height

- a) The maximum permitted height for the building is 23m (75.5 ft).

4B 94 - 7 Setbacks

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

| Setback | Minimum Required Setback |
|----------------------|---------------------------------|
| North | 0.0 m (0.0 feet) |
| East (Mountain Hwy) | 3.0 m (9.8 feet) |
| South (Charlotte Rd) | 1.5 m (5.0 feet) |
| West | 0.0 m (0.0 feet) |

- a) For the purpose of measuring setbacks, measurements exclude:
 - (i) Balconies, canopies, overhangs, architectural elements and awnings.

4B 94 - 8 Coverage

- a) Building Coverage: The maximum building coverage is 85%.
- b) Site Coverage: The maximum site coverage is 96%.

4B 94 - 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 94 – 10 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

| Use | Parking Requirement |
|---------------------------------------|---|
| <i>Residential</i> | 1.1 space/ unit |
| <i>Residential Visitor Parking</i> | 0.1 space / unit |
| Commercial | 1 space/ 40m ² |
| Shared commercial and visitor parking | 2 of the visitor parking spaces shall available for shared use with commercial uses |

- b) Bicycle storage for residents shall be provided on the basis of one space per unit.
- c) Except as specifically provided in 4B94-10 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw."

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Light Industrial Zone (I3) to Comprehensive Development Zone CD 94.
- (e) The Siting Area Map section is amended by deleting Plan Section I/2B and replacing it with the attached revised Plan Section I/2B (Schedule B).

READ a first time the 26th day of July, 2016.

READ a second time **as amended**

PUBLIC HEARING held

READ a third time

Certified a true copy of "Rezoning Bylaw 1342 (Bylaw 8183)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

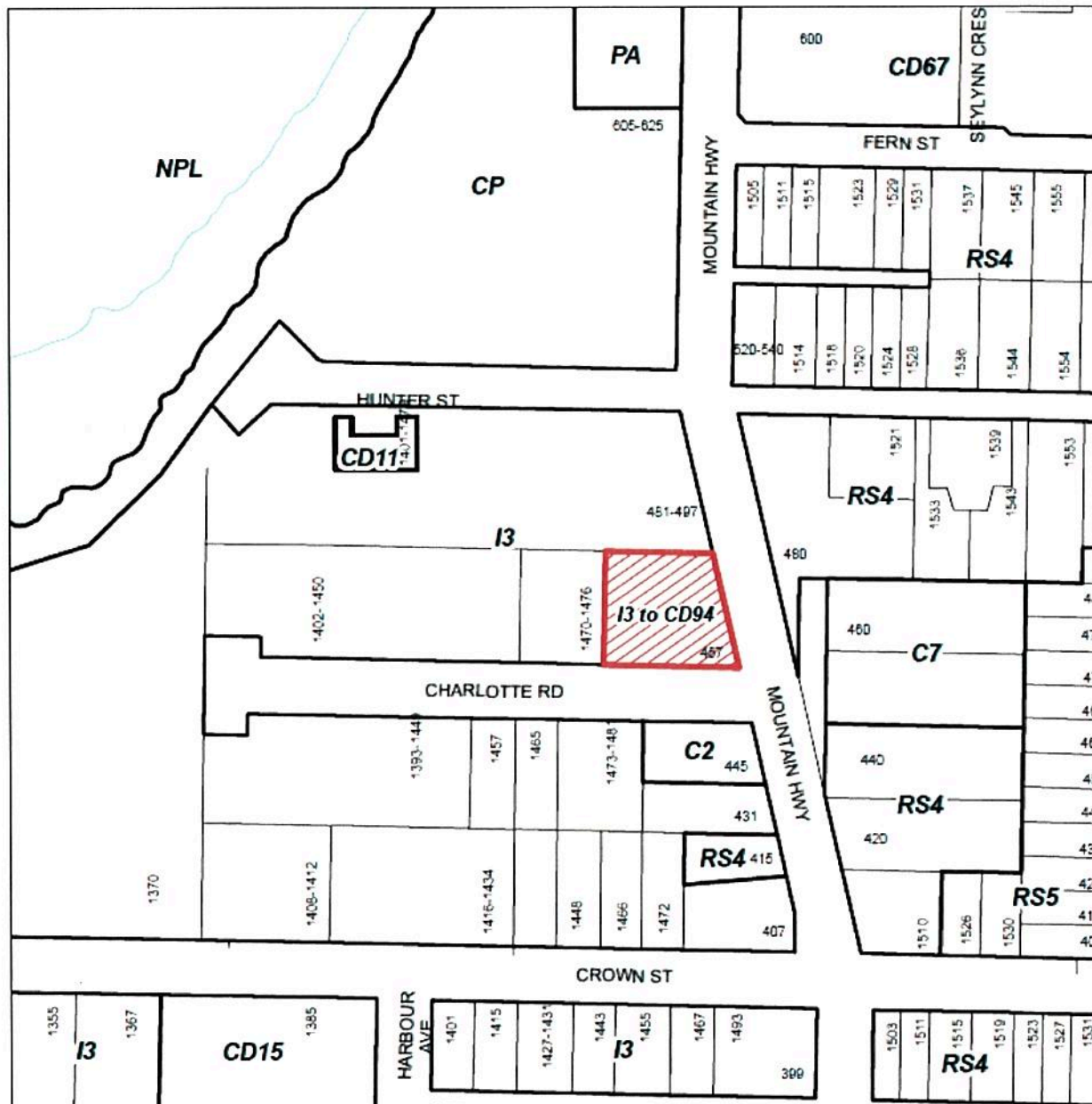
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

The District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)

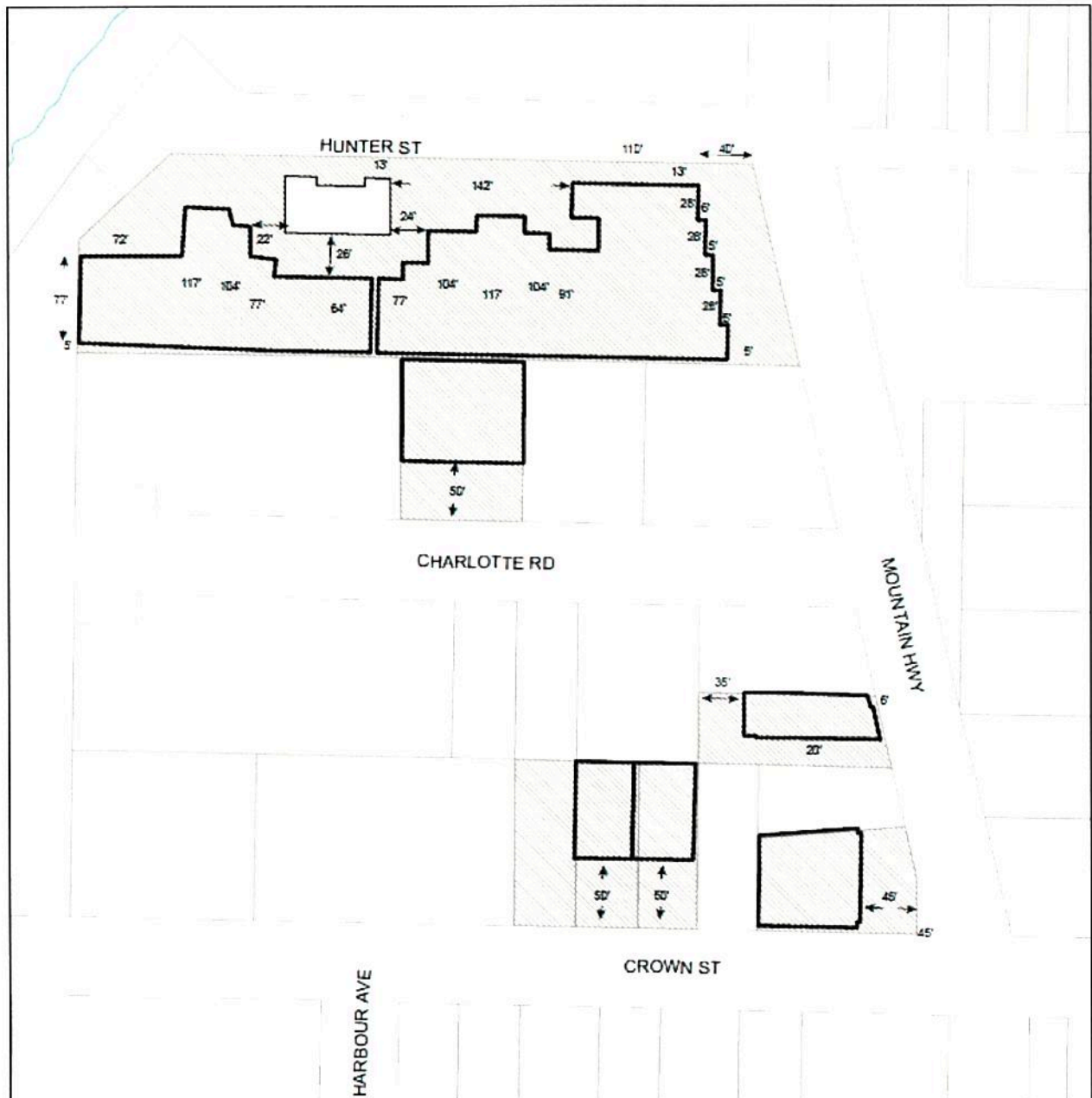


**LIGHT INDUSTRIAL ZONE (I3)
TO COMPREHENSIVE DEVELOPMENT ZONE 94 (CD94)**



Schedule B to Bylaw 8183

PLAN SECTION PAGE 1 / 2B



I-3



BYLAWS 4754, 4781, 4974,
5189, 5253, 5323, 5494, 5956,
6262, 6336, 6397, 8183

| AGENDA INFORMATION | |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>July 26 2016</u> |
| <input type="checkbox"/> Workshop (open to public) | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

July 13, 2016
File:08.3060.20/046.15

AUTHOR: Casey Peters, Community Planner

SUBJECT: BYLAWS 8183 AND 8184: REZONING AND HOUSING AGREEMENT FOR A MIXED USE PROJECT: 467 MOUNTAIN HWY

RECOMMENDATION:

THAT the “District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)”, which rezones the subject site from Light Industrial Zone (I3) to Comprehensive Development 94 (CD94) to enable the development of a mixed use commercial/residential building, be given FIRST Reading;

THAT “District of North Vancouver Housing Agreement Bylaw 8184”, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, be given FIRST Reading; and

THAT “District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)”, be referred to a Public Hearing.

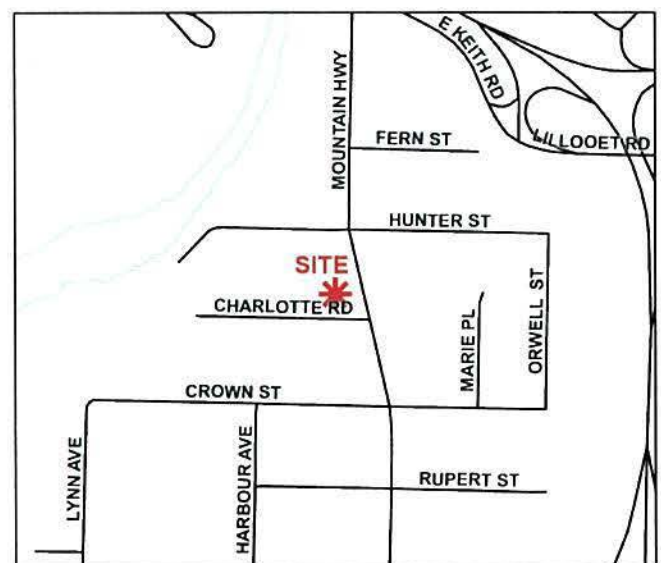
REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8183 to rezone the subject property; and
- Bylaw 8184 to authorize entry into a Housing Agreement to ensure that owners are not prevented from renting their units.

SUMMARY:

The applicant proposes to redevelop the existing industrial lot located at 467 Mountain Hwy as a six storey mixed use building



comprising of 63 apartment units and 6 commercial units. Implementation of the project requires a rezoning bylaw (Bylaw 8183), Housing Agreement Bylaw (Bylaw 8184), and issuance of a development permit. The Rezoning Bylaw and Housing Agreement Bylaw are recommended for introduction and the rezoning bylaw is recommended for referral to a Public Hearing. A development permit will be forwarded to Council for consideration if the rezoning proceeds

BACKGROUND:

Official Community Plan

The subject property is designated *Commercial Mixed Use Level 3 (CRMU3)* in the District Official Community Plan (OCP). CRMU3 envisions high density uses up to approximately 3.5 FSR at limited appropriate sites in the District's centres. Development may include residential or commercial uses which encompass retail, office and service uses or a mix of these residential and commercial uses.

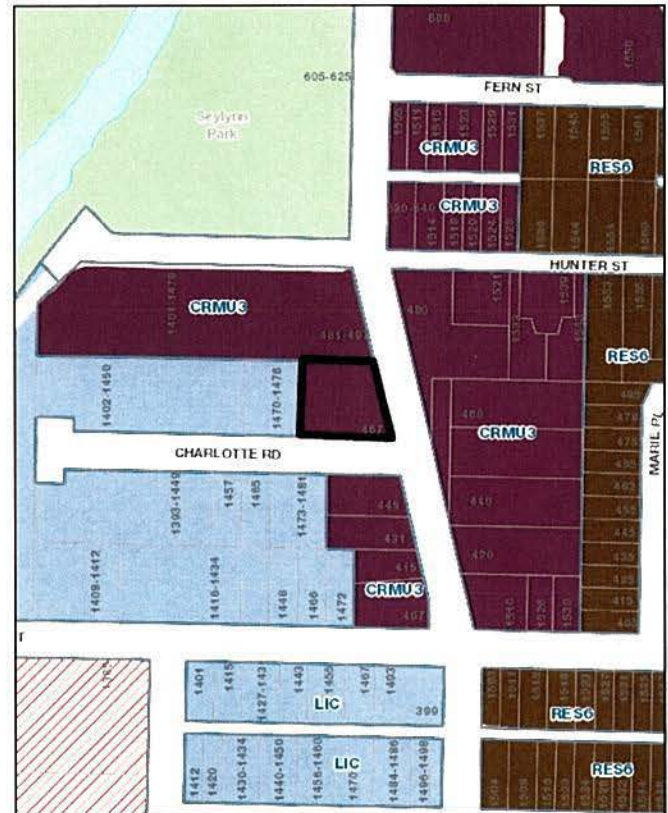
The proposal includes 6 commercial units on the ground floor facing Mountain Hwy with 5 levels of residential units above. There is a private outdoor courtyard on the second level for the use of all residents.

The proposed units are a mix of 1, 2 and 3 bedroom layouts, which will be attractive to individuals, families and downsizers, and as such, the proposal responds to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life."

The Lower Lynn Town Centre Implementation Plan identified this site within the "heart" of the town centre. The Plan identified building heights of approximately 6 storeys and the proposed 6 storey height is in compliance with the Implementation Plan.

Zoning:

The subject property is zoned Light Industrial (I3) which is intended to accommodate a mix of clean, environmentally safe industrial activities and service uses at a 1.2 FSR. Rezoning is required to permit this mixed use project at 3.5 FSR. Bylaw 8183 proposes the establishment of a new Comprehensive Development Zone 94 (CD94) tailored specifically to this project.



Development Permit

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

- Form and Character of Multi-Family Development (Mixed-Use Buildings);
- Energy and Water Conservation and Greenhouse Gas Emission Reductions; and
- Creek Hazard.

A detailed development permit report, outlining the project's compliance with the applicable DPA guidelines will be provided for Council's consideration at the Development Permit stage should the rezoning be approved.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five units. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units and Bylaw 8184 is provided to implement that Policy.

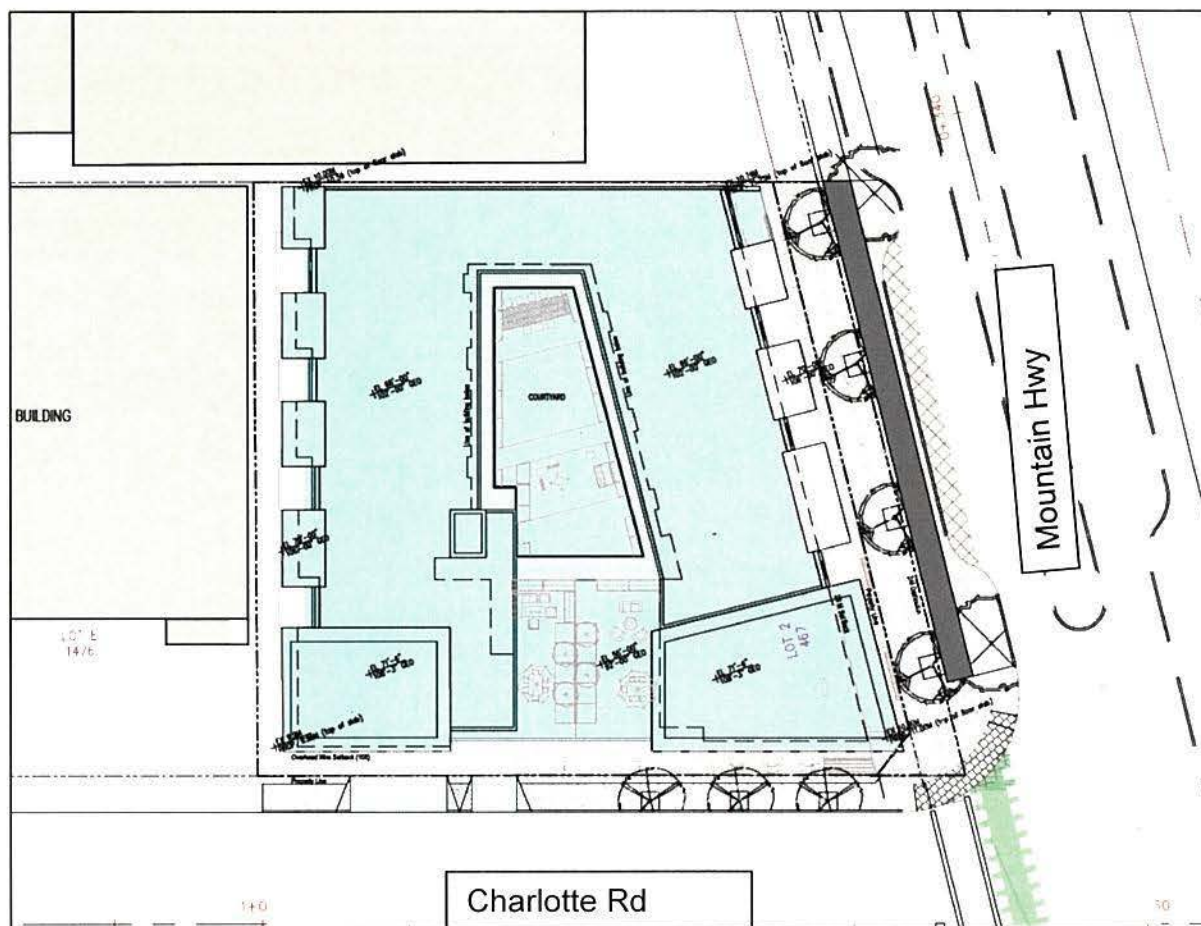


ANALYSIS

The Site and Surrounding Area:

The site consists of an existing light industrial property located at the corner of Mountain Hwy and Charlotte Rd. Adjacent uses consist of industrial to the west, south and north and commercial and single family to the east. The Planning Department is processing an application on the site to the north to redevelop to a mixed use project in conformance with the District's OCP designation.

The OCP designates the properties to the west as Light Industrial Commercial and the properties to the north, east and south as Commercial Residential Mixed Use Level 3.



Site Plan

Project Description:

Site Plan/Building Description:

The project consists of 63 apartment units and 6 commercial units in a six storey mixed use building. The proposal includes a dedication along the Mountain Hwy to widen the existing road cross-section.

Five of the commercial units are accessed from Mountain Hwy and one commercial unit and the residential lobby are accessed from Charlotte Rd. Access to underground parking for commercial and residential uses and for visitors is from on Charlotte Rd.

The proposal includes an outdoor courtyard amenity space on the second floor that allows for an outdoor play space, planting and seating areas for all residents in the building.

The units are a mix of 1, 2 and 3 bedrooms and range in size from 51.8m² (558 sq ft) to 125.6m² (1352 sq ft). The project proposes 24% 1 bedroom units, 66% 2 bedroom units and 10% 3 bedroom units. The building is approximately 23m (75.5 ft) in height.

District's Council has been working with staff to generate an affordable housing policy framework in the District. The project meets several goals from the OCP including:

- Expand the supply and diversity of housing
- Increase housing supply along frequent transit network
- Expand opportunities for rental of strata units
- Provide a cash CAC which Council can use toward affordable housing and other amenities.



Corner of Mountain Hwy and Charlotte Rd



Charlotte Rd Elevation

Parking

Parking is provided on two levels underground with access from Charlotte Rd. There are 70 parking stalls proposed for residential, 12 for commercial and 6 for visitors. The proposal results in 1.1 stalls per unit and 0.1 for visitor which meets the Lynn Creek Implementation Plan guidelines. The proposed commercial parking rate is a blended rate of 1/40m² of commercial space. In addition to the 12 spaces available at the first level of parking there will be two visitor spaces that can be shared between the commercial uses and visitors.

The District's policy for multifamily residential developments in centres proposes 1.1 spaces per unit for apartments in frequent transit development areas and an additional 0.1 spaces for visitors. This proposal complies with the DNV policy.

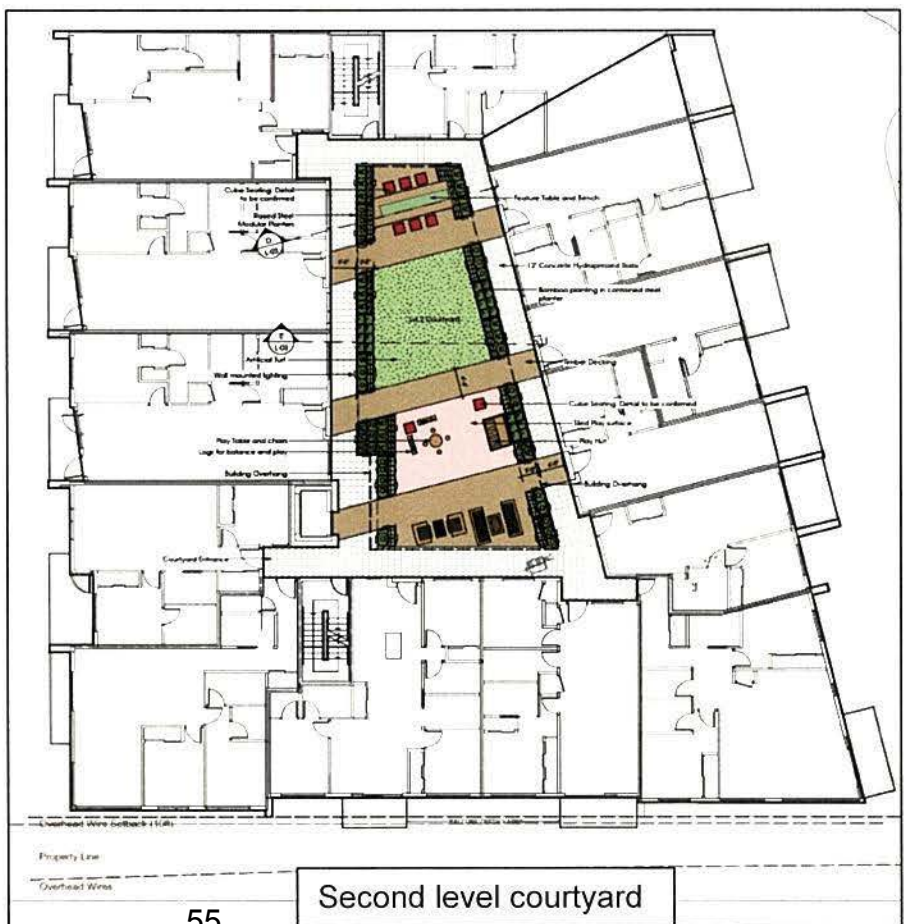
The applicant retained Bunt and Associates to review the proposal in terms of vehicle volumes and parking. Bunt noted that the site is adjacent to Translink's Frequent Transit Network (FTN), is approximately 100m from the closest bus stop, and is well serviced by several bus routes. The Bunt report also notes that the site is located within the Lynn Creek Town Centre and that the area is planned to establish a hub for community services and facilities.

The proposal includes one storage locker for each unit with enough room to store two bikes. Bike racks will also be available near the commercial spaces.

Bunt has noted that the intersection of Charlotte Rd and Mountain Hwy is expected to operate within acceptable standards for peak hours.

Landscaping

The landscaping for the project is found around the perimeter of the site and within the courtyard on the second floor. The streetscape design follows the guidelines for the Lynn Creek Town Centre and includes street trees, boulevard plantings, sidewalks on both street frontages, and a bike path on Mountain Hwy.



The second level includes a courtyard space to serve as an outdoor amenity for the residents of the building. There will be private patios and access to second floor units as well as an open and useable space for play and seating.

Flood Hazard

The site has been identified as within the Development Permit area for Creek Hazard. The applicant has submitted a report from Keystone Environmental that details the flood construction level (FCL) and notes that no habitable space and mechanical or electrical equipment may be installed below the FCL. The CD94 zone proposes some exemptions to floor space for garbage and recycling areas and for a portion of the residential storage as these spaces are not able to be located in the underground parkade due to the FCL. The District's Manager for Public Safety has reviewed and accepted the Keystone Environmental report.

Acoustic Regulations

The District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units will be secured with the Development Covenant and the applicant will be required to provide a report from a qualified noise consultant at the Building Permit stage.

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

Accessible Units

In response to the District's Adaptable Design Guidelines, 59 units will meet the basic accessible criteria and 4 units will meet the enhanced criteria. In addition, 6 residential parking spaces will be accessible stalls. The proposal meets the Districts Policy in that 100% of the units will meet the basic accessible requirement and 5% will meet the enhanced requirement.

OFF-SITE IMPROVEMENTS:

The application includes upgrades to Mountain Hwy and Charlotte Road including new sidewalks, street trees, and a new bike lane. A 3.3m dedication is required along Mountain Hwy and the civil works have been designed to meet the Lynn Creek Public Realm guidelines.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting Leed™ Gold and an energy performance better than the Model National Energy Code for Buildings. Additional details on how the project meets the Development Permit guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction will be provided if the rezoning for the project is approved.

IMPLEMENTATION:

Implementation of this project will require consideration of a rezoning bylaw, Bylaw 8183, and a Housing Agreement Bylaw, Bylaw 8184, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8183 (Attachment B) rezones the subject properties from Light Industrial (I3) to a new Comprehensive Development 94 Zone (CD94) which:

- establishes the permitted uses (multi-family residential use and commercial uses);
- allows home occupations as an accessory use;
- establishes a base density FSR (Floor Space Ratio) of 1.2;
- establishes a density bonus to an FSR of 3.5 subject to payment of a \$705,000 CAC and entering into a housing agreement to restrict future strata rental restrictions;
- establishes setback, height, building coverage and site coverage regulations; and
- establishes parking regulations specific to this project.

Bylaw 8183, (Attachment C) authorizes the District to enter into a Housing Agreement to ensure that the proposed residential units remain available as rental units.

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

- Development Covenant
- a green building covenant;
- a stormwater management covenant; and
- a flood hazard covenant

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects including an increase in residential density. In this case, a CAC of \$705,000 has been calculated and this amount is included in the proposed CD94 Zone. It is anticipated that the CACs from this development will include contributions toward public art; park, trail, environmental, plaza or other public realm improvements; municipal or recreation services facility, or facility improvements; and/or the District's Affordable Housing Fund.

CONCURRENCE:

Staff

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

Advisory Design Panel

The application was considered by the Advisory Design Panel on February 11, 2016 and the panel recommended approval of the project subject to a review of the following items:

- north wall treatment
- relationship with building to the west
- programming of the courtyard
- barrier free access to garbage room and storage rooms
- greater presence of residential lobby

In response to the Panel's motion, the applicant has submitted a redesigned package that includes the following:

- a revised lobby that is more prominent
- relocated garbage rooms to ensure barrier free access
- revised north elevation to introduce bands of different material, size and colour
- Shifted the building to the east to increase the setback to the adjacent property to the west
- Improvements to the usability of the courtyard includes: a lower south façade to increase sun exposure, plantings to ensure buffer to level two units, and low maintenance design features.

Staff have reviewed the changes are continuing to work with the applicant in advance of Development Permit consideration.

PUBLIC INPUT:

Public Information Meeting

The applicant held a facilitated early public input meeting at the preliminary application stage and a second facilitated Public Information Meeting on March 9, 2016. The second meeting was attended by approximately 12 residents.

Key issues from the preliminary application had been regarding construction impacts, street parking, traffic problems and the need for affordable housing in North Vancouver. At the Public Information Meeting held at the detailed application the key concerns included a repeated concern regarding traffic issues and a concern regarding the loss of industrial land.

The applicant has submitted a revised report from Bunt & Associates that notes that the project will generate 33 trips in the AM peak hour and 54 trips during the PM peak hour. The intersection at Charlotte Road and Mountain Hwy is expected to operate acceptably for all analysed peak hours and the proposal includes traffic demand management measures including bicycle parking, transit passes and the applicant is continuing to explore participation in a car share program.

While previously designated "Light Industrial" in the Lower Lynn Official Community Plan (1993), the site was designated as Commercial Mixed Use Level 3 (CRMU3) in the District's

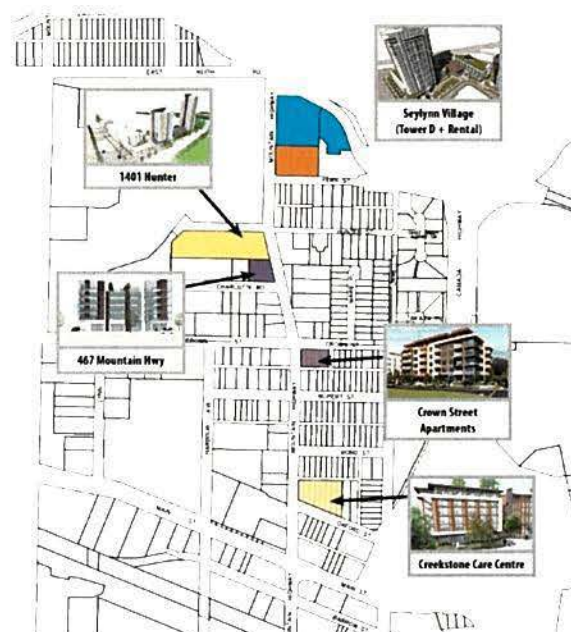
OCP (2011). The site is currently used for industrial purposes with one tenant and Bylaw 8183 proposes a mix of commercial and residential uses, in accordance with the property's OCP designation. The long range planning work that was completed in this town centre proposed the creation of a "heart" of the town centre was created as part of the OCP planning work which resulted in the change of this site from Industrial to mixed use.

A copy of the facilitator's report from the Public Information Meeting is attached to this report.

CONSTRUCTION MANAGEMENT PLAN:

The map highlights the mix of projects under construction and anticipated within the Lynn Creek Town Centre. The neighbouring development at Hunter St and Mountain Hwy has completed a preliminary planning application for redevelopment to a mixed use project. The applicants for the two projects have already started to coordinate efforts with regards to construction and will continue to do so should their construction periods overlap.

Lynn Creek



The applicant has submitted a draft construction management plan and will be required to provide a finalized construction management plan prior to issuance of a building permit and this plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Provide a point of contact for all calls and concerns;
4. Provide a sequence and schedule of construction activities;
5. Identify methods of sharing construction schedule and coordinating activities with other developments in the area;
6. Ascertain a location for truck marshalling;
7. Develop a plan for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
8. Address silt/dust control and clean-up;
9. Provide a plan for litter clean-up and street sweeping adjacent to the site; and
10. Include a communication plan to notify surrounding businesses and residents.

CONCLUSION:

This project is consistent with the directions established in the OCP and the Lower Lynn Implementation Plan. It addresses OCP housing policies related to the provision of a range of housing options. The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8183 and 8184 and refer Bylaw 8183 to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaw 8183 and 8184 at First Reading.



Casey Peters
Community Planner

Attachments:

- A – Reduced project plans
- B – Bylaw 8183
- C – Bylaw 8184
- D – Public Information Meeting Facilitator's Report

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

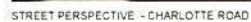


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467 MOUNTAIN

457 MOUNTAIN
HIGHWAY

North Vancouver, B.C.

100

1. *Journal of Management Studies*, 1997, 34, 1, 1-15.

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| <p> National Bureau of Economic Research 1080 Massachusetts Avenue Cambridge, MA 02138 Tel: 617 852 6100 Fax: 617 852 6190 E-mail: help@nber.org Web: http://www.nber.org </p> | <p> National Bureau of Economic Research 1080 Massachusetts Avenue Cambridge, MA 02138 Tel: 617 852 6100 Fax: 617 852 6190 E-mail: help@nber.org Web: http://www.nber.org </p> |
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PERSPECTIVE VIEWS

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gestions. We will discuss these in the paper. It is the
the way to proceed. It is a good idea to be able to

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Source: *U.S. Census Bureau, Bureau of Economic Analysis, Bureau of Economic Research, Bureau of Labor Statistics, Bureau of Transportation Statistics, Bureau of Economic Analysis, Bureau of Economic Research, Bureau of Labor Statistics, Bureau of Transportation Statistics, Bureau of Economic Analysis, Bureau of Economic Research, Bureau of Labor Statistics, Bureau of Transportation Statistics*.



- LEGEND**
- CP concrete sidewalk
 - Concrete Unit Paved - 24" x 12" x 4" thick
Charcoal colour
 - Paving to match lobby
 - Shrub and Ground cover planting
 - Custom Bench built on a wall
 - Bike Rack: Ring by Landscape Form

1. The District of North Vancouver is responsible for the on-going maintenance of the street trees on off-site areas. The on-going maintenance of shrubs / ground cover on off-site areas (ie. boulevard) is the responsibility of the future property owner.

2. The District of North Vancouver has the right to refuse any or all of the selected plant material if it does not meet current BCNA standards. To be inspected by a representative from the DNV.

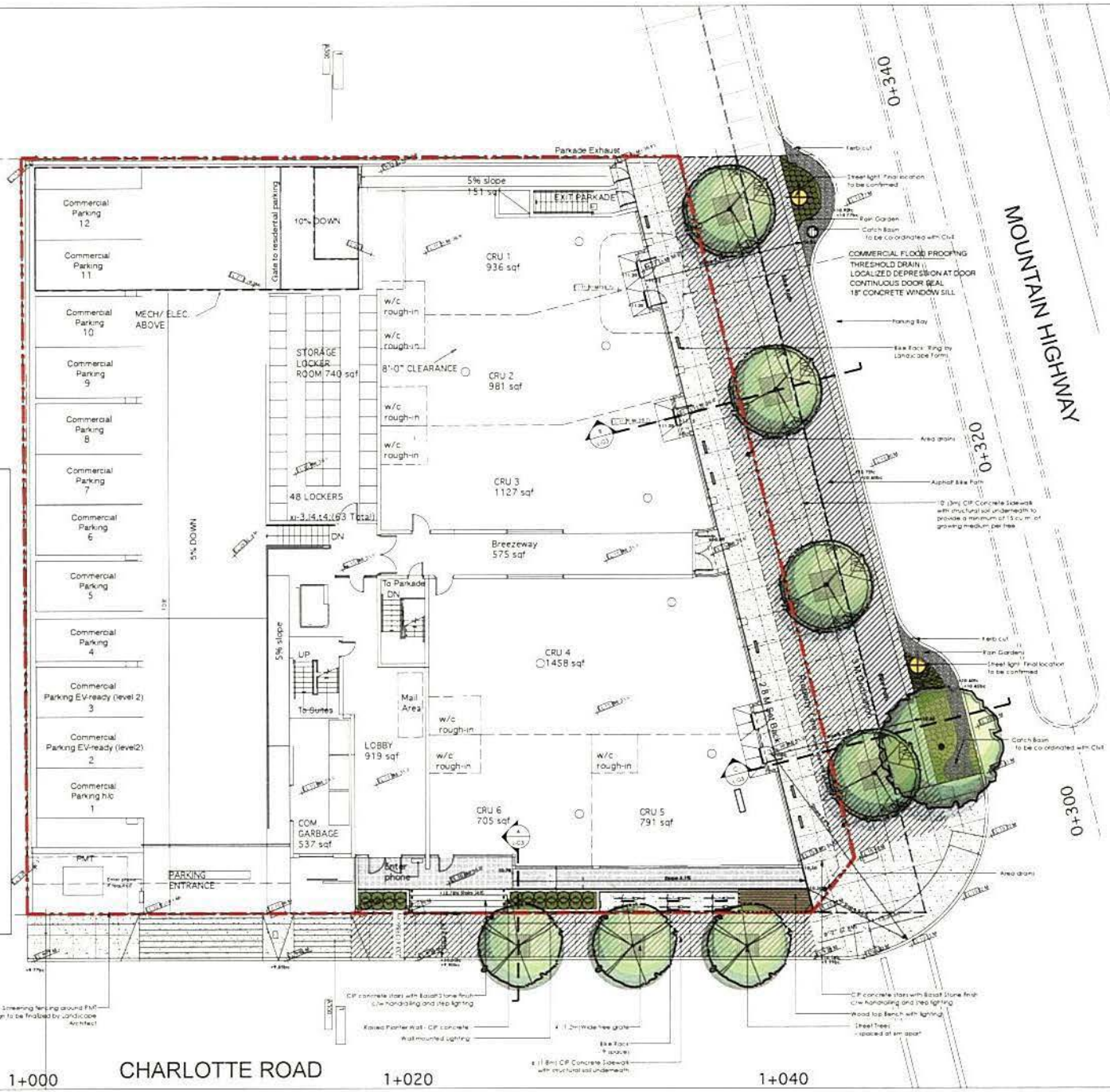
3. Final approval / selection of off-site street trees / site furniture to be made by DNV staff - phone Devlin Samardis 604-990-2495 (dsamardis@dnv.org)

- LIGHTING LEGEND**
- Wall mounted light / step light
 - LED strip light mounted to underside of bench

| ITEM | QTY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|------|-----|-------------------|-------------|---------|------------------|
| 1 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 2 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 3 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 4 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 5 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 6 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 7 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 8 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 9 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
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| 11 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 12 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 13 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 14 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 15 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 16 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 17 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 18 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 19 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |
| 20 | 1 | QUERCUS LAEVOGATA | WHITE OAK | 12" DBH | PLANTING IN 2018 |

Irrigation Notes

- Irrigation is to be provided to all planting areas using a drip system designed for high efficiency.
- A union controller is to be installed for on-site and off-site.
- Provide an isolation valve for CP side irrigation.
- Provide a sleeve under all hard surface areas.



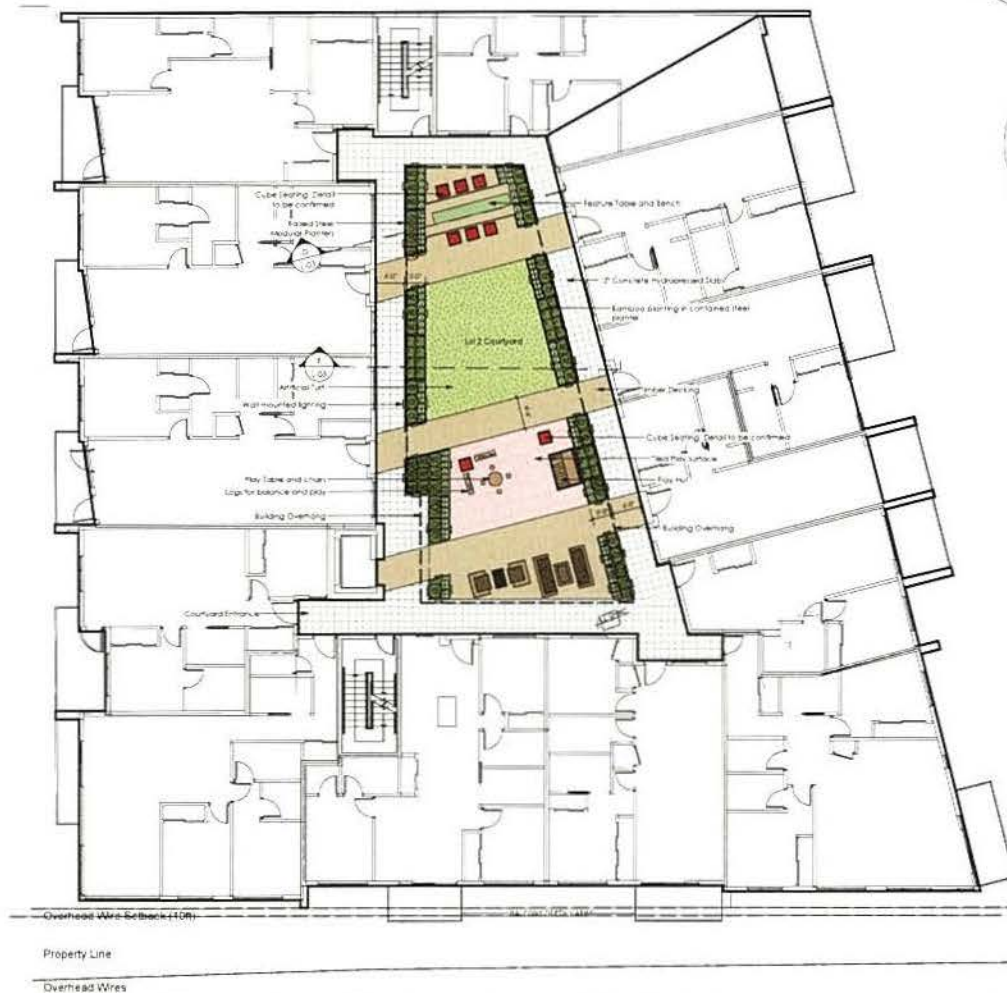
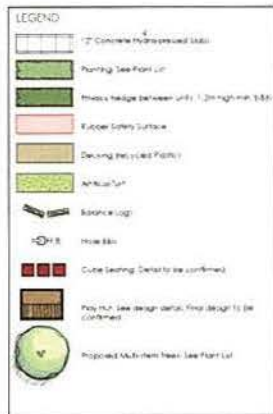
2. June 04, 2014 issued for POC to
1. Dec 11, 2013 issued for CP
Rev. 1 Date Item
Reasons

ok Dune Creek Ltd
122 - 1637 West 3rd
Vancouver, BC
V6J 1Y6
Tel: 604-684-4411
Fax: 604-684-0577
www.ok.bc.ca

Project: 467 Mountain Highway

Drawn by: RJC
Checked by: JCV
Date: 2015/12/04
Scale: 1/8" = 1'-0"
Drawing Title: Landscape Plan - Ground Level

Project No: 15014
Sheet No:
L-2



BALANCE LOGS



METAL MODULAR PLANTER



02 June 04 2014 Issued for Prep to
 01 Dec 04 2015 Issued for OP
 No. 1 Date 1/1/15

Revision

dk
 Dunne & Kavanagh Ltd
 102 - 145 West St
 Adelaide 5000 SA
 Tel: 08 844 4411
 Fax: 08 844 4411
 www.dk.co.za

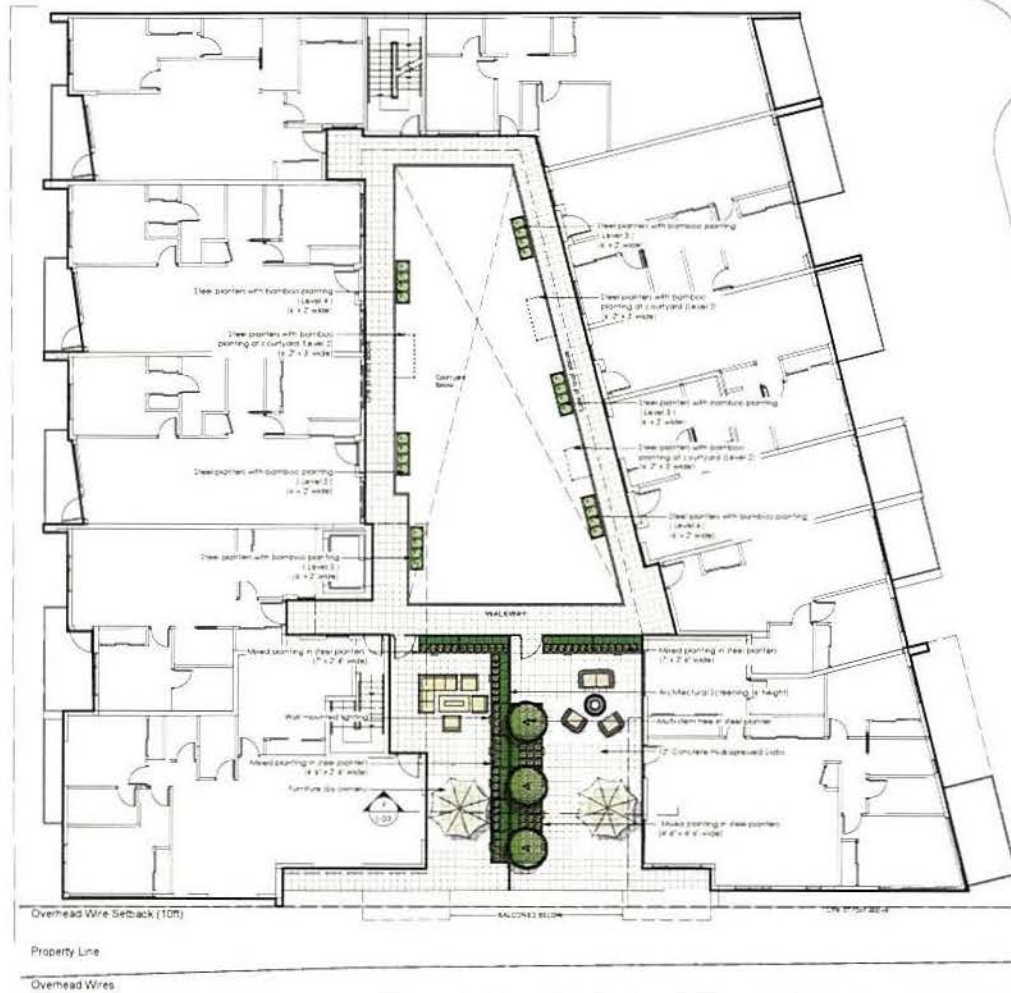
Project
 467 Mountain Highway

Drawn by: RDC
 Checked by: SMC
 Date: 2015-12-04
 Scale: 1:100

Drawing Title
 Landscape Concept Plan -
 Courtyard Level 2

Project No.
 15014
 Sheet No.

L-3



02 June 04, 2018, Issued for Price To
01 Dec 04, 2018, Issued for DP
01 0000 1 Item

Persons

dk
Dunlop & Kitchin Ltd.
122 - 1437 West St.
Vancouver, British Columbia
V6L 1A1
P: 604.684.4411
F: 604.684.0377
www.dk.bc.ca

Project

467 Mountain Highway

Drawn by: RDC

Checked by: RDC

Date: 2018-12-04

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

Drawing Title

Landscape Concept Plan -
Roof

Project No.

15014

Sheet No.

L-4

The Corporation of the District of North Vancouver

Bylaw 8183

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

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)".

2. Amendments

- (a) Part 2A, Definitions is amended by adding CD 94 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 94 CD 94"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B94 Comprehensive Development Zone 94 CD 94

The CD 94 zone is applied to:

467 Mountain Hwy
Lot 2 (Explanatory Plan 15163) Block J District Lot 613 Plan 10064
(008-067-856);

4B 94 – 1 Intent

The purpose of the CD 94 Zone is to permit a commercial and residential mixed use development.

4B 94 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 94 Zone:

- a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 94-3 Conditions of Use, are met:

| Conditional Uses defined in Part 2 | Conditional Uses defined in Part 2A |
|--|-------------------------------------|
| Artist's studio | Office use |
| Custom manufacturing establishments | Personal service use |
| Hobby beer and wine making establishment | Residential use |
| Liquor store (limit of one per lot) | Retail use |
| Pet care establishment | |
| Retail Food Service | |
| Veterinarian | |

4B 94-3 Conditions of Use

- a) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following condition of use is met:
- i) All aspects of the use are completely contained within an enclosed building except for:
 - (1) Parking and loading areas;
 - (2) *Outdoor customer services areas*;
 - (3) The display of goods; and
 - (4) Outdoor amenity areas (play areas and private or semi-private outdoor space).
- b) **Residential:** *Residential uses* are only permitted when the following conditions are met:
- i) Residential uses are not permitted on the ground floor;
 - ii) Each dwelling unit has access to private or semi-private outdoor space;
 - iii) Each dwelling unit has exclusive access to a private storage space; and
 - iv) Enclosed patios and balconies are not permitted.

4B 94-4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* dwelling units.

4B 94 - 5 Density

- a) The maximum permitted density is 1.2 *gross floor area*, inclusive of any density bonus for energy performance, and a maximum of 10 residential dwelling units.
- b) For the purpose of calculating *gross floor area* the following are exempted:
 - i. Any areas completely below natural and finished grade
 - ii. Ground level parking up to 136m² (1,463 sq ft);
 - iii. Residential and commercial garbage areas up to 45m² (479 sq ft);
 - iv. Residential storage rooms up to 185.8m² (2000 sq ft) in total on the lot;
 - v. The area of balconies and covered patios.

4B 94-6 Amenities

- a) Despite Subsection 4B94 – 5, permitted density in the CD 94 Zone is increased to a maximum of 3.5 FSR *gross floor area*, including any density bonus for energy performance, and a maximum of 63 residential dwelling units if the owner:
 - i. Contributes \$705,000 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): public art; park, trail, environmental, plaza or other public realm improvements; municipal or recreation service facility, or facility improvements; and/or the affordable housing fund.
 - ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units.
- b) For the purposes of calculating FSR the lot area is deemed to be 1,728.2m² (18,603 sq ft) being the site size at the time of rezoning.

4B94 – 6 Height

- a) The maximum permitted height for the building is 23m (75.5 ft).

4B 94 - 7 Setbacks

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

| Setback | Minimum Required Setback |
|----------------------|---------------------------------|
| North | 0.0 m (0.0 feet) |
| East (Mountain Hwy) | 3.0 m (9.8 feet) |
| South (Charlotte Rd) | 1.5 m (5.0 feet) |
| West | 0.0 m (0.0 feet) |

- a) For the purpose of measuring setbacks, measurements exclude:
- (i) Balconies, canopies, overhangs, architectural elements and awnings.

4B 94 - 8 Coverage

- a) Building Coverage: The maximum building coverage is 85%.
- b) Site Coverage: The maximum site coverage is 96%.

4B 94 - 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 94 – 10 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

| Use | Parking Requirement |
|---------------------------------------|---|
| <i>Residential</i> | 1.1 space/ unit |
| <i>Residential Visitor Parking</i> | 0.1 space / unit |
| Commercial | 1 space/ 40m ² |
| Shared commercial and visitor parking | 2 of the visitor parking spaces shall available for shared use with commercial uses |

- b) Bicycle storage for residents shall be provided on the basis of one space per unit.
- c) Except as specifically provided in 4B94-10 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.”

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Light Industrial Zone (I3) to Comprehensive Development Zone CD 94.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1342 (Bylaw 8183)" 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 8183

BYLAW 8183

The District of North Vancouver Rezoning Bylaw 1342 (Bylaw 8183)



**LIGHT INDUSTRIAL ZONE (I3)
TO COMPREHENSIVE DEVELOPMENT ZONE 94 (CD94)**



The Corporation of the District of North Vancouver

Bylaw 8184

A bylaw to enter into a Housing Agreement (467 Mountain Highway)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8184, 2016 (467 Mountain Highway)".

2. Authorization to Enter into Agreement

2.1 The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Wanson (Lynn Creek) Development Ltd., Inc No. BC1028348 substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) Lot 2 (Explanatory Plan 15163) Block J District Lot 613 Plan 10064 (008-067-856)

3. Execution of Documents

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

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8184

SECTION 219 COVENANT – HOUSING AGREEMENT (Rental Protection)

THIS COVENANT dated for reference the ____ day of _____, 2015, is

BETWEEN:

WANSON (LYNN CREEK) DEVELOPMENT LTD., Inc No. BC1028348 a corporation incorporated under the laws of the Province of British Columbia with an office at 950 – 1200 W. 73rd Avenue, Vancouver, BC V6P 6G5

(the "**Owner**")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality incorporated under the *Local Government Act*, RSBC 2015, c. 1 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "**District**")

RECITALS:

- A. The Owner is the registered owner in fee simple of land in the District of North Vancouver legally described in item 2 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement (the "**Land**");
- B. The Owner has agreed to grant and the District agrees to accept the Section 219 Covenant contained in this Agreement over the Land; and
- C. Section 219 of the *Land Title Act* (R.S.B.C. 1996, c. 250) provides that there may be registered as a charge against the title to any land a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land or that land is or is not to be built on or is not to be subdivided except in accordance with the covenant.

NOW THEREFORE in consideration of \$2.00 and other good and valuable consideration paid by the District to the Owner, the receipt and sufficiency of which are hereby acknowledged, the Owner covenants and agrees with the District under section 219 of the *Land Title Act* of the Province of British Columbia as follows:

1. **USE**

- (a) The Land must not be used or developed except in strict accordance with this Agreement.

2. **DEFINITIONS**

- (a) "**Director**" means the General Manager of Planning, Permits and Bylaws and his or her designate;
- (b) "**Owner**" means the Owner and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Land from time to time, or of any parcel into which the Land is consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (c) "**Proposed Development**" means the proposed development to be constructed on the Land;
- (d) "**Unit**" means a residential dwelling strata unit in any building in the Proposed Development; and
- (e) "**Unit Owner**" means the registered owner of a Unit in any building in the Proposed Development.

3. **RENTAL ACCOMODATION**

- (a) No Unit in a building in the Proposed Development may be occupied unless the Owner has:
 - (i) before the first Unit in the building is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate pursuant to the *Strata Property Act* (or any successor or replacement legislation) a Form J Rental Disclosure Statement (the "**Form J**") designating all of the Units in the building as rental strata lots and imposing a minimum 99 year rental period in relation to all of the Units; and
 - (ii) given a copy of the Form J to each prospective purchaser of any Unit in the building before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3(a)(ii), the Owner is deemed to have given a copy of the Form J to each prospective purchaser of any Unit in the building if the Owner has included the Form J as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act* (the "**Disclosure Statement**").

- (b) The Units constructed on the Land from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.
- (c) This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Land pursuant to the *Strata Property Act* or any subdivided parcel of the Land, including the Units.
- (d) Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.
- (e) The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Land, the Proposed Development or the Units contained therein from time to time as rental accommodation.
- (f) No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Land, the Proposed Development and the units contained therein from time to time as rental accommodation.
- (g) The Owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement.

4. **GENERAL PROVISIONS**

- (a) The Owner shall comply with all requirements of this Agreement at its own cost and expense.
- (b) The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
- (c) This Agreement shall restrict use of the Land in the manner provided herein notwithstanding any right or permission to the contrary contained in any bylaw of the District.
- (d) Forthwith after registration of a strata plan (the "**Strata Plan**") under the *Strata Property Act* (British Columbia) to stratify the building on the Land, or any part thereof, and in any event before the first conveyance of any of the strata lots created by said Strata Plan (the "**Strata Lots**"), the Owner will cause the strata corporation (as hereinafter defined) to assume the Owner's obligations hereunder to the same extent as if the strata corporation had been an original party to this

Agreement by executing and delivering to the District an assumption agreement in all material respects in the form attached hereto as Schedule "A". If the Owner fails to comply with this section 4(d), then the Owner will remain liable for the performance of the obligations hereunder notwithstanding the strata subdivision.

- (e) The strata corporation shall not enact any bylaw or make any rules or regulations in respect of the Strata Lots or the Land which are inconsistent with this Agreement.
- (f) For the purposes of this Agreement "**strata corporation**" means the strata corporation established pursuant to the *Strata Property Act* (British Columbia) upon registration of the Strata Plan to create the Strata Lots.
- (g) The covenants herein shall charge the Land pursuant to Section 219 of the *Land Title Act* and shall run with the Land and bind the Land and every part or parts thereto, and shall attach to and run with the Land and each and every part into which the Land may be divided or subdivided, whether by subdivision plan, Strata Plan or otherwise. The covenants set forth herein shall not terminate if and when a purchaser becomes the owner in fee simple of the Land or any part thereof, but shall charge the whole of the interest of such purchaser and shall continue to run with the Land and bind the Land and all future owners of the Land and any portion thereof, including all Strata Lots thereon. If the Land or any part thereof or any building or buildings on the Land are subdivided by means of a Strata Plan then the obligations of the Owner hereunder will be the obligations of the owners of Strata Lots in accordance with the *Strata Property Act*.
- (h) The rights given to the District by this Agreement are permissive only and nothing in this Agreement imposes any duty of any kind of the District to anyone or obliges the District to perform any act or to incur any expense for any of the purposes set out in this Agreement. Where the District is required or permitted by this Agreement to form an opinion, exercise a discretion, make a determination or give its consent, the Owner agrees that the District is under no public law duty of fairness or natural justice in that regard and agrees that the District may do any of those things in the same manner as if it were a private party and not a public body.
- (i) The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactment or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches which occur while the Owner is the registered owner of any of the Land and only to the extent that the Owner is the registered owner of any of the Land.
- (j) This Agreement does not:
 - (i) affect or limit the discretion, rights, duties or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;

- (ii) affect or limit any enactment relating to the use or subdivision of the Land;
or
- (iii) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.
- (k) Nothing in this Agreement affects any obligations of the Owner to pay all property taxes, rates, charges and levies payable under any enactment on or in respect of the Land.
- (l) The Owner agrees that this Agreement is intended to be perpetual in order to protect the Land as set out in this Agreement. In view of the importance of protecting the Land for ecological and other reasons, the Owner agrees not to seek a court order modifying, discharging or extinguishing this Agreement under the *Property Law Act* (British Columbia), any successor to that enactment, any other enactment or at common law.
- (m) Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s.219 of the *Land Title Act* in respect of the Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land are consolidated.
- (n) The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending at the time of application for registration of this Agreement
- (o) An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
- (p) If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- (q) This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- (r) By executing and deliver this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
- (s) This Agreement shall not be modified or discharged except in accordance with the provisions of section 219 of the *Land Title Act*.

SCHEDULE "A"

ASSUMPTION AGREEMENT

THIS AGREEMENT is dated for reference _____

BETWEEN:

THE OWNERS, STRATA PLAN _____

(the "Strata Corporation")

AND:

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

(the "District")

AND:

(the "Owner")

WHEREAS:

A. On the date that application was made to the Vancouver Land Title Office for deposit of Strata Plan ____, the Owner was the registered owner of the freehold estate in the land shown on the Strata Plan (the "Lands");

B. The owner has granted to the District a Housing Agreement to prohibit rentals which said housing agreement is registered in the Vancouver Land Title Office as a section 219 covenant against title to the Lands under number _____ (the "Housing Agreement");

C. It is a condition of the Housing Agreement that the Strata Corporation enter into this Assumption Agreement in respect of the Owner's covenants and obligations as set out in the Housing Agreement,

NOW THEREFORE IN CONSIDERATION of the premises and the sum of \$10.00 paid by each of the Owner and the District to the Strata Corporation and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the Strata Corporation), the Strata Corporation hereby covenants and agrees as follows:

1. The Strata Corporation covenants and agrees that as of the date hereof the Strata

Corporation will assume, be bound by and observe and perform all of the Owner's covenants, conditions, restrictions and agreements contained in the Housing Agreement (collectively, the "Obligations").

2. The Strata Corporation agrees that the District is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach by the Strata Corporation of the Obligations. The Strata Corporation agrees that this section is reasonable given the public interest in compliance with the Obligations.
3. This Agreement will enure to the benefit of and will be binding upon the parties hereto and their heirs, executors, administrators, successor and assigns.
4. To evidence its agreement, the Strata Corporation has executed this Assumption Agreement as of the date set out above.

| | | | |
|------------------------------|--------|---|-----|
| THE OWNERS, STRATA PLAN ____ | by its |) | |
| authorized signatory: | |) | |
| | |) | |
| _____ | |) | C/S |
| Authorized Signatory | |) | |
| | |) | |
| | |) | |



**Wanson Development
Public Information Meeting
Holiday Inn
March 9, 2016**

Summary Report

Presenters:

Barry Savage, Savage Development
Walter Franci, Franci Architecture
Stephen Vincent, DKL Landscape

Q & A Responders:

All presenters plus:
Daniel Fung, Bunt & Associates, Traffic Consultant
Casey Peters, District of North Vancouver Community Planner

Also attending: Rosie Cindrich- Wanson Development

Facilitator: Brenda Chaddock, Odyssey Leadership Centre

The evening opened at 6:30 p.m. with refreshments, an informal viewing of the boards and personal conversation with the project consultants. There were displays around the room

At 7:00 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 in which 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

- Casey Peters, 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 Public Hearings and the presentation to Council

There were approximately 12 people in attendance.

After the presentations by Barry, Walter and Stephen, the floor was opened to questions.

Q & A

Q: After the development is complete, what is the plan for maintenance over time given the impact of weather?

A: Walter: This should not be difficult. The materials used are relatively free of care. All external materials are considered carefully for durability and ease of maintenance. The maintenance of the exterior and the walkways will be done by a maintenance company.

Q: What is the access to the courtyard?

A: Walter – The access is designed to be ‘semi-private – open’. This means that there is no access to the public, only to the residence.

Q: What is the arrangement for managing noise between residences and commercial / industrial businesses?

A: Casey – A Restrictive Covenant (“nuisance covenant”) will be required as a condition of approval of the development that informs potential impact from adjacent businesses.

Walter – due to the awareness of the project developers around traffic noise from Mountain Hwy. there has been attention to insulation particularly in sleeping rooms.

Q: Why did DNV rezone this area mixed industrial now?

A: Casey – The DNV completed extensive planning work in advance of adopting the 2011 Official Community Plan and further planning work to complete the Lower Lynn Implementation Plan. That work resulted in the creation of a “heart” for this town centre and the proposal is located within that “heart”. There is a small amount of industrial land available for redevelopment under the OCP but the majority of the industrial land is proposed to remain.

Q: Has there been any consultation with Port. There is a concern about businesses closing as residential building increases. There may be as many as 250 businesses lost.

A: Casey. We cannot speak for what may occur on land that is under Port jurisdiction.

Q: What is the price range of these condos?

A: Barry- can't say at this time

Q / Comment: Green spaces are insufficient for the increasing density

A: Casey – there are nice, safe play spaces both in the condo development and at a nearby park. There are also plans for 'town centres' designed for 'live, work, play'

Q: What about rental of condo units?

A: Casey – It is a requirement for all new developments to have housing agreements that prevent future stratas from restricting owners from renting their units. Staff has heard that 10 – 20% are typically made available for rental

Q: What about pets?

A: Casey – There are no restrictions by the DNV

Barry – the Strata can make a decision on this

Q: What studies have been done on the angle of sunlight for the courtyard?

A: Walter – this has been considered in the design. The structure has been dropped one story on the south side to increase sunlight.

Q: What is the length of the courtyard?

A: Barry – 69 ft.

Q: What is the consideration for parking? It doesn't seem enough.

A: Barry – There are 2 levels of parking. There cannot be a third level due to the technical issue of the water table.

Daniel. – We are also working on encouraging car share and leveraging transit pass subsidies. Parking is planned per DNV requirements.

Comments: This last issue had several participants commenting that Seylynn parking is insufficient and gave other examples.

Q: what the plans for growth strategy?

A: Metro Vancouver governs the growth strategy for the Lower Mainland and each municipality is given their portion of that commitment. The District of North Vancouver adopted an Official Community Plan in 2011 that proposes to where to direct growth


The evening adjourned and some participants remained to have more personal conversation with the consultants and DNV


Submitted by:

Brenda Chaddock, Odyssey Leadership Centre

| AGENDA INFORMATION | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Sept. 12, 2016</u> |
| <input type="checkbox"/> Other: | Date: _____ |


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

August 29, 2016
File: 09.3900.30/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8189: Bylaw Notice Enforcement Bylaw 7458, Amending Bylaw 8189

RECOMMENDATION:

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)" is ADOPTED.

REASON FOR REPORT:

Bylaw 8189 received First, Second and Third Readings on July 25, 2016.

The bylaw is now ready to be considered for Adoption by Council.

Options:

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

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)
- Staff Report – dated July 11, 2016

SUBJECT: Bylaw 8189: Bylaw Notice Enforcement Bylaw 7458, Amending Bylaw 8189

August 29, 2016

Page 2

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

The Corporation of the District of North Vancouver

Bylaw 8189

A bylaw to amend the Bylaw Notice Enforcement Bylaw 7458, 2004

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

1. Citation

This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)".

2. Amendments

2.1 Bylaw Notice Enforcement Bylaw 7458, 2004 is amended as follows:

- a) Schedule A, Designated Bylaw Contraventions and Penalties, is amended by inserting the following offences in numerical order under the heading "Noise Regulation Bylaw 7188, 2000":

| Bylaw Section | Description | A1 Penalty Amount | A2 Discounted Penalty: Within 14 days | A3 Late Payment: After 28 days | A4 Compliance Agreement Available | A5 Compliance Agreement Discount |
|--|--|-------------------------|---|--|--|---|
| | The following fines apply to the contraventions below: | (\$) | (\$) | (\$) | | (\$) |
| Noise Regulation Bylaw 7188, 2000 | | | | | | |
| "5(b)(ii) | Garden tool noise at Night | 200 | 150 | 300 | NO | N/A |
| 5(b)(iii) | Mechanical noise at Night | 200 | 150 | 300 | NO | N/A |
| 5(e) | Public address system noise | 200 | 150 | 300 | NO | N/A" |

READ a first time the 25th day of July, 2016.

READ a second time the 25th day of July, 2016.

READ a third time the 25th day of July, 2016.

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

| AGENDA INFORMATION | |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>Monday, July 25, 2016</u> |
| <input type="checkbox"/> Other: | Date: _____ |

| | | |
|--|--|--|
|  Dept Manager |  GM/ Director |  CAO |
|--|--|--|

The District of North Vancouver REPORT TO COUNCIL

July 11, 2016
File: 09.3900.30/000.000

AUTHOR: Carol Walker, Chief Bylaw Officer

SUBJECT: Bylaw Notice Enforcement Bylaw - Amending Bylaw 8189, 2016.

RECOMMENDATION:

That Bylaw 8189, 2016 amending Bylaw Notice Enforcement Bylaw 7458 be given 1st, 2nd and 3rd readings.

SUMMARY:

A bylaw to add existing offences and associated penalties from the *Noise Regulation Bylaw 7188* into the *Bylaw Notice Enforcement Bylaw 7458*.

BACKGROUND:

The Noise Regulation Bylaw was recently amended. At the same time, the offences and fines were also updated in the Bylaw Notice Enforcement Bylaw; however, three Noise Regulation Bylaw offences were unintentionally omitted from the table amending the Bylaw Notice Enforcement Bylaw. It is now necessary to make this amendment in order for bylaw notices be written for these offences.

EXISTING POLICY:

Local Government Bylaw Notice Enforcement Act, s2, provides Council with the authority to include offences which may be enforced by Bylaw Notice under the District's Bylaw Notice Enforcement Bylaw.

Timing/Approval Process:

As no changes to the offences or base penalties have been proposed, this may be considered a housekeeping amendment.

Options:

1. Bylaw 8189, 2016 now be read a 1st, 2nd and 3rd time: OR
2. Direct staff to take other action.

Respectfully submitted,



Carol Walker
Chief Bylaw Officer

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

The Corporation of the District of North Vancouver

Bylaw 8189

A bylaw to amend the Bylaw Notice Enforcement Bylaw 7458, 2004

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

1. Citation

This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)".

2. Amendments

2.1 Bylaw Notice Enforcement Bylaw 7458, 2004 is amended as follows:

- a) Schedule A, Designated Bylaw Contraventions and Penalties, is amended by inserting the following offences in numerical order under the heading "Noise Regulation Bylaw 7188, 2000":

| Bylaw Section | Description | A1 Penalty Amount | A2 Discounted Penalty: Within 14 days | A3 Late Payment: After 28 days | A4 Compliance Agreement Available | A5 Compliance Agreement Discount |
|--|--|-------------------------|---|--|--|---|
| | The following fines apply to the contraventions below: | (\$) | (\$) | (\$) | | (\$) |
| Noise Regulation Bylaw 7188, 2000 | | | | | | |
| "5(b)(ii) | Garden tool noise at Night | 200 | 150 | 300 | NO | N/A |
| 5(b)(iii) | Mechanical noise at Night | 200 | 150 | 300 | NO | N/A |
| 5(e) | Public address system noise | 200 | 150 | 300 | NO | N/A" |

READ a first time

READ a second time

READ a third time

ADOPTED

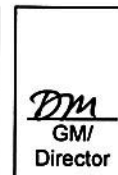
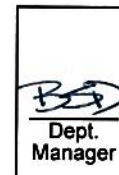
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

| AGENDA INFORMATION | |
|---|----------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>SEPT 12, 2016</u> |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

August 25, 2016
File: 08.3221.14
Case: RFS2013-07045

AUTHOR: Brett Dwyer, Manager Development Services

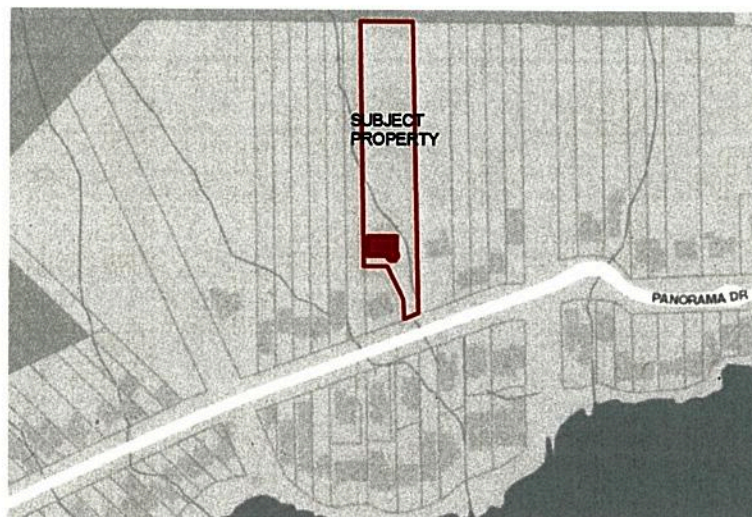
SUBJECT: 2755 Panorama Drive - Notice on Title for building work without permits

RECOMMENDATION:

THAT Council instruct the municipal clerk to place a notice on title stating that a Council resolution under section 57 of the *Community Charter* has been made in relation to the property at 2755 Panorama Drive.

REASON FOR REPORT: To request a Council resolution to enable the municipal clerk to place a notice on title for the property at 2755 Panorama Drive, which notice will state that the work required to regularize work done without permits at 2755 Panorama Drive has not been completed within the required timeframe.

SUMMARY: The District has been taking enforcement action against the owner of this property in connection with untidy premises, work without permits on the principal dwelling and work in and around the creek which traverses the subject property. The subject of this report is the building related work without permits on the principal dwelling which the owners have failed to complete under permit within the timeframe specified by the District.



BACKGROUND: The District has been taking enforcement action over a number of years with respect to the untidy condition of the subject property, work without permits on the principal dwelling and work without permits in and around the creek which traverses the subject property. On June 1, 2015 Council issued an order that Remedial Action Requirements be undertaken to clean up the property; the owner has complied with the Remedial Action Requirements.



Aerial Photo of Property

Staff are also pursuing compliance with respect to the two remaining matters of the work without permits on the dwelling and the work in and around the creek. The subject of this report is with respect to the work undertaken without permits on the dwelling. Action to bring the work in and around the creek into compliance is being pursued separately through other compliance action.

WORK WITHOUT PERMITS: A building permit was issued on February 22, 2016, to repair decks, railings and a turret roof and regularize previous work undertaken without permits. The work identified as having been undertaken without the benefit of the required permits is outlined on ATTACHMENT A. One of the requirements imposed on the owner was that all work pursuant to the building permit must be completed no later than 6 months from the date of issuance of the permit.

The owner submitted a document (ATTACHMENT B) on Aug 19, 2016, and another from his son (ATTACHMENT C) on August 29, 2016, outlining the progress of the work on the building permit. While some progress has been made the submission confirms that the required work has not been fully undertaken or completed within the required 6 month timeframe.

As the full scope of the work has not been completed within the required timeframe there remains existing work without permits that has not been regularized by the full permitting process including the required inspections. Staff are therefore recommending that a notice under section 57 of the *Community Charter* be placed on the title of the property.

EXISTING POLICY: The District of North Vancouver Building Bylaw requires a property owner or designated representative to apply for, and obtain a building permit prior to commencing construction. Further to this, the owner is required to follow the regulated process of requesting Building, Mechanical and Electrical inspections of the work as it proceeds.

Section 57 of the *Community Charter* authorizes local governments to have a notice registered on title to a property where something done to a building or structure on that property was done without required permits or inspections. The notice will state that a resolution was passed under section 57 of the *Community Charter* with respect to the subject property. It will not provide details of the contravention, but it will state that further information about the resolution can be obtained at the municipal hall.

As the property owner has not completed the required process to regularize the work undertaken without permits in the specified timeframe, it is recommended that a notice be registered on title of the subject property under Section 57 of the *Community Charter*.

Notice to Owners: Where Council is considering placing a notice on title of a property, the *Community Charter* requires that the registered owners of the property are provided an opportunity to be heard. Staff will follow the required process and ensure that the registered owners receive written notice that Council will be considering the matter on September 12, 2016.

Concurrence: The report has been reviewed by and is supported by the Municipal Solicitor.

Financial Impacts: The nominal cost of registering the notice will be borne by the District.

Conclusion: Placing a notice on title is a logical next step in the enforcement action for this property. This enforcement action does not limit or preclude the District from undertaking further enforcement action, but would notify potential purchasers of the property that work has been done without the complete permit and inspection process.

Options:

- A. THAT Council instruct the municipal clerk to place a notice on title that a Council resolution under section 57 of the *Community Charter* has been made in relation to the property at 2755 Panorama Drive (staff recommendation); or
- B. THAT Council provide direction to staff on alternative action; or
- C. THAT no action be taken at this time.

Respectfully submitted,


Brett Dwyer
Chief Building Official
Manager Development Services

| 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 _____ | |

ATTACHMENT A

Inspection Results from Inspection July 16, 2014

1) Front Entry (interior)

- a) Stair access from the front entry to the main floor level has been compromised by
 - i) portions of guardrail removed at stair and landing (to facilitate ongoing installation of a tread-mounted stair lift).

2) Secondary Suite

- a) Structural framing supporting the floor above has been altered, and may have compromised existing framing and load paths as indicated by the:-
 - i) apparent removal of some interior supports;
 - ii) orientation of framing members in floor above; and
 - iii) presence of built-up beams and hangers.

3) Exterior balconies/decks at main, 2nd and 3rd floor levels

- a) Original deck framing has been altered resulting in insufficient structural support as evidenced by:-
 - i) the replacement/repair of original deteriorated cantilevered floor joists with scabbed-on lumber not supported back into the floor structure of the house; and
 - ii) the installation of new joists not supported by posts and beams.
- b) Support for skirt roof is structurally inadequate.
- c) Some vertical structural elements ("posts") are comprised of dimensional lumber sitting on what appears to be plywood.
- d) Integrity of waterproof deck membrane has been compromised as evidenced by:-
 - i) incomplete and improper installation;
 - ii) holes and incomplete and poorly executed detailing which have remained exposed to weather for several seasons; and
 - iii) guardrails are unsafe, incomplete or non-existent.
- e) Constant weathering of incomplete construction is continuing to degrade the installation.

4) "Battlement-style" flat roof area over 3rd level bedroom

- a) Asphalt torch-on membrane has been installed with incomplete detailing and without flashings or metal saddles.

5) General

- a) It is difficult to assess how the structural load bearing pathways carry down to the foundation without review by a structural engineer.
- b) The ongoing and incomplete work has been subjected to several seasons of weathering.
- c) Installation of smoke alarms are inadequate.
- d) A portion of retaining/foundation wall at the front entry area appears to be intended for structural support from above, but remains unfinished.

From: Charles Band <charlessband@gmail.com>
Sent: Friday, August 19, 2016 7:04 PM
To: Lisa Stalham; Al Karimabadi; Mayor and Council - DNV; David Stuart; Richard Parr; Dan Milburn; Carol Walker; Richard Boase; Ryan Malcolm; hignell@telus.net; nevdyork@gmail.com
Subject: 2755 Panorama Drive Building Permit # 2015-00879 Update
Attachments: ProjectProposal2755PanoramaDr2.pdf

Hello Everyone,

Please see the attached document regarding the progress of 2755 Panorama Drive, Building Permit # 2015-00879.

This is simply a proposal and a look at where we are at. This is susceptible to change based on allocation of tradesmen.

The attached displays the work that has been happening on my property and work we are trying to allocate to tradesmen. We are working on already approved areas by DNV inspectors until tradesmen can be allocated.

Everything is in progress. We will keep everyone posted of any and all changes.

Thank you.

Chuck Band
charlessband@gmail.com

Re: 2755 Panorama Drive, North Vancouver, BC

August 19, 2016

Objective

To specify roles of allocated tradesmen and of current workers involved in project:
2755 Panorama Drive, North Vancouver, and complete work as soon as possible.

Goals

1. Present roles
2. Complete projects as soon as possible
3. Meet all requirements as specified in Building Permit #2015-00879

Specifications

Work to be done by allocated tradesmen:

- Turret: cultured stone and stucco, papering, rain-screening, flashing installation



Work to be done by allocated tradesmen, cont'd

- Deck surfacing



Work to be done by allocated tradesmen, cont'd

- Front entrance retaining wall



Work to be done by allocated tradesmen, cont'd

- Electrical: wiring related to front entrance, rewiring electrical, hardwire (for internal safety alarms), etc.



Work to be done by allocated tradesmen, cont'd

- Re-insulate ceiling for deck over living space above (2 corners)



Estimated completion: to be determined by allocated tradesmen

Work to be continued by Charles Band and existing workers until tradesmen are allocated:

- Soffits and related venting {40% complete}



(More progress has been made this week, see picture on right - Aug 19)

Work to be continued by Charles Band and existing workers, cont'd

- Railings for 3 levels (decks) {60% complete}



Work to be continued by Charles Band and existing workers, cont'd

- Front entrance steps



Work to be continued by Charles Band and existing workers, cont'd

- Skirting {90% complete}



Work to be continued by Charles Band and existing workers, cont'd

- Windows {90% complete}



Estimated completion: Approx 2 month (from letter date)

Materials available on site:

- Tar paper
- Mesh
- Rain screening
- Cultured Stone
- Other materials will be organized by allocated tradesmen

Negotiable terms:

- Charles Band and existing workers have offered to transport all existing materials where allocated tradesmen need material located, for ease of access, for allocated tradesmen and crew use.
- Charles Band and existing workers have offered to purchase, pick-up and deliver all new materials allocated tradesmen require, for ease of access, for allocated tradesmen and crew use.
- Terms are negotiable. Collaborative efforts are appreciated.

Brett Dwyer

To: Al Karimabadi
Subject: RE: 2755 Panorama Drive - August 29 update

From: Chad Band [<mailto:cjcsband@gmail.com>]
Sent: Monday, August 29, 2016 12:56 AM
To: Al Karimabadi; Ian Hignell; charlessband@gmail.com
Subject: 2755 Panorama Drive - August 29 update

August 29, 2016

Good day Al,

Some updates on 2755 Panorama Drive:

We have confirmed work re: the turret by Mark, (Mark@martekmasonry.ca), (778) 847-8663. They are waiting on some building material, estimated completion is mid next week from the date of this letter, considering all material is in place as per estimated arrival.

We have a structural engineer overlooking any work before it begins, that is approved work before commencing per every inspection according to DNV regulations.

Soffits on lower deck and main deck are now complete. Which puts the work at 80% complete. Estimated completion on the rest of the work on soffits and correlated work is estimated to be complete by end of the coming week.



Our structural engineer has inspected the ground, along with proposed footings and retaining wall work that will be done according to plans approved. Work will commence once our structural engineer provides us/future crew/tradespersons with the details of how to proceed according to DNV standards on the retaining wall, including rebar, dimensions, and drainage details, etc..

Dad and his existing crew will continue working on the work laid out in the proposal until/unless tradesmen are found for the jobs. The existing crew is simply keeping things moving forward. More help is always welcome and appreciated. It is difficult finding help. But we are always and still looking.

We will update you again in the coming week.

Please forward this to all whom need to be notified.

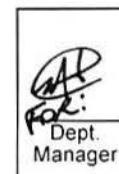
Thank you so much.

Regards,

Chad Band
CJCSBand@gmail.com

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| AGENDA INFORMATION | |
|---|----------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>SEPT 12, 2016</u> |
| <input type="checkbox"/> Committee of the Whole | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

August 19, 2016
File: 08.3060.20/22.16

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Development Variance Permit 22.16 – 2765 Mt Seymour Parkway

RECOMMENDATION:

THAT Development Variance Permit 22.16 (Attachment A) be issued to allow for a coach house and attached garage in the front yard of the property at 2765 Mt Seymour Parkway.

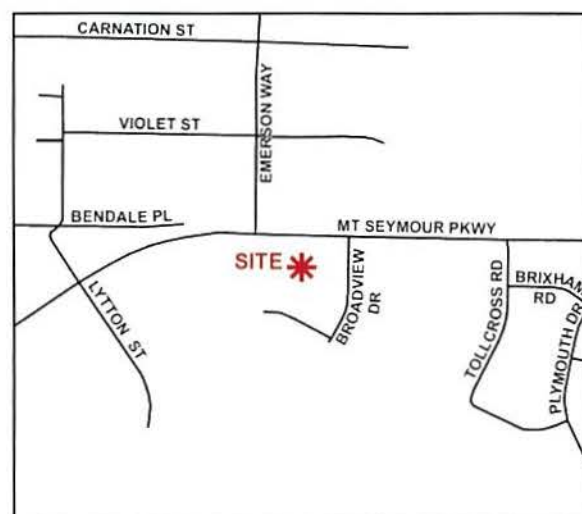
REASON FOR REPORT:

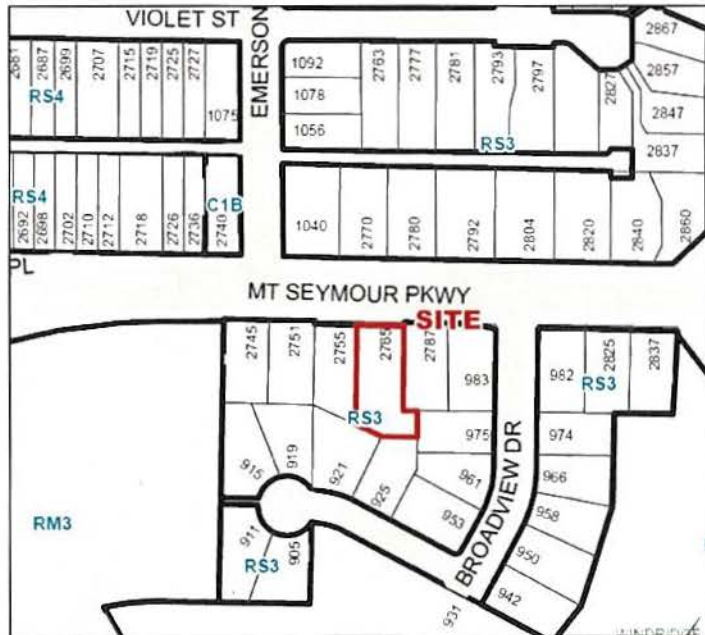
The project requires Council's approval of a Development Variance Permit to allow a coach house and attached garage in the front yard of the property.

SUMMARY:

The applicant is proposing the conversion of an existing accessory/parking structure into a 86.5m² (931 sq ft) one-storey coach house and 21.6m² (232 sq ft) attached garage in the front yard of the property. The existing 170m² (1808 sq ft) house at the rear of the property will be retained.

The proposal requires variances to allow for the location of a secondary suite outside the main dwelling and for an increase in the combined parking structure and accessory building area. The proposal addresses the Coach House Guidelines and is supportable due to the large size of the lot. There has been no response from the surrounding neighbours.





Context Map



Air Photo

ANALYSIS:

Purpose: To allow for the conversion of an existing accessory building/garage into a one-storey coach house with an attached one car garage with storage space in the front yard of the property.

Site and Surrounding Area: The site and surrounding single-family lots are zoned Residential Single-Family 7200 Zone (RS3) as shown in the context map and air photo above. The property is 1222 m² (13,155 ft²) in area and 22.5 m (73.6 ft) in width and not located in any development permit areas.

An existing driveway from Mt. Seymour Parkway will provide vehicle access to both the proposed coach house and the existing single-family house on the lot.

Zoning Bylaw Compliance:

The table below outlines the Zoning Bylaw variances required as part of this application:

| Regulation | Required/Permitted | New Work | Variance |
|--|--|--|--|
| Location of Secondary Suite | In main dwelling | In front yard (detached dwelling) | Detached Secondary Suite |
| Maximum Combined Parking Structure and Accessory Building on the lot | 74.3 m ² (800 ft ²) | 117.7 m ² (1267 ft ²) | 43.4 m ² (467 ft ²) |

DISCUSSION:

The applicant is proposing to convert an existing accessory building/garage in the front yard of the property into a 86.5m² (931 sq ft) coach house with an attached 21.6m² (232 sq ft) one-car garage. A 9.7m² (104 sq ft) storage area is proposed adjacent to the garage.

The existing 170m² (1808 sq ft) house at the rear of the property will be retained, and two additional parking stalls are provided adjacent to the main dwelling. Access to the property will be from the existing driveway onto Mount Seymour Parkway.

A patio with hedging is proposed at the south side of the coach house to allow for screening and a private outdoor area for the coach house tenants.

Traffic Analysis

All traffic exiting the subject property must turn eastbound due to an existing median on Mount Seymour Parkway. A traffic study including a review of access and safety was submitted in support of the application and confirms that any vehicles generated by the addition of a coach house can safely access and exit the subject property

The traffic study concluded that the proposed site plan allows for vehicles to manoeuvre on-site in order to exit the property in a forward motion onto Mount Seymour Parkway, and the addition of the coach house will not present a traffic safety issue.



Variances for Combined Parking Structure/Accessory Bldg. & Location of Secondary Suite:

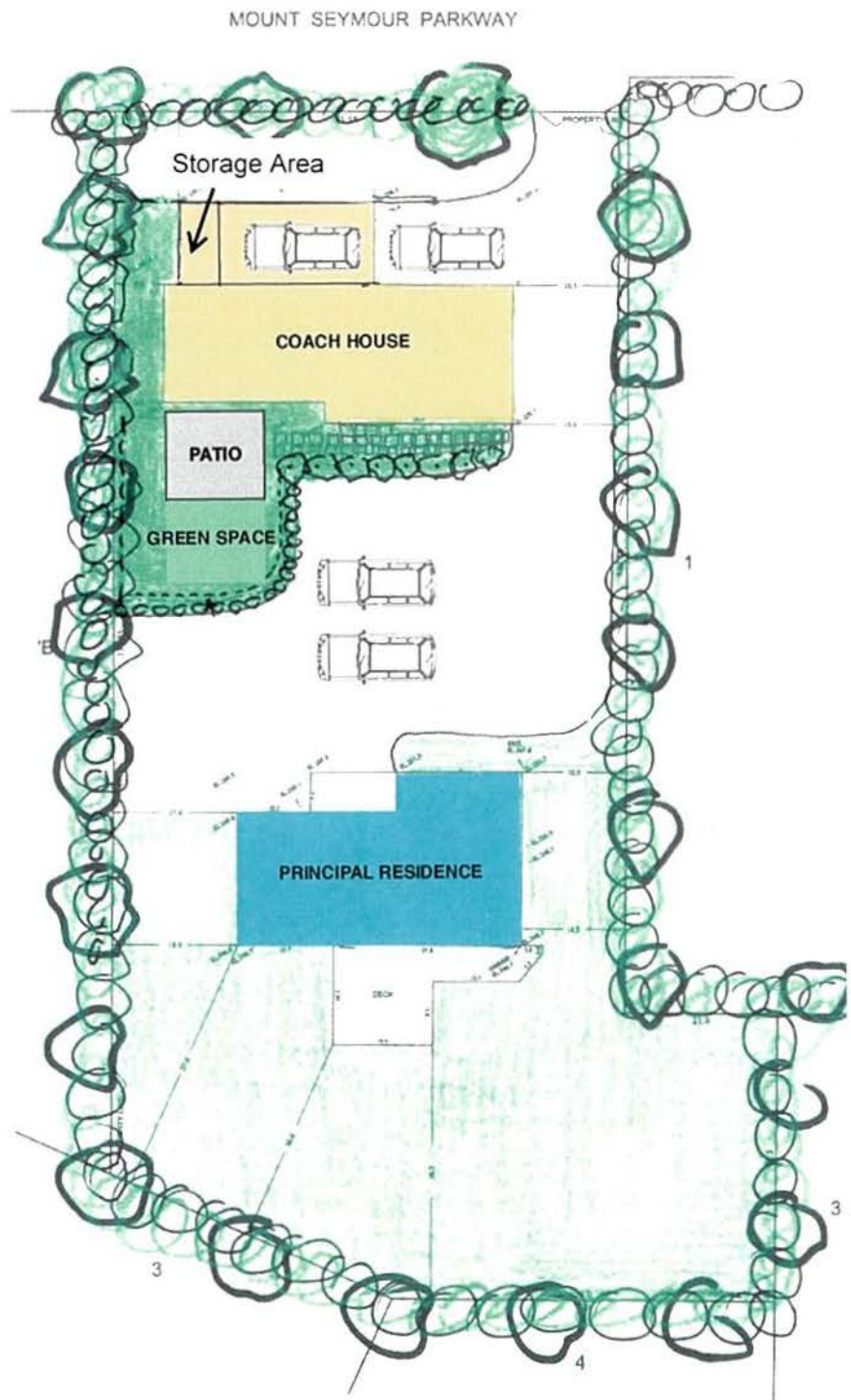
The Zoning Bylaw limits parking and other accessory buildings to a maximum area of 74.3m^2 (800 sq ft). The combined area of the proposed coach house, garage and storage area totals 117.7m^2 (1,267 sq ft). A variance of 43.4m^2 (467 sq ft) for maximum combined area for "parking and other accessory buildings" is required to allow for the coach house development as proposed.

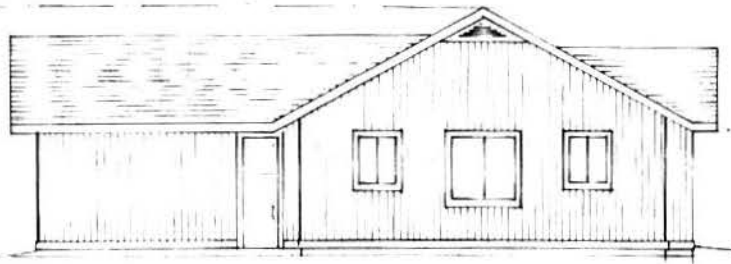
The Zoning Bylaw also requires a secondary suite to be located within the principle dwelling and a coach house is considered a secondary suite. A variance is required to allow for the coach house to be detached from the house on the property.

The variances are supportable as the proposal meets the intent of the coach house design guidelines and is in proportion to the large lot in excess of 929m^2 (10,000 sq ft) in area.

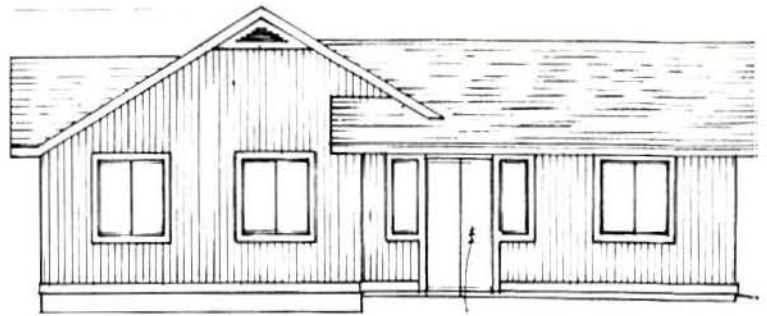
Trees:

The proposed renovations are primarily internal with no expansion to the existing building footprints. Staff will work with the applicant to ensure an existing Douglas Fir adjacent to the proposed coach house is protected during the building renovations and the installation of a new driveway.

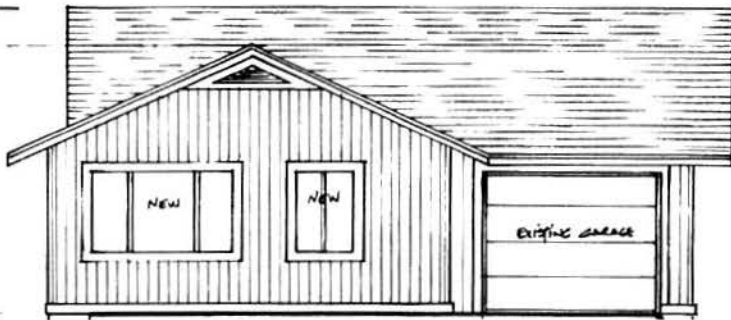
**Site Plan**



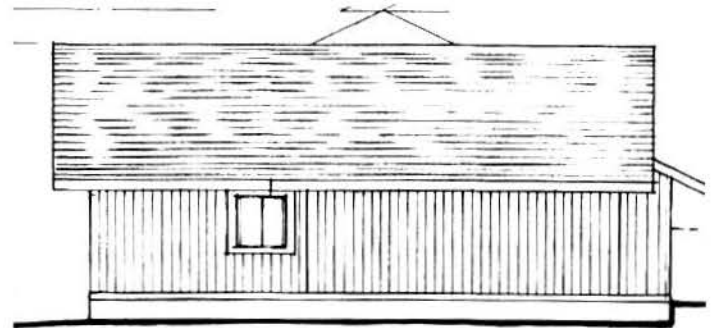
North Elevation



South Elevation



East Elevation



West Elevation

Elevation Drawings of Coach House/Garage Building

Coach House Design Guidelines

The proposal addresses the design guidelines for coach house development variance permit applications as follows:

- The area of the lot exceeds 929m² (10,000 sq ft) and the combined new house and coach house do not exceed the maximum floorspace permitted on the lot;
- The proposed one-storey coach house meets the size, setback and height requirements of the Coach House Design Guidelines;
- The minimum three parking stalls are provided on-site (with an additional fourth stall available);

- The coach house has been designed with similar exterior finishing materials to the existing house to ensure that they will be complementary in design;
- The one-storey coach house will allow aging in place and provide for the future needs of the owners or tenants;
- A private outdoor area is provided with screening for privacy; and
- To ensure there are no additional suites on the property, a Section 219 Covenant will be registered to prohibit a secondary suite within the main dwelling. Registration of the covenant is required as a condition of the attached Development Variance Permit 22.16.

Notification:

An information letter was sent to 19 nearby neighbours and the Seymour Community Association. No responses have been received.

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

CONCLUSION:

The proposal to convert an existing accessory/parking structure into a coach house with an attached garage and storage area requires variances to allow for the increase in combined parking structure and accessory building area and for the location of a secondary suite outside the main dwelling. The proposal addresses the Coach House Guidelines and is supportable due to the large size of the lot and the fact that the structure already exists on the property. There has been no response from the surrounding neighbours.

OPTIONS:

The following options are available for Council's consideration:

1. THAT Development Variance Permit 22.16 (Attachment A) be issued to allow for a coach house and attached garage in the front yard of the property at 2765 Mount Seymour Parkway; or
2. THAT Development Variance Permit 22.16 be denied.

Kathleen Larsen

Kathleen Larsen
Community Planner

Attachment – DVP 22.16

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 22.16

This Development Variance Permit 22.16 is hereby issued by the Council of The Corporation of the District of North Vancouver to the registered owner(s) to allow for a coach house and attached garage on the property located at 2765 Mount Seymour Parkway described as Lot A of Parcel A, District Lot 580, Plan 16273 (PID: 007-581-459), subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under subsection 498 (1) of the Local Government Act:

1. The maximum combined area of parking and other accessory buildings is increased from 74.3m² (800 sq ft) to 117.7m² (1267 sq ft); and
2. The location of a secondary suite is permitted to be detached from the single-family residential dwelling subject to registration of a Section 219 Covenant on the property in favour of the District in priority of all financial charges to ensure the coach house building contains the only secondary suite on the property.
3. These variances shall apply only to the building construction as illustrated on the attached drawings (DVP 22.16 A-C).

B. The following requirement is imposed under subsection 504 of the Local Government Act:

Substantial construction as determined by the Manager of Permits and Licences shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

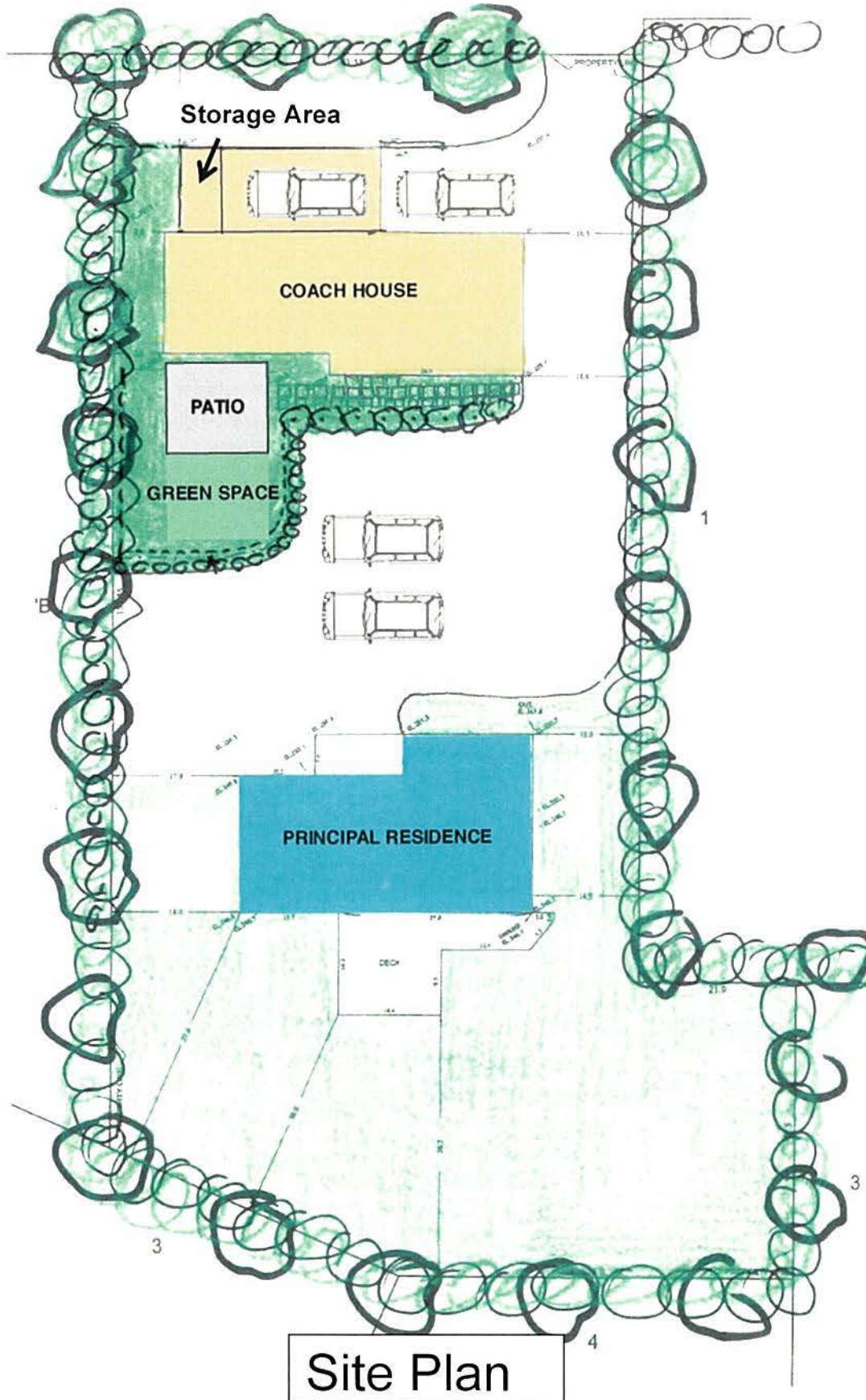
Municipal Clerk

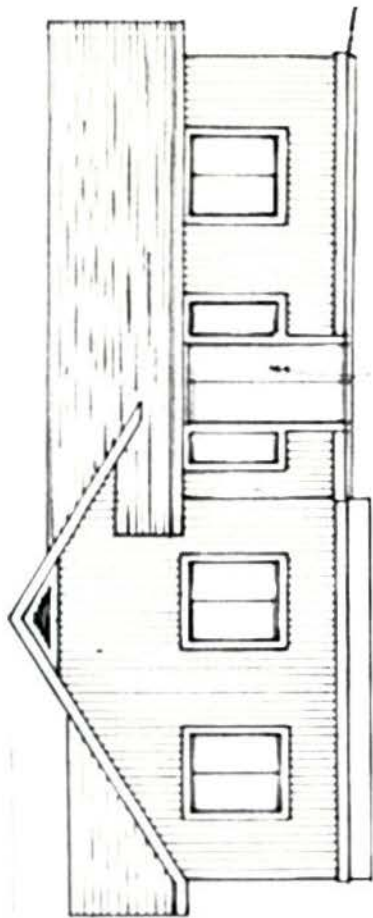
Dated this day of , 2016.



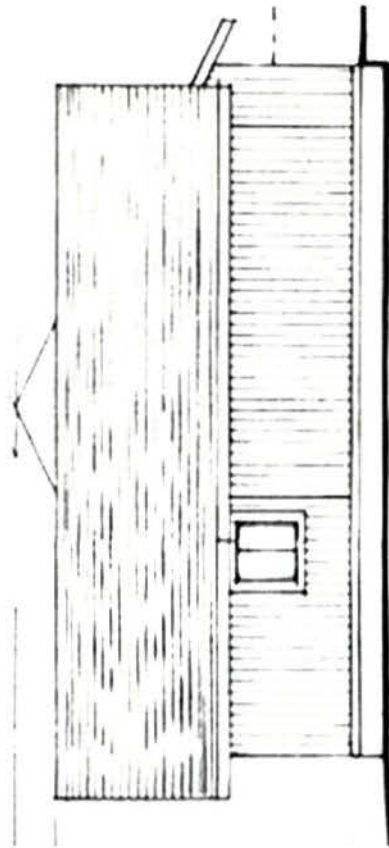
Project Rendering
View of Coach House from Mount Seymour Parkway

MOUNT SEYMOUR PARKWAY

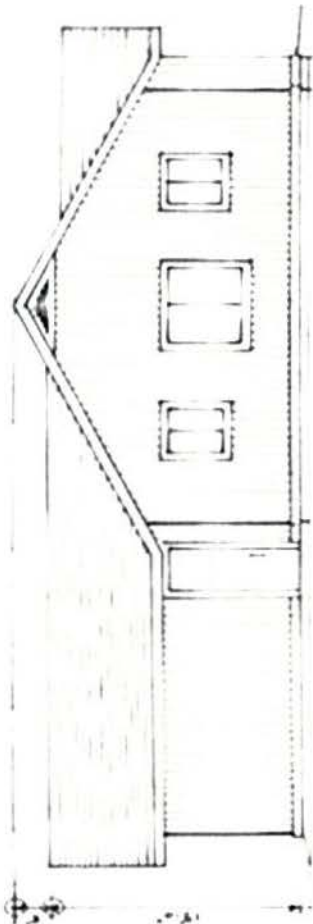




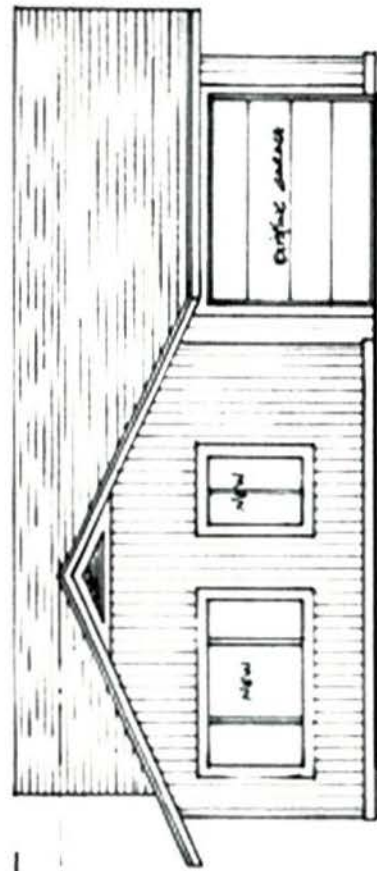
South Elevation



West Elevation



North Elevation




East Elevation

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AGENDA INFORMATION

☒ Regular MeetingDate: Sept. 12, 2016☐ Workshop (open to public)

Date: _____


 Dept.
Manager


 A/GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

August 23, 2016

File: 08.3060.20/033.16

AUTHOR: Emel Nordin, Planning Assistant**SUBJECT:** Development Variance Permit 33.16 – 1343 West 23rd Street**RECOMMENDATION:**

THAT Development Variance Permit 33.16 (Attachment A) be issued to allow for the construction of a coach house at 1343 West 23rd Street.

REASON FOR REPORT:

The project requires Council's approval of a Development Variance Permit to allow a one-storey coach house and attached one car garage in the rear yard of an existing single-family house.

SUMMARY:

The applicant is requesting two variances to allow for the construction of a one-storey coach house and attached one car garage in the rear yard of an existing single-family house. The proposal requires a variance for maximum area of a combined parking structure/accessory building in a required rear yard, and a variance to permit the location of a secondary suite outside of the main single-family dwelling. The proposal is supportable as it meets the Coach House Design guidelines and will provide affordable detached ground-oriented housing that is consistent with the character of the surrounding neighbourhood.



BACKGROUND:

The subject property is located at 1343 West 23rd Street and is 765.7 m² (8242 sq ft) in area, 15.8 m (52 ft) in width, and has open rear lane access. The site and surrounding residential neighbourhood is zoned Single-Family Residential Pemberton Heights Zone (RSPH). The property is not located in any development permit areas.

Below is a context map and an air photo of the site.



PROPOSAL:

The applicant proposes to construct a one-storey coach house in the rear yard of an existing single family home. Access to the coach house would be from the open rear lane to the south of the property.

The coach house has been designed with 90 m² (968 sq ft) of living space and a 21.2 m² (228.5) sq ft) attached one car garage, for a total combined floor space of 111.2 m² (1197 sq ft).

Vehicle access and one parking space for the existing house are located at the front (north) side of the property directly off West 23rd Street. This will be retained. A parking pad to accommodate one additional parking space for the existing house is proposed to be located in the rear of the property to the east of the coach house.

The application proposes that additional space would be preserved to the west of the coach house to allow for a third parking space in the rear of the property, should the principal dwelling be redeveloped and the existing driveway removed in the future.

The architectural design of the proposed coach house is in keeping with the style of the existing principal dwelling and is consistent with the character of the surrounding neighbourhood.

A retaining wall and landscaping, including a combination of native trees and perennial plants, is proposed to provide privacy, separation, and outdoor living space for the main house and the coach house.

Perennial and yew plantings along the side yards of the property adjacent to the coach house and parking pad, as well as in the area adjacent to the lane, are proposed to help soften the impact of the coach house.

The applicant has reviewed the proposal with adjacent neighbours to seek feedback on the design of the coach house, and neighbour support signatures were submitted as part of the application.

Images and elevation drawings of the proposed coach house are shown below:



View of the existing rear laneway



View of the proposed coach house from the rear laneway



North Elevation (garden view)



South Elevation (laneway view)



West Elevation (side yard)



East Elevation (side yard)

ANALYSIS:

Zoning Bylaw Compliance

The table below outlines the Zoning Bylaw variances required as part of this application:

| Regulation | Required/Permitted | New Work | Variance |
|---|---------------------------------|---------------------------------|--|
| Location of Secondary Suite | In main dwelling | Rear yard | Allow location of secondary suite to be in rear yard |
| Maximum Combined Parking Structure/Accessory Building in required rear yard | 48.3 m ² (520 sq ft) | 50.7 m ² (546 sq ft) | 2.4 m ² (26 sq ft) |

Variances:

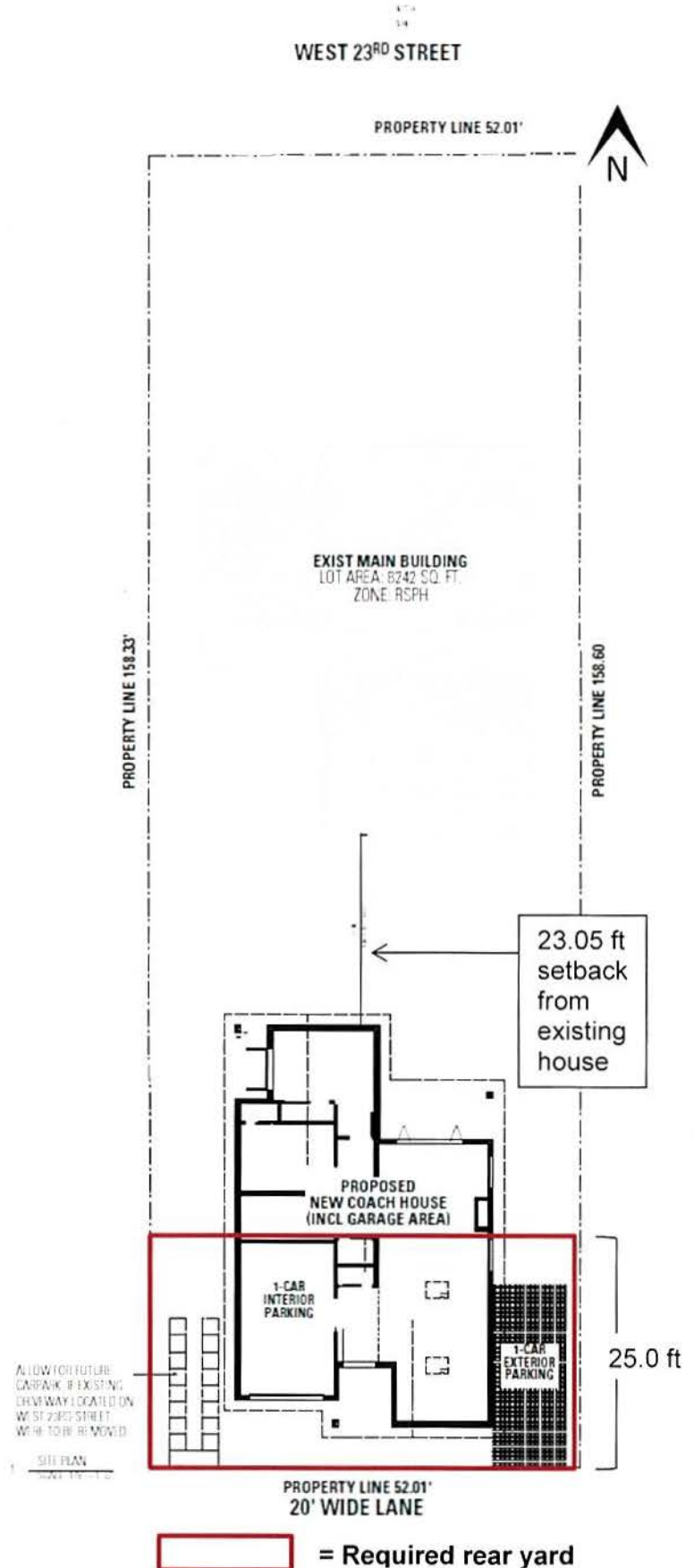
Maximum Combined Parking
Structure/Accessory Building in
Required Rear Yard:

The proposed coach house with attached garage requires a variance to the Zoning Bylaw of 2.4 m² (26 sq ft) for area of "maximum permitted combined parking structure and accessory building in a required rear yard". The required rear yard, as outlined in red on the adjacent site plan, is the area located within 7.62 m (25.0 ft) of the rear lot line of the property.

The coach house/garage combination meets both the setback and design objectives of the coach design guidelines. The proposed location in the rear yard adjacent to an open lane also provides the required parking for the property. The parking pad and landscaping adjacent to the lane will break up the bulk of the building while the primary access to the coach house off the lane will provide a sense of individual identity for the coach house.

Location of Secondary Suite:

The proposed coach house requires a variance to the Zoning Bylaw to allow for a secondary suite to be located outside of the main dwelling on the lot. The variance is supportable as the applicant has met the required development and design criteria for a coach house development and has reviewed the proposal with the neighbours to seek feedback on the design of the coach house.



Trees & Hedging

The applicant has submitted an Arborist Report identifying existing trees on the property proposed for retention and removal. There are a total of five on-site trees and one District tree that could be impacted by the proposed construction. Three on-site trees are proposed for removal, two of which will be impacted by the proposed coach house development, and the remaining tree is in poor condition and not suitable for retention. The two remaining on-site trees and one off-site District tree will be retained and protected during construction. None of the trees proposed for removal will require a permit.

Existing shrub plantings in the front yard are proposed for removal in order to provide firefighting access to the coach house, and additional shrubs and hedges in the rear yard are proposed for removal to accommodate the coach house and parking. The impacted neighbour to the east has been consulted regarding the shrub and hedge removal, and no concerns have been expressed.

Coach House Design Guidelines

The proposal has been reviewed by staff and addresses the design guidelines for coach house development variance permit applications as follows:

- The proposed lot is 15.8 m (52 ft) in width with open rear lane access, which exceeds the recommended 15.2 m (50 ft) width for lots with an area of less than 929 m² (10,000 sq ft).
- The floor space of the single-family dwelling on the lot and the coach house does not exceed the maximum permitted floor space for the property.
- The proposed coach house will provide a liveable, above grade, alternative form of housing with 90 m² (968 sq ft) of indoor living space, in compliance with the maximum permitted coach house size.
- The submitted site plan illustrates a distance of approximately 7 m (23 ft) from the existing house and the proposed coach house in the rear of the property, which is in keeping with the minimum building separation of 6.07 m (20 ft) outlined in the coach house design guidelines.
- The applicant has proposed landscaping which will provide good separation between the existing house and coach house, and usable outdoor living space for each dwelling. Use of landscaping in the rear of the property will soften the impact on the laneway.
- The proposed coach house has been oriented to the rear laneway to maximize surveillance of the public realm.
- The one storey coach house unit will provide a flexible alternative to allow for aging in place for the current or future needs of both tenants and residents of the property.
- To ensure there are no further suites on the property a Section 219 Covenant to prohibit a secondary suite within the main dwelling is required as a condition of the attached Development Variance Permit 33.16.

PUBLIC INPUT:

An information letter outlining the application was mailed to adjacent neighbours and the Pemberton Heights Community Association. One response was received in support.

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

CONCLUSION:

The variances are supportable as the proposal meets the coach house design guidelines and will provide affordable detached ground-oriented housing that is consistent with the character of the surrounding neighbourhood.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 33.16 (Attachment A) to allow for the construction of a coach house at 1343 West 23rd Street; or
2. Deny Development Variance Permit 33.16.



Emel Nordin
Planning Assistant

Attach

Attachment A – DVP 33.16

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 33.16

This Development Variance Permit 33.16 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner(s) to allow for a coach house in the rear yard of 1343 W 23rd St, legally described as Lot 4 East Part of Block 1 District Lot 552 Plan 8749 (PID: 009-944-168) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under subsection 498 (1) of the Local Government Act:
1. The maximum combined area of a parking structure/accessory building in the required rear yard is increased from 48.3 m² (520 sq ft) to 50.7 m² (546 sq ft);
 2. The location of a secondary suite is permitted to be detached from the single-family residential dwelling subject to registration of a Section 219 Covenant on the property in favour of the District in priority of all financial charges to ensure the coach house building contains the only secondary suite on the property.
 3. These variances shall apply only to the building construction as illustrated on the attached drawings (DVP 33.16 A-D).
- B. The following requirement is imposed under Subsection 504 of the Local Government Act:

Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

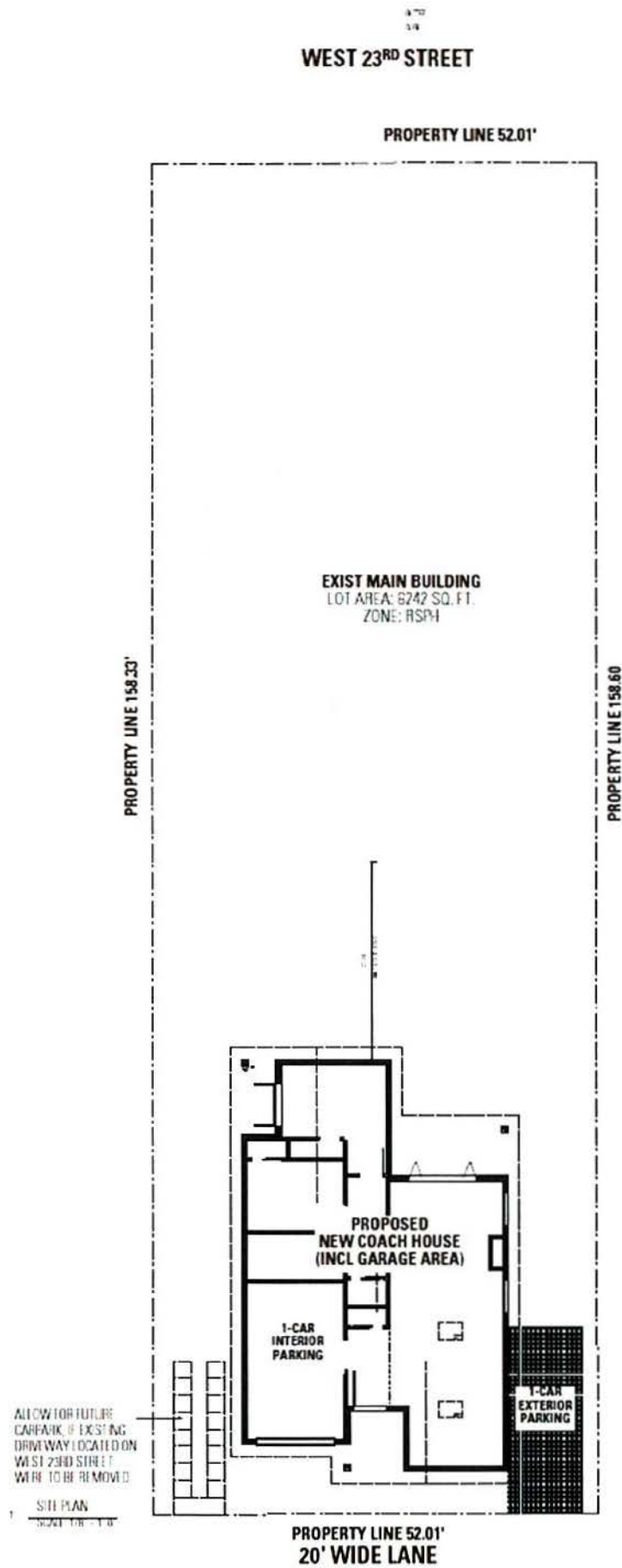
Mayor

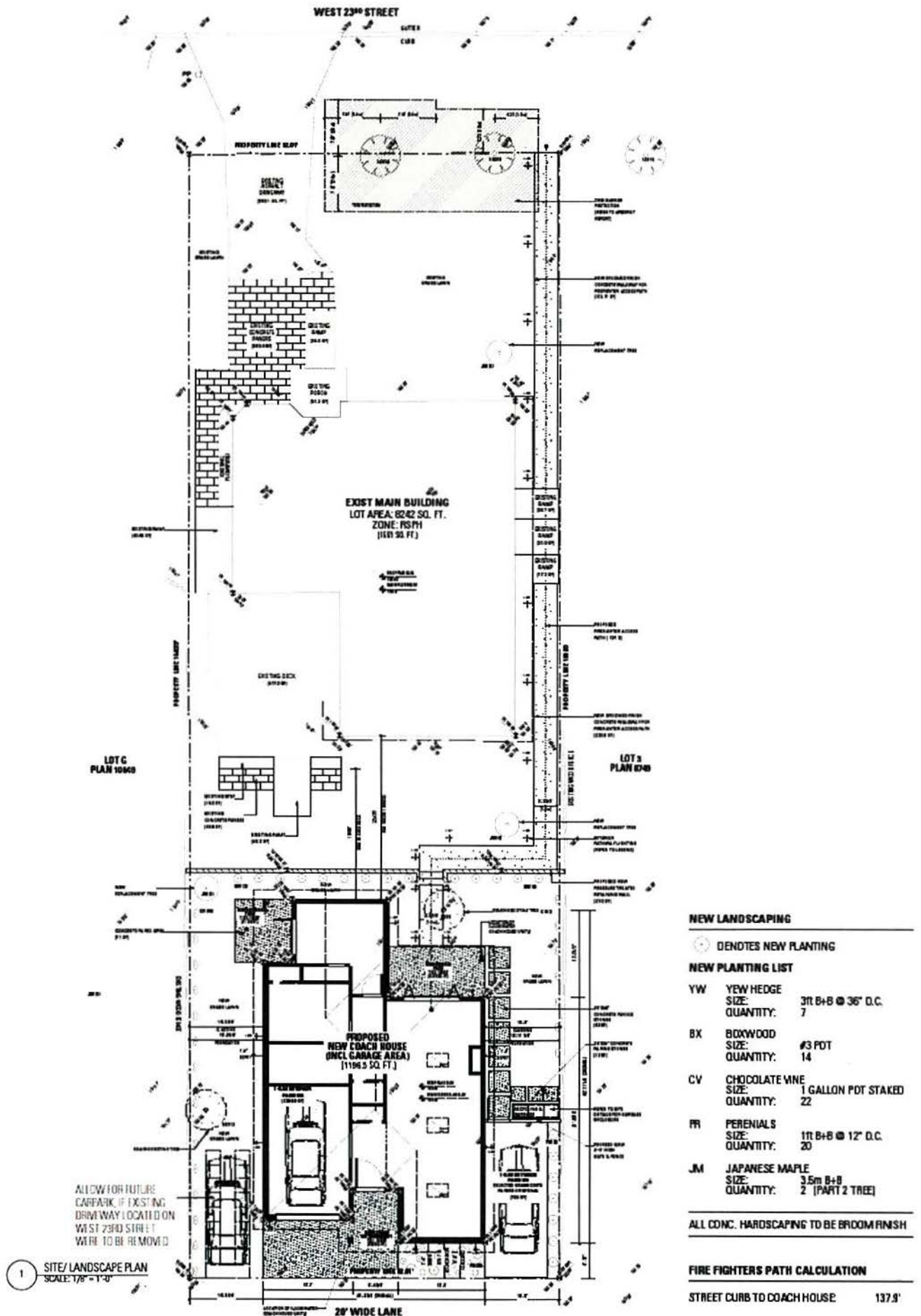
Municipal Clerk

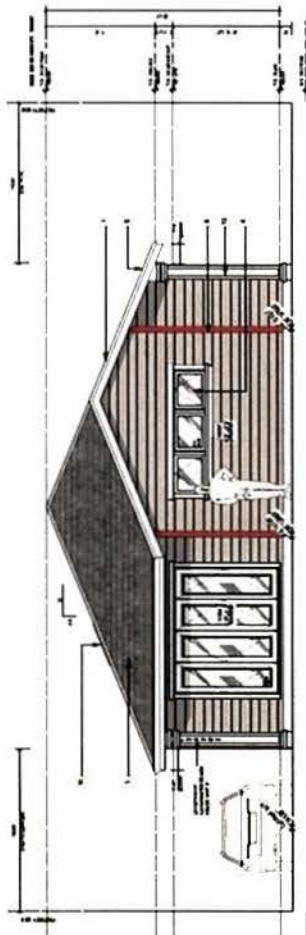
Dated this day of , 2016.

3D RENDERING - LANEWAY VIEW









1 NORTH ELEVATION - GARDEN VIEW
FOOT 10' 0" x 12' 0"

EXTENSIVE COLOURS

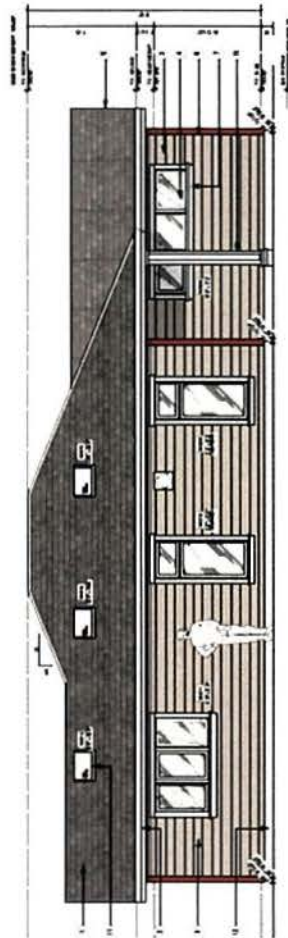
| | | | |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| BEAUMONT MOORE EXTENSIVE COLOUR | BEAUMONT MOORE EXTENSIVE COLOUR | BEAUMONT MOORE EXTENSIVE COLOUR | BEAUMONT MOORE EXTENSIVE COLOUR |
| BEAUMONT MOORE EXTENSIVE COLOUR | BEAUMONT MOORE EXTENSIVE COLOUR | BEAUMONT MOORE EXTENSIVE COLOUR | BEAUMONT MOORE EXTENSIVE COLOUR |

EXTENSIVE ELEVATION NOTES
WINDOWS AND DOORS ARE
SHOWN FOR DESIGNATION
ONLY. FOR SPECIFICATION
DETAILS, SEE THE
SPECIFICATION DOCUMENTS
WITH WINDOW AND DOOR
MANUFACTURER.
REFER TO SPECIFICATION DOCUMENTS
FOR WINDOW AND DOOR
MANUFACTURER
SPECIFICATIONS

- EXTENSIVE MATERIALS
1. 2" x 4" ASPHALT SHINGLE ROOFING
 2. 1" x 6" ASPHALT SHINGLE ROOFING
 3. 1" x 6" ASPHALT SHINGLE ROOFING
 4. 1" x 6" ASPHALT SHINGLE ROOFING
 5. 1" x 6" ASPHALT SHINGLE ROOFING
 6. 1" x 6" ASPHALT SHINGLE ROOFING
 7. 1" x 6" ASPHALT SHINGLE ROOFING
 8. 1" x 6" ASPHALT SHINGLE ROOFING
 9. 1" x 6" ASPHALT SHINGLE ROOFING
 10. 1" x 6" ASPHALT SHINGLE ROOFING
 11. 1" x 6" ASPHALT SHINGLE ROOFING
 12. 1" x 6" ASPHALT SHINGLE ROOFING
 13. 1" x 6" ASPHALT SHINGLE ROOFING
 14. 1" x 6" ASPHALT SHINGLE ROOFING

APPROXIMATE QUANTITIES

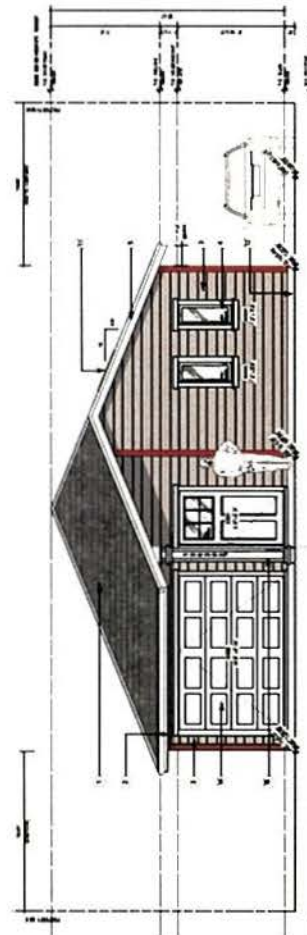
| | | | |
|----------------------|-------------|-------------|-------------|
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |



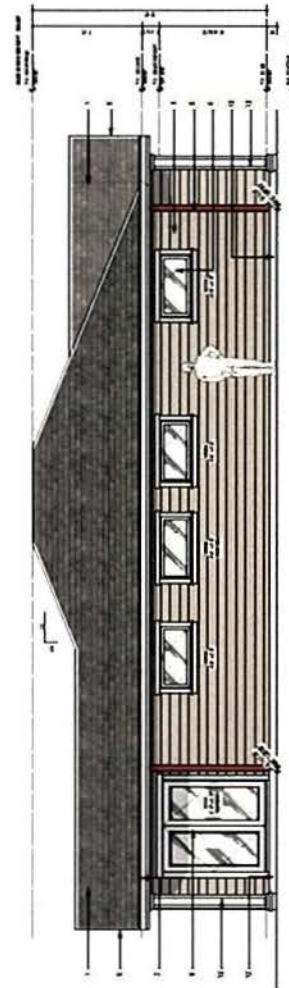
2 EAST ELEVATION - SIDE VIEW
FOOT 10' 0" x 12' 0"

APPROXIMATE QUANTITIES

| | | | |
|----------------------|-------------|-------------|-------------|
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| Approximate Quantity | 100 sq. ft. | 100 sq. ft. | 100 sq. ft. |



3 SOUTH ELEVATION - LANDSCAPE VIEW
FOOT 10' 0" x 12' 0"

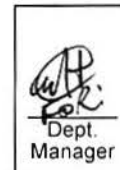


4 WEST ELEVATION - SIDE VIEW
FOOT 10' 0" x 12' 0"

AGENDA INFORMATION

- ☒ Regular Meeting
☐ Committee of the Whole

Date: SEPT. 12, 2016
 Date: _____



The District of North Vancouver REPORT TO COUNCIL

August 31, 2016

File: 08.3060.20/52.16

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Heritage Alteration Permit 0005 – 3545 Dowsley Court

RECOMMENDATION:

THAT Council considers the garage to be consistent with the heritage protection of the Property and that therefore Heritage Alteration Permit 0005 (Attachment A) be issued to allow for a detached garage in the rear yard of the property at 3545 Dowsley Court.

REASON FOR REPORT:

The proposal to allow for the construction of a detached garage in the rear yard requires issuance of a Heritage Alteration Permit as the property is designated by bylaw as a protected heritage property.

SUMMARY:

The applicant is proposing to construct a 37.2m² (400 sq ft) detached garage in the rear yard of the property. The garage complies with all the requirements of the Zoning Bylaw but as the site is a designated protected heritage property any alterations must be approved by District Council.

The application is supportable as the proposed garage complies with the requirements of the Zoning Bylaw and a qualified heritage consultant has verified that the proposed garage is consistent with the purpose of the heritage protection of the property.

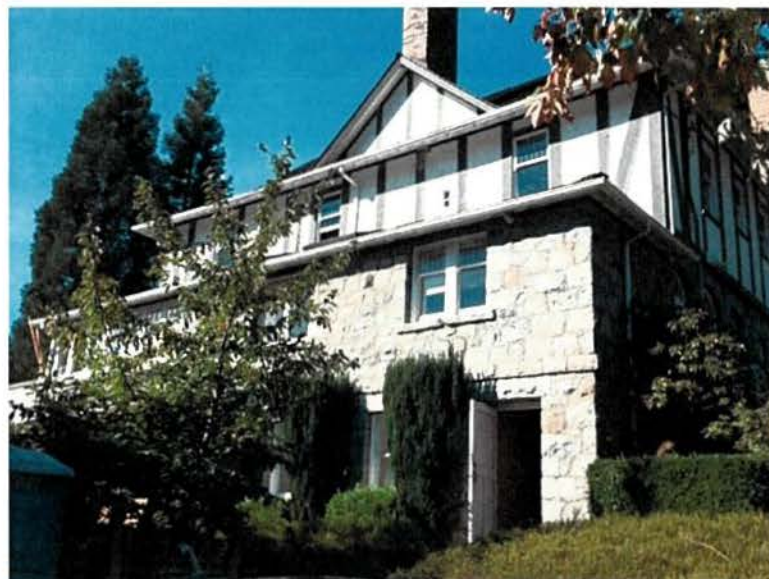




BACKGROUND:

The site and surrounding single-family lots are zoned Residential Single-Family 7200 Zone (RS3) as shown in the context map and air photo above. The property is 1222 m² (13,155 ft²) in area and 22.5 m (73.6 ft) in width and not located in any development permit areas.

The "Thomas Nye Residence" on the site was constructed in 1912 and designed by architect Henry Blackadder in the tudor revival style. The house was damaged by fire in 1990, the property subsequently subdivided and the house restored. Despite the fire the house has maintained much of its original character and prominence.



Bylaw 6345 was adopted in 1993 to designate and legally protect the property and structures. (Attachment B).

PROPOSAL:

The applicant is proposing to construct a 37.2m² (400 sq ft) detached garage in the rear yard of the property.

The proposed garage complies with all requirements of the Zoning Bylaw.

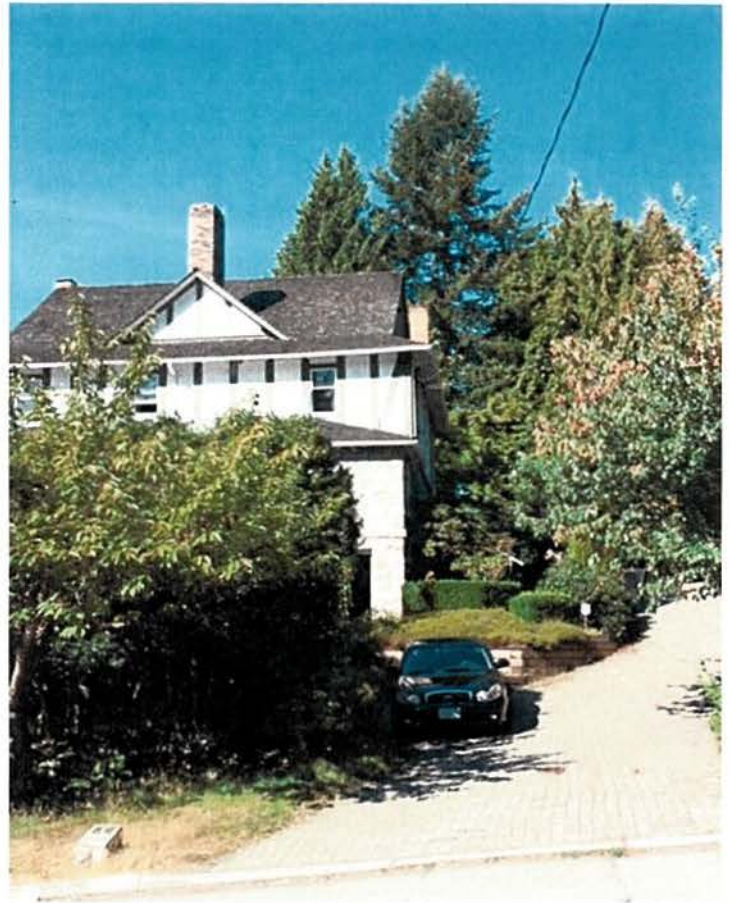
Under section 611 (3) of the *Local Government Act* no alterations to a designated heritage property are allowed without a Heritage Alteration Permit issued by Council.

Under section 617 of the *Local Government Act* Council must issue the Heritage Alteration Permit if the proposal complies with the Zoning Bylaw and is consistent with the purpose of the heritage protection of the property.

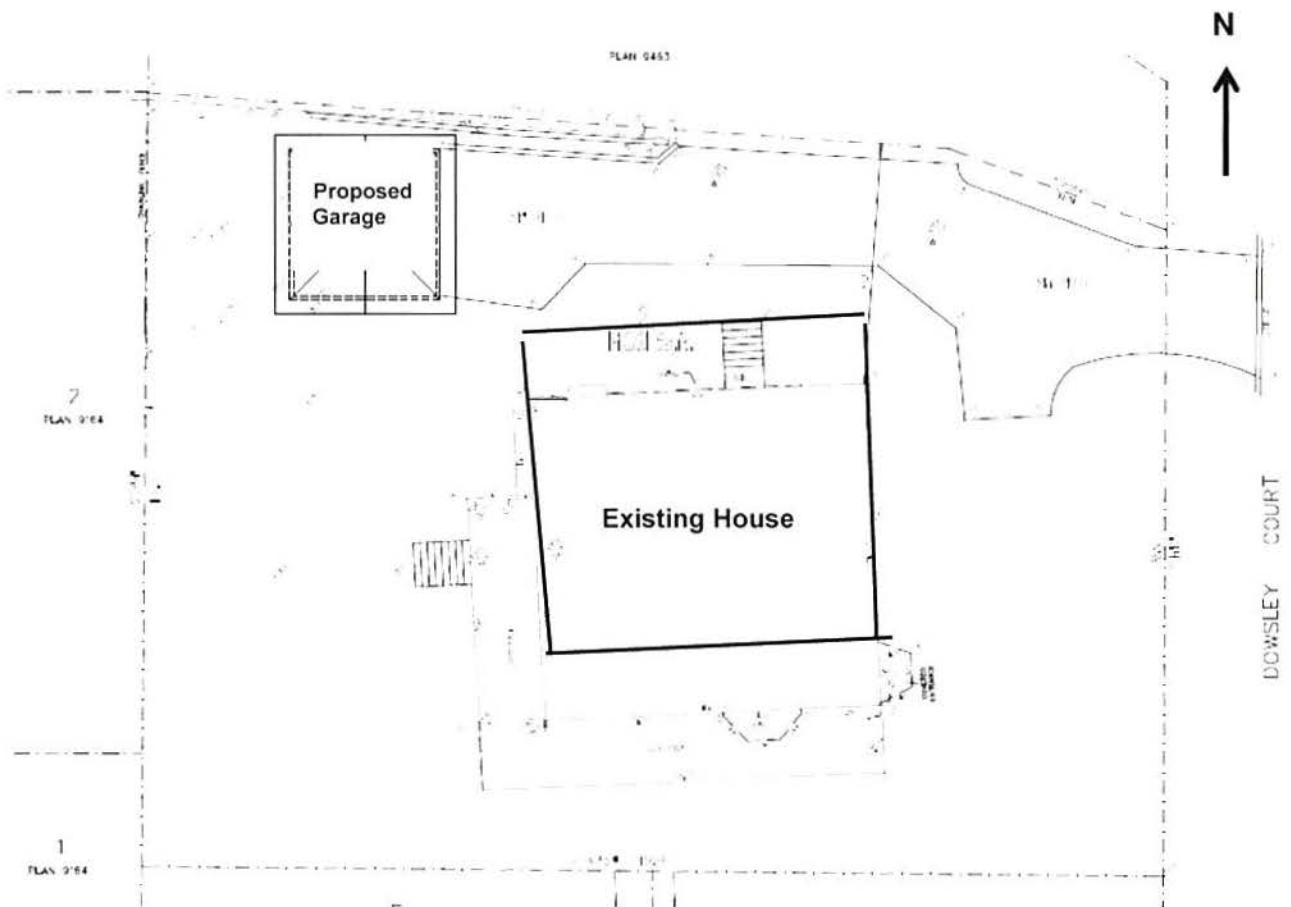
If a proposal complies with the Zoning Bylaw but is not consistent with the purpose of the heritage protection of the property then Council may impose requirements or conditions as necessary to make the proposal consistent.

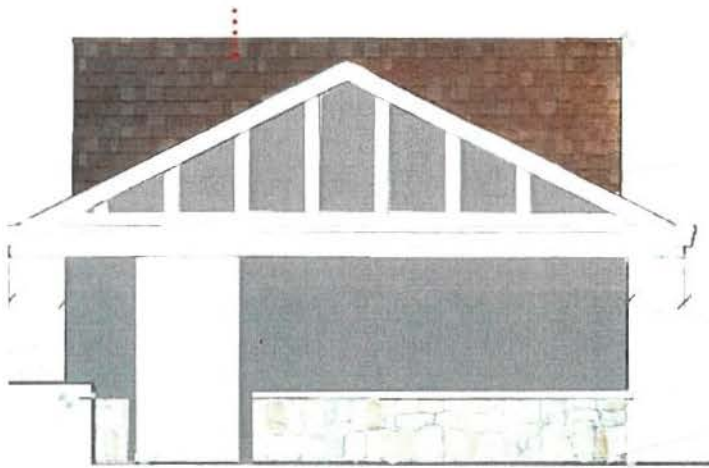
Council has the authority to outright refuse to issue the Heritage Alteration Permit only if the proposal does not comply with the Zoning Bylaw.

Information in the form of two letters (Attachment C) has been received from a qualified heritage consultant to confirm that the garage is consistent with the heritage protection of the property.

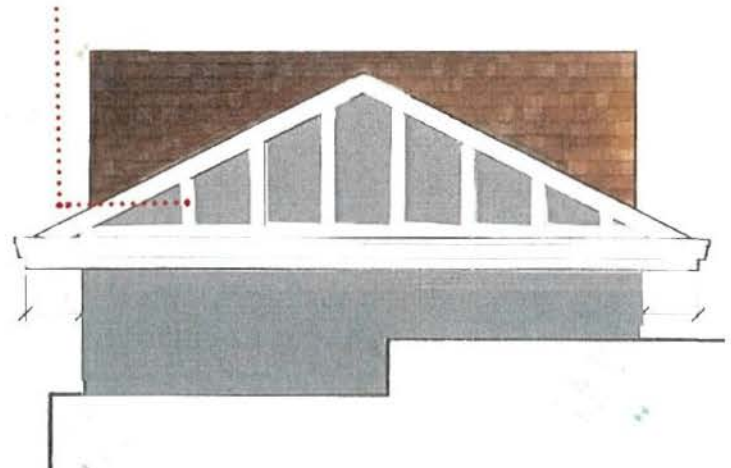


The site plan and elevation drawings of the proposed garage are shown below:

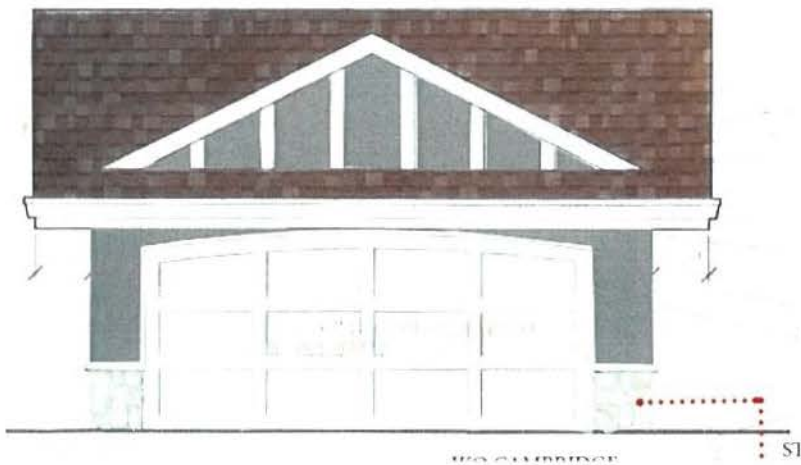




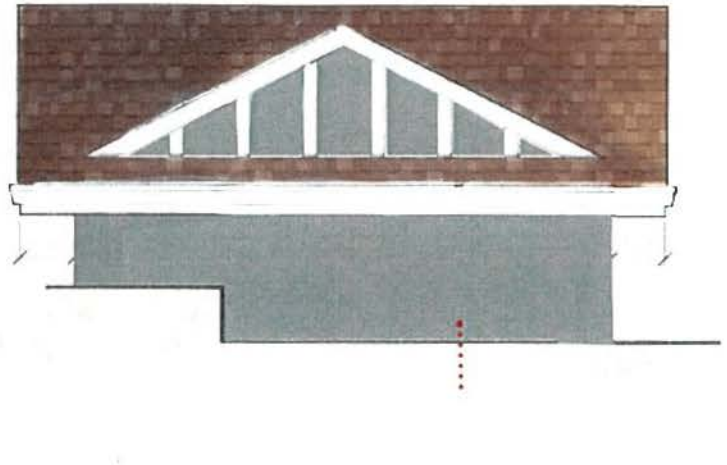
South Elevation



North Elevation



East Elevation



West Elevation

Garage Elevations

Notification:

An information letter was sent to 12 nearby neighbours advising them of the application.

One neighbour responded with a concern that the proposed garage would impede their existing views into the rear yard of the subject property. A photo taken from the neighbour's house looking into the rear yard of 3545 Dowsley Court was provided as shown.



This neighbour has been advised that Council may not refuse the application if the proposed garage meets the requirements of the Zoning Bylaw and is consistent with the heritage protection of the property.

Any further response to the information letter will be provided to Council prior to consideration of the application.

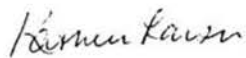
CONCLUSION:

The application for a Heritage Alteration Permit to allow for the detached garage is supportable as the proposed structure complies with the Zoning Bylaw and a qualified heritage consultant has verified that the proposal is consistent with the purpose of the heritage protection of the property.

OPTIONS:

The following options are available for Council's consideration:

1. THAT Council considers the garage to be consistent with the heritage protection of the Property and that therefore Heritage Alteration Permit 0005 (Attachment A) be issued to allow for a detached garage in the rear yard of the property at 3545 Dowsley Court.
2. THAT Council does not consider the garage to be consistent with the heritage protection of the property and that therefore Heritage Alteration Permit 0005 not be issued at this time, and Council direct staff to work with the applicant to establish conditions and requirements as necessary to make the proposal consistent with the heritage protection of the property before bringing Heritage Alteration Permit 0005 back for Council consideration.



Kathleen Larsen
Community Planner

Attachment A - Heritage Alteration Permit 0005

Attachment B - Bylaw 6345

Attachment C - Letters from Heritage Consultant (dated May 11, 2016 and August 17, 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"/> 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 _____ | |

**HERITAGE ALTERATION PERMIT
NO. 0005**

(s.611 and s. 617 of the *Local Government Act*)

(Civic Address) 3545 Dowsley Court "Thomas Nye Residence" – North Vancouver, BC

(Legal Description) Lot D, Blocks 31 and 32, District Lot 2026, Plan 22025

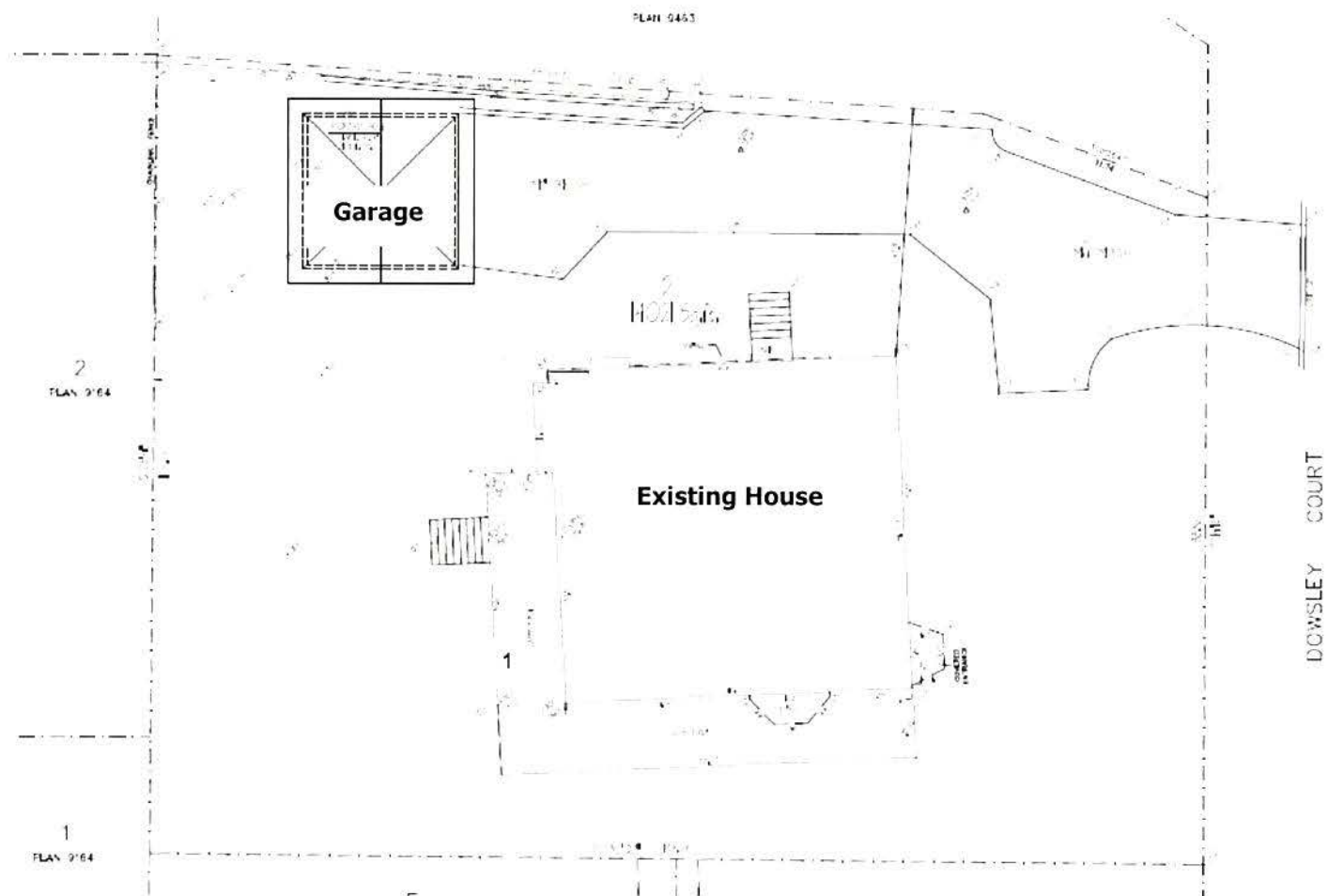
(Name of Applicant) Dowsley Court LTD., INC. NO. BC1071052

(Reason for Permit) ☐ Designated Heritage Property (s.617)

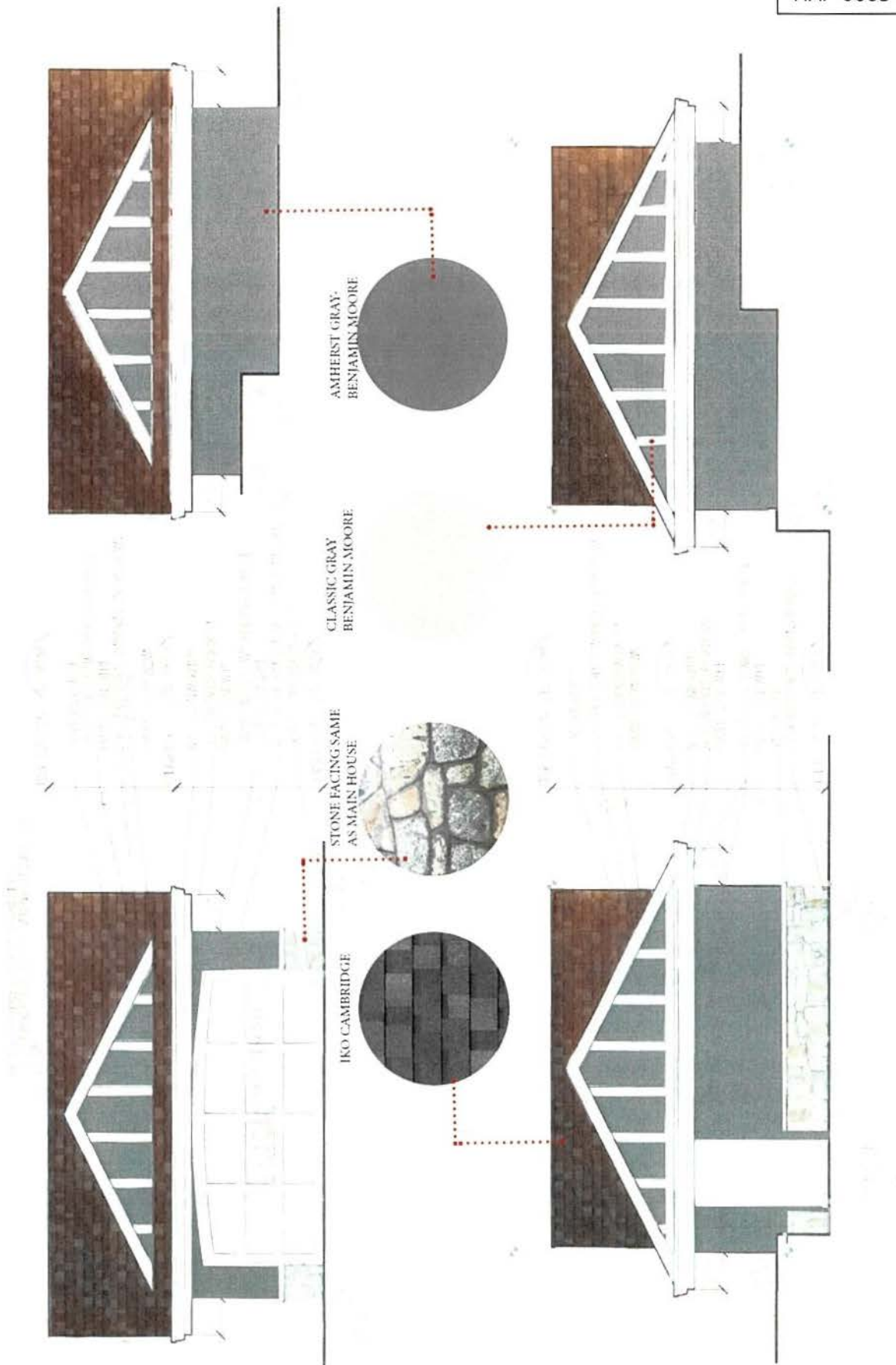
Detached garage in the rear yard as illustrated in the site plan HAP-0005 - A and detailed elevation plans HAP-0005 - B reduced copies of which are attached to and form part of this Permit.

Issuance of this Heritage Alteration Permit was authorized by resolution of the Council on September , 2016.

James Gordon
Manager – Administrative Services



Site Plan



Garage Elevations and Colour Specifications

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 6345

A bylaw to designate a Municipal heritage site pursuant to Part 3 of the Heritage Conservation Act
(RSBC 1979, c.165)
(3545 Dowlsey Court)

The Council for The Corporation of the District of North Vancouver, having observed the relevant provisions of the Heritage Conservation Act, enacts the following:

TITLE

1. This bylaw may be cited as "HERITAGE DESIGNATION BYLAW 4".

DESIGNATION

2. The property legally described as Lot D, Block 31, District Lot 2026, Plan 22025, (3545 Dowsley Court) inclusive of the structure situated thereon, is hereby designated as a Municipal Heritage Site.

PASSED by the Council on the 25 day of February, 1991.

RECONSIDERED AND ADOPTED by the Council on the 8 day of March, 1993.

"J. MURRAY DYKEMAN"

MAYOR

"C.G. ROHDE"

MUNICIPAL CLERK

Certified a true copy



Municipal Clerk



Wednesday, May 11, 2016

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

Dear Ms. Larsen;

Re: Thomas Nye Residence, 3545 Dowsley Court

The historic Thomas Nye Residence was designed by noted architect Henry Blackadder, in collaboration with four additional architects, in 1912. The Tudor Revival house features its original historic integrity, including fitted stonework, half-timbering detailing and mature landscaping. Our firm has been asked to provide our expertise to ensure that the property retains its heritage value, through the sensitive addition of an unattached garage at the rear of the site. The house is recognized on the District's Community Heritage Register, and has been designated a municipal heritage site.

Based on drawings dated May 6, 2016 and discussions with the owner, we anticipate that the house will not be impacted by the addition of a garage at the rear of the property, which will not be attached to the house. As such, the house should maintain its heritage value.

The materials of the garage, according to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), should be *distinguishable* from, *subordinate* to and *compatible* with the historic house. The cladding of the garage features materials also found on the house, including a granite base, stucco on the main body, and half-timbering detailing in the gable ends.

The following table further assesses the proposed garage against the accepted conservation standards found in the *Standards and Guidelines*.

| CONSERVATION STANDARD | HERITAGE IMPACT |
|---|--|
| GENERAL STANDARDS FOR ALL PROJECTS | 3545 DOWSLEY COURT |
| 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. | The house will not be physically impacted by the proposed addition of an unattached garage at the rear of the property. |
| 2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right. | There is no proposed work on the house itself. |
| 3. Conserve heritage value by adopting an approach calling for minimal intervention. | The proposed work conforms and is acceptable. |
| 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. | The proposed work conforms and is acceptable. |
| 5. Find a use for a historic place that requires minimal or no change to its character-defining elements. | The house will maintain its residential use. |
| 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. | There is no work proposed for the house itself. There are no known archaeological resources. |
| 7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention. | There is no work proposed for the house itself. |
| 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. | There is no work proposed for the house itself. |
| 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. | The proposed, unattached garage will be distinguishable from and subordinate to the house and its cladding materials will also be compatible with the house. |

If you have any questions, or need any clarification, please do not hesitate to contact our office.

Sincerely,



Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.



Wednesday, August 17, 2016

Katie Schomaker
Interior Designer
Kovet Design

Re: 3545 Dowsley Court, District of North Vancouver: Exterior Colour Scheme

Thank you for the opportunity to provide further information regarding an appropriate colour treatment for this historic building.

The chosen colour scheme, that highlights the Tudor Revival architecture of the building, is:

- Benjamin Moore OC-23 Classic Grey
- Benjamin Moore HC-167 Amherst Grey.
- Benjamin Moore VC-35 Gloss Black

Please let me know if you have any further questions. Thank you in advance for your consideration.

Sincerely,

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

| AGENDA INFORMATION | |
|---|---------------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>September 12, 2016</u> |
| <input type="checkbox"/> Other: | Date: _____ |

| | | |
|---------------------------------------|-----------------------------------|------------------|
| <u>JDS</u> for Dept. Manager | <u>BSD</u> for GM/ Director | <u>ey</u> CAO |
|---------------------------------------|-----------------------------------|------------------|

The District of North Vancouver REPORT TO COUNCIL

August 29, 2016
File: 13.6480.30/003.000

AUTHOR: Annie Mauboules, Social Planner

SUBJECT: Oxford Street: Potential for Family Oriented Affordable Rental Housing

RECOMMENDATION:

THAT staff be directed to issue a Request for Expressions of Interest to identify potential non-profit housing partners in the development of family oriented affordable rental housing projects on District owned sites and;

THAT staff report back to Council in November to finalize the selection of a non-profit housing provider to enable submission of a proposal for an affordable housing project on the District owned Oxford Street site in advance of the BC Housing Provincial Investment in Affordable Housing Expression of Interest April 2017 deadline.

REASON FOR REPORT:

During the July 26, 2016 open meeting Council approved the following resolution:

THAT staff be directed to report back on appropriate steps to seek partnerships and grants to develop the District owned land on the 1500 Block of Oxford Street for family-oriented affordable housing.

This report is intended to respond to this direction of Council.

SUMMARY:

In April 2016 BC Housing announced the start of a Provincial Investment in Affordable Housing (PIAH) initiative Expression of Interest (EOI) process for the development of new affordable rental housing units across British Columbia. This report provides an overview of how the District of North Vancouver (the District) may both support and benefit from this new provincial funding opportunity.

BACKGROUND:

Staff have provided information to Council on existing District owned sites that could be made available to meet the housing needs of low income earners. A District owned site on Oxford Street has been identified as the best potential site for consideration of an affordable housing project.

BC Housing issued an Expression of Interest (EOI) in April 2016 as part of their Provincial Investment in Affordable Housing (PIAH) initiative (see **Attachment A** for a copy of the PIAH Framework). This provincial initiative makes significant capital funding available over the next five years for the creation of affordable rental housing projects. The expectation is that partners such as municipalities would provide the land for a nominal amount and would also waive fees as a way to incentivize and leverage the provincial dollars and possibly federal funding opportunities to create new affordable housing inventory across the province.

Through PIAH, BC Housing will invest \$355 million over five years to develop and acquire new affordable housing units to be owned by the Provincial Rental Housing Corporation and operated by non-profit housing partners. The PIAH funds are generally equally distributed over the five years and are available across the Province. BC Housing is anticipated to announce the successful 2016 applicants in the fall. Staff expects that the EOI funding call for 2017 will be announced in the spring of 2017.

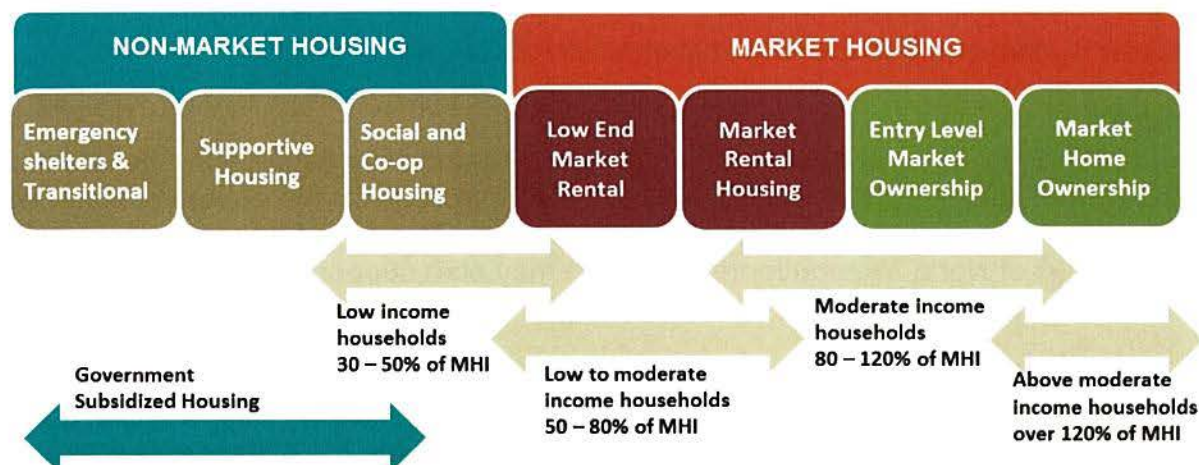
EXISTING POLICY:

The District Official Community Plan Housing Affordability section states that the “District’s objective is to formulate development strategies and work with community partners and senior levels of government to provide housing for modest to moderate income residents” (Bylaw 7900, Section 7.3). The OCP also states that “the District’s objective is to work with senior levels of government and social service providers to support our most disadvantaged residents” (Bylaw 7900, Section 7.4). Policy 7.4.4 further provides that the District should “consider the use of District land, where appropriate, to contribute toward and leverage other funding for the development of social and affordable housing.”

ANALYSIS:

The Need:

Housing is generally considered to be affordable when a household spends no more than 30% of their gross household income on shelter costs (rent, mortgage payments, property taxes, strata fees and heating costs).



The housing needs of higher income households (right side of the housing continuum) is addressed through the market; and current senior government subsidies provide assistance

to very low income households earning less \$30,000 per year (left side of the housing continuum). However, the absence of government subsidies for households earning approximately \$30,000 to \$50,000 per year, combined with high land values and market conditions that favour strata versus rental development have contributed to a funding gap and high demand for affordable low end market rental and market rental housing.

The number of District households in core need (living in housing that is inadequate, unsuitable or unaffordable) and spending at least half of their households income (INALH) on housing provides an estimate of the current affordable housing demand in the District.

| Households in core need and | Total Households | Renter Households | Owner Households |
|-----------------------------|------------------|-------------------|------------------|
| INALH | 1,520 | 680 | 840 |

Statistics
Canada:
Census 2011

Use of the District owned site on Oxford Street for family orientated affordable rental housing would begin to address the growing needs for low and low to moderate income households.

DNV Request for Expressions of Interest: Identifying Non-Profit Partners:

In anticipation of PIAH funding, staff is seeking to be proactive and ready with a potential partner identified. To do this staff are recommending a District led Request for Expressions of Interest (RFEI) process to identify which non-profit housing providers are interested and ready to partner with the District to develop family orientated affordable rental housing projects on District owned land. Sample RFEI requirements would include the following key components:

Potential Partners for the DNV may be one or more of the following:

- ✓ Non-profit corporation incorporated and in good standing under the *BC Society Act* or the *Canada Not-For-Profit Corporations Act*
- ✓ Charitable Organization registered and in good standing under the *Federal Income Tax Act*
- ✓ Federal, Provincial or Regional government agency
- ✓ An authorized agent for any of the above

Respondent to DNV REOI Eligibility Criteria:

- ✓ Owner/operator must be a non-profit corporation
- ✓ Must demonstrate a secured funding model that will protect affordability over the life of the project
- ✓ Must demonstrate a record of success in non-market rental housing development and management of a similar scale to that being proposed
- ✓ Must help address the non-market housing needs of District residents
- ✓ Must provide permanent non-market rental housing for a 60 year lease term

DNV REOI Program Requirements:

Applicants will be asked to describe their affordable rental housing project ideas by fully describing the following program requirements:

- ✓ Level of Affordability (and how incomes are tested)
- ✓ Target Population

- ✓ Percentage of DNV residents served
- ✓ Family friendliness
- ✓ Accessibility
- ✓ Mix of housing units (size and non-market vs market)
- ✓ Liveability
- ✓ Timeliness
- ✓ Consistency with OCP objectives
- ✓ Site specific development guidelines for the Oxford Street site

The agencies that respond will assist staff in identifying the need, operational model and funding mix required as part of the current PIAH EOI process, as well as for other funding opportunities as they arise. They will describe the number of units, the unit type and the rental rates. Staff will then be able to present various scenarios for family oriented affordable rental housing for consideration and direction by Council for the 2017 BC Housing EOI funding call as well as for future funding opportunities as they arise.

Oxford Street Site:

Staff have assessed District owned lands and determined that the Oxford Street site was the best because of its proximity to the future Town Centre and limited site constraints (flat, vacant site with no watercourses), and that it is adjacent to Phibbs Exchange with many transit options that would benefit future tenants.

Nearby development includes existing single family residential uses to the north and west. A recently constructed mixed-use six storey rental project is located to the south and the Phibbs Transit Exchange to the east. The subject properties are designated in the Official Community Plan as 'Residential Level 5: Low Density Apartment' which is:

"...intended predominantly for multifamily housing in centres and corridors up to approximately 1.75 FSR. Development in this designation will typically be expressed in low rise apartments, but may include some townhomes. Some commercial use may also be permitted in this designation."

A rezoning application would be required to amend the existing RS4 zoning of the site to accommodate multi-family residential development in the form of an apartment building. Please see **Attachment B** which provides more information on the site.

The property to the south (1561 Oxford Street) was the subject of an OCP Amendment to accommodate increased density for market rental housing. Bylaw 8039 amended the OCP by changing the land use designation from Residential Level 6 (RES6) to Commercial Residential Mixed Use Level 3 (CRMU3) to allow for a maximum FSR of approximately 3.5. The rezoning Bylaw for the project at 1561 Oxford Street provided for an actual maximum density of 3.32 FSR to accommodate a total of 98 rental apartment units and approximately 82 m² (882.5 sq. ft.) of commercial space.

The properties located at 1502-1546 Oxford Street are the subject of a preliminary application involving a proposed 180 bed licensed, residential seniors care facility called the Creekstone Care Centre. The OCP land use designation for this site is Residential Level 5: Low Density Apartment (FSR 1.75). An OCP amendment would be required to change the

land use to “Institutional” to accommodate the proposed land use and density (2.67 FSR). Should this proposal move ahead, the facility will provide 24 hour care for seniors who are no longer able to remain living at home due to their complex healthcare needs.

An affordable rental housing project on the District owned site on Oxford Street would be well suited given the current land use changes taking place in this neighbourhood.

Timing/Approval Process:

The BC Housing EOI funding call will likely be announced in the spring of 2017. Staff anticipates that similar EOI's will be issued by the province each year through to 2020.

Concurrence:

Real Estate staff have reviewed this report.

Financial Impacts:

Strategic use of District lands to contribute towards affordable housing projects is an important incentive the municipality can use to leverage partnerships, including capital and operational dollars from other levels of government. Without these funds, affordable housing projects may not be possible. The District can retain ownership of the land through a long term ground lease for 60 years for \$10. The District may be asked to waive municipal permit application fees and may also want to consider conducting a preliminary phase one site analysis on the site. The total financial impact would be determined based on the specific attributes of the housing agreements of the housing proposal and provided to Council prior to funding agreements being approved. The non-profit housing provider would be responsible for all capital and operational costs for the project.

Liability/Risk:

Previous experience using District owned land for supportive housing projects indicates that project partners who build and operate the affordable housing take on the liability and responsibility for the project during the term of the lease. Staff recommend continuing to make this clear in the negotiated leases for any such project moving forward.

Social Policy Implications:

Partnering with housing providers and other levels of government enables the District to facilitate the establishment of affordable rental and non-market housing for local residents in core need. The model of using District owned sites (for example Hollyburn's Youth Transition Housing units and Turning Point's Support Recovery Home) has been successful in leveraging funding from other levels of government and the private sector to deliver needed housing.

Environmental Impact:

Physical site conditions formed part of the preliminary analysis for the Oxford Street site. However, this analysis is preliminary and further work including, but not limited to a Phase I Environmental Site Analysis, would need to be done to determine the potential environmental concerns for each site.

Public Input:

The planning application process for this site would afford the public the opportunity to review and comment on the particular details of the proposal including land use and density etc.

Conclusion:

Creating family oriented affordable rental housing is complex and challenging and requires the participation of all levels of government as well as the non-profit sector to be successful. The District owned site on Oxford Street is a good location to develop affordable housing that is close to transit and to the future Town Centre. The BC Housing PIAH funding provides an opportunity for the District to identify a partner to develop this District owned land into a family orientated affordable rental housing project.

Options:

THAT staff be directed to issue a Request for Expressions of Interest to identify potential non-profit housing partners in the development of family oriented affordable rental housing projects on District owned sites and;

THAT staff report back to Council in November to finalize the selection of a non-profit housing provider to enable submission of a proposal for an affordable housing project on the District owned Oxford Street site in advance of the BC Housing Provincial Investment in Affordable Housing Expression of Interest April 2017 deadline.

Or

THAT staff be directed to not pursue the Request for Expressions of Interest for development of the Oxford Street site at this time.

Respectfully submitted,

Annie Mauboules, Social Planner

Attachment A: PIAH Program Framework

Attachment B: Oxford Site Details

| 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 _____ | |

Provincial Investment In Affordable Housing

PROGRAM FRAMEWORK

Affordable Non-Profit Rental Housing

March 2016



INTRODUCTION

The provincial housing strategy, Housing Matters BC, was updated in 2014 to include a number of initiatives to strengthen the non-profit sector in its delivery of affordable housing for households in need. As part of the update, BC Housing is transferring properties owned by the Provincial Rental Housing Corporation (PRHC) to non-profit housing societies through the Non-Profit Asset Transfer Program.

BC Housing is reinvesting proceeds from these transfers into the development of new affordable housing by partnering with non-profit societies, government agencies, community organizations and the private sector under the Provincial Investment in Affordable Housing (PIAH) program. This program will facilitate the creation of affordable housing for low and moderate income households in communities across British Columbia.

PIAH will address Aboriginal housing needs to further support a strong Aboriginal housing sector.

Through PIAH, BC Housing will invest \$355M to develop and acquire new affordable housing units to be owned by PRHC and operated by non-profit housing partners. In addition, BC Housing will seek partnership opportunities to further increase the supply of affordable rental housing across the province. This will be achieved by leveraging contributions from others along with the province's capacity to provide construction and mortgage financing at reduced rates.¹ Accordingly, some developments will be 100% PRHC-owned, while in other developments only a portion of the units will be PRHC-owned.

While projects will be considered anywhere within BC Housing's Housing Continuum, PIAH units will typically be situated toward the independent range of housing options. Increasing the supply and range of affordable housing options can promote self-sufficiency and help households move along the Housing Continuum.

Developments must be able to operate without any ongoing operating subsidies from BC Housing. Where projects involve supports or services to residents, additional funding from other programs and/or commitments from other funders will be necessary.

Figure 1: PIAH within the Housing Continuum



¹ BC Housing's capability to provide financing to facilitate the development of affordable rental housing for eligible households is enacted through provincial regulation. See: *Ministry of Lands, Parks and Housing Act*, R.S.B.C. 1979, http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/11_490_79: BC Housing Management Commission Regulation.

PRINCIPLES

The following principles guide how BC Housing implements and administers PIAH, and our relationship with partners and government.

- 1. Affordable housing is established in communities where there is demonstrated need**
- 2. Sustainability**
 - a) Developments will be financially sustainable without additional financial assistance from BC Housing.
 - b) BC Housing considers environmentally sustainable practices a priority and encourages commitments to this end.
- 3. Consistency with regional and community priorities and plans**
 - a) Community and local/regional government support for the project should be evident.
 - b) Projects should be consistent with any Official Community Plans and strategies.
- 4. Project partners are expected to maximize their equity contribution to projects**
- 5. Transparent and accountable operations**
 - a) BC Housing will employ fair and consistent processes when evaluating and selecting projects.
 - b) Project partners will maintain reliable and consistent records and fulfil reporting obligations to BC Housing.

PROGRAM PURPOSE

Goal: Increase the supply and range of affordable and appropriate housing options for low and moderate income households across British Columbia.

Objective: Create or preserve affordable rental housing in communities with housing need across British Columbia.

Outputs:

1. Equity contributions from BC Housing for the development and acquisition of PRHC-owned units.
2. Interim construction and take-out financing for eligible non-profit partnership projects.
3. Operator/Operating Agreements established with non-profit housing partners managing approved housing projects.
4. New affordable rental units created in communities with housing need.
5. New affordable rental units created for Aboriginal households with housing need.

Outcomes:

1. More low and moderate income households living in affordable, appropriate housing.
2. Affordable housing is operated successfully over the expected life of the developments without operating subsidies or supplemental funding from BC Housing.
3. Households move along the housing continuum.
4. Housing for Aboriginal households is created in partnership with Aboriginal housing providers.

Indicators:

1. Number of new units created, leveraged or preserved for eligible households.
2. Number of Operator/Operating Agreements established with non-profit housing partners.
3. Number of projects developed with Aboriginal partners/providers.

FUNDING**PIAH Equity Contributions**

BC Housing administers PIAH equity contributions through the purchase of affordable rental housing units to be owned by PRHC. These units are then operated by non-profit partners². PRHC owned units may comprise 100% of the project, or be located within a larger project that includes units owned by partners (i.e. strata units).

Partner Contributions

Partnerships are encouraged to leverage additional units and further increase the affordability of housing units. Partner contributions may include capital funding, land or other equity contributions. Partners may be non-profit housing providers, government agencies, the private sector or other community organizations.

Financing³

BC Housing may provide interim construction financing for the development of affordable housing, including new construction or acquisition and renovation of existing buildings to preserve affordability. Interim financing may be approved up to 100% of the cost to complete the affordable housing project.

BC Housing may also help eligible non-profit housing partners obtain take-out financing for non-profit-owned units. BC Housing will make arrangements with NHA approved lenders to obtain low interest rates and favourable terms through a competitive tender and selection process conducted and approved by BC Housing. All approved BC Housing take-out loans will have Canada Mortgage and Housing Corporation (CMHC) loan insurance.

Depending on the type of project, BC Housing will typically require the following security registered on title where take-out financing is provided:

- Execution and registration of BC Housing's standard mortgage security package, and
- A Section 219 restrictive covenant.

Security considerations will vary from project to project. However, the project partner must have a mortgageable interest in the property.

PROJECT ELIGIBILITY

BC Housing will consider proposals for funding through an open proposal call for submissions. The evaluation of submissions will be based on proponent and project eligibility, need and demand, lending criteria and available financing.

² PRHC ownership interest is required for PIAH funds, such as fee simple, a registered long-term leasehold interest in the land and building or other forms of ownership acceptable to BC Housing. Depending on the project, BC Housing may elect to directly manage these units.

³ Financing is subject to BC Housing's Lending Criteria.

The following minimum eligibility requirements must be met⁴:

1. The site must be suitable for affordable housing.
2. Housing must be for low and moderate income households. The non-profit project partner must own and control a mortgageable interest in the property if take-out financing is required.
3. The project partner will demonstrate present and future need and demand for affordable rental housing in the target community. Project partners should refer to the Need and Demand Study Document template for the recommended approach (see <http://www.bchousing.org/Partners/Opportunities/Framework>).
4. The project partner must present a clear business case for the project including demonstrated ability to maintain affordable rents over time where applicable, and demonstration that developments will be sustainable without operating subsidies or grants for capital repairs/replacements from BC Housing.
5. The project partner is encouraged to bring equity to the development in the form of cash, grants, municipal reductions, subordinated debt, or unencumbered land.
6. Non-profit project partners must:
 - a) Be incorporated under the laws of British Columbia or Canada.⁵
 - b) Ensure their constitution and bylaws meet BC Housing requirements.
 - c) Demonstrate the capacity to manage project construction and operate the affordable housing development as intended.

While all project partners must meet the minimum eligibility requirements, BC Housing may prioritize projects based on available equity contributions, financing and other determining factors as indicated below:

- Greater need and demand/community impact
- Greater affordability
- Larger equity contribution
- Geographic location

KEY PROGRAM ELEMENTS

Tenant Eligibility

Low and moderate income households are eligible for housing. The income threshold used to define low and moderate income households depends on the number of bedrooms in the unit.

- **Units with two or more bedrooms:** Low and moderate income households are those whose gross household income does not exceed the median income for families with children, as determined by BC Housing from time to time.⁶
- **Units with less than two bedrooms:** Low and moderate income households are those whose gross household income does not exceed the median income for families without children, as determined by BC Housing from time to time.⁷

For projects involving a mix of unit sizes, the corresponding income threshold will be applied to each unit.

⁴ BC Housing may require additional guarantees or security in certain cases as it deems appropriate.

⁵ *Ministry of Lands, Parks and Housing Act*, R.S.B.C. 1979: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/11_490_79: BC Housing Management Commission Regulation.

⁶ BC Housing determines this figure using data released by Statistics Canada - Income Statistics Division: *T1 Family File - Median Income for British Columbian Couple Families (With Children)*.

⁷ BC Housing determines this figure using data released by Statistics Canada - Income Statistics Division: *T1 Family File - Median Income for British Columbian Couple Families (Without Children)*.

Rents

Rents must be affordable, as determined by BC Housing, for eligible tenants throughout the term of any operating/operator agreements between BC Housing and the non-profit housing partner.

The rent structure will vary depending on the characteristics of the particular project, the tenant population served, and whether or not funding from other sources is layered into the project. As a result, rents may be structured as affordable market rents, fixed rents, and may include some rent-geared-to income units where feasible. Where affordable market rent applies, rents will be set at the average market rent based on CMHC's rental market or housing report, or an alternative based on local community conditions, as agreed by BC Housing.

Agreements

Housing providers must enter into an operating/operator agreement with BC Housing for the operation of the development⁸:

1. For non-profit partner-owned units, the housing provider will enter in to an operating agreement with BC Housing to provide affordable housing for low and moderate income households.
2. For PRHC-owned units, the housing provider will enter in to an operator agreement to operate the units as affordable housing for low and moderate income households. In developments where only a portion of units are owned by PRHC, these units will be operated in the same manner as partner-owned units under an operating agreement.

Design Guidelines

Projects are encouraged to meet or exceed the BC Housing Design and Construction Guidelines (http://www.bchousing.org/Partners/Standards_Procurement/Standards). Provincially funded units must meet high standards of environmental sustainability, including low GHG emissions. Certifications may include LEED, R2000, Passive House or other equivalent.

ROLES AND RESPONSIBILITIES

BC Housing

- Evaluating project proposals.
- Providing equity contributions or facilitating financing.
- Providing technical assistance and advice.
- Monitoring and evaluating the success of the program.

Project Partners

- Coordinating the design and construction of developments.
- Day to day operations and management of the housing, including the provision of property management services.
- Identification and selection of tenants, including verification of their income.
- Periodic reporting to BC Housing as specified in the operating agreement.
- Ensuring the financial viability and long term operating success of the housing.

⁸ Where no housing provider is initially identified, BC Housing may, at its discretion, either select a housing provider or elect to directly manage the project's operations.

MONITORING AND REPORTING

Monitoring ensures program compliance and minimizes risk to all stakeholders: residents, project partners and BC Housing.

BC Housing's main interests are:

- Targeted households are being housed.
- Affordable rents are maintained.
- Construction standards and value for money are met.
- Developments are financially viable with no operating subsidies from BC Housing.
- Buildings are maintained to an appropriate standard for their expected lifespan.
- Project partners meet contractual obligations.

From time to time, the project partner is required to submit a report, using a template provided by BC Housing, addressing these key requirements:

- Current financial statements.
- Current rent levels.
- Household incomes at move-in.

An on-site visit by BC Housing staff may occur from time to time, dependent on any issues arising and/or where financial and operating risks are considered to be greater.

SIGN-OFF

The Program Framework requires final sign-off by the BC Housing Vice-Presidents of Development and Asset Strategies and Corporate Services.



Vice President, Development and
Asset Strategies

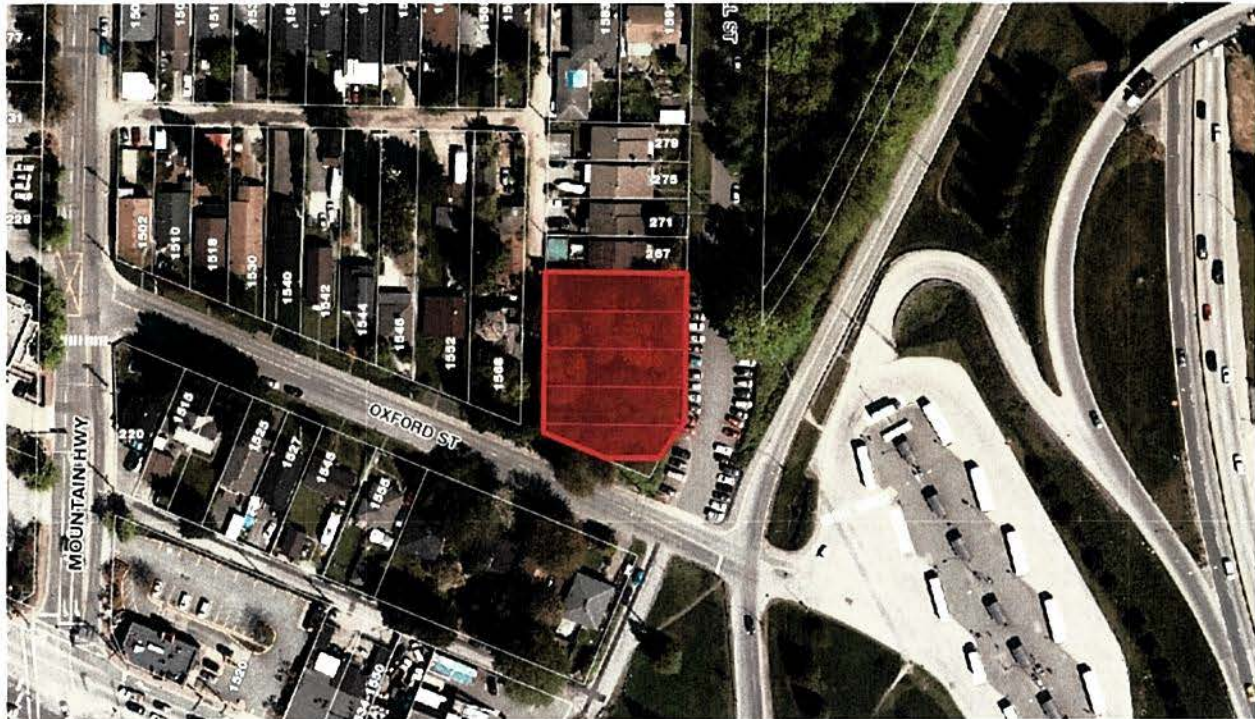


Vice President, Corporate Services

ATTACHMENT B:

The statistics for the District owned lots on Oxford Street are summarized below:

The site comprises five existing lots at the south end of Orwell Street, on the north side of Oxford Street:



| | |
|---|---|
| Assembly Size | 1,767 m ² (19,020 sq. ft.) |
| Existing Zoning | RS4 – Detached Residential |
| Existing OCP Designation | RES5 (maximum 1.75 FSR) |
| Maximum Buildable Floor Area Under Existing OCP Designation | 3,092 m ² (33,285 sq. ft.) |
| Potential OCP Designations (subject to public consultation, site analysis and Council approval) | RES6 (max. 2.5 FSR) or CRMU3 (max. 3.5 FSR) |
| Maximum Buildable Floor Area under CRMU3 OCP Designation at 3.5 FSR | 6,184 m ² (66,569 sq. ft.) |
| Potential Unit Count @ 3.5 FSR for 2 & 3 bedrooms (950 sq ft 2 bds / 1046 sq ft 3 bds) | 60-66 total 2 bedroom units / 54-60 total 3 bedroom units |
| 2016 Assessed Value | \$2.45 million |
| Market Value Estimate | \$3 - \$4.5 million (<i>bank to verify</i>) |

| AGENDA INFORMATION | |
|---|---------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: <u>SEPT 12, 201</u> |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

August 22, 2016
File: 08.3250.20/003.000

AUTHOR: Ryan P. Malcolm - Manager, Real Estate & Properties

SUBJECT: DNV Land Disposition for Affordable Housing Initiatives

RECOMMENDATION:

THAT the report of the Manager, Real Estate and Properties, dated for reference August 22, 2016, and entitled DNV Land Disposition for Affordable Housing Initiatives be received for information.

REASON FOR REPORT:

During the Special Meeting of Council held on July 26th, 2016 Council passed the motion, "That staff be directed to report back on appropriate steps to sell District owned single-family lots, the proceeds to be used to acquire lands in Centres to develop affordable housing." This report is intended to provide Council with a framework to identify potential opportunities in leveraging certain single family lots owned by the DNV throughout the municipality for the purpose of creating affordable housing initiatives.

SUMMARY:

The DNV has the opportunity to leverage six municipally owned residential vacant lots for future affordable housing initiatives. Council has the opportunity to either sell all, some, or none, of the six subject municipal properties at market value and having the disposition proceeds allocated specifically for affordable housing initiatives

The six lots identified for these opportunities are as follows (see **Attachment 1**):

- | | |
|---|--------------------|
| 1. Lot 20 - 3600 Fairmont Road | (PID: 004-063-287) |
| 2. Lot 31 - 1500 Block Kilmer Road | (PID: 011-456-493) |
| 3. Lot 39 - 3800 Block Hoskins Road | (PID: 011-878-321) |
| 4. Lot 5 - 3900 Block Henderson Avenue | (PID: 013-819-542) |
| 5. Lot 14 - 1600 Block Draycott Road | (PID: 013-382-276) |
| 6. Lot 15 - 2400 Block Windridge Avenue | (PID: 009-138-455) |

BACKGROUND:

The subject six municipal owned lots have been identified for disposition by staff for the past few years. All lots are subdivided, zoned residential and are designated in the Official Community Plan for single family residential. All six lots are located within mature single family neighbourhoods and surrounded by existing single family homes. The disposition or long term ground lease of these properties will be able to provide more utility to the community being leveraged for affordable housing initiatives instead of continuing to sit vacant.

EXISTING POLICY:

Corporate Policy 2-0950-1; Disposal of Municipal Land
Corporate Policy 5-1840-8; Land Opportunity Reserve Fund

ANALYSIS:**Financial Impacts:****I. Dispositions**

Cunningham & Rivard appraised the six properties as of May 25, 2016 and the total market value is estimated to be \$7,030,000.00. Please see **Table 1** below.

Table 1 Appraised Property Values

| Address | Site Area (sf) | Zoning | OCP | 2016 Value |
|--------------------------------------|----------------|--------|------|--------------------|
| Lot 20 - 3600 Fairmont Road | 9,472 | RSH | RES2 | \$1,780,000 |
| Lot 31 - 1500 Block Kilmer Road | 4,376 | RS4 | RES2 | \$1,150,000 |
| Lot 39 - 3800 Block Hoskins Road | 4,026 | RS4 | RES2 | \$1,000,000 |
| Lot 5 - 3900 Block Henderson Avenue | 4,510 | RS3 | RES2 | \$900,000 |
| Lot 14 - 1600 Block Draycott Road | 4,224 | RS3 | RES2 | \$1,150,000 |
| Lot 15 - 2400 Block Windridge Avenue | 10,085 | RS3 | RES2 | \$1,050,000 |
| Total Value: | | | | \$7,030,000 |

The disposition of these lands could potentially create funds specifically for affordable housing initiatives worth approximately \$7M. The funds will be allocated to the Land Opportunity Fund, however, Council can restrict the use of these specific funds to strategic land acquisitions supporting affordable housing initiatives.

The DNV has paid for the appraisal updates at a cost of \$2,250.00. The DNV will also have to pay for the advertising and signage in regards to the communication strategy. There may be some further minor costs to the DNV such as resurveying.

The purchaser will be responsible for all other costs such as any required environmental studies, geotechnical reports, servicing if required, legal, and administration.

It should be noted that the North Vancouver residential market has been currently in significant state of flux over the past few months due to seasonal and local market factors as well as numerous local, regional, national and international factors one being the Provincial government's introduction of a new Property Transfer Tax at the end of July for non-Canadian purchasers of real estate. This announcement was made approximately 8 weeks after the subject properties were appraised and may have an impact to the final purchase prices comparatively to the professional appraisals that have been conducted. That being said, it may be difficult to ascertain these factors to the subject property values in the short term. All contracts of purchase and sale will still be subject to final Council approval.

If all six properties are sold at market value they will be subject to property taxes. Once the single family homes are constructed on all six lots they will generate an approximate annual gross minimum of \$35,000.00 in property taxes (based on neighbouring 2016 property tax values).

Social Policy Implications:

The municipality does not have many options regarding the raising of capital for an affordable housing program. These six vacant single family lots have very little financial utility for the DNV sitting vacant. By selling these six lots there is an opportunity to raise approximately \$7M for the purpose of an affordable housing project in a partnership with a non-profit in the development priority areas identified in the OCP.

An example of this initiative is that there are two single family lots that are adjacent to the five vacant DNV lots located next to Phibbs Exchange at Orwell and Oxford (see **Attachment 2**). There may be an opportunity to purchase these two lots and consolidate them with the five adjacent lots. Depending on the density approved by Council for an affordable housing project on these lands, and depending on the size of the unit mix of the development, the acquisition of these two properties will add approximately between 24 – 30 additional affordable housing units based on a hypothetical re-zoning allowing for a 3.0 FSR.

Other opportunities to purchase lands may arise over time as redevelopments occur in the four town centres. Having an available allocated source of funds that are specifically earmarked in the Land Opportunity Fund to take advantage of such affordable housing opportunities is a critical component to achieving Council's goals to increase the supply of affordable housing in the DNV.

Environmental Impact:

It will be up to the purchaser to conduct their own due diligence regarding any environmental impacts of each individual property.

Public Input:

If Council authorizes staff to move forward with the sale of all or some of the six properties, it is felt that the properties should start being marketed as soon as possible, however, allow for two months of public input opportunity prior to entertaining offers to purchase. All purchase and sale agreements will be subject to final Council approval and at such time staff will report back regarding any and all public input regarding any specific property.

Communications regarding this initiative should include these suggested elements:

1. Information signage on each property clearly and concisely explaining that the lot will be sold for single family home value and the full disposition funds are allocated to the DNV Affordable Housing initiative and held in the Land Opportunity Fund. The signage will include contact information and the timeline so members of the public will have an opportunity to provide their input to staff.
2. Advertising in the North Shore News. Four to six ads will run over two months. A draft advertisement is attached to this report as **Attachment 1**. The advertisements will show all six lots and outline the purpose of the property sales is for the acquisition of lands for DNV affordable housing initiatives and that by selling these random vacant single family lots is an attempt to maximize opportunity for the provision of affordable housing in locations supported by OCP principles (i.e. in town centres, near frequent transit corridors and walkability to retail and commercial amenities).
3. The DNV website and DNV social media will also be utilized over two months to communicate and spread the word to the residents regarding this municipal vacant lot disposition project for the affordable housing initiative.

Options:

1. That Council authorizes the sale of all of the six vacant DNV single family lots as detailed in this report to Council and the proceeds of the sales are allocated to the Land Opportunity Fund for the specific purpose of acquiring strategic properties for affordable housing initiatives in the DNV.
2. That Council authorizes the sale of only a certain specifically chosen lots as detailed in this report to Council and the proceeds of the sales are allocated to the Land Opportunity Fund for the specific purpose of acquiring strategic properties for affordable housing initiatives in the DNV.
3. That Council does not authorize the sale of any of the six vacant DNV single family lots as detailed in this report to Council.



Ryan P. Malcolm
Manager – Real Estate & Properties

| REVIEWED WITH: | | |
|---|---|---|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: |
| <input type="checkbox"/> Development Services _____ | <input type="checkbox"/> Communications _____ | <input type="checkbox"/> Library Board _____ |
| <input type="checkbox"/> Utilities _____ | <input checked="" type="checkbox"/> Finance <i>fw</i> _____ | <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 _____ | |

ATTACHMENT 1
The Six Subject Properties



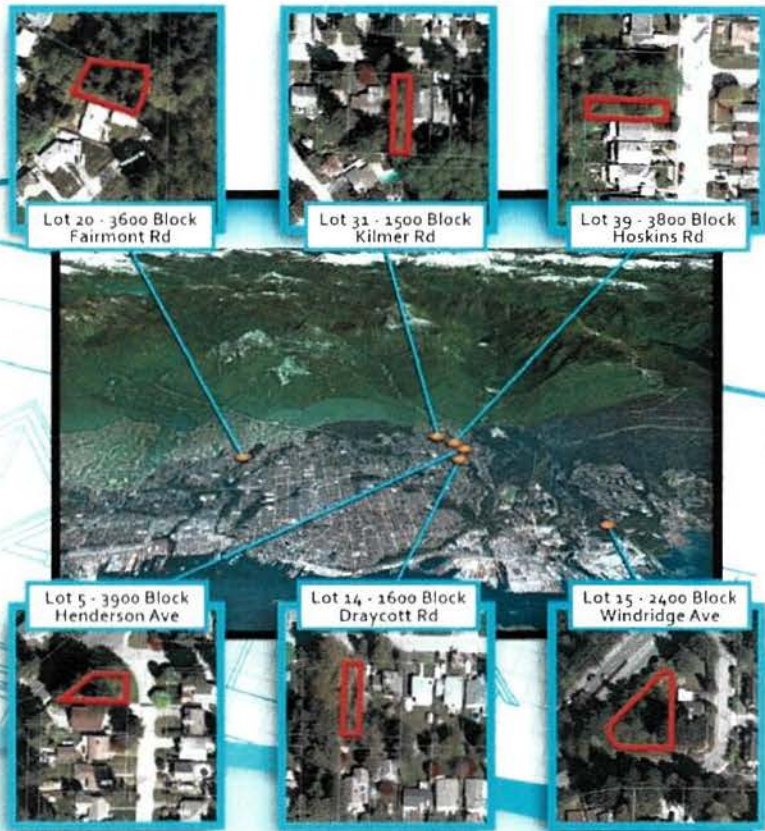
**Residential
Building Lots
for Sale**

The District of North Vancouver is accepting offers on six stand-alone single-family zoned residential building lots in various locations across the municipality.

Asking prices range from \$XXX,XXX to \$X,XXX,XXX.

Please visit
dnv.org/realestate
for details.

For additional information please contact
Neil Carlisle at (604) 990-2277
or ncarlisle@dnv.org



ATTACHMENT 2
Example of Land Purchase Opportunity
For Affordable Housing Project



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