

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Tuesday, May 23, 2017 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 (5:20 pm)  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor L. Muri

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

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. D. Desrochers, Manager – Engineering Projects & Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Mr. S. Ono, Manager – Engineering Services  
Ms. J. Paton, Manager – Development Planning  
Mr. A. Bell, Section Manager – Development Engineering  
Mr. S. Bridger, Section Manager - Engineering Design & Planning  
Ms. C. Archer, Confidential Council Clerk  
Mr. R. Boase, Environmental Protection Officer  
Ms. A. Mawdsley, Project Engineer

**1. ADOPTION OF THE AGENDA**

**1.1. May 23, 2017 Council Workshop Agenda**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT the agenda for the May 23, 2017 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. May 2, 2017 Council Workshop**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT the minutes of the May 2, 2017 Council Workshop are adopted.

**CARRIED**

## 2.2. May 9, 2017 Council Workshop

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

THAT the minutes of the May 9, 2017 Council Workshop are adopted.

**CARRIED**

## 3. REPORTS FROM COUNCIL OR STAFF

### 3.1. Integrated Stormwater Management Plan Framework and Objectives

File No. 11.5225.50/001.000

Mr. Steve Ono, Manager – Engineering Services reported that the Integrated Stormwater Management Plan (ISMP) is under development to address the impacts of stormwater drainage on District watersheds. Stormwater is drained from properties and streets into creeks, which affects water quality. An integrated approach is being taken to protect the watershed and meet the District's legal obligations under the Regional Integrated Liquid Waste and Resource Management Plan. Metro Vancouver is providing coordination and guidelines for the region and municipalities are making adjustments to suit local conditions.

Ms. Angela Mawdsley, Project Engineer, provided an overview of the changes in land use and the resulting impact on stormwater drainage, highlighting that when the area was forested, stormwater was taken up by trees and filtered through the soil over a period of months before returning to creeks. Development has created more impervious surfaces and changed the process, with more water running off and draining directly into creeks through the storm sewer system without natural filtration.

Ms. Mawdsley reviewed the cycle of steps in the ISMP development process, noting that the first step has been completed:

- Identify values & problems, including input from members of the public and stakeholders such as the North Shore Streamkeepers;
- Define objectives and measures;
- Develop and evaluate alternatives;
- Implement plans; and,
- Monitor and evaluate implementation.

Councillor BOND arrived at this point in the proceedings.

Ms. Mawdsley reviewed test results for water samples taken from four District creeks, including the levels of oxygen, specific chemicals and metals and fecal coliforms, as well as benthic invertebrate indicators such as mayflies. It was noted that each watershed is different and will require a different approach. Water quality tests are required every five years by the Ministry of Environment and District staff are proposing the purchase of testing equipment to allow more regular monitoring.

In response to a question from Council regarding water quality parameters vs. benthic indicators, staff advised that water quality parameters vary over time and benthic indicators show longer term water quality.

In response to a question from Council regarding E. coli bacteria and fecal coliforms, staff advised that E. coli is a specific fecal coliform closely linked with human health impacts and bacteria source tracking is in progress, pending identification of a suitable laboratory as the local Federal facility has recently closed. Staff advised that bacteria are most harmful to human health and the presence of copper and iron could also have impacts. All water quality parameters have significant impact on fish and invertebrates. Staff advised that analysis of benthic invertebrates was not performed at the Seymour River due to the dangerously steep slopes.

Metro Vancouver monitors water quality in Deep Cove regularly. It was noted that the beach has not been closed due to health risks in several years and factors affecting the water quality in Deep Cove are specific to that area, including the presence of pleasure boats and private homes not connected to the District sanitary system.

Ms. Mawdsley reviewed the proposed goals for Council discussion:

- Improved watershed health;
- Maximize base flows;
- Maximize fish populations, measured at the two North Shore fish hatcheries;
- Maximize riparian areas;
- Maximize social-ecological connections;
- Improve sense of safety and security;
- Minimize impacts on First Nations traditional use activities;
- Maximize natural activities;
- Minimize damage to infrastructure; and,
- Minimize institutional costs and conflict, aligning different bylaws and addressing conflicting rules.

Council discussion ensued and the following comments and concerns were noted:

- Expressed concern regarding impact of single family development;
- Remarked on the need for regular sampling of water quality to determine baseline readings and ongoing monitoring for each creek;
- Commented on building activities depositing large amounts of silt in creeks;
- Commented regarding the lack of maintenance of storm covers by builders;
- Queried if bylaw officers could inspect storm covers on a more regular basis;
- Commented on the need for an ISMP due to the topography of the District;
- Proposed addressing short-term issues before completion of the ISMP; and,
- Suggested education for residents on what happens to water draining from private properties, including into which creek individual properties drain.

In response to a question from Council regarding the impact of single-family development, Mr. Dan Milburn, General Manager – Planning, Properties & Permits, advised that education for builders is ongoing, including preconstruction meetings for all single-family projects to provide builders with detailed information on their responsibilities. Staff is being trained to identify issues with sediment discharge when conducting routine and ongoing site inspections. Residents and groups including North Shore Streamkeepers help identify sites requiring attention through the complaints process. Mr. Milburn further advised that the new draft Development Servicing Bylaw includes sediment and other pollutant control measures as well as guidelines for education and communication with builders.

Staff advised that the next steps are:

- Council endorsement of ISMP objectives; and,
- Development of watershed implementation plans.

It was noted that projects will be separated into capital, operational and maintenance projects.

The next Council Workshop on development of the ISMP will include details on the scope of the problem, including the number of complaints received by the District, draft implementation plans, details on the impact of single-family redevelopment, proposed performance targets, the Development Servicing Bylaw and Metro Vancouver's Baseline study.

### **3.2. Draft Development Servicing Bylaw 8145**

File No. 13.6410.01

Mr. Dan Milburn, General Manager – Planning, Properties & Permits advised that the Development Servicing Bylaw (DSB) was last comprehensively reviewed more than ten years ago. Since the last update, the Official Community Plan (OCP) was adopted as well as various public realm guidelines.

Mr. Andy Bell, Section Manager – Development Engineering, provided an overview of updates to the Development Servicing Bylaw, noting that the bylaw regulates infrastructure including everything that impacts a public street, such as roads, water pipes, storm and sanitary sewers and street lighting. Many standards in the existing bylaw are outdated or redundant and do not fulfill the vision in the OCP for more environmental sustainability. Requirements and standards are being amended to meet industry best practices, evolving needs and to provide certainty for staff, applicants and consultants. It was noted that District staff is working with transit providers on transit stops, street furniture and the integration of transit and District standards.

Mr. Bell reported that the Master Municipal Construction Documents Association (MMCD)'s Design Guidelines provide generic specifications and standard detail drawings, which have been supplemented in Schedule A of the DSB to suit local topography and environmental and ground conditions. More than 90 Standard Detail Drawings specific to the District have also been added in this bylaw.

Councillor MURI left the meeting at 6:26 pm and returned at 6:28 pm.

Mr. Bell reported on the stakeholder and industry consultation process. He advised that concerns were expressed regarding flexibility for innovative approaches, which have been addressed by the inclusion of Alternative Service Standards. It was noted that new development applications will fall under the new DSB, applications which are very close to approval will fall under the previous DSB and those in between will be evaluated for opportunities to implement the new standards if they are not overly onerous. Stormwater retention requirements will be added to the bylaw at a later date as the ISMP is still under development.

Council discussion ensued and the following comments and concerns were noted:

- Commented on existing sidewalks obstructed by lamp-posts;
- Requested a copy of stakeholder comments;
- Remarked on the difference between standards and guidelines;
- Commented on curb letdown design;
- Queried the different levels of street design within and outside of Town Centres and;
- Discussed street lighting.

In response to a question from Council regarding Alternative Service Standards, Mr. Milburn advised that the process is designed to eliminate the need for developers to apply to Council for variances if they can demonstrate to Engineering staff that their solution will meet or exceed the performance standard in the bylaw.

In response to a question from Council regarding applications in process at the time of adoption, Mr. Milburn advised that subdivision applications are specifically excluded under the *Local Government Act* from falling under the new bylaw if it is adopted after the application has been submitted.

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HANSON**

THAT the May 15, 2017 report of the Section Manager – Development Engineering entitled Draft Development Servicing Bylaw 8145 is received for information;

AND THAT staff finalize the proposed Bylaw 8145 and return it to Council for consideration of First, Second and Third Readings.

**CARRIED**

**4. Public Input**

Nil

**5. ADJOURNMENT**

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HANSON**

THAT the May 23, 2017 Council Workshop is adjourned.

**CARRIED**  
(6:51 pm)

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Mayor

  
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Municipal Clerk