

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, July 24, 2017**

**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, July 24, 2017**  
**Council Chamber, Municipal Hall,**  
**355 West Queens Road, North Vancouver**

### **AGENDA**

#### **BROADCAST OF MEETING**

- Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at [www.dnv.org](http://www.dnv.org)

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

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- Bylaw 8197 – Rezoning 854, 858 & Lot 5 Orwell Street and 855 Premier Street
- Bylaw 8219 – OCP Amendment 1946-1998 Glenaire Drive
- Bylaw 8220 – Rezoning 1946-1998 Glenaire Drive
- Bylaw 8211 – Keeping of Domestic Hens
- Bylaw 8230 – OCP Amendment 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8231 – Rezoning 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8236 – Rezoning 905-959 Premier Street
- Bylaw 8240 – OCP Amendment 1502-1546 Oxford Street
- Bylaw 8241 – Rezoning 1502-1546 Oxford Street
- Bylaw 8225 – Rezoning 756-778 Forsman Avenue

#### **1. ADOPTION OF THE AGENDA**

##### **1.1. July 24, 2017 Regular Meeting Agenda**

*Recommendation:*

THAT the agenda for the July 24, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

#### **2. PUBLIC INPUT**

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

#### **3. PROCLAMATIONS**

#### **4. RECOGNITIONS**

#### **5. DELEGATIONS**

**6. ADOPTION OF MINUTES**

**6.1. July 10, 2017 Regular Council Meeting**

**p. 9-17**

*Recommendation:*

THAT the minutes of the July 10, 2017 Regular 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 \_\_\_\_\_ are included in the Consent Agenda and be approved without debate.

**9.1. Delbrook Lands Update – Non Market Housing and Community Service Partners**

**p. 21-37**

File No. 13.6680.20/005.000

*Recommendation:*

THAT the July 17, 2017 joint report from the Senior Community Planner and Community Planner entitled Delbrook Lands Update – Non Market Housing and Community Service Partners be received for information.

**9.2. Proposed Partial Highway Closure and Dedication Removal Bylaw 8247 “2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017”**

**p. 39-45**

File No. 02.0930.20/495

*Recommendation:*

THAT “2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017” is given FIRST READING;

AND THAT Staff is authorized to publish notification for two consecutive weeks as per the provisions in the *Community Charter*.

**9.3. Proposed Bylaw and Amendments for the Keeping of Domestic Hens**

**p. 47-192**

File No. 10.4900.30/002.000

*Recommendation:*

THAT “Keeping of Domestic *Hens* Bylaw 8211, 2016” is given SECOND Reading, as amended;

AND THAT “Keeping of Domestic *Hens* Bylaw 8211, 2016” is given THIRD Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)" is given SECOND Reading, as amended;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)" is given THIRD Reading;

AND THAT "District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)" is given SECOND Reading, as amended;

AND THAT "District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)" is given THIRD Reading.

- 9.4. Bylaws 8197 and 8198: 858, 854 & Lot 5 Orwell Street and 855 Premier Street** **p. 193-284**  
File No. 08.3060.20/050.15

*Recommendation:*

THAT "The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)" is ADOPTED.

- 9.5. Climate Change Adaptation Strategy** **p. 285-375**  
File No. 13.6770

*Recommendation:*

THAT the draft Climate Change Adaptation Strategy is adopted.

- 9.6. Recommended Museum Deaccessions #8** **p. 377-383**  
File No. 17.9200.05/001.000

*Recommendation:*

THAT the North Vancouver Museum and Archives (NVMA) Commission is authorized to deaccession and dispose of 57 artifacts owned solely by the District of North Vancouver as outlined in the July 19, 2017 report of the Director – North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #8;

AND THAT the NVMA Commission is authorized to deaccession and dispose of 17 unaccessioned objects that have been found in the Museum Collection as outlined in the July 19, 2017 report of the Director – North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #8;

## **10. REPORTS**

### **10.1. Mayor**

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

### **10.3. Councillors**

**10.4. Metro Vancouver Committee Appointees**

**10.4.1. Aboriginal Relations Committee – Councillor Hanson**

**10.4.2. Housing Committee – Councillor MacKay-Dunn**

**10.4.3. Regional Parks Committee – Councillor Muri**

**10.4.4. Utilities Committee – Councillor Hicks**

**10.4.5. Zero Waste Committee – Councillor Bassam**

**10.4.6. Mayors Council – TransLink – Mayor Walton**

**11. ANY OTHER BUSINESS**

**12. ADJOURNMENT**

*Recommendation:*

THAT the July 24, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

## MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, July 10, 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  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn

**Absent:** Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. T. Lancaster, Manager – Community Planning  
Mr. S. Ono, Manager – Engineering Services  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. S. Dale, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. July 10, 2017 Regular Meeting Agenda**

**MOVED by Councillor BOND**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the July 10, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Mr. Pete Duyker, 3700 Block Edgemont Boulevard:**

- Addressed the need for a stop light at Capilano Road and Edgemont Boulevard; and,
- Expressed concern regarding safety issues at the intersection of Capilano Road and Edgemont Boulevard.

**2.2. Mr. Glen Parker, 2300 Block Treetop Lane:**

- Spoke on behalf of the North Shore Streamkeepers Society; and,
- Expressed support for the integrated stormwater management plan in order to improve stream characteristics.

**2.3. Mr. Lyle Craver, 4700 Block Hoskins Road:**

- Spoke to item 9.7 regarding the 2017 Community Service Grants Recommendations;
- Thanked the Community Services Advisory Committee for their hard work; and,
- Expressed concern regarding the growing number of grants allocated to sport organizations.

**3. PROCLAMATIONS**

Nil

**4. RECOGNITIONS**

Nil

With the consent of Council, Mayor Walton varied the agenda as follows:

**6. ADOPTION OF MINUTES**

**6.1. June 19, 2017 Regular Council Meeting**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the minutes of the June 19, 2017 Regular Council meeting are adopted.

**CARRIED**

**6.2. June 20, 2017 Public Hearing – Jelly Bean Academy**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the minutes of the June 20, 2017 Public Hearing are received.

**CARRIED**

**6.3. June 20, 2017 Public Hearing – Forsman Avenue**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the minutes of the June 20, 2017 Public Hearing are received.

**CARRIED**

**6.4. June 26, 2017 Regular Council Meeting**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT the minutes of the June 26, 2017 Regular Council meeting are adopted.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COUNCIL WORKSHOP REPORT**

Nil

**9. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT items 9.6, 9.7, 9.8 and 9.10 are included in the Consent Agenda and be approved without debate.

**CARRIED**

**5. DELEGATIONS**

**5.1. North Vancouver Sport Council**

Re: Sport Needs Assessment

Mr. Lawrence Smyth, North Vancouver Sport Council, presented the sport need assessment identifying the need for more facilities in the community.

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT the July 10, 2017 presentation from the North Vancouver Sport Council be received for information.

**CARRIED**

Councillor BOND declared a potential conflict of interest in the following item due to a family member being on the wait list at Jelly Bean Academy. He left the meeting at 7:35 pm.

**9.1. Business License for Jelly Bean Academy – 1356 Frederick Road**

File No. 10.4750.30/001.000

**MOVED by Councillor HICKS**

**SECONDED by Councillor HANSON**

THAT an amendment to a business licence for Jelly Bean Academy located at 1356 Frederick Road for the operation of Group Child Care for 17 school age children is 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) a condition be added to the licensee that the two programs being offered by the applicant do not operate concurrently.

**CARRIED**

Absent for Vote: Councillor BOND

Councillor BOND returned to the meeting at 7:37 pm.

Councillor HANSON declared a potential conflict of interest due to his relationship with the proponent. He left the meeting at 7:37 pm.

**9.2. Bylaws 8225 and 8226: 756-778 Forsman Avenue**

File No. 08.3060.20/062.16

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT "District of North Vancouver Rezoning Bylaw 1351 (Bylaw 8225)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8226, 2017 (756 and 778 Forsman Avenue)" is given SECOND and THIRD Readings.

**CARRIED**

Absent for Vote: Councillor HANSON

Councillor HANSON returned to the meeting at 7:39 pm.

**9.3. Bylaws 8230, 8231 and 8232: 1886-1956 Belle Isle Place and 2046 Curling Road**

File No. 08.3060.20/048.16

**MOVED by Councillor HICKS**

**SECONDED by Councillor BOND**

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8230, 2017 (Amendment 24)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1352 (Bylaw 8231)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8232, 2017 (1886-1956 Belle Isle Place and 2046 Curling Road)" is given SECOND and THIRD Readings.

**CARRIED**

Opposed: Councillor HANSON

**9.4. Development Permit 14.16: 1503-1519 Crown Street**

File No. 08.3060.20/014.16

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT Development Permit 14.16, for a residential building at 1503-1519 Crown Street, is ISSUED.

**CARRIED**

- 9.5. Bylaw 8144: Development Procedures Bylaw**  
**Bylaw 8217: The District of North Vancouver Rezoning Bylaw**  
**Bylaw 8218: The District of North Vancouver Fees and Charges Bylaw**  
File No. 09.3900.20/000.000

**MOVED by Councillor HANSON**

**SECONDED by Councillor MACKAY-DUNN**

THAT "Development Procedures Bylaw 8144, 2017" is ADOPTED;

AND THAT "The District of North Vancouver Rezoning Bylaw 1349 (Bylaw 8217)" is ADOPTED;

AND THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8218, 2017 (Amendment 51)" is ADOPTED.

**CARRIED**

Opposed: Councillors BASSAM and BOND

- 9.6. Development Procedures Bylaw and Policy Housekeeping**  
File No. 08.3060.20/007.17

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT the Corporate Policy 8-3320-5 *Subdivision Approval Under Section 944 of the Local Government Act* is rescinded;

AND THAT the Corporate Policy 8-3320-6 *Subdivision Approvals* is rescinded;

AND THAT the Corporate Policy 8-3060-4 *Development Variance Permits – Supporting Material* is rescinded;

AND THAT the Corporate Policy 8-3060-2 *Public Information Meetings – Developer* is rescinded;

AND THAT the Corporate Policy 9-4320-1 *Liquor Applications* is rescinded;

AND THAT the Corporate Policy 8-3060-2 *Non-Statutory Public Consultation for Development Applications* is approved.

**CARRIED**

- 9.7. 2017 Community Service Grants Recommendations**  
File No. 10.4792.01/007.000

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT the 2017 Community Service Grants allocations of \$278,960 in accordance with Attachment A of the June 26, 2017 report of the Social Planner entitled 2017 Community Service Grants Recommendations is approved;

AND THAT staff be directed to refer the request for an inflation adjustment to the Community Service Grant budget to the 2018 financial planning process.

**CARRIED**

**9.8. 2017 Childcare Grant Report**

File No. 10.4750.20/010.000

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT the 2017 Childcare Grant allocations of \$52,726 in accordance with Table 1 in the June 26, 2017 report of the Social Planner entitled 2017 Childcare Grant Report is approved;

AND THAT staff be directed to refer the request for an inflation adjustment to the Childcare Grant budget to the 2018 financial planning process.

**CARRIED**

**9.9. Integrated Stormwater Management Plan: Framework and Objectives**

File No. 11.5225.50/001.000

**MOVED by Mayor WALTON**

**SECONDED by Councillor HANSON**

THAT the Integrated Stormwater Management Plan Framework and Objectives as attached to the June 29, 2017 joint report of the Project Engineer and Section Manager – Engineering, Planning & Design entitled Integrated Stormwater Management Plan: Framework and Objectives is approved.

**CARRIED**

Opposed: Councillor BASSAM

**9.10. Major Infrastructure Projects Advisory Committee**

File No. 01.0470.35/003.000

**MOVED by Councillor BASSAM**

**SECONDED by Councillor BOND**

THAT the existing Terms of Reference for the Community Monitoring Advisory Committee is rescinded;

AND THAT the Terms of Reference for the Major Infrastructure Projects Advisory Committee is approved;

AND THAT the Municipal Advisory Committees Corporate Policy 1-0360-3 is amended.

**CARRIED**

**9.11. Harvest Project Organic Waste Fees Grant Request**

File No. 01.0530

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HANSON**

THAT the request for a grant of \$2,100 by Harvest Project as detailed in the June 25, 2017 report of Councillor Bassam entitled Harvest Project Organic Waste Fees Grant Request is approved;

AND THAT the funds are sourced from Council Contingency;

AND THAT staff report back to Council no later than October 23, 2017 with a mitigation plan for Harvest Project's projected 2018 organic waste disposal fees.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**

THAT this item be deferred to a future Council meeting.

**DEFEATED**

Opposed: Mayor WALTON, Councillors BASSAM, BOND and HANSON

**MOVED by Councillor HICKS**

**SECONDED by Councillor MACKAY-DUNN**

THAT the main motion be amended by inserting the words "up to" before "\$2,100".

**DEFEATED**

Opposed: Mayor WALTON, Councillors BASSAM, BOND and HANSON

The question was then called on the main motion.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HANSON**

THAT the request for a grant of \$2,100 by Harvest Project as detailed in the June 25, 2017 report of Councillor Bassam entitled Harvest Project Organic Waste Fees Grant Request is approved;

AND THAT the funds are sourced from Council Contingency;

AND THAT staff report back to Council no later than October 23, 2017 with a mitigation plan for Harvest Project's projected 2018 organic waste disposal fees.

**CARRIED**

Opposed: Councillor HICKS

Mayor WALTON declared a potential conflict of interest in the following item due to being the person requesting reimbursement for a portion of the course fees for his completion of the ICD-Rotman Directors Education Program. He left the meeting at 8:18 pm.

Acting Mayor HANSON assumed the position of the Chair.

**9.12. Use of Council Operating Reserve Fund**

File No. 01.0390.00/001.000

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MACKAY-DUNN**

THAT this item be referred to the next Finance and Audit Committee meeting.

**CARRIED**

Absent for Vote: Mayor WALTON

Mayor WALTON returned to the meeting at 8:19 pm.

**10. REPORTS**

**10.1. Mayor**

Mayor Walton reported on the following:

- His attendance at the Canada Day Parade; and,
- Advised that 14,000 people have been displaced in the Caribou area due to forest fires.

**10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

**10.3.1.** Councillor Hanson reported on his attendance at the Canada Day parade.

**10.3.2.** Councillor Bond reported on his attendance at the Live & Local Concerts & Culture Series at Lynn Valley Village and encouraged residents to enjoy the District of North Vancouver concert series and Metro Vancouver parks activities.

**10.4. Metro Vancouver Committee Appointees**

**10.4.1. Aboriginal Relations Committee – Councillor Hanson**

Nil

**10.4.2. Housing Committee – Councillor MacKay-Dunn**

Nil

**10.4.3. Regional Parks Committee – Councillor Muri**

Nil

**10.4.4. Utilities Committee – Councillor Hicks**

Nil

**10.4.5. Zero Waste Committee – Councillor Bassam**

Nil

**10.4.6. Mayors Council – TransLink – Mayor Walton**

Nil

**11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MACKAY-DUNN**

THAT the July 10, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(8:24 p.m.)

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Mayor

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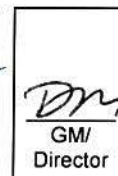
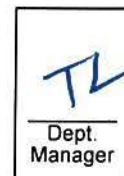
Municipal Clerk

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## REPORTS

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AGENDA INFORMATION	
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<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

July 17, 2017  
File: 13.6680.20/005.000

**AUTHOR:** Annie Mauboules, Senior Community Planner  
Suzy Lunn, Community Planner

**SUBJECT:** **Delbrook Lands Update - Non Market Housing and Community Service Partners**

### RECOMMENDATION:

THAT the July 17, 2017 report from the Senior Community Planner and the Community Planner entitled Delbrook Lands Update - Non Market Housing and Community Service Partners is received for information.

### REASON FOR REPORT:

On January 17, 2017 Council moved the following resolution:

1. Staff be directed to:
  - a. develop a concept plan for the Delbrook Lands that incorporates parks and open space, non-market housing, and community services,
  - b. develop refined cost estimates, and
  - c. develop a funding strategy in consideration of partnership funding opportunities and the District's long term funding strategy.
2. Staff be directed to commence discussions with potential non-profit housing providers and senior government agencies in regards to development of non-market housing on a portion of the Delbrook Lands, and
3. Staff be directed to commence discussion with potential community service providers and senior government agencies in regards to development of community services on a portion of the Delbrook Lands.

This report provides an update on the progress made on discussions with non-market housing and community service providers to determine a model to deliver a non-market housing and community care facility on the southern portion of the Delbrook site.

**SUMMARY:**

In 2016 the District partnered with the SFU Centre for Dialogue to conduct the Delbrook Lands Dialogue. The community's recommendations for future use of the lands included: continued district ownership of the site and provision for non-market housing, community services, and neighbourhood parkland. In January 2017 Council directed staff to commence discussions with potential non-profit housing providers, community service providers, and senior government agencies in regards to development of non-market housing and community services on a portion of the Delbrook Lands.

In response to Council's direction, staff has been working to identify non-profit housing and community service partners to fund, construct, and operate non-market housing and community services on a portion of the Delbrook site. District staff reviewed proposals from non-market housing providers who had previously responded to a request for Expressions of Interest for affordable housing on District-owned lands. The applications were reviewed against the following criteria:

1. Non-Market housing project delivery and operating experience (Have they done this before? Are they able to get financing to make it happen?).
2. Unit mix, levels of "affordability", total number of units.
3. Compatibility with partners.
4. Viability of co-delivering the non-market housing with the Care BC facility.
5. Innovation.

The proposal from Catalyst Community Developments Society (Catalyst) for the non-market housing component of the project was determined to be the best fit for this site.

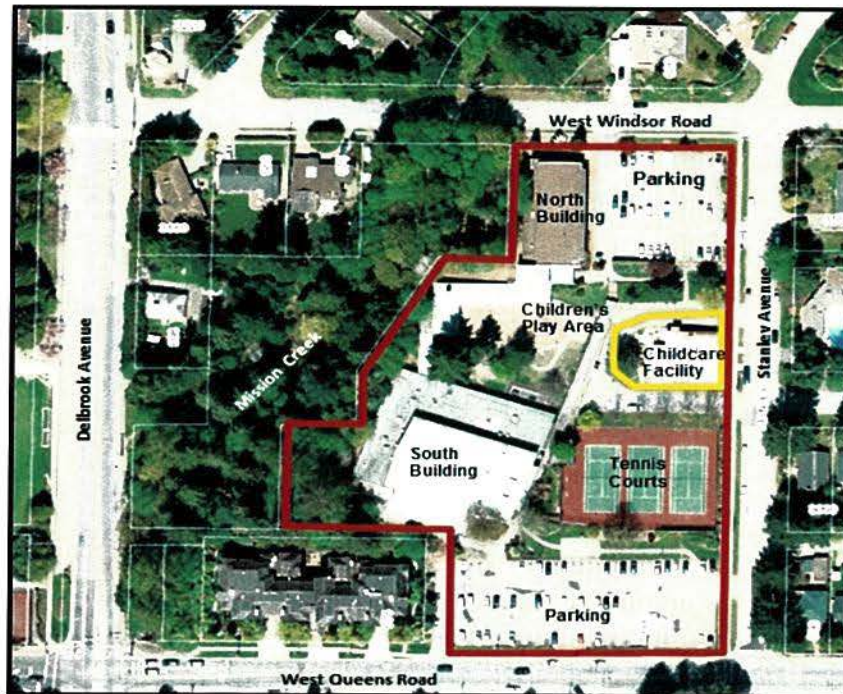
Staff has been working with Health and Home Care of BC (Care BC) for several years to identify a location in the District for an Adult Daycare Program and Overnight Seniors Respite (ADP/OSR) project. Care BC has secured the necessary operational dollars from Vancouver Coastal Health (VCH), which makes the project feasible. The Care BC project requires a single, ground-oriented story and can be co-located with the non-profit housing project on the floors above. While planning and design for the entire Delbrook site will be recommencing in the fall, 2017, staff recommends initiating the negotiations for a ground lease on the south portion of the Delbrook lands to these two partners at a nominal rate. Detailed design development will include further public engagement as the overall Delbrook site planning continues this fall. This process will consider the timing for the existing tenants and will include public engagement.

**BACKGROUND:**

Site Information

The Delbrook site is located at 600 West Queens Road. The site is 4.3 acres (17,607m<sup>2</sup>) and is near two arterial roads, and along two transit corridors and on a future frequent transit network (FTN), identified in the North Shore Area Transit Plan for future frequent transit service. The site is within walking distance of schools, parks, recreation facilities, and shops. The land is designated "Institutional" in the Official Community Plan (OCP) and is zoned "Public Assembly". The site currently includes the Delbrook north and south recreation

buildings, two parking lots, three lit tennis courts, a public children's play area, a privately run child care facility (Little Rascals), and the Mission Creek riparian area (with a 15 meter setback). See Figure 1 below.



**Figure 1: Aerial Map of the Existing Delbrook Site**

In 2017, the District opened a brand new recreation centre at 851 Queens Road, which consolidated the former Delbrook and William Griffin community recreation centres (CRC). All recreation programs have transferred to the new facility, leaving the Delbrook Lands underutilized. Engineering studies commissioned by the District's Facilities department conclude that the Delbrook north and south buildings are both at the end of their lives and should be demolished.

#### Delbrook Lands Dialogue

In 2016 the District partnered with the SFU Centre for Dialogue to conduct a community consultation process with the goal of determining the most broadly-supported land use options for the site.

On June 18, 2016 the SFU Centre for Dialogue and the District co-hosted a Deliberative Dialogue event at the old Delbrook Community Recreation Centre. This event provided a unique opportunity for local and District-wide residents, and stakeholders to provide input to the District.

Key findings from the Deliberative Dialogue included:

- strong support for a multi-use site that includes neighbourhood parkland and indoor community services such as child care and adult day care.

- the majority of participants supported non-market housing, if paid for by other levels of government.
- to help fund onsite amenities, participants proposed that the District of North Vancouver work to develop partnerships with senior levels of government and non-profit organizations, as well as allocate funding from the District budget.
- the majority of participants opposed the ideas of building market housing and/or selling the Delbrook Lands.

Staff presented these findings at a regular Council meeting on January 17, 2017. Council directed staff to begin discussions with non-profit housing providers and non-profit community service providers to explore options for the site and to develop a concept plan, cost estimates, and a funding strategy.

This report includes an update on this discussion. It includes some preliminary information on the non-market housing and community service building, high level cost estimates and a conceptual funding strategy. A concept plan for the south parking lot portion, refined cost estimates, funding strategy, and public input will be presented to Council later this fall.

Further planning for the site will occur later in 2017 and will include public engagement to determine a preferred concept plan that will be used to inform cost estimates and the funding strategy for the remainder of the site. Staff will present a draft scope for this work to Council in the fall.

#### **EXISTING POLICY:**

##### *Official Community Plan*

The District Official Community Plan (OCP) 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 "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 states 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. "

##### *Rental and Affordable Housing Strategy*

The District's Rental and Affordable Housing Strategy (RAHS) states the need to "focus on the needs of low and low to moderate income earning households that are most likely to face challenges in finding appropriate and affordable housing" (page 5). Goal Six is to "partner with other agencies to help deliver affordable housing" and includes:

- seeking opportunities to partner with community stakeholders and senior levels of government towards achieving affordable housing goals and,
- exploring opportunities to utilize District owned land subject to consideration of, but not limited to: proximity to FTN; access to community services and employment; availability of external funding and partnerships; alignment with OCP, centres implementation plans and other applicable municipal policies. (page 14)

The 10 year (2016-2026) estimated demand in the RAHS for affordable rental units in the District is 600-1,000 units. In order to meet this target, staff must seek to maximize and expedite the analysis of options for delivering non-market housing projects across the District.

*Child Care and Seniors Services*

The OCP and the District's Child Care Policy identify childcare as a priority and support the facilitation of the provision of quality child care. A child care needs assessment completed for the District indicates there is demand for additional childcare in the area, especially for infant/toddler care.

There is a growing population of seniors on the North Shore, and a limited number of adult day care centres to provide respite for families who care for seniors with complex needs. The centres that do exist have extensive waiting lists. Co-locating childcare with adult day care allows for intergenerational programming, which is proven to have many positive benefits.

*Public Assembly Land Strategy*

The site is currently zoned public assembly and community services (adult and child care) are an allowable use in this zone. One of the guiding principles of the Public Assembly Land Strategy is the retention of public assembly lands where possible. During the rezoning process, District staff will conduct an evaluation on any proposed change of use based on the criteria laid out in the Public Assembly Land Strategy to ensure any proposed changes are in the public interest.

*Parks and Open Space Strategic Plan*

The Parks and Open Space Strategic Plan identifies a need for neighbourhood parkland in the Delbrook neighbourhood. Neighbourhood parkland is defined as a local park that primarily serves District residents within a safe walking distance and provides limited recreational facilities such as a playground.

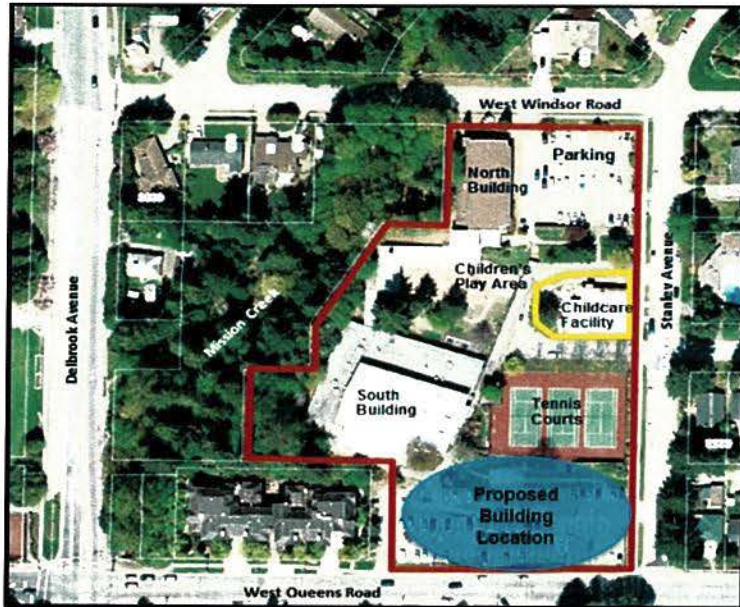
**ANALYSIS:**

Site Analysis:

The development of non-market housing and community services on District-owned land provides positive benefits to the neighbourhood and to the District as a whole. Analysis by staff has determined the most appropriate location for the project is the southern portion of the site, fronting onto West Queens Road (see Figure 2 below). The co-location of the two projects on the south parking lot allows the other tenants (Capilano Community Services and Little Rascals Child Care) on the Delbrook Lands to remain in place to the end of their leases. The proposed project also retains District ownership of the land.

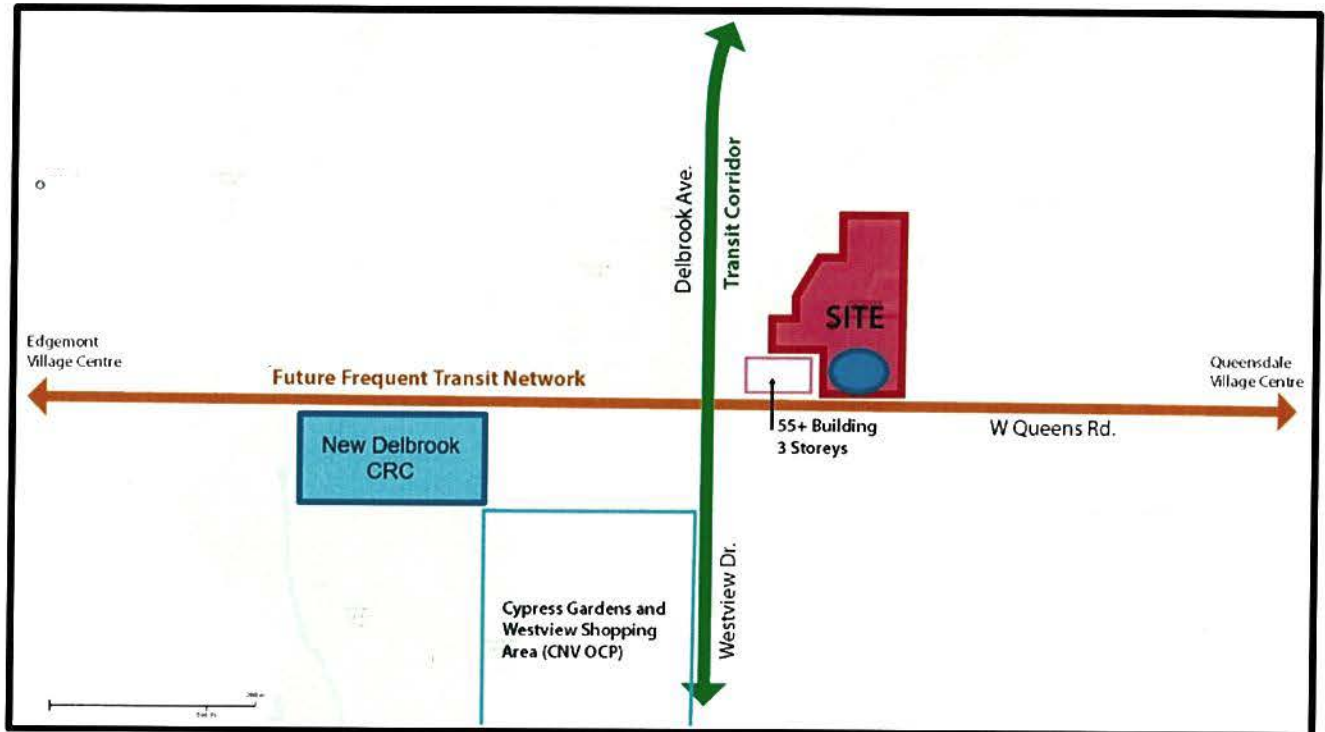
In this preliminary stage Catalyst has proposed a low rise apartment building accommodating between 80-88 homes. Care BC and child care is proposed for the ground floor with underground parking beneath. The scale, size, and layout of the project will be refined

through design development, operational review, and municipal approvals processes, which includes public input. Sensitive integration with the surrounding single family neighbourhood will be a key objective in the design exercise.



**Figure 2: Aerial Map with the Proposed Location of the Non-Market Housing and Community Services Building**

In order to allow for non-market housing, Council would need to consider an OCP amendment for the south parking lot to change the land use designation from institutional to residential. The OCP directs the majority of new residential growth into key town and village centres and along corridors. The proposed location of the non-market housing is on Queens Road, near Delbrook Avenue, both of which are transit corridors. Queens Road is a future frequent transit corridor. The proposed site is located within walking distance of schools, parks, recreation facilities, and Westview shopping centre. The neighbouring multi-family development at the corner of Queens Road and Delbrook Ave. is three storeys and the rest of the neighbourhood is mainly single family (see Figure 3 below).



**Figure 3: Context Map**

Changing the land use designation for a portion of the site to residential also requires a rezoning process and an assessment under the Public Assembly Land Strategy evaluation framework. The evaluation would ensure that any proposed change is in the public interest and provides an overall benefit to the community.

#### Transportation Implications

In 2016, the District commissioned a transportation study on the Delbrook Lands to examine the implications of a variety of land uses, including the uses proposed in this report. The study concluded that the proposed land uses (non-market housing and community services) will generate less traffic than was generated by the recreation centre and other existing site uses. The study also noted this site is suitably located near transit and within walking distance to shops, recreation, and schools.

Transportation staff has provided further recommendations regarding site circulation, parking, walking, and cycling connectivity for the whole Delbrook Lands site.

Staff has also highlighted a number of offsite opportunities that could improve the neighbourhood connections, such as creating wider sidewalks and landscape buffers along site frontage and improvements to pedestrian crossings at West Queens and Stanley, cycling facilities along West Queens, and upgrading the transit stop facility.

More detailed analysis of the transportation implications of locating this project on the southern portion of the site will be needed when the project moves ahead to rezoning.

Catalyst Community Developments Society

Catalyst is a registered BC non-profit society that brings a unique financing model to delivering non-market housing projects across the Lower Mainland. The Society raises social equity from foundations and private individuals wishing to invest in, and support, projects that provide a 'triple bottom line' return (financial, social, and environmental).

Catalyst provides an innovative and proven model that ensures the project is viable. Catalyst does not rely on grant funding but, should it become available, any grants would improve and deepen the affordability, which benefits future tenants.

Catalyst's mission is to create housing that is affordable to a cross section of the community, including seniors, singles, couples, and families. The Society targets those residents with a gross income level in the range of \$25,000 to \$65,000 per year, and income-tests appropriately. In addition the Society would endeavour to provide homes to individuals with incomes well below these levels and to those with rent subsidies (e.g. seniors with SAFER subsidies).

Catalyst brings innovative non-market housing development expertise and a proposal that offers a broad range of unit types and levels of affordability. Their preliminary proposal includes rental affordability targeted to Canada Mortgage and Housing Corporation (CMHC) level two and three and may range from one bedrooms at \$1,086-\$1,220 to \$1,356-\$1,526 for three bedrooms. The exact blend of affordability within the building is flexible and will be driven by need and demand, as well as other financial considerations such as debt-financing, construction costs, etc. By way of example, 15% of homes could be offered at the income assistance shelter rate (\$375/month) and the remaining rent at an adjusted rate.

Catalyst has also included space for a child care facility in the building, although capital funding and an operator have not yet been identified. Staff will work to identify a non-profit child care operator over the next few months.

Care BC

Care BC has been working with District staff to locate a site for their facility for many years. Care BC is proposing to build and operate an integrated facility for 20 adult daycare program clients and 12 overnight seniors respite beds. It would serve a client population of older adults (70+ years) living on the North Shore who are eligible for home support services in BC, require ADP or OSR, and have been referred by Vancouver Coastal Health (VCH). Their facility must be located on the ground floor of the residential building. CareBC has secured annual operating dollars from Vancouver Coastal Health (VCH). They have also confirmed the ability to secure capital funding for construction from private donors and foundations.

Catalyst and Care BC have met several times and have formally agreed to partner together on the development of this project. Catalyst will take on the responsibility of project management in the design and build process, with both organizations working collaboratively, but independently, to secure the necessary capital dollars to make the project

**SUBJECT: Delbrook Lands Update - Non Market Housing and Community Service Partners**

July 17, 2017

Page 9

work. District staff will be working with both organizations to develop a ground lease at a nominal rate and a Partnership Agreement, itemizing the details and conditions.

**Timing/Approval Process:**

Staff will work with Catalyst and Care BC to develop a preliminary design for the non-market housing and community services building on the south parking lot portion of the Delbrook site in the fall of 2017. Opportunities for public input will be available during the OCP amendment and rezoning processes, as well as during the site planning process.

Staff will engage the community on the planning and design of the site through the fall/winter of 2017 into 2018. The planning will consider the constraints on the remaining site, including Capilano Community Services Society (CCSS) staying in the north building until 2019, and Little Rascals Child Care's ground lease to 2023. Planning will include the development of a draft concept plan for the Delbrook Lands based on the uses recommended through the Delbrook Lands process, District priorities, refined cost estimates, and a funding strategy.

**Concurrence:**

Finance, Real Estate, Communications, and Engineering staff have reviewed this report.

**Financial Impacts:**

Partnering with Catalyst and CareBC leverages significant capital and ongoing operational dollars (Care BC only) from senior levels of government, foundations, and social equity investors. The District has various options to further reduce the rents for residents living in the building. Some of the options are design related, and include parking requirements and site access and others relate to waiving fees, DCCs, nominal land lease, etc. These contributions are listed below for Council's information. Staff will provide refined estimates at a later date.

What is the District contributing?

- One-time costs \$1.6M
  - Waiving of fees (~\$300,000 permit fees, ~\$500,000 DNV DCC's)
  - Offsite servicing (~\$500,000 pipes, ~\$300,000 sidewalks, boulevards, etc.)
- Ongoing tax exemption ~\$70,000 to \$90,000 per annum
- Land lease at a nominal rate, southern portion of site valued in 2016 at over \$6M (property values in the vicinity rose more than 35% since 2016, therefore a final number will be provided to Council at the time of signing a Partnership Agreement)
- Foregone CAC's if developed as market housing (\$1.4M)

**TOTAL** ~\$9,000,000 + annual tax exemption

How is the District benefitting?

- 80-88 subsidized rentals units (subsidy valued at ~\$300,000 per year)
- 20 adult daycare spaces (subsidy valued at \$400,000 - \$500,000 per year)
- 12 overnight respite beds (subsidy valued ~\$950,000 per year)

- 37 spaces of child care (0-5 years, value to be determined)
- Retain ownership of land, long term flexibility for site

Funding for the District's \$1.6M in one-time costs is referred to the Long Term Financial Plan, with likely sources including the development stabilization reserve. Metro Vancouver will also be waiving GVS&DD DCC's valued at ~\$70,000 for the subsidized rental units included in the development.

Financial details will be laid out in a Partnership Agreement between the District and the project proponents, which is subject to final approval by Council.

**Liability/Risk:**

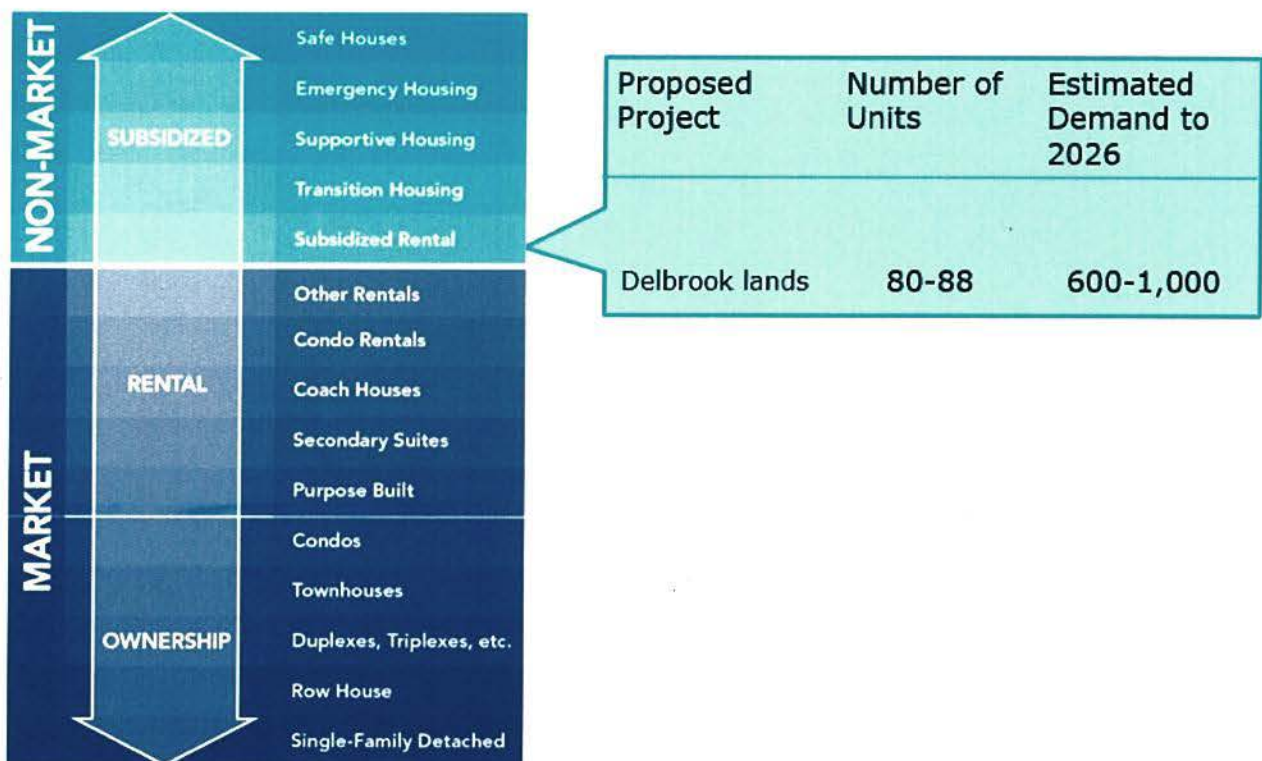
Previous experience using District-owned land for supportive and non-market housing projects indicates that project partners who build and operate the non-market housing assume the liability and responsibility for the project during the term of the lease. Staff recommends continuing with this model through the future processes of negotiating lease agreements for any such project.

**Social Policy Implications:**

The creation of new non-market housing and community services are priorities for the District. The Delbrook Lands planning process revealed an opportunity to begin to address the critical need in the District for these important services. Based on community feedback, both of these proposed uses would be acceptable and would allow the land to remain a public asset, owned by the District for future benefit to all District residents.

### Metrics

This project will add approximately **80-88** units of non-market subsidized rental housing to The District's estimated demand of 600-1000 units by 2026.



### Environmental Impact:

Mission Creek riparian area will be protected and enhanced.

### Public Input:

The community have been involved extensively in determining the future of the Delbrook Lands. The proposed project is in keeping with the community recommendations from the Dialogue process in 2016 as it includes District-owned lands for non-market housing and community services. The remainder of the site will include some neighbourhood parkland.


Local and District-wide residents are continuing to be engaged and will have further opportunity to comment on the proposed non-market housing and community service project through the OCP amendment and rezoning process. Staff will engage with the community

association and the wider public on the preferred concept for the site, and will present this information to Council in 2018, including cost estimates and a funding strategy.

**Conclusion:**

This report provides an update on the progress made on discussions with non-market housing and community service providers to determine a model of delivering a joint non-market housing and community care facility on the southern portion of the Delbrook site.


Respectfully submitted,

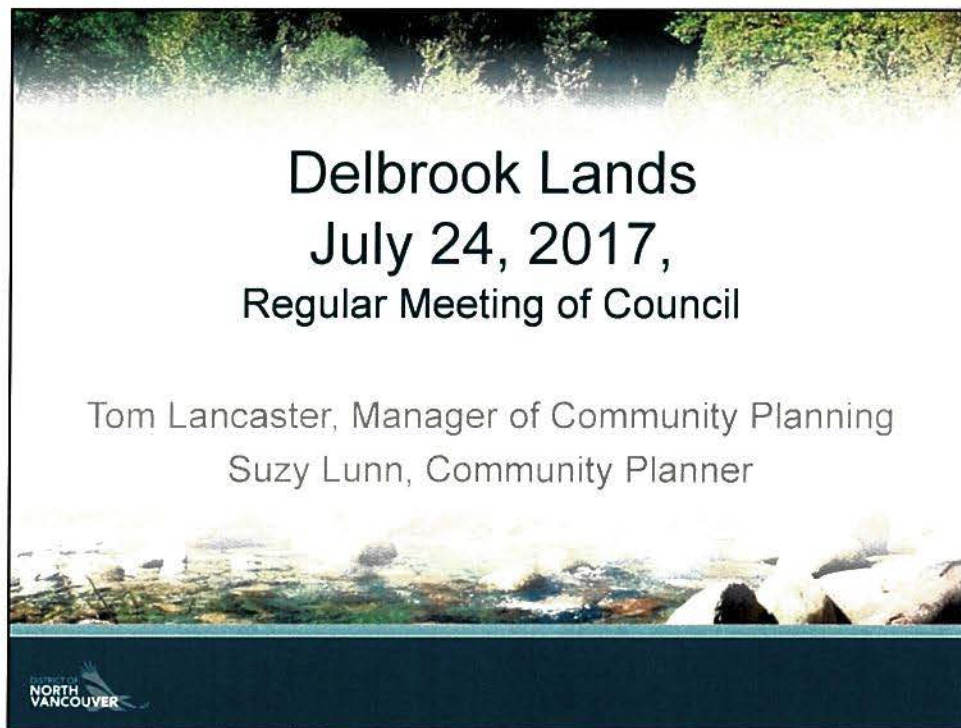


Annie Mauboules  
Senior Community Planner

Suzy Lunn  
Community Planner

**Attachment 1: Delbrook Lands Presentation**

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  _____	<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 _____	

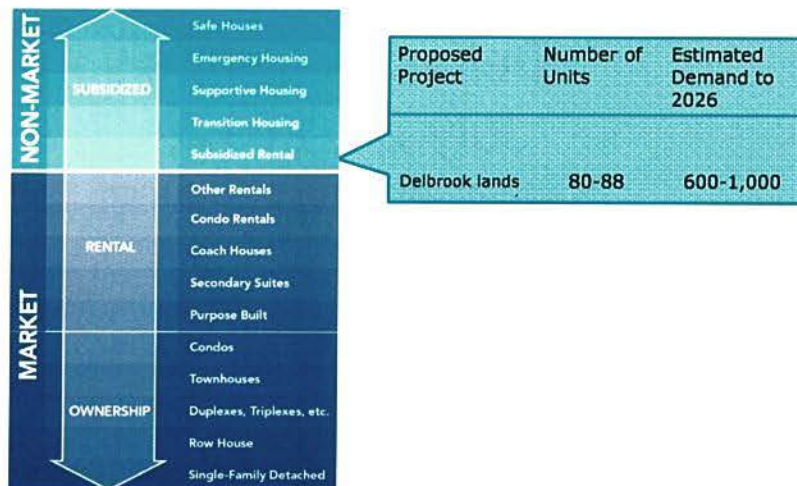


## Presentation Overview

1. Housing Continuum
2. Background: Delbrook Lands Dialogue
3. Project Overview
4. Project Partners
5. Next Steps



## Housing Continuum



## Delbrook Lands Dialogue



### January 28, 2016 event

- 177 participants (56% local, 28% District-wide, 16% other)
- 103 responses to online survey

### June 18, 2016 event

- 89 participants (52% local, 48% District-wide)
- 128 responses to online survey

### January 17, 2017

- Council approval to commence discussion with partners

## Delbrook Site



NORTH  
VANCOUVER

## Project Overview



### Catalyst Community Developments

- 80-88 units
- Four storey wood frame

+



### Care BC

- Ground level – 12 respite beds and 20 adult day care spaces

+

### Child Care

- 37 spaces

NORTH  
VANCOUVER

## Catalyst Community Developments Society

- Non-profit society
- Leveraging real estate assets for social change
- Innovative funding model – social equity
- Proven partnership track record
- 7 current non-market housing projects across BC



## Care BC

- Non-profit society
- Long history of providing preventive and supportive health services
- Operates facilities in Vancouver



## Conclusion

- Timeline
- Next steps



355 West Queens Road  
North Vancouver, BC  
V7N 4N5

604-990-2311



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 24, 2017
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

July 10, 2017  
File: 02.0930.20/495

**AUTHOR:** Lenia Calico, Property Services Agent

**SUBJECT:** Proposed Partial Highway Closure and Dedication Removal Bylaw 8247 -  
"2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017"

**RECOMMENDATION:**

THAT "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017" be given FIRST READING; and,

THAT Staff is authorized to publish notification for two consecutive weeks as per the provisions in the Community Charter.

**REASON FOR REPORT:**

To obtain the First Reading of the "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017" to authorize the closure and the raising of title to 3,076 square feet (285.8 square metres) of municipal road (the "Road Parcel") which will authorize the subsequent transfer of the Road Parcel to Anthem Maplewoods West Developments Limited Partnership ("Anthem") for the purpose of consolidation with the adjacent properties for a residential development.

**SUMMARY:**

DNV Staff has negotiated a conditional Agreement of Purchase and Sale with Anthem for the disposition of the Road Parcel for the appraised market value of \$738,000. The purpose of the acquisition is to consolidate the closed laneway with Anthem's adjacent lands to the west for a multi-family housing project.

The Agreement is conditional on the adoption of a bylaw to close to traffic and remove the dedication of this road allowance as set out in proposed Bylaw 8247 and adoption of rezoning bylaws.

A partial lane closure is required in order to raise title and subsequently sell the property to Anthem at the appraised market value. The subject laneway is located between Heritage Park Lane and Seymour River Place in the Maplewood Village Centre neighbourhood (see **Attachment 1**).

A third party appraisal was completed by the appraisal firm Burgess Cawley Sullivan & Associates Ltd. in September 2016. The Road Parcel was appraised as if the road were consolidated with the adjacent lots optioned by Anthem based on the highest and best use at a proposed 1.2 Floor Space Ratio (FSR) and using a direct comparison approach.

Prior to completing the disposition to Anthem contemplated in the Agreement of Purchase and Sale, the District must close to traffic and remove the dedication of these portions of road as set out in the proposed Bylaw 8247 (see **Attachment 2**) and to obtain a rezoning 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 **Schedule A of Attachment 2**).

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

**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.

As the subject property is within 800 metres of an arterial highway, Ministry of Transportation and Infrastructure approval is required.

**Financial Impacts:**

The DNV will receive the purchase price from Anthem for the appraised market value of \$738,000 upon closure and subsequent transfer of title. The proceeds of the disposition of this laneway will be placed into the Land Opportunity Fund as per the Land Opportunity Reserve Fund Policy 5-1840-8.

**Public Input:**

As per the provisions within the *Community Charter*, the public will have an opportunity for persons who consider they are affected by the road closure bylaw to make representations to Council.

**Conclusion:**

Staff recommends that Council give proposed Bylaw 8247 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 8247 first reading and direct staff to publish notice of road closure in accordance of the *Community Charter*.
2. Council does not give proposed Bylaw 8247 first reading.

Respectfully submitted,



Lenia Calico  
Property Services Agent

**REVIEWED WITH:**

<input type="checkbox"/> Sustainable Community Dev.	_____
<input type="checkbox"/> Development Services	_____
<input type="checkbox"/> Utilities	_____
<input type="checkbox"/> Engineering Operations	_____
<input type="checkbox"/> Parks	_____
<input type="checkbox"/> Environment	_____
<input type="checkbox"/> Facilities	_____
<input type="checkbox"/> Human Resources	_____

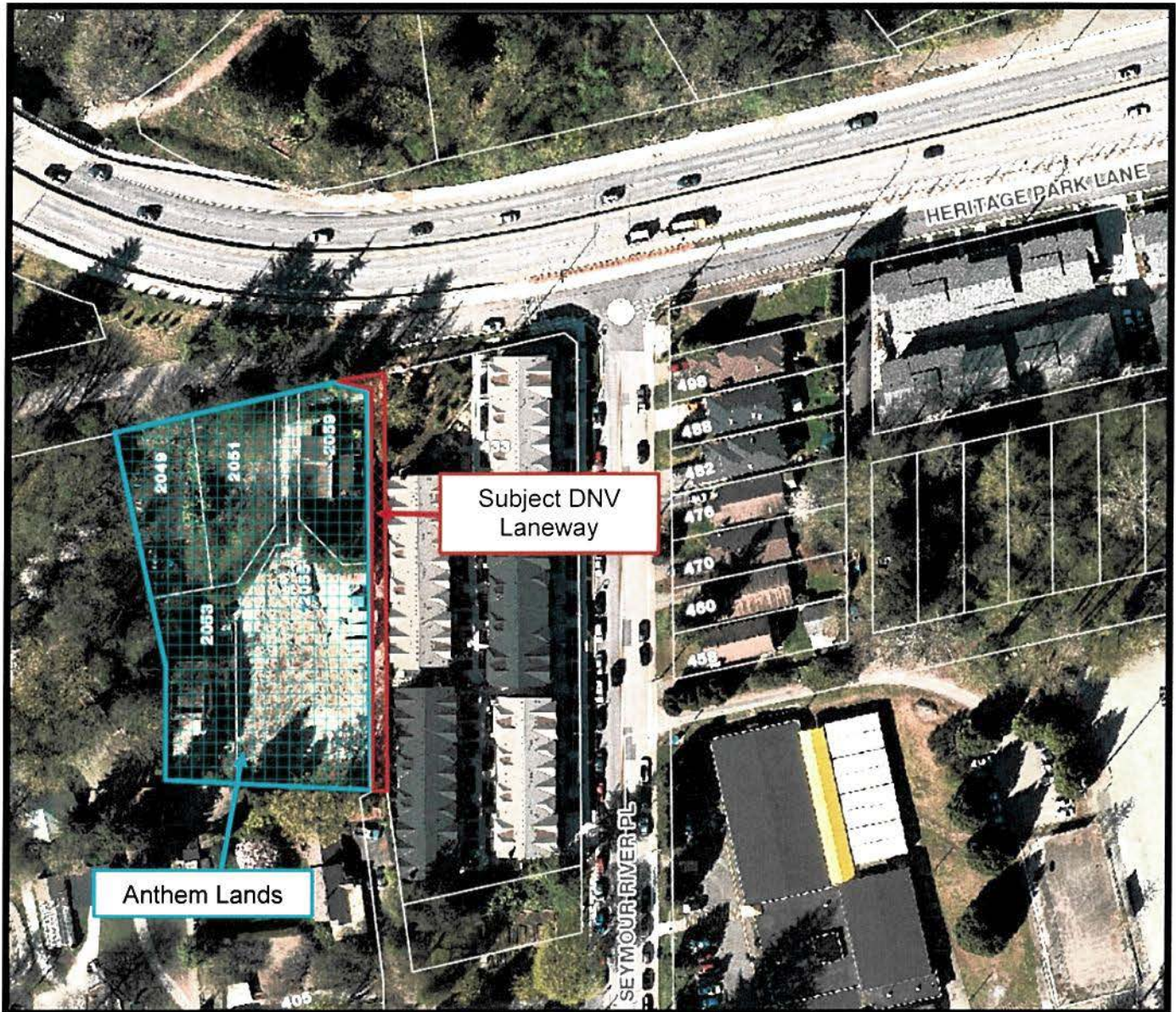
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<input type="checkbox"/> Communications	_____
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<input type="checkbox"/> ITS	_____
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<input type="checkbox"/> GIS	_____
<input type="checkbox"/> Real Estate	_____

**External Agencies:**

<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Other:	_____

## ATTACHMENT 1

### Partial Lane to be Closed



## **ATTACHMENT 2**

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

#### **Bylaw 8247**

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 "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017."

#### **2. Bylaw to close and remove highway dedication**

2.1 The portion of highway dedicated by Plans 16486, 2871 and 3843 shown in the attached plan hereto as Schedule "A" 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 deliver 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 8247" 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 8247 Road Closure Plan

REFERENCE PLAN TO ACCOMPANY BYLAW NO 8247 DISTRICT OF NORTH VANCOUVER  
TO CLOSE PARTS OF ROAD DEDICATED ON PLANS 16486, 2871 AND 3843  
ALL OF BLOCKS 2 AND 3 DISTRICT LOT 791 GROUP 1 NEW WESTMINSTER DISTRICT

PLAN EPP68371

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND  
SECTION 40 OF THE COMMUNITY CHARTER

DISTRICT OF NORTH VANCOUVER  
BCGS 92G035

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
THE INTENDED PLOT SIZE OF THIS PLAN IS 43296 M<sup>2</sup>  
WIDTH BY 560 M<sup>2</sup> HEIGHT BY 10.0 M<sup>2</sup> WHEN PLOTTED AT  
A SCALE OF 1:250



DATUM POINT COORDINATES AND BOUNDARY DIMENSIONS				
POINT	NORTHING	EASTING	HORIZONTAL POSITIONAL ACCURACY	COMBINED FACTOR
BN-1001	4481541.854	448198.847	0.02	0.000014
BN-1002	4481541.854	448198.847	0.02	0.000014

NOTE: FOR MASSING PURPOSES ONLY

## LEGEND

INTEGRATED SURVEY AREA IN DISTRICT OF NORTH VANCOUVER  
BACS (BCRS) 4000000000

CONTROL POINTS ARE DERIVED FROM COORDINATES BETWEEN GEOLOGIC  
CONTROL POINTS AND BACS (BCRS) 4000000000

- CONTROL POINTS (NOT FOUND)
- CONTROL POINTS (NOT FOUND)
- △ CONTROL POINTS (NOT FOUND)

UTM COORDINATES AND STRAIGHT HORIZONTAL  
POSITIONAL ACCURACY ARE PROVIDED FOR THE  
UNADJUSTED UNADJUSTED COORDINATES AND STANDARD  
DEVIATIONS FOR GEOLOGIC CONTROL POINTS  
AND BACS (BCRS) 4000000000

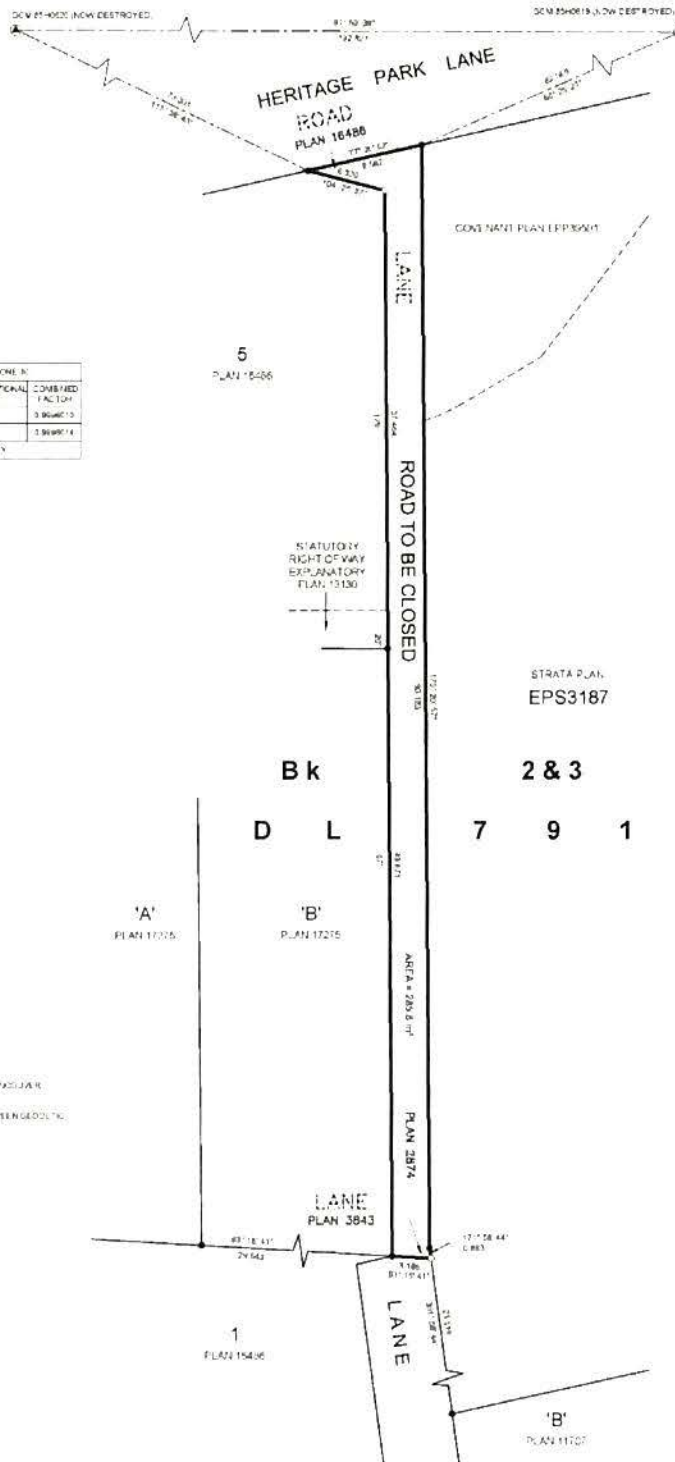
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL  
DISTANCES UNLESS OTHERWISE SPECIFIED TO  
COMPUTE GRID DISTANCES BOUNDARY GROUP LEVEL  
DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
0.000014 WHICH HAS BEEN DERIVED FROM GEOLOGIC  
CONTROL POINTS AND BACS (BCRS) 4000000000

**bennett**

LAND SURVEYING LTD  
INC. AND SURVEYORS  
801 - 275 FULL AVENUE  
NORTH VANCOUVER BC  
V7P 1P1  
TEL: 604-663-4868  
WWW.BENNETTSURVEYING.COM

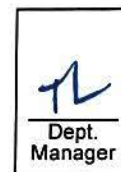
10/10/2024 (10/10/2024)

PLAN EPP68371 (10/10/2024)



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 24, 2017</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

July 14, 2017

File: 10.4900.30/002.000

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** Proposed Bylaw and Amendments for the Keeping of Domestic Hens

**RECOMMENDATION:**

THAT "Keeping of Domestic Hens Bylaw 8211, 2016" is given SECOND Reading, as amended;

AND THAT "Keeping of Domestic Hens Bylaw 8211, 2016" is given THIRD Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)" is given SECOND Reading, as amended;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)" is THIRD Reading;

AND THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)" is given SECOND Reading, as amended;

AND THAT: "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)" is given THIRD Reading.

**BACKGROUND:**

Bylaws 8211, 8222 and 8224 received First Reading on April 10, 2017. A Public Hearing for Bylaw 8211 was held and closed on May 16, 2017.

19 residents spoke at the Public Hearing. Six were opposed and 13 were in support. Those residents in opposition were concerned that hens would be a wildlife attractant for cougars, coyotes, vermin, and bears. People also commented that hens have a short egg-bearing life and that they were concerned about what would happen to hens once they were finished laying. Noise and smell were also noted as possible nuisances.

Those in support of the Bylaw commented on how other municipalities such as the City of North Vancouver, District of West Vancouver, and District of Squamish have adopted Bylaws around the keeping of backyard hens and how there has been little wildlife conflict reported

as a result. People also spoke about the health, environmental, and educational benefits of raising hens. Residents in support felt the disposal of hens would not be an issue as hens would be viewed as pets and for those that wish to dispose of their hens that there are many humane options for dealing with them. Many also commented that they would support a registration and inspection process of the coop and that household garbage is the primary bear attractant to residential neighbourhoods.

Council made a number of comments following the presentations by the public. Most notably, Council requested that a registration fee and an annual inspection be mandatory and be included in the bylaw along with the provision of electric fencing.

### **PROPOSED CHANGES:**

The changes to the Bylaws are outlined below and incorporate the additions that were proposed by Council.

<b>Bylaw 8211: A bylaw to regulate the keeping of domestic hens</b>		
<b>Original Bylaw</b>	<b>Revision/Addition</b>	<b>Rationale for change</b>
	2 (c ) "District" means the District of North Vancouver	To clarify the definition of "District"
2. (b), (c ), (d), ( e ), (f), (g)		Formatting change – numbering
4 (a) register the hens with the District of North Vancouver by filling out all fields of the hen registration form and submitting it with the appropriate registration fee set out in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the District of North Vancouver General Manager – Planning, Properties, and Permits, or his or her designate.	4 (a) obtain a permit for the hens from the District by filling out all fields of the hen permit application form and submitting it with the appropriate permit application fee set out in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the District of North Vancouver General Manager – Planning, Properties, and Permits, or his or her designate.	New - Council request
	4(b) pay the annual hen permit fee prescribed in the Fees and Charges Bylaw 6481.	New - Council request
	4 (c)(i): be enclosed by electric fencing designed and maintained in accordance with the electric fencing guidelines of the WildSafe BC	New - Council request

	program developed by the British Columbia Conservation Foundation.	
4 (C) (ii), (iii), (iv), (v), (vi), (vii), (viii)		Formatting change – numbering
4 (d) construct and maintain the enclosure so as to prevent any vermin from harbouring beneath the enclosure so as to prevent any vermin from harbouring beneath the enclosure or within it or its walls, and to prevent entrance by vermin, other wildlife or pets;	4(e) construct and maintain the enclosure so as to prevent any vermin from harbouring beneath the enclosure so as to prevent any vermin from harbouring beneath the enclosure or within it or its walls, and to prevent entrance by other animals.	Simplify the wording
4 ( e ) secure all food and water containers in a coop , or otherwise in a manner to prevent access by vermin, wildlife and other animals;	4 (f) secure all food and water containers in a coop, or otherwise in a manner to avoid attracting other animals.	Simplify the wording.
	5. Inspection: the enclosure must be inspected by the District for compliance with the provisions of section 4 of this bylaw as a condition of issuing a hen permit and must be inspected annually thereafter, but no such inspection will be conducted by the District unless the annual permit fee required pursuant to section 4(b) of this bylaw and prescribed in the Fees and Charges Bylaw 6481 has been paid.	New – Council request
Section 5, 6, 7, 8, 9, 10, 11, 12		Formatting change – numbering
11. Municipal Ticket Enforcement – section 4(a) – 5(k)	12. Municipal Ticket Enforcement – section 4(a) – 6(l)	Fines updated to match the fines included in West Vancouver's Notice Enforcement Bylaw.

<b>Bylaw 8222: A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)</b>		
2, 2.1 Table outlining the required fees		Fines updated to match the fines included in West Vancouver's Notice Enforcement Bylaw.
4(b) Improper chicken enclosure	4(b) Failure to pay the hen permit fee	Clarification of the fines
4(b)	4(c) Improper enclosure	
4 (c ) – (g) Improper maintenance of chickens or chicken enclosure	4(d) Failure to maintain enclosure	
	4(e) Failure to exclude other animals	
	4(f) Failure to properly secure food and water containers	
	4(g) Failure to prevent obnoxious, unsafe or unhealthy conditions	
	4(h) Failure to follow bio-security procedures	
	4(i) Commercial use of chickens	
	4(j) Failure to secure chickens in coop	
	4(k) Failure to secure chickens in enclosure	
	5 Failure to have enclosure inspected	
5( c ) – (e) More than six chickens or fewer than two chickens	5( c) Keep more than six chickens	
	5(d) Keep fewer than two chickens	
	5( e) More than one chicken enclosure	
5 (f) – (j) Improper caging, slaughter or disposal of chickens	5(f) Keep chicken in cage except for transport	
	5(g) Killing a chicken	
	5(h) Burying a chicken	
	5(i) Failure to dispose of a dead chicken within one day	
	5(j) Improper disposal of dead chicken	
	5(k) Keep chickens or	

**SUBJECT: Proposed Bylaw and Amendments for the Keeping of Domestic Hens**

July 14, 2017

Page 5

	construct enclosure in front yard or side yard	
	5(l) Deposit or permit manure in sewer or storm drain	

**Bylaw 8224: A bylaw to amend Fees and Charges Bylaw 6481, 1992**

	2, 2.1 Permit application fee - \$50.00	New – Council request
	Annual permit fee - \$50.00	New – Council request

**JUSTIFICATION FOR CHANGES:**

As the Bylaws, as amended, do not vary use or density, Bylaws 211, 7458 and 6481, can now be considered by Mayor and Council for SECOND Reading and THIRD Reading.

**Options:**

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

Respectfully submitted,



Cristina Rucci,  
Social Planner

**Attachments:**

- Corrected version - Keeping of Domestic Hens Bylaw 8211, 2016
- Corrected version - Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)
- Corrected version - The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)
- Redline version - Keeping of Domestic Hens Bylaw 8211, 2016
- Redline version - Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)
- Redline version - The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)
- Public Hearing Minutes – May 16, 2017
- Staff Report – dated March 31, 2017

<b>REVIEWED WITH:</b>		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	<b>External Agencies:</b>
<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 8211**

A bylaw to regulate the keeping of domestic *hens*

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

**1. Citation**

This bylaw may be cited as "Keeping of Domestic *Hens* Bylaw 8211, 2016".

**2. Definitions**

In this bylaw, unless the context otherwise requires:

- a) "*chicken*" means a domesticated *chicken*;
- b) "*coop*" means that part of an *enclosure* that is constructed of solid walls on all sides and covered with a solid roof, with a wood or concrete floor;
- c) "*District*" means the District of North Vancouver;
- d) "*enclosure*" means an enclosed structure designed for the keeping of *chickens*, and consists of a *run* and a *coop*;
- e) "*hen*" means a female *chicken*;
- f) "*rooster*" means a male *chicken*; and
- g) "*run*" means the outdoor part of an *enclosure* that is fully enclosed by wire or mesh on all sides and covered with a solid roof.

**3. Applicability**

The keeping of *hens* is permitted on properties located in any of the single family residential (RS) zones defined in the District of North Vancouver Zoning Bylaw 3210, subject to compliance with this Bylaw.

**4. General Regulations**

No person shall keep *hens* unless they:

- a) obtain a permit for the *hens* from the *District* by filling out all fields of the *hen* permit application form and submitting it with the appropriate permit application fee set out in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the District of North Vancouver General Manager –

Planning, Properties and Permits, or his or her designate and obtaining an inspection in accordance with section 5 of this bylaw;

- b) pay the annual *hen* permit fee prescribed in the Fees and Charges Bylaw 6481;
- c) construct and maintain an *enclosure*, including a *coop* and a *run*, which *enclosure* shall:
  - (i) be enclosed by electric fencing designed and maintained in accordance with the electric fencing guidelines of the WildSafeBC program developed by the British Columbia Conservation Foundation;
  - (ii) be at least two metres in height;
  - (iii) be constructed only in a rear yard;
  - (iv) comply with the following property setbacks:
    - a) From a rear lot line 1.2 metres (3.9 feet) minimum
    - b) From an interior side lot line 1.5 metres (4.9 feet) minimum
    - c) From a dwelling unit 1.2 metres (3.9 feet) minimum
  - (v) include a *coop* having:
    - A. a floor area of at least 0.4 square metres per *hen*, provided that no *coop* floor area shall exceed 5 square metres;
    - B. an inclined roof constructed of a material that does not collect and hold heat, which roof shall be covered with waterproof material (but tarps shall not be permitted);
    - C. a wooden floor at least 0.3 metres above grade, or a concrete floor;
    - D. at least one nest box; and
    - E. for each *hen*, a minimum of one perch at least 0.25 metres in length;
  - (vi) include a *run* with a floor consisting of any combination of vegetated or bare earth, with at least 1 square metre of floor area per *hen*;
  - (vii) be constructed so as to prevent the escape of *hens* and access by other animals; and
  - (viii) be located in an area that provides shade, direct sunlight, good drainage, and protection from wind;

- d) maintain the *enclosure* and all parts thereof in good and sanitary condition and repair;
- e) construct and maintain the *enclosure* so as to prevent any vermin from harbouring beneath the *enclosure* or within it or its walls, and to prevent entrance by other animals;
- f) secure all food and water containers in a *coop*, or otherwise in a manner to avoid attracting other animals;
- g) remove leftover feed, trash, and manure in a timely manner so as to prevent obnoxious odours, attraction of pests and wildlife, or conditions that could interfere with the health or well-being of a *hen*;
- h) follow bio-security procedures recommended by the *Canadian Food Inspection Agency*;
- i) keep *hens* for personal use only, and not sell, trade or barter eggs, manure, meat, or other products derived from the *hens*;
- j) ensure that all *hens* are kept within a secure and locked *coop* from dusk until dawn or from 9:00 p.m. where dusk falls later than 9:00 p.m. and until 7:00 a.m. where dawn occurs earlier than 7:00 a.m.; and
- k) ensure that each *hen* remains at all other times in the *enclosure*.

## 5. Inspection

The *enclosure* must be inspected by the *District* for compliance with the provisions of section 4 of this bylaw as a condition of issuing a *hen* permit and must be inspected annually thereafter, but no such inspection will be conducted by the *District* unless the annual permit fee required pursuant to section 4(b) of this bylaw and prescribed in the Fees and Charges Bylaw 6481 has been paid.

## 6. Prohibited Uses

No person shall:

- a) keep or permit to be kept any *rooster* on property that they own or occupy;
- b) keep or permit to be kept any *chicken* younger than 4 months on property that they own or occupy;
- c) keep or permit to be kept more than 6 *hens* on any single family residential lot;
- d) keep fewer than 2 *hens*, if *hens* are kept;

- e) have or permit more than one *enclosure* per single family residential lot;
- f) keep a *chicken* in a cage, other than an *enclosure*, unless for the purpose of transport;
- g) slaughter, euthanize, or attempt to euthanize a *chicken*, provided that this will not apply to veterinary clinics or abattoirs that are legally permitted to slaughter or euthanize *chickens*;
- h) bury a *chicken*;
- i) leave a dead *chicken* for more than one day on a property that they own or occupy;
- j) dispose of a dead *chicken* except by delivering it to a farm, abattoir, veterinarian or other facility that is legally permitted and able to dispose of *chicken* carcasses;
- k) construct or permit to be constructed an *enclosure* in the front yard or side yard of a property that they own or occupy, or otherwise keep or permit to be kept any *hens* in any such front yard or side yard; or
- l) deposit manure in the municipal sewage or storm drain system, or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system.

## **7. Enforcement**

The Animal Welfare Officer, Bylaw Enforcement Officer and Medical Health Officer are authorized to enforce this Bylaw and for that purpose may enter at all reasonable times upon any property to ascertain whether or not the provision of this bylaw is being obeyed.

## **8. Obstruction**

No person shall interfere with, delay, obstruct or impede a Bylaw Enforcement Officer or other person lawfully authorized to enforce this Bylaw in the performance of duties under this Bylaw.

## **9. Seizure and Disposition**

The Animal Welfare Officer or Bylaw Enforcement Officer reserves the right (but is not in any way obligated) to seize and impound any *chicken* running astray. If any impounded *chicken* is not claimed within 24 hours, the Animal Welfare Officer or Bylaw Enforcement Officer, or the designate of either of them, may donate, euthanize or otherwise dispose of the *chicken* in any manner he or she sees fit. To claim an impounded *chicken*, the owner shall pay the fees set out in the Fees and Charges Bylaw 6481.

## 10. Offence and Penalties

Any person:

- a) who violates or fails to comply with the provisions of this bylaw, or who causes or suffers or permits any act or thing to be done in contravention of, or in violation of, any provision of this bylaw; or
- b) who neglects or refrains from acting in accordance with this bylaw and as directed by the Animal Welfare Officer or Bylaw Enforcement Officer;

is guilty of an offence and upon conviction is liable for a fine of at least \$25 and not more than \$10,000, and for continuing offences, the fine for each day that an offence continues shall be at least \$25 and not more than \$10,000.

## 11. Designation of Bylaw

This bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed, and may be enforced by any person listed in section 6 of this bylaw.

## 12. Municipal Ticket Enforcement

The words or expressions listed below in the Designated Expression column are authorized to be used on a ticket issued pursuant to 264 of the *Community Charter* to designate a violation of the corresponding section of the bylaw appearing in the Section column. The amounts appearing in the Fine column and the Late Penalty column are the fines set pursuant to section 265 of the *Community Charter* for contravention of the corresponding section of the bylaw set out in the Section column.

Section number	Designated Expression (Short-Form Description)	MTI Fine (\$)	Late Penalty Fine (if Fine unpaid after 30 days) (\$)
4(a)	Failure to register	150	180
4(b)	Failure to pay <i>hen</i> permit fee	150	180
4(c)	Improper <i>enclosure</i>	200	230
4(d)	Failure to maintain <i>enclosure</i>	200	230
4(e)	Failure to exclude other animals	200	230
4(f)	Failure to properly secure food and water containers	150	180
4(g)	Failure to prevent obnoxious, unsafe or unhealthy conditions	150	180
4(h)	Failure to follow bio-security procedures	150	180
4(i)	Commercial use of <i>chickens</i>	200	230
4(j)	Failure to secure <i>chickens</i> in <i>coop</i>	150	180
4(k)	Failure to secure <i>chickens</i> in <i>enclosure</i>	150	180
5	Failure to have <i>enclosure</i> inspected	150	180

6(a)	Keeping <i>roosters</i>	150	180
6(b)	Keeping juvenile <i>chickens</i>	150	180
6(c)	Keep more than six <i>chickens</i>	150	180
6(d)	Keep fewer than two <i>chickens</i>	150	180
6(e)	More than one <i>chicken enclosure</i>	150	180
6(f)	Keep <i>chicken</i> in cage except for transport	200	230
6(g)	Killing a <i>chicken</i>	200	230
6(h)	Burying a <i>chicken</i>	200	230
6(i)	Failure to dispose of dead <i>chicken</i> within one day	150	180
6(j)	Improper disposal of dead <i>chicken</i>	200	230
6(k)	Keep <i>chickens</i> or construct <i>enclosure</i> in front yard or side yard	250	280
6(l)	Deposit or permit manure in sewer or storm drain	250	280

**READ** a first time April 10<sup>th</sup>, 2017

**PUBLIC HEARING** held May 16<sup>th</sup>, 2017

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

# The Corporation of the District of North Vancouver

## Bylaw 8222

A bylaw to amend 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 8222, 2017 (Amendment 31)".

### 2. Amendments

2.1 Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by adding the following in alphabetical order:

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 (\$)
<b>"Keeping of Domestic Hens Bylaw 8211, 2016</b>						
4(a)	Failure to register	150	120	180	NO	N/A
4(b)	Failure to pay the <i>hen</i> permit fee	150	120	180	NO	N/A
4(c)	Improper <i>enclosure</i>	200	170	230	NO	N/A
4(d)	Failure to maintain <i>enclosure</i>	200	170	230	NO	N/A
4(e)	Failure to exclude other animals	200	170	230	NO	N/A
4(f)	Failure to properly secure food and water containers	150	120	180	NO	N/A
4(g)	Failure to prevent obnoxious, unsafe or unhealthy conditions	150	120	180	NO	N/A
4(h)	Failure to follow bio-security procedures	150	120	180	NO	N/A
4(i)	Commercial use of <i>chickens</i>	200	170	230	NO	N/A
4(j)	Failure to secure <i>chickens</i> in <i>coop</i>	150	120	180	NO	N/A
4(k)	Failure to secure <i>chickens</i> in <i>enclosure</i>	150	120	180	NO	N/A
5	Failure to have <i>enclosure</i> inspected	150	120	180	NO	N/A
6(a)	Keeping <i>roosters</i>	150	120	180	NO	N/A
6(b)	Keeping juvenile <i>chickens</i>	150	120	180	NO	N/A
6(c)	Keep more than six <i>chickens</i>	150	120	180	NO	N/A
6(d)	Keep fewer than two <i>chickens</i>	150	120	180	NO	N/A
6(e)	More than one <i>chicken enclosure</i>	150	120	180	NO	N/A
6(f)	Keep <i>chicken</i> in cage except for transport	200	170	230	NO	N/A

Bylaw Section	Description  The following fines apply to the contraventions below:	A1 Penalty Amount  (\$)	A2 Discounted Penalty: Within 14 days  (\$)	A3 Late Payment: After 28 days  (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount  (\$)
6(g)	Killing a <i>chicken</i>	200	170	230	NO	N/A
6(h)	Burying a <i>chicken</i>	200	170	230	NO	N/A
6(i)	Failure to dispose of dead <i>chicken</i> within one day	150	120	180	NO	N/A
6(j)	Improper disposal of dead <i>chicken</i>	200	170	230	NO	N/A
6(k)	Keep <i>chickens</i> or construct <i>enclosure</i> in front yard or side yard	250	220	280	NO	N/A
6(l)	Deposit or permit manure in sewer or storm drain	250	220	280	NO	N/A"

**READ** a first time April 10<sup>th</sup>, 2017

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**The Corporation of the District of North Vancouver****Bylaw 8224**

A bylaw to amend Fees and Charges Bylaw 6481, 1992

---

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

**1. Citation**

This bylaw may be cited as "District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)".

**2. Amendments**

2.1 The Fees and Charges Bylaw 6481, 1992 is amended by the addition of the following to Schedule E:

<b>Domestic Hens</b>	
Impound fee	\$25.00
Permit application fee	\$50.00
Annual permit fee	\$50.00

**READ** a first time April 10<sup>th</sup>, 2017

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## The Corporation of the District of North Vancouver

### Bylaw 8211

A bylaw to regulate the keeping of domestic *hens*

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

#### 1. Citation

This bylaw may be cited as “Keeping of Domestic *Hens* Bylaw 8211, 2016”.

#### 2. Definitions

In this bylaw, unless the context otherwise requires:

a) “*chicken*” means a domesticated *chicken*;

b) “*coop*” means that part of an *enclosure* that is constructed of solid walls on all sides and covered with a solid roof, with a wood or concrete floor;

b)c) “*District*” means the District of North Vancouver;

e)d) “*enclosure*” means an enclosed structure designed for the keeping of *chickens*, and consists of a *run* and a *coop*;

e)e) “*hen*” means a female *chicken*;

e)f) “*rooster*” means a male *chicken*; and

f)g) “*run*” means the outdoor part of an *enclosure* that is fully enclosed by wire or mesh on all sides and covered with a solid roof.

#### 3. Applicability

The keeping of *hens* is permitted on properties located in any of the single family residential (RS) zones defined in the District of North Vancouver Zoning Bylaw 3210, subject to compliance with this Bylaw.

#### 4. General Regulations

No person shall keep *hens* unless they:

a) ~~register~~ obtain a permit for the *hens* ~~with from~~ the ~~District of North Vancouver~~ by filling out all fields of the *hen* ~~registration permit application~~ form and submitting it

Document: 3043278

with the appropriate ~~registration-permit application~~ fee set out in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the District of North Vancouver General Manager – Planning, Properties and Permits, or his or her designate and obtaining an inspection in accordance with section 5 of this bylaw;

b) pay the annual *hen* permit fee prescribed in the Fees and Charges Bylaw 6481;

~~b)c)~~ construct and maintain an *enclosure*, including a *coop* and a *run*, which *enclosure* shall:

(i) be enclosed by electric fencing designed and maintained in accordance with the electric fencing guidelines of the WildSafeBC program developed by the British Columbia Conservation Foundation;

~~(i)(ii)~~ be at least two metres in height;

~~(ii)(iii)~~ be constructed only in a rear yard;

~~(iii)(iv)~~ comply with the following property setbacks:

- a) From a rear lot line      1.2 metres (3.9 feet) minimum
- b) From an interior side lot line      1.5 metres (4.9 feet) minimum
- c) From a dwelling unit      1.2 metres (3.9 feet) minimum

~~(iv)(v)~~ include a *coop* having:

- A. a floor area of at least 0.4 square metres per *hen*, provided that no *coop* floor area shall exceed 5 square metres;
- B. an inclined roof constructed of a material that does not collect and hold heat, which roof shall be covered with waterproof material (but tarps shall not be permitted);
- C. a wooden floor at least 0.3 metres above grade, or a concrete floor;
- D. at least one nest box; and
- E. for each *hen*, a minimum of one perch at least 0.25 metres in length;

~~(v)(vi)~~ include a *run* with a floor consisting of any combination of vegetated or bare earth, with at least 1 square metre of floor area per *hen*;

~~(vi)~~(vii) be constructed so as to prevent the escape of *hens* and access by other animals; and

~~(vii)~~(viii) be located in an area that provides shade, direct sunlight, good drainage, and protection from wind;

~~e)~~d) maintain the *enclosure* and all parts thereof in good and sanitary condition and repair;

~~e)~~e) construct and maintain the *enclosure* so as to prevent any vermin from harbouring beneath the *enclosure* or within it or its walls, and to prevent entrance by ~~vermin, other wildlife or pets~~other animals;

~~e)~~f) secure all food and water containers in a *coop*, or otherwise in a manner to ~~avoid attracting other animals~~prevent access by vermin, wildlife and other animals;

~~f)~~g) remove leftover feed, trash, and manure in a timely manner so as to prevent obnoxious odours, attraction of pests and wildlife, or conditions that could interfere with the health or well-being of a *hen*;

~~g)~~h) follow bio-security procedures recommended by the *Canadian Food Inspection Agency*;

~~h)~~i) keep *hens* for personal use only, and not sell, trade or barter eggs, manure, meat, or other products derived from the *hens*;

~~i)~~j) ensure that all *hens* are kept within a secure and locked *coop* from dusk until dawn or from 9:00 p.m. where dusk falls later than 9:00 p.m. and until 7:00 a.m. where dawn occurs earlier than 7:00 a.m.; and

~~j)~~k) ensure that each *hen* remains at all other times in the *enclosure*.

## **5. Inspection**

The *enclosure* must be inspected by the *District* for compliance with the provisions of section 4 of this bylaw as a condition of issuing a *hen* permit and must be inspected annually thereafter, but no such inspection will be conducted by the *District* unless the annual permit fee required pursuant to section 4(b) of this bylaw and prescribed in the Fees and Charges Bylaw 6481 has been paid.

### **5.6. Prohibited Uses**

No person shall:

a) keep or permit to be kept any *rooster* on property that they own or occupy;

- b) keep or permit to be kept any *chicken* younger than 4 months on property that they own or occupy;
- c) keep or permit to be kept more than 6 *hens* on any single family residential lot;
- d) keep fewer than 2 *hens*, if *hens* are kept;
- e) have or permit more than one *enclosure* per single family residential lot;
- f) keep a *chicken* in a cage, other than an *enclosure*, unless for the purpose of transport;
- g) slaughter, euthanize, or attempt to euthanize a *chicken*, provided that this will not apply to veterinary clinics or abattoirs that are legally permitted to slaughter or euthanize *chickens*;
- h) bury a *chicken*;
- i) leave a dead *chicken* for more than one day on a property that they own or occupy;
- j) dispose of a dead *chicken* except by delivering it to a farm, abattoir, veterinarian or other facility that is legally permitted and able to dispose of *chicken* carcasses;
- k) construct or permit to be constructed an *enclosure* in the front yard or side yard of a property that they own or occupy, or otherwise keep or permit to be kept any *hens* in any such front yard or side yard; or
- l) deposit manure in the municipal sewage or storm drain system, or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system.

#### **6.7. Enforcement**

The Animal Welfare Officer, Bylaw Enforcement Officer and Medical Health Officer are authorized to enforce this Bylaw and for that purpose may enter at all reasonable times upon any property to ascertain whether or not the provision of this bylaw is being obeyed.

#### **7.8. Obstruction**

No person shall interfere with, delay, obstruct or impede a Bylaw Enforcement Officer or other person lawfully authorized to enforce this Bylaw in the performance of duties under this Bylaw.

#### **8.9. Seizure and Disposition**

The Animal Welfare Officer or Bylaw Enforcement Officer reserves the right (but is not in way obligated) to seize and impound any *chicken* running astray. If any impounded *chicken* is not claimed within 24 hours, the Animal Welfare Officer or Bylaw Enforcement Officer, or the designate of either of them, may donate, euthanize or otherwise dispose of the *chicken* in any manner he or she sees fit. To claim an impounded *chicken*, the owner shall pay the fees set out in the Fees and Charges Bylaw 6481.

#### **9.10. Offence and Penalties**

Any person:

- a) who violates or fails to comply with the provisions of this bylaw, or who causes or suffers or permits any act or thing to be done in contravention of, or in violation of, any provision of this bylaw; or
- b) who neglects or refrains from acting in accordance with this bylaw and as directed by the Animal Welfare Officer or Bylaw Enforcement Officer;

is guilty of an offence and upon conviction is liable for a fine of at least \$25 and not more than \$10,000, and for continuing offences, the fine for each day that an offence continues shall be at least \$25 and not more than \$10,000.

#### **10.11. Designation of Bylaw**

This bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed, and may be enforced by any person listed in section 6 of this bylaw.

#### **11.12. Municipal Ticket Enforcement**

The words or expressions listed below in the Designated Expression column are authorized to be used on a ticket issued pursuant to 264 of the *Community Charter* to designate a violation of the corresponding section of the bylaw appearing in the Section column. The amounts appearing in the Fine column and the Late Penalty column are the fines set pursuant to section 265 of the *Community Charter* for contravention of the corresponding section of the bylaw set out in the Section column.

Section number	Designated Expression (Short-Form Description)	MTI Fine (\$)	Late Penalty Fine (if Fine unpaid after 30 days) (\$)
4(a)	Failure to register	150	<del>180</del> 190
<del>4(b)</del>	<del>Failure to pay hen permit fee</del>	<del>150</del>	<del>180</del>
4( <del>cb</del> )	Improper enclosure	<del>450</del> 200	<del>230</del> 490
4( <del>de</del> )	Failure to maintain enclosure	<del>450</del> 200	<del>230</del> 490

Document: 3043278

4( <del>ed</del> )	Failure to exclude other animals	<del>450</del> 200	<del>230</del> 190
4( <del>fe</del> )	Failure to properly secure food and water containers	150	<del>180</del> 190
4( <del>gf</del> )	Failure to prevent obnoxious, unsafe or unhealthy conditions	150	<del>180</del> 190
4( <del>gh</del> )	Failure to follow bio-security procedures	150	<del>180</del> 190
4( <del>ih</del> )	Commercial use of <i>chickens</i>	<del>450</del> 200	<del>230</del> 190
4( <del>ji</del> )	Failure to secure <i>chickens</i> in <i>coop</i>	150	<del>180</del> 190
4( <del>ki</del> )	Failure to secure <i>chickens</i> in <i>enclosure</i>	150	<del>180</del> 190
5	<u>Failure to have <i>enclosure</i> inspected</u>	150	180
<del>56</del> (a)	Keeping <i>roosters</i>	150	<del>180</del> 190
<del>56</del> (b)	Keeping juvenile <i>chickens</i>	150	<del>180</del> 190
<del>65</del> (c)	Keep more than six <i>chickens</i>	150	<del>180</del> 190
<del>65</del> (d)	Keep fewer than two <i>chickens</i>	150	<del>180</del> 190
<del>65</del> (e)	More than one <i>chicken enclosure</i>	150	<del>180</del> 190
<del>65</del> (f)	Keep <i>chicken</i> in cage except for transport	<del>200</del> 450	<del>230</del> 190
<del>65</del> (g)	Killing a <i>chicken</i>	200	<del>230</del> 250
<del>65</del> (h)	Burying a <i>chicken</i>	<del>200</del> 475	<del>230</del> 220
<del>65</del> (i)	Failure to dispose of dead <i>chicken</i> within one day	150	<del>180</del> 200
<del>65</del> (j)	Improper disposal of dead <i>chicken</i>	200	<del>250</del> 230
<del>65</del> (k)	Keep <i>chickens</i> or construct <i>enclosure</i> in front yard or side yard	250	<del>300</del> 280
<del>65</del> (l)	<u>Deposit or permit manure in sewer or storm drain</u>	250	280

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READ a first time April 10<sup>th</sup>, 2017

PUBLIC HEARING held May 16<sup>th</sup>, 2017

READ a second time

READ a third time

ADOPTED

\_\_\_\_\_  
Mayor

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

Certified a true copy

Document: 3043278

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Municipal Clerk

Document: 3043278

# The Corporation of the District of North Vancouver

## Bylaw 8222

A bylaw to amend 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 8222, 2017 (Amendment 31)”.

### 2. Amendments

2.1 Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by adding the following in alphabetical order:

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount (\$)
<b>“Keeping of Domestic Hens Bylaw 8211, 2016</b>						
4(a)	Failure to register	150	120	180	NO	N/A
4(b)	Failure to pay <i>hen</i> permit fee	150	120	180	NO	N/A
4(c)	Improper <i>enclosure</i>	200	170	230	NO	N/A
4(d)	Failure to maintain <i>enclosure</i>	200	170	230	NO	N/A
4(e)	Failure to exclude other animals	200	170	230	NO	N/A
4(f)	Failure to properly secure food and water containers	150	120	180	NO	N/A
4(g)	Failure to prevent obnoxious, unsafe or unhealthy conditions	150	120	180	NO	N/A
4(h)	Failure to follow bio-security procedures	150	120	180	NO	N/A
4(i)	Commercial use of <i>chickens</i>	200	170	230	NO	N/A
4(j)	Failure to secure <i>chickens</i> in <i>coop</i>	150	120	180	NO	N/A
4(k)	Failure to secure <i>chickens</i> in <i>enclosure</i>	150	120	180	NO	N/A
5	Failure to have <i>enclosure</i> inspected	150	120	180	NO	N/A
65(a)	Keeping <i>roosters</i>	150	120	180	NO	N/A
65(b)	Keeping juvenile <i>chickens</i>	150	120	180	NO	N/A
65(c)	Keep more than six <i>chickens</i>	150	120	180	NO	N/A
65(d)	Keep fewer than two <i>chickens</i>	150	120	180	NO	N/A
65(e)	More than one <i>chicken enclosure</i>	150	120	180	NO	N/A
65(f)	Keep <i>chicken</i> in cage except for transport	200	170	230	NO	N/A

Bylaw Section	Description  The following fines apply to the contraventions below:	A1 Penalty Amount  (\$)	A2 Discounted Penalty: Within 14 days  (\$)	A3 Late Payment: After 28 days  (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount  (\$)
65(g)	Killing a <i>chicken</i>	200	170	230	NO	N/A
65(h)	Burying a <i>chicken</i>	200	170	230	NO	N/A
65(i)	Failure to dispose of dead <i>chicken</i> within one day	150	120	180	NO	N/A
65(j)	Improper disposal of dead <i>chicken</i>	200	170	230	NO	N/A
65(k)	Keep <i>chickens</i> or construct <i>enclosure</i> in front yard or side yard	250	220	280	NO	N/A
65(l)	Deposit or permit manure in sewer or storm drain	250	220	280	NO	N/A

**READ** a first time April 10<sup>th</sup>, 2017

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

# The Corporation of the District of North Vancouver

## Bylaw 8224

A bylaw to amend Fees and Charges Bylaw 6481, 1992

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

### 1. Citation

This bylaw may be cited as “District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)”.

### 2. Amendments

2.1 The Fees and Charges Bylaw 6481, 1992 is amended by the addition of the following to Schedule E:

<b><del>“Domestic Hens</del></b>	
Impound fee	\$25.00
<del>Registration Permit application fee</del>	<del>\$50.00</del>
<u>Annual permit fee</u>	<u>\$50.00</u>

**READ** a first time April 10<sup>th</sup>, 2017

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 16, 2017 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks

**Absent:** Councillor R. Bassam  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. T. Lancaster, Manager – Community Planning  
Ms. S. Dale, Confidential Council Clerk  
Mr. C. Rucci, Social Planner

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**Keeping of Domestic Hens Bylaw 8211, 2016**

*Purpose of Bylaw:*

Bylaw 8211 proposes to regulate and allow for the keeping of backyard hens in a safe, humane, and sanitary manner that is sensitive to the needs of neighbouring properties and the environment. The bylaw will permit from two up to six hens in the District of North Vancouver in any of the Single-Family Residential Zones (RS), subject to compliance with the bylaw.

**1. OPENING BY THE MAYOR**

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;

- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAWS BY THE CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that Bylaw 8211 proposes to regulate and allow for the keeping of backyard hens in a safe, humane, and sanitary manner that is sensitive to the needs of neighbouring properties and the environment. The bylaw will permit from two up to six hens in the District of North Vancouver in any of the Single-Family Residential Zones (RS), subject to compliance with the bylaw.

## **3. PRESENTATION BY STAFF**

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Mr. Milburn advised that:

- Staff have consulted with a number of stakeholders in preparation of the bylaw including the Canadian Liberated Chicken Klub (CLUCK), the North Shore Black Bear Society (NSBBS), other local government who have adopted similar bylaws, Vancouver Coastal Health and the SPCA;
- Staff have completed community consultation;
- Noted that at first reading, Council expressed interest in considering amended provisions that include registration fees, site inspections and the requirement of electric fences; and,
- Advised that staff are available to answer questions.

## **4. REPRESENTATIONS FROM THE PUBLIC**

### **4.1. Mr. Bruce R. Lindsay, 4100 Block St. Paul's Avenue: OPPOSED**

- Provided a slide presentation in opposition to the keeping of backyard hens, noting large predators including bears, cougars and coyotes are attracted by chicken coops; and,
- Provided examples of wildlife interactions resulting from the keeping of hens.

- 4.2. Ms. Barb Purdy, 1000 Block Chamberlain Drive: IN FAVOUR**
- Spoke in support of the proposed bylaw regarding the keeping of backyard hens;
  - Opined that guidelines will provide safety for hens, residents and bears; and,
  - Commented on the environmental impact and educational opportunities.
- 4.3. Mr. Mick Webb, 1200 Block Harris Avenue: OPPOSED**
- Spoke in opposition to the proposed bylaw; and,
  - Expressed concern that chickens may be a wildlife attractant for cougars, bears and coyotes.
- 4.4. Ms. Judith Brook, 2400 Block Lauralynn Drive: IN FAVOUR**
- Spoke in support of the proposed bylaw regarding the keeping of backyard hens;
  - Commented on other municipalities with similar green belts where residents are allowed to keep hens; and,
  - Suggested that chicken coops be inspected.
- 4.5. Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street: OPPOSED**
- Noted that chickens have a short egg bearing life;
  - Opined that electric fences will not keep predators out of the coop; and,
  - Spoke to the nuisances of chickens.
- 4.6. Mr. James Gill, 500 Block West King George Highway: IN FAVOUR**
- Spoke in support of the proposed bylaw;
  - Commented on other municipalities that have successfully permitted the keeping of backyard chickens;
  - Commented that garbage and fruit trees will continue to be the main bear attractants; and,
  - Spoke to the environmental impact and educational opportunities that allowing backyard chickens may provide.
- 4.7. Ms. Christine Miller, 1400 Block Emerson Way: IN FAVOUR**
- Noted she is a representative of the North Shore Black Bear Society (NSBBS); and,
  - Reported that NSBBS recommends electric fencing, mandatory inspection and a registration fee for backyard chicken coops.
- 4.8. Ms. Erin Marbry, 2800 Block Wembley Drive: IN FAVOUR**
- Spoke as a representative of CLUCK;
  - Spoke in support of the proposed bylaw; and,
  - Advised that CLUCK can provide educational support to address issues regarding neighbourhood concerns.
- 4.9. Ms. Betty Forbes, 2300 Block Kirkstone Road: OPPOSED**
- Requested that Council review the Keeping of Pigeon Bylaw as it is dated;
  - Spoke in opposition to the proposed bylaw;
  - Expressed concern that chickens have a short egg bearing life;

- Requested the proposed bylaw state that only one coop of any kind be allowed per residence; and,
- Urged Council to consider the financial impact this bylaw may have on neighbouring properties.

**4.10. Ms. Heidi DeLazzer, 400 Block West Queens Road: IN FAVOUR**

- Spoke to ways of disposing or donating chickens after they stop producing eggs;
- Noted that people take pride in their chicken coops; and,
- Suggested that chicken coops be inspected.

**4.11. Mr. John Hunter, 300 Block Roche Point Drive: OPPOSED**

- Spoke to the nuisances of hens including noise and smell;
- Expressed concern that hens have a short egg bearing life; and,
- Expressed concern that chickens may be a wildlife attractant for cougars, bears and coyotes and may be a risk to young children.

**4.12. Ms. Jennifer Meilleur, 1800 Block Purcell Way: IN FAVOUR**

- Advised she is the Coordinator of the North Shore Table Matters Network;
- Spoke in support of the proposed bylaw regarding the keeping of backyard hens;
- Commented on food systems and sustainability; and,
- Spoke to the educational opportunities to help residents understand and care for their chickens.

**4.13. Mr. Frank Barazzuol, 2100 Block Riverside Drive: IN FAVOUR**

- Commented that it is important for the community to know where their food comes from;
- Commented on positive past experiences of his neighbours keeping chickens; and,
- Noted the importance of educating residents on bear attractants.

Council recessed at 8:00 pm and reconvened at 8:04 pm.

**4.14. Ms. Lana Dymment, 400 Block Norwood Avenue: IN FAVOUR**

- Spoke in support of the proposed bylaw;
- Commented on the opportunity to educate children on understanding how to care for their chickens; and,
- Noted that most residents are responsible.

**4.15. Mr. Benjamin Dymment, 400 Block Norwood Avenue: IN FAVOUR**

- Commented that farming skills and animal upkeep can be learned by caring for backyard chickens;
- Spoke regarding the health benefits of eating home laid eggs;
- Noted that manure can be used to grow vegetables in gardens; and,
- Commented on other municipalities that have successfully permitted the keeping of backyard chickens.

**4.16. Ms. Sharon Porter, 600 Block Riverside Drive: IN FAVOUR**

- Commented on her family's past experience with raising animals;

- Spoke to ways of disposing or donating chickens after they stop producing eggs;
- Spoke to the benefits of raising animals; and,
- Urged Council to support the proposed bylaw.

**4.17. Mr. Corrie Kost, 2800 Block Colwood Drive:**

**OPPOSED**

- Spoke to the nuisances of raising hens; and,
- Expressed concern that hens may be a wildlife attractant.

**4.18. Ms. Karen Savage, 700 Block East 10<sup>th</sup> Street:**

**IN FAVOUR**

- Commented that when chickens stop producing eggs they will continue to be pets.

**4.19. Mr. Bruce Lindsay, 4100 Block St. Paul's Avenue: SPEAKING A SECOND TIME**

- Stated that the keeping of backyard chickens is a safety concern; and,
- Reiterated that chickens are a wildlife attractant.

**4.20. Mr. John Hunter, 300 Block Roche Point Drive: SPEAKING A SECOND TIME**

- Expressed concern regarding the risk of salmonella; and,
- Opined that food security is not a benefit of the keeping of backyard chickens.

**4.21. Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**

- Suggested that a temporary use permit be required for the keeping of backyard hens in the District.

**4.22. Mr. Lucas Highway, 300 Block Sunnycrest Drive:**

**IN FAVOUR**

- Commented that chickens can be pets and do not need to be disposed of after they stop producing eggs; and,
- Opined that garbage is the main bear attractant.

In response to a question from Council, staff advised that the City of North Vancouver, although registration is voluntary has received 233 registrations for coops. Staff also noted that the District of West Vancouver has recently amended its Zoning Bylaw and Animal Control Bylaw in order to allow hens and have three registered coops.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor HANSON**

**SECONDED by Councillor BOND**

THAT the May 16, 2017 Public Hearing be closed;



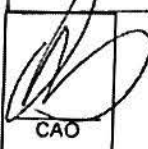
AND THAT "Keeping of Domestic Hens Bylaw 8211, 2016" be returned to Council for further consideration.

**CARRIED**  
(8:35 p.m.)

**CERTIFIED CORRECT:**

  
Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 10, 2017</u>
<input type="checkbox"/> Other:	Date: _____

ATTACHMENT <sup>H</sup>		
 Dept. Manager	 GM/ Director	 CAO

## The District of North Vancouver REPORT TO COUNCIL

March 31, 2017  
File: 10.4900.30/002

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** Proposed Bylaw and Amendments for the Keeping of Backyard Hens

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### RECOMMENDATION:

THAT "Keeping of Domestic Hens Bylaw 8211, 2016" is given FIRST, SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)" is given FIRST, SECOND and THIRD Readings;

AND THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)" is given FIRST, SECOND and THIRD Readings.

### REASON FOR REPORT:

At the regular meeting on November 21, 2016, Council directed staff to proceed with a Bylaw regarding the keeping of domestic hens for Council consideration. This report introduces the Keeping of Domestic Hens Bylaw (Hen Bylaw) to regulate and allow for the keeping of backyard hens in a safe, humane, and sanitary manner that is sensitive to the needs of neighbouring properties and environment. Accompanying the Hen Bylaw (Attachment A) would be amendments to the Bylaw Notice Enforcement Bylaw (Attachment B) to establish penalties associated with the regulations and the Fees and Charges Bylaw (Attachment C) to establish an impound fee. This report also provides a summary of the public input that has been received to date regarding the above Bylaws.

### SUMMARY:

This report provides recommendations for the humane and sanitary keeping of backyard hens in the District of North Vancouver. These recommendations include the introduction of a "Keeping of Domestic Hens Bylaw 8211, 2016", amendments to the Bylaw Notice Enforcement Bylaw and the Fees and Charges Bylaw. As the Zoning Bylaw does not need to be amended, a Public Hearing is not required. Staff has been soliciting public feedback through an online survey over the past month. To date, staff has received 167 comments in

favour of the bylaw and 49 comments against. A summary of these comments is included in Attachment D.

**BACKGROUND:**

The Canadian Liberated Chicken Klub (CLUCK) has been actively involved in advocating for the keeping of backyard chickens across the North Shore over the past 6 years and made presentations to District Council in both 2012 and 2016, to the City of North Vancouver in 2012, and to the District of West Vancouver in 2015.

Following the delegation by CLUCK in 2012, District Council directed staff to provide clarification regarding issues such as increased bear activity, the risk of Avian Influenza and Salmonella, odour control, noise, increased staff costs associated with bylaw enforcement, as well as the humane treatment and disposal of chickens. A Council workshop was held on June 25, 2012 to discuss these issues and Council's direction was to not take further action at that time.

In July of 2016 a delegation by CLUCK reported that bylaws for enabling backyard chickens had been successfully adopted and implemented in a number of municipalities including the City of North Vancouver (2012), District of West Vancouver (2016), District of Squamish (2014), and the City of Vancouver (2008). Following this delegation, Council directed staff to prepare a draft bylaw for the District of North Vancouver. A draft bylaw was received by Council for information at the regular meeting on November 21, 2016 and Council directed staff to proceed with a bylaw for consideration. Background reports are included in Attachments E, F, and G.

**EXISTING POLICY:**

The following policies in the District's OCP support the District's involvement in food security and urban agricultural initiatives:

- 6.3.12 Encourage sustainable, local food systems through initiatives such as promotion of healthy, local foods and food production, and the facilitation of community gardens, farmers markets, urban agriculture initiatives in appropriate locations.
- 6.3.14 Collaborate with Vancouver Coastal Health and other community partners in their efforts to provide increased access for all members of the community to safe, nutritious food.
- 6.3.15 Develop a food policy that defines the District's vision and commitment to facilitating a food system that supports long-term community and environmental issues.

The North Shore Food Charter was endorsed by Council in July 2013. The Food Charter provides a framework for North Shore governments, organizations, communities, and stakeholders to guide innovative work, and to encourage cohesion around issues such as food production and access to safe and healthy food. The Charter links policy and community action and provides a reference for managing food issues on a system-wide basis.

The Regional Food System Strategy was adopted in 2011 by the Metro Vancouver Board. This strategy encourages a collaborative approach to a sustainable, resilient, and healthy food system that will contribute to the well-being of all residents and the economic prosperity of the region while conserving our ecological legacy. A number of goals are outlined in the strategy that relate to the keeping of backyard hens: Goal 1: Increased Capacity to Produce Food Close to Home; Goal 2: People Make Healthy and Sustainable Food Choices; and Goal 3: Everyone has Access to Healthy, Culturally Diverse and Affordable Food.

Council endorsed the 2016 Regional Food System Action Plan on October 3, 2016. This Plan summarizes the actions that local governments have indicated they are planning to undertake in the next 3-5 years to advance a regional sustainable food system. Allowing the keeping of backyard hens would fall under Goal 4 "Everyone has Access to Healthy, Culturally Diverse & Affordable Food".

In addition to the requirements in the proposed Hen Bylaw, the District's Nuisance Abatement Bylaw, Noise Bylaw, Rodent Control Bylaw, and Solid Waste Bylaw provide tools to deal with problems.

**ANALYSIS:**

The District's Zoning Bylaw No. 3210, currently prohibits the keeping of poultry, unless specifically permitted in any other bylaw. The Hen Bylaw will permit hens in the District in any of the single family residential (RS) zones.

The keeping of backyard hens is a subject which has been contemplated by Council since 2012. Although Council made the decision not to take further action at that time, a number of changes have occurred in the region that have created an opportunity for the issue to be reconsidered by Council. These changes include:

- 2012 - The City of North Vancouver permitted up to 8 hens in one-unit residential zones. They estimate that there are approximately 20 coops in the municipality. The City of North Vancouver receives approximately 1-3 complaints a year, mainly relating to the maintenance of coops. Staff also noted that there has been no increase in staff time related to the keeping of backyard chickens.
- 2013 – North Shore Food Charter was endorsed by Council. The Charter provides a framework to encourage cohesion around issues such as food production and access to safe, healthy food.
- 2014 – The District of Squamish permitted up to 5 backyard hens in residential zones. Since the implementation of the bylaw, only one application has been received. Staff believes that many residents are not registering their chicken coops due to costs associated with getting a Land Title Certificate as well as the costs associated with the installation of an electric fence.
- 2015 – Metro Vancouver placed a ban on food scrap waste. The District of North Vancouver had been collecting food scraps since the end of 2013/early 2014. The observations from Bylaw staff as well as the Black Bear Society indicate there has not been a rise in conflict with wildlife as a result of this.

- 2016 – The District of West Vancouver permitted up to 6 chickens in residential zones. They required that coops be registered as this allows staff to monitor the number of properties with backyard chickens and to track potential issues and complaints.
- 2016 – The Regional Food System Action Plan was adopted by Metro Vancouver and was endorsed by District Council.

In addition to these changes there continues to be a growing interest from District residents for the keeping of backyard hens mainly for reasons associated with health, education, community building, and environmental responsibility.

Many municipalities, including the City of North Vancouver, District of West Vancouver, District of Squamish, City of Vancouver, New Westminster, as well as Victoria, Nanaimo, Oak Bay, Saanich, and Esquimalt have responded to this growing public interest and have allowed backyard hens. How hens are regulated by our neighbouring municipalities does vary however. For example the City of North Vancouver, which has allowed hens since 2012, does not require registration of coops and specific requirements related to coop and run construction and design are not included in a Bylaw, but rather in a set of Guidelines (the City's Zoning Bylaw and Small Creatures Bylaw were amended and contain general regulations around the keeping of hens). The District of West Vancouver recently amended its Zoning Bylaw and Animal Control Bylaw in February 2016 in order to allow hens. These Bylaws outline very specific requirements related to hen care and coop siting, design, and construction. West Vancouver does require that coops are registered (one-time fee of \$50) and that all coops are inspected. In the City of Vancouver, hens have been permitted in single family zones since 2008. Although registration is voluntary, the City has received 233 registrations. The City does have Guidelines for the Keeping of Backyard Hens and has amended its Animal Control and Zoning Bylaw, which includes the specific regulations around siting, registration, and care for chickens.

The Keeping of Domestic Hens Bylaw No. 6211 being proposed for the District of North Vancouver, is a stand-alone bylaw that draws on the best practices and lessons learned by other jurisdictions. Registration of coops will be required at no charge (to be reassessed in one year) and all registrants will be required to submit a photo and site plan of where they propose to build the coop and chicken run on their property. Following construction, photographs must be submitted to staff and an on-site inspection will take place if necessary. The Hen Bylaw includes general regulations around setbacks, height, construction, cleanliness, upkeep, and odour control. Prohibited uses are also included in the bylaw as well as regulations for enforcement, seizure and disposition, and municipal ticket enforcement.

It is intended that educational material will be provided up front to ensure compliance with the bylaw and ongoing support by CLUCK to troubleshoot issues that may bring neighbourhood concerns.

## Summary of Bylaws:

<b>Keeping of Domestic Hens Bylaw 8211, 2016 (Schedule A)</b>	
<b>Subject</b>	<b>Recommended Provision</b>
Allowable zones	Single family residential (RS) zones
Registration	Online or by phone registration No registration fee
Minimum Siting restrictions for hen enclosures	1.2 metres from a rear lot line 1.5 metres from an interior lot line 1.2 metres from a dwelling unit Not permitted in the front or side yard
Size restrictions for hen enclosure	Minimum 2 metres in height Maximum floor area – 5 square metres
Number and type of hens allowed	Minimum 2 hens per lot, maximum 6 hens per lot Any chick to be a minimum of 4 months old No roosters
Housing requirements	Minimum 0.4 square metres per hen Inclined roof made from materials that do not collect heat and are waterproof Wooden floor at least 0.3 metres above grade or concrete floor Minimum one nest box Minimum one perch at least 0.25 metres in length per hen Must include a run with a minimum of 1 square metre of floor area per hen Be constructed to prevent the escape of hens and access by other animals Be located in an area that provides both shade and direct sunlight, good drainage and protection from the wind
Pest control	Enclosures must be: <ul style="list-style-type: none"><li>- Kept in good sanitary condition and repair</li><li>- Constructed and maintained so as to prevent any vermin from harbouring beneath the enclosure or within its walls and to prevent entrance by vermin, other wildlife or pets</li></ul> Food and water must be secured in the coop Leftover feed, trash and manure must be removed in a timely manner
Biosecurity (infectious diseases, Avian Influenza)	Must follow biosecurity procedures recommended by the Canadian Food Inspection Agency
Other regulations	Hens are for personal use only – cannot sell, trade or barter eggs, manure, meat or other products Hens must be kept in a secure and locked coop from

	dusk until dawn
Prohibited uses	No person shall: <ul style="list-style-type: none"><li>- Keep a chicken in a cage, other than transport</li><li>- Slaughter, euthanize, or attempt to euthanize a chicken except as permitted in the Bylaw</li><li>- Leave a dead chicken on the property for more than one day</li><li>- Dispose of a dead chicken except by delivering it to a farm, abattoir, veterinarian or other facility legally permitted to dispose of a hen</li><li>- Deposit manure in the municipal sewage or storm drain or collection system</li></ul>
Enforcement	Bylaw is enforced by the Animal Welfare Officer, Bylaw Enforcement Officer and Medical Health Officer
Seizure and Disposition	Animal Welfare Officer or Bylaw Enforcement Officer can seize or impound any chicken running astray
Offence and Penalties	Any person that violates the bylaw is guilty of an offence and must pay a fee (listed in the bylaw)

Bylaw Notice Enforcement Bylaw 7448, 2004, Amendment Bylaw 8222, 2017 (Amendment 31) and Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52) are included as Attachment B and C.

**Timing/Approval Process:**

Should Council recommend the proposed Bylaws at the regular meeting on April 10<sup>th</sup>, the Bylaws could be approved at the April 24<sup>th</sup> council meeting.

**Concurrence:**

Staff has worked closely with the Municipal Solicitor and the Municipal Clerk in order to prepare the draft bylaws. The bylaws have been reviewed by Development Planning, Solid Waste, the Animal Welfare Officer, as well as the Chief Bylaw Officer. Staff has also been working closely with staff from the Black Bear Society, to ensure the bylaws adequately satisfy any issues or concerns that may arise. It is recognized that the activity of keeping of hens is an attractant to bears and it is hoped that the steps taken will reduce any pressure on bear activity. BC's Conservation Officer Service recommends electric fencing around a coop, however staff felt this requirement may be too onerous to include as a bylaw requirement. Individual owners may wish to consider this on their own if other prevention measures are not sufficient. Members of CLUCK have agreed to support new hen keepers and build on their existing network. Staff at Maplewood Farm have agreed to provide education.

**Financial Impacts:**

Based on the experiences of other municipalities that allow backyard hens (City of North Vancouver, District of West Vancouver and City of Vancouver) it is not anticipated there will

be a significant increase in staff time, particularly around Bylaw Enforcement and Animal Control.

**Social Policy Implications:**

The social benefits associated with backyard chickens are linked to food security, access to safe, healthy and nutritious foods, as well community development and education, for both children and adults. These values are linked to the District's 2011 Official Community Plan.

**Environmental Impact:**

The introduction of backyard chickens into the urban environment contributes to the environmental management and sustainability of cities. Chickens provide natural insect control, they aerate the soil and break down larger pieces of vegetation, thereby accelerating the decomposition process. Also, the keeping of backyard hens fits into environmentally sustainable living practices such as the reduction of greenhouse gas emissions, the 100 Mile Diet, and food security. Wildlife conflicts, the management of chicken waste and disposal are potential issues that would need to be effectively managed. The Hen Bylaw contains regulations that address these issues. Moreover, District staff, in collaboration with volunteers from CLUCK, intends to work with potential residents interested in owning hens to ensure they have the information they require to be responsible and effective hen owners.

**Public Input:**

A public hearing was not required to permit backyard hens as the Zoning Bylaw did not need to be amended. However, given the level of interest in the community regarding backyard hens, staff solicited public input over the period of one month. A survey was posted on the District website on March 7, 2017 and remained online until Friday, April 7. Residents were notified of the survey through Facebook and Twitter, as well as through the North Shore News on March 12, 15 and 19. Residents both in support of and opposed to this Bylaw have taken the time to either send in the survey, call staff directly, or write letters and emails with their comments. At the time this report was written a total of 167 comments had been received in support of the Bylaw and 49 were opposed. In addition to this, many comments were received on the District's Facebook page, the majority of which were in favour of the proposed Bylaw. A summary of the comments received to date is provided below while a detailed listing of all comments received may be found in Attachment D. Additional comments made after this report was completed, up till April 7, will be included on table for Council's review.

*Support:*

Some comments received (167 in total) in support of the Bylaw. Many residents commented they used to have chickens growing up and that it was an enriching experience which gave them a great understanding of how and where food comes from and that they would like to have those experiences with their children. There are also comments from residents whose neighbours already have hens in the District and how it's been a good experience, especially for the local children.

**Specific comments include:**

- Having chickens would be a great experience and would allow my family to have fresh eggs,

- I wish we were approving 8 hens as a larger flock allows variable ages of chickens and low producing hens to be kept longer,
- Chickens will be happier than factory chickens, they can be like pets and will teach me to be more responsible and caring and I can teach my friends about them,
- Feel like we should catch up to our neighbours in the City of North Vancouver and West Vancouver,
- It's important for families and communities to know where their food comes from,
- Might be good to get neighbour input before you get chickens,
- Importance of promoting local food production,
- Bylaws like this really contribute to making our communities more healthy, connected and resilient,
- Lynn Valley has the largest bee keeping population in the Lower Mainland and having honey combs in hundreds of backyards would prove to be more of an attractant, and this bylaw was never given public attention,
- What happens if you have 2 hens and one dies, then you are not meeting the Bylaw, there should be some leniency with this,
- Should consider providing people with some examples of coop plans that are rodent proof,
- Chickens would help manage my compost needs removing the city from the cost of transporting my waste,
- Garbage and fruit trees will continue to be the main attractants,
- 5 years is too long to make this legal,
- Important to increase awareness around animals humanely raised for food production and encourage accountability for people regarding food resources. In the past I kept chickens in Squamish and there are simple, realistic ways to avoid encouraging wildlife interactions,
- My recommendation is that there should be a mandatory training program with very clear treatment guidelines,
- I've been waiting for this for so long!
- I recommend someone from the District to stop by from time to time to spot check on registered properties.

Other questions were posed about possible neighbourhood consultation, registration, and the importance of the design and build of the coop to prevent access by wildlife.

*Against:*

Those residents against the proposed Bylaw (49 comments in total) were generally concerned the hens would be a wildlife attractant, particularly for cougars, bears, coyotes, raccoons, skunks, and rats and would endanger the wildlife as well as the hens. Other concerns are related to the nuisances of hens, specifically around smell, noise, compost, mess, as well as disease.

Specific comments include:

- Please consider these actions: require new owners to take a certification course in animal husbandry, specifically around chickens; require owners to inform their

neighbours in writing and get approval before getting hens; and provide avenues for disposal/donation of chickens after their egg-laying days are done,

- They would create more community anxiety than benefit,
- If the District would like to explore having local hens, I would prefer them to be in community co-op farms instead,
- Increased density and rural pursuits don't mix well even though we might wish that they could,
- Chickens have a short egg bearing life,
- Another issue for our overworked bylaw enforcement officers to deal with,
- Level of interest may dwindle over time when chicken owners tire of the constant upkeep of their flocks,
- Hen keepers should be required to have their birds checked regularly by a vet to check for viruses,
- I have an allergy to chicken dust and due to my health concerns, my neighbours would or should not have chickens

*Staff response:*

Staff has carefully considered the concerns raised by residents around the keeping of backyard hens and believe that education will be key in mitigating many of the issues that may arise. In consultation with the Manager of Bylaws, the North Shore Black Bear Society, as well as CLUCK, staff has come up with a number of proposed measures (outlined below) if the Bylaw is passed that will help reduce conflict and ensure that hens are kept in a safe, humane, and sanitary manner.

- Social planning staff will work with communications staff to develop a page on the District's website that will contain educational materials (including coop building plans) to help residents understand and care for their hens. The website will be similar to those that have been created for the District of West Vancouver, City of North Vancouver, and the City of Vancouver (<https://westvancouver.ca/home-building-property/pets-wildlife-environment/backyard-chickens>, <http://www.cnv.org/Your-Government/Living-City/Local-Food/Urban-Chicken-Keeping>, <http://vancouver.ca/people-programs/backyard-chickens.aspx>)
- The registration form will request that each interested hen owner submit as part of their application, a photograph of where the coop will be located on their property as well as a site plan to show the setbacks. Once the coop is completed, the owner will have to submit photographs that will be reviewed by staff. Follow up will occur if the structure does not meet the regulations contained in the bylaw or if complaints are received.
- Members of CLUCK have agreed to act as a resource for potential hen owners and are willing to provide education and advice. They are also willing to accompany staff to conduct site visits to ensure the coops meet the regulations.
- In cooperation with Maplewood Farm and CLUCK, a Hens 101 course will be offered 2 times per year or more depending on interest. Hen owners will be encouraged to

take the course in order to learn the basics around hen care and upkeep, coop construction, and to have answer to any questions about the bylaw. If the bylaw is adopted, a class can be scheduled for May 2017.

- Social planning staff will contact each potential hen owner to ensure they have the information they require, to connect them with CLUCK, and to recommend they enrol in the Hens 101 course.

### **Conclusion:**

Backyard hens can provide many benefits, including improving food security, decreasing greenhouse gas emissions related to the transportation of food, and contributing to a just and sustainable food system. The proposed Keeping of Domestic Hens Bylaw provides regulations on how hens can be enjoyed, while protecting public health and safety and ensuring humane treatment of hens. The bylaw will allow up to 6 hens in single family residential zones and will provide setbacks, maximum floor care, as well as regulations around coop construction in order to minimize wildlife conflict, and how to take care of feed, water and manure. The bylaw also contains a number of prohibited uses as well as regulations around enforcement, seizure and disposition, offence and penalties, and municipal ticket enforcement. The majority of the comments received by the public have been in favour of the proposed Bylaws (167 in favour and 49 opposed) and many residents are interested in learning more about hens and the possibility of becoming responsible hen owners. Staff believes the concerns expressed by residents can be mitigated by the measures outlined in this report, as well as through the regulations contained in the bylaws.

### **Options:**

The following options are available for Council's consideration:

1. THAT Council give FIRST, SECOND and THIRD readings to the Bylaws under consideration and set a date for FOURTH and final reading,
2. That Council request more information from staff.
3. THAT Council not proceed with the proposed Bylaws.

Respectfully submitted,

Cristina Rucci, MCIP, RPP  
Social Planner

**Attachments:**

- Attachment A: Keeping of Domestic Hens Bylaw 8211, 2016  
Attachment B: Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)  
Attachment C: The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)  
Attachment D: Summary of public comments  
Attachment E: Staff Report dated November 16, 2016, "Draft 'Keeping of Domestic Hens Bylaw'"  
Attachment F: Staff report dated June 22, 2016, "Backyard Chickens – A Review of Bylaws from other Municipalities"  
Attachment G: Staff Report dated June 12, 2012, "Domestic Chickens – A Discussion and Exploration of Next Steps"

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 checked="" type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input checked="" type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

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## The Corporation of the District of North Vancouver

### Bylaw 8211

#### A bylaw to regulate the keeping of domestic *hens*

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

#### 1. Citation

This bylaw may be cited as "Keeping of Domestic *Hens* Bylaw 8211, 2016".

#### 2. Definitions

In this bylaw, unless the context otherwise requires:

- a) "*chicken*" means a domesticated *chicken*;
- b) "*coop*" means that part of an *enclosure* that is constructed of solid walls on all sides and covered with a solid roof, with a wood or concrete floor;
- c) "*enclosure*" means an enclosed structure designed for the keeping of *chickens*, and consists of a *run* and a *coop*;
- d) "*hen*" means a female *chicken*;
- e) "*rooster*" means a male *chicken*; and
- f) "*run*" means the outdoor part of an *enclosure* that is fully enclosed by wire or mesh on all sides and covered with a solid roof.

#### 3. Applicability

The keeping of *hens* is permitted on properties located in any of the single family residential (RS) zones defined in the District of North Vancouver Zoning Bylaw 3210, subject to compliance with this Bylaw.

#### 4. General Regulations

No person shall keep *hens* unless they:

- a) register the *hens* with the District of North Vancouver by filling out all fields of the *hen* registration form and submitting it with the appropriate registration fee set out in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the District of North Vancouver General Manager –

Planning, Properties and Permits, or his or her designate;

- b) construct and maintain an *enclosure*, including a *coop* and a *run*, which *enclosure* shall:
- (i) be at least two metres in height;
  - (ii) be constructed only in a rear yard;
  - (iii) comply with the following property setbacks:
    - a) From a rear lot line 1.2 metres (3.9 feet) minimum
    - b) From an interior side lot line 1.5 metres (4.9 feet) minimum
    - c) From a dwelling unit 1.2 metres (3.9 feet) minimum
  - (iv) include a *coop* having:
    - A. a floor area of at least 0.4 square metres per *hen*, provided that no *coop* floor area shall exceed 5 square metres;
    - B. an inclined roof constructed of a material that does not collect and hold heat, which roof shall be covered with waterproof material (but tarps shall not be permitted);
    - C. a wooden floor at least 0.3 metres above grade, or a concrete floor;
    - D. at least one nest box; and
    - E. for each *hen*, a minimum of one perch at least 0.25 metres in length;
  - (v) include a *run* with a floor consisting of any combination of vegetated or bare earth, with at least 1 square metre of floor area per *hen*;
  - (vi) be constructed so as to prevent the escape of *hens* and access by other animals; and
  - (vii) be located in an area that provides shade, direct sunlight, good drainage, and protection from wind;
- c) maintain the *enclosure* and all parts thereof in good and sanitary condition and repair;
- d) construct and maintain the *enclosure* so as to prevent any vermin from harbouring beneath the *enclosure* or within it or its walls, and to prevent entrance

by vermin, other wildlife or pets;

- e) secure all food and water containers in a *coop*, or otherwise in a manner to prevent access by vermin, wildlife and other animals;
- f) remove leftover feed, trash, and manure in a timely manner so as to prevent obnoxious odours, attraction of pests and wildlife, or conditions that could interfere with the health or well-being of a *hen*;
- g) follow bio-security procedures recommended by the *Canadian Food Inspection Agency*;
- h) keep *hens* for personal use only, and not sell, trade or barter eggs, manure, meat, or other products derived from the *hens*;
- i) ensure that all *hens* are kept within a secure and locked *coop* from dusk until dawn or from 9:00 p.m. where dusk falls later than 9:00 p.m. and until 7:00 a.m. where dawn occurs earlier than 7:00 a.m.; and
- j) ensure that each *hen* remains at all other times in the *enclosure*.

## 5. Prohibited Uses

No person shall:

- a) keep or permit to be kept any *rooster* on property that they own or occupy;
- b) keep or permit to be kept any *chicken* younger than 4 months on property that they own or occupy;
- c) keep or permit to be kept more than 6 *hens* on any single family residential lot;
- d) keep fewer than 2 *hens*, if *hens* are kept;
- e) have or permit more than one *enclosure* per single family residential lot;
- f) keep a *chicken* in a cage, other than an *enclosure*, unless for the purpose of transport;
- g) slaughter, euthanize, or attempt to euthanize a *chicken*, provided that this will not apply to veterinary clinics or abattoirs that are legally permitted to slaughter or euthanize *chickens*;
- h) bury a *chicken*;

- i) leave a dead *chicken* for more than one day on a property that they own or occupy;
- j) dispose of a dead *chicken* except by delivering it to a farm, abattoir, veterinarian or other facility that is legally permitted and able to dispose of *chicken* carcasses;
- k) construct or permit to be constructed an *enclosure* in the front yard or side yard of a property that they own or occupy, or otherwise keep or permit to be kept any *hens* in any such front yard or side yard; or
- l) deposit manure in the municipal sewage or storm drain system, or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system.

## **6. Enforcement**

The Animal Welfare Officer, Bylaw Enforcement Officer and Medical Health Officer are authorized to enforce this Bylaw and for that purpose may enter at all reasonable times upon any property to ascertain whether or not the provision of this bylaw is being obeyed.

## **7. Obstruction**

No person shall interfere with, delay, obstruct or impede a Bylaw Enforcement Officer or other person lawfully authorized to enforce this Bylaw in the performance of duties under this Bylaw.

## **8. Seizure and Disposition**

The Animal Welfare Officer or Bylaw Enforcement Officer reserves the right (but is not in way obligated) to seize and impound any *chicken* running astray. If any impounded *chicken* is not claimed within 24 hours, the Animal Welfare Officer or Bylaw Enforcement Officer, or the designate of either of them, may donate, euthanize or otherwise dispose of the *chicken* in any manner he or she sees fit. To claim an impounded *chicken*, the owner shall pay the fees set out in the Fees and Charges Bylaw 6481.

## **9. Offence and Penalties**

Any person:

- a) who violates or fails to comply with the provisions of this bylaw, or who causes or suffers or permits any act or thing to be done in contravention of, or in violation of, any provision of this bylaw; or
- b) who neglects or refrains from acting in accordance with this bylaw and as

directed by the Animal Welfare Officer or Bylaw Enforcement Officer;

is guilty of an offence and upon conviction is liable for a fine of at least \$25 and not more than \$10,000, and for continuing offences, the fine for each day that an offence continues shall be at least \$25 and not more than \$10,000.

## 10. Designation of Bylaw

This bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed, and may be enforced by any person listed in section 6 of this bylaw.

## 11. Municipal Ticket Enforcement

The words or expressions listed below in the Designated Expression column are authorized to be used on a ticket issued pursuant to 264 of the *Community Charter* to designate a violation of the corresponding section of the bylaw appearing in the Section column. The amounts appearing in the Fine column and the Late Penalty column are the fines set pursuant to section 265 of the *Community Charter* for contravention of the corresponding section of the bylaw set out in the Section column.

Section number	Designated Expression (Short-Form Description)	MTI Fine (\$)	Late Penalty Fine (if Fine unpaid after 30 days) (\$)
4(a)	Failure to register	150	190
4(b)	Improper <i>enclosure</i>	150	190
4(c)	Failure to maintain <i>enclosure</i>	150	190
4(d)	Failure to exclude other animals	150	190
4(e)	Failure to properly secure food and water containers	150	190
4(f)	Failure to prevent obnoxious, unsafe or unhealthy conditions	150	190
4(g)	Failure to follow bio-security procedures	150	190
4(h)	Commercial use of <i>chickens</i>	150	190
4(i)	Failure to secure <i>chickens</i> in <i>coop</i>	150	190
4(j)	Failure to secure <i>chickens</i> in <i>enclosure</i>	150	190
5(a)	Keeping <i>roosters</i>	150	190
5(b)	Keeping juvenile <i>chickens</i>	150	190
5(c)	Keep more than six <i>chickens</i>	150	190
5(d)	Keep fewer than two <i>chickens</i>	150	190
5(e)	More than one <i>chicken enclosure</i>	150	190
5(f)	Keep <i>chicken</i> in cage except for transport	150	190
5(g)	Killing a <i>chicken</i>	200	250
5(h)	Burying a <i>chicken</i>	175	220
5(i)	Failure to dispose of dead <i>chicken</i> within one	150	200

	day		
5(j)	Improper disposal of dead <i>chicken</i>	200	250
5(k)	Keep <i>chickens</i> or construct <i>enclosure</i> in front yard or side yard	250	300

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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

# The Corporation of the District of North Vancouver

## Bylaw 8222

A bylaw to amend 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 8222, 2017 (Amendment 31)".

### 2. Amendments

2.1 Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by adding the following in alphabetical order:

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:	(\$)	(\$)	(\$)		(\$)
<b>"Keeping of Domestic Hens Bylaw 8211, 2016</b>						
4(a)	Failure to register	100	75	150	NO	N/A
4(b)	Improper chicken enclosure	150	135	165	NO	N/A
4(c)-(g)	Improper maintenance of chickens or chicken enclosure	200	185	215	NO	N/A
4(h)	Commercial use of chickens	150	135	165	NO	N/A
4(i)-(j)	Failure to secure chickens	150	135	165	NO	N/A
5(a)	Keeping roosters	150	135	165	NO	N/A
5(b)	Keeping juvenile chickens	150	135	165	NO	N/A
5(c)-(e)	More than six chickens or fewer than two chickens	150	135	165	NO	N/A
5(e)	More than one chicken enclosure	150	135	165	NO	N/A
5(f)-(j)	Improper caging, slaughter or disposal of chickens	150	135	165	NO	N/A
5(k)	Keep chickens or construct enclosure in front yard	150	135	165	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

**The Corporation of the District of North Vancouver****Bylaw 8224**

A bylaw to amend Fees and Charges Bylaw 6481, 1992

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

**1. Citation**

This bylaw may be cited as "District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8224, 2017 (Amendment 52)".

**2. Amendments**

- 2.1 The Fees and Charges Bylaw 6481, 1992 is amended by the addition of the following to Schedule E:

<b>"Domestic Hens</b>	
Impound fee	\$25.00"

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

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## Public Comments on the Hen Bylaw

	Support:
1 Y	<p>4. General Regulations</p> <p>a) - hen/s should read hens given the minimum of 2 requirements</p> <p>- amount of registration fee (suggest \$50) is not shown nor is fine (suggest \$100) recorded in fees and charges schedule</p> <p>b) (i) "be at least two metres in height" (suggest capping maximum height at 2.5 metres)</p> <p>b) (iii) format needs to change so that setbacks correctly align</p> <p>"for each chicken, one nest box and a minimum of one perch at least 0.15 metres in length"</p> <p>(suggest one nest box per two chickens and 0.15 metres change to 0.25 metres.....i.e. 10 inches vs 6 inches.....which is not wide enough for a chicken to roost on</p> <p>8. Seizure and Disposition</p> <p>"but is not in way obligated" s/b "but is not in any way obligated"</p> <p>Fees and Charges schedule does not include the fine to claim an impounded chicken</p> <p>Also, the 5(g) to 5(k) fines are not readable per current schedule forma</p>
2 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I am concerned about food in the chicken coop attracting bears. The bylaw should have more specific language on the enclosure design/built to prevent bear access. The coop would have to be very solidly built to be bear-resistant or have electric fencing.</p>
3 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This is such a great way to support food literacy and to grow food-sufficiency on the North Shore.</p> <p>Bylaws like this really contribute to making our communities more healthy, connected and resilient. Thank you!</p>
4 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? That is an excellent idea.</p>
5 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This is an excellent way to promote sustainable, local and healthy lifestyles. We have chickens near us and have not once had a complaint to make. Allowing chickens can help bring North Vancouver back to our "rural" roots and allows for increased community engagement. I strongly support this bylaw change!</p>
6 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
7 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
8 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>

9 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I am concerned about what action would be taken against cat owners, like myself, if my cat attacked a chicken. I am also concerned about the noise. I don't know how noisy chickens are.
10 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I have been keeping an eye out to see when the District would come on line about the keeping of hens as the City has had this law for several years now. I will continue to follow this proposal with hopes of keeping hens of my one in the near future.
11 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think this is a great idea and long overdue.
12 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
13 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This is a brilliant idea. Much of our vegetarian food scraps can be used as additional feed, and properly composed chicken waste can be very useful for garden fertilizer. I recommend someone from the city to stop by from time to time to spot check on registered properties.
14 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This is a wonderful idea!
15 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I support the idea of keeping backyard hens. As a child my dad kept chickens which gave us a great understanding of how and where our food comes from. I have fond memories of riding my bike to the allotment in the dark to feed the hens as a child. I'd love to be able to pass this on to my children, allowing them to know that our meat and eggs do not grown in packages at the supermarket!
16 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? We would be excited to have backyard hens.
17 ?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think this is a great idea and long overdue.
18 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?

19 Y	<p>Your first name: [REDACTED]</p> <p>Your last name: [REDACTED]</p> <p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Wonderful proposal by the District and will follow example set quite a while ago by City of North Van and District of West Van. Encouraging people to grow and raise their own food is only a good thing and such an educational experience for children. Those who are afraid of such bylaw seem mostly concerned about noise and wildlife. These fears can be allayed by the requirement for properly maintained chicken coops and no roosters with the District being aided by organizations such as CLUCK for resident support. What is better than waking up to freshly-laid eggs?!? Please approve the proposed bylaw DNV! Thank you!</p>
20 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I've been waiting for this for so long! As have my kids. Ever since we were asked to chicken sit for someone in the city last summer my kids have been asking to get our own hens. Just the difference in the eggs compared to store bought is incredible. I support this 110%!</p>
21 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? It isn't really clear how people are supposed to dispose of chickens (vet? butcher?). Also I'm not sure how one makes a bear-proof chicken coop, but no other comments.</p>
22 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
23 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? If the proposed bylaw is accepted we would be having chickens in our backyard. Absolutely.</p>
24 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
25 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think this is an awesome initiative! Thanks!</p>
26 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Great idea and wholeheartedly support it!</p>
27 Y?	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>

28 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
29 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Love this!!!!
30 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
31 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
32 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This is a no-brainer! Years ago when I was a kid growing up in Deep Cove we had chickens and fresh eggs daily. No idea why it was stopped then, but it truly should not be an issue. This would be a positive step in the right direction!
33 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
34 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Yes I would love to have hens!
35 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Sounds good
36 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think this is great!
37 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
38 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
39 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?

40 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
41 y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
42 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
43 N	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I am a resident of [REDACTED], we live on 10 acres, and have had chickens for the last 23 years!!! I cannot say enough about how much chickens can enrich ones life and benefit your back yard! 1. Chickens scratch around the lawn and eat weeds, bugs, worms and fertilize the grass. 2. There poop once composted, is excellent for the garden. 3. Back yard chicken eggs are soo tasty and nutritionally healthier then the factory farm egg. Collecting them every day puts a big smile on your face!! 4. Young children learn about the responsibilities of caring for a farm animal and in exchange reaping the benefits of collecting their eggs, and cooking them up, very rewarding!!!! 5. Chickens are very entertaining and an all around a joy to have as a pet friend!!! I could go on, but I think I made my point on the benefits of caring and sharing your life with backyard chickens!!!
44 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
45 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? We have been waiting forever for this. Please pass this!
46 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? My family and I would love to be able to own and raise our own hens! It would help to save a bit of money by being able to collect our own eggs. It would also be very comforting knowing that our eggs came from somewhere that treated the hens humanely and that they're organic. It also teaches our children the important skills of independence, being self-sufficient and promotes a sustainable way of living. Please allow hens in our backyards! Thank you.
47 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I am in full support of this, and feel it's one of the best things we could do for the health of our community. Connect people to their food!

48 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
49 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
50 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I am fully in support of domestic hens. Eating locally and in turn mitigating the effects of climate change should be of great deal of interest to the North Vancouver District. By allowing families to produce their own eggs you would in turn be lowering the carbon footprint for the eggs our district eats. Thanks.
51 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Awesome idea, really support this. Great to educate our kids and have access to non-factory-farmed eggs once in a while.
52 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? No - sounds great! Super excited this may be a thing. :)
53 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
54 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I am so glad the district is considering this. I think this is a wonderful initiative and I am looking forward to being able to have some hens.
55 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
56 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
57 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Great!
58 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? It is about time!!!!
59 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?

60 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Awesome!
61 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
62 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
63 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Cluck cluck!
64 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Back yard chicken regulation will benefit district residents and provide guidance and security to hen keepers. could the bylaw be in place by Mothers Day?
65 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
66 N	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Having a small clutch of hens is great but it takes time and serious commitment. First and foremost is the ethical and proper handling of the hens. They need a safe place to roost.</p> <p>Racoons, dogs, coyotes , etc will most certainly test your coop. You need space. Hens love to burrow. They need dirt baths to clean themselves of mites, which you will certainly get in a small enclosure. Lastly and perhaps most importantly, hens live a lot longer than they produce eggs. Unless you are prepared to support your old hens (and know how to introduce new hens, which isn't as easy as one would hope) then you should rethink your plan.</p> <p>Essentially, the smaller the space the bigger the problems. The worst thing to happen is that a cottage industry springs up supplying prefabbed coops and rotates your hen population. This is no better than industrialized farming.</p> <p>My recommendation is that there should be a mandatory training program with very clear treatment guidelines. Also, prohibit private suppliers, if they are for profit organizations, who will cull the old hens. For the right type of person chickens make the best pets ever. However, dare I say it, many people can't even have goldfish last more than a few months. Good luck!</p>
67 y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Absolutely needed. Not only to provide eggs for families but great for young family members to engage in a bit of farm life and understanding. comments about this proposed bylaw? Absolutely. Taken too long to get to this point. Let's get on this

68 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any
69 y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Absolutely. Taken too long to get to this point. Let's get on this
70 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
71 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
72 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
73 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think it would be a phenominal oppurtunity for me and my family, we love chickens.
74 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? this is awesome and sustainable!!
75 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? We are excited and cant wait to get a couple hens!
76 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I support this and would like to keep hens myself. Protection from wildlife and management to avoid nuisance animals would be especially important here in the District, as we have so many bears, raccoons and skunks.
77 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I would be very interested in keeping hens in my backyard.
78	I wouldn't do it myself, but as long as there are no roosters crowing, I have no problem with anyone else having them! Thanks

79 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Yes!!!!
80 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
81 N	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? So Why do you not allow single people to have chickens??? They need them just as much as single families do?
82 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
83	Dear Christina,  I would like to support this proposal by sending this email.  Thanks,
84	Love the idea of my own eggs but won't they attract other critters like raccoons bears coyote?
85 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
86 Y	Your postal code: [REDACTED] 5 Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? YES! This is a wonderful idea especially for a borderline rural place like North Vancouver where rent is beginning to climb - chickens can be a good way to cut down on grocery costs or even help with mental health as pets! I support this bylaw wholeheartedly
87 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? It's about time
88 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Our family is very excited about hens in the District and we are completely supportive of the proposed bylaw!
89 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Amazing idea! It would create an opportunity for neighbours and neighbourhoods to connect.

90 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Yea please, it's about time.
91 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I would love to have some hens!! Yes! Let's do this!!!
92 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Thank you! I've been waiting for this for years. People who want chickens will put the effort into looking after them properly. It's a real pleasure to see this finally happening.
93 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
94 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? No. I think it will be a great addition to the district of north vancouver.
95 Y	Hi, I am strongly in favour of the proposal. A number of residents have already backyard chicken as I learned. Given this is the case a positive decision of the District is long overdue . Thank You. Resident District Of North Vancouver
96 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
97 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Our family is ready to raise hens and pick fresh eggs, in accordance to the drafted bylaw.
98 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
99	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? THIS IS TERRIFIC NEWS AND ABOUT TIME! The draft of the bylaw looks great and it will really make such a positive difference in our community as a result. THANK YOU!!!

100 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
101 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>I like the bylaw. I've had hens before and kept them in an enclosed run with the coop integrated so raccoons &amp; skunks could not enter. Hens are quiet and I had no complaints from my neighbors. This promotes healthy living, the eggs from your own hens are second to none, and is sustainable.</p> <p>Thank you for proposing this</p>
102 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? With the appropriate regulations (max. number of hens, away from waterways, waste management, perhaps even a tax to cover (bi-)annual inspections) backyard chickens could be very beneficial in promoting a more self-sustainable lifestyle, be a teaching resource for young people, increase the awareness around animals humanely raised for food production and encourage accountability for people regarding food resources, in general. I very much support passing this bylaw. In the past, I have kept chickens in [REDACTED] and there are simple, realistic ways to avoid encouraging wildlife interactions (I assume raccoons, coyote, skunks and bears are the main concern here).</p>
103 Y	<p>Hi Cristina,</p> <p>I've just seen your ad in the paper regarding backyard hens and I wanted to share my thoughts with you. My family has been in North Vancouver for over 40 years spanning several generations so I've given it a lot of thought. I think as Vancouverites we all pride ourselves on our relationship with the outdoors and our commitments to supporting local businesses grow and succeed. I mention this because I feel allowing family residential lots to have backyard hens is in line with this part of our identity.</p> <p>I spent some time last year living and working in [REDACTED] and I looked forward to the fresh market every single Saturday morning selling things ranging from fruit to meat to eggs to cheese. It was a way to connect with my neighbours who were buying and selling and enjoy the amount of locally grown fresh foods.</p> <p>While I recognize eggs for sale commercially is a separate issue, I am strongly in support of allowing single family lots to own a few hens because of the sense of community it will bring. Not to mention, creating opportunities for Vancouverites to take agency in their food security in a way that lets them know where their food comes from is important to me.</p> <p>Thanks very much,</p>
104 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>

105 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
106 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I'm only curious what remediation will be employed if someone is found to be slaughtering or raising hens for sale.
107 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
108 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
109 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? why do you need to control the people in the district so hard? 5 years to make this thing legal? are you kidding or something? even the city of vancouver, which is the worst city i've ever lived in has made it legal, so has west vancouver and north vancouver. i think it's time for the mayor and council to re think why they are sitting in their mighty positions, because you are not respecting the people who voted for you and are paying your salaries. Change is inevitable, standing in the way of change is a waste of public money and resources!
110 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? No
111 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I find the draft by-law to be quite thorough my only comment would be - Will a choice of domesticated chicken breed be allowed?
112 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Yay hens! Excellent idea.
113 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think being able to have chickens in my backyard would be fantastic! I'm [REDACTED] years old and feel raising chickens would be a good learning experience and a fun challenge. I've been to the library and have read and reasearched how to raise and care for chickens. In addition they would provide organic eggs for my family. Please say YES to backyard chickens!

114 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>I would love to see this bylaw approved. My family only consumes meat that we have a close relationship with the farmer who raises them, and understand the types of conditions they live in. If we could supply our own family with eggs, and teach ourselves and children the relationship between us, food and animals, it would be enriching to say the least. My only concern is about not allowing the slaughter of chickens, as I am unclear of what needed to be done in order to kill a chicken that has come to the end of its life.</p> <p>Either way, I'm very much in favor of this bylaw.</p>
115 N	<p>[REDACTED]</p> <p>Fantastic idea – go for it!</p>
116 Y	<p>[REDACTED]</p> <p>Great idea</p>
117 N	<p>[REDACTED]</p> <p>I think chickens should be allowed</p>
118 N	<p>[REDACTED]</p> <p>Allowing backyard hens helps promote using locally available food and subsequently food sustainability, both important for communities.</p>
119 Y	<p>[REDACTED]</p> <p>Wonderful! Let's have more eggs!</p>
120 Y	<p>[REDACTED]</p> <p>I have been waiting for sometime with regard to the above and am so very in favour of using our huge back gardens to produce food. I cannot wait to enjoy the privilege. Please do not hesitate too long. Thank you</p>
121 Y	<p>I am thankful for letting me speak at the meetings, and I am excited to get chickens. Thank you for writing the bylaw. I would like to have 8 chickens but the coop must be well protected. This is how I would like the bylaw to be. Tell me if you need my help.</p>
122 Y	<p>Have lived in Lynn Valley since the [REDACTED] and used to have all sorts of animals growing up- including chickens and pigs. Also had chickens when she was raising her own children up near the canyon. Her kids loved them and it was an enriching experience for her family. These are things enjoyed by all people.</p>
123 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Is there a plan to include a few examples of average chicken coop plans for perspective homeowners? Considering the prevalence of rodents in the district it may be helpful to front load some plans that are well thought out and provide rodent proofing in the plans themselves. This would help homeowners to consider the reality of pests and to have to include this in the construction and maintenance costs of maintaining chickens.</p>

124 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>I think it's about time that we have joined the 21st century. Way to go!!</p>
125 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>The draft bylaw (<a href="http://www.dnv.org/sites/default/files/edocs/draft-domestic-hens-bylaw.pdf">http://www.dnv.org/sites/default/files/edocs/draft-domestic-hens-bylaw.pdf</a>) mentions a fee to register in Bylaw 6481, but I was not able to locate any relevant fees in the document at <a href="https://www.dnv.org/sites/default/files/bylaws/Bylaw%206481.pdf">https://www.dnv.org/sites/default/files/bylaws/Bylaw%206481.pdf</a>. Is there a proposed amendment to Bylaw 6481 that's not mentioned? What will be the fee amount? According to the neither the City of Vancouver nor the City of North Vancouver require a fee for registering. Why does the District of North Vancouver feel the need to require a fee? Such a fee should be justified, rather than imposed by default.</p> <p>As a technicality, requiring a two-hen minimum means that should one hen of a pair perish (due to old age, say) the owner would immediately be in violation of the bylaw. There must be some allowance for the owner to find time to locate a suitable replacement hen. I don't know what a reasonable timeframe is nor what the negative effects of keeping a single hen are, but if acquiring a new hen requires driving to Abbotsford then it could certainly take a few weeks.</p>
126 Y	<p>Your postal code [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? It seems to have been well thought out. If properly scrutinised, there should be benefit to the hens and property owners.</p>
127 Y	<p>Your postal code [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I feel this is a great move for building community, fighting neighbourhood social isolation, teaching our next generation to understand where their food comes from and the impact of their food choices on their world. The impact on surrounding wildlife (bears/rodents) has been shown to not be a concern from the NSBBS and due to the relatively small uptake from this bylaw change it should not be an issue. Lynn Valley has the largest bee keeping population in the lower mainland and having honey combs in hundreds of backyards would prove to be more of an attractant, and this bylaw was never given public attention.</p> <p>Garbage and fruit trees continue to be the main attractant.</p>
128 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I welcome this option to allow people to produce their own eggs.</p>
129 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>

130 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
131 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This will be a great move for the communities of the District of North Vancouver.  I support it 100%.
132 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think it would be an amazing community experience to have hens in my neighbourhood even though I might not ever have any.
133 Y?	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
134 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Most definitely I support the bylaw allowing chickens in single family backyards. Many benefits including healthier and happier chickens and thus eggs, educational for children and will be my opportunity to take a stand against factory farming. A question I have - with your requirement to register the chickens, does that mean you will be charging for this? Is it a one time license cost or will you be charging every time acquire a new chicken? Looking forward to this bill being passed.Barbara
135 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think anything we can do to promote local food production is great education for our young people and also great emergency preparedness for our communities.
136 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
137 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think it's how the neighbors surrounding your yard feel at the time of "your projects" start. If everyone doesn't have a problem, then its okay. Neighbors of the future, will have to put up with the situation they have bought into
138 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?

139 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
140 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think this is critically important to allow families and communities the pleasure of having hens and knowing where their food comes from. I have had hens in the past and can say they were incredible and did not pose any of the problems that people are sometimes concerned about.
141 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
142 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? My neighbour used to have chickens and they were no problem. In fact we all enjoyed fresh eggs together with a lot of children seeing nature first hand You should YES YES YES
143 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Yes! I support this by law
144 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
145 Y	Your postal code: [REDACTED] 1 Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Chickens respond to being loved and recognize the people who are kind to them. Will come running when their name is called My chicken is not a drumstick! Glad the DNV is almost unanimous in supporting the hen bylaw.

146 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>I wholly support the proposed bylaw amendment allowing domestic hens in backyards. When I was growing up in North Van in the late 1970's, early 1980's a local farm run by the Spendlove family raised chickens, roosters and geese and grew many vegetables. I remember fondly the sound of the roosters calling us to wake up in the early hours (yes, I know that roosters will not be legal - but regardless their call was soothing).</p> <p>Chickens are quiet and inoffensive - when they are pets they produce eggs for family consumption and can through their natural foraging inclinations be used to prepare vegetable gardens for replanting. They will also de-sod grass areas as part of their daily routine.</p> <p>Creating a safe enclosure for them really isn't that difficult with a bit of knowledge. Predators can be easily and firmly secured against (eg. Bears, coyotes, raccoons, etc.)</p> <p>I feel the inclusion of chickens to our north shore families is well overdue.</p> <p>Please confirm your support for north shore family's chickens with your vote.</p> <p>Sincerely [REDACTED]</p>
147 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
148 Y?	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
149 Y?	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This will enable us to re-connect with where our food comes from, to teach youth how to properly care for animals and ensure they are cared for in a healthy, natural environment.</p>
150 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
151 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
152 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I fully support it and feel that we should catch up to our neighbours in both the West and North Vancouver Cities.</p>

153 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Glad it is finally being addressed. Hopefully the outcome is positive.</p>
154 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? Bylaws look great!</p>
155 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>My name is [REDACTED] and I am [REDACTED] years old.</p> <p>I live in North Vancouver district and I want chickens because I can get free eggs and the chickens will be happier because they have more space then in a egg factory.</p> <p>Chickens can be like pets and by taking care of chickens I can be more responsible and caring when I spend time with chickens if I can get them.</p> <p>If I get chickens then I can teach my friends about them and since I don't have any pets my parents might let me get some chickens.</p> <p>In conclusion I think that the residents of the district of North Vancouver should have chickens because other urban municipalities have chickens without any problems so we should have chickens too.</p> <p>Thanks, North Vancouver</p>
156 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
157 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? It's excellent idea.</p>
158 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>Hurray! I am happy to see the positive by-laws drafted for backyard chickens. I sincerely hope they pass easily and we will be having chickens in well cared for flocks this year.</p> <p>I have read through the recommended by-laws and have a few constructive comments:</p> <ol style="list-style-type: none"> <li>1. I wish we were approving 8 hens. This would provide less pressure to turn over the flock or force higher egg production from each bird. A larger flock allows variable ages of chickens and low producing older hens to be kept longer.</li> <li>2. Perhaps the bylaw 4.b) (iv) D. has a typo? You could not possibly mean for each chicken to have it's own nesting box... right? A little visit down to Maplewoods Farm will show you that chickens share nesting boxes. A quick reference check with Storey's Guide to Raising Chickens (c. 2010,1995), which is an excellent reference for raising chickens, will inform the staff writing the bylaw that "one nest for every four to five hens" is appropriate. So by my math, only two next</li> </ol>

	<p>boxes are required for six hens.... three if you want to have a luxury hen house.</p> <p>3.Chickens naturally put themselves to roost at dusk and naturally wake with dawn. Requiring exact lock up times is likely going to create stress for owners and the birds... trying to get chickens to roost early or keeping them cooped in the day can lead them to start pecking at eachother when the hens want to get out and scratch. If the lock up times of 9 PM to 7 AM are going to be enforced, then the coops should be larger to facilitate healthy chicken socialization when cooped in daylight hours. I favour allowing the chickens' natural rhythm determine when they are allowed out in their runs, as this is healthier for them and the flock socialization. Since there are no noisy roosters allowed, I am now sure what is gained by the proposed curfew times.</p>
159 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
160 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
161 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? I think that having chickens would be a great experience and it would allow me and my family to have access to fresh eggs.</p>
162 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p>
163 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? This bylaw needs to happen. If we are interested as a society in a move towards sustainability and environmental responsibility, then we must allow and promote home production of foods. The edible garden concept need to expand into the edible community gardens encompassing all community spaces rather than using them to grow purely ornamental things.</p>
164 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? It's time we that we get on board with this proposed bylaw. We should be encouraging a more sustainable lifestyle in our community. The chicken industry is a cruel existence for birds. I would love to produce eggs from some healthy and well loved birds in my own backyard. Chickens would manage my compost needs removing the city from the cost of transporting my waste. It just makes sense.</p>
165 Y	<p>Your postal code [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?</p> <p>What happens when it goes to -8 at night. I don't see anything in the proposal that says that they have to have some sort of heat for those cold winter days.</p>

166 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?
167 Y	Your postal code: [REDACTED] Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw?

Against:	
1 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? There needs to be some sort of reference to the "bird flu"... reassurance that it isn't an issue, unless it could be a problem. Otherwise people might panic next time bird flu is in the news.</p>
2 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>
3 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? While I do think it is a nice idea, I don't think the size of the majority of the lots in the District of NV can actually support the amount of manure that will be produced by the hens. I think the romance of having fresh eggs will attract users who will underestimate the work involved in raising poultry. As long as the District is okay with manure ending up in residential garbage, and the local animal welfare groups are happy to accept unwanted hens, I think it is reasonable.</p> <p>But please do not think that 'composting' chicken manure is a feasible option for disposal in this circumstance.</p>
4 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? I actually like the idea.</p> <p>I grew up on a farm and we had chickens. I was fabulous having fresh eggs.</p> <p>However, I don't think this is the right area for this. I'm a parent of [REDACTED] and I like that they are getting to the age where they can walk on their own to the local store for treats to the park in the summer. It already concerns me when I see the bear sightings signs pop up and I don't want to worry about cougars roaming the neighbourhoods looking for snacks and finding kids instead. Last summer we had a few sightings in our area and I don't want anything to encourage them further. So no, reluctantly, I'm not in favour.</p>
5 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? If I wanted to live next to a chicken coop, I would live out in Surrey or Langley. Chickens smell, there's no getting around it. I know because we had them when I was a kid - out in the country. Added to that, we already have enough problems with marauding raccoons going after our green cans without adding fresh eggs to their menu.</p>

6 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>Hi,</p> <p>Aside from the possible health benefits of eggs from well-fed, happy chickens, I don't see many benefits.</p> <p>Economic benefit? None. Eggs are so cheap at the store. By the time people buy the chickens, purchase materials for a proper chicken coop, hire a carpenter to build one, continually buy high quality chicken feed, pay for vet bills and eventual slaughtering or disposal, it's a negative proposition.</p> <p>Neighbourhood benefit? None. I live in a super quiet neighbourhood. I treasure this. If some chicken wakes me up in the morning, I won't be happy about that at all. Add to that the probability of the chickens attracting prey (e.g. RATS, cougars). But worst of all, you cannot control how someone will take care of them. Mess, smell, stinking compost, unreasonably sized coops, etc. All potential neighbour-to-neighbour conflict areas.</p> <p>So, if you're proposing this chicken thing, you've probably already decided that it will happen. But please consider these actions:</p> <ul style="list-style-type: none"> <li>- Require new owners to take a certification course in animal husbandry, specifically chickens. Model it on the extensiveness of the "Serving It Right" certification. Then they might have some clue of what they're getting themselves and their neighbours into.</li> <li>- Require owners to inform their neighbours in writing and get approval from them before setting up the farm.</li> <li>- Provide avenues for disposal/donation of chickens after their egg-laying days are done. Most people don't realize that they only lay eggs for a few years, not forever.</li> </ul> <p>There's probably more I can say, but it's dinner time. I have to check the chicken in the oven. Thanks.</p>
7 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? My concern is enforcement challenges and the risk to natural predators that will inevitably come with the chickens</p>
8 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>

9 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>I AM NOT GOING TO ACCUSE YOU of being absolutely daft as you have not (yet) approved this. In case it has escaped anyone's notice we don't live on a farm. Anybody out there had a good whiff of chicken shit?? It makes that compost facility (in Langely or Surrey?) that the locals are going nuts over, look (smell) like a perfume factory.</p> <p>I am not sure how much noise a half dozen chickens will make but I suspect it is enough that a 5:00 AM meeting of The Flock will not result in a happy Sermon on the Mount.</p> <p>You, collectively, have driven home how we must keep our garbage out of the reach of bears. With this idea you may as well put up a neon sign, "Bears! Good Eats Here!" I suspect cougars also have hankering for some good old Kentucky Unfried Chicken too. So, the bears and cougars will have to be "put down". And the put down will not be "man, that's so bogus". Or it might be but it will be accompanied by the business end of a shotgun. Of course the odd family pet will take a run at these snacks. Then the effluent will hit the whirling device. It will be "Dog Owners must control their pets and it is up to the Municipality to protect the chickens!" (sorry I just can't make myself say Dog Guardians or whatever is currently the PC descriptive).</p> <p>I know, I know the Chicken McNutters will profess that with good regulations it will all be under control. No it won't. And for the sake of a few dozen eggs why do this? The world will not be a better place by bringing chickens into the Municipality. I almost guarantee neighbour against neighbour. I know there is an urge to be PC here but really. It is time to CHICKEN OUT. In this case that is a positive thing.</p>
10 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>
11 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? Can see no justification to allow it and just the potential to have them creates more community anxiety than benefits.</p>
12 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? We don't live in farmland. Having hens all over will only attract more predators (bears, cougars) to the residential family areas.</p>

13 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>I have major concerns about attracting wildlife. In [REDACTED] we often have cougar, coyotes, raccoons, skunks, rats, eagles, hawks, as well as the occasional bear and deer trekking through our area, as we are close to the Capilano River as well as First Nations Reservations (which also attract wildlife when they are drying salmon in the summer). It is common in the spring/summer to have reports of cougars and coyotes walking down our streets in the mornings, just before school starts, and I would hate to encourage their existence in the neighbourhood, for their safety as well as our children's safety. I also question the ability of most people to follow all of the bylaws. Your reports show # of complains, not PERCENTAGE of complaints... From our experience with off-leash dogs in the neighbourhood, I do not have faith in people taking proper precautions with their chickens. I am furthermore concerned about noise, odor, and attraction of rats (we have thousands down here!). From online postings on social media, farmers have posted that hens do in-fact make a considerable amount of noise, their feces STINKS (I really don't see people disposing of this properly... what about salmonella in compost?? Does it die?), and attract rodents.</p> <p>If the district would like to explore having local hens, I would prefer them to be in community co-op farms instead. There are a number of local "farms" and they would offer better facilities and oversight to ensure the safety of the hens and mitigate risk involved. I would suggest a co-op for those people who are interested in keeping and maintaining hens and that only they have access to eggs produced. This would allow those interested to be in contact with one another and allow the rest of us to live with out worry about the other negative effects. These "farms" could also be open to the public for display of the chickens for educational purposes. Please think out-side of the box on this! I think that MORE people would be involved if it were small co-op based and there would be fewer complaints, by-law infractions and wildlife encounters.</p>
14 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? We have enough problems with wildlife in the District. No reason to add to the problem!</p>
15 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? Yes Do you have any comments about this proposed bylaw? No</p>
16 Y	<p>I am definitely against this dumb idea, will increase our rat and racoon population by 200%</p>
17 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? Are we trying to increase conflict with wildlife? This will be snack time for coyotoes, bears and raccoons. And who's going to police/enforce whether the structures are sturdy enough to contain the chickens, let alone that they're kept clean and not smelly.</p>
18 Y	<p>Hi Christina,</p> <p>We just saw the proposal for backyard hens in the North Shore News and would like to express our objections to such a proposal.</p> <p>We live in an area where wildlife abounds. Our biggest concern is that chickens will continually attract rats, raccoons, skunks, coyotes, bears and cougars.</p> <p>We do not want such predators accessing our yard in an attempt to gain access to a neighbour's</p>

	<p>chickens or their feed.</p> <p>Nor do we want any related odours. Speaking of odours, what is the expectation with regard to disposal of the manure?</p> <p>Should we also be concerned about the possibility of avian flu?</p>
19 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? I am strongly against this bylaw. The district can't even enforce the bylaw which disallows dogs on school property. How are they going to enforce this bylaw? Coops can be built in places that disrupt neighbors who choose not to have hens. They are noisy and it is not necessary for people to have them in an urban setting</p>
20 N	<p>Hi Cristina,</p> <p>I live in the City but I will share anyway.</p> <p>Rats are a big problem all over the North Shore and poultry raising attracts rats. The District should be prepared for a way to address the problems that will arise should they go ahead. Increased density and rural pursuits don't mix well even though we might wish that they could.</p>
21 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>
22 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? No need for more wild predators near by.</p>
23	<p>I vote no for the hen proposal. If people want hens they should move to the Fraser valley. They have tendencies to escape their enclosures, dig up people's gardens, cause rat problems, and they smell. People don't have time to maintain them or the yard space to care for them. It's not fair to the neighbours or the hens themselves.</p>
24	<p>I vote for no backyard hens, they will cause a disturbance to people in the community and have a tendency to escape thier enclosure and ruin things for other people, they are not able to live a proper life because people do not have the time or proper space to care for them. Its animal abuse. Is that something you really want to support and a part of? Ask your self that before making the wrong decision.</p>
25	<p>My husband and I would prefer not to allow backyard hens in the district. They will inevitably attract rodents and more importantly bears. We do not want to see more bears slaughtered because of humans and their attractants being introduced into what is their natural territory.</p>
26 Y	<p>Good day Cristina - re your advert in NS News –</p> <p>We and a neighbour are against the proposed bylaw allowing chicken coups –</p> <p>There will be more coyotes and rats (and black bears?) in our area if chickens are kept in back yards. There may also be more nuisance barking by our neighbours dogs when they hear the chickens.</p> <p>[REDACTED]</p>

27  
Y

Dear Christina Rucci

Re district contemplating 2 – 6 chickens (no roosters) per single family residential zones:

Cons:

**A. WILDLIFE AND DOMESTIC ANIMAL IMPACTS** It will attract more wildlife (endangering the wildlife as well as the chickens): <http://articles.extension.org/pages/71204/predator-management-for-small-and-backyard-poultry-flocks>

- 1) **Bears:** We often get black bear problems. This will attract them X10 – more natural and tasty than garbage. Just google **will black bears eat chickens**

<http://www.backyardchickens.com/a/bear-chicken-predators-how-to-protect-your-chickens-from-bears>

Bears are generally omnivorous. Their greatest predatory edge is their heightened sense of smell, which guides them to their prey. These powerful olfactory senses are believed to be more powerful than those of dogs or any other mammal. Unlike most predators (like raccoons, crows, rats, foxes, opossums, and cats) who will lie in wait until no one is around to strike, bears attack and break through your defences — especially when faced with food he enjoys. These animals can easily destroy picket fences and small wood sheds just to get to your chicken feeds. Along the way, they will eat as many panicking chickens as they can as they tear through the coop using their sharp claws.

- 2) **Dogs:** As we have a problem with too many dogs running unleashed around – if people read this then there will be an increase of 2-3 more dogs per household.

Domestic dogs allowed to run free in a neighborhood can be a problem for poultry flocks. They often kill simply for the fun of it. Dogs descended from the wolf and have retained some of the hunting instinct of this predecessor. Not all dogs will attack a poultry flock. In fact, some breeds are good guard dogs for a flock. Factors that contribute to the likelihood that a dog will attack a flock include the breed of the dog, the presence of other dogs, and the dog's past experiences. Some breeds have a greater tendency to chase prey than others. This inclination can be heightened by the presence of other dogs, often resulting in pack behavior. Also, if a dog has had success in the past at getting food by attacking a poultry flock, it is more likely to repeat the behavior.

People already have dogs pooping up and down Lonsdale, running unleashed in school yards – Do we want to double or triple that number for the back to the wilderness aficionados that decide they are going to go Rambo to protect their chickens. The unleashed dogs will simply run off and scare and terrorize the chickens..

While dogs have been known to attack chickens and devour their young, they can be trained as puppies to leave the chickens alone and become livestock guardian dogs that will protect your flock and deter predators instead. Have at least two or three of them around your backyard. **While there is no guarantee that bears will not intrude**, guard dogs can be an effective deterrent.

So the untrained, unleashed ones (like I don't see that all day long already), will be out in full force to try to get the chickens. Other wonderdummies will increase their dogs by 2 or 3 more, and if they are as ignorant as a lot of dog owners I see we are going to have a lot of problems with this.

- 3) **Raccoons** - Lately it hasn't been bears chasing garbage cans in the district but raccoons, which are pretty clever a learning to unlock latches, etc.  
Raccoons enter poultry houses and take several birds in one night. They often tear and chew a bird's breast and crop and sometimes eat the entrails. They may remove eggs from the nest and take them away, usually within 9 meters (28 feet) of the nest, to eat them. Garbage cans and dumps can be major sources of food, attracting raccoons to urban areas. Once settled in an area, raccoons will seek other food sources, including backyard poultry flocks.
- 4) **Skunks** - Skunks do not kill many adult birds. In general, when a skunk attacks a flock, it kills only one or two birds and mauls others considerably. Also, skunks love eggs. Usually, a skunk opens an egg at one end and punches its nose into the hole to lick out the contents. Eggs that have been eaten by a skunk may appear to have been hatched, except that the edges of their openings are crushed. A skunk may remove eggs from a nest but rarely carries them more than 1 meter (3 feet) away.
- 5) **Coyotes** - There are a lot of these up in the Capilano and Seymour watersheds. This would attract them down into the district suburban areas.
- 6) **Bobcats** - One of the most common wildcats in North America, the bobcat is only about twice the size of a typical domestic cat. Bobcats prefer woodlands but will venture into backyards in search of prey, especially where housing encroaches on their normal habitat. There are significant numbers of these in our watersheds as well. Chickens entice them to go into backyards. Like cats, bobcats can see in low light. They prefer to hunt during the twilight hours of dawn and dusk but will attack any time of day. They can easily carry off a chicken or two from your flock. A bobcat may eat an entire bird in a single feeding or carry the carcass away. . (domestic cats will also do this).
- 7) **Rats** - If eggs are missing, one of several predators—including skunks, snakes, rats, raccoons, blue jays, and crows—may be at fault.
- 8) **Squirrels** - Because squirrels are shy, you can just shoo them away. However, they can do considerable damage to your farm. Squirrels love eating chicken eggs and poultry feed, so collect eggs frequently and store feed in secure, preferably metal, storage cans for feed. When other food sources are hard to find, a squirrel may have to take what it can get. This sometimes includes stealing eggs from other animals, or even eggs from your chicken coop. When necessary, squirrels may prey on robin eggs, blackbird eggs, and more. Also when necessary, squirrels will not short stop of eating hatchlings, **young chicks, baby birds**, and the carcasses of unfortunate chicks that have fallen from their nests.
- 9) **Birds** - Will get more crows - add to the crow populations

**B. Maintenance** - If you allow chickens, how will the district ensure people will be responsible and maintain the birds' environment. Structure sound, safe, humane, secure, clean,

etc. Maintenance of pets – chicken mites, etc. Properly fed. How do you police re diseased birds, inadvertently when buying a chick finding out it is a rooster. What do we do noncompliance, chicken owners ending up with a rooster?

- C. Smell of Chicken Poop** - Coops NEED to be cleaned every few days. How many people will be maintaining this. here are five quick tips to help you keep your chicken coop smelling fresh. If your coop makes you hold your breath when you go in to collect eggs, think about how the chickens feel! It's not too hard to keep the coop clean and fresh, if you do a little bit of cleaning every few days. I am listing a few important basics for you. 1. **Water and moisture are not your friend – (We live in a rainforest climate).** If you slop or spill water when filling the water founts or bowls, the moisture will mix with the droppings and create a bad ammonia odor. The best way to keep this from piling up is to clean up any spills as they happen. We had to switch to a fount style waterer instead of a bowl because we had one duck in with the chickens and she thought we were giving her a small swimming pool each evening. Mrs. Duck could still get enough water to dip her bill in with the water fount. And there was less mess to cleanup in the morning. 2. **Install a box fan to keep air circulating.** Stagnant air smells bad and the flies will accumulate more in a stuffy airless building. Running a fan, even on low speed, will keep the flies, and the odor to a minimum. Not to mention that it keeps the coop from becoming too hot, also. We hang an inexpensive box unit over the coop doorway. You can read more about that [here](#), in my [heat stress post](#). Installing a fan is one of the easiest ways to keep your chicken coop smelling fresh. 3. **Use fresh herbs and rose petals** if you have them, in the nesting boxes and in the sleeping areas. Not only will the herbs and petals smell great, the hens will appreciate the yummy treat. Mint is another great addition and it will help repel pests too. Check out more about using herbs in your nesting boxes. Another good source for chicken information is [here's a link to a great post about using herbs in your coops](#).
- D. Avian Flu** - how do we prevent outbreaks. How much work will it be when there is an outbreak. (All it needs is one unhealthy affected chicken). Who will be filling these out if there is an outbreak. [https://news.gov.bc.ca/files/Newsroom/downloads/wild\\_bird\\_mortality\\_investigation\\_protocol.pdf?wt.mc\\_id=news;&wt.cg\\_n=hootsuite](https://news.gov.bc.ca/files/Newsroom/downloads/wild_bird_mortality_investigation_protocol.pdf?wt.mc_id=news;&wt.cg_n=hootsuite)  
 BC Centre for Disease Control: <http://www.bccdc.ca/default.htm>  
 • Your Regional Health Authority  
 • BC NurseLine 1-866-889-4700 or 604-215-4700 in Greater Vancouver  
 • Public Health Agency of Canada: <http://www.phac-aspc.gc.ca/influenza/avian-eng.php>  
[http://www.tractorsupply.com/know-how\\_pets-livestock\\_chicken\\_how-to-protect-your-flock-from-bird-flu](http://www.tractorsupply.com/know-how_pets-livestock_chicken_how-to-protect-your-flock-from-bird-flu)  
 AI can be spread directly by healthy birds coming into contact with infected birds, and indirectly by birds coming in contact with manure, equipment, vehicles, and people whose clothing or footwear have come into contact with the virus  
 Restrict access where your birds are kept. Limit access to only those caring for the birds. Visitors, especially other bird owners, should not be around your birds.  
 Wild birds should not have contact with your flock.  
 Before entering your bird area, put on clean clothes, disinfect your footwear, and wash your hands.  
 Clean cages and equipment regularly.  
 Isolate sick birds, and dispose of dead birds quickly and properly.  
 If your birds have been around other birds, for example, at a fair, isolate them from the rest of the flock for two weeks. Watch for signs of sickness before allowing them to rejoin the flock.

If you purchase new birds, isolate them from the flock for 30 days.

Do not borrow equipment, tools, or poultry supplies from other bird owners. If you must borrow equipment, including cages and crates, be sure to clean, wash, and dry thoroughly.

- E. Short Egg Bearing life.** Chickens usually don't simply "stop" laying eggs when they get to a certain age, but they will lay fewer as they get older, usually 2-3 years max for any kind of egg laying. That said, most laying breeds will lay less productively in backyard terms for five or seven years. We know of one ancient buff orpington cross who still lays an egg occasionally at 17 years old!!

Factory farms slaughter their poor layers at a year old or so because those girls might lay a couple fewer eggs a week. Laying one or two fewer eggs just isn't usually important in backyard terms, even if you don't regard your hens as pets, but a commercial entity, a factory farm, sees "financial sense" in killing their all their one or two year olds and bringing in fresh chattel. As pets that's fine but owners need to be aware of this.

- F. Old Chickens (non bearers) -** How do we dispose of sick or old chickens

<http://www.hipchickdigs.com/2009/09/how-to-kill-a-chicken/>

[www.nwedible.com/you-absolutely-should-not-get-backyard-chickens](http://www.nwedible.com/you-absolutely-should-not-get-backyard-chickens) Meanwhile, if you live in a city or suburb, you have an even bigger problem: your now non-laying hens are taking up your legal urban chicken quota which could be filled with younger, laying hens, and you are stuck. You can't just keep adding to your flock indefinitely when you live on 1/12th of an acre in Seattle. So now you are a Backyard Chicken Keeper without any Backyard Eggs.

Just some thoughts to ponder – is it really worth it?

**Pros:** Chickens are social creatures, so having more than one can provide company for them to entertain themselves.

All of them seemed to have their own personality, and were varied in color and sizes.

A few of them were even trained to come when called, proving that chickens can be trained to perform a variety of actions on command.

They do not mind being picked up, stroked, cuddled or hugged, **but they can peck at human eyes.**

**For this reason, it's best to keep the bird's line of sight away from your own when in close proximity.** (warning re small children)

Once you are cleared and ready to obtain the chickens, the Humane Society suggests adopting where possible.

Many hens and roosters end up in shelters, and often chicks can die when being transported through regular shipping channels.

Check the shelters in your area first for any available chickens.

28 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? I DO NOT support the proposed bylaw to allow domestic hens in District of North Vancouver backyards. The last thing we need is another attractant for wildlife in our neighbourhoods. Tax payers' money should not be spent policing the permits, housing and waste disposal of hens when our roads, sewage and water infrastructure requires immediate updating and maintenance.</p>
29 Y	<p>Cristina Ruccic/DNV</p> <p>RE: Backyard Hen Comments</p> <p>While reading today's North Shore News, I read on page A5, there's to be a "BEAR FORUM" and I'm invited to bring my ideas, concerns and discuss them.</p> <p>Then on page A14 I read about "a proposal for backyard hens" and I'm invited to send my feedback on the topic.</p> <p>IS THIS AN EARLY APRIL FOOL'S JOKE?? OR IS THE GOAL TO PERSUADE THE BEARS TO PURSUE CHICKENS RATHER THAN OUR BIRD-FEEDERS, &amp; GARBAGE?</p> <p>We have lived in this single family residential zone( only type of property where 2-6 hens allowed) since [REDACTED]. Like many north shore properties, ours borders a ravine with a stream.</p> <p>Over this [REDACTED] period we have witnessed the following wild-life in our backyard: bears, raccoon s, a mountain lion, a deer, a bobcat, tree- rats, and overhead- eagles. And what do all these creatures have in common on their menu? CHICKENS!</p> <p>During the first [REDACTED] yrs. our dogs could safely roam about our fenced yard, however; in the last [REDACTED] it's been necessary to personally accompany our "grand-dogs" for their safety because of the ever increasing wild-life visitations.</p> <p>About a decade ago a bear that frequented our little cul-de-sac was declared a nuisance bear and put down. Everyone was upset and one neighbour even chopped down an apple tree the bear liked. A decade before that those black composting bins were popular , so our young well- meaning neighbours installed one and composted. Result- both our homes became infested with rats! In our case they preferred the attic via our front tree . Until then we had lived rat free for over [REDACTED] yrs.</p> <p>And now someone has the insane idea to allow "2- 6 hens per property" .....but oh, NO ROOSTERS!</p> <p>Let me tell you what life is like living beside chicken coops in an urban situation-----ABSOLUTE BEDLAM! As a child living in a commercial area of Toronto, our neighbour installed a chicken coop much to my mother's ( correct) horror. The constant clucking woke us up very early each AM and their presence brought the inevitable pests- even into our homes.</p> <p>To conclude- for all the reasons given above I most certainly oppose allowing ANY CHICKENS in residential zones. The proposal disrespects all of our sincere attempts to keep bears and the other</p>

	<p>wildlife , which we enjoy as part of our chosen north shore lifestyle, away from our back-yards . The bears could smell those chickens miles away!</p> <p>So, be kind to us all , ( including those poor captive chickens), JUST SAY NO!</p> <p>N.Vancouver DistrictAMENDMENT- Please add coyotes to the list of our wildlife visitors in paragraph 5.</p> <p>██████████</p>
30 Y	I am opposed to chickens on private property. The risk of disease vectors increased due to increase in urban wildlife..avian diseases are already on the increase. North Van
31 Y	<p>Your postal code: ██████████</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>
32 Y	<p>Your postal code: ██████████</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? This runs a very real risk of inciting conflicts, as surely not everyone will follow the by-law to the letter. It's not something I would want in our neighbourhood. Thanks.</p>
33 Y	<p>Your postal code: ██████████</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? Normally I tend to oppose over-regulation but in this case I don't see a practical or substantial benefit to this bylaw. What I do see is yet another issue for our overworked bylaw enforcement staff to deal with - likely a very difficult task in the context.</p>
34 Y	<p>Your postal code: ██████████</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>
35 Y	<p>Your postal code: ██████████</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>It will attract wild life no matter how you fence the area.</p> <p>Who is going to check in the green bin to make sure there is no waste?</p>
36 Y	<p>██████████</p> <ul style="list-style-type: none"> <li>- It takes 1-1 ½ years for chicks to become egg layers</li> <li>- Chickens lay 2 eggs every 3 days for 8 months; then the moult, then they lay eggs for 4 months; then they moult and no longer lay eggs. At this point you have pets which are no longer economically viable that will continue to live 2-2 ½ years</li> <li>- What will people do with aging chickens? Will they set them free and increase wildlife populations? Will excess wildlife be shot?</li> <li>- Start up costs – food, straw, nesting boxes, perches, a proper coop with both exposed and internal areas, etc.</li> <li>- Mess – daily cleaning of nesting boxes; constant sterilization (chickens and eggs are a risk</li> </ul>

	<p>for salmonella bacteria); chicken feces on lawns are not healthy for active children and pets,</p> <ul style="list-style-type: none"> <li>- Level of interest may dwindle over time when chicken owners tire of the constant up keep of their flocks,</li> <li>- What about runaway chickens – who is responsible for them?</li> <li>- Idea to allow 6 chickens at a time for egg laying without a rooster. To maintain a system for continuous eggs you need a multigenerational flock. This plan will not work unless mature chickens are eaten or if allowed to die of natural causes before they can be replaced over time.</li> <li>- Not all responsible people treat animals responsibly i.e. rabbit and coyote populations in Richmond,</li> <li>- Not ideal for busy families and or with other pets.</li> <li>- The simplest solution is to spend \$7.19 and buy a Peter Rabbit farm cageless over time.</li> </ul>
37 Y	<p>Hello Cristina; Noticed the ad in the News which indicated that backyard hens are being considered.</p> <p>Based upon some considerable “chicken” experience with our family in the Interior and my own knowledge this idea is a bad idea.</p> <p>The presence of chickens in this area will only add to the growing problem of attracting the ever present “wild animals” already roving the neighborhoods.</p> <p>One only needs to consider the number of cougar, coyote, racoon, skunk and bear sightings and the interactions with house pets to realize that adding something else to the mix is really dumb.</p> <p>The posted street adds asking about missing cats and small dogs may be a clue for those who pay attention to our surroundings. We do have a problem.</p> <p>If someone wants to deal with a real issue, they should consider doing something about the growing rat problem. The North Shore had a Vector Control Officer who dealt with this problem however, to my knowledge no one is doing anything at present. Time to consider dealing with this issue.</p>
38 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>I used to live on a hobby farm years ago, in a country setting. We used to have problems with predatory wildlife that required the use of rifles to scare away, or even kill such predators as coyotes who used to break into and raid the chicken coop. That is the stark reality.</p> <p>There will be nothing more disturbing for a family than seeing chickens massacred by wildlife predators in their coop, especially when you can't fend off the predators in a timely way. I am writing this from my own experience in the past.</p> <p>Many of us live near a forested area, with hungry predators like bears and cougars (and the odd coyote) who would see these chickens as easy pickings...</p> <p>We will most likely see more wildlife conflicts over this. What may work in Vancouver's urban area, will not work well in the District... So, I have to say "no" to chicken coops...</p>

39 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? I do not support the by-law as I believe the birds will break noise bylaws. For those in condos you would be amazed how much we hear. Even 25 stories up. Sound travels very well so I would hate to be constantly awoken by birds day and/or night. Remember, not everyone works 9 to 5 shifts... Besides the fees and fines what about the keepers being regulated to have the birds checked regularly by a vet? This should also be considered and enforced so that bird viruses are not spread. Thank you for allowing me to comment.</p>
40 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? If people want to farm animals then it needs to be conducted in an area that is conducive to those types of activities. I also have legitimate concerns with increased activity from predatory animals such as Coyotes &amp; Cougars. Every year we have issues with predators such as these in our neighbourhoods and I'm afraid that with these types of "food sources" in our backyards, their natural inclination to hunt these birds is obvious and sadly, it's going to be the Cougars &amp; Coyotes that pay the ultimate price when they are later trapped or euthanized because of there increased presence in our neighbourhoods. There are wide spread restrictive covenants on many North Van homes restricting this type of activity and I can't help but think that they were put there many years ago for good reason.</p>
41 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? I have made my views known (in more detail) in an e-mail to Cristina Riccici. As I have had no reply, I'm not sure if it has been received. Basically though, as a bear advocate I feel it is very unwise to bring another element of bear attractants into our community. Please refer to my e-mail to Cristina for my reasons.</p>
42 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>No. I have an alerge to chicken dust, my eyes get itchy and red. Due to health concerns my neighbours would or should not have any chickens as it would affect my quality of life and health. I do not believe anyone can control the wind blowing this dust around.</p> <p>Another concern is how frequently would the owners pick up the chickens feces, the same as dogs, which should be as soon as it is dropped? Or the smell would be another major concern to neighbours quality of life.</p>
43 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>I oppose the bylaw change because dog owners have shown us that they do not adhere to dog control bylaws and they feel they are above the law. I have no reason to believe that chicken owners will be any different. Addituonally, bylaw enforcement will be a cost to already over taxed residents.</p> <p>I also feel that this is possibly the beginning of a disturbing trend. What would be next? Goats? Pigs? Cows?</p> <p>NO, NO, NO!</p>

44 Y	<p>We are writing to you to oppose the above. We realize that our say will have no bearing as both the District of West Vancouver and the city of North Vancouver have approved and currently has been implemented in single residential zones.</p> <p>We can voice our opinion "first" hand as we have been in reach and in hearing distance with hens for about 5 years.</p> <p>Let us explain. Our neighbours in the back [REDACTED] have hens on district encroachment land. In other words the coop is not on their property. We have been in contact with the Bylaw department (Shawn 604-990-6191). Should the district approve backyard hens, Shawn will ensure that the coop is solely on residential property.</p> <p>Now back to why we disapprove of backyard hens. Because we are so close to the coop here are our reasons.</p> <ul style="list-style-type: none"> <li>• we cannot have our windows open as the noise from the hens disturbs our sleep waking us up very early.</li> <li>• It attracts the rodents because of the bird feed on the ground. The rodents are entering our shed which is practically behind the coop.</li> <li>• The stench from the coop is strong and we can smell it in our backyard.</li> </ul> <p>Personally we think that hens belong on farms where there is space for them as well as space from neighbours.</p> <p>We hopefully will hear back from you on this issue.</p>
45 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? Our neighbour had chickens. Woke us up at sunrise every day. Chickens ran loose and onto our yard often. Spend time building better roads</p>
46 Y? Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw? I guess I would be in favour of it if I new that the coop would not be constructed next to my patio. If there is an alley way, why not insist the coups be located in the centre of the lot and at the back - as far away from the property lines as possible. Or, when the backyard abuts to another property it be located next to the house in the centre and not on either side of the property. Not everyone will keep the coups clean and when children are involved the novelty soon wears off. Have you ever smelled a hamster cage when the kids decide this is not fun anymore?! I do recall a neighbour having his entire backyard with fencing constructed over it and about 14 chickens clucking and digging. It was rather fun to take the children for a visit. While I know this won't happen, chicken manure is rather stinky. Oh and if I ever chicken sit for the summer do I get to keep the eggs? :)</p>

47	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p> <p>Smell from the composted waste</p> <p>Attraction to rodents and crows, flies etc Noise factor... they do make a noise.</p> <p>Why six when dogs are restricted to three.?</p> <p>In a perfect world everyone respects the rules but in this age of populism few do...many dog owners do not respect the on leash rule, trash dropping is abundant, parking rules are not respected nor are secondary suite rules, marijuana shops etc...why will chicken owners be any better...just one more problem.</p> <p>Hens tend to stop laying after two years, and then you can't kill them...so what do you do? create a hen sanctuary?</p> <p>And we have children who go to school hungry everyday, traffic that doesn't move, a rec centre that still isn't open...get real councillors!</p>
48	<p>Does not support. Live next to the river and are worried that hens will attract wildlife in the area. Already have lots of wildlife in the area. Also worried about noise level and disease and droppings. Also who will monitor to ensure that the bylaw is being adhered to?</p>
49 Y	<p>Your postal code: [REDACTED]</p> <p>Do you support the proposed bylaw to allow domestic hens in backyards? No Do you have any comments about this proposed bylaw?</p>

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: November 21, 2016
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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## The District of North Vancouver REPORT TO COUNCIL

November 16, 2016  
File: 10.4900.30/002

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** Draft "Keeping of Domestic Hens Bylaw"

### RECOMMENDATION:

THAT the report prepared by the Planning, Permits and Properties Division and the Draft "Keeping of Domestic Hens Bylaw" Bylaw (Attachment A), dated for reference November 16, 2016, be received for information and that staff be directed to proceed with the bylaw for Council consideration.

### REASON FOR REPORT:

To provide Council a draft bylaw regarding the keeping of domestic hens for their review and consideration and to outline next steps for public consultation.

### SUMMARY:

At the regular Council meeting on July 4, 2016, Council considered a report regarding the keeping of domestic hens. The report, included as Attachment B, provided Council an overview and comparison of the various bylaws that have been adopted by the City of North Vancouver, District of West Vancouver, District of Squamish and the City of Vancouver around the keeping of backyard hens. During the discussion, Council raised some questions around the number and the nature of the complaints received by the other municipalities, particularly by the City of Vancouver. Further, Council requested that staff prepare a draft bylaw for their review and consideration and to provide next steps regarding public consultation.

### BACKGROUND:

The Canadian Liberated Chicken Klub or CLUCK has been actively involved in advocating for the keeping of backyard chickens across the North Shore over the past 5 years and have made presentations to District Council in both 2012 and 2016, to the City of North Vancouver in 2012 and to the District of West Vancouver in 2015.

Following the delegation in 2012, District Council directed staff to provide clarification regarding issues such as increased bear activity, the risk of Avian Influenza and Salmonella, odour control, noise, increased staff costs associated with bylaw enforcement issues as well as the humane treatment and disposal of chickens (see Attachment C for the staff report). A

Council workshop was held to discuss these issues and Council's direction at that time was to not take further action.

In July of 2016, a delegation by CLUCK reported that bylaws for enabling backyard chickens had been successfully adopted and implemented in a number of municipalities including the City of North Vancouver (2012), District of West Vancouver (2016), District of Squamish (2014) and the City of Vancouver (2008). Following this delegation, Council directed staff prepare for their consideration a draft bylaw for the District of North Vancouver.

**EXISTING POLICY:**

The following policies in the District's OCP support the District's involvement in food security and urban agricultural initiatives:

- 6.3.12 Encourage sustainable, local food systems through initiatives such as promotion of healthy, local foods and food production, and the facilitation of community gardens, farmers markets, urban agriculture initiatives in appropriate locations.
- 6.3.14 Collaborate with Vancouver Coastal Health and other community partners in their efforts to provide increased access for all members of the community to safe, nutritious food.
- 6.3.15 Develop a food policy that defines the District's vision and commitment to facilitating a food system that supports long-term community and environmental issues.

The North Shore Food Charter was endorsed by Council in July 2013. The Food Charter provides a framework for North Shore governments, organizations, communities, and stakeholders to guide innovative work, and to encourage cohesion around issues such as food production and access to safe and healthy food. In its capacity as a tool, the Charter links policy and community action, and provides a reference for managing food system issues on a system-wide basis.

The Regional Food System Strategy was adopted in 2011 by the Metro Vancouver Board. This strategy encourages a collaborative approach to a sustainable, resilient and healthy food system that will contribute to the well-being of all residents and the economic prosperity of the region while conserving our ecological legacy. A number of goals are outlined in the strategy which can relate to the keeping of backyard chickens: Goal 1: Increased Capacity to Produce Food Close to Home; Goal 2: People Make Healthy and Sustainable Food Choices; and Goal 3: Everyone has Access to Healthy, Culturally Diverse and Affordable Food.

Council endorsed the 2016 Regional Food System Action Plan on October 3, 2016. This Plan summarizes the actions that local governments have indicated they are planning to undertake in the next 3-5 years to advance a regional sustainable food system. Although the District did not specifically indicate in the Plan, it is an action that is in keeping in line with the plan, and would fall under Goal 4 "Everyone has Access to Healthy, Culturally Diverse & Affordable Food".

**ANALYSIS:**Items for clarification as requested by Council:

At the meeting in July of 2016, Council requested further information regarding issues that have emerged with registered chicken owners in the City of Vancouver (CoV) including the number of complaints that are received annually. Staff contacted the CoV and a summary of their response is noted below:

- Since 2008 when the CoV bylaw was adopted, there have been 233 home registrations. Actual numbers of homes with backyards chickens is likely higher since registration is voluntary.
- There are an average of 20 chicken-related complaints reported annually; most are for stray chickens (many escape from poultry processing plants), followed by chickens running loose in a yard, and finally roosters (people sometimes buy chickens too young and they are not properly sexed). The CoV has received very few complaints around noise, odours or wild life conflict. Only a few fines have been issued and there has been an occasional zoning charge regarding where a coop is located. Most complaints are unfounded (owners are complying, coops comply, chickens are registered, so no legitimate complaint).
- Most stray chickens have been taken by owners of hobby farms.
- Disease has not been an issue as the chicken population is small and well-dispersed.
- The Animal Control Officer responds to chicken complaints.

In the City of North Vancouver, hen owners do not have to register their chickens, however it is estimated that there are approximately 20 coops in the municipality. Staff typically receives approximately 1-2 complaints per year, generally around chicken housing and noise, although most of these complaints are resolved immediately.

The District of West Vancouver bylaw was only recently adopted (February 2016). Since that time there have been 3 registrations and zero complaints. This bylaw drew on lessons learned in other jurisdictions and was designed to address potential concerns about disease and unsanitary conditions, humane treatment of the chickens, noise, odours, unsightly coops and concerns about predators such as bears.

Draft District of North Vancouver Bylaw Highlights

To assist Council in determining whether to enable backyard chickens in the District of North Vancouver, staff has prepared a draft "Keeping of Domestic Hens Bylaw" to demonstrate how such a regulation could be applied locally. This bylaw has been substantively informed by that of the District of West Vancouver with whom we share a similar urban geography, climate and landscape as well as similar potential issues and concerns.

Key elements of the draft bylaw (included as Attachment A), are:

**Enclosure and safety**

- a. A chicken enclosure (including a sheltered chicken coop and an outdoor chicken run) is required;

- b. Chicken enclosures shall have a minimum floor area of 0.4 square metres per chicken to a total maximum floor area of 9 square metres, and at least 1 square metre of a chicken run per chicken
- c. Chicken enclosures shall have a maximum height of 2 metres.
- d. Chicken enclosures are not permitted in the front yard and shall be set back from the property line as follows:
  - A minimum distance of 1.2 metres from a rear lot line;
  - A minimum distance of 1.5 metres of a side lot line
  - A minimum distance of 1.2 metres from any dwelling unit; may be kept in backyards or side yards where minimum setback requirements are met; chicken enclosures are not permitted in front yards;
- e. Chicken enclosure must be constructed and maintained to prevent any rodent from harbouring underneath or within it or within its walls, and to prevent entrance by any other animal;
- f. A floor of vegetated and/or bare earth must be provided and maintained;
- g. At least one perch per chicken is required, perch must be at least 15cm long and at least one nest box must be provided per chicken coop;
- h. A chicken must not be kept in a cage unless for the purpose of transport;
- i. Chickens must be kept in a locked chicken coop from dusk until dawn, or from 9:00 p.m. to 7:00 a.m., where dusk falls later than 9:00 p.m. and where dawn occurs earlier than 7:00 a.m. At all other times, chickens must be kept in the chicken enclosure (chicken coop or chicken run);

#### **Feed Security**

- j. Food containers must be secured indoors or in a manner to prevent access by vermin, wildlife and other animals;
- k. Bio-security procedures recommended by the *Canadian Food Inspection Agency* must be followed;

#### **Waste Disposal**

- l. Leftover feed, trash, and manure must be removed in a timely manner;
- m. Chickens must not be buried on the property and must not be disposed of except by delivering it to a farm, abattoir, veterinarian, or other facility that has the ability to dispose of chickens lawfully;

#### **Prohibitions**

- n. Chickens under 4 months old and roosters are prohibited;
- o. No more than 6 chickens permitted per single family residential building and registration is mandatory;
- p. Sale of eggs, manure, meat or other products derived from the chickens is prohibited;
- q. Slaughtering or euthanizing a chicken on the property is prohibited;

#### **Enforcement**

- r. A proposed bylaw would also include wording around seizure and disposition and would give the Animal Welfare Officer authority to donate or dispose of a stray chicken after a 96 hour period.

A new Keeping of Domestic Hens bylaw would require consequential amendments to the Zoning Bylaw. These could include:

- s. Backyard chickens may be permitted in all single family zones;
- t. A maximum of 6 chickens and one chicken enclosure is permitted per single family residential building;
- u. The keeping of chickens shall not contribute to noise, odour or dust to the immediate neighbourhood and must comply with the Zoning Bylaw, Noise Regulation Bylaw, Solid Waste Regulation Bylaw, Nuisance Abatement Bylaw, Rodent Control Bylaw and other applicable bylaws.

Stakeholder Feedback:

The North Shore Black Bear Society has recommended the approach used by the District of West Vancouver (DWV) and is satisfied the West Vancouver Bylaw includes effective measures to reduce wildlife conflict. The DWV Bylaw includes measures found in established backyard chicken programs from the City of North Vancouver, District of Squamish and City of Vancouver.

CLUCK has been supportive of the process in West Vancouver and believes that the approved bylaw is fair and provides sound regulations to guide best practices used in neighbouring municipalities.

Potential Next Steps towards Implementation:

Staff is seeking Council direction as to whether to proceed to public consultation. As directed by Council, and based on the results of public input, staff would further refine the Draft Keeping of Domestic Hens Bylaw with applicable staff including the Animal Control Officer and the Chief Bylaw Officer. This will ensure consistency with other bylaws and confirm enforcement measures.

Subject to Council consideration of the bylaw at a later date, it is proposed that follow-up on any initial complaints is accompanied by an educational approach that provides hen keepers with information and direction to achieve compliance. In order to facilitate this, a user friendly brochure can be developed and made available to each person registering their chicken enclosure and can be posted on the District's web site as well.

**Timing/Approval Process:**

If Council decides to move forward with the bylaw process, following consultation in early 2017, a refined bylaw could be ready for Council consideration in the spring of 2017, which is generally when the hen season begins.

**Concurrence:**

Staff has done extensive research on backyard chickens and has reviewed the draft bylaw measures with Bylaws, Environment and Development Planning staff. Should Council decide to move forward with a Bylaw and public consultation, further interdepartmental review and refinement will be coordinated.

**Financial Impacts:**

Staff time would be required for the public consultation process and the further refinement of a new bylaw. If the bylaw is adopted, enforcement would fall to the Animal Welfare Officer.

**Public Input:**

Further opportunity for public input would be provided through the public hearing process.

**Conclusion:**

This report provides to Council a draft "Keeping of Domestic Hens" Bylaw for their consideration and outlines potential next steps including public engagement. This bylaw builds on that recently adopted by the District of West Vancouver and seeks to proactively reduce or avoid potential issues and concerns with noise, smells and wildlife conflict.

Attachment A	Draft "Keeping of Domestic Hens" Bylaw
Attachment B	Staff Report dated June 22, 2016 "Backyard Chickens – A Review of Bylaws from other Municipalities"
Attachment C	Staff Report dated June 12, 2012 "Domestic Chickens – A Discussion and Exploration of Next Steps"

Respectfully submitted,



Cristina Rucci, MPP, MCIP  
Social Planner

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
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<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	

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

*SMS*  
*Rae*  
Dept.  
Manager

*DM*  
GM/  
Director

*[Signature]*  
CAO

## The District of North Vancouver REPORT TO COUNCIL

June 22, 2016  
File: 10.4900.30/002

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** Backyard Chickens - A Review of Bylaws from other Municipalities

### RECOMMENDATION:

That Council receives the report and provides direction to staff on the preferred next steps based on the options outlined in this report.

### REASON FOR REPORT:

Council considered this item in 2012. At that time, Council made a decision to take no further action until a more comprehensive food policy was developed. This report provides further information to Council regarding the keeping of backyard chickens in response to a delegation made by the Canadian Liberated Chicken Klub (CLUCK) on April 25, 2016. It includes an overview of bylaws adopted by neighbouring municipalities (City of North Vancouver, District of West Vancouver, District of Squamish and the City of Vancouver), lessons learned by those municipalities and options to address the keeping of backyard chickens for Council consideration.

### SUMMARY:

On April 25, 2016, CLUCK appeared as a delegation in order to provide Council with information on the benefits of the keeping of backyard chickens, common concerns associated with chickens as well as how hens contribute to sustainability. Following the delegation, a number of questions were asked by members of Council to members of CLUCK regarding the current bylaw, what other municipalities allow, and any conflicts that might arise from allowing backyard chickens. Staff was directed by Council to prepare a report which provides an overview of the bylaws recently adopted by neighbouring municipalities, including the City of Vancouver, City of North Vancouver, District of West Vancouver and the District of Squamish, as well as to outline any concerns these municipalities have experienced as a result of allowing chickens.

### BACKGROUND:

At a Council Workshop held in June 2012, Mayor and Council considered a report prepared by staff regarding domestic chickens. This report provided an overview on keeping backyard chickens and reported on the findings of recent studies on this from Vancouver Coastal Health, the Black Bear Society and the Conservation Officer. A series of options for moving forward were presented to Council. Council recommended that no further action be taken. Since that time, the District became a signatory of the North Shore Food Charter, which was endorsed in

July 2013. The Food Charter provides a policy context to consider the keeping of backyard chickens in the municipality.

**EXISTING POLICY:**

The following policies in the District's OCP support the District's involvement in food security and urban agricultural initiatives:

- 6.3.12 Encourage sustainable, local food systems through initiatives such as promotion of healthy, local foods and food production, and the facilitation of community gardens, farmers markets, urban agriculture initiatives in appropriate locations.
- 6.3.14 Collaborate with Vancouver Coastal Health and other community partners in their efforts to provide increased access for all members of the community to safe, nutritious food.
- 6.3.15 Develop a food policy that defines the District's vision and commitment to facilitating a food system that supports long-term community and environmental issues.

The North Shore Food Charter was endorsed by Council in July 2013. The Food Charter provides a framework for North Shore governments, organizations, communities, and stakeholders to guide innovative work, and to encourage cohesion around issues such as food production and access to safe and healthy food. In its capacity as a tool, the Charter links policy and community action, and provides a reference for managing food system issues on a system-wide basis.

The Regional Food System Strategy was adopted in 2011 by the Metro Vancouver Board. This strategy encourages a collaborative approach to a sustainable, resilient and healthy food system that will contribute to the well-being of all residents and the economic prosperity of the region while conserving our ecological legacy. A number of goals are outlined in the strategy which can relate to the keeping of backyard chickens:

- Goal 1: Increased Capacity to Produce Food Close to Home;
- Goal 2: People Make Healthy and Sustainable Food Choices;
- Goal 3: Everyone has Access to Healthy, Culturally Diverse and Affordable Food.

The Regional Food System Action Plan, which was adopted by the Metro Vancouver Board, on April 29, 2016, identifies a number of strategic and collaborative actions that local governments can undertake to advance efforts towards a resilient and sustainable food system in Metro Vancouver.

The keeping of poultry is currently prohibited in the existing Zoning Bylaw under section 403A(1)(b)(i).

**ANALYSIS:**

**Background:**

Over the last 5 years, there has been a growing interest amongst residents on the North Shore to raise backyard chickens for a number of reasons including: access to home-grown, organically

fed, healthy chickens; opportunity to reduce our environmental footprint and 'food miles' by growing food in our neighbourhoods; and an opportunity to feel connected to the land, nature and farming. In response to this interest, the Canadian Liberated Chicken Klub (CLUCK) approached Municipal Councils in the City of North Vancouver (in 2012), the District of North Vancouver (in 2012 and 2016) and District of West Vancouver (in 2015) to create awareness, to educate and to advocate for the keeping of backyard chickens. The group also requested that applicable bylaws be reviewed and revised to allow backyard hens in all three municipalities.

#### **North and West Vancouver Response**

In response to the CLUCK delegation, the City of North Vancouver amended their Zoning Bylaw and the Small Creatures Limitation Bylaw to allow hens in one-unit Residential Zones. These bylaws have since been amended and residents in the City have been permitted to keep chickens for the last 5 years. A review of the Zoning Bylaw and what is permitted is outlined in Attachment 1. Although the City of North Vancouver does not require coops or chickens to be registered, they estimate that there are approximately 20 coops in the municipality. The City of North Vancouver receives approximately 1-3 complaints a year, mainly relating to the maintenance of coops. Staff also noted that there has been no increase in staff time related to the keeping of backyard chickens.

Hens were permitted in the District of West Vancouver up to 2008 at which time the Manager of Bylaw & Licensing Services recommended that the keeping of poultry be removed from the Bylaw. The reason for the removal was not because of complaints, but instead due to changing community needs. Following the delegation by Cluck in the spring of 2015, Council directed staff to proceed with public consultation and to report back on next steps. In early 2016, a further report was presented to Council along with draft amendments to the Zoning Bylaw as well as the Animal Control and License Bylaw, which were approved by Council. The latter required that coops be registered as this allows staff to monitor the number of properties with backyard chickens and to track potential issues and complaints.

#### **Other Neighbouring Municipalities that Permit Backyard Chickens**

The District of Squamish has allowed backyard chickens since August, 2014. This municipality is unique in that it requires an electric fence around the coop, and a perimeter fence at least 1.5 metres from the electric fence. The District of Squamish is the only municipality in the region that requires electric fences due to their high incidence of wildlife conflict and forested, suburban setting. Since the implementation of the bylaw, only one application has been received. Staff believes that many residents are not registering their chicken coops due to costs associated with getting a Land Title Certificate as well as the costs associated with the installation of an electric fence.

The City of Vancouver has allowed backyard chickens since 2010. There have been 218 households with registered hens since that time. The City of Vancouver has received 169 complaints since the program was implemented mostly related to odour (due to improper siting of coops) and roosters (which are not permitted). The City of Vancouver's purpose built chicken shelter, designed to accept 'stray' chickens, has had very little use.

Some of the common regulations found in the City of North Vancouver, District of West Vancouver, District of Squamish and City of North Vancouver's established backyard chicken program include:

- No roosters allowed;
- Maximum number of chickens, ranging from 4 to 8 (City of Vancouver (4), Squamish (5), District of West Vancouver (6), and City of North Vancouver, (8);
- Zoning bylaw provisions to differentiate coops from general accessory buildings, regulate coop siting; and identify permitted zones;
- Sale of eggs prohibited;
- Adequate fencing for backyard;
- Minimum age requirements for chickens; and
- Minimum requirements for basic care of chickens.

A comparison of the Bylaws from the four Municipalities is outlined in Attachment 1.

**Concurrence:**

*Bylaw and Business License*

District Bylaw staff commented that if backyard chickens were to be considered, then regulation would be needed to disallow roosters, to specify coop size and number of chickens allowed, to monitor noise and smells as well as to create a way capture stray chickens.

*Development Planning*

Should Council direct staff to prepare a bylaw to allow backyard chickens, Development Planning staff suggest that they be limited to single family residential zones and that the size of coops, siting and setbacks be reviewed.

*Environment*

The Environment Department does have some initial concerns with the keeping of backyard chickens given that multiple wildlife corridors in the municipality which are connected to the stream corridors. To minimize conflicts with wildlife, environment staff suggest that hens be restricted to areas outside of any Environmental Development Permit Areas, that chicken coops be enclosed by electric fences and that hen food be secured. Other concerns noted by environment staff include tree removal for enclosures; manure, odor and noise and administration, regulation and complaints.

*Vancouver Coastal Health*

A letter dated May 17, 2016 was prepared by the Medical Health Officer from Vancouver Coastal Health regarding Urban Backyard Chickens (Attachment 2). The letter summarizes the health benefits (education, social, food security and environment) and potential risks, nuisance factors and potential pests and predators. A number of recommendations are outlined in order to minimize the risks, such as prohibition of chicks and roosters, limiting the number of hens, mandatory requirement for chicken enclosures and food storage, mandatory registration of hens in a registry and the prohibition of backyard slaughtering and selling of chicken products. These recommendations would be included in any future bylaw prepared for the District of North Vancouver.

*North Shore Black Bear Society*

Staff from the Black Bear Society were contacted and a letter dated April 13, 2016 (Attachment 3), was submitted from the Society to Mayor and Council outlining their position on backyard chickens. The Society supports urban food production and feels that potential risks could be


minimized if building and feeding requirements and regulations are articulated in bylaws rather than in general regulations which may not be followed. They note that electric fencing is the best deterrent to keep bears away from chickens, but that there are safety concerns, especially for those that have children. It is suggested that the District consider an information requirement and an annual registration and inspection process.

**Conclusion:**

This report documents the findings of a review of backyard chicken enabling bylaws. Staff is now seeking Council direction on the next steps which may include:

- Option 1:** Direct staff to report back to Council with further information,  
**Option 2:** Direct staff to proceed to a community consultation process to develop a Backyard Chicken Bylaw for Council consideration,  
**Option 3:** Direct staff to pursue another course of action as determined by Council.

Respectfully submitted,

  
Cristina Rucci, MCIP, RPP  
Social Planner

Attachment 1: Summary of Zoning Regulations for Neighbouring Municipalities

Attachment 2: Letter from Vancouver Coastal Health dated May 17, 2016

Attachment 3: Letter from the Black Bear Society dated April 13, 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 _____
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<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

## ATTACHMENT 1: Summary of Zoning Regulations for Neighbouring Municipalities

Summary of Requirements	City of North Vancouver	District of West Vancouver	District of Squamish	City of Vancouver
<b>Allowable Zone</b>	One-unit residential zones	All single family zones, RS1-RS10	All – but must be a resident on the Property (prohibited in some areas with covenants)	Single family and multi-family Residential Zones
<b>Number of Hens Permitted</b>	8 hens at least 4 months of age. No roosters	6 chickens at least 4 months old and no roosters. One enclosure.	5 hens per parcel at least 4 months old. No roosters	4 hens per lot, at least 4 months old. No roosters.
<b>Size restrictions for pens</b>	Included in Urban Chicken Guidelines	Yes - Minimum floor area of 0.4m per chicken and must be under 2m in height. must meet setbacks and be located in backyards.	Yes – Maximum 10 m2 floor area and 2 m2 height. 1.5m from property line. Must be located in backyards with fences.	Yes – maximum area 9.2 m2 (100f2). Must meet setbacks
<b>Housing requirements</b>	Included in Urban Chicken Guidelines	Yes – enclosure must include a chicken run, perch and nest box (one per chicken).	Yes – Min 0.37m2 (4 ft2) for coop and run space per hen. Coop must be roofed with perch for each hen and one nest box.	Yes – min of 0.37 m2 (4ft2) coop Space and 0.92 m2 (10 ft2) enclosure space per hen). Perch and nest box for each hen. Must be enclosed at all times.
<b>Electric fencing required</b>	No	No	Yes	No
<b>Basic care</b>	Included in Urban Chicken Guidelines	Enclosures must be construct to prevent any rodents from harbouring underneath or within it. containers must be secured and waste removed.	Enclosures must be kept in good repair and sanitary conditions, reasonably constructed so as to prevent entry of vermin and wildlife, food secured and waste removed	Enclosures must be kept in good Repair and sanitary conditions and constructed to prevent access by other animals. Food and water must be kept in coop at night.
<b>Biosecurity</b>	Not referred to	Must follow biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA)	Must follow biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA)	Must follow biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA)
<b>Registry requirement</b>	No (self-regulation)	Yes - one time registration fee of \$50 for the coop	Yes – no fee (only 2 registered so far, but expect there are 20 additional coops)	Yes – no fee
<b>Other regulations</b>	Hens shall not be slaughtered or euthanized on the property. Hens shall only be disposed of by delivering to a farm, abattoir, vet, or other facility that has the ability to dispose of hens lawfully.	No slaughtering or euthanizing on the property. Chickens must not be buried on the property. No sale of eggs, manure or meat products. Chickens must be locked in coop from dusk until dawn and manure must not be deposited in the Municipal sewage system.	No slaughtering, no sale of manure or meat. Proper disposal of carcasses, no burying of hens on the property. Hens must be secured in coops from sunset to 7:00am.	No slaughtering of chickens or sale of eggs, manure or other products.
<b>Complaints</b>	Approximately 1-3 calls per year	Only call so far was regarding a Stray chicken	Approximately 3-4 per year – mainly around wild life attractant, loose chickens and smell	Received about 169 complaints Since bylaw was implemented in 2010 (about 28/year)
<b>Increase to workload</b>	No	No	No	Part of the normal workload

May 17, 2016

**Re: Urban Backyard Chickens**

This document was prepared by Vancouver Coastal Health to guide the District of North Vancouver in their consideration of the health impact of raising chickens in an urban backyard setting.

Evidence of the risks and benefits of raising chickens in an urban backyard can be found on both sides and does not clearly favour either position. In addition to improved food security, there may also be social, educational and environmental benefits from keeping backyard chickens. In terms of risk, there are concerns regarding the potential for disease transmission, nuisance factors, and attracting pests and predators. These risks can be mitigated with appropriate public education and regulations.

**Summary of health impacts:**

*Benefits:*

- Education: Through raising backyard chickens, families and neighbors can learn animal husbandry practices and biology, and develop a greater awareness for where food comes from.
- Social: Backyard chickens provide companionship, fun, and opportunities to promote community bonding that all contribute positively to psychological wellbeing.
- Food security: Urban agriculture, including raising chickens, offers autonomy over one's food choices and provides access to nutritious food.
- Environment: Backyard chickens may reduce household waste through consumption of scraps and their manure can replace chemical fertilizers if handled appropriately.

*Risks:*

- Infectious disease: Avian influenza poses a minimal risk to the health of backyard chickens, and the risk of transmission to humans in this context is negligible. Pathogens such as Salmonella and Campylobacter from chickens can contaminate humans directly or indirectly through their food sources. Caring for chickens properly and adherence to hygiene and safe handling practices will reduce risk of disease transmission. Prohibiting backyard slaughter, selling of chicken products and mixing of hens with other animals can reduce risk further.
- Nuisance factors: Odours, noise and aesthetic factors from backyard chickens may lead to neighborhood complaints. Noise from chickens is minimal and can be controlled by prohibiting roosters and limiting the amount of hens per household. Proper disposal of waste and regular cleaning will reduce odours and improve aesthetic factors.

- Pests and predators: Pests, such as rodents and raccoons, may pose a minimal health risk and act as nuisance factors for neighborhoods. Pests can be prevented with appropriate waste management, food and water storage, cleanliness, and pest proofing chicken enclosures. Predators, especially bears, are of particular concern for North Vancouver. Adherence to safety standards and maintenance of chicken enclosures can dissuade and prevent predators from gaining access.

### **Recommendations:**

Should backyard chickens be allowed, the following regulations are recommended in order to mitigate risks:

- Prohibition of chicks (under four months) and roosters
- Limiting the number of hens per household
- Mandatory requirements for chicken enclosures, waste management (feces, carcass, surplus eggs), and food storage that are appropriate for containing birds and discouraging pests and predators
- Mandatory registration of hens in a registry
- Prohibition of backyard slaughtering and selling of chicken products

The District should also consider including an education piece for backyard chicken owners that would include the following:

- Caring for and keeping chickens, including encouraging adherence to Canadian Food Inspection Agency: Bird Health Basics – How to Prevent and Detect Disease in Backyard Flocks and Pet Birds
- Disease prevention, including hygiene and safe handling practices, cleanliness guidelines, and waste management guidelines
- Pest and predator control
- Direction on how to access poultry health experts

### **Further Information:**

CFIA: Bird Health Basics – How to Prevent and Detect Disease in Backyard Flocks and Pet Birds <http://www.inspection.gc.ca/animals/terrestrial-animals/diseases/bird-health-basics/eng/1323643634523/1323644740109>

City of Vancouver Report to Council. Guidelines for Keeping of Backyard Hens.

National Center for Infectious Diseases, Healthy Pets Healthy People Program. Backyard Poultry. <http://www.cdc.gov/healthypets/pets/farm-animals/backyard-poultry.html#cdc-recommendations>

Pollock SL, Stephen C, Skuridina N, Kosatsky T. Raising chickens in city backyards: the public health role. J Community Health. 2012 Jun;37(3):734–42.  
<http://www.ncbi.nlm.nih.gov/pubmed/22083301>



April 13, 2016

Dear Mayor Walton and Council

Some residents in the District of North Vancouver are keen to keep backyard chickens. The North Shore Black Bear Society appreciates the careful manner that the District of North Vancouver is using to approach this request. We are well aware of the importance of urban food production, and we fully support community gardens and farmers' markets, but we believe that building and feeding requirements and regulations are essential elements to the success of keeping backyard chickens.

Should a municipality choose to permit backyard hens, there are risks if people are left to follow municipal guidelines on their own. As an example, a few years ago a new resident in the City of North Vancouver did not follow the online municipal recommendations about the construction of the coop and fence and feeding and storage of feed, nor did he have an electric fence. Consequently, a bear was attracted into the City below Keith Road, and the bear killed some of the chickens.

We have confidence that the members of The Canadian Liberated Urban Chicken Club of North Vancouver (aka CLUCK) are very knowledgeable, thorough and careful. Some of them are very good partners with us as they monitor their neighbourhoods well and inform our organization when a resident needs some guidance with attractant management. The last thing they want is to have a bear to come around for household waste and accessible bird feeders, and to discover their backyard hens.

We do not want wildlife attracted to private property, and we do not want chickens to be killed.

As a result of the interest for backyard hens across the North Shore, we have had discussions with a number of BC communities and organizations – both rural and urban – and inquired about how people can safely raise chickens in communities where there is a potential for wildlife conflict. The information that we gathered is summarized in the following recommendations and is supported in the WildSafeBC position paper, <https://s3-us-west-2.amazonaws.com/wildsafebc-public/pdf/positionpaper.pdf>.

- **Electric fencing**

Although a properly installed and maintained electric fence is the best deterrent to keep bears away from chickens, we continue to hear safety concerns about electric fences, especially from those who have children. It is important to recognize that electric fences can easily be opened/turned off when residents are outside. This will allow the chickens to move around outside their enclosure while people are present.

Well-researched guidelines for electric fencing is available at

<https://wildsafebc.com/electric-fencing/> These guidelines state: " It should be noted that having an electric fence in an urban setting will be less of a safety issue than having no electric fence and a bear or other predator accessing attractants in that setting."

- **Building requirements**

The fence must be imbedded a certain distance or smaller predators, like skunks and raccoons, can dig under the fence to steal the eggs; in an effort to protect the eggs, some chickens have been killed.

- **Feeding requirements**

The need to feed the chickens in a careful manner and store the feed in a wildlife-resistant container is essential. Strewn seed can attract rats, which in turn brings the coyotes and other wildlife onto the property and closer to the chicken coop for a further meal.

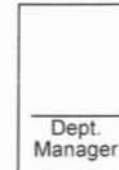
The District of North Vancouver might consider an **information requirement** and an **annual registration and inspection process** if the request for backyard chickens is approved. An applicant for a backyard chicken coop should be able to demonstrate a certain level of knowledge of how to raise chickens in a wildlife-safe manner and/or be required to attend a workshop to learn how to build and maintain a chicken coop in a community where wildlife conflicts can occur. And an annual registration process can pro-actively check for compliance with building and feeding requirements.

Thank you for giving these suggestions your consideration. Please contact me if you have any questions.

Regards,

Christine Miller  
Education Coordinator/Executive Director  
North Shore Black Bear Society  
604.317.4911  
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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input type="checkbox"/> Regular	Date: _____	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	<u>JUNE 25. 12</u>		
<input checked="" type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____



## The District of North Vancouver REPORT TO COUNCIL

June 12, 2012

File: 13.6640.20/003

Tracking Number: RCA -

**AUTHOR:** Cristina Rucci, Social Planner

**SUBJECT:** Domestic Chickens - A Discussion and Exploration of Next Steps

### RECOMMENDATION:

That Council provide feedback on the options outlined in this report to inform proposed directions regarding the keeping of backyard chickens.

### REASON FOR REPORT:

To provide further information and seek the direction of Council regarding the keeping of backyard chickens in response to a recent a delegation by the Council of Canadian Liberated Urban Chicken Klub (CLUCK).

### SUMMARY:

The keeping of backyard chickens in urban areas is becoming an increasingly popular trend not only in Metro Vancouver, but across North America. This trend has been prompted by people's growing interest in the health and safety of their food as well as by heightened sensitivities around the environmental impact of food and other sustainability issues. In North Vancouver, members of the North Vancouver Chapter of the Canadian Liberated Urban Chicken Klub (CLUCK) approached the Councils in both the City and District of North Vancouver in April of this year to request that they consider enacting a new bylaw which would allow for the keeping of backyard chickens. Through this report, staff provides further clarification around this issue and reports on the findings of the recent studies on this issue as well as the preliminary feedback received from Vancouver Coastal Health, Bear Aware and the local Conservation Officer. A range of potential options are outlined in order to gain Council feedback on the keeping of backyard chickens at this time and to assist staff in developing a recommended direction for Council's consideration at a future date.

**BACKGROUND:**

At the Regular Council Meeting on April 16, 2012, Council received a delegation from the CLUCK. At the meeting, CLUCK presented a proposal to amend bylaws to allow District residents to keep chickens at their place of residence.

Council requested that staff review the bylaw, work in conjunction with the City of North Vancouver and report back at a future meeting.

**EXISTING POLICY:**

Policies 6.3.12 and 6.3.15 of the Official Community Plan supports the District's involvement in food security and urban agricultural initiatives, as stated below:

Encourage sustainable, local food systems through initiatives such as promotion of healthy, local foods and food production, and the facilitation of community gardens, farmers markets, urban agriculture initiatives in appropriate locations.

Develop a food policy that defines the District's vision and commitment to facilitating a food system that supports long-term community and environmental issues.

As well, policy 6.3.12 states the following with regards to health and nutrition:

Collaborate with Vancouver Coastal Health and other community partners in their efforts to provide increased access for all members of the community to safe, nutritious food.

The keeping of poultry is currently prohibited in the existing Zoning Bylaw under section 403A(1)(b)(i).

**ANALYSIS:**

The keeping of backyard chickens is gaining increased popularity not only in Metro Vancouver, but across North America as well. CLUCK is eager that Mayors and Councils in both the City and District consider amending their existing bylaws to allow backyard chickens, similar to what other municipalities have done across the province. The benefits associated with the keeping of backyard hens are included in Attachment A and include benefits associated with health, the environment and the community.

Following the presentation from CLUCK, Mayor and Council received a letter as well as a petition that was signed by a number of District residents concerned about allowing backyard chickens. The concerns expressed by residents include the potential that they will increase bear activity and the risk of Avian Influenza and Salmonella, odour control (including waste removal), noise, increased staff costs associated with bylaw enforcement issues as well as the humane treatment and disposal of chickens. Staff has consulted with local experts and has conducted research regarding many of the concerns expressed.

*Increased Bear Activity*

Staff has been in discussion with representatives from the Bear Aware Network and the local Conservation Officer (CO), around the correlation between chickens and increased bear activity. Although the CO did not state his position around the keeping of backyard chickens, he did articulate that his role in participating in the debate was around offering his expertise in wildlife management and to take a proactive role in order to avoid conflict.

According to his own personal field experience, as well as the experience of other CO's across the Province, the CO articulated that chickens do and will attract dangerous wildlife, including cougars, coyotes, wolves and bears as well as other wildlife such as racoons and skunks. However, he did note that if effective and enforceable measures were put in place, then conflict would be minimized. Proper pen construction, secure enclosures, feed storage, cleanliness, etc., all contribute to upholding the harmony between wildlife and humans. The CO further noted that municipalities do have a role and must be diligent in ensuring that residents interested in raising chickens abide by bylaws that are enforceable.

Staff from the Bear Aware Network concurred with the CO's synopsis and added that municipalities should further take an active role in ensuring that District residents reduce all bear attractants, including garbage, which is the most significant bear attractant.

Both the CO and representative from Bear Aware did comment on the idea of requiring electrical fencing as a way to deter bears and other wildlife from entering a property with chickens, particularly along greenways, creek beds, etc. Both concur, that if done correctly, and if properly installed and mainlined, electrical fencing is a very effective way to deter wildlife. They also noted, however, that the fencing is very expensive and that the voltage needed to deter wildlife would be felt by a child, which may involve some risks. Staff contacted a local chicken expert in the City of Vancouver and he also commented that low voltage electrical fencing (including solar fencing) is an effective deterrent. He also noted that electric fencing should be a choice for educated residents to make and not a requirement.

*Increased Risk of Avian Influenza and Salmonella*

In the preparation of their bylaw to allow backyard chickens, the City of Vancouver conducted substantive research around public health concerns commonly associated with the keeping of hens in urban environments. In particular, the City examined Avian Influenza and Salmonella and worked with Vancouver Coastal Health at great length in order to ensure that all the necessary measures would be taken in order to reduce any health risks associated with the keeping of backyard hens. The City of Vancouver's report dated March 24, 2010 is included as Attachment B for Council's information.

Staff also contacted the Manager, Health Protection from Vancouver Coastal Health's North Shore office and he reiterates that the position taken in Vancouver would be the same position that would be taken on the North Shore. He also makes reference to a recently published article 'Raising Chickens in City Backyards: The Public Health Role' – Journal of Community Health (2012, 37:734-742). The following conclusion is reached in the article:

*Overall, the risk of pathogen transmission given backyard chicken keeping appears to be low and does not present a greater threat to the public's health compared with keeping other animals allowed by similar bylaws such as dogs and cats."*

The article contains information on Avian Influenza (AI) specifically. It states:

*While the potential for air droplet transmission exists for AI in commercial poultry operations, it is less relevant for urban backyard chicken scenarios (limited number of birds, outdoor confinement and less potential for reaching high pathogen loads in adjacent air).*

If Council considers moving forward with a chicken bylaw, staff will work closely with the Health Authority to ensure that the regulations satisfy concerns around health and safety. It should be noted that VCH has been very supportive of this initiative as it increases local and healthy food options.

#### *Noise and Odour*

As discussed in the City of Vancouver's report and also as noted in the research provided by CLUCK, the noise produced by chickens is relatively quiet and intermittent and is not likely to be a significant nuisance, particularly if pens are situated appropriately on the site. The District's Noise Regulation Bylaw 7188, also limits sounds which are objectionable or liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public, including any noises or sounds which occur continuously or discontinuously for 15 minutes or more created by animal activity.

In terms of odours, if properly maintained, unpleasant odours should be avoided. Any chicken bylaw prepared by the District would include a provision requiring enclosures to be maintained in a sanitary condition, free of obnoxious smells and substances.

#### *Increased Staff Costs Associated with Bylaw Enforcement*

The District's Senior Animal Welfare Officer undertook a random sampling of municipalities across BC that allow chickens or are considering adopting a bylaw which would allow chickens in their municipality. As part of the analysis, included as Attachment C, staff sought input on the number of complaints received due to chicken activity. As indicated in the attachment, the number of complaints received has been relatively low and have been mainly associated with noise (rooster related) as well as some odour complaints, which are mainly due to improper siting. In the City of Vancouver, they sought and received funding for a chicken coop but have not yet built the facility as there has not been the demand, and in fact, they have been able to accommodate the 4-10 annual chickens that they receive in their dog runs. It should be noted that the chickens they do receive are boilers that have fallen from trucks or roosters. In terms of complaints, the City is receiving approximately 20 a year, mostly around rooster related noises (which are not permitted and would not be permitted in the District either).

As a way to circumvent any complaints that would need to be responded to by District staff, a suggestion was made that members of CLUCK could act as an intermediary. In this role, they would contact the chicken owner to ensure that the person is properly educated and

understands District regulations. As well, members of CLUCK are agreeable to maintaining a blog which would be a forum where chicken owners could post questions regarding the raising and maintenance of their hens.

*Humane Treatment of Hens*

Any bylaw created in the District of North Vancouver would include regulations which would ensure the humane treatment of hens is a priority.

In addition to regulations contained in the bylaw, which would specify setbacks, specifications related to coop and run construction and the disposal of hens, staff would also suggest that any resident interested in owning backyard chickens would be required to attend a course on chicken rearing. Maplewood Farm could act as an ideal location for this course and could be an additional way for the farm to generate some income. Farm Staff have expressed interest in this idea, which was also supportable by members of CLUCK, Bear Aware and other community partners.

**Timing/Approval Process:**

This report follows on a delegation to Council by CLUCK in April, 2012. The City of North Vancouver is anticipated to report to their Council on this matter in July. Council's feedback from the workshop will help inform proposed directions on the keeping of backyard chickens that would be the subject of a future Council report.

**Concurrence:**

Staff worked closely with the past Manager of Animal Welfare Services, as well as the Senior Animal Welfare Officer, in preparing this report.

In addition, staff from North Shore Recycling, Maplewood Farm and Bear Aware were consulted along with Vancouver Coastal Health and the local Conservation Officer in an effort to become more aware of the potential conflicts that could arise with the introduction of backyard chickens in the District of North Vancouver. In addition, advice was sought on next steps, such as to how to proceed with public consultation.

Following the delegation made by CLUCK in the City of North Vancouver on April 2<sup>nd</sup>, the City of North Vancouver Council passed the following resolution:

**THAT** Council approve in principle the urban chicken proposal presented by the Canadian Liberated Urban Chicken Klub (CLUCK);

**AND THAT** staff be directed to report back to Council on this proposal and to prepare bylaw revisions based on it.

Based on City Council's resolution, staff have prepared options regarding possible bylaw amendments which would permit backyard chickens. City Staff anticipate that their report to will go to Council on either June 18<sup>th</sup> or June 25<sup>th</sup>. District staff will be able to provide further clarification on the City of North Vancouver's direction on this matter at the June 25<sup>th</sup> workshop.

**Financial Impacts:**

Staff time and resources would be required for the public consultation process and the potential development of a new bylaw. If a new bylaw is adopted, bylaw enforcement would add to the workload of the Animal Control Officer.

**Social Policy Implications:**

The social benefits associated with backyard chickens are linked to food security, access to safe, healthy and nutritious foods as well community development and education, for both children and adults. These values are linked to the District's Official Community Plan, which was adopted last year. Noise, odour and other potential impacts exist and would need to be effectively managed as outlined in this report.

**Environmental Impact:**

The introduction of backyard chickens into the urban environment contributes to the environmental management and sustainability of cities, in that chickens provide natural insect control, they aerate the soil and break down larger pieces of vegetation, thereby accelerating the decomposition process. Also, the keeping of backyard hens fits into environmentally-sustainable living practices such as the reduction of greenhouse gas emissions, the 100 Mile Diet and food security. Wildlife conflicts, the management of chicken waste and disposal are potential issues that would need to be effectively managed as outlined in this report.

**Conclusion:**

The keeping of backyard chickens is one aspect of the urban agricultural movement which is gaining increased attention and popularity in small towns and suburban communities as well as major metropolitan urban centres, from the City of Vancouver to New York City. Despite potential conflicts that could arise due to the keeping of backyard hens, there are many measures that could be adopted to mitigate these conflicts and to maintain harmony between nature and human activity.

To assist in gaining Council's feedback and direction at this time, various options may be considered in the discussion at the June 25<sup>th</sup> Council workshop including:

- Receiving information on backyard chickens and taking no further action at this time; or
- Convening a public information meeting in collaboration with community partners such as NS Recycling, Bear Aware, Maplewood Farm, Vancouver Coastal Health, the Conservation Officer as well as community groups such as CLUCK to determine level of interest and reporting subsequently to Council; or
- Developing a pilot project to assess the compatibility of backyard chickens in the DNV context, develop model bylaws and monitor outcomes; or
- Developing a bylaw, potentially in partnership with CNV to allow backyard chickens and in consultation with the public; or

**SUBJECT: Domestic Chickens - A Discussion and Exploration of Next Steps**

June 12, 2012

Page 7

- Considering the keeping of backyard chickens at a future time in the context of development of a more comprehensive food policy for the District which is an objective of the OCP.

Council's feedback is being sought on this matter at this time. Arising from this discussion with Council, staff will make recommendations regarding the keeping of backyard chickens for Council's consideration at a regular meeting.

  
Cristina Rucci  
Social Planner

Attachment A: Benefits of Raising Backyard Chickens  
Attachment B: Report from the City of Vancouver dated March 24, 2010  
Attachment C: Random Sampling of Municipalities Across BC that have or are considering a Chicken Bylaw

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

**Benefits of Raising Backyard Chickens:**

- 1) **Eggs from well-tended backyard chickens are healthier.** Factory farmed chickens live their lives without ever touching the soil or being allowed to hunt and peck for bugs. They are fed an unnatural and unvaried diet. These environmental conditions are designed to produce eggs quickly and cheaply in the factory farm. However, the result is an egg that is less nutritious than one produced by chickens allowed to exercise, peck for bugs and engage in their natural chicken-y behaviour.

In contrast to factory farm eggs, eggs from backyard chickens have 25 percent more vitamin E, a third more vitamin A and 75 percent more beta carotene. They also have significantly more omega-3 fatty acids than factory farmed eggs.

- 2) **Eggs from backyard chickens are tastier.** Eggs produced in the grocery store can be weeks – even months – old. As these eggs age, air seeps into the naturally porous eggshell, degrading not just the nutrition, but also the taste and affecting the consistency of the egg.

Fresh eggs from backyard chickens have firmer whites and bright orange yolks. But the real difference is the taste. Backyard chicken eggs have a more robust taste that is difficult to describe.

- 3) **Chickens are natural composters from start to finish.** Chickens love to eat table scraps and just about anything you were otherwise going to put in your compost. On the other end of things, chicken droppings are high in nitrogen. Added to the compost bin, they add more nitrogen and improve your compost. Chicken manure is a highly regarded additive to soil for most gardeners and is sold in garden centres regularly.
- 4) **Chickens provide natural insect and weed control.** As they hunt and peck around the yard, chickens gobble up grubs, earwigs and other bugs, treating our garden pests as tasty, nutritious treats. They are also voracious weed eaters – dandelions being one of their favourites.
- 5) **Their scratching for bugs is good for the soil.** Chickens are enthusiastic foragers and will scratch around in the leaves and soil searching for the tastiest morsels. As they do, they aerate the soil and break down larger pieces of vegetation with their sharp talons, accelerating the decomposition process.
- 6) **Chickens are fun and interesting.** Every chicken has a personality – and lots of it. They aren't particularly smart, but when properly socialized, chickens can be very friendly and even do tricks.

- 7) **Backyard chickens provide lessons for children about responsibility and where food comes from.** Tending chickens is pleasurable and even easier than caring for a dog. There is no walking the chickens or giving them a bath. However, chickens do require daily food and fresh water. The coop must be cleaned and the chickens inspected regularly to ensure they are healthy. Children can participate in all of these chicken-related chores.
- 8) **The keeping of backyard hens allows hens to live out their lives in humane conditions with caring and attentive owners.** The conditions that most chickens are forced to exist in, large commercially run operations, are deplorable. Chickens are housed by the thousands, crammed three or four to a cage. As mentioned most of these hens never see the light of day or touch the earth throughout their entire lives.
- 9) **The keeping of backyard hens fits into environmentally-sustainable living practices such as the reduction of greenhouse gas emission, the 100 Mile diet, and food security.** It is also extremely cost-effective and requires very little start-up capital. It also educates the owners, their children and neighbours, or animal husbandry, farming techniques and food production. This contributes to a more aware community, and neighbourhood connection.
- 10) **The keeping of backyard hens builds community through the sharing of education and resources.** Our website, [www.chickensinnorthvancouver.com](http://www.chickensinnorthvancouver.com), will create an automatic communication hub where people can come together to share advice, information, and even tools or eggs. All of this contributes to developing and sustaining community in North Vancouver.

Supports Item No. 3  
P&E Committee Agenda  
April 8, 2010



POLICY REPORT  
LICENSING

Report Date: March 24, 2010  
Contact: Tom Hammel  
Contact No.: 604.873.7545  
RTS No.: 08315  
VanRIMS No.: 08-2000-20  
Meeting Date: April 8, 2010

TO: Standing Committee on Planning and Environment  
FROM: Chief Licence Inspector  
SUBJECT: Guidelines for Keeping of Backyard Hens

**RECOMMENDATION**

- A. THAT proposed amendments to the Zoning and Development By-law regarding keeping of backyard hens, as outlined in this report and in Appendix A, be referred to Public Hearing;  
  
FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing;
- B. THAT, subject to the approval of the amendments to the Zoning and Development By-law at a Public Hearing,
  - i. The Animal Control By-law be amended to provide regulations for the keeping of backyard hens, generally in accordance with this report and Appendix B.
  - ii. Council authorize the Chief Licence Inspector to establish and administer an on-line registry for backyard hen keepers, generally in accordance with this report.
  - iii. Council authorize the expenditure of \$20,000 from the existing Community Services capital budget for construction of a facility to house seized or abandoned hens at the Vancouver Animal Control shelter.
- C. FURTHER THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amendments to the Zoning and Development By-law regarding the keeping of hens, a by-law to amend the Animal Control By-law, generally in accordance with Appendix B.

- D. FURTHER THAT the Director of Legal Services be instructed to bring forward, at the time of the establishment of the on-line registry, a by-law to amend the Animal Control By-law, generally in accordance with Appendix C.

#### **GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of A, B, C and D.

#### **COUNCIL POLICY**

On March 5, 2009, Council passed a resolution directing Legal Services to bring forward an amendment to the Animal Control By-law removing the prohibition of keeping of backyard hens, and directing staff to develop policy guidelines that both protect the health and welfare of citizens, and ensure the humane treatment of backyard hens.

In January 2007, Council adopted the Vancouver Food Charter which sets out the City's commitment to the development of a coordinated municipal food policy that recognizes access to safe, sufficient, culturally appropriate and nutritious food as a basic human right for all Vancouver residents.

On July 8, 2003, Council approved a motion supporting the development of a just and sustainable food system for the City of Vancouver that fosters equitable food production, distribution and consumption; nutrition; community development and environmental health.

In April 2002, Council adopted a formal position, definition and principles on sustainability.

#### **SUMMARY**

This report provides recommendations for the humane and sanitary keeping of backyard hens in Vancouver. These recommendations include amendments to Zoning and Development By-law No. 3575 and Animal Control By-law No. 9150, creation of an on-line registry for hen keepers, and funding for facilities to house hens at the Vancouver Animal Control shelter. The Zoning and Development By-law amendments must proceed to Public Hearing prior to Council action. Since the Zoning and Development By-law amendments are integral to the proposed system of regulation, the remainder of the recommendations are contingent upon their approval.

The proposed by-law amendments, and basic features of the proposed on-line registry, are outlined in Table 1 below:

**Table 1. Recommended By-law and Registry Provisions**

<b>Recommended By-law and Registry Provisions for Backyard Hens</b>		
<b>SUBJECT</b>	<b>RECOMMENDED PROVISION</b>	<b>BY-LAW</b>
<b>Allowable zones</b>	Single and multi-family residential zones (RA-, RS-, RT-, RM-, FM-, FSD-)	Z & D
<b>Siting restrictions for hen enclosures</b>	– 1 m from property line – 3 m from windows and doors of dwellings	Z & D

	<ul style="list-style-type: none"> <li>– Reduced exterior side yard setback on corner lots</li> <li>– May not be located in front yards</li> <li>– Must be located at grade level</li> </ul>	
<b>Size restrictions for hen enclosures</b>	<ul style="list-style-type: none"> <li>– Maximum area 9.2 m<sup>2</sup> (100 ft<sup>2</sup>)</li> <li>– Maximum height 2 m</li> </ul>	Z & D
<b>Number and type of chickens allowed</b>	<ul style="list-style-type: none"> <li>– Maximum 4 hens per lot, at least 4 months old</li> <li>– No roosters</li> </ul>	AC
<b>Housing requirements</b>	<ul style="list-style-type: none"> <li>– Minimum 0.37 m<sup>2</sup> (4 ft<sup>2</sup>) coop space and 0.92 m<sup>2</sup> (10 ft<sup>2</sup>) enclosed run space per hen</li> <li>– Entire structure must be roofed</li> <li>– ≥15 cm perch for each hen and one nest box</li> <li>– Hens must remain enclosed at all times</li> </ul>	AC
<b>Basic care</b>	Hens must be provided food, water, shelter, adequate light and ventilation, veterinary care, and opportunities to scratch, dust-bathe, and roost.	AC
<b>Pest control</b>	<ul style="list-style-type: none"> <li>– Enclosures must be:               <ul style="list-style-type: none"> <li>▪ kept in good repair and sanitary condition</li> <li>▪ constructed to prevent access by other animals</li> </ul> </li> <li>– Food and water must be kept in coop at night</li> <li>– Manure /waste must be removed in timely manner</li> <li>– Up to 1 m<sup>3</sup> of manure may be kept for composting</li> </ul>	AC
<b>Biosecurity</b>	Must follow biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA)	AC
<b>Other regulations</b>	<ul style="list-style-type: none"> <li>– No slaughtering allowed</li> <li>– No sales of eggs, manure, or other products</li> </ul>	AC
<b>Registry basics</b>	<ul style="list-style-type: none"> <li>– Register on-line or by phone</li> <li>– No registration fee</li> <li>– Registration materials available in six languages</li> <li>– Registrants must reside on lot with hen enclosure</li> </ul>	AC
<b>Information provided on registry website</b>	<ul style="list-style-type: none"> <li>– By-law requirements</li> <li>– Resource page with links to Best Management Practices (BMPs), humane education, and biosecurity information</li> <li>– List of upcoming chicken workshops</li> </ul>	N/A

These recommendations have been reviewed by a number of stakeholders, including staff from several departments (Development Services, Social Policy, Animal Control, and Law); City committees including the Food Policy Council, the Urban Agriculture Steering Committee, and the Policy Implementation Advisory Committee (PIAC); and the interested public. A summary of comments from the public is included as Appendix G.

**PURPOSE**

This report provides recommendations regarding the keeping of backyard hens, including zoning requirements, animal control regulations, and funding for animal shelter facilities to house impounded and abandoned hens.

**BACKGROUND**

The Animal Control By-law prohibits the keeping of chickens or other fowl. This prohibition has been in place since 1968, and perhaps earlier. The Animal Control By-law also contains provisions for the housing, impoundment, and disposition of “other animals,” which are defined as “any animal except a dog or domestic cat.”

Section 10.18 of the Zoning and Development By-law requires buildings or runs for birds and animals to be set back 9.1 m (30 feet) from any dwelling, and 18.3 m (60 feet) from the front property line (except in the RA-1 district). It also requires such structures to conform to all applicable by-law provisions applicable to accessory buildings. This section does not define birds and animals, but instead refers to Health By-law No. 6580 (which has since been superseded by the Animal Control By-law). No other reference to birds and animals, and their enclosures, is found in the Zoning and Development By-law.

Although prohibited, some backyard hens are kept in the City, and many individuals have expressed interest in keeping them. Enthusiasm for urban chickens has grown throughout North America in the past few years, as increased attention is paid to issues of sustainability, food security, and consumption of locally grown food. During this time, many North American cities have enacted or updated by-laws to allow keeping of chickens. A summary of by-laws in select North American cities, including Lower Mainland municipalities, is provided as Appendix D.

**DISCUSSION**

To fulfil Council’s mandate to allow the humane and sanitary keeping of backyard hens, staff recommends adoption of several by-law amendments. These by-law amendments are intended to meet three criteria: protection of public health and welfare; humane treatment of hens; and reasonable access to hen keeping for Vancouver residents.

**Siting of Chicken Coops**

In order to allow hen keeping by most Vancouver residents, staff recommends a reduction of current zoning setbacks for bird and animal enclosures, and designation of hen keeping as an allowable use in single-family, two-family, and multi-family zones.

Currently, zoning regulations for bird and animal enclosures require a 9.1 m (30 foot) setback from adjacent dwellings, and an 18.3 m setback from the front property line. These setbacks would prohibit hen keeping on many residential lots, most of which are 10 m wide, and some of which are less than 8 m wide. Therefore, staff recommends that a new section be added to the Zoning and Development By-law with specific requirements for hen enclosures. These include a 1 m side yard setback and a 3 m setback from any door or window. The latter requirement would allow hen enclosures to be located adjacent to a deck, porch, or shed, while providing a larger 3 m setback from building interiors. The recommended setbacks would allow for hen enclosures on residential lots with laneway housing, and on many lots

would allow “chicken tractors,” a rotational grazing system utilizing movable coops and runs. Appendix F illustrates how hen facilities would fit on a standard single family residential lot with the recommended setbacks. Under the proposed by-law amendment, hen enclosures would be allowed in side yards, and anywhere in rear yards, including outside of designated accessory building areas. They would not be allowed in front yards.

Corner flanking lots, which lie at the intersection of two streets, and whose rear yard flanks the front yard of the lot behind (with or without an intervening lane), require particular consideration. These lots have one front yard and three side yards, including an exterior side yard (along the flanking street) with a 7.3 m side setback in many residential zones. In order to allow hen enclosures on these lots, staff recommends that the exterior side setback be reduced to the existing or conforming exterior side setback of the primary residence, whichever is greatest.

Staff recommends that hen keeping be allowed in all residential zones, including multi-family, and that all of those zones be subject to the same requirements. Thus, a multi-family development could have four hens per lot, not four hens per unit, and hen facilities must be at grade level. These requirements are necessary to limit the concentrations of birds, for public health reasons, and to ensure that birds receive access to earth for scratching. Another recommendation applicable to all zones is the requirement that keepers of hens reside on the lot containing the hen enclosure, in order to ensure that hens receive appropriate care and supervision. Thus, under the proposed by-law provisions, an apartment dweller could maintain a flock of four hens in the yard of the apartment complex, but could not keep the hens on a balcony. It would be the tenant’s responsibility to obtain property owner approval for keeping hens.

Staff recommends that hen keeping be prohibited in commercial, industrial, and comprehensive development zones, with the exception of the First Shaughnessy District (FSD), due to the lack of suitable physical environments and absence of supervision on many commercial and industrial sites, particularly after the close of business. Staff also recommends that hen facilities be prohibited, for the time being, in public parks and community gardens, again due to the absence of consistent supervision, particularly at night, and the complexity of establishing responsibility for maintenance and care of the hens. The latter recommendation could be revisited once basic hen keeping provisions are in place, and a more detailed review of communal hen keeping is possible.

Staff also recommends some limits on the size and height of hen facilities, including a 9.2 m<sup>2</sup> (100 ft<sup>2</sup>) floor area limit, and a 2 m height limit. The height restriction is recommended to minimize visual impacts, and the floor area restriction allows the coop to be exempt from Floor Area Ratio (FAR) limits and building permit requirements.

### Humane Treatment

In its resolution, Council cited the humane treatment as a priority in the development of guidelines for keeping hens. Humane treatment of farm animals is commonly defined by the “five freedoms,” as developed by the Farm Animal Welfare Council, an advisory body to the UK government. These include:

1. Freedom from thirst, hunger and malnutrition - by ready access to fresh water and a diet to maintain full health and vigour.

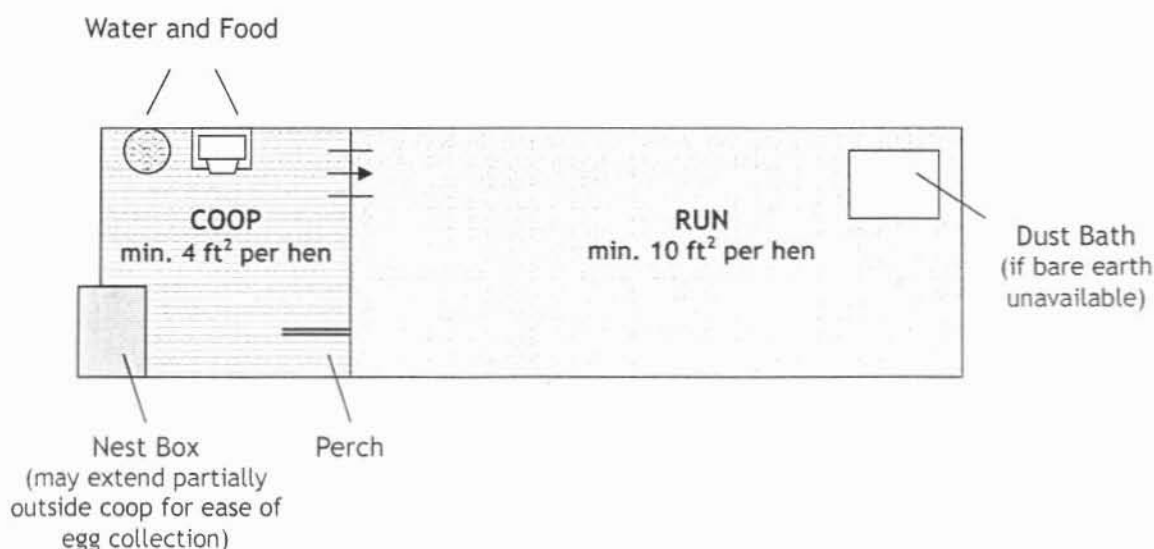
2. Freedom from discomfort - by providing a suitable environment including shelter and a comfortable resting area.
3. Freedom from pain, injury and disease - by prevention or rapid diagnosis and treatment.
4. Freedom to express normal behaviour - by providing sufficient space, proper facilities and company of the animals own kind.
5. Freedom from fear and distress - by ensuring conditions that avoid mental suffering.<sup>1</sup>

To enjoy the Five Freedoms, hens need shelter, food, water, adequate space, environmental conditions (such as adequate ventilation and light) conducive to good health, and the opportunity to socialize and engage in fundamental behaviours, which for them include scratching (foraging by scraping the ground with their claws), roosting (resting on a stick or branch), and dustbathing (thrashing around in the dirt to clean feathers and remove parasites). These needs must be met under the recommended requirements for care of backyard hens.

For shelter and protection from predators, hens need an enclosed house, with a locking door, which is known as a coop. Coops should contain a nest box, in which hens will lay their eggs, and one or more perches per bird. Hens also need access to the outdoors, either by free ranging or by use of an enclosed outdoor space that allows them ground on which to scratch and peck. For hens without access to bare earth, a dust bath, made of any combination of sand, soil, ash, food grade diatomaceous earth (to control parasites) or other similar material, should be provided. Schematic views of standard coops and outdoor enclosures are provided in Figure 1 below.

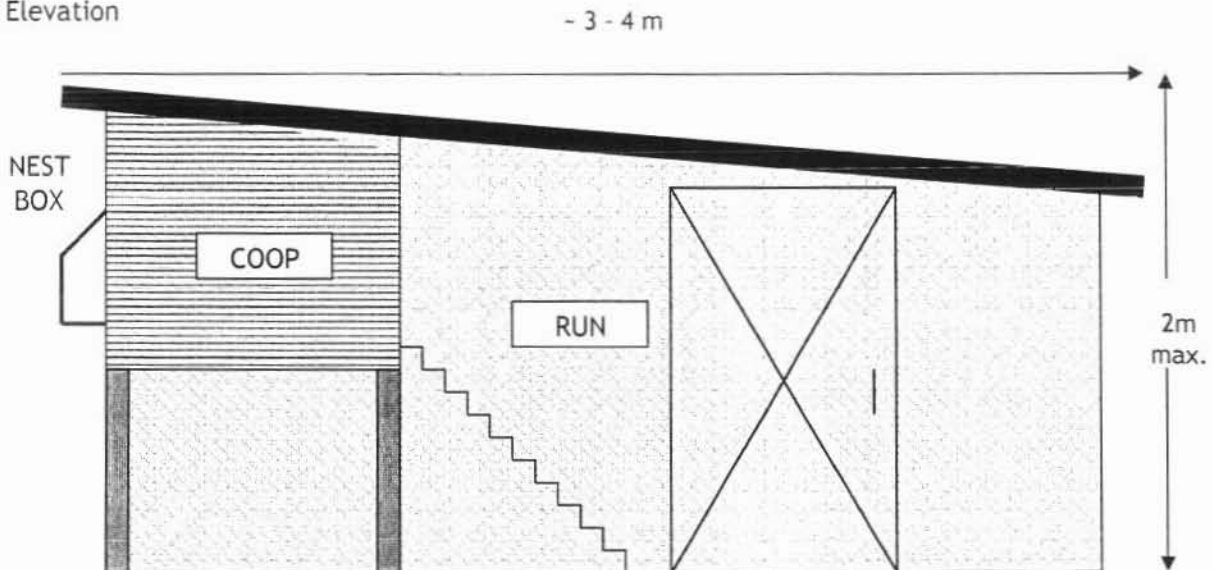
**Figure 1. Schematic Depiction of Coop and Run**

a. Plan View



<sup>1</sup> Farm Animal Welfare Council. Five Freedoms. Retrieved January 14, 2010 from <http://www.fawc.org.uk/freedoms.htm>

b. Elevation



Hens also require adequate space. Too little space can be a stressor for hens, who may respond with aggressive behaviours such as egg eating, pecking at each other, and cannibalism. Too much space in the coop can increase heating demands. Significant debate exists on the amount of space required to raise hens. While most large-scale commercial producers provide between  $0.8 \text{ ft}^2$  -  $1.2 \text{ ft}^2$  of space per hen, space requirements for smaller free range, organic, and humane-certified flocks are more generous. Recommended cage-free or free range indoor space requirements vary from  $1.5 \text{ ft}^2$  to  $8 \text{ ft}^2$  per hen, depending on the size of the hen and other factors. Appendix E lists space recommendations from a variety of sources, with a mean recommendation of between  $3 \text{ ft}^2$  and  $4 \text{ ft}^2$  per hen.

The staff recommendation includes a minimum space requirement of  $0.37 \text{ m}^2$  ( $4 \text{ ft}^2$ ) of coop space and  $0.92 \text{ m}^2$  ( $10 \text{ ft}^2$ ) of outdoor enclosure, reflecting the roomier standards found in Appendix E. This liberal space allotment is appropriate, given that the hens will be continuously confined. Other housing requirements include a nest box, to accommodate the need for seclusion during egg-laying, and one  $\geq 15 \text{ cm}$  perch per bird, to allow hens to engage in roosting, an essential behaviour. Keeping hens in cages, which would prevent them from utilizing the full space allotment, and may cause injury, is not allowed in the proposed by-law amendment.

The staff recommendation also prohibits slaughtering or attempts at euthanasia by those who keep hens, as slaughtering by untrained individuals can result in unnecessary suffering. Hens at the end of their lives may be euthanized by a veterinarian (at an estimated \$40 cost), or taken to a farm or abattoir for slaughtering. Chicken carcasses may be taken to the Vancouver Animal Shelter for cremation, or disposed of in any other legal manner (i.e. buried in a pet cemetery, or in any other area where burial is allowed under Ministry of Environment regulations, or composted on a farm). Chicken carcasses are not allowed in City garbage containers.

Another recommendation with humane implications is the restriction on hens younger than four months. As well as reducing the number of unexpected roosters, this provision is intended to reduce impulse purchasing of chicks and subsequent abandonment of no-longer-cute-and-fuzzy hens. Even so, it is expected that some adult hens will end up at the Vancouver Animal Control shelter, either through abandonment or impoundment. Provisions for housing these hens, as well as other enforcement considerations, are discussed under Enforcement below.

Along with regulations, education plays a vital role in promoting humane care. Staff therefore recommends that the on-line registry be a vehicle for ensuring that registrants receive basic information on chicken care and maintenance. Specifically, staff proposes that the registry include information and links on best management practices, humane considerations, biosecurity protocols, educational resources, and by-law requirements, including a list of local workshops on hen keeping, with a strong encouragement for all registrants to attend. Staff considered requiring registrants to attend a workshop, but does not recommend that this be a by-law requirement. The administrative process this would involve, including reviewing, assessing and endorsing the appropriate courses, and providing proof of course completion, would be difficult. In addition, many people that keep hens have prior experience and may not require courses to properly manage them. By forgoing the workshop requirement, staff recognizes that a balance must be maintained between providing adequate regulatory control and avoiding burdensome requirements.

### Public Health and Welfare

Public health and welfare must be a primary concern when considering regulations for backyard hens. Many urban dwellers question whether hens are appropriate to keep in urban environments, and fear that they will bring disease, increased noise, unpleasant odours, and unwanted animals such as rodents to their neighbourhoods. This section examines some of the main health and nuisance concerns associated with backyard hens, and the measures proposed to address them.

#### *Avian Influenza*

Chickens, like other birds, are susceptible to forms of Type A influenza that are collectively known as “avian influenza” (AI). The AI virus is widespread, particularly among wild birds, but most forms produce relatively mild or no symptoms. AI can mutate, after circulation in a concentrated poultry population, into highly pathogenic forms (HPAI) that produce severe symptoms but this is less common.<sup>2</sup> AI is not an airborne disease, but is transmitted from infected to healthy birds via direct contact with birds and their droppings, feathers, and body fluids.<sup>3</sup>

AI has spread to humans in rare instances. Transmission from birds to human remains difficult, usually involving prolonged and close contact, and human-to-human transmission has been suspected in only a handful of cases.<sup>4</sup> The greatest risk of infection for humans appears to be

<sup>2</sup> World Health Organization (WHO). Avian Influenza Fact Sheet. Retrieved January 14, 2010, from [http://www.who.int/mediacentre/factsheets/avian\\_influenza/en/](http://www.who.int/mediacentre/factsheets/avian_influenza/en/).

<sup>3</sup> Food and Agriculture Organization of the United Nations (FAO). Questions and Answers - The Facts of Bird Flu. Retrieved January 14, 2010 from <http://www.fao.org/avianflu/en/qanda.html>.

<sup>4</sup> World Health Organization (WHO). H5N1 Avian Influenza: Timeline of Major Events. Retrieved January 14, 2010 from [http://www.who.int/csr/disease/avian\\_influenza/Timeline\\_10\\_01\\_04.pdf](http://www.who.int/csr/disease/avian_influenza/Timeline_10_01_04.pdf).

through the handling and slaughtering of live infected poultry. Public health concerns centre on the potential for the virus to mutate or combine with other influenza viruses to produce a form that could easily spread from person to person.

A high pathogenic H5N1 subtype of AI has caused virulent disease among birds in parts of Asia, Africa, and Europe, and rare but serious disease in humans. An outbreak of high pathogenic H7N3 AI occurred among poultry in the Fraser Valley in 2004, resulting in the deaths of 17 million birds (through disease and culling) but only two mild cases of flu among humans. A more detailed review of these outbreaks is provided in Appendix H.

Health authorities in Canada consider the risk of H5N1 reaching North America, or other HPAI subtypes spreading among backyard hens, to be extremely limited, particularly if biosecurity measures, such as those recommended by the CFIA, are followed.

The British Columbia Center for Disease Control (BCCDC) conducted a literature review on the risks of infectious disease from backyard hens and found that

*Overall, the risk of pathogen transmission associated with backyard chicken keeping appears to be mild and does not present a greater threat to population health compared to other animals allowed by similar bylaws (reptiles, dogs, etc). Public adherence to proper hygiene will significantly mitigate the risk of any disease acquisition including pathogens commonly found in chickens.*

Vancouver Coastal Health has worked with staff on developing the recommended guidelines and considers them to be protective of public health.

Dr. Victoria Bowes, a board-certified Poultry Veterinarian in the Fraser Valley and an authority on the Fraser Valley outbreak, considers the risk of HPAI among backyard hens to be minimal, stating that

*As long as Asian HPAI-H5N1 remains foreign to Canada AND the birds don't move out of the backyard once they are placed, then the avian influenza disease risks are extremely low (almost negligible).*

Similarly, Interior Health recently released a document entitled "Backyard Chickens in the Urban Environment," which is intended as a guide for municipalities considering the health implications of backyard chicken keeping. The document states

*The risk of avian influenza development is not appreciably increased by backyard hens. Urban hen keepers should be encouraged to follow the advice of CFIA: Bird Health Basics - How to Prevent and Detect Disease in Backyard Flocks and Pet Birds.*

The staff recommendation requires hen keepers to follow the CFIA biosecurity standards, and includes the standards as a required reading on the on-line registry. These measures are intended to limit introduction of diseases from other domestic poultry and cross-contamination between humans and hens. Staff further recommends that owners be required to provide veterinary care for hens sufficient to maintain them in good health.

A number of other recommendations also will serve to minimize any potential for AI in backyard hens. Limiting the number of hens to four per lot (including multi-family lots) will ensure that the densities required for LPAI to develop into HPAI are not found in the city, especially given the expected low percentage of residents who will keep hens. The potential for spread of any form of AI is further reduced by the recommended requirement that hens be kept continuously enclosed in a roofed, secure structure. Under these conditions, introduction of any viruses from wild birds or other backyard hens would be extremely limited.

A third recommendation that will reduce risks in the unlikely event of an outbreak, or in the event that HPAI is found among North American wild bird populations, is the requirement for all hen keepers to enrol in an on-line registry, and to update their registration in a timely manner. The registry database will allow health officials to pinpoint the locations of backyard hens should a health emergency arise.

Other recommendations that will limit the potential for the spread of disease include a prohibition on backyard slaughtering, which will reduce exposure to blood and other body fluids from diseased birds; a prohibition on sale of hen products, which will limit transfer of disease; and requirements to keep enclosures sanitary and free from accumulated manure and waste.

### *Salmonella*

*Salmonella* is another health concern associated with poultry and eggs. *Salmonella* lives in the intestines of infected chickens, and can be shed in large numbers in the droppings. Humans who handle the birds or clean their enclosures can then be exposed to the bacteria, which can cause severe gastrointestinal illness if ingested. The guidelines recommended to reduce the risks of avian influenza will also help minimize the risk of *Salmonella* poisoning from contact with chickens. This risk is further reduced by the recommended prohibition of hens less than four months old, as chicks shed much more *Salmonella* than older birds. In addition, transmission of the bacteria will be limited by the recommended prohibition on commercial sale of eggs or other hen products.

With the recommended regulations in place, keeping of backyard hens should pose minimal risks to public health.

### *Nuisance Issues*

The keeping of backyard hens raises potential nuisance issues, including increased noise, unpleasant odors, and attraction of unwanted animals, such as rodents and raccoons. In order to minimize nuisance issues in general, staff recommends that a maximum of four hens be allowed per lot. Specific nuisance issues, and recommended measures to address them, are outlined in turn below.

#### Noise

Laying hens produce a variety of vocalizations, none of which are very loud. Perhaps the loudest noise is an approximately five-minute period of cackling or squawking that occurs when a hen lays an egg. In an investigation conducted by staff from the City of Pleasanton, California, noise readings of a "squawking" chicken registered at 63 dbA at two feet away,

and would not register at nine feet away.<sup>5</sup> For comparison, the average human conversation registers at about 60 decibels,<sup>6</sup> and a barking dog can be as loud as 100 dbA.<sup>7</sup>

Noise Control By-law No. 6555 limits “continuous sound” levels in residential areas to 55 dbA in daytime and 45 dbA at night, measured from the point of reception. In addition, it prohibits the cries of animals or birds that can be easily heard by a person outside the premises, and that unreasonably disturbs the “quiet, peace, rest, enjoyment, comfort, or convenience” of that person. The same provision is applied to dog barking in the Animal Control By-law.

Given that noise from hens is relatively quiet and intermittent, it is unlikely to be a significant nuisance under the proposed guidelines, which provide setbacks and other management measures to ensure some separation between hen enclosures and neighbouring properties. Specifically, staff recommends minimum setbacks of 1 m from all property lines, and 3 m from all windows and doors. Given this separation, it is unlikely that hen sounds will be above allowable levels on neighbouring properties. The recommendation that hens be kept in their coops from sunset to sunrise, which is primarily to protect hens from predators, will reduce potential noise impacts at night.

Unlike hens, a crowing rooster can reach decibel levels of 85-90 dbA. For this reason, it is recommended that roosters be prohibited under the proposed by-law amendment. In this regard, it is also recommended that no chickens under the age of four months be allowed, as determining gender (and thus avoiding unexpected roosters) can be more difficult in young chickens.

### Odor

Unpleasant odors, from accumulation of manure and/or food scraps, can result if chicken enclosures are infrequently cleaned and food is broadcast in the pens. Although chickens produce only a few tablespoons of manure per day, accumulations of manure can produce ammonia, which is both harmful for chickens and unpleasant for others. It is recommended to remove manure and scraps at least weekly, and preferably daily. Manure can be flushed down the toilet, or composted, but is not allowed in garbage cans in Vancouver. Composted chicken manure is an excellent fertilizer.

In order to address potential odor issues, staff recommends that a provision requiring enclosures to be maintained in a sanitary condition, free of obnoxious smells and substances, be added to the Animal Control by-law. Recognizing the value of composted chicken manure, as well the potential odor issues associated with manure accumulation, staff recommends a by-law provision that allows storage of up to 1 m<sup>3</sup> of manure only if it is stored in a fully enclosed structure (such as a compost bin).

<sup>5</sup> City of Pleasanton. Planning Commission Staff Report, October 26, 2005, Item 6f. Retrieved January 14, 2010 from <http://www.ci.pleasanton.ca.us/pdf/pcsr-6f-prz30-ord.pdf>.

<sup>6</sup> National Agricultural Safety Database. Hearing Protection for Farmers. Retrieved January 14, 2010 from <http://nasdonline.org/document/1144/d000933/hearing-protection-for-farmers.html>.

<sup>7</sup> Coppola, Crista L., Enns, R. Mark, Grandin, Temple. “Noise in the Animal Shelter Environment: Building Design and the Effects of Daily Noise Exposure,” *Journal of Applied Animal Welfare Science*, 9(1), 1-7.

### Pests

Hen enclosures can also attract unwanted animals, including rodents seeking food scraps, and larger animals, such as raccoons, foxes, skunks, and coyotes, seeking eggs or a chicken dinner. For this reason, it is vital that hen enclosures be secure from other animals. In order to discourage rodents and predators who may be attracted by food scraps and potential prey, staff recommends by-law language that requires hen enclosures to be constructed and maintained to prevent rodents from being harboured underneath, within, or within the walls of the coop and the run, and to prevent access to the enclosure by any other bird or animal. As noted above, staff further recommends that owners be required to keep hens, as well as their food and water, in the coop between sunset and sunrise, and that the coop remain locked during that time. Lastly, staff recommends that any leftover feed be removed in a timely manner to discourage rodent interest.

### **Enforcement**

Animal Control would enforce the recommended by-law provisions, using procedures currently authorized for control of "other animals." These procedures, which are outlined in the Animal Control By-law, include measures for impoundment, seizure, detainment, and disposal of animals, as well as descriptions of fees and penalties. To ensure that these measures would be available, staff recommends that the definition of "other animals" in the Animal Control by-law be clarified to include hens. Enforcement would be done on a complaint basis.

As noted above, it is expected that some adult hens will end up at the Vancouver Animal Control shelter, either through abandonment or impoundment. Currently, the shelter has no facilities for poultry, and houses the occasional stray chicken in a cage in the dog run area. This arrangement is stressful for the chickens and overstimulating for the dogs, and would be unworkable should a greater number of birds need accommodation. Therefore, staff requests that \$20,000 be provided from the existing Community Services capital budget to construct a facility with coops and runs for six hens. Although contained in one structure, each coop and run would be separate from the others, to prevent transmission of disease, as well as pecking and other aggressive behaviour common among unacquainted hens. The facility would also have electricity, in order to allow heat lamps in winter, and plumbing to improve ease of cleaning.

The Vancouver Animal Control shelter is a pro-adoption facility; therefore, efforts would be made to find placements for abandoned or impounded hens. Hens that were unable to be placed would be euthanized.

### **FINANCIAL IMPLICATIONS**

Recommendation B (iii) requests authorization of a \$20,000 expenditure from the existing Community Services capital budget for construction of facilities to house abandoned and/or seized hens. In addition, approximately \$5,000 from the existing Licences and Inspections operating budget will be required for communications.

### **PERSONNEL IMPLICATIONS**

No new personnel are required to implement the staff recommendation. It is expected that existing staff could maintain the on-line registry, and respond to complaints. If complaint volumes are larger than anticipated, staff may request additional enforcement staffing

resources. Creation of the on-line registry website will require approximately 4 weeks of dedicated staff time from Information Services and from Graphics and Communications.

### **ENVIRONMENTAL IMPLICATIONS**

By providing eggs for urban residents, and fertilizer for urban gardens, backyard hens contribute to local food production, which in turn reduces the City's carbon footprint. Hens can also reduce weed and garden pest populations, thus providing an environmentally friendly alternative to pesticides and herbicides. Backyard hens produce very little environmental impact, provided that their waste is regularly collected and composted or flushed, and their enclosures are kept clean.

### **SOCIAL IMPLICATIONS**

Backyard hens contribute to the local and affordable production of nutritious food, and thus support the goal of creating a just and sustainable food system for our City.

### **IMPLEMENTATION PLAN**

Should Council approve the staff recommendation, amendments to the Zoning and Development By-law would proceed to public hearing on May 18, 2010. Should Council approve the proposed Zoning and Development By-law amendments at that time, those amendments, and the amendments to the Animal Control By-law, would be brought concurrently to Council for enactment. While the by-law amendments are proceeding towards enactment, staff would begin work on the on-line registry and construction of the hen facilities at the animal shelter. The on-line registry may not be completed until several weeks after the initial by-law amendments are enacted; however, phone registration would be available during that time. Once the on-line registry is established, it will be necessary to further amend the Animal Control By-law in accordance with Resolution D and Appendix C.

### **COMMUNICATIONS PLAN**

Should Council approve the staff recommendation, staff would immediately e-mail interested parties, update the backyard hens website, and issue a press release. Communications materials would emphasize that approval for the Zoning and Development By-law amendments must await public hearing. Staff would follow the same protocol once the Zoning and Development By-law amendments are approved, and upon final by-law enactment. At that time, promotional ads for the on-line registry would be taken out in local weekly newspapers, at an estimated cost of approximately \$5,000, to be drawn from the existing Licences and Inspections public education budget.

### **CONCLUSION**

As recognized by Council, backyard hens can provide many benefits, including improving food security, decreasing greenhouse gas emissions related to the transportation of food, and contributing to a just and sustainable food system. This report provides recommendations on how the City can enjoy those benefits, while protecting public health and safety and ensuring humane treatment of the hens. These recommendations include amendments to the Zoning and Development By-law that allow keeping of hens in all residential zones, including multi-family, that provide reduced setbacks to allow keeping of hens on Vancouver's typically

narrow lots, and that provide maximum floor area and height standards to ease permit requirements and reduce visual impacts. The recommendations also include amendments to the Animal Control By-law, including repeal of the prohibition on keeping of hens, and addition of a new section providing limits on the number and type of chickens allowed, requirements for housing and care, prohibitions on backyard slaughtering and/or commercial use, requirements for pest control, sanitation, and biosecurity, and a requirement that hen keepers register their hens. Lastly, the staff recommendation includes a request for funding to construct hen facilities at the animal shelter. In total, the recommendations provide a system of regulation that will allow Vancouver residents to safely and humanely enjoy the rewards that backyard hens provide.

\* \* \* \* \*

**Draft Amendments to  
Zoning and Development By-law No. 3575  
regarding keeping hens**

**Note:** A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. To section 2, after the definition of “Head of Household”, Council adds:  
  
“Hen means a domesticated female chicken that is at least four months old;”.
3. After section 10.18.1, Council adds:  
  
“10.18.2 Despite section 10.18.1, a building or other enclosure for keeping one or more hens:
  - (a) must be no more than 9.2 m<sup>2</sup> in floor area;
  - (b) must be no more than 2 m high;
  - (c) must be no closer than 3 m from any door or window of any dwelling;
  - (d) must be situate only in a rear yard or a side yard;
  - (e) may be anywhere in a rear yard;
  - (f) must, on a corner flanking lot, be no less than the greater of a distance equal to:
    - (i) the existing setback of the principal building, and
    - (ii) the required setback for a principal building under the Zoning and Development By-law,from the property line adjacent to the flanking street;
  - (g) must be at grade level;
  - (h) must be no less than 1 m from any property line; and
  - (i) may be situate only in RA, RS, RT, RM, and FM zones.”

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BY-LAW NO. \_\_\_\_\_

**A By-law to amend Animal Control By-law No. 9150  
regarding keeping hens**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Animal Control By-law.
2. To section 1.2, after the definition of “dog”, Council adds:  
‘ “hen” means a domesticated female chicken that is at least four months old;’.
3. From section 1.2, Council repeals the definition of “other animal”, and substitutes:  
‘ “other animal” means any animal, including any mammal, bird, reptile or amphibian, except a dog or domestic cat;’.
4. Council repeals section 7.2, and substitutes:  
“7.2 A person must not keep in any area, temporarily or permanently, any horses, donkeys, cattle, swine, sheep, goats, ducks, geese, turkeys, pheasants, quail, or other poultry or fowl, except that this prohibition does not apply to:
  - (a) keeping hens, subject to sections 7.15 and 7.16;
  - (b) areas in which the Zoning and Development By-law allows the keeping of such animals;
  - (c) licensed pet shops or kennels;
  - (d) slaughter houses; or
  - (e) the exceptions set out in section 7.4.”
5. In section 7.5, Council:
  - (a) from subsection (a), strikes out “or”;
  - (b) from subsection (b), strikes out “.”, and substitutes “; or”; and
  - (c) after subsection (b), adds:  
“(c) four hens, in aggregate, on any one parcel despite the number of dwelling units permissible on that parcel.”
6. After section 7.14, Council adds:

**“Registration of hens**

7.15 A person must not keep a hen unless that person first registers with the city, by:

- (a) requesting, by telephone to 311, the mailing to that person of the information on keeping hens and an application form;
- (b) reading such information;
- (c) completing the application including the following mandatory fields:
  - (i) the date,
  - (ii) the person’s name, address and postal code,
  - (iii) confirmation that the person resides on the property where he or she will be keeping hens, and
  - (iv) confirmation that the person has read the information referred to in subsection(b); and
- (d) returning the completed application to the city;

and such person must promptly update, and provide to, the city any information given when any change occurs.

**Keeping of hens**

7.16 A person who keeps one or more hens must:

- (a) provide each hen with at least 0.37 m<sup>2</sup> of coop floor area, and at least 0.92 m<sup>2</sup> of roofed outdoor enclosure;
- (b) provide and maintain a floor of any combination of vegetated or bare earth in each outdoor enclosure;
- (c) provide and maintain, in each coop, at least one perch, for each hen, that is at least 15 cm long, and one nest box;
- (d) keep each hen in the enclosed area at all times;
- (e) provided each hen with food, water, shelter, light, ventilation, veterinary care, and opportunities for essential behaviours such as

scratching, dust-bathing, and roosting, all sufficient to maintain the hen in good health;

- (f) maintain each hen enclosure in good repair and sanitary condition, and free from vermin and obnoxious smells and substances;
- (g) construct and maintain each hen enclosure to prevent any rodent from harbouring underneath or within it or within its walls, and to prevent entrance by any other animal;
- (h) keep a food container and water container in each coop;
- (i) keep each coop locked from sunset to sunrise;
- (j) remove leftover feed, trash, and manure in a timely manner;
- (k) store manure within a fully enclosed structure, and store no more than three cubic feet of manure at a time;
- (l) remove all other manure not used for composting or fertilizing;
- (m) follow biosecurity procedures recommended by the Canadian Food Inspection Agency;
- (n) keep hens for personal use only, and not sell eggs, manure, meat, or other products derived from hens;
- (o) not slaughter, or attempt to euthanize, a hen on the property;
- (p) not dispose of a hen except by delivering it to the Poundkeeper, or to a farm, abattoir, veterinary, mobile slaughter unit, or other facility that has the ability to dispose of hens lawfully; or
- (q) not keep a hen in a cage.”

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2010

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

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BY-LAW NO. \_\_\_\_\_

**A By-law to amend Animal Control By-law No. 9150  
regarding keeping hens**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Animal Control By-law.
2. Council repeals section 7.15 and substitutes:

“

**Registration of hens**

7.15 A person must not keep a hen unless that person first registers with the city:

- (a) electronically by:
  - (i) accessing the city's animal control computer website at \_\_\_\_\_,
  - (ii) accessing the link from that website to the on-line registry at \_\_\_\_\_,
  - (iii) reading the information on keeping hens at the on-line registry site,
  - (iv) completing the application at the on-line registry site including the following mandatory fields:
    - (A) the date,
    - (B) the person's name, address and postal code,
    - (C) confirmation that the person resides on the property where he or she will be keeping hens,
    - (D) confirmation that the person has read the information referred to in clause (iii), and
  - (v) submitting the application to the on-line registry site; or
- (b) by requesting, by telephone to 311, the mailing to that person of the information on keeping hens and an application form, and by:
  - (i) reading such information,
  - (ii) completing the application including the mandatory fields referred to in subsection (a)(iv), and

(iii) submitting the completed application to the city;

and such person must promptly update, and provide to, the city any information given when any change occurs.

**BACKYARD HEN REGULATIONS IN BRITISH COLUMBIA AND IN MAJOR U.S. CITIES**

City	Maximum # Allowed	Roosters Allowed	Permit or Licence Required	Neighbour Notification Required	Minimum Lot Size	Setbacks (from dwellings on lot)	Setbacks (from lot lines)	Setbacks (from other dwellings)
Vancouver (proposed)	4	No	Registration required	No	No	3 m (10 feet)	1 m (3 feet)	3 m (10 feet)
Victoria	Unlimited, but excessive numbers will bring into question intended use	No	No	No	No	None	None	None
Esquimalt	4	No	No	No	No	None	1.5 m (5 feet)	None
Burnaby	Unlimited	Yes	No	No	1 acre; A1 & A2 zones only	9 m (30 feet)	24.5 m (80 feet)	None
Richmond	Unlimited	Yes	No	No	2,000 sq. metres (1/2 acre)	None	None	None
Surrey	12 per acre	Yes	No	No	1 acre	None	Front and Side Yard Flanking Street = 36 m (120 feet) Rear and Side Yard = 7.5 m (25 feet)	None
New Westminster	8 chickens on 6,000 sq. ft. lot, plus one for each additional 750 sq. ft., and up to 50 on lots greater than 1/2 acre	Yes	No	No	6,000 sq. ft.	50 feet (15.2 metres) 100 feet (30.4 metres) if more than 12 chickens	None	50 feet (15.2 metres) 100 feet (30.4 metres) if more than 12 chickens
Seattle	Three, with one additional chicken allowed per 1,000 ft <sup>2</sup> beyond minimum lot size (or beyond 5,000 ft <sup>2</sup> )	Yes	No – voluntary registry through King County Public Health	No	No	None	10 feet	None

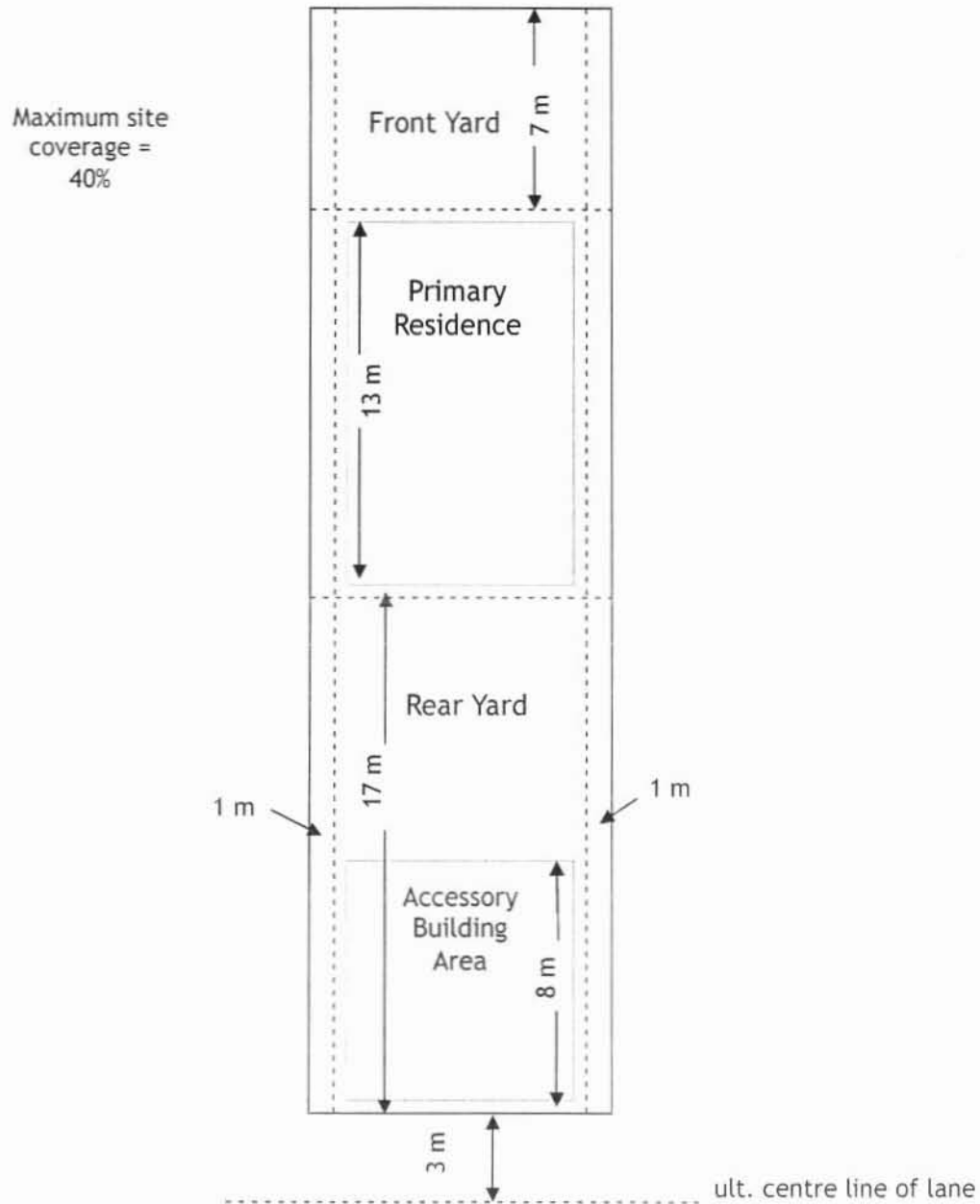
City	Maximum # Allowed	Roosters Allowed	Permit or Licence Required	Neighbour Notification Required	Minimum Lot Size	Setbacks (from dwellings on lot)	Setbacks (from lot lines)	Setbacks (from other dwellings)
Portland	Three without permit, unlimited with permit	No	Yes, for more than 3 chickens	Yes, for more than 3 chickens	No	None	None	15 feet
San Francisco	Four	Yes	No, unless kept for commercial purposes	No	No	20 feet from doors or windows	None	20 feet from doors or windows
Los Angeles	Unlimited	Yes	No	No	No	20 feet	None	35 feet; 100 feet for "crowing birds"
Denver	Unlimited	Yes	Yes	Yes	No	None	None	None
Chicago	Unlimited	Yes	No	No	No	None	None	None
Madison, WI	Four	No	Yes	Yes	No	None	None	25 feet
Minneapolis	Unlimited	Yes	No	Yes	No	None	None	None
New York City	Unlimited	No	No	No	No	None	None	None

## Survey of Recommended Minimum Space Requirements for Poultry Keeping

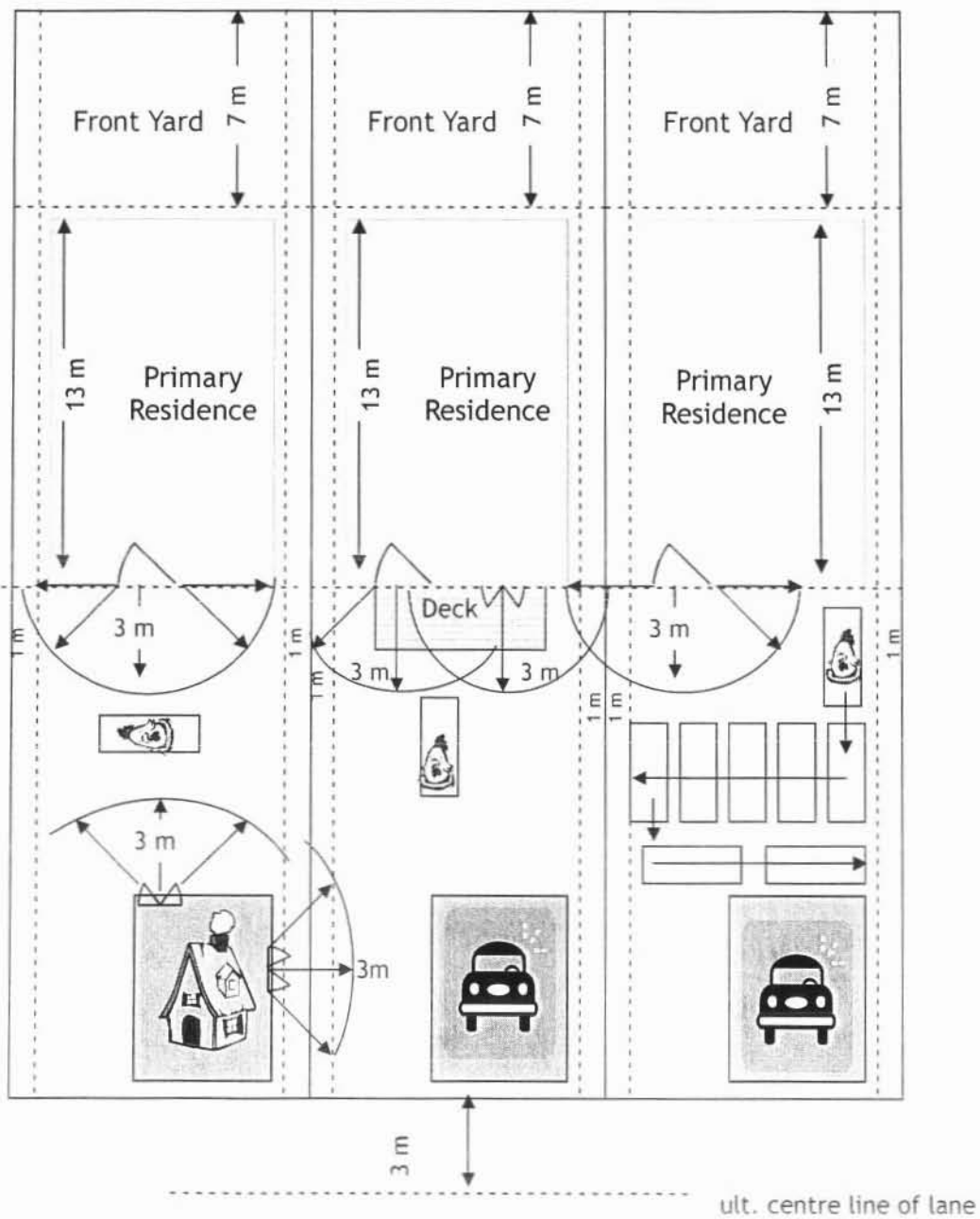
Organization	Recommended Minimum Space Requirements – Interior floor space in sq. ft. per hen	Recommended Minimum Space Requirements – Exterior floor space in sq. ft. per hen	Notes
<b>Cooperative Extensions</b>			
Michigan State University Cooperative Extension	1.5 -2		Plus feeding and watering areas
New Mexico State University Cooperative Extension	2.5 – 3		Also 4 inches of feeder space, and 2 inches of water feeder space
Texas A&M University Cooperative Extension	3		
Utah State University Cooperative Extension	1.5 - 2 sq. ft./bird floor space plus 1 – 1.5 sq. ft. nest box area per 4 -5 hens		Does not include interior space for feed/water
Virginia Cooperative Extension – Urban Fowl	1 sq. ft./ 1 lb. body weight (=2 sq. ft. for bantams; 4 – 8.5 sq. ft. for other hens)  3 cu. ft. of air space / 1 lb. of body weight		Laying hens typically weigh between 4 and 8.5 lbs., depending on breed; bantams average around 2 lbs.
Virginia Cooperative Extension – Commercial Flocks	1.5 plus one 0.7 sq. ft. nest box per 5 birds	8	
University of California at Davis Cooperative Extension	2 -2.5 for bantams and small breeds; 3 – 3.5 for larger breeds		
University of Florida IFAS Extension	1.5 – 3.0		
University of Georgia Cooperative Extension	3 – 3.5		
University of Maryland Cooperative Extension	3		
University of Minnesota Cooperative Extension	3		Guidelines for small laying flocks
University of Missouri Extension	3 (light breeds) 4 (heavy breeds)		
University of New Hampshire Cooperative Extension – "Producing Your Own Eggs"	3		

Organization	Recommended Minimum Space Requirements - Interior floor space in sq. ft. per hen	Recommended Minimum Space Requirements - Exterior floor space in sq. ft. per hen	Notes
<b>Other Government Agencies</b>			
Canada Plan Service	2 -3, depending on size of hen, plus 0.65 sq. ft. nest box per 5 birds		For small-scale commercial operations
Canadian Agri-Food Research Council	1 sq. cm./1 g body weight ex: 2 sq. ft. for 4 lb. bird 4 sq. ft. for 8 lb. bird		For free-run, indoor commercial systems with litter floors
ATTRA – National Sustainable Agricultural Information Service	2 -3 if adequate ventilation and insulation to prevent condensation; 4 – 8 if not		For flocks without regular ranging
New South Wales Agriculture Department	3.5		Plus 25 cm x 30 cm nest box
<b>Municipalities</b>			
City of Esquimalt	4.3		
City of New Westminster	4	2.5 sq. ft. of "runway" floor area	8 cu. ft. of space in pen or shed
City of Colorado Springs, CO	4	"adequate" outdoor space	
City of Fayetteville, AR		100	
City of Missoula, MT	2	outdoor enclosure required	
City of Rochester, NY	4	2.7	
<b>Humane Organizations</b>			
United Poultry Concerns	8-10		
Global Federation of Animal Sanctuaries	4	10	
Chicken Run Rescue	4	10	
<b>Popular Websites</b>			
Backyard Chickens.com	2-3	4-10	see FAQs and Raising Chickens 101
BBC Green blog	4	25 sq. ft./bird if run is not movable	
Chicken-yard.net	3.5 (for 3 birds) 7 (for 5 – 7 birds)		
Just Food (NYC)	2 - 4	4	
Mad City Chickens	3	6	
Professor Chicken.com	4	10 – 12	6-8 sq. ft./bird if no outdoor run
SoPo Chickens	4	10	Does not include interior space for feed/water and nest boxes
Global Federation of Animal Sanctuaries	4	10	

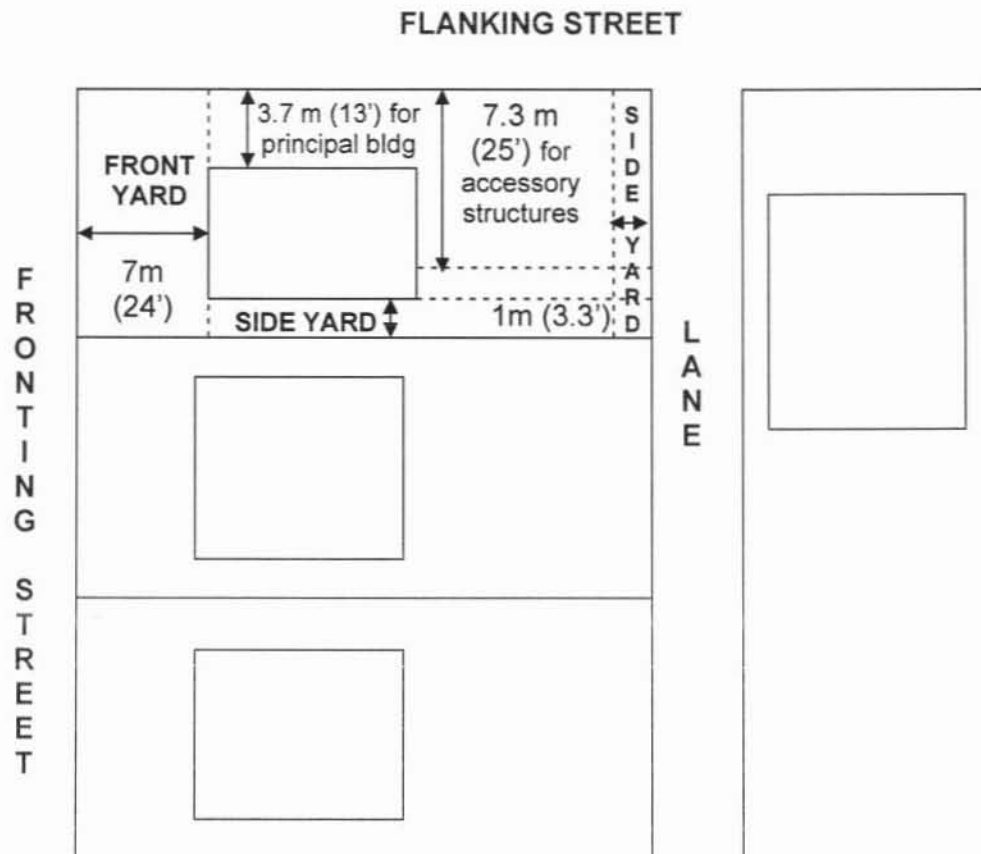
Building area, RS-1 Zone  
(33' x 122' lot)



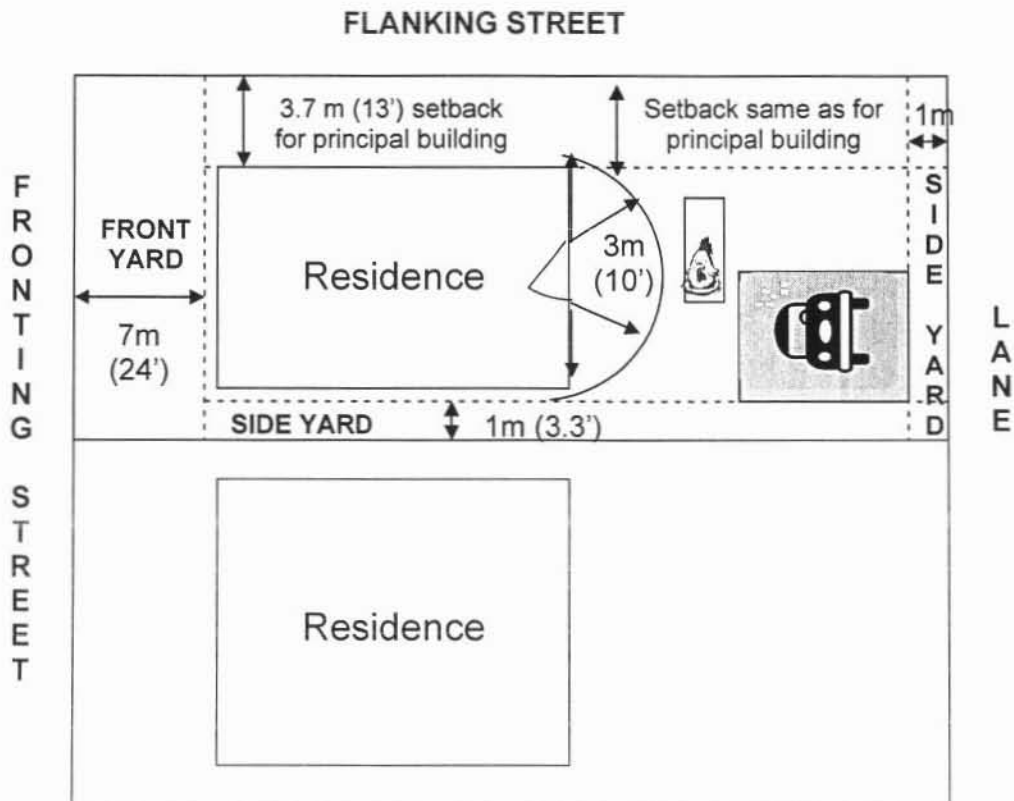
**Proposed Setbacks for Hen Enclosures**  
shown on a 33' x 122' RS-1 Zone lot



## Corner Flanking Lot Setbacks RS- and RT- Zones



**Proposed Corner Flanking Lot Setbacks**  
RS- and RT- Zones



Backyard Hens - Comments Received March 6, 2009 - October 4, 2009		
Comments in Support	Comments Opposed	Other Comments
26	3	5
Reasons for Support	Reasons for Opposition	Other Comments
Food Security	Avian flu	Please keep me updated
Sustainability	Rats	Do not allow slaughter
Fresh eggs	Smell	Require adequate living standards
Alternative to factory farms	Noise	Will roosters be allowed?
	Salmonella	Do not allow slaughter

Backyard Hens - Comments Received on Draft Guidelines - October 2009		
Comments in Support	Comments Opposed	Other Comments
16	2	2
Comments Regarding Zoning Guidelines	Comments Regarding Animal Control Guidelines	
Allow relaxed setbacks for corner lots	Allow hens to free range in yard	
Reduce 10 foot setback from dwelling on lot	Reduce coop/enclosure space requirements	
Reduce 10 foot setback from neighbour dwelling	Allow ducks	
Increase setback from dwellings	Allow chicks	
Allow enclosures in side yards	Allow up to 6 hens	
	Require only one nest box for all hens	
	Provide list of local resources on web site	
	Require owner approval for keeping of hens on rental properties	
	Require approval from neighbours/other tenants	
	Have all registry materials in several languages	
	Include species name ( <i>Gallus gallus domesticus</i> )	
	Clarify response in event of avian flu	
	Require measures to prevent predation	

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## Background - Avian Influenza and Salmonella

### *Avian Influenza*

Chickens, like other birds, are susceptible to forms of Type A influenza that are collectively known as “avian influenza” (AI). There are two forms of AI:

Low Pathogenic Avian Influenza (LPAI, or “low path”)

High Pathogenic Avian Influenza (HPAI, or “high path”)

LPAI produces relatively mild or no symptoms, and is widespread, particularly among wild birds. In contrast, HPAI produces severe symptoms but is less common, occurring in acute outbreaks. LPAI can mutate into HPAI after circulation in a concentrated poultry population.<sup>8</sup> AI is not an airborne disease, but is transmitted via direct contact with birds and their droppings, feathers, and body fluids.<sup>9</sup>

Along with the two different forms of AI, there are many subtypes. Like other influenza viruses, these subtypes are identified by two surface antigens: H (hemagglutinin) and N (neuraminidase). Only the H5 and H7 subtypes are known to have become highly pathogenic in avian species, including domestic poultry.<sup>10</sup> AI has spread to humans in rare instances.

The most severe occurrence of HPAI is an ongoing H5N1 outbreak that originated in China in 2003 and has spread throughout Asia and into Europe, the Middle East, and Africa. This virulent disease has resulted in the death (from disease and culling) of an estimated 150 million birds since 2003. During that time, there have been 467 confirmed human cases of H5N1 with 282 deaths. These cases, which have largely been attributed to direct contact with dead or sick birds, have occurred in 15 countries in Asia, Africa, and the Middle East, all of which are considered developing countries by the United Nations Human Development Index.<sup>11</sup> No cases of human infection have occurred in countries with the highest standards of living, such as those in the more prosperous areas of Asia, Europe, and the Middle East, despite the presence of H5N1 in poultry and wild birds in those regions.

This outcome is consistent with the findings of the Food and Agriculture Organization of the United Nations (FAO), which attributes spread of H5N1 to the practices more commonly found in poorer, less regulated areas. These include: poor sanitation; lack of veterinary inspection; live poultry markets; slaughtering in retail outlets; transport of diseased animals, contaminated cages, and dirty egg crates; contact between wild birds and aggregations of

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<sup>8</sup> World Health Organization (WHO). Avian Influenza Fact Sheet. Retrieved January 14, 2010, from [http://www.who.int/mediacentre/factsheets/avian\\_influenza/en/](http://www.who.int/mediacentre/factsheets/avian_influenza/en/).

<sup>9</sup> Food and Agriculture Organization of the United Nations (FAO). Questions and Answers - The Facts of Bird Flu. Retrieved January 14, 2010, from <http://www.fao.org/avianflu/en/qanda.html>.

<sup>10</sup> Canadian Food Inspection Agency. Avian Influenza Fact Sheet. Retrieved January 14, 2010, from <http://www.inspection.gc.ca/english/anima/diseases/avflu/avflufse.shtml>.

<sup>11</sup> United Nations Development Programme. Human Development Report 2009 - HDI Rankings. Retrieved January 14, 2010, from <http://hdr.undp.org/en/statistics/>.

free ranging backyard poultry; and a general lack of biosecurity measures.<sup>12</sup> In Western Europe, Kuwait, Israel, and Saudi Arabia, H5N1 has occurred in sporadic and highly localized outbreaks, sometimes involving only one bird, and rarely more than one farm. Wealthier Asian countries such as Japan, South Korea, and Malaysia have controlled their outbreaks and their poultry are now considered disease-free. In contrast, in many parts of Indonesia and Vietnam, and in parts of Cambodia, China, and Thailand, H5N1 has become endemic among domestic birds.

High pathogenic H5N1 is not found in the Western Hemisphere, but there have been outbreaks of other HPAI subtypes. An outbreak caused by high pathogenic H7N3 occurred in the Fraser Valley in February 2004, resulting in the deaths (from disease and culling) of 17 million birds and an estimated \$471.6 million loss of revenue for Fraser Valley producers. The outbreak began in a large battery-style commercial operation with approximately 18,000 birds, and spread despite the culling of those flocks. By the end of the outbreak, the Canadian Food Inspection Agency (CFIA) identified HPAI H7N3 in 42 of the approximately 600 commercial poultry farms in the region and in 11 of the 553 backyard flocks, which together represented about 1.3 million birds.<sup>13</sup> Infection of humans was limited to two individuals, who experienced conjunctivitis (pink eye) and mild flu-like systems.<sup>14</sup>

Since the 2004 Fraser Valley outbreak, awareness of AI has increased and government agencies from the federal to local levels have developed more extensive prevention protocols, surveillance programs, and emergency response plans for addressing AI. The CFIA responds to all reports of LPAI with targeted depopulation, quarantine, and testing programs. Should an HPAI outbreak occur, the CFIA would activate its “stamping out” policy which includes culling of all infected and exposed animals; surveillance and tracing of potentially infected or exposed animals; strict quarantine and animal movement controls to prevent spread; strict decontamination of infected premises; and zoning to define infected and disease-free areas.

For backyard chicken owners, the CFIA recommends five biosecurity measures:

1. Prevent contact with wild birds and other animals
2. Clean, clean, clean
3. Spot the signs (of disease) and report early
4. Limit exposure to visitors
5. Keep new birds separate when entering your flock

Thus, although the H5N1 subtype has caused virulent disease among birds in parts of Asia, Africa, and Europe, health authorities in Canada consider the risk of H5N1 reaching North

<sup>12</sup> The Lessons We Learned in 2005 from the 2004 Outbreak of HPAI (H7N3) in BC Poultry, Dr. Victoria Bowes, Avian Pathologist, Animal Health Centre, BC Ministry of Agriculture & Lands, Abbotsford, British Columbia, presented at the INSA Science Days, May 2, 2006 Quebec City, QC

<sup>13</sup> Lees W, Chown L, Inch C. A short summary of the 2004 outbreak of high pathogenicity avian influenza (H7N3) in British Columbia, Canada. Ottawa, Ontario: Canadian Food Inspection Agency, Animal Products, Animal Health and Production Division; 2004.

<sup>14</sup> Tweed SA, Skowronski DM, David ST, Larder A, Petric M, Lees M, et al. Human illness from avian influenza H7N3, British Columbia. *Emerg Infect Dis* [serial on the Internet]. 2004 Dec [date cited]. Available from <http://www.cdc.gov/ncidod/EID/vol10no12/04-0961.htm> .

America, or other HPAI subtypes spreading among backyard hens, to be extremely limited, particularly if biosecurity measures, such as those recommended by the CFIA, are followed.

### *Salmonella*

*Salmonella* is another health concern associated with poultry and eggs. *Salmonella* lives in the intestines of infected chickens, and can be shed in large numbers in the droppings. Although *Salmonella* can be found among adult chickens, it is most commonly shed by chicks. Once shed, bacteria can spread across the chicken's body as the bird cleans itself and throughout the immediate environment. Humans who handle the birds or clean their enclosures can then be exposed to the bacteria, which can cause severe gastrointestinal illness if ingested. Health authorities recommend proper hand washing and other sanitation measures, such as changing clothes and boots, immediately after contact with poultry and their enclosures. They also recommend that children under 5 and those with compromised immune systems avoid exposure to chickens, particularly chicks. Regular cleaning of enclosures can also reduce the presence of *Salmonella*.<sup>15</sup>

The guidelines recommended to reduce the risks of avian influenza will also help minimize the risk of *Salmonella* poisoning from contact with chickens. This risk is further reduced by the recommended prohibition of hens less than four months old, as chicks shed much more *Salmonella* than older birds. In addition, transmission of the bacteria will be limited by the recommended prohibition on commercial sale of eggs or other hen products. The risk of *Salmonella* poisoning thus mainly affects those who are keeping hens, and their friends and families. Minimizing the spread of *Salmonella* is therefore largely a matter of personal responsibility that can be accomplished through good hygiene and proper precautions before and after handling of hens. It should be noted that other pets, particularly reptiles such as turtles and snakes, but also birds, hamsters, cats, dogs, and other animals, also shed *Salmonella* bacteria.

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<sup>15</sup> National Center for Infectious Diseases, Healthy Pets Healthy People Program. Health Risks Associated With Raising Chickens. Retrieved January 14, 2010, from [http://www.cdc.gov/healthypets/pdf/intown\\_flocks.pdf](http://www.cdc.gov/healthypets/pdf/intown_flocks.pdf).

City	No. Allowed	Requirements	Complaints
Central Sannich	5	On a parcel of land greater than 1858 m2	No complaints. Some At Large calls and chickens where not zoned in other municipalities but not this one.
Nanaimo	4	On a lot is less than 450 m2	Receive approx 6 complaints a year. Related to smell most then noise and rodents.
Nanaimo	6	On a lot less than 0.4 Hectares	
North Sannich	10	On a lot 1100 to 4000 m2 Not in multiple family	No complaints. Some At Large calls and chickens where not zoned in other municipalities but not this one.
Sooke	6	On lots more than 600 m2	Very rare to get a complaint. Those have been Roosters; chicken coop too close to the fence/ setbacks; smells.
Vancouver		.37m2 coop floor each .92m2 roofed outside. No cage Permit required.	Have about 20 complaints a year mostly noise related due to roosters. Some odour complaints but most are unfounded
Vernon	3	Lot must be 12 M front 20 M deep. A Permit is required. No roosters	A few complaints about noise/roosters.
Victoria	Unlimited	No regulations. No roosters	4-5 a year. No type identified. Waiting on reply.

Abbotsford	0	In residential - they have agriculture zoning	Public have been requesting. Noting from Council as of yet.
Burnaby	0	In residential - they have agriculture zoning	
Coquitlam	0	Only allowed house hold pets. Health bylaw prohibits hens	
Dawson Creek	0		Receiving many requests from public. Would like our results.
Penticton	0		
Prince Rupert	0		Council working on same project. Would like results.
Smithers	0		Before Council week of 05/21/12 voted down 4-3 vote. Issues cited attracting predators..roosters are quite a noise concern, smell and containment issues.
Richmond	0	On less than 2000 m2 - they have agriculture zoning	

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 24, 2017</u>
<input type="checkbox"/> Other	Date: _____

Dept. Manager	GM/ Director	CAO
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## The District of North Vancouver REPORT TO COUNCIL

July 14, 2017

File: 08 3060.20/050.15

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

**SUBJECT:** Bylaws 8197 and 8198: 858, 854 & Lot 5 Orwell St. and 855 Premier St.

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)" is ADOPTED.

### REASON FOR REPORT:

Bylaws 8197 and 8198 received First Reading on January 16, 2017. A Public Hearing for Bylaw 8197 was held and closed on January 31, 2017. Bylaws 8197 and 8198 received Second and Third Readings on March 27, 2017.

Pursuant to section 52(3)(a) of the *Transportation Act*, Bylaw 8197 received approval from the Ministry of Transportation and Infrastructure on April 28, 2017.

The bylaws are now ready to be considered for Adoption by Council.

### OPTIONS:

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

Respectfully submitted,



Linda Brick  
Deputy Municipal Clerk

- The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)
- Housing Agreement Bylaw 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)
- Staff Report – dated February 15, 2017

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

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

### **Bylaw 8197**

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 1346 (Bylaw 8197)".

#### **2. Amendments**

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

- a) Part 2A, definitions is amended by adding CD98 to the list of zones that Part 2A applies to.
- b) Section 301 (2) is amended by inserting the following zoning designation:  
"Comprehensive Development Zone 98 (CD 98)"
- c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following, inclusive of Schedule A:

#### **"4B98 Comprehensive Development Zone 98**

#### **CD98**

##### **The CD98 Zone is applied to:**

- a) Vacant lot: Lot 5, Block 3, District Lot 612, Group 1, New Westminster District Plan 2377 (PID: 025-885-545);
- b) 854 Orwell Street: Lot 4, Block 3, District Lot 612 Plan 2377 (PID: 013-832-565);
- c) 858 Orwell Street: Lot H, Block 3, District Lot 612, Plan 15643 (PID: 007-637-713);
- d) 855 Premier Street: Lot 21, Block 3, District Lot 612, Plan 2377 (PID: 013-832-654).

##### **4B98-1 Intent:**

The purpose of the CD98 Zone is to establish specific land use and development regulations for a 23 unit townhouse project.

##### **4B98-2 Uses:**

The following *principal uses* shall be permitted in the Comprehensive Development 98 Zone:

**(a) Uses Permitted Without Conditions:**

- (i) residential use.*

**(b) Conditional Uses:**

Not Applicable

**4B98-3 Conditions of Use:**

Not Applicable

**4B98-4 Accessory Uses:**

- (a) *Accessory uses* are permitted and may include:
  - (i) Accessory uses* customarily ancillary to the principal uses are permitted.
  - (ii) Home occupations* are permitted in *residential* dwelling units.

**4B98-5 Density:**

- (a) The maximum permitted density in the CD 98 Zone is limited to a maximum permitted floor space of 1,797 m<sup>2</sup> (19,344 square feet), inclusive of any density bonus for energy performance and a maximum of 4 residential dwelling units;
- (b) For the purposes of calculating floor space ratio, the following areas are exempted from floor space:
  - (i) Areas within the parking garages;*
  - (ii) Storage areas of up to 9.29m<sup>2</sup> (100 sq ft) per unit;*
  - (iii) Crawlspace where the crawlspace is less than 1.2m (4 ft) in height to a total of 1.85m<sup>2</sup> (20 sq ft) per unit; and*
  - (iv) Roof deck access landings of up to 1.40m<sup>2</sup> (15 sq ft) per unit.*

**4B98-6 Amenities:**

- (i) Despite subsection 4B98-5, density in the CD98 Zone is increased to a maximum floor space of 2,795 m<sup>2</sup> (30,085 square feet), inclusive of any density bonus for energy performance and a maximum of 23 residential dwelling units, if \$125,020 is contributed to the municipality to be used for any of the following amenities (with allocation to be determined by the municipality in its sole discretion): Affordable housing; Improvements to public parks, trails and greenways; Public plazas and other public realm projects; Environmental restoration and enhancement projects; Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and Public art.*

**4B98-7 Maximum Principal Building Size:**

Not applicable

**4B98-8 Setbacks:**

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:

<b>Setback From</b>	<b>Buildings (Min Setback)</b>
Orwell Street	3.05m (10 ft)
Premier Street	3.66m (12 ft)
Rear (internal) property lines	4.88m (16 ft)
Side (north and south ) property lines In the first 15.24m (50 ft) from the front property line	1.83m (6 ft)
Side (north and south ) property lines after the first 15.24m (50 ft) from the front property line	3.05m (10 ft)

**4B98-9 Building Orientation:**

Not applicable

**4B98-10 Building Depth and Width:**

Not applicable

**4B98-11 Coverage:**

- (a) Building Coverage shall not exceed 40%.
- (b) Site Coverage shall not exceed 85%.

**4B98-12 Height:**

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.85 m (42 ft).

**4B98-13 Landscaping:**

- 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) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
  - (i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
  - (ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

**4B98-14 Subdivision Requirements:**

Not applicable

**4B98-15 Additional Accessory Structure Regulations:**

Not applicable.

**4B98-18 Parking and Loading Regulations:**

- a) Parking and Loading are required as follows:

Use	Parking Requirement
Residential	
Residential dwelling unit	2 spaces/ unit
Visitor Parking	2 spaces

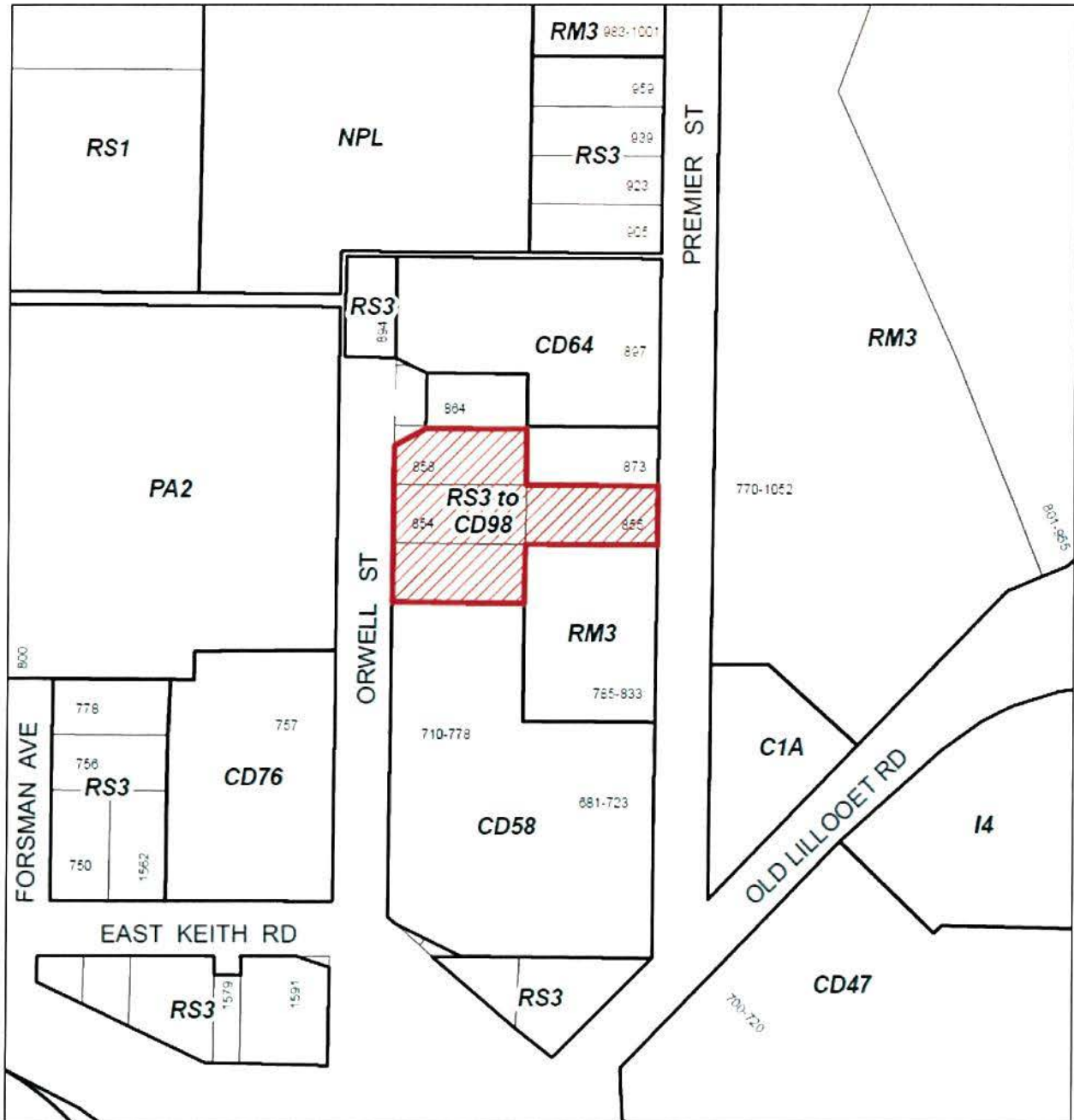
- b) Except as specifically provided in 4B98 – 18 (a) parking shall be provided in accordance with Part 10 of this Bylaw.”

- 2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family 7200 Zone (RS3) to Comprehensive Development Zone 98 (CD 98).

Schedule A to Bylaw 8197

**BYLAW 8197**

The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)



SINGLE FAMILY RESIDENTIAL (RS3) TO  
COMPREHENSIVE DEVELOPMENT ZONE 98 (CD98)



**READ** a first time January 16<sup>th</sup>, 2017

**PUBLIC HEARING** held January 31<sup>st</sup>, 2017

**READ** a second time March 27<sup>th</sup>, 2017

**READ** a third time March 27<sup>th</sup>, 2017

Certified a true copy of "Rezoning Bylaw 1346 (Bylaw 8197)" as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on April 28<sup>th</sup>, 2017

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

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

### **Bylaw 8198**

A bylaw to enter into a Housing Agreement (858, 854 + Lot 5 Orwell St. and 855 Premier St.)

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

#### **1. Citation**

This bylaw may be cited as "Housing Agreement Bylaw 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)".

#### **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 Brody Development (Continuum) GP Ltd. (Inc. No. BC1053465) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 007-637-713 Lot H BI 3 DL 612 Plan 15643
- b) 013-832-565 Lot 4 BI 3 DL 612 Plan 2377
- c) 025-885-545 Lot 5 BI 3 DL 612 Gp 1 NWD Plan 2377
- d) 013-832-654 Lot 21 BI 3 DL 612 Plan 2377

#### **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 January 16<sup>th</sup>, 2017

**READ** a second time March 27<sup>th</sup>, 2017

**READ** a third time March 27<sup>th</sup>, 2017

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

## Schedule A to Bylaw 8198

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

**BRODY DEVELOPMENT (CONTINUUM) GP LTD.** (Inc. No. BC1053465), 1060 West 14<sup>th</sup> Street, North Vancouver, BC V7P 3P3

(the "Developer")

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")

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

## **1. DEFINITIONS**

### **1.01 Definitions**

In this agreement:

- (a) "*Lands*" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (b) "*Owner*" means the Developer 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 on the Lands;
- (d) "*Short Term Rentals*" means any rental of a Unit for any period less than 30 days;
- (e) "*Strata Corporation*" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (f) "*Unit*" means a residential dwelling strata unit in the Proposed Development; and
- (g) "*Unit Owner*" means the registered owner of a Dwelling Unit in the Proposed Development.

## **2. TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8198 and remain in effect until terminated by the District as set out in this Agreement.

## **3. RENTAL ACCOMODATION**

### **3.01 Rental Disclosure Statement**

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have

given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

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

3.08 Release of Covenant [optional clause]

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8197), is not adopted by the District's Council before (*date*), the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from

title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

#### **4. DEFAULT AND REMEDIES**

##### **4.01 Notice of Default**

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

##### **4.02 Costs**

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

##### **4.03 Damages an Inadequate Remedy**

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

##### **4.04 Equitable Remedies**

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

##### **4.05 No Penalty or Forfeiture**

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

##### **4.06 Cumulative Remedies**

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

## **5. LIABILITY**

### **5.01 Indemnity**

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

### **5.02 Release**

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

### **5.03 Survival**

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

## **6. GENERAL PROVISIONS**

### **6.01 District's Power Unaffected**

Nothing in this Agreement:

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

#### 6.02 Agreement for Benefit of District Only

The Owner and District agree that:

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

#### 6.03 Agreement Runs With the Lands

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

#### 6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

#### 6.05 Priority of This Agreement

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

#### 6.06 Agreement to Have Effect as Deed

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

#### 6.07 Waiver

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

breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon

actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

**7. INTERPRETATION**

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8198.

7.07 Governing Law

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

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

#### GRANT OF PRIORITY

WHEREAS \_\_\_\_\_ (the "**Chargeholder**") is the holder of the following charge which is registered in the Land Title Office:




(a) \_\_\_\_\_ (the "**Charge**");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "**District**") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "**Lands**") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 27, 2017</u>
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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## The District of North Vancouver REPORT TO COUNCIL

February 15, 2017  
File: 08.3060.20/050.15

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

**SUBJECT:** Bylaws 8197 and 8198: 858, 854 + Lot 5 Orwell St. and 855 Premier St.

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)" is given SECOND and THIRD Readings.

### BACKGROUND:

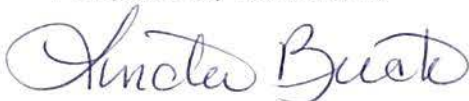
Bylaws 8197 and 8198 received First Readings on January 16, 2017. A Public Hearing for Bylaw 8197 was held and closed on January 31, 2017.

The bylaws are now ready to be considered for Second and Third Readings by Council.

### Options:

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

Respectfully submitted,



Linda Brick,  
Deputy Municipal Clerk

**Attachments:**

1. The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)
2. Housing Agreement Bylaw 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)
3. Public Hearing Minutes – January 31, 2017
4. Staff Report dated January 3, 2017

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input checked="" 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 8197**

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 1346 (Bylaw 8197)”.

### **2. Amendments**

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

- a) Part 2A, definitions is amended by adding CD98 to the list of zones that Part 2A applies to.
- b) Section 301 (2) is amended by inserting the following zoning designation:  
“Comprehensive Development Zone 98 (CD 98)”
- c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following, inclusive of Schedule A:

#### **“4B98 Comprehensive Development Zone 98**

#### **CD98**

**The CD98 Zone is applied to:**

- a) Vacant lot: Lot 5, Block 3, District Lot 612, Group 1, New Westminster District Plan 2377 (PID: 025-885-545);
- b) 854 Orwell Street: Lot 4, Block 3, District Lot 612 Plan 2377 (PID: 013-832-565);
- c) 858 Orwell Street: Lot H, Block 3, District Lot 612, Plan 15643 (PID: 007-637-713);
- d) 855 Premier Street: Lot 21, Block 3, District Lot 612, Plan 2377 (PID: 013-832-654).

#### **4B98-1 Intent:**

The purpose of the CD98 Zone is to establish specific land use and development regulations for a 23 unit townhouse project.

#### **4B98-2 Uses:**

The following *principal uses* shall be permitted in the Comprehensive Development 98 Zone:

**(a) Uses Permitted Without Conditions:**

- (i) *residential use.*

**(b) Conditional Uses:**

Not Applicable

**4B98-3 Conditions of Use:**

Not Applicable

**4B98-4 Accessory Uses:**

**(a) Accessory uses are permitted and may include:**

- (i) *Accessory uses* customarily ancillary to the principal uses are permitted.
- (ii) *Home occupations* are permitted in *residential* dwelling units.

**4B98-5 Density:**

- (a) The maximum permitted density in the CD 98 Zone is limited to a maximum permitted floor space of 1,797 m<sup>2</sup> (19,344 square feet), inclusive of any density bonus for energy performance and a maximum of 4 residential dwelling units;
- (b) For the purposes of calculating floor space ratio, the following areas are exempted from floor space:
  - (i) Areas within the parking garages;
  - (ii) Storage areas of up to 9.29m<sup>2</sup> (100 sq ft) per unit;
  - (iii) Crawlspace where the crawlspace is less than 1.2m (4 ft) in height to a total of 1.85m<sup>2</sup> (20 sq ft) per unit; and
  - (iv) Roof deck access landings of up to 1.40m<sup>2</sup> (15 sq ft) per unit.

**4B98-6 Amenities:**

- (i) Despite subsection 4B98-5, density in the CD98 Zone is increased to a maximum floor space of 2,795 m<sup>2</sup> (30,085 square feet), inclusive of any density bonus for energy performance and a maximum of 23 residential dwelling units, if \$125,020 is contributed to the municipality to be used for any of the following amenities (with allocation to be determined by the municipality in its sole discretion): Affordable housing; Improvements to public parks, trails and greenways; Public plazas and other public realm projects; Environmental restoration and enhancement projects; Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and Public art.

**4B98-7 Maximum Principal Building Size:**

Not applicable

**4B98-8 Setbacks:**

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:

<b>Setback From</b>	<b>Buildings (Min Setback)</b>
Orwell Street	3.05m (10 ft)
Premier Street	3.66m (12 ft)
Rear (internal) property lines	4.88m (16 ft)
Side (north and south ) property lines In the first 15.24m (50 ft) from the front property line	1.83m (6 ft)
Side (north and south ) property lines after the first 15.24m (50 ft) from the front property line	3.05m (10 ft)

**4B98-9 Building Orientation:**

Not applicable

**4B98-10 Building Depth and Width:**

Not applicable

**4B98-11 Coverage:**

(a) Building Coverage shall not exceed 40%.

(b) Site Coverage shall not exceed 85%.

**4B98-12 Height:**

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.85 m (42 ft).

**4B98-13 Landscaping:**

- 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) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
  - (i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
  - (ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

**4B98-14 Subdivision Requirements:**

Not applicable

**4B98-15 Additional Accessory Structure Regulations:**

Not applicable.

**4B98-18 Parking and Loading Regulations:**

- a) Parking and Loading are required as follows:

Use	Parking Requirement
Residential	
Residential dwelling unit	2 spaces/ unit
Visitor Parking	2 spaces

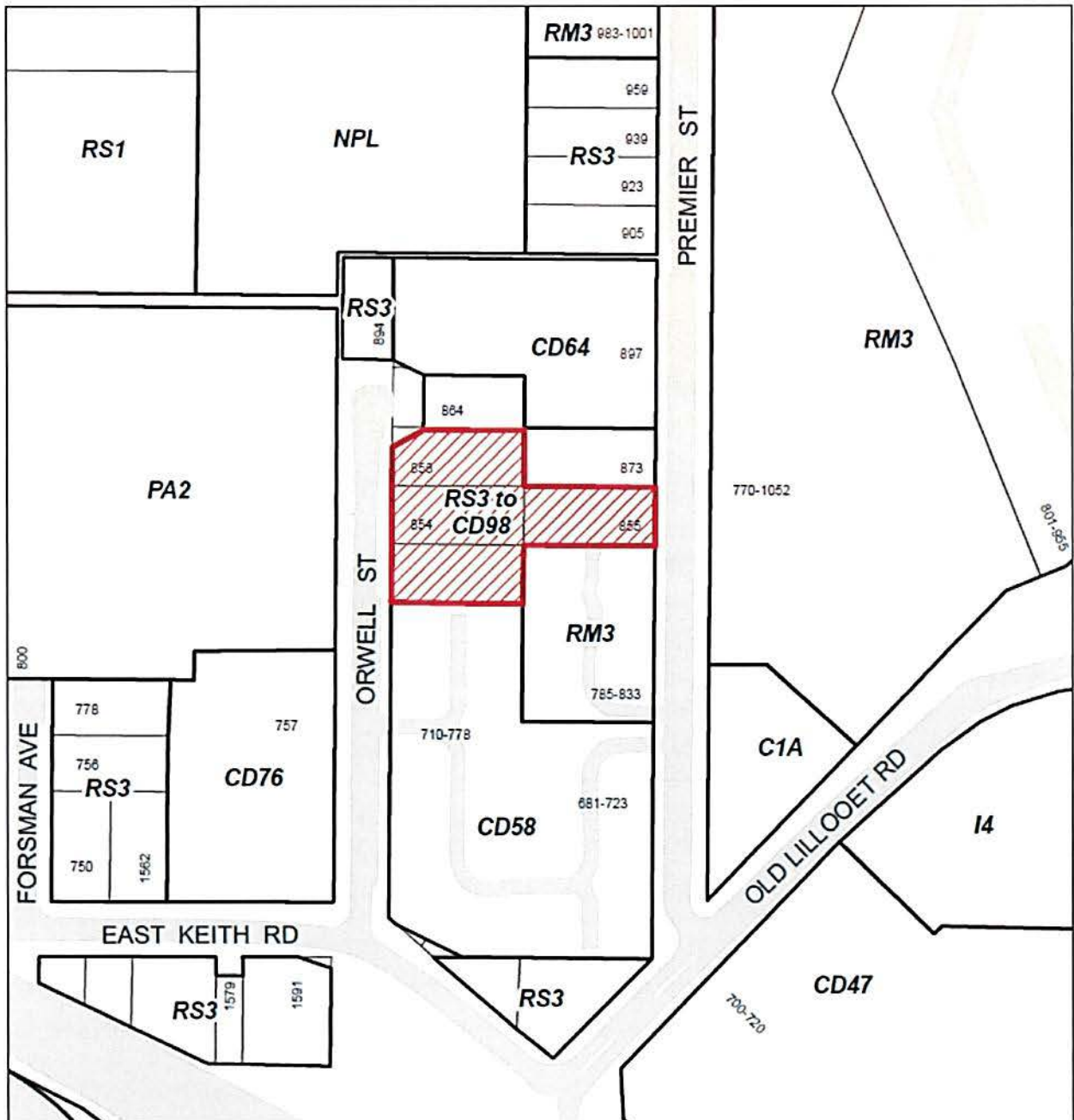
- b) Except as specifically provided in 4B98 – 18 (a) parking shall be provided in accordance with Part 10 of this Bylaw."

- 2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family 7200 Zone (RS3) to Comprehensive Development Zone 98 (CD 98).

Schedule A to Bylaw 8197

**BYLAW 8197**

The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)



SINGLE FAMILY RESIDENTIAL (RS3) TO  
COMPREHENSIVE DEVELOPMENT ZONE 98 (CD98)



**READ** a first time January 16<sup>th</sup>, 2017

**PUBLIC HEARING** held January 31<sup>st</sup>, 2017

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 1346 (Bylaw 8197)" as at Third Reading

---

Municipal Clerk

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

**ADOPTED**

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Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

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

### **Bylaw 8198**

A bylaw to enter into a Housing Agreement (858, 854 + Lot 5 Orwell St. and 855 Premier St.)

---

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 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)".

#### **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 Brody Development (Continuum) GP Ltd. (Inc. No. BC1053465) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 007-637-713 Lot H BI 3 DL 612 Plan 15643
- b) 013-832-565 Lot 4 BI 3 DL 612 Plan 2377
- c) 025-885-545 Lot 5 BI 3 DL 612 Gp 1 NWD Plan 2377
- d) 013-832-654 Lot 21 BI 3 DL 612 Plan 2377

#### **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 January 16<sup>th</sup>, 2017

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

## Schedule A to Bylaw 8198

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

**BRODY DEVELOPMENT (CONTINUUM) GP LTD.** (Inc. No. BC1053465), 1060 West 14<sup>th</sup> Street, North Vancouver, BC V7P 3P3

(the “Developer”)

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”)

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

## **1. DEFINITIONS**

### **1.01 Definitions**

In this agreement:

- (a) "*Lands*" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (b) "*Owner*" means the Developer 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 on the Lands;
- (d) "*Short Term Rentals*" means any rental of a Unit for any period less than 30 days;
- (e) "*Strata Corporation*" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (f) "*Unit*" means a residential dwelling strata unit in the Proposed Development; and
- (g) "*Unit Owner*" means the registered owner of a Dwelling Unit in the Proposed Development.

## **2. TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8198 and remain in effect until terminated by the District as set out in this Agreement.

## **3. RENTAL ACCOMODATION**

### **3.01 Rental Disclosure Statement**

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have

given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

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

3.08 Release of Covenant [optional clause]

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8197), is not adopted by the District's Council before *(date)*, the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from

title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

#### **4. DEFAULT AND REMEDIES**

##### **4.01 Notice of Default**

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

##### **4.02 Costs**

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

##### **4.03 Damages an Inadequate Remedy**

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

##### **4.04 Equitable Remedies**

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

##### **4.05 No Penalty or Forfeiture**

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

##### **4.06 Cumulative Remedies**

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

## **5. LIABILITY**

### **5.01 Indemnity**

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

### **5.02 Release**

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

### **5.03 Survival**

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

## **6. GENERAL PROVISIONS**

### **6.01 District's Power Unaffected**

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

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

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon

actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

**7. INTERPRETATION**

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8198.

7.07 Governing Law

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

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

#### GRANT OF PRIORITY

WHEREAS \_\_\_\_\_ (the "Chargeholder") is the holder of the following charge which is registered in the Land Title Office:

(a) \_\_\_\_\_ (the "Charge");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "Lands") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 31, 2017 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor R. Hicks  
Councillor D. MacKay-Dunn

**Absent:** Councillor R. Bassam  
Councillor J. Hanson  
Councillor L. Muri

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Ms. T. Guppy, Planner

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**The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)**

*Purpose of Bylaw:*

Bylaw 8197 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 98 (CD98) and rezone the subject site from Residential Single Family 7200 Zone (RS3) to CD98 to allow the development of a three storey, twenty-three unit townhouse. The CD98 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

**1. OPENING BY THE MAYOR**

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;

- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night.

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

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAWS BY THE CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that Bylaw 8197 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 98 (CD98) and rezone the subject site from Residential Single Family 7200 Zone (RS3) to CD98 to allow the development of a three storey, twenty-three unit townhouse. The CD98 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

## **3. PRESENTATION BY STAFF**

Ms. Tamsin Guppy, Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Ms. Guppy advised that:

- The subject site is located in Lynnmour Inter-River and includes three lots facing Orwell Street and a fourth lot facing Premier Street;
- The site is across from Lynnmour Elementary School and a few steps away from Digger Park playground in Inter-River Park;
- With the close proximity of Capilano University, bus service on Lillooet Road (approximately 400m walk from the site) is good with buses every ten minutes for most of the day and running more frequently during rush hour;
- The project will be upgrading both street frontages to provide new sidewalks, boulevard landscaping and standard road improvements on both Premier Street and Orwell Street;
- The site falls within the Development Permit Area for Protection from Creek Hazards and as such is required to build to flood construction levels to ensure the habitable areas are above the flood level;
- In accordance with the recently adopted Rental and Affordable Housing Strategy, this application is meeting the goal of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand and short supply in the District;
- Parking is located at grade and each unit has two side by side parking spaces. There are no tandem parking spaces proposed;

- The unit mix is in keeping with the Lynnmour Inter-River Plan and is entirely family oriented with:
  - 3 two bedroom units;
  - 19 three bedroom units; and,
  - 1 four bedroom unit;
- In accordance with the Community Amenity Policy, the total CAC amount is estimated at \$125,020 which will go towards amenity projects in the area including:
  - Affordable housing;
  - Improvements to public parks, trails and greenways;
  - Public plazas and other public realm projects;
  - Environmental restoration and enhancement projects;
  - Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and,
  - Public art;
- Public Benefits would include:
  - Pedestrian mid-block connection (east-west through the site);
  - Continuation of the sidewalk beyond the site frontage to complete the sidewalk to the park;
  - Speed humps to slow traffic on Premier Street; and,
  - Development Cost Charges are estimated at \$252,000.
- The proposal is generally in keeping with the Official Community Design Guidelines for Ground Oriented Housing and the Lynnmour Inter-River Area One Design Guidelines for Multiplexes and Townhouses;
- The project proposes a design that is complementary to the neighbouring projects and matches the scale and form of the existing developments;
- The proposed development will be constructed to Built Green “Gold” equivalency; and,
- The Strata Rental Protection Policy will be applied through a Housing Agreement to ensure that no restrictions are placed on strata rentals.

In response to a question from Council, staff advised that speed humps on Premier Street are designed for vehicles to travel at 40km/hr.

In response to a question from Council, staff advised that the average size of the proposed units is 1200-1400 sq. ft.

#### **4. PRESENTATION BY APPLICANT**

##### **4.1. Mr. Michael Brody, Brody Development (Continuum) Ltd.**

- Noted that the proposed development is large enough for families, is in a safe and revitalized community, and is surrounded by parks and good schools;
- Advised that 90% of the units sold in the last project were to the targeted missing generation on the North Shore noting that half of those homeowners have young school aged children and infants;
- Noted that young families have requested that the sidewalk be linked from north to south on the west side of Premier Street so they do not have to cross the street with strollers;
- Commented that another drive aisle onto Premier Street is a potential hazard as it is the primary entrance into Digger Park;

- Noted that strong feedback from the community was received against the addition of more cars onto Premier Street; and,
- Opined that it is too small of a development to require multiple entrance and exit points.

**4.2. Mr. Duane Siegrist, Integra Architecture Inc.**

- Provided an architectural update on the proposed townhouse;
- Spoke regarding the Lynn Creek flood plain;
- Spoke to the importance of connectivity between neighbourhoods; and,
- Noted that the proposed development will be constructed to Built Green “Gold” equivalency.

In response to a question from Council regarding noise, the developer advised that overhangs and landscaping can be incorporated to shield noise and also noted that units facing the highway will have air conditioning units installed.

In response to a question from Council, the developer advised that parking is located at grade and each unit has two side by side parking spaces. There are no tandem parking spaces proposed.

**5. REPRESENTATIONS FROM THE PUBLIC**

**5.1. Mr. Jonathan Ehling, 800 Block Premier Street: IN FAVOUR**

- Thanked the developer for addressing the concerns of the community;
- Expressed concern regarding noise; and,
- Commented on the aesthetically pleasing proposed landscape design.

**5.2. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**

- Questioned what the exact area of the site is.

The developer advised that the site is 42,979 sq. ft.

**5.3. Mr. Fred Cantor, 700 Block Orwell Street: COMMENTING**

- Expressed concern regarding potential drainage issues;
- Expressed concern regarding traffic issues; and,
- Questioned how the Highway 1 Lower Lynn corridor improvement project will affect this neighbourhood.

**5.4. Mr. Gary Olszewski, 800 Block Premier Street: IN FAVOUR**

- Spoke in support of the proposed development;
- Opined that noise is not an issue;
- Expressed concern regarding traffic issues; and,
- Expressed concern regarding the size of garbage rooms in new developments.

**5.5. Ms. Patricia Graham, 700 Block Orwell Street: COMMENTING**

- Expressed concern regarding traffic and parking issues on Orwell Street.

**5.6. Mr. Bob Graham, 700 Block Orwell Street: COMMENTING**

- Expressed concern with debris on the current site;

- Expressed concerns with traffic issues; and,
- Suggested that improved sidewalks may create a safer pedestrian community.

**7. COUNCIL RESOLUTION**

**MOVED by Councillor HICKS**

**SECONDED by Councillor BOND**

THAT the January 31, 2017 Public Hearing is closed;

AND "The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)" be returned to Council for further consideration.

**CARRIED**  
(7:50 p.m.)

**CERTIFIED CORRECT:**

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

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Jan 16, 2017</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

January 3, 2017  
File: 3060-20-50.15

**AUTHOR:** Tamsin Guppy, Community Planning

**SUBJECT:** 854 AND 858 ORWELL STREET AND 855 PREMIER STREET  
REZONING – TOWNHOUSE PROJECT

### RECOMMENDATION:

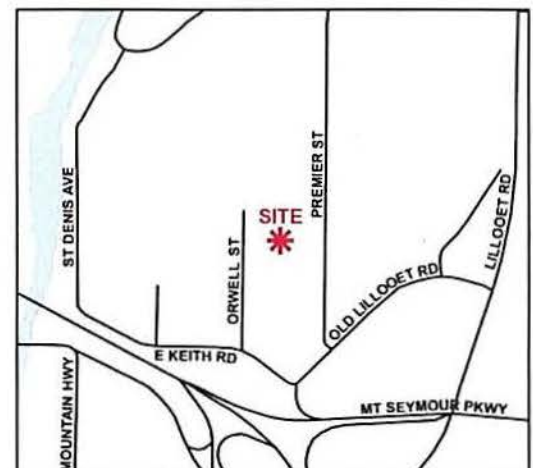
It is recommended that:

1. The "District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)" to rezone the subject site from Single Family (RS) to Comprehensive Zone 98 (CD98) to enable the development of a 23 unit town house project, be given FIRST Reading;
2. The "Housing Agreement Bylaw 8198, 2016 (854, 858 and Lot 5 Orwell Street and 855 Premier Street)," to prevent future rental restrictions on the subject property, be given FIRST Reading;
3. Bylaw 8197 be referred to a Public Hearing; and
4. The Mayor and Clerk be authorized to execute all necessary documentation to implement the Housing Agreement.

### SUMMARY:

The applicant, Brody Developments, is proposing to redevelop 4 single family lots located between Orwell and Premier Street in Lynnmour/ Inter-River with a 23 unit townhouse development.

The proposal is in keeping with the Official Community Plan and the Lynnmour Inter-River reference plan and design guidelines.



## THE PROPOSAL

### 1. The Site and Surrounding Area



The site is located in Lynn timer Inter-River and includes three lots facing Orwell Street and a 4<sup>th</sup> lot facing Premier Street. The site is located next to three existing town house complexes of similar densities but does not include the two remaining adjacent single family homes, as those owners are not interested in redevelopment at this time.

The two remaining single family homes may successfully redevelop in the future in keeping with the Lynn timer Inter-River Plan which provided for single lot redevelopment into duplexes and triplexes. To facilitate their future redevelopment should the owners ever wish to do so, the applicant will be providing a joint access agreement that will allow these lots to use the proposed project's driveway.

The site is across from Lynn timer Elementary School and a few steps away from "Digger" Park playground in Inter River Park.

With the proximity of Capilano University, bus service on Lillooet Road (approximately 400m walk from the site) is good with buses every 10 minutes for most of the day and running more frequently during rush hour. Bus routes serving the area include the 255, 239, 28 and 130.

There is also a closer bus stop on Old Lillooet served by the local 239 which takes riders up to Capilano University, and the transit exchange located there.

## 2. The Proposal



The applicant is proposing a 23 unit, three storey townhouse project. The proposed density is 24 units per acre and 0.7 FSR and is similar to the neighbouring developments. The unit mix is in keeping with the Lynnmoor Inter River Plan (the reference plan for this area) and is entirely family oriented with:

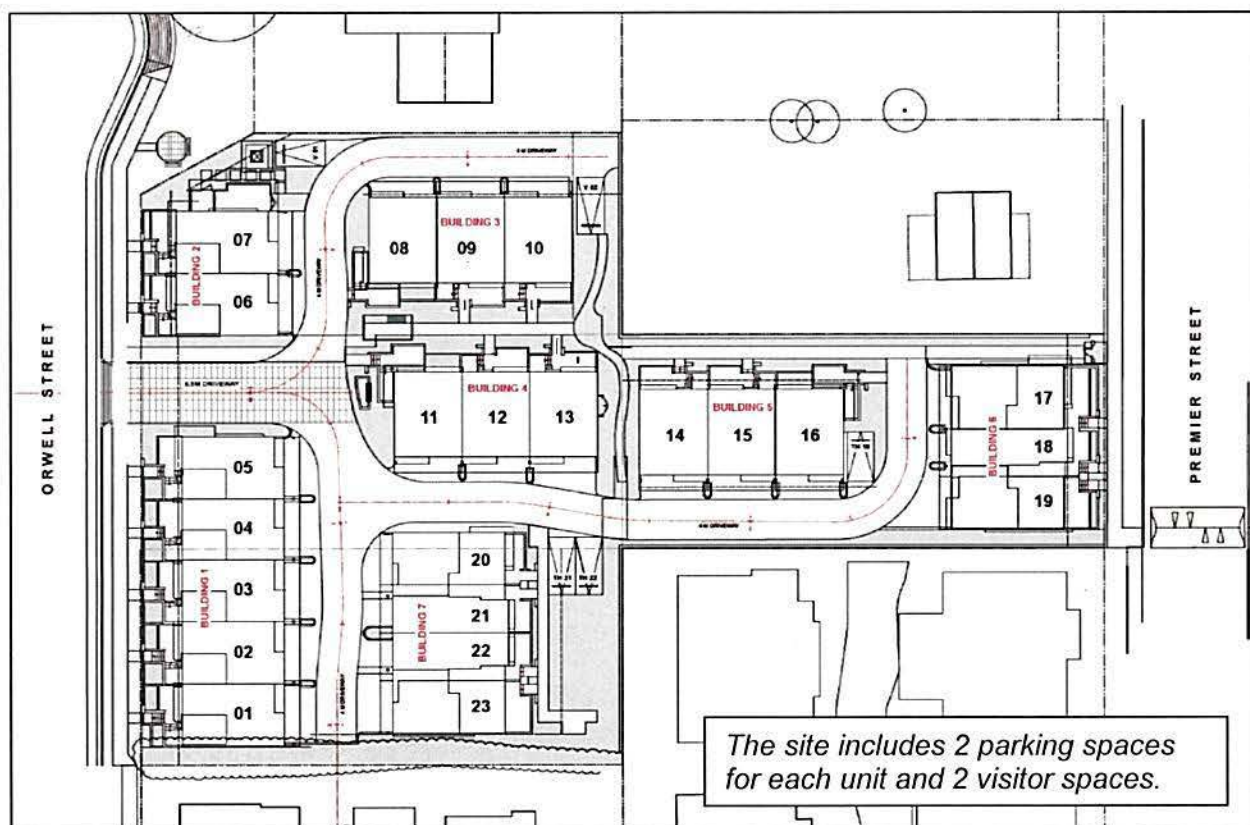
- 3 two bedroom units (13%);
- 19 three bedroom units (83%); and
- 1 four bedroom unit (4%).

## 3. Parking and Access

Access to the site is provided from Orwell Street, and the site is serviced by an internal driveway. Parking is located at grade and each unit has two side by side parking spaces. There are no tandem parking spaces proposed.

	Number of Units	Proposed Parking
Residential Parking	23 units	46 spaces
Visitor Parking		2 spaces
<b>Total</b>	<b>23 units</b>	<b>48 spaces</b>
Bike storage	Available in each garage.	

At the public information meeting a local resident requested that the applicant also consider providing visitor parking. The original intent for this area was that instead of meeting the Zoning Bylaw requirement for 1.75 spaces per unit and then 0.25 spaces for visitor parking, the full 2 spaces be provided for each unit, but visitor parking be accommodated on the street. This decision was based on the fact that there was little demand for on street parking at the time because there are no businesses in the area, and that it was felt more useful for each unit to have a full 2 car garage, and where possible to have the remaining ground level space be available for landscaping and patio space. CTS traffic engineers looked at the availability of on street parking and determined that there are 17 public parking spaces available on Orwell Street. Despite this past direction, and the availability of on street visitor parking, the applicant has responded to the resident's suggestion, by amending their site plan to provide two additional visitor parking spaces to supplement the supply of parking for the site and the area.



The internal driveway has been designed in such a manner that should the two remaining single family lots to the north wish to redevelop in the future, they will have the ability to work with this strata to share the driveway, thereby freeing up more space for landscaping and reducing the number of driveway crossings. To this end, the applicant will register a joint access agreement for the neighbouring parcels on the subject site as a condition of rezoning.

#### **4. Rezoning Bylaw 8197**

Bylaw 8197 presents Comprehensive Development Zone 98 (CD98), a zone that is tailored to this site and in keeping with the Official Community Plan which designates this site for townhouse development with an FSR of up to 0.8 (the Bylaw proposes an FSR below this of 0.7.)

The proposed zoned includes provisions for:

- A maximum floor space and maximum number of units, in keeping with the Lynnmour / Inter-River reference plan which designates the area for 24 units per acre and an FSR of up to 0.7. This ensures that the average unit size is large enough to accommodate multiple bedrooms in keeping with the objective that the area be geared to family housing;
- Floor space exemptions for storage areas in keeping with the Lynnmour/ Inter River reference plan;
- Setbacks in keeping with the requirements for neighbourly development;
- Parking including additional visitor spaces; and
- Site and building coverage to allow for on-site landscaping.

#### **5. Community Amenity Contribution**

In accordance with the Community Amenity Policy, the total CAC amount is \$125,020 to go towards amenity projects in the area including:

- Affordable housing;
- Improvements to public parks, trails and greenways;
- Public plazas and other public realm projects;
- Environmental restoration and enhancement projects;
- Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and
- Public art.

*The Lynnmour Inter-River Boys and Girls Club was itself constructed using a community amenity contribution from a nearby townhouse project. After 6 years of intensive use, it is now time to consider some minor upgrades and improvements which could be funded in part by a community amenity contribution.*



#### **6. Housing Affordability and Diversity**

In accordance with the recently adopted Rental and Affordable Housing Strategy, this application is meeting goal number one of expanding the supply and diversity of housing through the provision of family oriented townhouse units which are in high demand and short supply in the District. These town homes offer more affordable ground oriented alternatives than single detached home ownership, and as has been observed in adjacent townhouse

occupancies, will attract young couples who are part of the District's "missing generation." The Strata Rental Protection Policy will be applied through a Housing Agreement to ensure that no restrictions are placed on strata rentals. Community amenity contributions from the site can be used toward the District's affordable housing goals.

## **7. Development Permit Areas**

### **a) Form and Character of Commercial, Industrial and Multi-Family Development**



PROPOSED TOWNHOUSE DEVELOPMENT SKETCH

The proposal is generally in keeping with the Official Community Design Guidelines for Ground Oriented housing and the Lynnmour / Inter-River Area One Design Guidelines for Multiplexes and Townhouses.

The project proposes a design that is complementary to the neighbouring projects and matches the scale and form of the existing developments. In accordance with the Design Guidelines the modern character and use of muted colours gives it a distinct identity from the neighbouring projects, while still having an harmonious and complementary scale and choice of materials.

The site layout has been carefully thought through to ensure sufficient setbacks, landscape and buffer areas next to adjacent developments, while still maximizing opportunities for on-site parking and landscaping.

This project is also the first in the neighbourhood to propose additional outdoor space for the units through the addition of private roof decks. The roof top access stairs exceed the traditional height limit for townhouses in this area of 35 feet bringing the total height to 42 feet. Knowing that this issue met the guidelines requirement for providing private outdoor space to increase the liveability of the units, but was odds with the original height provisions of the Lynnmour Design Guidelines, staff posed the question to the Advisory Design Panel who supported the addition of roof top decks.

### **b) Advisory Design Panel**

The Advisory Design Panel considered the application on February 11, 2016, and recommended:

***THAT** the Panel considers the project to have fulfilled the objective of a distinct project identity, supports the proposal for a height variance for roof deck access, and recommends **APPROVAL** of the project **SUBJECT** to addressing the items noted in the Panel's consideration of the project.*

Prior to bringing the project back for issuance of the Development Permit, the issues raised by ADP will be addressed, and include: improvements to the roof deck layout, the proposed east-west pedestrian pathway, and on site landscaping next to the driveway.

#### **c) Protection of Development From Hazardous Conditions – Creek Hazard**

This site falls within the Development Permit area for Protection from Creek Hazard and as such is required to build to flood construction levels to ensure the habitable areas are above the flood level. Northwest Hydraulic Consultants have reviewed the project and provided flood construction levels for the safe development of this site.

Given the change in grade across the site, portions of the site will need to be re-graded to address the flood protection measures, as well as ensuring that each unit steps up to the front door. The requirements outlined in the flood protection report will be secured by covenant prior to Zoning Bylaw adoption.

#### **d) Energy and Water Conservation and Greenhouse Gas Emission Reduction**

The site falls within the Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction and must also address the District's Green Building Policy. The applicant is working with E3 Eco Group energy consultants and will be achieving an equivalency to a Gold rating to address municipal objectives. At this time, highlights of the planned sustainability measure include:

- Using high performance Energy Star doors and windows;
- Using Energy Star appliances; and
- Using efficient heating and cooling systems, including hot water on demand systems and heat recovery systems.

#### **8. Inter-River Sub-Area Transportation Study**

This application was put on hold in 2016, while the District's Transportation team undertook a review of vehicle circulation within the Lynnmour / Inter-River area. Their work was summarized in the Inter-River Sub-Area Transportation Study, provided to Council in September, 2016. This study, which involved local stakeholders and residents, determined locations for future road circulation improvements, and demonstrated that no changes were required to this application to improve connectivity in the area.

### 9. Project Specific Street Improvements

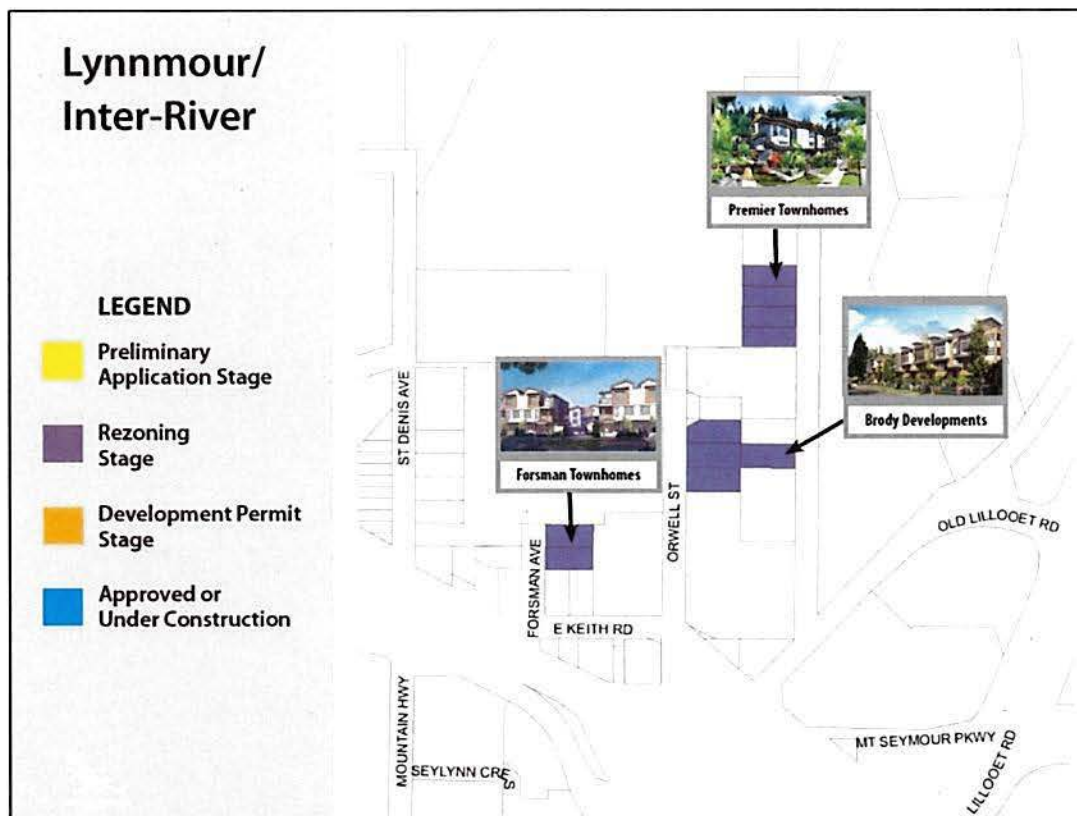
The project will be upgrading both street frontages to provide new sidewalks, boulevard landscaping, and standard road improvements on both Premier Street and Orwell Street, in accordance with the Development Services Bylaw and the Lynnmour/ Inter-River Area One Design Guidelines.

In addition to these public realm improvements, local residents have requested further traffic calming measures on Premier Street. After studying this question, CTS Engineers have recommended the installation of an additional traffic hump to slow traffic as it approaches the raised pedestrian crossing to the north of the site.

Also in response to a request from local residents, the applicant has offered to extend the sidewalk not only in front of their application site, but also in front of the neighbouring site, as that will then finish the sidewalk on the southern half of Premier Street and facilitate safe pedestrian access to the park and school.

### 10. Construction Management Plan

This neighbourhood includes three townhouse applications, two of which are new and therefore approximately 6 -12 months behind this application.



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. Coordinate the construction activities with other developments in the area in order to minimize disruption;
2. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
3. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Ascertain a location for truck marshalling;
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.

### **11. Public Input**

In accordance with District policy the applicant held a facilitated public information meeting on March 29, 2016. The meeting was well attended by approximately 30 local residents. Generally the project was well received and recognized as being in keeping with the existing projects in the neighbourhood. Discussion topics included:

- Location of the vehicle access;
- Number and style of parking spaces;
- On street parking supply;
- Privacy and landscaping;
- Traffic calming on Premier Street;
- Construction of sidewalks; and
- Roof top decks.

The applicant has responded to the local residents' input and suggestions by:

- Including a traffic calming speed bump on Premier Street;
- Extending the public sidewalk along Premier Street;
- Providing additional on-site parking spaces for visitors;
- Refining the designs for the roof decks at the Development Permit stage to maximize privacy for the neighbours.

### **12. Implementation**

Implementation of this project requires consideration of Rezoning Bylaw 8197, and Housing Agreement Bylaw 8198, as well as issuance of a development permit and registration of the following legal agreements:

- A green building covenant;
- A storm water management covenant;
- A flood hazard covenant;
- A joint access agreement;
- A public right of way for pedestrian passage; and
- A release of the existing right of way for an old utility.

**CONCLUSION:**

This project is consistent with the direction established in the Official Community Plan and the Lynnmour/ Inter-River Local Plan. It addresses the OCP housing policies related to providing a greater diversity of family oriented housing. This project is now ready for Council's consideration.

**Options:**

The following options are available for Council's consideration:

1. Introduce Bylaws 8197 and 8198 and refer Bylaw 8197 to a Public Hearing (staff recommendation); or
2. Defeat Bylaws 8197 and 8198 at First Reading.

Respectfully submitted,

  
Tamsin Guppy  
Community Planning

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

**Attachments:**

Attachment A - Drawing Package  
 Attachment B – Bylaw 8197  
 Attachment C – Bylaw 8198



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ATTACHMENT A  
 [CLIENT]  
 HOMEFILED INVESTMENTS LTD.  
 [PROJECT]  
 CONTINUUM TOWNHOMES  
 858 ORWELL STREET, VANCOUVER, BC  
 [TITLE]

PERSPECTIVE

15369 [PROJECT]  
 [SCALE]  
 DEC 04, 2015 [DATE]  
 2 - DP APPLICATION [ISSUE]  
 [DRAWING]

A-0.040

VIEW NORTH-EAST ALONG ORWELL STREET AT THE PROPOSED DEVELOPMENT



PROPOSED SITE - CURRENT ZONING



OCP DESIGNATION - RESIDENTIAL LEVEL 3 : ATTACHED RESIDENTIAL 0.8 FSR



PREMIER STREET VIEW NORTH - EXISTING SITE



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CONTINUUM  
TOWNHOMES

858 ORWELL STREET  
NORTH VANCOUVER, BC

[TITLE]

SITE CONTEXT

15369 [PROJECT]

[SCALE]

DEC 04, 2015 [DATE]

2 - DP APPLICATION [ISSUE]

[DRAWING]

A-0.010



1  
LEGACY TOWNHOUSES - VIEW FROM THE PARK



2  
LEGACY TOWNHOUSES - VIEW NORTH ALONG PREMIER ST.



LEGACY TOWNHOUSES - PATH AT SOUTH PROPERTY LINE



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5  
ORWELL STREET - PROPOSED SITE



5  
ORWELL ST. - WEDGEWOOD TWHS / EXISTING HEDGE AT PL



ORWELL ST. - WEDGEWOOD TWHS



4  
PREMIER STREET - EXISTING TOWNHOUSES



855 PREMIER STREET - EXISTING SINGLE FAMILY



3  
PREMIER STREET - EXISTING SITE MULTI-FAMILY



873 PREMIER STREET - EXISTING SINGLE FAMILY



PREMIER STREET VIEW NORTH - PROPOSED SITE / SOUTH PROPERTY CORNER

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CONTINUUM  
TOWNHOMES  
858 ORWELL STREET  
NORTH VANCOUVER, BC

[TITLE]

SITE PHOTOS

[PROJECT]

15369

[SCALE]

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[DRAWING]

A-0.020

## DESIGN RATIONALE

The Lynnmour / Inter-River Local Plan recommends the area to be redeveloped with low-density, ground oriented multiple units integrated with the established neighbourhood. The surrounding area is still largely single family, but successful townhouse projects have been completed nearby, including the adjacent Wedgewood and Legacy townhomes.

### PROJECT DESCRIPTION

The development proposes twenty-three, family-oriented townhouse units based on consolidation of four existing lots, between Orwell Street and Premier Street. The units, in seven residential blocks, range from 2-bedrooms to 4-bedrooms.

The current site layout reflects an incremental design approach taking into account a potential relationship to future townhouses following site expansion with two additional lots (G and 22) to the north. The ultimate layout with the loop driveway would be a stronger and more functional urban design. At the same time significant consideration is given to minimize the impact of the current proposal on two existing single-family dwellings to the north. A submitted diagram illustrates future development potential for the single lots (G and 22), as a duplex and triplex, in a scenario the lots remain separate. Immediately to the north are two single-family homes, (1 1/2 storey along the street) with shallow sloped roof forms. Adjacent to the south are the multi-family, 3-storey Wedgewood Townhomes and a 2 1/2 storey multi-family development with dominant roof form. The project is arranged with single vehicular access from Orwell Street with a five-plex and a duplex fronting the Orwell street and a triplex on the east along Premier Street. The central pathway provides pedestrian access and a visual link across the site, connecting shared outdoor spaces for playing, gardening and social gathering. All of the garages are accessed from the internal driveways.

### APPLICABLE GUIDELINES

This development proposes rezoning of the site from RS3 to CD, and recommends the property be redeveloped towards higher density multiple dwelling with FSR 0.8 based on OCP designations as a Residential Level 3. Attached Residential (RES3) and follows the Development Permit Guidelines for Ground Oriented Housing. The Lynnmour / Inter-River Area One Design Guideline limits the density to 0.7 FSR with max of 24 units per acre. Due to the irregular shape of the site, the project proposes fewer units than allowable. The 0.8 FSR computation formula is based on OCP designation, previously approved for the adjacent development in the same area at Orwell Street.

### SITE PLANNING

A slope challenges the site, with over eight-foot difference in grade between the high point at northeast corner and lower southwest corner. Flood mitigation requirements with different FCL (Flood Control Levels) between the east and west lots significantly affect the siting and height of the buildings. The height is higher than what is recommended in the guidelines with a maximum 35 feet. The grading due to flood mitigation and storm management measures minimizes the opportunities of tree retention on the site. The challenge was to create an efficient design within the context of a sloping site and provide pedestrian and vehicular connections at different levels from the two streets.

Optimizing views and ensuring privacy of adjacent buildings were also key considerations in the design.

Views are expansive primarily to the north, overlooking the mountains. The proposed roof decks will take advantage of the most prominent views. Primary windows for buildings along the south property lines will face west and east ensuring required daylight exposure and minimizing overlooking neighbours. All units have large balconies and roof decks as main outdoor private spaces. The roof top decks are set back from the site periphery; shadow and overlook are not a concern.

A large community garden is proposed at the south-west corner, with lush landscape and new, large specimen trees replacing the existing trees. The landscaped area will complement the local Lynnmour Park and provide space for outdoor playing and socializing.

### SETBACKS

The proposed development adopts the recommended 15-foot front yard setbacks along both streets.

The deeper 35-foot setback, along the east-south property line creates a significant buffer of landscaping between the neighbouring developments.

An eight-foot and six-foot minimum side yard setback are provided along the south property line with a landscape buffer and privacy fence including a retaining wall where required. The laurel hedge at south property line is being retained, being partially located on adjacent property and ensuring separation between projects as requested by the Wedgewood townhomes residents.

The north face of the development has 20- and 15-foot setbacks, ensuring adequate space between the single-family homes to the north and the proposed units.

### FORM AND CHARACTER

The design responds to adjacent residential context. As per the early Public Input session comments, the buildings' form ties into the existing townhouse projects, at the same time creating clearly distinct character, with the different architectural style and finishes.

The project proposal presents a contemporary architectural language. The overall massing is simple with flat roofs, yet interesting with distinct 'window frames', defined by accent material - metal panel.

The window frame elements, besides adding individual character, increase privacy of the units and solar protection.

The blocks of different unit types have individual expression due to different module dimensions, design and material application. Individual unit entries have been created along the streets with decorative wood-composite horizontal screens and gates.

Proposed roof decks for all the units, as additional usable private open space, will create varied rooflines mitigating the three-storey massing. The flood hazard requirements impact the architecture by forcing a layout of three bedrooms together on the upper floor, creating effectively a three-storey building mass. The triplex on the east along Premier Street has been articulated into a narrower module to reduce the effect of scale and give visual identity to the units.

### EXTERIOR WALLS AND FINISHES

The materials of the building—fibre-cement siding and stone cladding as accent material—have been chosen to be durable and to reflect the characteristics of the residential neighbourhood.

Fibre cement lap siding in prefinished cedar texture is going to be predominantly used on the buildings.

To accentuate the 'window frames' along the main entrance elevations, aluminum metal panel system AL-13 with prefinished solid and 'Woodline' colors is being considered.

Other colours are to be shades of soft white for Hardie-Reveal panel, contrasted by dark lap siding. Black metal railings and detailing will also be incorporated. Cedar toned fibre-cement soffits at overhangs will add visual warmth to the pedestrian experience around the site. Roof overhangs will enhance the building envelope performance and provide durability and solar shading to the windows below. Masonry elements articulate the entries to the units and side elevations. Decorative privacy screens at the unit entries and at the roof decks in a wood composite material, with authentic wood-grain appearance will create another distinct element for the project.

### SUSTAINABILITY

Measurable sustainability targets will be developed and assessed for the project to ensure Built Green Gold equivalency with Energuide 80.

Sustainability features, which are the norm of most residential developments, include the use ENERGY STAR® appliances, low flow fixtures, low VOC materials & finishes, and a compact building envelope. Further sustainable development components include: water retention, large overhangs, electric car plug-in points in garages, reduced allergen carpeting, rainwater collection for watering, porous paving, as well as high performance wall assemblies and glazing.

The roof deck concrete pavers and potential planters will deflect some of the heat energy from the sun, while reducing the absorption of heat into the building and thus, mitigating the impact of 'heat island effect'. Large roof overhangs will provide solar shading and help manage heat gain from western exposure in the summer.

Modeling report by certified professional and a completed checklist (Built Green Canada) to be provided by owner.

### PARKING TRANSPORTATION

The proposed vehicle parking spaces meet the requirements of the parking By-law, with 46 residential spaces; however, three units will have tandem parking. The project provides two additional visitor spaces to address concerns of the neighbours regarding street parking in the area. As part of the proposal new boulevard planting, sidewalk (1.5m) improvements, and speed hump are going to be provided.



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INVESTMENTS LTD.

[PROJECT]

CONTINUUM  
TOWNHOMES

858 ORWELL STREET  
NORTH VANCOUVER, BC

[TITLE]

DESIGN  
RATIONALE

[PROJECT]

15369

[SCALE]

[DATE]

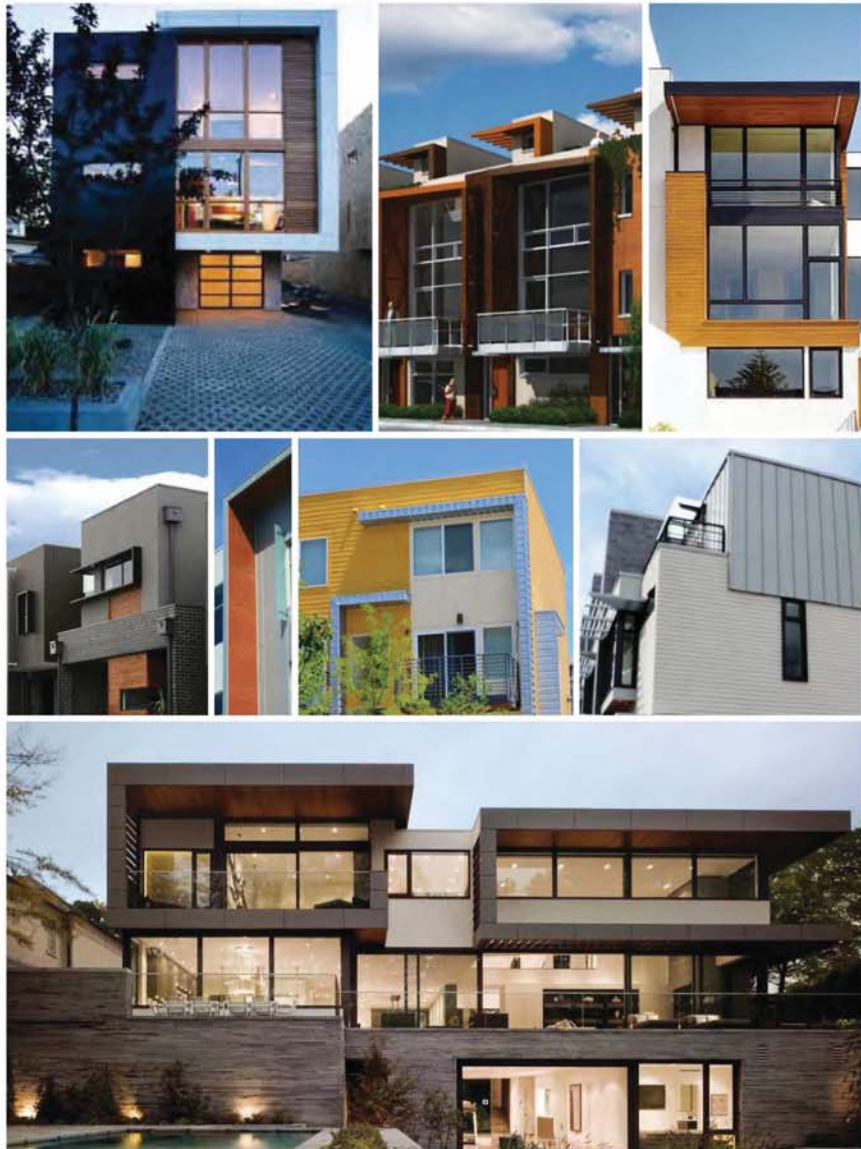
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PROPOSED TOWNHOUSE DEVELOPMENT SKETCH



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TOWNHOMES  
858 ORWELL STREET  
NORTH VANCOUVER, BC

[TITLE]

CONCEPT  
IMAGES

[PROJECT]

15389

[SCALE]

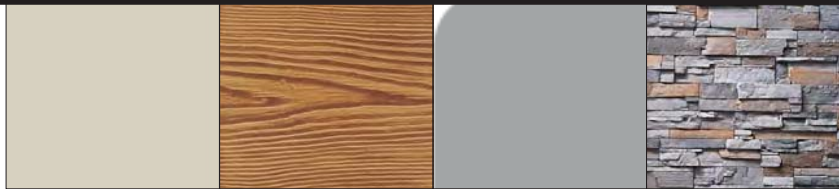
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C- HARDIE PANEL

D- HARDIE PANEL -  
COLORMAX STAIN MAPLE

B - HARDIE LAP SIDING

F - CULTURED STONE



H- WOOD TRIMS E1 - WOODLINE FINISH AL13



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DECORATIVE SCREENS - WOOD COMPOSITE



AL13 METAL PANEL SYSTEM



AL13 METAL PANEL SYSTEM -  
BAY WINDOW FEATURE FRAME ELEMENTS



CULTURED STONE

SOFFIT W/ COLORMAX STAIN



- SBS ROOF / CONCRETE PAVERS — A
- FIBRE CEMENT LAP SIDING — B
- FIBRE CEMENT HARDIE REVEAL PANEL COLOUR PLUS SYSTEM - COBBLE STONE — C
- METAL PANEL SYSTEM (AL13) - SOLID COLOUR 'ELEPHANT GREY' — E
- METAL PANEL SYSTEM (AL13) - WOODLINE FINISH - ACCENT COLOUR 'APPLE WOOD' — E1
- FIBRE CEMENT LAP SIDING WITH COLORMAX STAIN SYSTEM — D
- PRE-FINISHED ALUMINUM / GLASS RAILING — K
- WOOD TRIMS AT WINDOWS, ROOF FASCIA, BALCONY - CHARCOAL — H
- FIBRE CEMENT SOFFITS WITH COLORMAX STAIN SYSTEM — G
- CULTURED STONE VENEER — J
- DECORATIVE HORIZONTAL SCREENS WOOD PLASTIC COMPOSITE AT UNIT ENTRIES AND ROOF DECKS / ENTRY GATES — N1

MATERIAL AND COLOUR LEGEND

Manufacturer		Reference No.	
● A	Light Grey	Flat Roof	SBS roof Roof deck area concrete pavers
● B	Dark Grey	Benjamin Moore BM 2124-20 Trout Grey	HardiePlank Lap Siding - cedar/mill texture, 7" exposure
● C	Off-white	James Hardie ColorPlus Collection	Pre-finished Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture
● D	Stain	WeatherBoards Allura ColorMax Fibre Cement w/ Stains - Maple	Fibre Cement Lap Siding - cedar/mill texture, pre-finished 5 1/4" exposure
● E	Grey Metallic	AL 13 Aluminum metal panel system	Pre-finished Solid colours 'Elephant Grey'
● E1	Woodline	AL 13 Aluminum metal panel system	Pre-finished Woodline 'Apple Wood' system
● F	Black	Windows	Black or White TBC
● G	Stained	WeatherBoards Allura ColorMax Fibre Cement Finishing System w/ Stains - Maple	Pre-finished soffits at main roof overhangs, entrance canopy
● G1	Grey	Aluminum Soffit	Gentek Slate
● H	Charcoal	Benjamin Moore BM 2124-10 Whirlpool Iron	Wood trims, wood fascia at flat roofs and balconies as indicated
● H1	Dark grey	Benjamin Moore BM 2124-20 Trout Grey	Wood trims at flat roofs and frame elements at garage elevations
● J	Grey / Brown	Cultured Stone	Platinum Pro-Fi Ledgestone
● K	Black	Duracore Powder Coatings	Black (satin finish)
● L	Black	Makin Metals Ltd.	Black (satin finish)
● M	White	Makin Metals Ltd.	'White-White'
● N	Stained	Stained Timber	Stained Sikkers SRD Natural Oak
● N1	Wood Composite	to match Sikkers SRD Natural Oak	Wood / plastic composite as decorative screens at unit entrance canopies and roof decks (weather resistant)
● O	Light Beige	Architectural concrete	Benjamin Moore Amharst Gray BM HC-167

(CLIENT)

HOMEFIELD INVESTMENTS LTD.

(PROJECT)

CONTINUUM TOWNHOMES

858 ORWELL STREET  
NORTH VANCOUVER, BC

(TITLE)

MATERIALS

(PROJECT)

15369

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DEC 04, 2015 (DATE)

2 - DP APPLICATION (DRAWING)

A-8.000





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## SOLVENT

PROJECT

858 ORWELL STREET  
NORTH VANCOUVER, BC

## LEADER

PROJECT

1 SCALE

[DATE]

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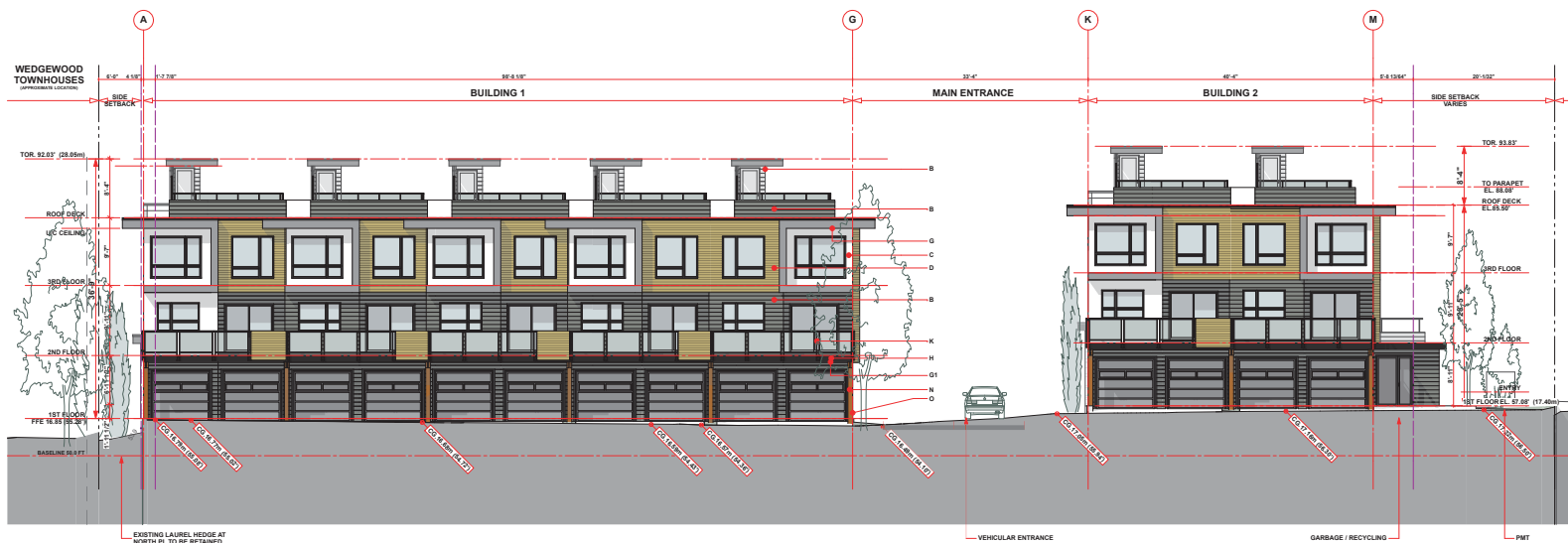
ISSUE

[DRAWING]

**A-1.010**



1 ORWELL STREET - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 INTERNAL DRIVEWAY - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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CONTINUUM TOWNHOMES

858 ORWELL STREET  
NORTH VANCOUVER, BC

(TITLE)

BUILDING 1 / 2

15369

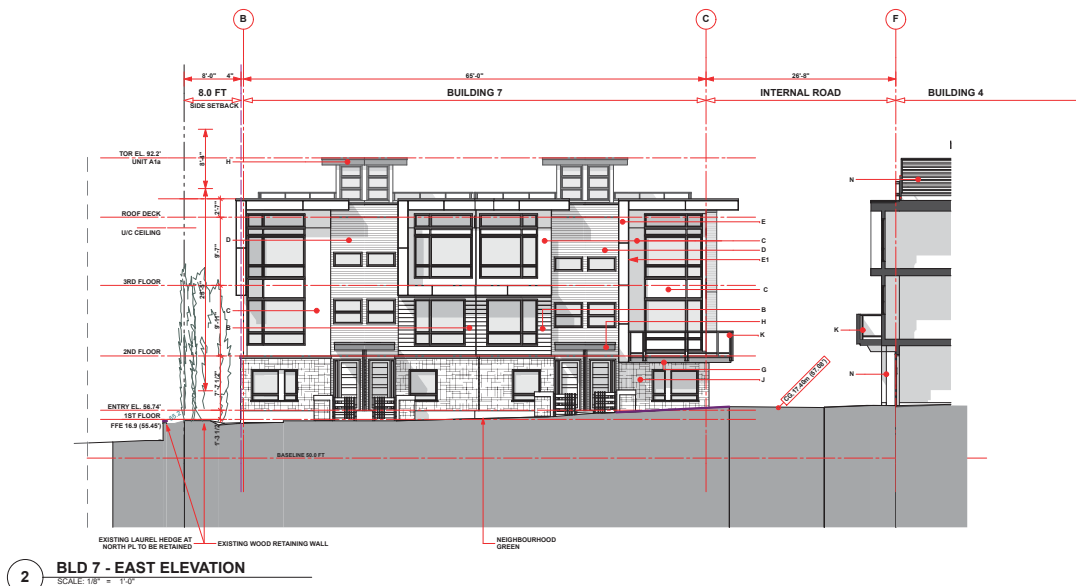
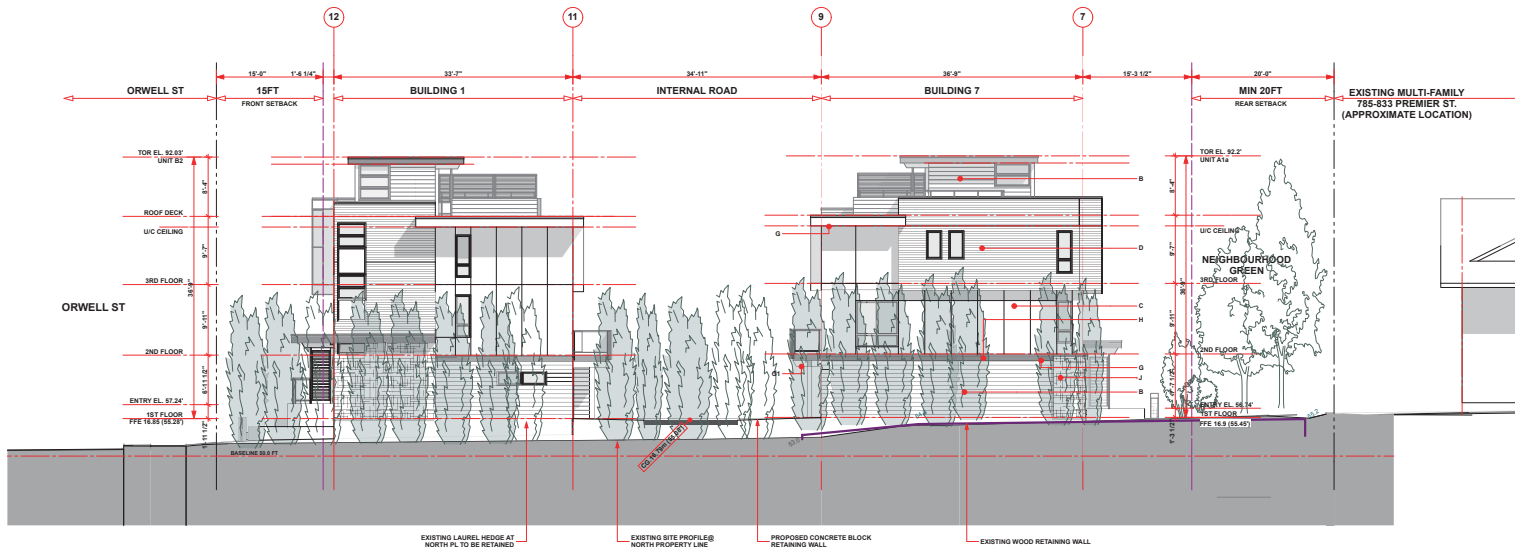
1/8" = 1'-0"

DEC 04, 2015

2 - DP APPLICATION

(DRAWING)

A-4.000



## MATERIALS LEGEND:

		Manufacturer	Colour to match... Reference No.
• A	Light Grey	Flat Roof	1888 roof Roof deck area concrete pavers
• B	Dark Grey	Benjamin Moore	BM 2124-30 Trout Grey Hardiflex Lap Siding - cedarmill texture, 7" exposure
• C	Off-white	James Hardie ColorPlus Collection	Pre-finished Cobble Stone Hardie-Reveal Panel c/w "Easy Trim" - pre-finished 5 1/4" exposure
• D	Stone	Weatherboards Alum ColorMax Fibre Cement Siding	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure
• E	Grey Metallic	AL 13 Aluminum metal panel system	Pre-finished Solid color, Shearwell Grey Selected locations at feature frame elements only (Optional product Hardie-Reveal Panel c/w Easy Trim colour to match)
• E1	Woodgrain	AL 13 Aluminum metal panel system	Pre-finished Woodline Apple Wood Selected locations at inside wall of feature frame elements only (Optional Fibre Cement Lap Siding with ColorMax stain system)
• F	Black	Windows	Black or White TBC Typical Vinyl windows and sliding doors
• G	Stained	Weatherboards Alum ColorMax Fibre Cement Siding	Pre-finished soffits at main roof overhangs, entrance canopy
• G1	Grey	Aluminum Soffit	Darkish Slate 4 panel perforated aluminum soffit via of balconies @ selected roof overhangs
• H	Charcoal	Benjamin Moore	BM 2124-10 Wrought Iron Wood trim, wood fascia at flat overhangs as indicated, balconies
• H1	Dark grey	Benjamin Moore	BM 2124-30 Trout Grey Wood trim at flat roofs and frame elements at garage elevations
• J	Grey / Brown	Cultural Stone	Platinum LedgeStone Stone cladding at selected walls
• K	Black	Duralux Coatings	Black (patin finish) Pre-finished aluminum / safety glass railing @ balconies, roof decks
• L	Black	Makin Metals Ltd.	Black (patin finish) Flashing @ roofs, flashing at unit entrance canopies, roof decks, balconies, gutters
• M	White	Makin Metals Ltd.	"White Whisker" Flashing at selected locations to match "L"
• N	Stained	Stained Timber	Stained (Stained SDO Natural Oak) Wood post and beams, stained decorative screens at unit entrance canopies, roof decks, balcony supports
• N1	Wood Composite	Stained Timber	Stained (Stained SDO Natural Oak) Wood / plastic composite as decorative screens at unit entrance canopies and roof decks (weather resistant)
• O	Light Beige	Architectural concrete	Benjamin Moore BM HC-167 Exposed concrete walls, electrician's paint



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[ARCHITECT SEAL]

[CLIENT]

HOMEFIELD  
INVESTMENTS LTD.

[PROJECT]

CONTINUUM  
TOWNHOMES

858 ORWELL STREET  
NORTH VANCOUVER, BC

[TITLE]

**BUILDING 1 / 7**

[PROJECT]

15369

1/8" = 1'-0" [SCALE]

DEC 04, 2015 [DATE]

2 - DP APPLICATION [ISSUE]

[DRAWING]

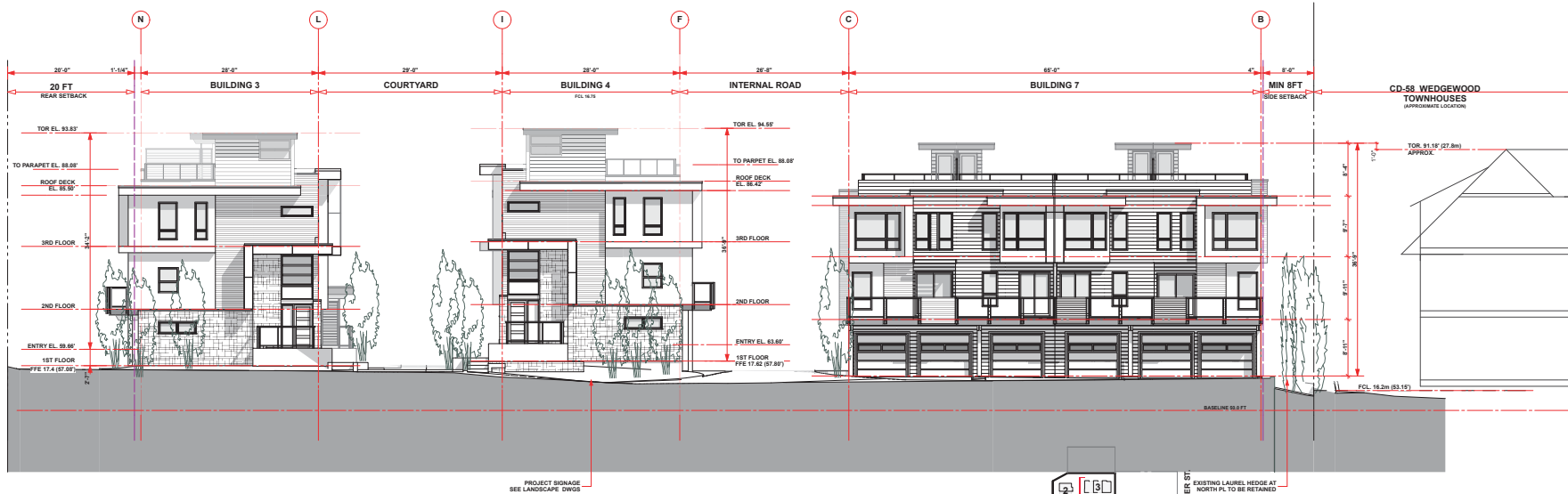
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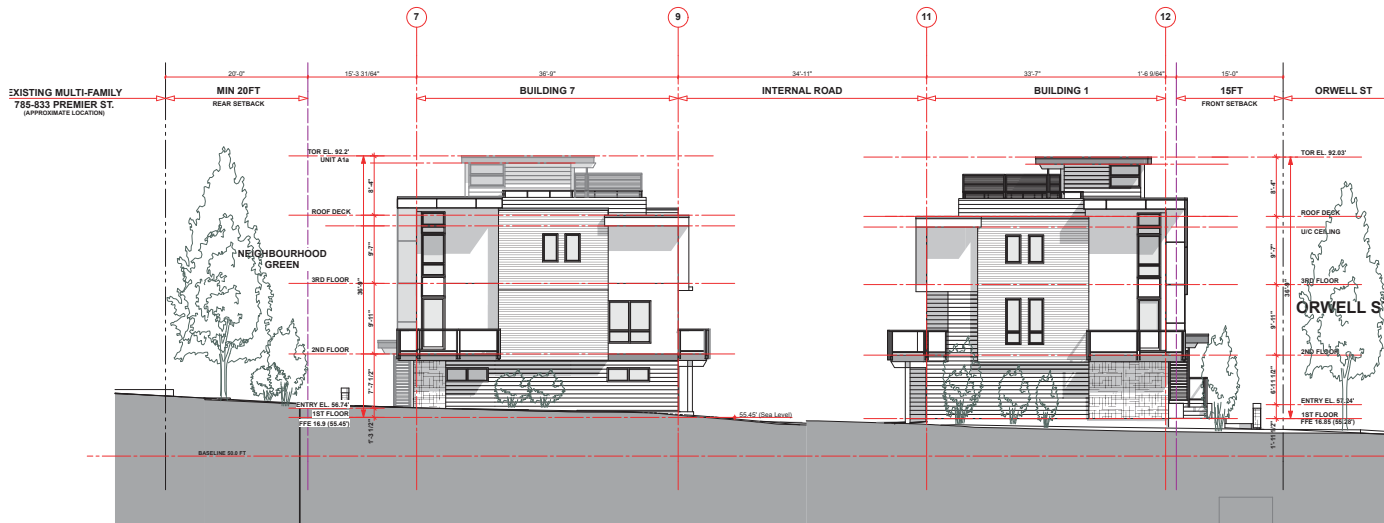


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**1 INTERNAL DRIVEWAY - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 BLDG 1/7 - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

#### MATERIALS LEGEND:

	Manufacturer	Colour to match... Reference No.
• A	Light Grey	Flat Roof
• B	Dark Grey	Benjamin Moore BM 2124-30 Trout Grey
• C	Off-white	James Hardie ColorPlus Collection
• D	Stone	Weatherboards Alum. Colomax Fibre Cement Siding
• E	Grey/Medium	AL 13 Aluminum metal panel system
• E1	Woodwork	AL 13 Aluminum metal panel system
• F	Black	Windows
• G	Stained	Weatherboards Alum. Colomax Fibre Cement Siding
• G1	Grey	Aluminum Soffit
• H	Charcoal	Benjamin Moore BM 2124-10 Wrought Iron
• H1	Dark grey	Benjamin Moore BM 2124-30 Trout Grey
• J	Grey/Brown	Cultural Stone
• K	Black	Duralux Coatings
• L	Black	Makin Metals Ltd.
• M	White	Makin Metals Ltd.
• N	Stained	Stained Timber
• N1	Wood Composite	to match Stained Timber
• O	Light Beige	Architectural concrete

[ARCHITECT SEAL]

[CLIENT]

**HOMEFIELD INVESTMENTS LTD.**

[PROJECT]

**CONTINUUM TOWNHOMES**

858 ORWELL STREET  
 NORTH VANCOUVER, BC

[TITLE]

**BUILDING 7 / 3 / 4**

[PROJECT]

15359

1/8" = 1'-0" [SCALE]

DEC 04, 2015 [DATE]

2 - DP APPLICATION [ISSUE]

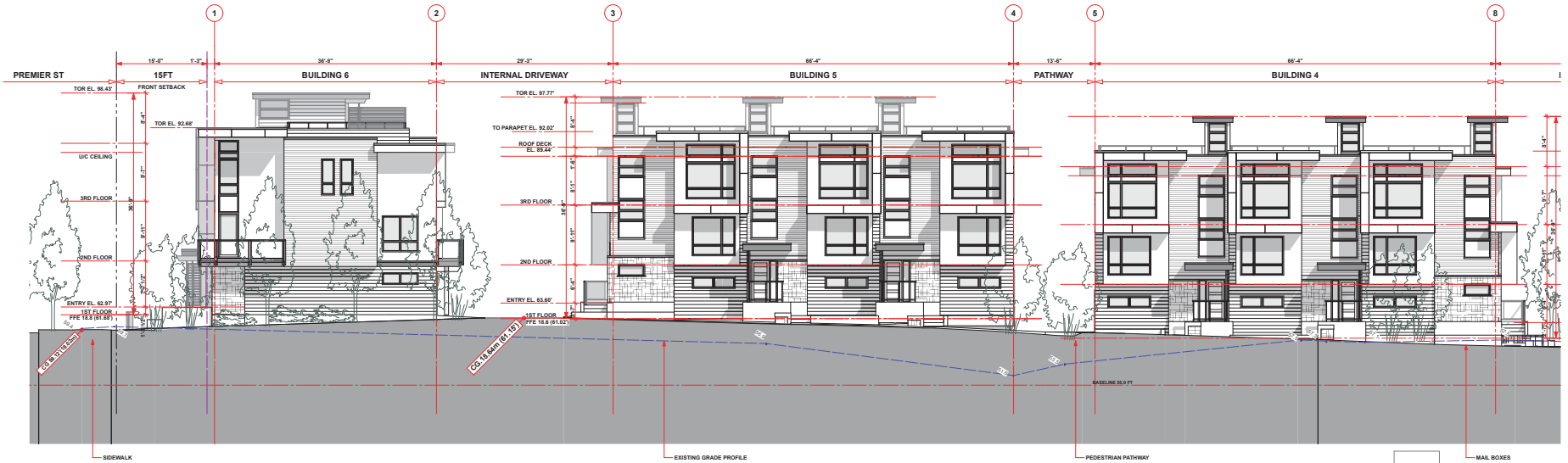
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**A-4.030**



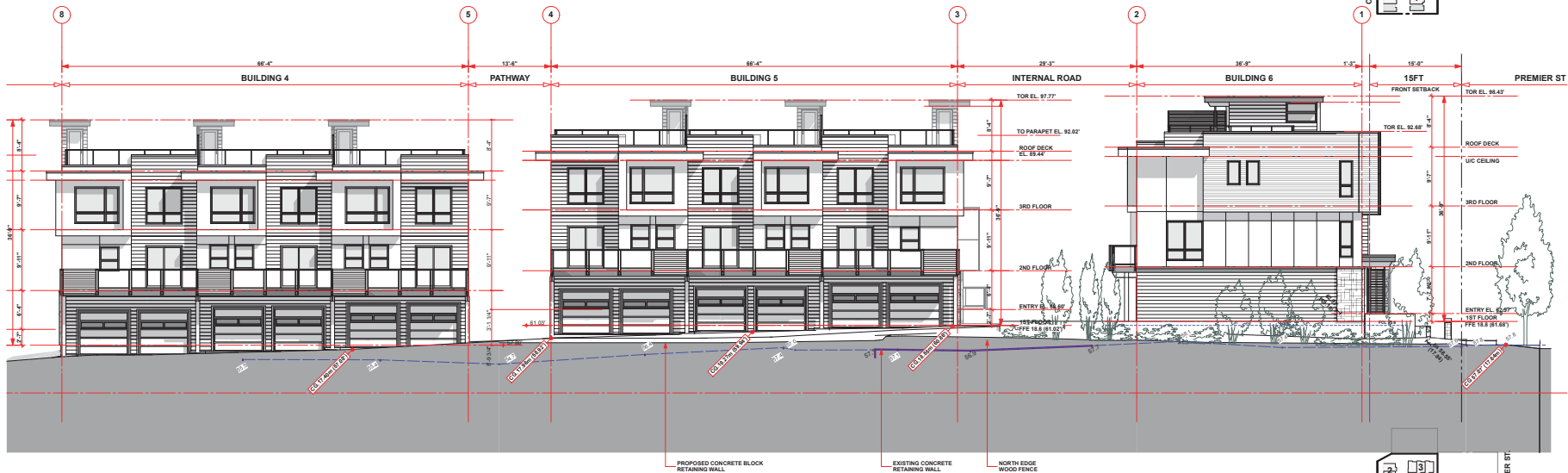
INTEGRA ARCHITECTURE INC.  
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1 INTERNAL PATHWAY - NORTH ELEVATION

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



2 INTERNAL STREET - WEST ELEVATION

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

(ARCHITECT SEAL)

(CLIENT)

HOMEFIELD  
INVESTMENTS LTD.

(PROJECT)

CONTINUUM  
TOWNHOMES

858 ORWELL STREET  
NORTH VANCOUVER, BC

(TITLE)

BUILDING  
4 / 5 / 6

(PROJECT)

15359

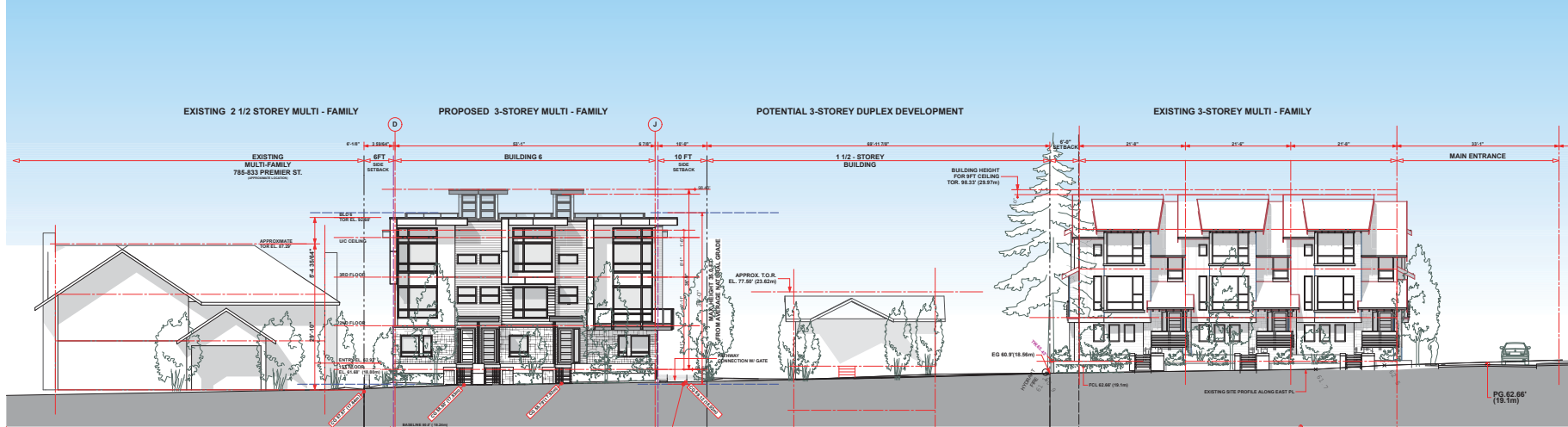
1/8" = 1'-0" (SCALE)

DEC 04, 2015 (DATE)

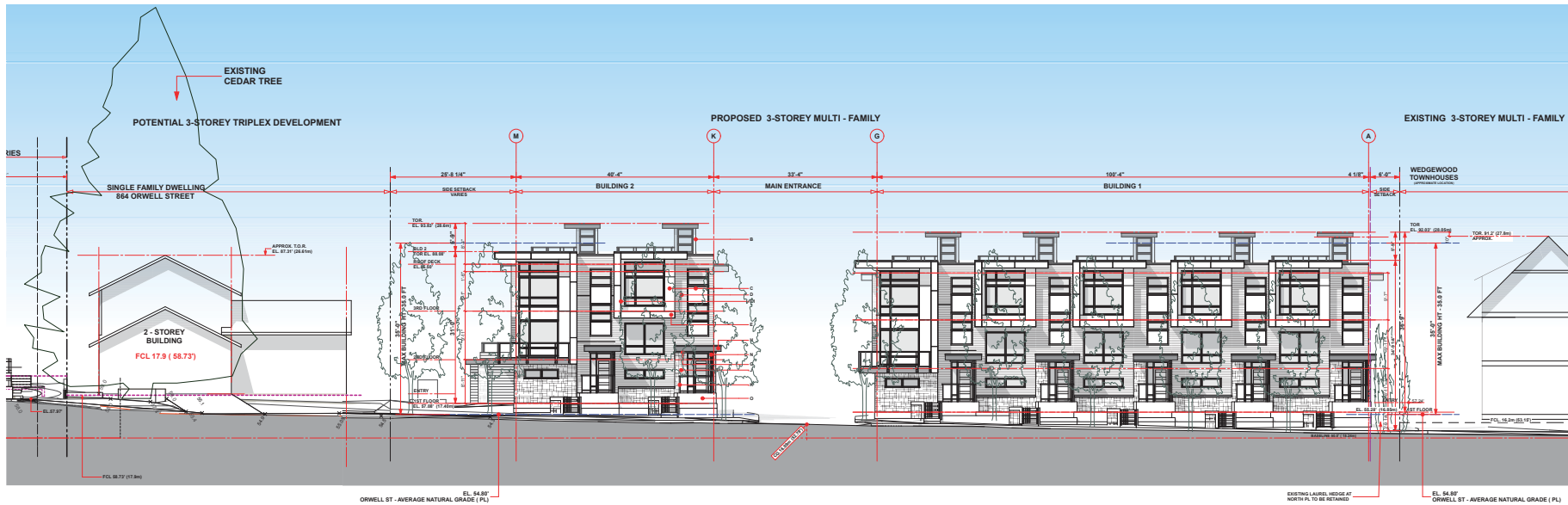
2 - DP APPLICATION (ISSUE)

(DRAWING)

A-4.040



1 **STREETSCAPE - PREMIER STREET**  
SCALE: 1" = 10'



2 **STREETSCAPE - ORWELL STREET**  
SCALE: 1" = 10'



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(ARCHITECT SEAL)

(CLIENT)

**HOMEFIELD INVESTMENTS LTD.**

(PROJECT)

**CONTINUUM TOWNHOMES**

858 ORWELL STREET  
NORTH VANCOUVER, BC

(TITLE)

**STREET ELEVATIONS**

(PROJECT)

15359

1" = 10' (SCALE)

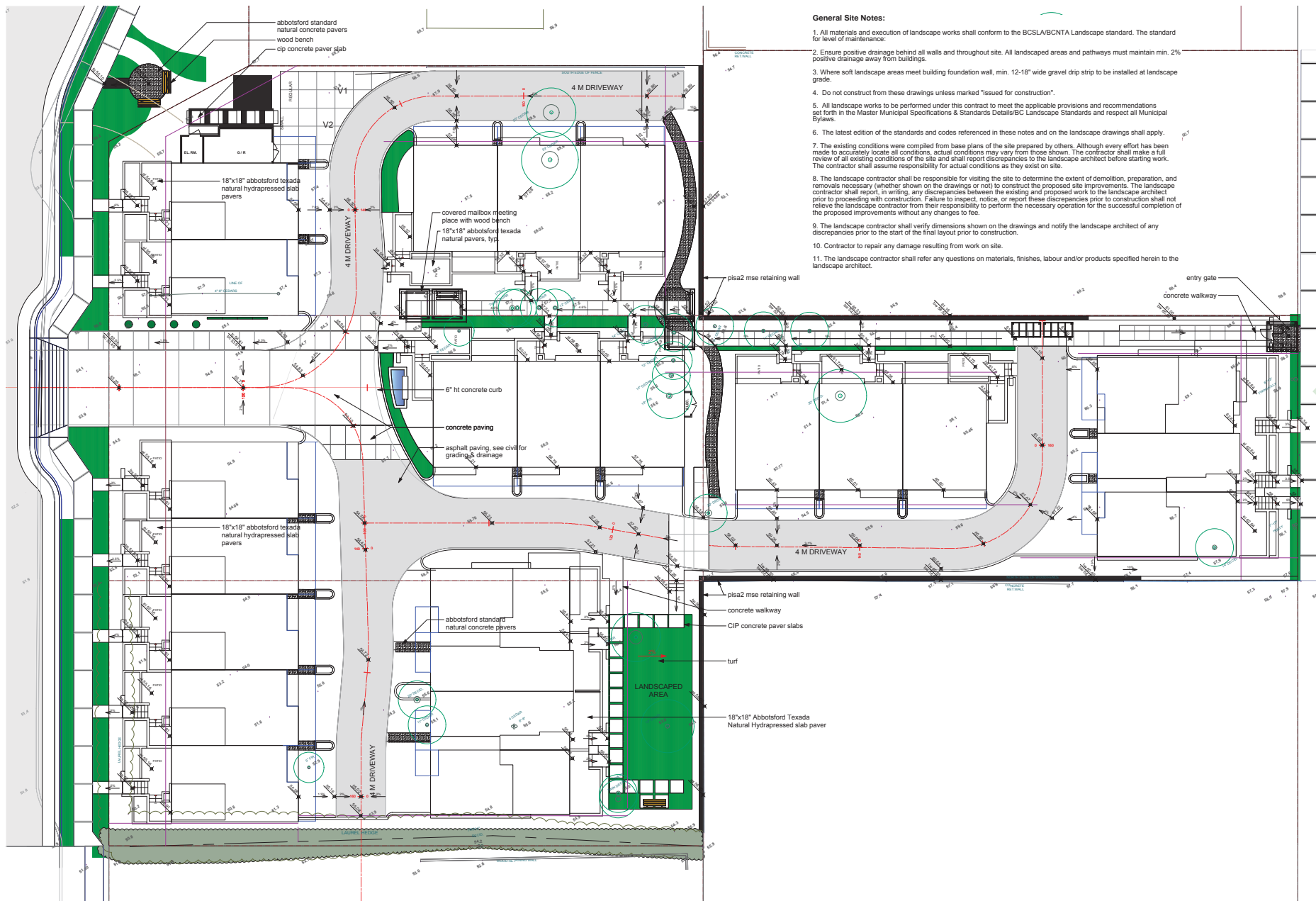
DEC 04, 2015 (DATE)

2 - DP APPLICATION (ISSUE)

(DRAWING)

**A-4.500**





#### General Site Notes:

1. All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard. The standard for level of maintenance.
2. Ensure positive drainage behind all walls and throughout site. All landscaped areas and pathways must maintain min. 2% positive drainage away from buildings.
3. Where soft landscape areas meet building foundation wall, min. 12-18" wide gravel drip strip to be installed at landscape grade.
4. Do not construct from these drawings unless marked "issued for construction".
5. All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/BC Landscape Standards and respect all Municipal Bylaws.
6. The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
7. The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
8. The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any changes to fee.
9. The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
10. Contractor to repair any damage resulting from work on site.
11. The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.



**FORMA DESIGN INC.**  
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North Vancouver  
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tel 604-986-9193  
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Issued for Development Permit Application - Dec 4, 2015

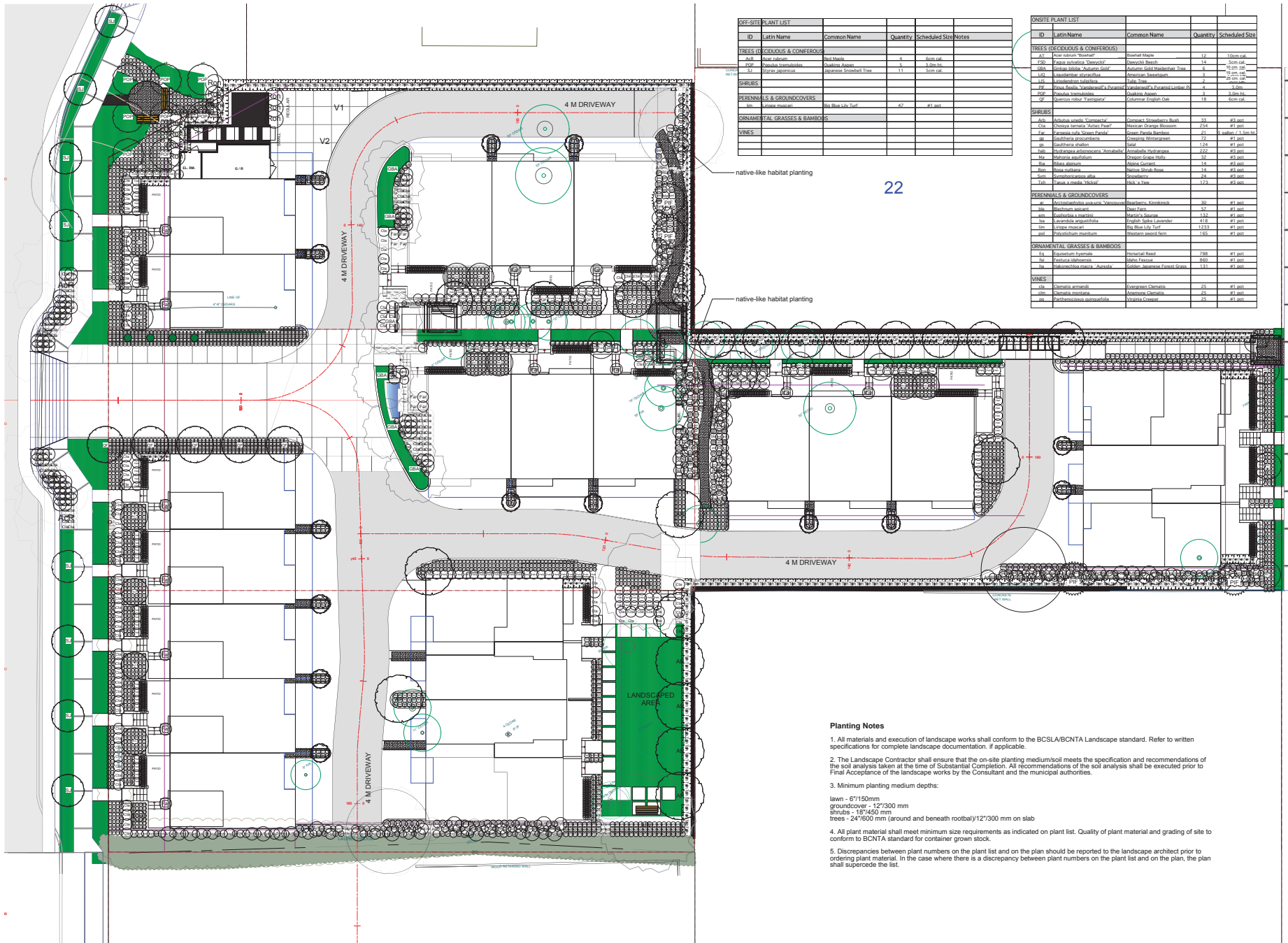
CREUS Engineering Ltd

1558 Orwell St  
North Vancouver, BC

Layout & Grading

AS NOTED

15.039 L2 of 4



OFF-SITE PLANT LIST				
ID	Latin Name	Common Name	Quantity	Scheduled Size
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>				
A-1	Red Maple	Red Maple	4	4 cm cal.
A-2	Quaking Aspen	Quaking Aspen	5	5 cm cal.
A-3	Japanese Spindle Tree	Japanese Spindle Tree	11	5 cm cal.
<b>SHRUBS</b>				
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>				
<b>VINES</b>				

ON-SITE PLANT LIST				
ID	Latin Name	Common Name	Quantity	Scheduled Size
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>				
A-1	Red Maple	Red Maple	12	4 cm cal.
A-2	Quaking Aspen	Quaking Aspen	14	5 cm cal.
A-3	Japanese Spindle Tree	Japanese Spindle Tree	5	5 cm cal.
A-4	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
A-5	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
A-6	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
A-7	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
A-8	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
A-9	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
A-10	Japanese Spindle Tree	Japanese Spindle Tree	2	5 cm cal.
<b>SHRUBS</b>				
S-1	Japanese Spindle Tree	Japanese Spindle Tree	33	#3 cal.
S-2	Japanese Spindle Tree	Japanese Spindle Tree	230	#3 cal.
S-3	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-4	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-5	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-6	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-7	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-8	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-9	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
S-10	Japanese Spindle Tree	Japanese Spindle Tree	21	#3 cal.
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
P-1	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-2	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-3	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-4	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-5	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-6	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-7	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-8	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-9	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
P-10	Japanese Spindle Tree	Japanese Spindle Tree	30	#3 cal.
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>				
O-1	Japanese Spindle Tree	Japanese Spindle Tree	780	#3 cal.
O-2	Japanese Spindle Tree	Japanese Spindle Tree	800	#3 cal.
O-3	Japanese Spindle Tree	Japanese Spindle Tree	131	#3 cal.
<b>VINES</b>				
V-1	Japanese Spindle Tree	Japanese Spindle Tree	25	#3 cal.
V-2	Japanese Spindle Tree	Japanese Spindle Tree	25	#3 cal.
V-3	Japanese Spindle Tree	Japanese Spindle Tree	25	#3 cal.

#### Planting Notes

- All materials and execution of landscape works shall conform to the BCSLA/BCNTA Landscape standard. Refer to written specifications for complete landscape documentation, if applicable.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- Minimum planting medium depths:
  - lawn - 6"/150mm
  - groundcover - 12"/300 mm
  - shrubs - 18"/450 mm
  - trees - 24"/600 mm (around and beneath rootball)/12"/300 mm on slab
- All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to BCNTA standard for container grown stock.
- Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supercede the list.

FORMA DESIGN INC.  
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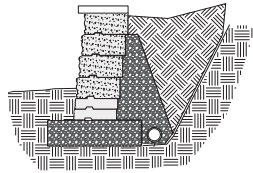
CREUS Engineering Ltd

858 Orwell St  
North Vancouver, BC

Planting

AS NOTED

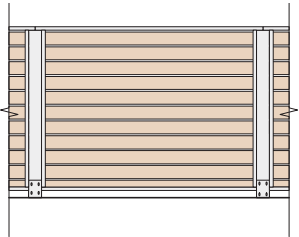
15.039 L3 of 4



1 Pisa2 MSE Retaining Wall  
3/4"=1'-0"



2 Teak Bench  
NTS



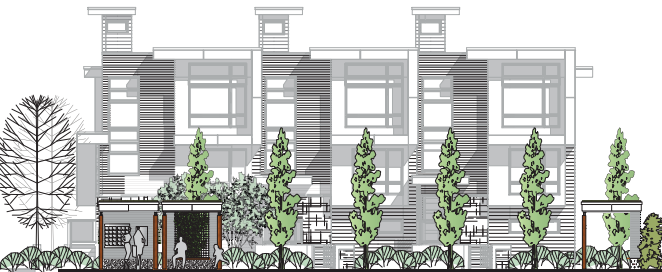
3 Six Foot Cedar Fence (Screening)  
1/2"=1'-0"



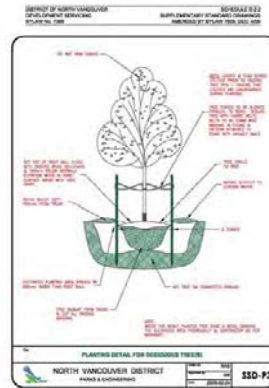
4 Cedar and Metal Privacy Gate w/ Concrete columns  
1/2"=1'-0"



5 Elevation of Meeting Place (from driveway)  
3/16"=1'-0"



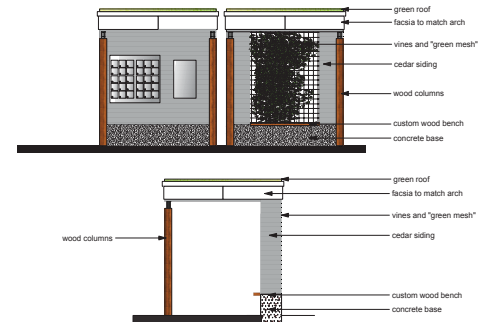
6 Elevation of Meeting Place (through walkway)  
3/16"=1'-0"



7 Planting Detail (District of North Vancouver)  
NTS



9 Green Screen Columns  
NTS



8 Elevation of Green Roof Structures  
1/4"=1'-0"



10 Green Screen Wall Panels  
NTS



11 Elevation of Green Screen and Columns @ Entry  
3/16"=1'-0"



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fax 604-986-7320

1. Issued for Development Permit  
Application - Dec 4, 2015

CREUS Engineering Ltd

858 Orwell St  
North Vancouver, BC

Sections / Details

AS NOTED

15.039 L4of 4

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

## **Bylaw 8197**

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 1346 (Bylaw 8197)".

### **2. Amendments**

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

- a) Part 2A, definitions is amended by adding CD98 to the list of zones that Part 2A applies to.
- b) Section 301 (2) is amended by inserting the following zoning designation:  
"Comprehensive Development Zone 98 (CD 98)"
- c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following, inclusive of Schedule A:

### **"4B98 Comprehensive Development Zone 98**

### **CD98**

#### **The CD98 Zone is applied to:**

- a) Vacant lot: Lot 5, Block 3, District Lot 612, Group 1, New Westminster District Plan 2377 (PID: 025-885-545);
- b) 854 Orwell Street: Lot 4, Block 3, District Lot 612 Plan 2377 (PID: 013-832-565);
- c) 858 Orwell Street: Lot H, Block 3, District Lot 612, Plan 15643 (PID: 007-637-713);
- d) 855 Premier Street: Lot 21, Block 3, District Lot 612, Plan 2377 (PID: 013-832-654).

#### **4B98-1 Intent:**

The purpose of the CD98 Zone is to establish specific land use and development regulations for a 23 unit townhouse project.

#### **4B98-2 Uses:**

The following *principal uses* shall be permitted in the Comprehensive Development 98 Zone:

**(a) Uses Permitted Without Conditions:**

*(i) residential use.*

**(b) Conditional Uses:**

Not Applicable

**4B98-3 Conditions of Use:**

Not Applicable

**4B98-4 Accessory Uses:**

(a) *Accessory uses* are permitted and may include:

- (i) Accessory uses* customarily ancillary to the principal uses are permitted.
- (ii) Home occupations* are permitted in *residential* dwelling units.

**4B98-5 Density:**

- (a) The maximum permitted density in the CD 98 Zone is limited to a maximum permitted floor space of 1,797 m<sup>2</sup> (19,344 square feet), inclusive of any density bonus for energy performance and a maximum of 4 residential dwelling units;
- (b) For the purposes of calculating floor space ratio, the following areas are exempted from floor space:
  - (i) Areas within the parking garages;
  - (ii) Storage areas of up to 9.29m<sup>2</sup> (100 sq ft) per unit;
  - (iii) Crawlspace where the crawlspace is less than 1.2m (4 ft) in height to a total of 1.85m<sup>2</sup> (20 sq ft) per unit; and
  - (iv) Roof deck access landings of up to 1.40m<sup>2</sup> (15 sq ft) per unit.

**4B98-6 Amenities:**

- (i) Despite subsection 4B98-5, density in the CD98 Zone is increased to a maximum floor space of 2,795 m<sup>2</sup> (30,085 square feet), inclusive of any density bonus for energy performance and a maximum of 23 residential dwelling units, if \$125,020 is contributed to the municipality to be used for any of the following amenities (with allocation to be determined by the municipality in its sole discretion): Affordable housing; Improvements to public parks, trails and greenways; Public plazas and other public realm projects; Environmental restoration and enhancement projects; Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and Public art.

**4B98-7 Maximum Principal Building Size:**

Not applicable

**4B98-8 Setbacks:**

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:

<b>Setback From</b>	<b>Buildings (Min Setback)</b>
Orwell Street	3.05m (10 ft)
Premier Street	3.66m (12 ft)
Rear (internal) property lines	4.88m (16 ft)
Side (north and south ) property lines In the first 15.24m (50 ft) from the front property line	1.83m (6 ft)
Side (north and south ) property lines after the first 15.24m (50 ft) from the front property line	3.05m (10 ft)

**4B98-9 Building Orientation:**

Not applicable

**4B98-10 Building Depth and Width:**

Not applicable

**4B98-11 Coverage:**

- (a) Building Coverage shall not exceed 40%.
- (b) Site Coverage shall not exceed 85%.

**4B98-12 Height:**

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.85 m (42 ft).

#### **4B98-13 Landscaping:**

- 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) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
  - (i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
  - (ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

#### **4B98-14 Subdivision Requirements:**

Not applicable

#### **4B98-15 Additional Accessory Structure Regulations:**

Not applicable.

#### **4B98-18 Parking and Loading Regulations:**

- a) Parking and Loading are required as follows:

Use	Parking Requirement
Residential	
Residential dwelling unit	2 spaces/ unit
Visitor Parking	2 spaces

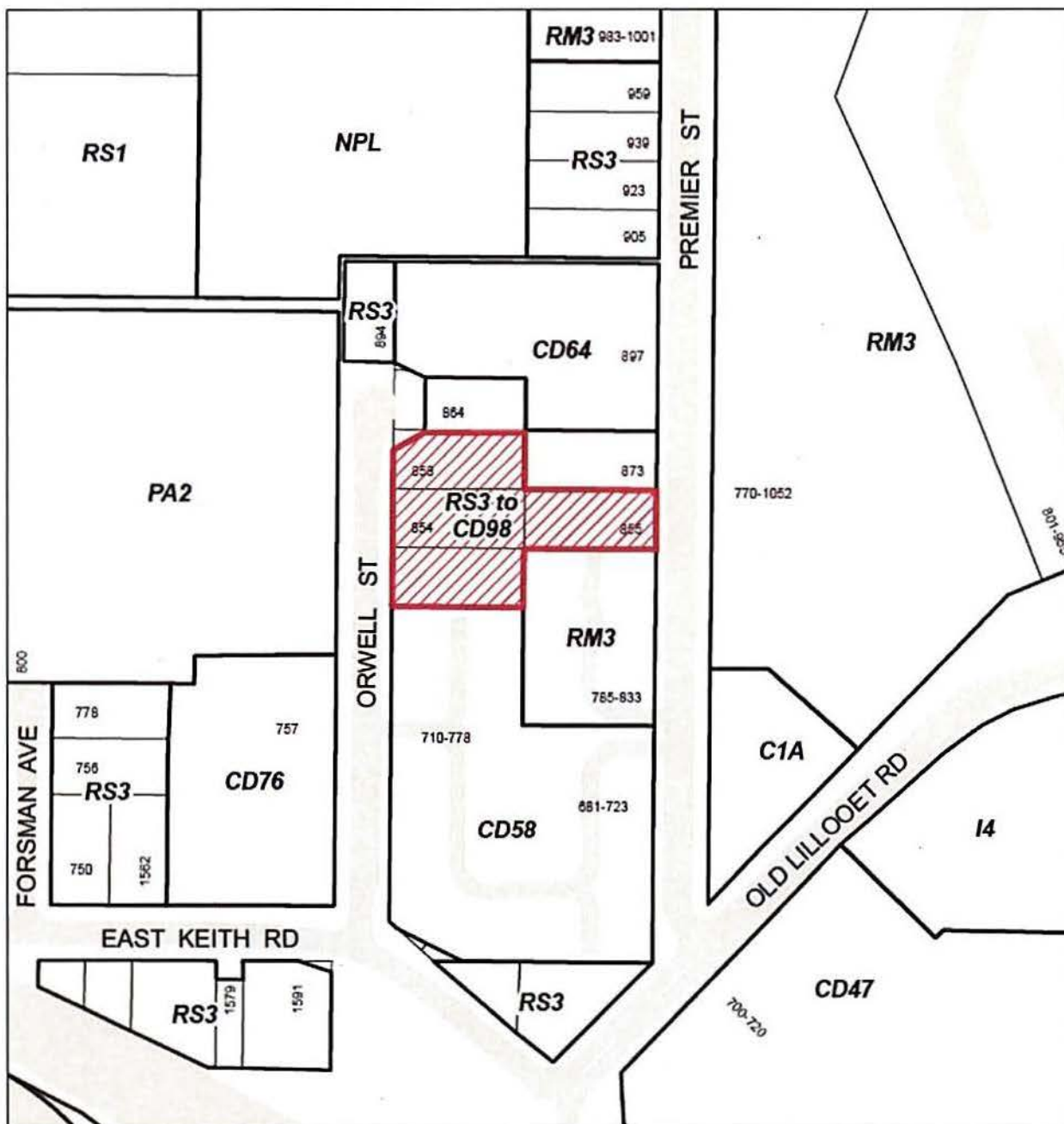
- b) Except as specifically provided in 4B98 – 18 (a) parking shall be provided in accordance with Part 10 of this Bylaw.“

- 2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family 7200 Zone (RS3) to Comprehensive Development Zone 98 (CD 98).

Schedule A to Bylaw 8197

**BYLAW 8197**

The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)



SINGLE FAMILY RESIDENTIAL (RS3) TO  
COMPREHENSIVE DEVELOPMENT ZONE 98 (CD98)



**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Rezoning Bylaw 1346 (Bylaw 8197)" 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 Corporation of the District of North Vancouver**

## **Bylaw 8198**

A bylaw to enter into a Housing Agreement (858, 854 + Lot 5 Orwell St. and 855 Premier St.)

---

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 8198, 2016 (858, 854 + Lot 5 Orwell St. and 855 Premier St.)".

### **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 Brody Development (Continuum) GP Ltd. (Inc. No. BC1053465) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 007-637-713 Lot H BI 3 DL 612 Plan 15643
- b) 013-832-565 Lot 4 BI 3 DL 612 Plan 2377
- c) 025-885-545 Lot 5 BI 3 DL 612 Gp 1 NWD Plan 2377
- d) 013-832-654 Lot 21 BI 3 DL 612 Plan 2377

### **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 8198

### SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

**BRODY DEVELOPMENT (CONTINUUM) GP LTD.** (Inc. No. BC1053465), 1060 West 14<sup>th</sup> Street, North Vancouver, BC V7P 3P3

(the "Developer")

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")

WHEREAS:

1. The Developer is the registered owner of the Lands (as hereinafter defined);
2. The Developer wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain residential strata units on the Lands;
3. Section 483 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing, and provides for the contents of the agreement; and
4. Section 219 of the *Land Title Act* (British Columbia) permits the registration in favour of the District of a covenant of a negative or positive nature relating to the use of land or a building thereon, or providing that land is to be built on in accordance with the covenant, or providing that land is not to be built on except in accordance with the covenant, or providing that land is not to be subdivided except in accordance with the covenant;

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Developer (the receipt and sufficiency of which are hereby acknowledged by the Developer), the parties covenant and agree with each other as follows, as a housing agreement under Section 483 of the *Local Government Act*, as a contract and a deed under seal between the parties, and as a covenant under Section 219 of the *Land Title Act*, and the Developer hereby further covenants and agrees that neither the Lands nor any building constructed thereon shall be used or built on except in accordance with this Agreement:

## **1. DEFINITIONS**

### **1.01 Definitions**

In this agreement:

- (a) "*Lands*" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (b) "*Owner*" means the Developer 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 on the Lands;
- (d) "*Short Term Rentals*" means any rental of a Unit for any period less than 30 days;
- (e) "*Strata Corporation*" means the strata corporation formed upon the deposit of a plan to strata subdivide the Proposed Development pursuant to the *Strata Property Act*;
- (f) "*Unit*" means a residential dwelling strata unit in the Proposed Development; and
- (g) "*Unit Owner*" means the registered owner of a Dwelling Unit in the Proposed Development.

## **2. TERM**

This Agreement will commence upon adoption by District Council of Bylaw 8198 and remain in effect until terminated by the District as set out in this Agreement.

## **3. RENTAL ACCOMODATION**

### **3.01 Rental Disclosure Statement**

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

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a rental disclosure statement in the prescribed form (the "Rental Disclosure Statement") designating all of the Units as rental strata lots and imposing at least a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation), except in relation to Short Term Rentals and, for greater certainty, stipulating specifically that the 99 year rental restriction does not apply to a Strata Corporation bylaw prohibiting or restricting Short Term Rentals; and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit. For the purposes of this paragraph 3.01(b), the Owner is deemed to have

given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit in the building if the Owner has included the Rental Disclosure Statement as an exhibit to the disclosure statement for the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time, except that this section 3.02 does not apply to Short Term Rentals which may be restricted by the Strata Corporation to the full extent permitted by law.

3.03 Binding on Strata Corporation

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

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations (other than Short Term Rentals) shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any Strata Corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation (other than Short Term Rentals).

3.07 Notice

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

3.08 Release of Covenant [optional clause]

The District agrees that if the District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8179), is not adopted by the District's Council before (date), the Owner is entitled to require the District to execute and deliver to the Owner a discharge, in registrable form, of this Agreement from

title to the Land. The Owner is responsible for the preparation of the discharge under this section and for the cost of registration at the Land Title Office.

**4. DEFAULT AND REMEDIES**

**4.01 Notice of Default**

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

**4.02 Costs**

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

**4.03 Damages an Inadequate Remedy**

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

**4.04 Equitable Remedies**

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

**4.05 No Penalty or Forfeiture**

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

**4.06 Cumulative Remedies**

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

## 5. LIABILITY

### 5.01 Indemnity

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

### 5.02 Release

The Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

### 5.03 Survival

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

## 6. GENERAL PROVISIONS

### 6.01 District's Power Unaffected

Nothing in this Agreement:

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

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

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

6.03 Agreement Runs With the Lands

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

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

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

6.06 Agreement to Have Effect as Deed

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

6.07 Waiver

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

breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

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

6.09 Validity of Provisions

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

6.10 Extent of Obligations and Costs

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

6.11 Notices

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

If to the District:

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

Attention: Planning Department

If to the Owner:

If to the Unit Owner:

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

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon

actual delivery of the notice, demand or request and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.12 Further Assurances

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

6.13 Enuring Effect

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

7. INTERPRETATION

7.01 References

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

7.02 Construction

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

7.03 No Limitation

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

7.04 Terms Mandatory

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

7.05 Statutes

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

7.06 Entire Agreement

- (d) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (e) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8198.

7.07 Governing Law

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

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

### GRANT OF PRIORITY

WHEREAS \_\_\_\_\_ (the "Chargeholder") is the holder of the following charge which is registered in the Land Title Office:

(a) \_\_\_\_\_ (the "Charge");

AND WHEREAS the Chargeholder agrees to allow the Section 219 Covenant herein to have priority over the Charge;

THIS PRIORITY AGREEMENT is evidence that in consideration of the sum of \$1.00 paid by THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") to the Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the Chargeholder covenants and agrees to subordinate and postpone all its rights, title and interest in and to the lands described in the Form C to which this Agreement is attached (the "Lands") with the intent and with the effect that the interests of the District rank ahead of the Charge as though the Section 219 Covenant herein had been executed, delivered and registered against title to the Lands before registration of the Charge.

As evidence of its Agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed the Form C to which this Agreement is attached and which forms part of this Agreement.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 24, 2017</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

July 12, 2017

File: 13.6770

**AUTHOR:** Fiona Dercole, Section Manager Public Safety

**SUBJECT:** Climate Change Adaptation Strategy

### RECOMMENDATION:

THAT Council adopt the draft Climate Change Adaptation Strategy.

### REASON FOR REPORT:

To formally obtain Council's input on the draft Climate Change Adaptation Strategy for finalization.

### SUMMARY:

A multi-disciplinary staff team have been working together for the past two years, utilizing a reputable planning process to prepare the draft Climate Change Adaptation Strategy (the Strategy, attachment 1). The role of the Strategy is to coordinate District initiatives that support climate change adaptation and to integrate adaptation considerations throughout District activities. The District has a strong tradition of taking action on environmental and public safety issues. The Strategy highlights the effectiveness of existing District programs and outlines twenty priority actions aimed at further reducing the impacts of climate change to people, environment and assets. Proactively adapting to climate change increases social, physical and economic resiliency.

### BACKGROUND:

Development of a Climate Change Adaptation Strategy is both an Official Community Plan (OCP) objective and a Corporate Plan priority. In 2015 the District joined other Canadian municipalities in utilizing an internationally-recognized municipal planning process to formally plan for climate change adaptation. The International Council for Local Environmental Initiatives (ICLEI) Canada's Building Adaptive and Resilience Communities (BARC) program provides a structured, five-milestone approach to adaptation planning. On December 7, 2015 Council received a presentation from Staff reporting on Milestones 1 and 2 (Initiate and Research). On October 24, 2016, Council received an information report from Staff regarding the beginning of Milestone 3 (Plan) and outlined 20 proposed *Required Actions*. At a Council Workshop on June 20, 2017, Council requested further clarification between climate *mitigation* (reducing greenhouse gas emissions) versus climate change *adaptation* (preparing for and reducing the impacts of inevitable climate change). The District's Strategic

Energy Management Plan and pending Community Energy and Emissions Plan address climate *mitigation*. This current report focuses solely on climate change *adaptation*. Council also expressed interest in how the District's work aligns with different levels of government and neighbouring jurisdictions, as well as how this plan integrates with other District plans and initiatives. This information is provided in detail in the July 6, 2017 Information Report to Council (attachment 2).

**EXISTING POLICY:**

The Official Community Plan (2011) states the District's commitment to develop a Climate Change Adaptation Strategy and contains several related objectives:

- *adapt proactively to climate change (10.4)*
- *reduce and mitigate the risk associated with natural hazards (9.4)*
- *protect development from hazardous conditions (Schedule B)*
- *protect the natural environment, its ecosystems and biodiversity (Schedule B).*

**ANALYSIS:**

The District's climate change adaptation planning process utilized ICLEI Canada's Building Adaptive and Resilience Communities program, consisting of five major milestones. Council's adoption of the Climate Change Adaptation Strategy will mark the completion of Milestone 3.

☒ **Milestone 1: Initiate** - *Built a cross-departmental Climate Change Adaptation Team; identified key stakeholders; conducted in-depth interviews with General Managers.*

Climate change affects all areas of work, requiring the development of this strategy to use a collaborative, multidisciplinary approach. The District's Climate Change Adaptation Team is comprised of nine experienced Staff members from across the organization, each bringing a unique perspective to the planning process. In-depth interviews were held with the four General Managers to gain understanding of expectations from a senior level.

☒ **Milestone 2: Research** - *Attained the best available climate science; identified impacts specific to the District; completed vulnerability/risk assessment to identify impact priorities.*

Climate modelling for the District was completed by the Pacific Climate Impacts Consortium (PCIC) to better understand how the District's climate may change by the 2050s. Modelling was focused on the 2050s because these are the climatic changes that will be unavoidable, regardless of the extent of global mitigation efforts. An ensemble of twelve global climate models was used to assess projected changes in: temperature; precipitation amounts; precipitation timing; changing precipitation patterns, extreme weather events of greater frequency and severity, and sea level rise. Climate impacts were prioritized based on a comprehensive risk assessment. The risk posed by each climate change impact was assessed by determining the likelihood of the initiating climatic event and the likelihood of an impact caused by the occurrence of the event, as well as the extent of potential consequences. The highest risk climate change impacts ranked higher in both likelihood and consequence, and thus became the priorities for action planning.

☒ **Milestone 3: Plan** - *Created an adaptation vision and guiding principles; identified adaptation actions to address impacts; prioritized adaptation actions; determined indicators to monitor progress; drafted implementation plans to carry out each action.*

Vision: We are proactive and resilient, adapting to a changing climate while balancing social, economic, and environmental priorities.

Staff working groups used the results of the vulnerability and risk assessment completed in Milestone 2 to brainstorm hundreds of primary and supporting actions to proactively respond to the highest risk climate change impacts. Many of the actions support and enhance ongoing work at the District and will focus our efforts to further protect our infrastructure, environment and people. A structured decision-making framework was utilized to prioritize 20 *Required Actions* (high benefit-to-cost ratio and should be implemented as soon as possible); 24 *Opportunistic Actions* (medium benefit-to-cost ratio and should be implemented when opportunity arises) and 7 *Possible Actions* (unknown benefit-to-cost ratio and may be implemented in the future). The Required Actions are grouped into three categories: Governance & Management, Assets & Operations, and Education & Training.

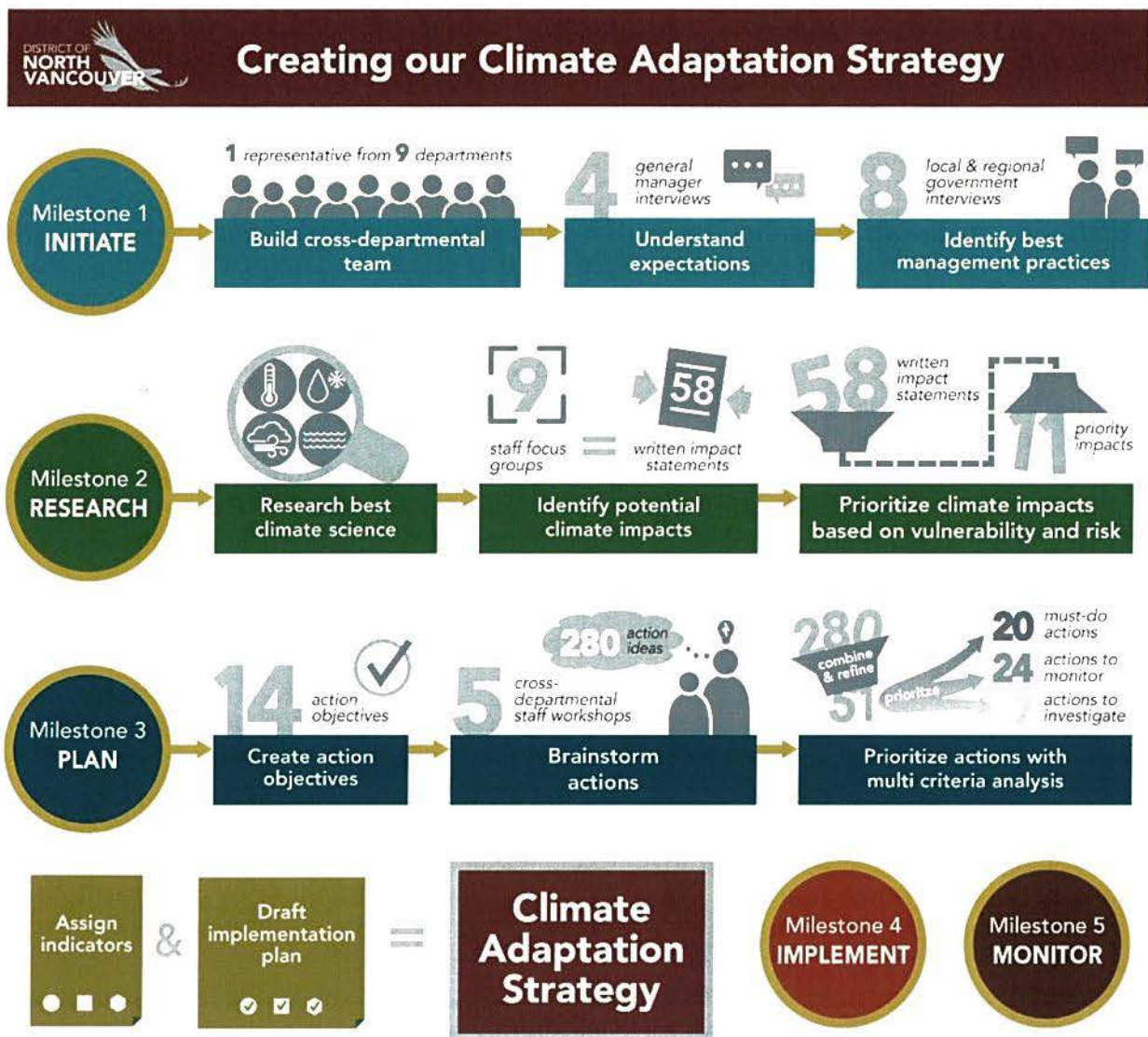
The Strategy was drafted by Staff and peer-reviewed by a Professor of Physical Sciences and Climate Adaptation Specialist, who found it to be comprehensive and pragmatic.

☐ **Milestone 4: Implement** - *determine the best approaches to achieve each action objective, and continually evaluate and revise the implementation plan.*

Most of the adaptation actions build on existing work that is already well-underway. For example, the District has already invested in leading edge asset management and natural hazard management programs. The actions identified in this Strategy can be integrated into existing programs and will assist in elevating, focusing and coordinating work across multiple departments. A draft implementation plan has been created for each action, including assigning a departmental lead, target completion date and reference to relevant documents. The departmental leads identified for each priority action are responsible for implementing actions by incorporating them into departmental plans, asset management plans and financial planning processes.

☐ **Milestone 5: Monitor/Review** - *use indicators to monitor and review implementation progress. Review and evaluate strategy annually, and update strategy every five years.*

To assist in the successful implementation of this Strategy, a list of potential indicators for each priority action is included to help monitor progress over time. The Climate Change Adaptation Team will carry out an annual review and evaluation of the Strategy which includes documenting observed climatic changes or impacts in the District, successfully implemented actions, barriers to the implementation of actions, new sources of funding, and windows of opportunity for climate action. As the Strategy is a living document and the climate is constantly changing, new actions will be identified and implemented through a formal review and update process every 5 years, conducted by the Climate Change Adaptation Team.



### Timing/Approval Process:

After receiving Council approval, the Climate Change Adaptation Strategy will be used to inform the annual budget process for allocation of resources through relevant programs.

### Concurrence:

The Climate Change Adaptation Team is comprised of experienced staff members from the following departments: Planning, Engineering, Environment, Emergency Management, Fire and Rescue Services, Parks, Corporate Services and Finance.

### Financial Impacts:

By investing strategically in adaptation measures the District can avoid or reduce response and recovery costs that would otherwise be incurred. An example is the recent creek hazard mitigation works where the design of the infrastructure included capacity projections for

climate change conditions - this will reduce maintenance costs, extend the operational life of the asset, mitigate direct damage losses and protect public safety. Full life cycle costing including climate change is an area of asset management planning currently under development. A key approach to integrating climate change into the asset management planning is by expanding the risk register for each major asset group including natural capital. The Strategy provides a structure to guide long term investment in adapting to climate change, and will be integrated into asset management and financial planning processes.

**Liability/Risk:**

Proactive climate change adaptation and the implementation of the actions in the Strategy will result in comparatively lower future risk. This is accomplished by anticipating future risks based on best available science and then providing risk-specific measures to reduce the community impacts.

**Social Policy Implications:**

Adaptation planning is central to community resiliency and livability. Several actions identified in the Strategy are specifically aimed at reducing climate-related impacts to vulnerable populations.

**Environmental Impact:**

Scientific research indicates that climate change will have a profound effect on BC forests and ecosystems. As populations grow and the need for more living space increases, habitat loss and fragmentation continues. As natural habitat area decreases some animal and plant species may not be able to adapt quickly enough to the changing climate. The District possesses many different types of vulnerable ecosystems from saltwater marshes to alpine meadows. As native species fail to adapt quickly, the opening is often filled with invasive species that offer little or no ecological or geotechnical benefit. By implementing the actions in the Strategy, the District can buffer the spread of harmful invasive species while giving the preferred native species a better opportunity to thrive.

**Conclusion:**


The draft Climate Change Adaptation Strategy is the result of a comprehensive, multi-department planning process. Required Actions are the outcome of a risk assessment and structured decision making analysis. Implementing the Strategy will protect assets and the environment, enhance long term liveability, and reduce economic losses from direct damage and response/recovery costs. Staff is seeking Council's adoption of the draft Strategy before finalizing.

Respectfully submitted,



Fiona Dercole  
Section Manager, Public Safety

Attachment 1: Draft Climate Change Adaptation Strategy  
Attachment 2: July 6, 2017 Information Report to Council

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  _____	<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 _____	

# **Climate Change Adaptation Strategy Acting Now for a Resilient Future**

**District of North Vancouver**

**July 2017**

## Executive Summary

Taking effective action on climate change requires both *mitigation* (reducing greenhouse gas emissions) and *adaptation* (preparing for and responding to the inevitable impacts of climate change). Adaptation is necessary due to climatic changes that are already occurring, and will continue to occur for some time, regardless of whether or not we mitigate. Changes to precipitation and temperature regimes, and the number and severity of extreme events, are already affecting the livability of the District of North Vancouver. Taking proactive action to adjust to and prepare for changes will not only help prepare the District for ongoing challenges, but will also benefit finances, improve environmental health, and provide a host of community benefits.

The goals of this Climate Change Adaptation Strategy are to:

- 1) Build upon existing activities that help prepare the District for climate change
- 2) Identify new initiatives that could strengthen the District's adaptation efforts
- 3) Integrate climate change adaptation into existing plans and work processes

Scientific information was compiled regarding climate change in the region. In BC's South Coast region, temperatures have increased by approximately 1.2°C since 1900, and precipitation has increased slightly. In recent years, the District has endured a number of extreme climate-related events that resulted in economic, environmental and social costs to the community. In 2014 and 2015, the District witnessed several events, including:

- record-setting summer temperatures, including multiple heat-wave warnings;
- extreme drought conditions and low levels of snowfall that dropped reservoir levels;
- large regional wildfires, which resulted in air quality advisories; and
- intense rainfall events that caused flooding and damaged private and public property.

Climate modelling for the District, completed by the Pacific Climate Impacts Consortium, was undertaken to better understand how the District's climate is projected to change. Four major types of changes were analyzed, summarized below. All changes are projected for the 2050s, relative to the 1980s baseline.

### 1. Temperature change

- Average annual temperatures are projected to increase by approximately 2.9°C.
- The average number of hot summer days (above 30°C) is expected to increase from 2 to 13 days per year.
- The temperature of extreme hot days, expected to happen once every 20 years (or have a 5% chance of occurring any year), is projected to increase from 33°C to 38°C.

### 2. Precipitation change

- Average annual precipitation is projected to increase by approximately 5% overall but to decrease by 18% in summer (therefore droughts may increase).

- Precipitation is projected to fall in increasingly extreme events, with 33% more precipitation falling on very wet days (i.e., the wettest 5% of days) and 58% more precipitation falling on extremely wet days (i.e., the wettest 1% of days).
- Snowpacks are projected to decrease by an average of 89%.

### **3. Extreme weather**

- Changes in extremes in precipitation and temperature are related above.
- Projections of wind are highly uncertain, with both increases and decreases projected by different models.

### **4. Sea level rise.**

- BC Government's guidelines are for a 1.0m increase in sea levels for 2100.

Climate models are inherently uncertain. It is generally wise to prepare for a range of future events and focus on resiliency. A resilient community can prepare for and adjust to a range of possible futures, can function amidst change, and is therefore less vulnerable. Adapting to climate change is more than just preparing for unfamiliar weather and strange shifts in seasons. With deliberate and decisive planning, proactive action can achieve adaptation goals and simultaneously benefit multiple aspects of our community. As with many other preventative measures, investing in climate change adaptation may be costly at first, but it is usually the most cost-effective option over time. For example, building infrastructure to a higher standard requires higher upfront costs but result in lower maintenance costs, longer operational lives, and reduced emergency response/recovery costs.

The concept of adaptation is not new to the District of North Vancouver. The District has already been working on many initiatives that support climate change adaptation. This work is ongoing and includes, but is not limited to:

- Risk assessments and risk reduction programs for natural hazards (e.g., landslides, wildfires, earthquakes, and floods)
- Integrated Stormwater Management Planning
- Long-term Asset Management Plans
- The 2011 Official Community Plan (OCP) identified the need to adapt proactively to climate change through integrating a climate change perspective into infrastructure design and maintenance, ecosystem management and emergency preparedness. Schedule B also includes Hazard and Environment Development Permit Areas, ensuring sustainable and resilient development practices.
- The 2015-2018 Corporate Plan includes a commitment to take action on climate change through developing and implementing a Climate Change Adaptation Strategy.
- In 2011 the District received the United Nations Sasakawa Award for Excellence in Disaster Risk Reduction, and is recognized as a "Role Model City" as part of the United Nations Resilient Cities Campaign

The District of North Vancouver joined the International Committee on Local Environmental Initiatives (ICLEI) Building Adaptive and Resilient Communities (BARC) program in January 2015 to develop the District's Climate Change Adaptation Strategy. Because climate change affects all

areas of work, an interdepartmental Climate Change Adaptation Team consisting of representatives from nine different District departments guided the development of the strategy. A renowned framework (created by ICLEI) was used to facilitate the planning process that consisted of five major steps:

**Milestone 1: Initiate** - built a cross-departmental Climate Change Adaptation Team, identified key stakeholders, and conducted in-depth interviews with General Managers.

Climate change affects all areas of work, requiring the development of this strategy to use a collaborative, multidisciplinary approach. The District's Climate Change Adaptation Team is comprised of nine experienced Staff members from across the organization, each bringing a unique perspective to the planning process. In-depth interviews were held with the four General Managers to gain understanding of expectations from a senior level.

**Milestone 2: Research** - attained the best available climate science, identified impacts specific to the District, and completed a vulnerability and risk assessment to identify impact priorities.

Climate modelling for the District was completed by the Pacific Climate Impacts Consortium (PCIC) to better understand how the District's climate may change by the 2050s. Modelling was focused on the 2050s because these are the climatic changes that will be unavoidable, regardless of the extent of global mitigation efforts. An ensemble of twelve global climate models was used to assess projected changes in: temperature; precipitation amounts; precipitation timing; changing precipitation patterns, extreme weather events of greater frequency and severity, and sea level rise. Climate impacts were prioritized based on a comprehensive risk assessment. The risk posed by each climate change impact was assessed by determining the likelihood of the initiating climatic event and the likelihood of an impact caused by the occurrence of the event, as well as the extent of potential consequences. The highest risk climate change impacts ranked higher in both likelihood and consequence, and thus became the priorities for action planning.

**Milestone 3: Plan** - created an adaptation vision, guiding principles and action objectives; identified adaptation actions to address impacts; prioritized adaptation actions; determined indicators to monitor progress; and drafted implementation plans to carry out each action.

*Vision:*

*We are proactive and resilient, adapting to a changing climate while balancing social, economic, and environmental priorities.*

Staff working groups used the results of the vulnerability and risk assessment completed in Milestone 2 to brainstorm hundreds of primary and supporting actions to proactively respond

to the highest risk climate change impacts. Many of the actions support and enhance ongoing work at the District and will focus our efforts to further protect our infrastructure, environment and people. A structured decision-making framework was utilized to prioritize 20 *Required Actions* (high benefit-to-cost ratio and should be implemented as soon as possible); 24 *Opportunistic Actions* (medium benefit-to-cost ratio and should be implemented when opportunity arises) and 7 *Possible Actions* (unknown benefit-to-cost ratio and may be implemented in the future). The Required Actions are grouped into three categories: Governance & Management, Assets & Operations, and Education & Training.

These first three milestones culminated in the Climate Change Adaptation Strategy. The following milestones are ongoing:

**Milestone 4: Implement** - determine the best approaches to achieve each action objective, and continually evaluate and revise the implementation plan.

Most of the adaptation actions build on existing work that is already well-underway. For example, the District has already invested in leading edge asset management and natural hazard management programs. The actions identified in this Strategy can be integrated into existing programs and will assist in elevating, focusing and coordinating work across multiple departments. A draft implementation plan has been created for each action, including assigning a departmental lead, target completion date and reference to relevant documents. The departmental leads identified for each priority action are responsible for implementing actions by incorporating them into departmental plans, asset management plans and financial planning processes.

**Milestone 5: Monitor/Review** - use indicators to monitor and review implementation progress. Review and evaluate strategy annually, and update strategy every five years.

To assist in the successful implementation of this Strategy, a list of potential indicators for each priority action is included to help monitor progress over time. The Climate Change Adaptation Team will carry out an annual review and evaluation of the Strategy which includes documenting observed climatic changes or impacts in the District, successfully implemented actions, barriers to the implementation of actions, new sources of funding, and windows of opportunity for climate action. As the Strategy is a living document and the climate is constantly changing, new actions will be identified and implemented through a formal review and update process every 5 years, conducted by the Climate Change Adaptation Team.

The Table below outlines the 12 action objectives and the required actions for each.

<b>Objective 1: Strengthen the District's capacity to respond to and recover from extreme weather events and provide continuity of essential municipal services</b>
Required Action (RA) 1.1: Complete Continuity of Operations plans to ensure priority municipal service delivery
RA 1.2: Develop and implement enhanced technology tools to assist in situational awareness and emergency response communication
RA 1.3: Provide targeted training for clerks to ensure emergency service requests and concerns are responded to in a timely manner
<b>Objective 2: Ensure critical municipal functions are served by robust power systems and alternatives are provided where systems are vulnerable</b>
RA 2.1: Identify critical functions that are vulnerable to power outages and develop priority response and power restoration protocols
RA 2.2: Invest in back up power equipment for critical functions and develop fueling strategy
<b>Objective 3: Increase the resiliency of municipal assets to more frequent and severe extreme weather and sea level rise</b>
RA 3.1: Complete the Integrated Stormwater Management Plan and implement recommendations to maintain watershed health and reduce the impacts of extreme runoff
RA 3.2: Update the Community Wildfire Protection Plan and implement recommendations to strengthen capacity to respond to Wildland Urban Interface fires
RA 3.3: Identify eco-assets, conduct risk assessment under climate change conditions, and include in Asset Management Plan
RA 3.4: Implement recommendations in Debris Geohazard Risk and Risk Control Assessment for debris flood/flow creeks by integrating into Asset Management Plan
<b>Objective 4: Support District residents in proactively managing privately owned property to adapt to more frequent and severe extreme weather, precipitation and temperature changes and sea level rise</b>
RA 4.1: Review and strengthen building and development policies to require consideration of climate change over the life cycle of a structure
RA 4.2: Develop and implement an education and incentive program to encourage more resilient choices for private development design, maintenance, and renewal
<b>Objective 5: Support the long-term health of natural forest ecosystems and fire disturbance regimes</b>
RA 5.1: Proactively manage all District owned forested areas to increase forest resilience, health, and structure and simultaneously reduce other natural hazards
<b>Objective 6: Reduce the spread of invasive organisms</b>
RA 6.1: Implement the Invasive Plant Management Strategy to manage, prevent, treat, and control harmful invasive plants on both public and private land
<b>Objective 7: Restore and protect existing native biodiversity</b>
RA 7.1: Generate area-specific guidelines to acquire sensitive areas, restore existing lands with native species, and increase connectivity between biodiversity hubs, within a Biodiversity Conservation Strategy
<b>Objective 8: Preserve and enhance the viability of ecologically sensitive areas and critical habitat along the foreshore</b>
RA 8.1: Create and implement a Coastal Hazard Development Permit Area to protect people, property, and foreshore ecosystems from coastal impacts
<b>Objective 9: Reduce potable water consumption</b>
RA 9.1: Develop and implement programs for rainwater and grey water collection and recycling
<b>Objective 10: Provide alternative water sources for emergency response</b>
RA 10.1: Plan for the distribution of alternative potable water supply during an emergency
<b>Objective 11: Upgrade the District's preparedness and response to heat waves and poor air quality</b>
RA 11.1: Create more opportunities for heat refuge areas in the District
RA 11.2: Seek opportunities for interagency coordination to minimize adverse health impacts to staff, responders, and the public during heat waves and poor air quality advisories
<b>Objective 12: Support the implementation of adaptation actions</b>
RA 12.1: Assign specific indicators for each adaptation action to help monitor progress
RO 12.2: Integrate Required Actions into existing plans and decision-making processes to increase likelihood of completion



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## A Message from Mayor Richard Walton

On behalf of North Vancouver District Council, it is my pleasure to present our initial Climate Change Adaptation Strategy. This District-specific approach to adapting to climate change combines the latest science with regional best practices and applies these to our unique geography. As we prepare for and respond to climate change, this strategy will guide us in building resiliency throughout our organization and community.

If recent years are any indication, the impact of changing climatic patterns on our community will be varied. With prolonged, heavy rainfall and winter flooding, and with summer heat and drought, we are already experiencing the effects of a changing climate in the District. Severe weather-related events are happening more frequently, causing costly municipal response and putting our environment, property, infrastructure, health, and economy at risk. Our Climate Change Adaptation Strategy takes a proactive approach to reducing that risk and protecting the things we, as a community, value.

In addition to fulfilling commitments made in our Official Community Plan, this strategy also supports other key District programs and plans, including the Transportation Plan and the Parks and Open Spaces Strategic Plan. It provides us with the structure to coordinate our efforts at integrating climate change adaptation into our existing policies and programs. As our scientific knowledge evolves, so will our strategy, allowing us to manage future climate change challenges efficiently.

The District is a leader in taking action on environmental and public safety issues and has done a considerable amount of work to adapt to our changing climate, particularly regarding flood, landslide and wildfire risk reduction. There is, however, more to do.

As an organization, we will continue to reduce our greenhouse gas emissions and do our part to slow future climate change. We will respond to the impacts we experience today and prepare for those we expect in the years ahead. To ensure a more resilient future we must act now. This Climate Change Adaptation Strategy will help us prepare for the challenges to come.

## Acknowledgments

Leadership from Mayor Walton, Council, and the Executive Management Team supported the entire planning process and greatly contributed to the success of the Climate Change Adaptation Strategy. The District of North Vancouver would like to thank everyone who was involved in the development of this strategy and recognize the following individuals for their commitment to advancing climate change adaptation in the District:

### **Project Managers**

**Fiona Dercole**, Section Manager Public Safety

**Julie Pavey**, Section Manager Environmental Sustainability

**Sinead Murphy**, Adaptation Policy Planner

### **Climate Change Adaptation Team**

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**Jason deRoy**, Assistant Fire Chief, Professional Development and Training

**Richard Boase**, Environmental Protection Officer

**Rozy Jivraj**, Section Manager Financial Planning

**Steve Ono**, Deputy General Manager Engineering Services

**Susan Rogers**, Manager Parks

**Purpose**

The role of the Climate Change Adaptation Strategy is to coordinate and integrate District initiatives that support climate change adaptation and to incorporate adaptation considerations and longer-term thinking throughout all District activities. In doing so, the strategy will provide an opportunity to not only enhance the District's adaptive capacity and resiliency, but also reduce the long-term costs and impacts associated with climate change.

With progressive leadership from Mayor Walton and Council, the District has a strong tradition of taking action on environmental and public safety issues. While a considerable amount of work has already been done to help the District adapt to climate change, the knowledge gained through this adaptation planning process has elevated the importance of this work, and new actions have been proposed where the District can further strengthen its efforts.

This strategy's adaptation actions and implementation plans put the District in a position of readiness. The District is proud of its commitment to prepare the corporation and community for future climate-related challenges.

## Chapter 1: Introduction

*“Adaptation is both possible and cost-effective”*

*- National Round Table on the Environment and the Economy, 2011*

With access to high-quality services, an abundance of local and regional parks, and beautiful mountain and ocean vistas, the District of North Vancouver is recognized as one of the best places to live in North America. A key component of this livability is the District’s mild climate: the summers are warm, but not too hot, and the winters are invigorating without being frustratingly extreme. However, the District’s climate is changing. The impacts of climate are already affecting many of the features that make this region so livable, and these impacts are expected to increase over the next 40 years.

In recent years, the District has seen extreme rainfall damage infrastructure, severe droughts degrade the environment, and landslides threaten public safety. While these individual events cannot be directly attributed to climate change, climate change has increased the frequency of these types of events and has made them more severe when they do occur. Taking proactive action to adjust to and prepare for changes is critical to protect the District’s economy, environment and residents, as well as the identity and livability of the community.

Taking action on climate change requires two simultaneous approaches: **mitigation**<sup>1</sup> and **adaptation**. Mitigation prevents future climate change from happening through actions that reduce greenhouse gas (GHG) emissions. Adaptation manages the consequences of climate change through actions that prepare for and respond to climate-related challenges and takes advantage of potential benefits of climate change. Mitigation is often regarded as the only true solution to climate change that addresses the root cause, but adaptation is also necessary. This is because some amount of further climate change is unavoidable regardless of how much people around the world mitigate, due to GHGs already in the atmosphere. Thus, adaptation is necessary to deal with inevitable impacts as mitigation is necessary to ensure that impacts do not become too severe.

While adapting to climate change is a politically mandated direction for many levels of government, it also makes good sense from a business, environmental, and social perspective. Adapting proactively will not only help prepare the corporation and the community for ongoing challenges, but will also benefit municipal finances, improve environmental health, and provide a host of community benefits such as enriched public spaces and enhanced community well-being. The District recognizes adaptation as an opportunity to increase resiliency by reducing long-term costs through risk-based asset management, proactive environmental management and protection, and enhanced public safety systems

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<sup>1</sup> There is a glossary at the end of this document (Appendix C) that defines key and relevant terms.

A host of plans identify adaptation as a critical response to climate change. These include international agreements (e.g., The Paris Agreement and the Sendai Framework for Action); Provincial strategies (e.g., BC's Climate Leadership Plan) and local plans (e.g., the District's Official Community Plan and Corporate Plan). The District is also working with other municipalities in the lower mainland on adaptation initiatives through a variety of working groups such as the Fraser Basin Council's Joint Program Committee (which focuses on preparing an integrated response to sea level rise) and collaborating with the City of North Vancouver on integrated stormwater management. As such, the District has joined leading cities around the world in developing and implementing a Climate Change Adaptation Strategy to integrate efforts between departments and across all levels of government.

The goals of this Climate Change Adaptation Strategy are as follows:

- 1) To pragmatically build upon existing District activities that are already occurring (related and unrelated to climate) that can help prepare the corporation and community for climate challenges
- 2) to identify new initiatives that could be developed to further strengthen the District's adaptation efforts
- 3) to bring a range of staff and community members together to collaborate on a strategy that addresses the multidisciplinary challenges posed by climate change.

Climate change affects all areas of work, requiring the development of this strategy to use a collaborative, multidisciplinary approach. An interdepartmental Climate Change Adaptation Team consisting of representatives from nine different District departments guided the development of the strategy. Cross-departmental working groups identified climate change challenges and solutions, which helped to bridge any gaps between departments that would otherwise have been missed. An internationally recognized municipal planning process—ICLEI Canada's Building Adaptive and Resilient Communities (BARC) program<sup>2</sup>—was used to facilitate the planning process.

It is imperative that the District take action to reduce the economic, environmental, and social consequences of climate change. Without immediate climate action and adequate long-term planning, these changes will intensify and have significant (and potentially irreversible) impacts.

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<sup>2</sup>ICLEI Canada. (2012). Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation. Retrieved from: [www.icleicanada.org/resources/item/3-changingclimate-changing-communities](http://www.icleicanada.org/resources/item/3-changingclimate-changing-communities)

### **The Science of Climate Change**

The science to support climate change (often referred to as global warming) is unequivocal.<sup>3</sup> Although year-to-year weather conditions vary, temperatures have exhibit a clear and steady upward trend over the last 150 years, and precipitation patterns have also changed. Recent, human caused (aka anthropogenic) climate change has resulted in unprecedented changes to weather and climate across the world.

Human activities and the subsequent release of greenhouse gas emissions (GHGs) are the primary drivers of recent climate change. GHGs are compounds (such as carbon dioxide, water vapour, and methane) that trap heat in the atmosphere, warming the planet through a natural process called the greenhouse effect. For thousands of years, this process has maintained a favorable temperature for the proliferation of ecosystems and human civilization. However, recent human activities, such as the conversion of forests to cities and agriculture and the burning of fossil fuels for energy production, has increased concentrations of GHGs in the atmosphere. This has trapped more heat in the atmosphere, enhancing the greenhouse effect and causing climatic changes such as temperature increases, shifted precipitation patterns, intensified storms, and sea level rise.

### **Extreme Weather and Climate Change**

The difference between weather and climate is time. Weather refers to atmospheric conditions over a short period of time (minutes to weeks). Climate is how the atmosphere behaves over relatively long periods of time (e.g., 30 years or more). Thus, climate change refers to changes in long-term weather. This includes both averages and extremes.

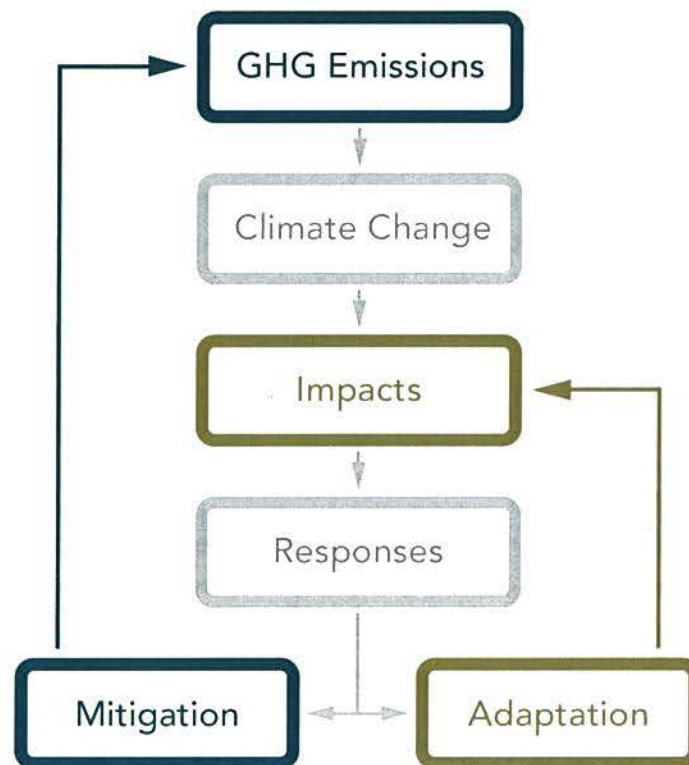
Extreme weather is defined as a meteorological event that is beyond the normal range of activity.<sup>4</sup> Windstorms, heat waves, and droughts are classified as extreme weather events. Because these events are due to a combination of different factors, including natural variability, an individual weather event cannot be solely attributed to climate change. That being said, scientists have demonstrated that climate change has led to an increase in the frequency and intensity of many of these types of events over time. Usually increase in extreme or unusual events are a greater challenge to plan for than general shifts in overall average temperatures or precipitation amounts. Extreme events are also more uncertain by nature, and harder to model.

<sup>3</sup> Intergovernmental Panel on Climate Change (IPCC). (2013). Climate Change 2013: The Physical Science Basis. Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change. Retrieved from: [www.climatechange2013.org](http://www.climatechange2013.org)

<sup>4</sup> ICLEI Canada. (2012). Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation. Retrieved from: [www.icleicanada.org/resources/item/3-changingclimate-changing-communities](http://www.icleicanada.org/resources/item/3-changingclimate-changing-communities)

## The Approach

Mitigation and adaptation are the two primary strategies for addressing climate change. Mitigation focuses on reducing GHGs to prevent future climate change from happening, either by reducing emissions (e.g., taking the bus) or improving earth's natural ability to sequester GHGs (e.g., planting trees). Adaptation focuses on preparing for and responding to the impacts posed by climate change, which includes taking advantage of any potential positive impacts (figure 1).



*Figure 1 Mitigation actions focus on reducing greenhouse gases to prevent future climate change from happening. Simultaneously, adaptation actions focus on preparing for and responding to the impacts posed by climate change.*

A key example of a mitigation approach used in the District is the integration of land use and urban form with transportation planning. Transportation emissions are a major contributor of greenhouse gases. By encouraging use of public transportation, the District can reduce these emissions locally and contribute to global efforts to slow and limit the extent of future climate change. The District has set a target, in the Official Community Plan, to reduce greenhouse gases by 33% by 2030. Other mitigation initiatives include the Green Building Strategy, renewable energy initiatives, energy retrofit projects, waste diversion, and support for low-carbon vehicles.

**Climate Change Benefits?**

In addition to a wide range of negative impacts, climate change also has the potential to offer benefits. Part of proactive adaptation is recognizing and taking advantage of these potential benefits.

A few potential benefits were identified during the preparation of this strategy. However, the negative impacts of climate change far outweigh and largely counteract any potential benefits that the District could capitalize on. For example, although longer growing seasons could increase urban agriculture potential, this added benefit would likely be counteracted by less favourable agricultural conditions caused by extreme weather, such as seasonally waterlogged soils or decreased water availability. As well, though longer and drier summers could increase summer tourism, winter snowpack could decrease tourism in the winter, likely outweighing summertime tourism benefits.

Consequently, potential benefits were documented but these did not inform the adaptation actions described in this strategy.

Both mitigation and adaptation approaches are needed to become resilient to climate change. On its own, adaptation will not be possible or effective enough to prepare for the global challenges posed by climate change, and mitigation alone will not be able to prevent all climate change from happening or prepare for the impacts that can no longer be avoided. Therefore, an integrated approach to mitigation and adaptation actions is required. Taken together, mitigation and adaptation will avoid the unmanageable and manage the unavoidable, while also reducing the probability of maladaptation and maximizing co-benefits (figure 2).

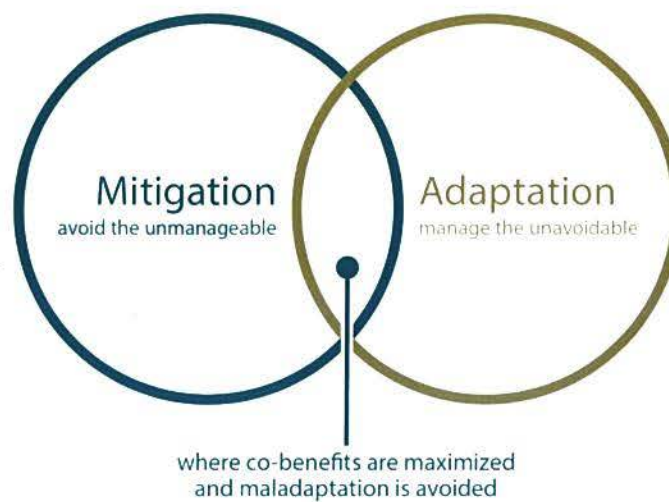


Figure 2 By integrating mitigation and adaptation approaches, co-benefits can be maximized and trade-offs minimized.

Some actions benefit both mitigation and adaptation objectives by providing co-benefits. Increasing the number of street trees, for example, helps to mitigate climate change because trees sequester carbon dioxide and can also keep buildings cool, thereby reducing energy demand for cooling. Street trees also contribute to adaptation by intercepting and filtering stormwater runoff to prevent flooding and improve water quality.

## Chapter 2. Past and Future Climate Change in North Vancouver

Globally average air temperatures in the world have increased by approximately  $1^{\circ}\text{C}$  since 1900<sup>5</sup>. In BC's South Coast region, temperatures have increased by approximately  $1.2^{\circ}\text{C}$  over this time period, with winter temperatures (figure 4) increasing faster than summer temperatures (figure 3)<sup>6</sup>. Since 1900, precipitation has increased overall, but winter precipitation has decreased since 1950 (figures 6 and 5). It is important to note that precipitation is much more temporally and spatially variable than temperature (i.e., it varies greatly by location and from year to year), so it is harder to discern clear trends. Variation in both temperature and precipitation can be considerable throughout North Vancouver due to the high levels of precipitation, proximity to the Pacific Ocean and the steep elevational gradients.

**South Coast average historical summer temperature and trends**

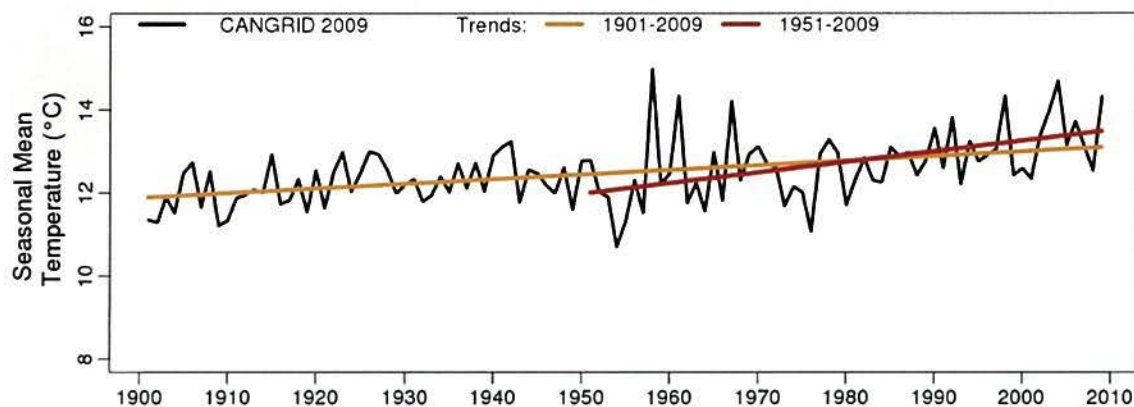
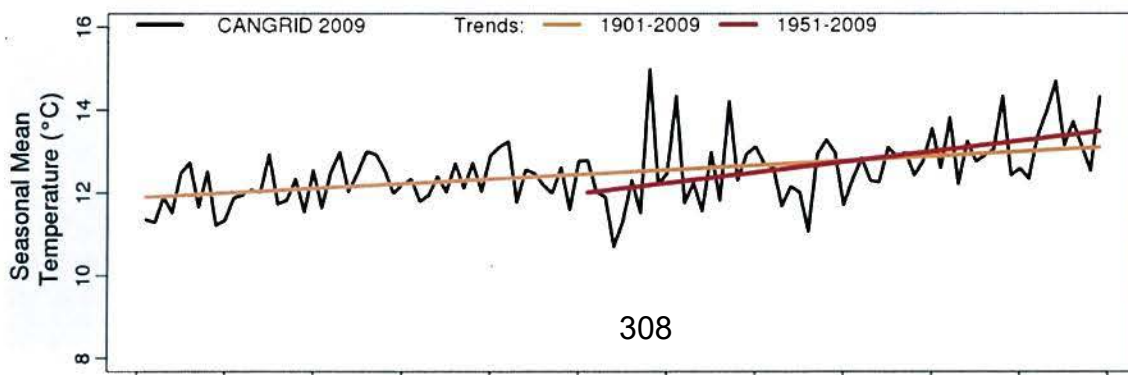


Figure 3 Historical summer temperature time series for the South Coast region of BC. Temperatures have been increasing at a more rapid rate since 1950. (Reprinted with permission from PCIC, 2013)

**South Coast average historical summer temperature and trends**



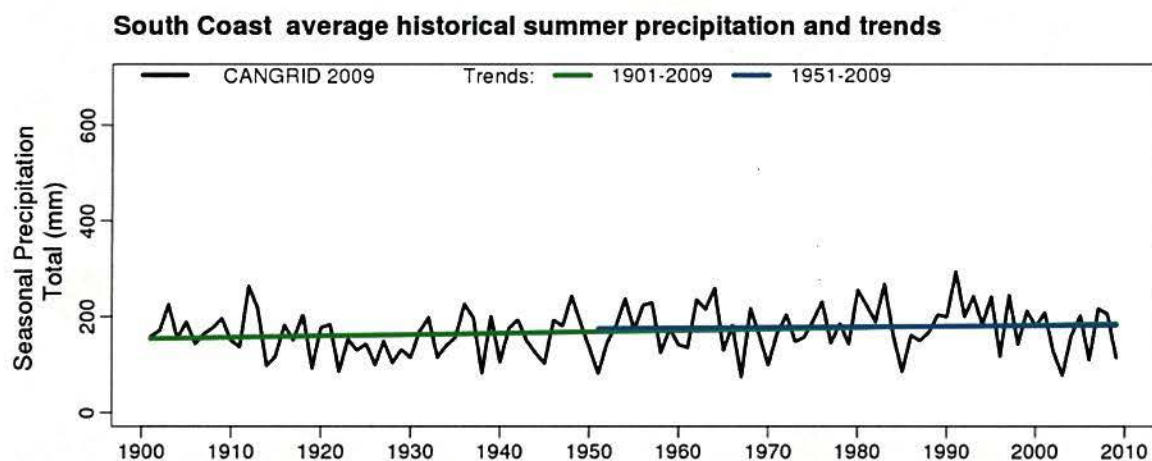


Figure 5 Historical summer precipitation time series for the South Coast region of BC. (Reprinted with permission from PCIC, 2013)

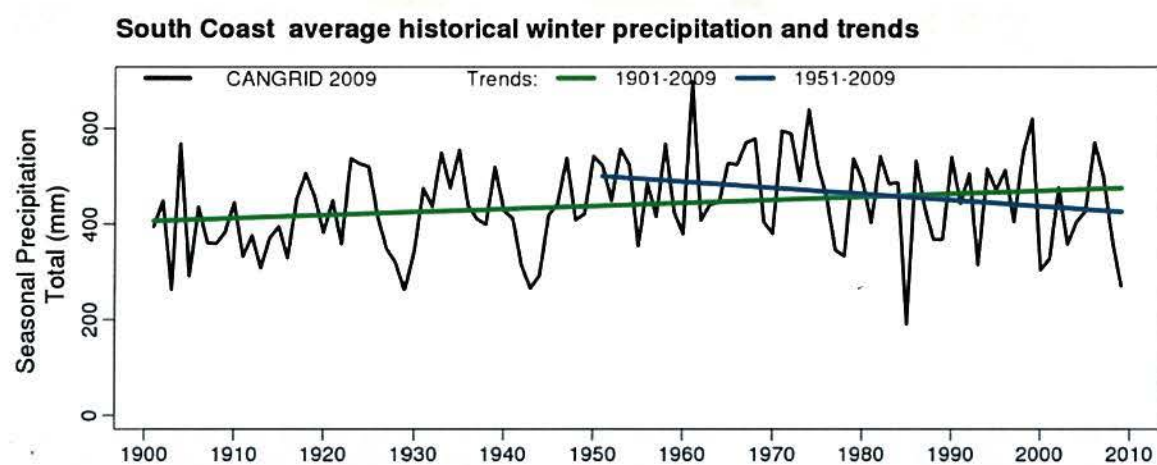


Figure 6 Historical winter precipitation time series for the South Coast region of BC. Precipitation has increased overall since 1900, but decreased from 1950-2011. (Reprinted with permission from PCIC, 2013)

experienced a large number of extreme and unusual climate-related events that have affected all

District departments. These have resulted in high economic, environmental, and social costs to the community. For example, in 2014 and 2015, the District witnessed:

- Record-setting summer temperatures, including multiple heat-wave warnings. These events increased the number of heat-related health issues among District residents, and required responses from health and district professionals.
- Extreme drought condition that dropped reservoir levels to 60% capacity, requiring Level 3 water restrictions to drastically limit outdoor water use in order to conserve drinking water.
- Large regional wildfires, which resulted in air quality advisories.
- Intense rainfall events that caused flooding: in November 2014 flooding occurred as debris mobilized, creeks overflowed and damaged both private and public property
- Unusually low levels of snowfall, which reduced water reservoir levels and impacted winter recreation opportunities.

While the historical weather observations reveal recent trends for how the climate has already changed in the District, climate models provide insight into how the climate may continue to change in the future. Climate modelling for the District, completed by the Pacific Climate Impacts Consortium, was undertaken to better understand how the District's climate is projected to change in the 2050s. This information is briefly outlined below, and detailed in Appendix A: Detailed Climate Projections Summary for the District. Modelling was focused on the 2050s because these are the climatic changes that will be largely unavoidable, regardless of the extent of global mitigation efforts. An ensemble of twelve global climate models (GCMs)<sup>7</sup> was used to assess four types of projected changes. For this ensemble the highest emissions scenario was used, which means that it is assumed that humans continue to burn fossil fuels for the majority of their energy. The major categories (or types) of changes that were analyzed, and highlights of the results, are as follows:

## 5. Temperature change

- Average annual temperatures in the District are projected to increase by 1.6 to 4.2°C (with a median increase of 2.9°C) in the 2050s, relative to the 1980s baseline.
  - *A larger analysis of the larger South coast region using 30 GCMs and multiple emissions scenarios by PCIC projected that the region will increase by 1.1 to 2.5 °C (with a median increase of 1.7°C) in the 2050s.<sup>8</sup>*
- Temperature increases in North Vancouver are expected to be greatest in summer (+ ~3.6°C) and smallest in the winter (+ ~2.4°C).
- The average number of hot summer days (above 30°C) is expected to increase from twice per year (baseline) to 13 times per year in the 2050s.

<sup>7</sup> Temperature, precipitation, and indices of extremes were determined from an ensemble of 12 Global Climate Models as described at <http://www.pacificclimate.org/data/statistically-downscaled-climate-scenarios> (i.e., CMIP5 models following RCP 8.5 downscaled with BCCAQ)

<sup>8</sup> PCIC (Pacific Climate Impacts Consortium) (2013). Climate Summary for: South Coast Region. Retrieved from: [https://www.pacificclimate.org/sites/default/files/publications/Climate\\_Summary-South\\_Coast.pdf](https://www.pacificclimate.org/sites/default/files/publications/Climate_Summary-South_Coast.pdf)

- The temperature of extreme hot days, expected to happen once every 20 years (or have a 5% chance of occurring any year), is projected to increase from 33°C to 38°C.
- Heating demand will decrease throughout the year due to warmer temperatures in the winter, but cooling demands will increase.
- There is a 68% projected decrease in the number of days with ice and a 63% decrease in the number of days with frost, which could lead to an increase in pests and invasive species.
- Agricultural opportunities may increase as a result of warmer temperatures and a longer growing season, but increases in extreme heat and decreases in soil moisture and water availability may hinder agriculture.

## 6. Precipitation change

- Average annual precipitation in the North Vancouver district is projected to increase by approximately 5%
  - *A larger analysis of the larger South coast region using 30 GCMs and multiple emissions scenarios projected that the region will be 2 to 11% wetter (with a median increase of 6%) in the 2050s<sup>9</sup>.*
- The increase in precipitation is projected to fall in increasingly extreme events, with 33% more precipitation falling on very wet days (i.e. the wettest 5% of days) and 58% more precipitation falling on extremely wet days (i.e., the wettest 1% of days).
- Unusually high precipitation events are expected to increase by 19%. These are known as 1:20 year events, or events that have a 5% chance of happening each year.
- Precipitation is projected to increase in winter, summer and fall but to decrease by 18% in summer. Therefore, although overall precipitation is increasing there may be more droughts.
- The maximum length of dry spells (or consecutive dry days) per year is projected to increase from 19 to 23 days, on average.
- Snowpacks are projected to decrease by 89% by the 2050s. Rates of decline will vary from nearly 100% near sea level, to less than 30% at higher elevations (e.g., the tops of Grouse and Seymour mountains).

## 7. extreme weather

- Changes in extremes in precipitation and temperature are related in the above sections.

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<sup>9</sup> PCIC (Pacific Climate Impacts Consortium) (2013). Climate Summary for: South Coast Region. Retrieved from: [https://www.pacificclimate.org/sites/default/files/publications/Climate\\_Summary-South\\_Coast.pdf](https://www.pacificclimate.org/sites/default/files/publications/Climate_Summary-South_Coast.pdf)

- In addition to precipitation and temperature, extremes in wind were also analyzed. Projections of wind are highly uncertain, with some models indicating significant increases and others significant decreases.

#### 8. sea level rise.

- Changes in sea level are difficult to predict. The BC Government's sea level rise guidelines are to plan for a 1.0m increase in sea levels for 2100 and a 2.0m increase by 2200<sup>10</sup>.

Overall, these projected changes describe a future climate for the District that is very different from that we are used to. These climatic changes (figure 7) have the potential to threaten a wide range of District services, ecosystem health, and as a result can impact community livability and identity.

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<sup>10</sup> Sea level rise projections were determined from Ausenco Sandwell. (2011). Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use. Report prepared for BC Ministry of Environment. Retrieved from: [http://www.env.gov.bc.ca/wsd/public\\_safety/flood/pdfs\\_word/draft\\_policy\\_rev.pdf](http://www.env.gov.bc.ca/wsd/public_safety/flood/pdfs_word/draft_policy_rev.pdf)



Figure 7 Common climate change impacts that can be expected as a result of four types of climatic change the District will experience.

### Understanding Risk and Uncertainty

Historically, planners and engineers look at past conditions and use these to determine what standards to use when designing infrastructure and other systems. As the projections summarized above have illustrated, with climate change the past is no longer prologue for the future, and we need to be ready for conditions and events outside of the range previously experienced. Each climate model uses different parameters to model future change and these projections of change are based on different assumptions of future mitigation, or emission, scenarios (e.g., “business-as-usual” vs. greenhouse gas reductions). As a result, different climate models project different future scenarios and thus the timing and extent of change is relatively uncertain. Climate models are inherently uncertain, and, although they will improve, they are likely to continue to project a range of plausible futures. Furthermore, there are a great number of other sources of uncertainty. Future political priorities, population changes, economic growth are all difficult to predict, and will affect how the District must be planned, designed, operated and maintained.

The different types of projections outlined in this section have different levels of uncertainty associated with them. Climate models are best at projecting long term trends in average

conditions over larger areas. There is more certainty in temperature projections than precipitation projections. Sea level rise projections have large associated uncertainties as they rely on temperature projections plus a number of factors related to glacier and ice sheet loss, and also location-specific factors. As an example, projections of regional average temperature change are more certain than extreme precipitation events or sea level projections.

The general public has a different definition of uncertainty than the scientific community. Typically, the majority of people define uncertainty as not knowing, while the scientific community defines it as a measure of how well something is known. The difference between the two interpretations of the word has led to significant confusion when trying to understand what is known about climate change. What is known with certainty is the cause and the direction of climate change. Therefore, while uncertainty is a challenge in adaptation planning, it is not a reason for inaction; it is a reason to prepare even more for the unknown extent and timing of changes that will be experienced. It is generally wise to prepare for a range of events and possible emissions. Therefore, it is a good idea to carefully consider the range of the projected changes, and not just assume that the median value will be what happens. This brings to light the importance of resiliency, or being able to prepare for and adjust to a range of possible futures. A resilient community can function amidst change and is therefore less vulnerable.

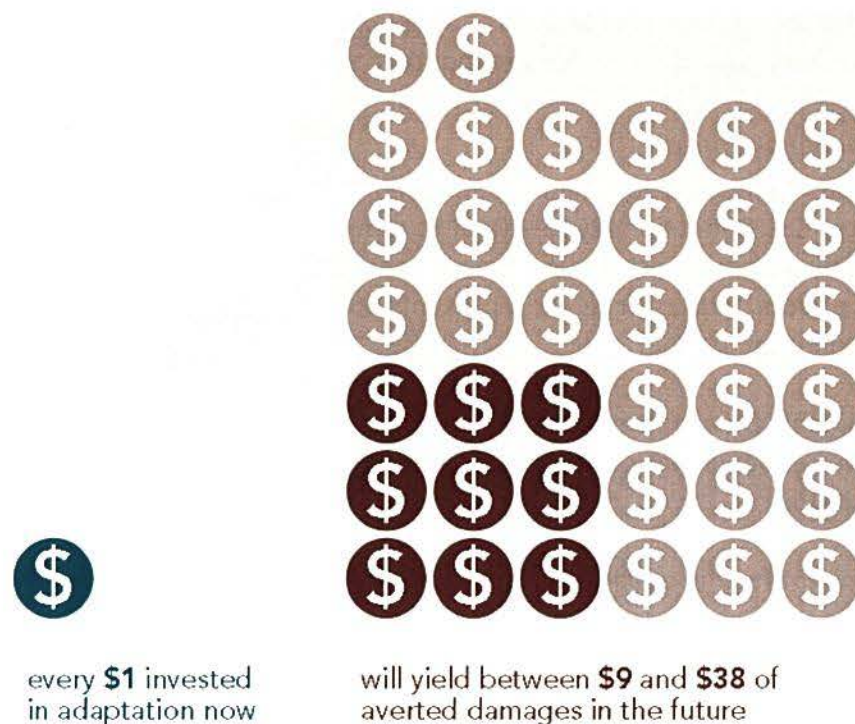
### Chapter 3. The Opportunity to proactively adapt

Adapting to climate change is more than just preparing for unfamiliar weather and strange shifts in seasons. With deliberate and decisive planning, proactive action can achieve adaptation goals and simultaneously benefit multiple aspects of our community. Adaptation work can highlight the disproportionate climate impacts on vulnerable populations thereby elevating issues of inequality and poverty.

It is estimated that each dollar invested in adaptation now will yield from \$9 to \$38 of averted damages in the future, depending on factors including the extent of future climate change and rate of population growth<sup>11</sup>. As with many other preventative measures, investing in climate change adaptation may be costly at first, but over time it is usually the most cost-effective option. For example, building infrastructure to a higher standard will require higher upfront costs but result in lower lifetime maintenance costs, longer operational lives, and reduced emergency response and public safety costs. Other economic benefits of adaptation include increased property and land values.

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<sup>11</sup> National Round Table on the Environment and Economy. (2011). Paying the Price: The economic impacts of climate change for Canada. Retrieved from: [https://www.fcm.ca/Documents/reports/PCP/paying\\_the\\_price\\_EN.pdf](https://www.fcm.ca/Documents/reports/PCP/paying_the_price_EN.pdf)



**Figure 4.**

Beyond traditional structural infrastructure adaptation solutions, there are many planning and management options that help to reduce vulnerability to climate change. For example, when preparing for sea level rise most people immediately think of large infrastructure solutions such as a sea wall or a dyke. However, ecosystem-based adaptation approaches can focus on conservation, sustainable management, the restoration of green infrastructure (e.g., artificial wetland) and eco-assets (e.g., natural foreshore). In addition to helping people adapt to climate change, this adaptation approach may be less expensive and have many co-benefits for environmental health. For example, ecosystem-based adaptation enhances biodiversity, which boosts ecosystem productivity and the ability of ecosystems to adapt to changing climatic conditions. This type of adaptation also increases the focus and appreciation for ecosystems services, which will lead to increased effort to support natural and adaptable ecosystems. Other strategies may include reorienting development away from areas that are at risk from flooding related to future sea level rise (and thus avoiding the need for flood risk mitigation measures), designing infrastructure that can accommodate flooding, or even relocating existing infrastructure (or even neighbourhoods) to other less vulnerable areas over time.

## Adaptation in Context

Adapting to climate change has been recognized at all geographic scales, by all levels of government, as a necessary part of proactively responding to the threat of climate change.

### International and Canadian Context

In 2015, along with 186 other countries, Canada endorsed the United Nations Sendai Framework for Disaster Risk Reduction (2015–2030) to reduce mortality, economic losses, and other impacts caused by natural disasters. The Framework states that, “addressing climate change as one of the drivers of disaster risk ... represents an opportunity to reduce disaster risk in a meaningful and coherent manner...”<sup>12</sup>

The Agenda for Sustainable Development,<sup>13</sup> which includes a requirement for signatories to “take urgent action to combat climate change and its impacts,” was agreed to by 193 countries, including Canada, in 2015.

The 2015 Paris Agreement further advanced climate change adaptation as a global priority. While the Agreement’s main goal was to limit global temperature rise to below 2°C, it also set out provisions for adaptation. The Agreement, “establishes a global goal of enhancing adaptive capacity, strengthening resilience and reducing vulnerability to climate change with a view to contributing to sustainable development and ensuring an adequate adaptation response in the context of the temperature goal.”

### Provincial Context

British Columbia’s 2010 Adaptation Strategy, *Preparing for Climate Change*,<sup>14</sup> sets out three strategies to “guide actions to help BC adapt to climate change.” The first strategy is to “build a strong foundation of knowledge,” the second is to “make adaptation part of government’s business,” and the third is to “assess the risks and implement priority adaptation actions in sectors.”

BC’s 2016 Climate Leadership Plan<sup>15</sup> identifies key areas where the Province can take climate action. Though the majority of the 21 actions in the plan are aimed at reducing greenhouse gases to mitigate climate change, the Province is committed to “mandating the creation of 10-year emissions reduction and adaptation plans for provincial public sector operations” to continue to support climate action leadership in the public sector.

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<sup>12</sup> United Nations Office for Disaster Risk Reduction. (2015). Sendai Framework for Disaster Risk Reduction 2015-2030. Retrieved from: [http://www.preventionweb.net/files/43291\\_sendaiframeworkfordrren.pdf](http://www.preventionweb.net/files/43291_sendaiframeworkfordrren.pdf)

<sup>13</sup> United Nations. (2015). Transforming our world: the 2030 Agenda for Sustainable Development. Retrieved from: <https://sustainabledevelopment.un.org/post2015/transformingourworld/publication>

<sup>14</sup> British Columbia Ministry of Environment. (2010). *Preparing for Climate Change: British Columbia’s Adaptation Strategy*. Retrieved from: [http://www2.gov.bc.ca/assets/gov/environment/climate-change/policy-legislation-and-responses/adaptation/adaptation\\_strategy.pdf](http://www2.gov.bc.ca/assets/gov/environment/climate-change/policy-legislation-and-responses/adaptation/adaptation_strategy.pdf)

<sup>15</sup> Province of British Columbia. (2016). *The Climate Leadership Plan*. Retrieved from: [www.gov.bc.ca/ClimateLeadership](http://www.gov.bc.ca/ClimateLeadership)

## Regional Context

Metro Vancouver's Regional Growth Strategy<sup>16</sup> was adopted in 2011 and establishes five goals to "provide the basis for defining matters of regional significance...and guide the future growth of the region." Goal number three is to "protect the region's environment and respond to climate change impacts," with the 2040 vision that "Metro Vancouver and member municipalities meet their greenhouse gas emission targets, and prepare for, and mitigate risks from, climate change and natural hazards."

The District is an active member of the Fraser Basin Council's Joint Program Committee – working together with other municipalities and the province of BC to assess hazards, risk and vulnerabilities then develop a mitigation plan for both coastal flooding due to sea level rise and riverine flooding from the Fraser River.

## Adaptation in the District

The concept of adaptation is not new to the District of North Vancouver. The District has already been working on many initiatives that support climate change adaptation. This work is ongoing and includes, but is not limited to:

- Risk assessments for natural hazards (e.g., landslides and debris flows, wildfires, earthquakes, and floods)
- Hazard-specific management plans and implementation strategies (e.g., the Maplewood Flood Risk Management Strategy and the Community Wildfire Protection Plan)
- Hazard and environmental Development Permit Areas to ensure new development and major renovations consider hazards and environmental protection
- Long-term (40 to 50 years) asset management framework
- Geotech-on-Demand program that provides one-on-one qualified professional consulting advice to property owners concerned about slope or creek hazards on their property
- Progressive development standards for buildings, infrastructure, and utilities (e.g., flood construction levels to enhance flood protection and new Intensity Duration Frequency curves based on climate change projections)
- Emergency response and recovery training for staff

The District's 2011 Official Community Plan (OCP)<sup>17</sup> places significant value on the environment. OCP was developed as an Integrated Community Sustainability Plan, and it incorporates the environment in its long-term vision: "Inspired by nature, enriched by people." Section 10.4 in

<sup>16</sup> Metro Vancouver. (2011). Regional Growth Strategy: Metro Vancouver 2040 Shaping Our Future. Retrieved from: <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/RGSAadoptedbyGVRDBoard.pdf>

<sup>17</sup> The District of North Vancouver. (2011). Our Official Community Plan for a Sustainable Future. Retrieved from: <https://www.dnv.org/sites/default/files/edocs/complete-official-community-plan.pdf>

the OCP identifies the need to, “adapt proactively to climate change...which means integrating a climate change perspective into our infrastructure design and maintenance, ecosystem management and emergency preparedness.” Several other sections within the OCP indirectly reference the consideration of climate change impacts. For example, Section 9.4 of the OCP aims to, “reduce and mitigate the risk associated with natural hazards,” and Schedule B guides the implementation of Development Permit Areas to protect development projects from natural hazards such as wildfire, slope, and creek hazards as well as ensure the protection of natural environment and streamside areas.

The District’s 2015-2018 Corporate Plan<sup>18</sup> identifies eleven strategic priorities to, “move the District closer to the shared vision of the community expressed in the Official Community Plan, and to fulfill the District organization’s mission for service and leadership.” Priority 10 includes a commitment to take action on climate change, with the goal of preparing, “for the effects of climate change by reducing greenhouse gas emissions and developing and implementing a Climate Change Adaptation Strategy.”

In 2011 the District received the United Nations Sasakawa Award for Excellence in Disaster Risk Reduction. The District is also recognized as a “Role Model City” as part of the United Nations Resilient Cities Campaign; nearly 3,500 cities have joined the campaign.<sup>19</sup> This recognizes the District as a Canadian leader in disaster risk reduction, having made the commitment to continue to analyze and reduce local disaster risk and to inspire and support other cities to increase their own efforts in implementing disaster risk reduction measures.

Proactive adaptation, as set out in this strategy, will help to fulfill the District’s commitments and help further its role as a leader in the disaster risk reduction and climate change adaptation fields.

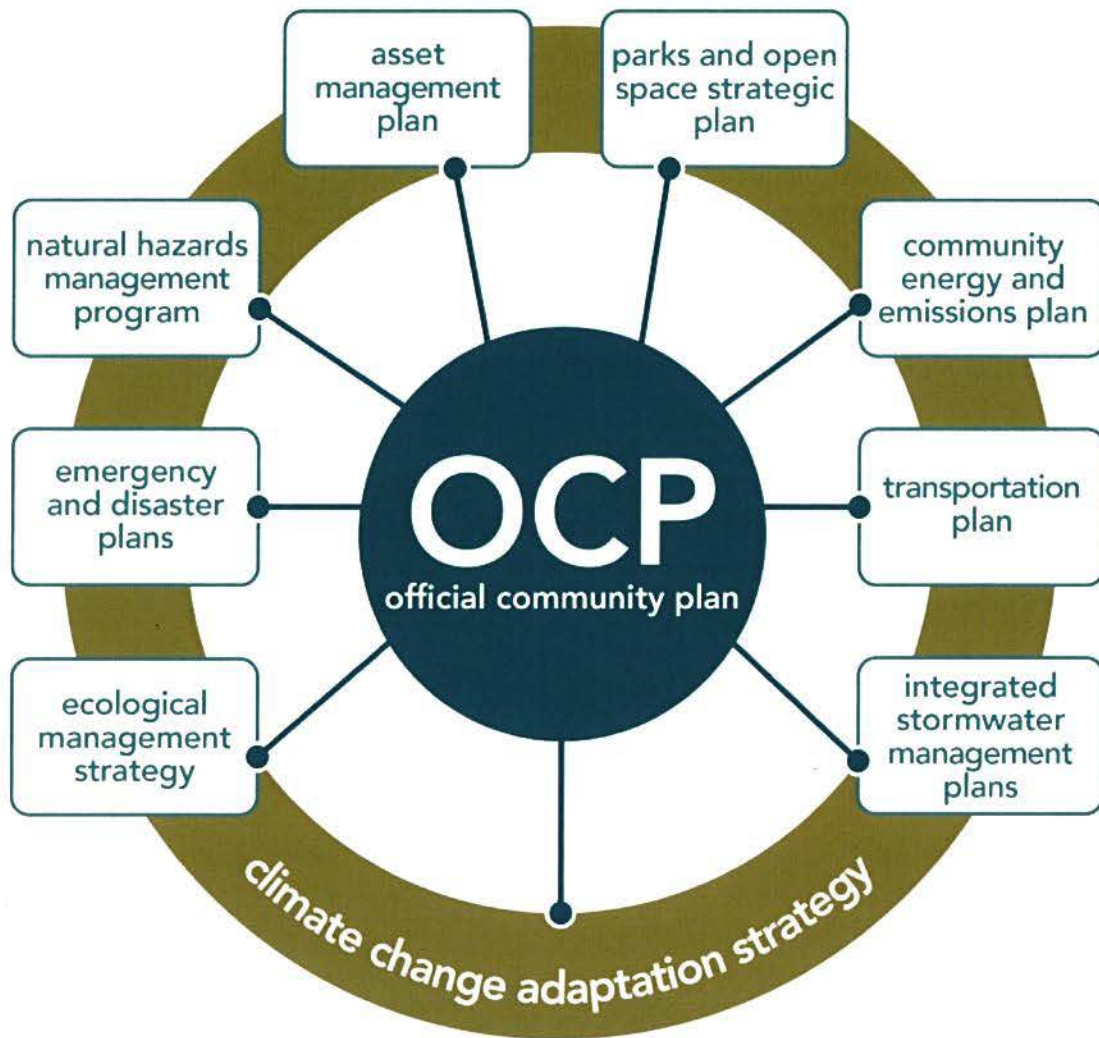
The role of the Climate Change Adaptation Strategy is to coordinate and integrate District initiatives and to incorporate adaptation considerations and longer-term thinking throughout all District activities (figure 8). In doing so, this strategy will provide an opportunity to enhance the District’s adaptive capacity and resiliency, and reduce the long-term costs and impacts associated with climate change.

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<sup>18</sup> The District of North Vancouver. (2016). 2015-2018 Corporate Plan. Retrieved from: <https://www.dnv.org/sites/default/files/edocs/Corporate-plan-2015-2018.pdf>

<sup>19</sup> United Nations Office for Disaster Risk Reduction. (2011). Local Government Profile: North Vancouver – Canada. Retrieved from: - <http://www.unisdr.org/campaign/resilientcities/home/cityprofile/City%20Profile%20Of%20North%20Vancouver/?id=2237>

*Figure 8 The Climate Change Adaptation Strategy will inform and support other programs and plans to incorporate adaptation considerations and longer-term thinking throughout all District activities.*



## Chapter 3: The Planning Process

The District of North Vancouver joined ICLEI's Building Adaptive and Resilient Communities (BARC) program in January 2015 to develop the District's first Climate Change Adaptation Strategy. This followed approval by District Council in November 2013.<sup>20</sup>

The BARC program is an internationally recognized planning process that guides municipalities through developing, implementing, and monitoring a Climate Change Adaptation Strategy to proactively prepare for local climate-related challenges. The program provides a structured, five-milestone approach to adaptation planning where each milestone builds off the findings of the previous one (Figure 9). The five milestones of the program are outlined in ICLEI's *Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation*.<sup>21</sup>

The BARC program is considered a best practice and has been widely adopted by government organizations in the Lower Mainland and across Canada. Throughout the planning process, the District took every opportunity to tailor each milestone of the BARC program to capture the District's unique situation and priorities.

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<sup>20</sup> Report to Committee Edoc No. 2221578

<sup>21</sup> ICLEI. (2010). *Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation*. Retrieved from: <http://www.icleicanada.org/resources/item/3-changing-climate-changing-communities>



Figure 9 The tailored planning process used to develop the Climate Change Adaptation Strategy.

☑ **Milestone 1: Initiate** - *Built a cross-departmental Climate Change Adaptation Team; identified key stakeholders; conducted in-depth interviews with General Managers.*

Climate change affects all areas of work, requiring the development of this strategy to use a collaborative, multidisciplinary approach. The District's Climate Change Adaptation Team is comprised of nine experienced Staff members from across the organization, each bringing a unique perspective to the planning process. In-depth interviews were held with the four General Managers to gain understanding of expectations from a senior level.

☑ **Milestone 2: Research** - *Attained the best available climate science; identified impacts specific to the District; completed vulnerability/risk assessment to identify impact priorities.*

Climate modelling for the District was completed by the Pacific Climate Impacts Consortium (PCIC) to better understand how the District's climate may change by the 2050s. Modelling was focused on the 2050s because these are the climatic changes that will be unavoidable, regardless of the extent of global mitigation efforts. An ensemble of twelve global climate models was used to assess projected changes in: temperature; precipitation amounts; precipitation timing; changing precipitation patterns, extreme weather events of greater frequency and severity, and sea level rise. Climate impacts were prioritized based on a comprehensive risk assessment. The risk posed by each climate change impact was assessed by determining the likelihood of the initiating climatic event and the likelihood of an impact caused by the occurrence of the event, as well as the extent of potential consequences. The highest risk climate change impacts ranked higher in both likelihood and consequence, and thus became the priorities for action planning.

☑ **Milestone 3: Plan** - *Created an adaptation vision and guiding principles; identified adaptation actions to address impacts; prioritized adaptation actions; determined indicators to monitor progress; drafted implementation plans to carry out each action.*

Vision: We are proactive and resilient, adapting to a changing climate while balancing social, economic, and environmental priorities.

Staff working groups used the results of the vulnerability and risk assessment completed in Milestone 2 to brainstorm hundreds of primary and supporting actions to proactively respond to the highest risk climate change impacts. Many of the actions support and enhance ongoing work at the District and will focus our efforts to further protect our infrastructure, environment and people. A structured decision-making framework was utilized to prioritize 20 *Required Actions* (high benefit-to-cost ratio and should be implemented as soon as possible); 24 *Opportunistic Actions* (medium benefit-to-cost ratio and should be implemented when

opportunity arises) and 7 *Possible Actions* (unknown benefit-to-cost ratio and may be implemented in the future). The Required Actions are grouped into three categories: Governance & Management, Assets & Operations, and Education & Training.

☐ **Milestone 4: Implement** - *determine the best approaches to achieve each action objective, and continually evaluate and revise the implementation plan.*

Most of the adaptation actions build on existing work that is already well-underway. For example, the District has already invested in leading edge asset management and natural hazard management programs. The actions identified in this Strategy can be integrated into existing programs and will assist in elevating, focusing and coordinating work across multiple departments. A draft implementation plan has been created for each action, including assigning a departmental lead, target completion date and reference to relevant documents. The departmental leads identified for each priority action are responsible for implementing actions by incorporating them into departmental plans, asset management plans and financial planning processes.

☐ **Milestone 5: Monitor/Review** - *use indicators to monitor and review implementation progress. Review and evaluate strategy annually, and update strategy every five years.*

To assist in the successful implementation of this Strategy, a list of potential indicators for each priority action is included to help monitor progress over time. The Climate Change Adaptation Team will carry out an annual review and evaluation of the Strategy which includes documenting observed climatic changes or impacts in the District, successfully implemented actions, barriers to the implementation of actions, new sources of funding, and windows of opportunity for climate action. As the Strategy is a living document and the climate is constantly changing, new actions will be identified and implemented through a formal review and update process every 5 years, conducted by the Climate Change Adaptation Team.

The first milestone of the BARC program involved building a cross-departmental Climate Change Adaptation Team, identifying key stakeholders, and conducting in-depth interviews with General Managers from across the organization and other local and regional governments engaged in adaptation planning. Milestone 1 was completed in June 2015.

## Chapter 4: Taking Action

The following vision and guiding principles helped to direct the development of this Climate Change Adaptation Strategy to meet the challenges of climate change in the District. These were determined by the Climate Change Adaptation Team as part of Milestone 3 of the planning process.

### Vision

*We are proactive and resilient, adapting to a changing climate while balancing social, economic, and environmental priorities.*

### Guiding Principles

To achieve this vision, the strategy was guided by the following principles:

- Demonstrate proactive climate leadership
- Actively engage through meaningful collaboration and partnerships
- Foster shared responsibility for climate action
- Commit to ongoing learning and training to support forward thinking
- Consider current climate science, ways of knowing, and best management practices in all decision making
- Use a risk-based approach to manage uncertainty associated with climate change
- Integrate adaptation considerations throughout all District activities

### From Climate Impacts to Actions

This strategy focuses on four broad categories of climate change. These were outlined in section 2, and relate to:

1. temperature change
2. precipitation change
3. extreme weather (temperature/precipitation/wind)
4. sea level rise

Understanding each of these types of change and associated uncertainties, cross-departmental working groups considered how these climatic changes will specifically impact the District's infrastructure, environment, staff, residents and responders. Climate impacts were prioritized and actions set under each of these categories.

Climate impacts were prioritized based on the results of a comprehensive risk assessment. The risk posed by each climate change impact was assessed by determining the likelihood of the initiating climatic event (e.g., drought) and the likelihood of an impact caused by the occurrence of the climatic event (e.g., reduced potable water) as well as the extent of potential consequences across five general dimensions: public health and safety, local economy and growth, community and lifestyle, environment and sustainability, and public administration and governance. High-risk climate change impacts were those that had a high combined likelihood score and high total consequence score and were thus used to focus the District's efforts during action planning.

Table X, below provides a summary of the major impacts expected in the District of North Vancouver. For each impact, the underlying type of change and the effect of that change are also outlined. In the final column action objectives are provided. Action objectives were created to describe the intent of the District regarding how each priority climate impact should be addressed. These action objectives then guided the development of adaptation actions.

for change	effect or change	Impact	
extreme weather: temperature, precipitation and wind	More staff responding to and recovering from more frequent and severe (and at times simultaneous) extreme weather events	Delayed delivery of important municipal services	1. Strengthen the District's capacity to respond to and recover from extreme weather events, and provide continuity of essential municipal services
extreme weather: wind	Damaged and/or downed power lines and hydro poles due to more frequent and severe windstorms	More power outages	2. Ensure critical municipal functions are served by robust power systems and alternatives are provided where systems are vulnerable
Precipitation change	More frequent events related to dry conditions ( e.g., fires, droughts)  More frequent and severe wet events (e.g., urban/overland/coastal floods, landslides, debris flows, and erosion)	Increased damage to public, private, and recreational property	3. Increase the resiliency of municipal assets to more frequent and severe extreme weather and sea level rise
Temperature change			
extreme weather: precipitation			
Sea level rise			
Precipitation change			
extreme weather: temperature and wind	More frequent and severe dry events (e.g., fires, windstorms)  More frequent and severe wet events (e.g., urban/overland/coastal floods, landslides and debris flows, and erosion)	Increased damage to infrastructure, such as buildings, park facilities, water/sewer systems	4. Support District residents in proactively managing privately owned property to adapt to more frequent and severe extreme weather and sea level rise
Temperature change			
extreme weather: precipitation			
Changing precipitation			
Temperature change	More frequent and severe wildfires due to warmer, drier weather	Loss of forest ecosystems and tree canopy and subsequent increased risk of landslide and debris flow	5. Support the long-term health of natural forest ecosystems and fire disturbance regimes
extreme weather: temperature			
Temperature change	Spread of invasive organisms due to warmer, drier weather	Reduced native biodiversity, natural ecosystems less productive or resilient	6. Reduce the spread of invasive organisms 7. Restore and protect existing native biodiversity
Sea level rise	Increased coastal floods, erosion, saltwater intrusion, and storm surges	Decreased quantity and quality of foreshore ecosystems	8. Preserve and enhance the viability of ecologically sensitive areas and critical habitat along the foreshore
Temperature change	More frequent and severe droughts due to reduced summer rain and winter snowpack	Reduced quantity and quality of potable water	9. Reduce potable water consumption  Provide alternative water sources for emergency response

Precipitation change	More frequent and severe droughts due to reduced summer rain and winter snowpack More frequent and severe heat waves and wildfires due to warmer, drier weather	Reduced quantity and quality of potable water More heat-related and air quality-related health issues	10. Reduce potable water consumption
Temperature change			11. Provide alternative water sources for emergency response 12. Upgrade the District's preparedness and response to heat waves and poor air quality
All	NA	NA	13. Support the implementation of adaptation actions

## Adaptation Actions

Adaptation actions were then categorized into three different types based on a multi-criteria analysis that evaluated the robustness, ancillary benefits, and available funding sources for each action.

- **Required action** = high benefit-to-cost ratio and most resources for implementation are available. These should be implemented as soon as possible
- **Opportunistic action** = medium benefit-to-cost ratio and resources for implementation are likely available. These should be implemented when the opportunity arises or the urgency of the climate impact increases
- **Possible action** = unknown benefit-to-cost ratio and resources to support implementation have not been identified. These

The action objectives and associated adaptation actions are summarized below. They are organized by District service area.

## Municipal Services

The District's ability to maintain current day-to-day operations and services is being affected by climate change. Extreme weather events cause staff priorities to be redirected to emergency response and recovery, and other municipal services are delayed as a result.

The following actions focus the District's efforts on continuing to provide high-quality municipal services and demonstrating fiscal accountability while preparing and responding to climate change impacts.

**Action Objective 1:** Strengthen the District's capacity to respond to and recover from extreme weather events and provide continuity of essential municipal services

### **Required Action 1.1** (completion target: 2020)

☐ Complete Continuity of Operations plans to ensure priority service delivery

A Continuity of Operations plan for each department is needed to determine how critical each service is. This information should then inform response plans to ensure delivery of priority services. Creating these plans could include the development of simple business impact analysis tools to aid in the development of a protocol for operations continuity.

To ensure priority service delivery, the District could also improve its understanding about the capacity of local responders who live on the North Shore and develop a formal strategy to fill responder positions during an emergency. In addition, the District could facilitate more cross-training between departments so that resources can be shifted to any critical functions that may be overwhelmed during an emergency.

### **Required Action 1.2 (completion target: 2018)**

- ☐ Develop and implement additional technology tools to assist in situational awareness and emergency response communication

The District relies on a number of resources to assist in situational awareness and emergency response communication during and after an emergency. For example, the District uses a supervisory control and data acquisition (SCADA) system for remote monitoring and control of pump stations, tracks municipal vehicle movement via GPS, and has access to the Rapid Notify emergency notification system to communicate efficiently with residents and businesses.

Additional technology tools may be needed to strengthen the District's capacity to respond to and recover from extreme weather events. Further research and option analysis is needed before making investments in technology tools, but the following are some potential options:

- purchase a computerized maintenance management system (CMMS) to report service requests
- contract drone operators to assist in rapid damage assessment
- complete the refinement of the damage assessment program
- develop a tri-municipal operating system or system of systems (geospatial and document sharing platform) to provide situational awareness across all three municipalities on the North Shore, thereby improving efficiency when the Emergency Operations Centre is activated

### **Required Action 1.3 (completion target: 2017)**

- ☐ Provide targeted training for clerks to ensure emergency service requests and concerns are responded to in a timely manner

Clerks are often the first line of communication with the public. Providing targeted training for clerks on how to respond to public concerns during an emergency will ensure emergency service requests and concerns are responded to in a timely manner.

#### ***Opportunistic Actions***

- ☐ Update inter-municipal response agreements to enhance resource sharing with City of North Vancouver and District of West Vancouver
- ☐ Consider additional standing agreements with local service providers to increase availability of equipment for response activities
- ☐ Include clearly defined emergency response roles in job descriptions and provide associated training programs

- ☐ Generate hazard-specific response strategies (for initial response, sustained response and recovery phases) to enhance coordination and expedite response
- ☐ Engage in public awareness and education to encourage residents to be prepared for emergency situations

#### *Possible Actions*

- ☐ Develop an overtime protocol to identify emergency response positions in the union that qualify for overtime and under what situations such costs are recoverable
- ☐ Evolve the volunteer program to include volunteers from affiliated municipalities
- ☐ Plan for convergent volunteer management for people who want to help but have not previously been trained or screened
- ☐ Participate in (or initiate) regional response protocols and/or integrated systems that allow local governments in the lower mainland region to efficiently and effectively share and allocate resources in the event of emergencies

Action Objective 2: Ensure critical municipal functions are served by robust power systems and alternatives are provided where systems are vulnerable

#### **Required Action 2.1 (completion target: ongoing)**

- ☐ Identify critical functions that are vulnerable to power outages and further develop priority response and power restoration protocols

Energy needs for critical infrastructure and functions that are vulnerable to power outages must be identified and analyzed for interdependencies, co-location, and consequence of loss. Critical road intersections, sewage lift stations, water pump stations, the public works operations center, vulnerable population facilities (such as long-term care facilities, seniors' facilities, daycares), telephones, building and data security, and critical equipment are types of assets that could be vulnerable to power outages.

Once critical infrastructure and functions have been identified, priority response and power restoration protocols must be developed. These protocols could include regularly inspecting and maintaining emergency power sources and updating the priority power restoration list provided to BC Hydro to ensure that critical infrastructure is the top priority.

#### **Required Action 2.2 (completion target: ongoing)**

- Invest in backup power equipment for critical functions and develop a fueling strategy

Alternatives for power generation must be provided for vulnerable systems. Systems in municipal buildings that are currently served by backup generators must be analyzed and reprioritized.

#### *Opportunistic actions*

- All power generator sets need to include a long-term fueling strategy.

#### *Possible actions*

- To contribute to climate mitigation efforts, the District could consider purchasing alternatively fueled (e.g., solar and natural gas) power generator sets.

## Infrastructure and Systems

The District is responsible for providing and maintaining approximately \$2B worth of community infrastructure and systems (including transportation, sanitary, drainage, and water systems). These assets have long operational lifetimes and will be vulnerable to changing climatic conditions; some are already vulnerable due to changes that have already occurred over the past 50 years. Much of the District's municipal infrastructure was constructed in the 1950s and 1960s and was designed to the standard of the day. Previous renewal and replacement programs were based on the condition of the asset; current programs now consider future demand and capacity.

Changing weather conditions and sea level rise are damaging grey infrastructure (e.g., buildings and park facilities), green infrastructure (e.g., green roofs and rain gardens), and eco-assets (e.g., forests and foreshore ecosystems).

The following actions focus the District's efforts on reducing the direct-damage losses to public and private assets caused by climate change.

Action Objective 3: Increase the resiliency of municipal assets to extreme weather events, changes in precipitation and temperature, and sea level rise

### **Required Action 3.1 (completion target: ongoing)**

- ☐ Complete the Integrated Stormwater Management Plan and implement recommendations to maintain watershed health and reduce the impacts of extreme runoff

Stormwater has been managed by directing it to storm sewers and then into streams, creeks, and rivers. However, as the climate continues to change, the volume of stormwater is increasing. This can lead to increased erosion of stream, creek, and river banks, downstream flooding, ecological damage and habitat loss, and decreased water quality. The District is currently developing an Integrated Stormwater Management Plan for each of the watersheds within the District to guide stormwater management, with the goal of balancing land use and development planning with environmental concerns. For shared watersheds that cross municipal boundaries the District is collaborating with the City of North Vancouver. Once these plans are complete, the District should implement recommendations and monitor and review each plan on an ongoing basis to maintain watershed health and reduce the impacts of extreme runoff.

### **Required Action 3.2 (completion target: 2017)**

- ☐ Update the Community Wildfire Protection Plan and implement recommendations to strengthen capacity to avoid and respond to wildland urban interface fires

In 2007, the Community Wildfire Protection Plan assessed and made recommendations to reduce wildfire risk in the District. As part of a coordinated effort to reduce wildfire risk, the District implemented most of the recommendations in the plan, including those regarding fuel treatments, development planning, public education, and wildfire suppression response.

Remaining recommendations should be implemented and the plan must be updated to account for an altered forest structure resulting from climate change. Additionally, the plan requires the assessment and maintenance of areas that have been treated, identification of secondary areas that would benefit from treatment, and leveraging learning opportunities from others who have implemented wildfire risk reduction strategies. Once the plan is updated, the administrative and reporting requirements within the Wildfire Hazard Development Permit Area should be amended.

### **Required Action 3.3 (completion target: 2018/ongoing)**

- ☐ Identify eco-assets, conduct risk assessment under climate change conditions, and include these in the Asset Management Plan

The District has many eco-assets (e.g., foreshore and wetlands) that reduce the need for grey infrastructure (e.g., sea walls and stormwater drainage systems) and that may cost less to operate and maintain over the long term. The natural environment is also of prime importance to livability, and the District has begun to invest in the protection and enhancement of these eco-assets by integrating them into the same asset management program as grey infrastructure. Work is needed to identify all eco-assets within the District, conduct a risk assessment under climate change conditions to better understand how eco-assets increase resiliency to climate change (and will be impacted by) climate change, and further integrate into the District's Asset Management Plan.

**Required Action 3.4 (completion target: Ongoing)**

- ☐ Implement recommendations in the Debris Geohazard Risk and Risk Control Assessment<sup>22</sup> for debris flood/flow creeks by integrating them into the Asset Management Plan

The Debris Geohazard Risk and Risk Control Assessment (2017) provided an assessment of debris geohazard risk and conceptual risk control options for creeks within the District. The study included 35 creeks prone to debris-related hazards. The majority of the study focused on the urban creeks drained by the District's stormwater management network, to support risk reduction planning for these areas. The risk control assessment summarized options to reduce economic and safety risks to tolerable levels and provided guidance in selecting options to provide the greatest reduction of risk for the lowest life cycle cost. The assessment included risk-control design considerations applicable to all creeks and general guidance for sediment management and the design of culvert inlet debris barriers and trash racks. The next steps are to determine which of the study's recommendations should be implemented, inform and educate identified property owners about debris flood risks and options for risk reduction, and integrate recommendations into the District's Asset Management Plan.

*Opportunistic Actions*

- ☐ Develop and implement an Urban Forest Management Plan that focuses on growing resilient trees (and/or possibly trees better suited for a warmer climate) in urban areas
- ☐ Improve the current Inflow and Infiltration program to reduce inflow and infiltration of stormwater into the sanitary sewer system in order to reduce the risk of sewer overflows

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<sup>22</sup> Could be good to cite this here  
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- Increase the permeability of lands wherever possible, by minimizing asphalt and concrete, conserving land, and potentially considering permeable paving materials.
- Consider climate change in the design of municipal infrastructure (e.g., consider passive house principles, building envelope continuity, and green roofs)
- Invest in additional fire suppression equipment, training, and North Shore collaborations to strengthen the capacity to respond to wildland urban interface fires

*Possible Actions*

- Review the Development Servicing Bylaw and street plant policy to require on-site and off-site landscaping to be resilient to both drought and floods
- Develop and implement a long-term coastal flooding risk management strategy and consider the Green Shores approach to sustainable shoreline development

Action Objective 4: Support District residents in proactively managing privately owned property to adapt to temperature and precipitation changes, more frequent and severe extreme weather, and sea level rise

**Required Action 4.1 (completion target: 2018)**

- Review and strengthen building and development policies to require the consideration of climate change over the life cycle of a structure

Development projects built today must be able to withstand the climatic changes that it will experience over its entire life cycle. Currently, the District has a number of building and development policies, bylaws, guidelines, and regulations that guide development in the District. These should be reviewed and strengthened to require private projects to consider future climate change over the structure's life cycle. Additional research and analysis is needed to determine the best course of action, but the following are a few examples of building and development policies that could be amended:

- the Creek Hazard Development Permit Area could be updated to require appropriate drainage to accommodate future changes in precipitation
- the Development Servicing Bylaw could include alternative water storage systems

- a comprehensive set of residential guidelines for foreshore development could be created that would emphasize green infrastructure methods and adapt development to sea level rise
- the District could encourage or require passive power sources in private homes and new development to further mitigate climate change by reducing energy use and greenhouse gas emissions
- A 'climate impacts checklist' (or similar assessment) could be required for new developments in order to identify current and potential vulnerabilities, and also proactive adaptation measures

#### **Required Action 4.2 (completion target: 2020)**

- Develop and implement an education and incentive program to encourage more resilient choices for the design, maintenance, and renewal of private development

The District has a limited number of educational and incentive initiatives to encourage more resilient choices for the design, maintenance, and renewal of private development. The District's Green Building Strategy includes an incentive program, which permits increases in the maximum floor space for single-family residential buildings when these meet the required building and energy performance baselines. The Geotech-on-Demand program provides one-on-one qualified professional consulting advice to property owners concerned about slope or creek hazards on their property.

Additional education and incentive programs are needed to encourage the public, developers, and architects to make more resilient development choices. For example,

- education programs could be developed to educate contractors, landscapers, and strata corporations about FireSmart siding, roofing and landscaping choices to reduce the risk of fire damage
- incentive programs could be created to encourage homeowners to use green infrastructure, maintain perimeter drainage and upgrade older homes, or receive wildfire risk assessments
- a process to administer incentives (e.g., waived permit fees, fast-tracked applications, and a rebate program) for property owners, developers, and architects who are making more resilient choices could be developed
- additional research into incentives provided by other local governments could be completed

#### *Possible actions*

- Density development in resilient areas and reduce development in more vulnerable areas, or greenfield areas (which will require ongoing resources for proactive adaptation and emergency response)

## Parks and Environment

The District possesses a variety of invaluable and irreplaceable ecosystems (eco-assets), from saltwater marshes to alpine meadows, many of which are expected to be significantly altered by climate change.

The health of forested ecosystems is being disturbed by wildfire and insect outbreaks due to warmer and drier weather. More intense precipitation and wind storms are causing higher soil saturations that contribute to tree blowdowns, particularly those trees with shallow roots. Foreshore habitat is being affected by coastal flooding, erosion, and saltwater intrusion due to sea level rise and more frequent and intense storm surges. Over time a phenomenon called “coastal squeeze” is likely to occur, where intertidal ecosystems are lost because sea level rise has left little room between the ocean and coastal development for these ecosystems to adapt by migrating inland.

As temperature and precipitation regimes shift, critical habitats are no longer able to thrive and species are subsequently lost when their habitats are degraded. Many species are unable to adapt fast enough to changing conditions while more robust invasive organisms gain a foothold in the ecosystem and out-compete or exclude native organisms. Additionally, changing climatic conditions are limiting the function and availability of ecosystem services such as water purification, flood mitigation, soil regeneration, and recreational opportunities.

The following actions focus the District’s efforts on building ecological resilience to climate change by supporting natural and adaptable ecosystems.

Action Objective 5: Support the long-term health of natural forest ecosystems and fire disturbance regimes

### **Required Action 5.1 (completion target: 2018)**

- ☐ Proactively manage all District-owned forested areas to increase forest resilience, health, and structure, and reduce other natural hazards

The District is reducing the potential for fire to spread rapidly by removing excessive ladder fuels (small trees and brush that can help a fire spread from the ground to the tree canopy) and accumulations of organic materials that build up on the forest floor. The work

is designed to be sensitive to streamside and forested ecosystems. Riparian and wetland areas are flagged before work starts and monitored to limit disturbances as much as possible. After work is completed, a mixture of native deciduous shrubs and smaller trees suitable for site conditions are replanted to help restore the natural biodiversity of the area and replace the non-native ladder fuels that currently elevate wildfire risks. Additional proactive work is required on all District-owned forested sites, including areas beyond the wildfire urban interface, to increase forest resilience, health, and structure, and simultaneously reduce other natural hazards (e.g., the increased risk of landslides following the wildfire season).

#### *Opportunistic Actions*

- ☐ Strengthen communication and education with the public about the economic, ecological, and social benefits of proactive management of the District's forested areas
- ☐ Partner with regional First Nations to explore approaches for understanding and managing forested areas

#### *Possible Actions*

- ☐ Invest in professional post-treatment monitoring of proactively managed forested areas to assess effectiveness of management approaches

Action Objective 6: Reduce the spread of invasive organisms

#### **Required Action 6.1 (completion target: 2025)**

- ☐ Implement the Invasive Plant Management Strategy to manage harmful invasive plants on public and private land

The District has been actively managing invasive plants on public land since 1998, and in 2015 developed an Invasive Plant Management Strategy to manage harmful invasive plants on both public and private land. The strategy provides a framework and policy for strategic management of invasive plants in the District to meet the goals of awareness, prevention, detection, treatment, and restoration. Furthermore the strategy provides a prioritized sequence of actions to accomplish its goals and objectives.

#### *Opportunistic Actions*

- ☐ Create new and align existing policies to support the Invasive Plant Management Strategy (e.g., update the Pesticide Use Control Bylaw to clearly include invasive organisms and standardize the bylaw application form; create a new policy on reporting requirements for priority-listed invasive organisms)

- ☐ Develop and implement additional management strategies for invasive organisms not identified in the Invasive Plant Management Strategy (e.g., European cordgrass, European fire ants, and American bullfrogs)

*Possible Actions*

- ☐ Update the invasive species inventory and treatment area mapping in GIS annually
- ☐ Integrate response and enforcement options on all lands into GIS

Action Objective 7: Restore and protect existing native biodiversity

**Required Action 7.1 (completion target: 2020)**

- ☐ Within a Biodiversity Conservation Strategy, generate area-specific guidelines to acquire sensitive areas, restore existing lands with native species, and increase connectivity between biodiversity hubs

The District is implementing existing initiatives aimed at restoring and protecting native biodiversity. For example, the District implements a wide range of native species replanting projects to restore native biodiversity, requires that the Natural Environment and Streamside Protection Development Permit Areas support native species growth, and provides fencing and signage for native species protection. Additionally, Action 32 in the Invasive Plant Management Strategy calls for the development of a restoration protocol to ensure native species recover in treatment areas before invasive plants can recolonize.

A number of areas in the District will benefit from additional biodiversity projects. Area-specific guidelines within a Biodiversity Conservation Strategy are needed to identify these areas and recommend management options, such as acquiring sensitive areas, restoring existing lands with native species, or increasing connectivity between biodiversity hubs.

*Opportunistic Actions*

- ☐ Explore opportunities to preserve or salvage native plants currently being destroyed during redevelopment projects
- ☐ Partner with local nurseries and other sector stakeholders to promote an annual event where native and adaptable species are available for purchase

*Possible Actions*

- ☐ Perform a detailed assessment regarding past and future changes in soil moisture, and the potential impacts of changes in soil moisture to ecosystems

Action Objective 8: Preserve and enhance the viability of ecologically sensitive areas and critical habitat along the foreshore

**Required Action 8.1 (completion target: 2018)**

- ☐ Create and implement a Coastal Hazard Development Permit Area to protect people, property, and foreshore ecosystems from coastal impacts

A Coastal Hazard Development Permit Area should be developed to protect people, assets, and critical marine and intertidal ecosystems from the coastal impacts of “coastal squeeze,” floods, erosion, saltwater intrusion, and storm surges resulting from rising sea level. Within this permit area, estuary preservation, protection, and restoration areas must be identified, designated, and promoted. Once the Coastal Hazard Development Permit Area is adopted, the Environmental Protection and Preservation Bylaw should be updated to remove the aquatic area permit.

*Possible Actions*

- ☐ Incentivize new development away from sensitive foreshore areas
- ☐ Over long time periods consider moving infrastructure away from sensitive foreshore areas and/or encouraging different land uses (i.e., recreation) in these areas.

## Health and Safety

A key component of the District’s high quality of life is its mild climate. However, an increase in extreme events can negatively impact community livability and increase risk to human health and safety.

Hotter and drier weather is increasing the likelihood of more frequent and higher severity wildfires and heat waves. Wildfires increase the concentration of fine particulate matter in the air, reducing air quality and causing asthma attacks, wheezing, and impaired lung function. Wildfires can also indirectly impact health and safety by damaging infrastructure and recreational areas.

Extreme heat waves are increasing the instances of heat-related illnesses, such as heat stroke, sunburn, heat stress, dehydration, and cardiovascular-respiratory illness. Hotter and drier weather is also altering the geographic range of vectors (air, water and food) and increasing the length of the transmission season, resulting in more incidences and wider spread of infectious disease and water- and food-borne illnesses.

Water supply is being impacted by lower winter snowpack and summer precipitation levels and water quality is being affected by increased turbidity in water reservoirs from more intense rainfall events and more frequent landslides at the source. Both result in elevated human health risks.

Vulnerable populations are particularly impacted by climate change because of inadequate shelter, lack of dry clothing and food, health issues, mobility challenges, or limited access to transportation. Emergency responders are also uniquely impacted as a result of larger and simultaneous emergencies caused by climate change, leading to increased psychosocial effects.

The following actions focus the District's efforts on minimizing the impacts of climate change on human health and safety and thoughtfully considering the unique impacts to vulnerable populations.

Action Objective 9: Reduce potable water consumption

**Required Action 9.1 (completion target: 2020)**

- ☐ Develop and implement programs for rainwater and grey water collection and recycling

The District is employing proactive approaches to conserve water: a high-tech irrigation system to manage sprinkling in parks monitors current weather conditions and automatically shuts off when it rains, and a proactive leak detection program continually monitors water systems for leaks, allowing detected leaks to be repaired quickly. As well, the District works with local golf courses to create water use plans that reduce water consumption while maintaining high-quality greens. The District also collaborates with Metro Vancouver on water conservation strategies: during the dry summer months, water restrictions issued by Metro Vancouver are enforced by the District's water conservation officers. These proactive water conservation approaches will continue, and can be enhanced.

The District should further reduce potable water consumption by developing and implementing programs for rainwater and grey water collection and recycling. Rainwater can be collected in rain barrels or rainwater harvesting systems and can be reused to water gardens and other landscape features. Grey water includes waste water from baths, sinks, washing machines, and other kitchen appliances, which can be captured and recycled for non-potable uses such as toilet flushing. Implementing water recirculation systems in water parks and public art features is another opportunity for water conservation. However, the use of reclaimed water is regulated by the BC Building Code and regulatory constraints must be overcome prior to implementing water collection and recycling programs.

*Opportunistic Actions*

- ☐ Apply Water Conservation Development Permit Area guidelines
- ☐ Increase the enforcement of water restrictions
- ☐ Enhance communication strategies and offer incentives to encourage indoor and outdoor water conservation
- ☐ Promote landscaping practices that conserve water and utilize drought resistance plant species

Action Objective 10: Provide alternative water sources for emergency response

**Required Action 10.1 (completion target: 2017)**

- ☐ Plan for the distribution of alternative potable water supply during an emergency

The District is involved in the Regional Engineers Advisory Committee's Provision of Water working group. The District must plan for distribution to ensure that water is supplied to critical infrastructure and the public, especially vulnerable populations, during an emergency. Water treatment training for staff and the public could build community resiliency and relieve pressure on emergency responders to provide drinking water during an emergency.

Action Objective 11: Upgrade the District's preparedness and response to heat waves and poor air quality

**Required Action 11.1 (completion target: 2020)**

- ☐ Create more opportunities for heat refuge areas in the District

When an extreme heat wave advisory is issued by Environment Canada, the North Shore Extreme Heat Initial Response Guideline is implemented. The guide outlines initial steps for how local authorities can respond to extreme heat within the first four to six hours and includes the location of water fill stations, spray parks, and cooling centres across the North Shore. The District should upgrade its preparedness and response to heat waves and warmer summer temperatures by designing additional heat refuge areas that provide public access to shade and drinking water.

For example, the District could:

- review its park design guidelines to increase shade in parks
- provide more shade in urban areas (e.g., overhangs on buildings and above water fountains and rest areas)
- construct additional or expand public access to water parks and drinking water stations

#### *Possible Actions*

- ☐ Analyze where vulnerable populations are clustered in the District in order to concentrate heat refuge areas in these locations

#### **Required Action 11.2 (completion target: ongoing)**

- ☐ Seek opportunities for interagency coordination to minimize adverse health impacts to staff, responders, and the public during heat waves and air quality advisories

Though health care is formally the responsibility of the BC Government and the Fraser Health Authority, the District contributes to the health and safety of its residents by providing civic services and long-term planning. To minimize adverse health impacts to staff, responders, and the public during heat waves and air quality advisories, the District will continue to support health and social-support organizations and other sector stakeholders with the distribution of regular public safety messaging using the District's communication channels. To further increase efforts, the District should seek opportunities for interagency coordination on a continual basis.

The District could consider working with other North shore municipalities to acquire and use electronic, portable reader boards on bridges to distribute pre-scripted public safety messaging. Further, the District could consider including a public safety information kit as part of the existing community-building funding for block parties to help build neighborhood resiliency across the District.

#### *Opportunistic Actions*

- Update the North Shore Extreme Heat Initial Response Guideline to include specific strategies for vulnerable populations
- Update the District's general communication messaging guide, used by the Communications Department, to include heat waves and air quality advisories

*Possible Actions*

- Consider the addition of a disclaimer in District event permits that allows for the cancellation of outdoor events during times when temperatures are unusually high, water restrictions are in place, or other times when well-being is at risk

## Chapter 6: Moving Forward

This Climate Change Adaptation Strategy identifies required adaptation actions to proactively prepare for climate change and respond to high-risk impacts. To achieve the strategy's vision, successful implementation, continuous monitoring, and regular review of adaptation actions and the strategy itself is essential.

### Implementation

The District has many adaptation initiatives already underway, but such initiatives may not be labelled as working towards adaptation. The intent of this Climate Change Adaptation Strategy, therefore, is to leverage existing work and identify new opportunities for enhanced adaptation. Many of the adaptation actions presented in this strategy are interrelated. Many also work toward achieving additional goals identified in other District policies, plans, and strategies. Therefore, all adaptation actions, regardless of lead department responsible for implementation, should be considered together during the implementation phase to enhance cross-departmental and collaborative implementation.

At the end of this Climate Change Adaptation Strategy, a draft implementation plan supports each required action by identifying resources to move adaptation into action. The departmental leads identified for each required action are responsible for implementing those actions by incorporating them into departmental plans, asset management plans, and financial planning processes (e.g., the long-term funding strategy). Other details within the draft implementation plans, such as a completion target, a relative cost, and level of effort, are intended to provide departmental leads with the foundation to carry out each action. However, because the details and prioritization of adaptation actions may change over time, each implementation plan is a living document. Implementation plans are expected to be revised through further collaborative work, facilitated by the department lead, to determine the best approach that will achieve each adaptation action objective.

### Implementation Actions

The following actions focus the District's efforts on successful and timely implementation of adaptation actions identified in this strategy.

## Action Objective 12: Support the implementation of adaptation actions

### **Required Action 12.1 (completion target: 2017)**

- ☐ Assign specific indicators for each adaptation action to help monitor progress.

While a potential list of indicators for each required action is included in this strategy (Appendix B: Potential Indicators for Required Actions), further refinement is needed to assign specific indicators. The majority of indicators are aligned with current District reporting efforts, but a number of new, potential indicators have also been identified.

#### *Possible Actions*

- ☐ Consider incorporating a rubric or scoring mechanism to monitor progress on each action, and/or to require resources to be applied to actions that are not advancing

### **Required Action 12.2 (completion target: 2018)**

- ☐ Integrate Required Actions into existing plans and decision-making processes to increase the likelihood of completion.

Integrating related actions, targets and indicators into existing plans such as the Official Community Plan, Asset Management Plan, Corporate Plan and Long-range Funding Strategy will increase the likelihood of the actions being completed. Alignment with existing decision-making processes such as business case analyses and other programs will ensure efficiency of implementation and maximize co-benefits/synergies.

#### *Opportunistic Actions*

- ☐ Provide additional staff resources to work with each department on the implementation of adaptation actions
- ☐ Identify where equivalencies or options for some adaptation actions may be appropriate
- ☐ Provide new, stronger enforcement tools for adaptation actions
- ☐ Review all new and revised policies and plans to look for opportunities to address the climate change impacts identified in this strategy

- Ensure all employees are familiar with the Climate Change Adaptation Strategy

## Monitor / Review

Indicators help to monitor progress over time. Baseline data should be collected and regularly analyzed for trends to gauge the effectiveness of adaptation actions and better understand drivers and barriers to implementation. Some examples of these drivers and barriers to be aware of include:

### Drivers

- Grant funding available for climate change adaptation
- Need for efficient integrated work systems
- Long-range financial planning and asset management planning require DNV to plan ahead
- Public awareness, public support and public pressure

### Barriers

- Insufficient resources (e.g., fiscal, technical, and staff capacity)
- Competing or short timelines
- Reduced availability of technology
- Legality and procedural feasibility, including provincial or territorial legislation
- Path dependency
- Lack of integration throughout the organization
- Lack of monitoring and enforcement
- Lack of high-quality data
- Uncertainty
- Behavioral obstacles
- Lack of public awareness or support

Global, regional, and local climate science is advancing rapidly, as are adaptation policies, technologies, and public values and expectations. As a result, the District’s understanding of climate change, its impacts, and the opportunities for adaptation are continuously changing. A concerted effort is needed to ensure the District continues to use the best available climate science and management practices in all decision making. The District aims to review and evaluate this strategy on an annual basis and update it every five years.

Annual Evaluation

The Climate Change Adaptation Team will carry out the annual review and evaluation of this strategy. The team will develop a progress report to document observed climatic changes or impacts in the District, successfully implemented actions, barriers to the implementation of actions, new sources of funding, and windows of opportunity for climate action (e.g., leveraging new programs or initiatives). Using the information in the progress report, the team will make any necessary amendments to adaptation actions and their draft implementation plans to ensure successful implementation.

Five-Year Update

The Climate Change Adaptation Team will be responsible for updating this strategy every five years (from the date of initial adoption). Updating the strategy will include acquiring the most recent climate science, reviewing initial climate change impacts, and adding any new impacts to capture observed or recently projected changes. New adaptation actions, implementation plans, and indicators must be developed to address new impacts. All original adaptation actions must be reviewed to document those that have been completed, dropped, or amended to account for changes in risk or to leverage new opportunities.

**Chapter 7: Draft Implementation Plans for Required Actions**

Below is a detailed table that outlines information regarding the District’s 12 objectives and the associated Action Objectives.

Column Legend

- Action type: Governance and Management (G), Assets and Operations (A), and Education and Training (E)

- Funding type identifies if the action's implementation costs are Operational (Op) or Capital (Cap)
- Estimated-cost categories: <\$ (< 100,000), \$ (< 500,000), \$\$ (500,000 – 1,000,000), and \$\$\$ (> 1,000,000)
- Effort categories: Low (L), Medium (M), and High (H)

Required Actions	Action Type	Lead	Completion Target	Funding Type	Estimated Cost	Funding Sources	Effort	Implementation	Supporting Documents	
Municipal Services										
Objective 1: Strengthen the District's capacity to simultaneously respond to and recover from extreme weather events and provide continuity of essential municipal services										
1.1	Complete Continuity of Operations plans to ensure priority service delivery	G	Corporate S. NSEM	2020	Op	<\$	Required but not identified	M	Within local control	NA
1.2	Develop and implement additional technology tools to assist in situational awareness and emergency response communication	A	NSEM	2018	Cap and Op	<\$	Required and likely to be secured	L	Requires coordination with other jurisdictions	NA
1.3	Provide targeted training for clerks to ensure emergency service requests and concerns are responded to in a timely manner	E	Planning	2017	Op	<\$	Required and likely to be secured	L	Within local control	NA
Objective 2: Ensure critical municipal functions are served by robust power systems and alternatives are provided where systems are vulnerable										
2.1	Identify critical functions that are vulnerable to power outages and develop priority response and power restoration protocols	G	Engineering	2018	Cap	<\$	Available*	L	Requires external approval	NA
2.2	Invest in back up power equipment for critical functions and develop fueling strategy	A	Engineering	2019	Cap	\$\$	Available*	M	Within local control	NA
Infrastructure and Systems										
Objective 3: Increase the resiliency of municipal assets to more frequent and severe extreme weather and sea level rise										
3.1	Complete the Integrated Stormwater Management Plan and implement recommendations to maintain watershed health and reduce the impacts of extreme runoff	G	Engineering Environment	Plan 2017; implement 2027	Cap and Op	\$\$\$	Required and likely to be secured	M	Within local control	NA
3.2	Update the Community Wildfire Protection Plan and implement recommendations to strengthen capacity to respond to Wildland	G	Environment Parks	Plan by 2017; implement	Cap and Op	\$\$	Available*	L	Within local control	Community Wildfire Protection Plan (Edoc: 857903)

	Urban Interface fires			nt by 2023						
3.3	Identify eco-assets, conduct risk assessment under climate change conditions, and include in Asset Management Plan	A	AMSC	2019	Op	<\$	Required but not identified	M	Within local control	Asset Management Plan (Edoc: 2518550)
3.4	Implement recommendations in Debris Geohazard Risk and Risk Control Assessment for debris flood/flow creeks by integrating into Asset Management Plan	A	Engineering	2025	Cap and Op	\$\$\$	Required and likely to be secured	H	Within local control	Debris Geohazard Risk and Risk Control Assessment (Edoc: 2986761)
<b>Objective 4: Support District residents in proactively managing privately owned property to adapt to more frequent and severe extreme weather and sea level rise</b>										
4.1	Review and strengthen building and development policies to require consideration of climate change over the life cycle of a structure	G	Planning	2018	Op	\$	Required and likely to be secured	M	Within local control	Maplewood Flood Risk Management Strategy (Edoc: 2979921) Hazard DPAs Development Servicing Bylaw (Edoc: 2979921)

4.2	Develop and implement an education and incentive program to encourage more resilient choices for private development design, maintenance, and renewal	E	Planning Engineering	2020	Cap and Op	\$\$	Available*	M	Within local control	Green Building Strategy (Edoc: 2979921)
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#### **Parks and Environment**

##### **Objective 5: Support the long-term health of natural forest ecosystems and fire disturbance regimes**

5.1	Proactively manage all District owned forested areas to increase forest resilience, health, and structure and simultaneously reduce other natural hazards	A	Environment	2018	Op	\$\$	Available*	M	Requires external approval	NA
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##### **Objective 6: Reduce the spread of invasive organisms**

6.1	Implement the Invasive Plant Management Strategy to manage, prevent, treat, and control harmful invasive plants on both public and private land	A	Policy Plan. Parks	2025	Cap and Op	\$\$	Available*	H	Within local control	Invasive Plant Management Strategy (Edoc: 2576575)
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<b>Objective 7: Restore and protect existing native biodiversity</b>										
7.1	Generate area-specific guidelines to acquire sensitive areas, restore existing lands with native species, and increase connectivity between biodiversity hubs, within a Biodiversity Conservation Strategy	G	Environment Parks	2020	Cap	\$\$\$	Required but not identified	H	Within local control	NA
<b>Objective 8: Preserve and enhance the viability of ecologically sensitive areas and critical habitat along the foreshore (e.g., intertidal)</b>										
8.1	Create and implement a Coastal Hazard Development Permit Area to protect people, property, and foreshore ecosystems from coastal impacts	G	Policy Plan. Environment	2018	Cap	\$\$	Required and likely to be secured	H	Requires external approval	NA
<b>Health and Safety</b>										
<b>Objective 9: Reduce potable water consumption</b>										
9.1	Develop and implement programs for rainwater and grey water collection and recycling	A	Engineering Parks	2020	Cap and Op	\$\$	Required and likely to be secured	M	Within local control	NA
<b>Objective 10: Provide alternative water sources for emergency response</b>										
10.1	Plan for the distribution of alternative potable water supply during an emergency	A	Engineering NSEM	2017	Cap	<\$	Required and likely to be secured	L	Within local control	NA
<b>Objective 11: Upgrade the District's preparedness and response to heat waves and poor air quality</b>										
11.1	Create more opportunities for heat refuge areas in the District	A	Planning Parks Rec Com.	2020	Cap and Op	\$\$	Available*	M	Within local control	NA
11.2	Seek opportunities for interagency coordination to minimize adverse health impacts to staff, responders, and the public during heat waves and poor air quality advisories	E	NESM	3 meetings per year	Op	<\$ (NESM)	Available*	L	Requires coordination with other jurisdictions	NA
<b>Implementation</b>										

<b>Objective 12: Support the implementation of adaptation actions</b>										
12.1	Assign specific indicators for each adaptation action to help monitor progress	G	Planning	2017	Op	<\$	Available*	L	Within local control	Appendix B in this Strategy
12.2	Integrate Required Actions into existing plans and decision-making processes to increase the likelihood of completion	G	Planning	2018	Op	<\$	Available*	M	With local control	NA

\*Subject to approval of annual Financial Plan

## Appendix A: Detailed Climate Projections Summary for the District

Climate modelling for the District was completed by the Pacific Climate Impacts Consortium (PCIC) to better understand how the District's climate may change by the 2050s. Modelling was focused on the 2050s because these are the climatic changes that will be unavoidable, regardless of the extent of global mitigation efforts. An ensemble of twelve global climate models<sup>23</sup> was used to assess projected changes in: temperature; precipitation amounts; precipitation timing; changing precipitation patterns, extreme weather events of greater frequency and severity, and sea level rise.<sup>24</sup>

Future projections for the 2050s represent an average of the modelled values over a 30-year period from 2041 to 2070. The 2050 projections are relative to a baseline of the 1980s (1971-2000) and are based on the "business as usual" greenhouse emissions scenario (RCP 8.5). Averages provided are the mean of the global climate model ensemble, calculated over the entire District of North Vancouver boundary, and ranges represent the tenth and ninetieth percentiles of the global climate model ensemble. Seasons are presented as winter (December, January, and February), spring (March, April, and May), summer (June, July, and August), and fall (September, October, and November).

While most of the projected climatic changes described in this summary are generally uniform in areas near sea level, certain climate indices may differ between lower and higher elevations as well as between regions adjacent to the ocean and those further from the shoreline. Maps that document this spatial variability have been provided for some of these climate indices. These maps were created using a regional downscaling approach (BCCAQ) with elevation corrections to achieve 800-metre resolution, and values at individual map cells may differ slightly from actual sites in the District.

### Temperature Change (Increasing Temperatures)

Average annual temperature in the District is expected to increase by 2.9°C, with the greatest increase (3.6°C) occurring in the summer months (figure A1). By the 2050s, average daytime high temperatures in September will be hotter than temperatures occurring presently in July and August. In addition, the number of summer days above 25°C (SU) in the District will more than double by the 2050s, from 18 to 44 days per year, on average. In general, valleys and low-lying areas in the District will experience the most summer days above 25°C (50 to 80 days per year) and higher elevations (i.e., Grouse and Seymour mountains) will experience the fewest

<sup>23</sup> Temperature, precipitation, and indices of extremes were determined from an ensemble of 12 Global Climate Models as described at <http://www.pacificclimate.org/data/statistically-downscaled-climate-scenarios> (i.e., CMIP5 models following RCP 8.5 downscaled with BCCAQ)

<sup>24</sup> Sea level rise projections were determined from Ausenco Sandwell. (2011). Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use. Report prepared for BC Ministry of Environment. Retrieved from: [http://www.env.gov.bc.ca/wsd/public\\_safety/flood/pdfs\\_word/draft\\_policy\\_rev.pdf](http://www.env.gov.bc.ca/wsd/public_safety/flood/pdfs_word/draft_policy_rev.pdf)

(<10 days per year) (figure A2). Summer maximum temperatures (TXX) are projected to increase by 3.9°C, while winter minimum temperatures (TNN) will warm by 5.1°C. Similarly, very hot days, expected to occur once every 20 years (RP20Tx), are projected to intensify, rising from 33°C to 38°C by the 2050s.

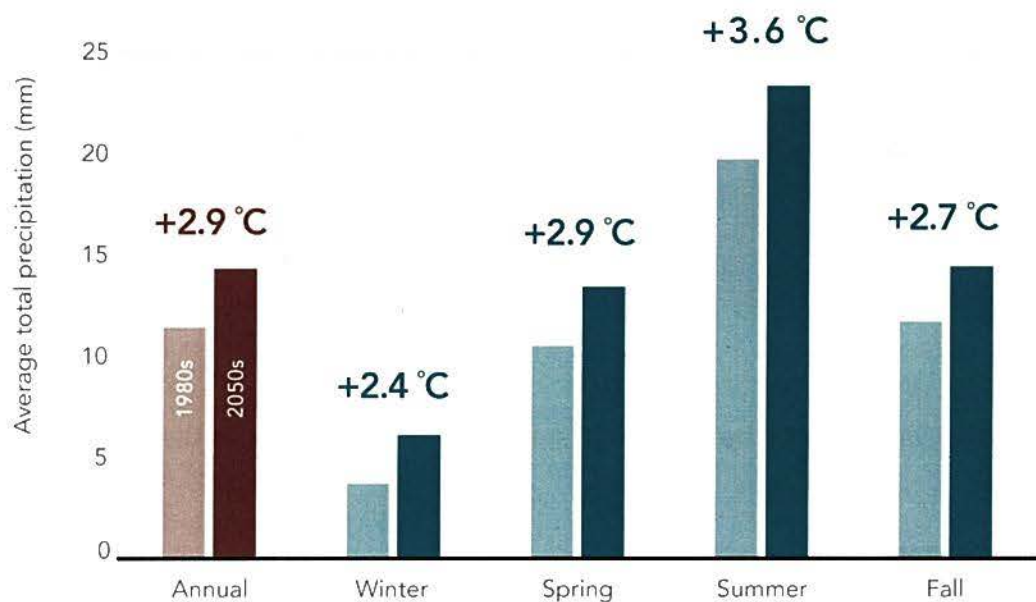


Figure B1. Average annual and seasonal daytime high temperatures in the District.

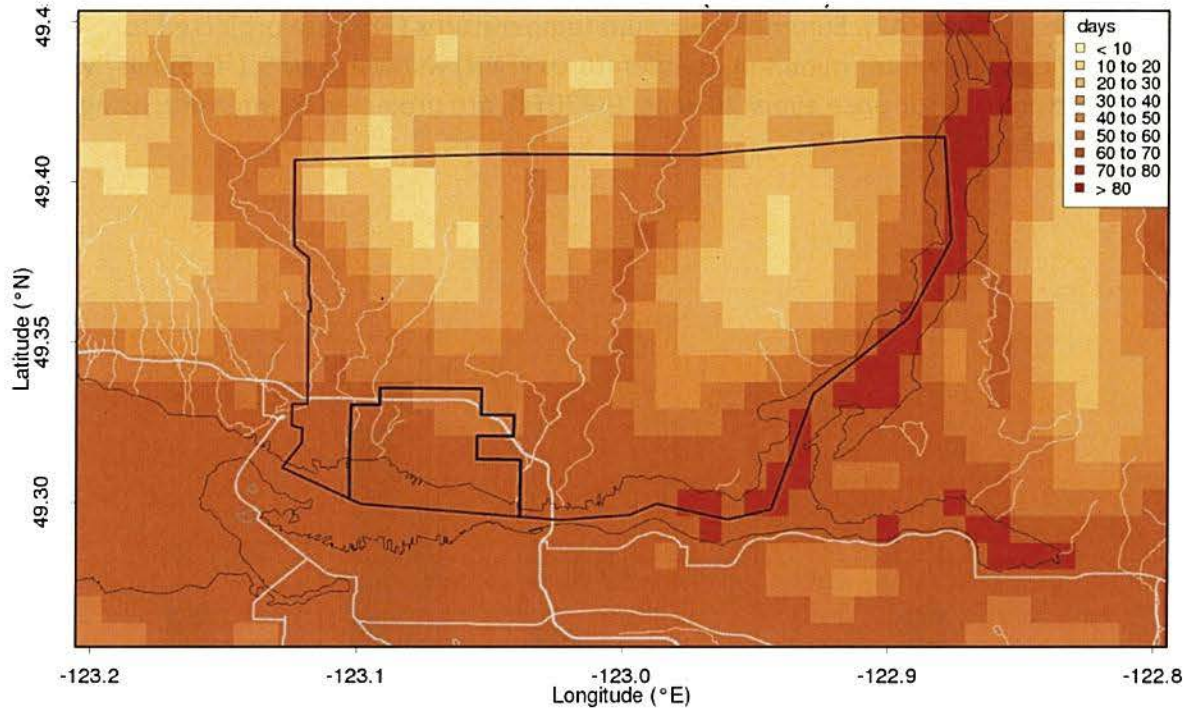


Figure B2. Spatial variability in the number of summer days above 25°C in the District by the 2050s.

### Heating and Cooling

By the 2050s, warmer winter, spring, and fall minimum temperatures will result in lower heating demand with 24% fewer heating degree days (HDD), from about 3800 to 2900 days per year. In contrast, warmer summer temperatures are expected to drive greater cooling requirements as cooling degree days (CDD) increase from about 40 to 180 degree days per year. Hot summer days (days above 30°C) (SU30) that occurred only twice per year on average in the past are projected to occur 13 times per year in the 2050s. In addition to these individual hot days, extended periods of hot temperatures associated with heat waves are also expected to occur more frequently.

### Ecosystem Impacts

The projected warming has implications for ecosystems in the District, including a 68% reduction in the number of days with ice (ID) and a 63% reduction of days with frost (FD). Fewer ice and frost days will likely increase the potential for pests and invasive organisms to thrive in the District. In addition, the length of the growing season (GSL) and number of growing degree days (GDD) will increase by 29% and 52%, respectively. These changes could improve the growth and productivity of typical plants and crops in the region and allow for new species and varieties to grow; however, seasonally waterlogged soils, decreased water availability, and extreme heat may hinder any crop productivity.

## Precipitation Change (Drier Summers and Wetter Winters)

A modest 5% increase in annual total precipitation is projected for the District by the 2050s (figure A3). However, this rain is expected to fall during increasingly extreme events, with 33% more precipitation on very wet days (R95p) and 58% more on extremely wet days (R99p). Events that are expected to occur once every 20 years (RP20p), and which are often associated with flooding, are projected to increase in intensity by 19%.

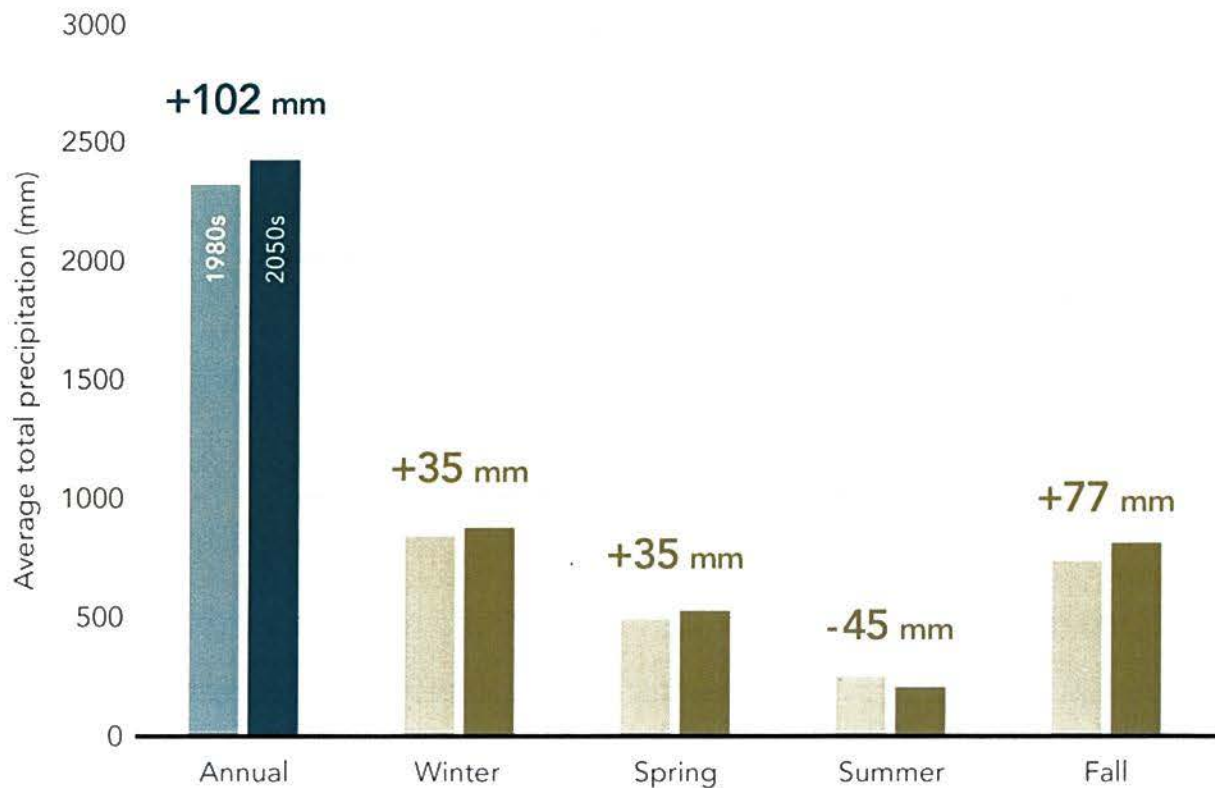


Figure B3. Average annual and seasonal total precipitation in the District.

Precipitation changes vary seasonally, exacerbating the existing differences between the wet and dry months of the year. Projections indicate that winter, spring and fall in the District will see increases in rainfall totals between 4% and 11%. Despite the projected increased intensity of annual wet events (R95p and R99p), the amount of rain in the summer is expected to

decrease by 18%, and the maximum length of dry spells (CDD) in a year (which typically occur in the summer) is projected to increase by 19% (from 19 to 23 consecutive dry days per year, on average).

### Snowpack

Precipitation as snow and snowpack are projected to decrease significantly over time. In the District, snowpack is typically highest in the spring months, after snow has accumulated over the winter and early spring, with April 1st snow depth measuring 90 cm on average in the 1980s. Projections indicate that, on average, April 1st snowpack in the District will decrease by 89% by the 2050s. However, the projected changes will differ depending on elevation. At elevations near sea level, where snowpack was low in the past, declines of up to 100% are projected to occur (figure A4). At higher elevations, the projected changes are smaller, with declines of less than 30% on the upper portions of Grouse and Seymour mountains.

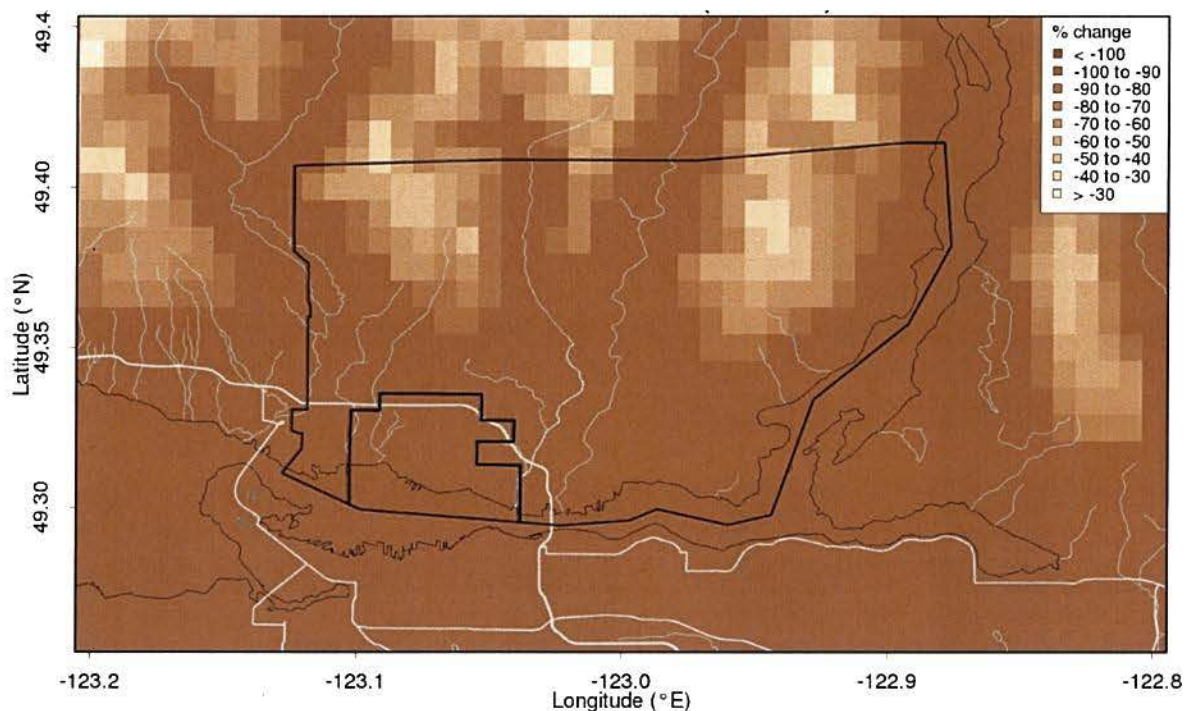


Figure B4. Spatial variability in the percent change in April 1st snowpack in the District by the 2050s.

### Extreme Weather (More Frequent and Severe Extremes)

The indices of extremes give an indication of how climate conditions that are currently infrequent will change in frequency and/or intensity in the future. In addition to the

temperature and precipitation extremes mentioned in the sections above, the District could experience an increase in the frequency and severity of windstorms.

Damaging windstorms in coastal BC are often associated with extratropical cyclones from the Pacific Ocean that occur primarily during the fall and winter months. The Intergovernmental Panel on Climate Change (IPCC) states that climate model projections suggest a possible northward shift in the stormtracks of these events in the future, which could lead to increased frequency of extreme winds on the coast.<sup>25</sup> An analysis of climate change in the Georgia Basin<sup>26</sup> found that local projections of wind speeds were mixed, with both increases and decreases possible in the future. In this study, some climate models project extreme wind events to occur up to 2.6 times more often in the 2050s than in the past, while others project they will occur less than 0.1 times as often. Overall, these results imply that the future change in windstorms remains uncertain.

## Sea Level Rise

Different climate models show different projections for future sea level rise. Given this model-based uncertainty and the rapid rise in ocean levels observed in the past decades, the BC Government released guidelines<sup>27</sup> in 2011 for evaluating long-term land use planning. In these guidelines, sea level in BC is expected to increase by 0.5 m by the 2050s, 1 m by 2100, and 2 m by the 2200s. Nonetheless, local factors—such as the vertical movement of land (i.e., subsidence or uplift), wind currents, and wave action—greatly influence the extent of sea level rise in a particular area and must be considered when examining local impacts.

**Table B1.** Past climate indices and projected future changes in the District of North Vancouver.

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<sup>25</sup> IPCC. (2013). Chapter 14: Climate Phenomena and their Relevance for Future Regional Climate Change. In *Climate Change 2013: The Physical Science Basis. Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change*. Retrieved from: [http://www.climatechange2013.org/images/report/WG1AR5\\_Chapter14\\_FINAL.pdf](http://www.climatechange2013.org/images/report/WG1AR5_Chapter14_FINAL.pdf)

<sup>26</sup> Murdock et al. (2012). *Georgia Basin: Projected Climate Change, Extremes, and Historical Analysis*. Retrieved from: [https://www.pacificclimate.org/sites/default/files/publications/GeorgiaBasinImpacts\\_Final.pdf](https://www.pacificclimate.org/sites/default/files/publications/GeorgiaBasinImpacts_Final.pdf)

<sup>27</sup> Ausenco Sandwell. (2011). *Climate Change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use*. Report prepared for BC Ministry of Environment. Retrieved from: [http://www.env.gov.bc.ca/wsd/public\\_safety/flood/pdfs\\_word/draft\\_policy\\_rev.pdf](http://www.env.gov.bc.ca/wsd/public_safety/flood/pdfs_word/draft_policy_rev.pdf)

Index	Label	Past (1980s)	Future Change (2050s)	Percent Change (2050s)
Coldest Winter Days	TNN	-13.8 °C	+5.1 (3.4 to 6.9) °C	N/A
Cooling Degree Days	CDD	36 days	+141 (58 to 229) days	385 (212 to 595)%
Dry Spells	CDD	19 days	+4 (0.5 to 7) days	19 (3 to 30)%
Extreme Precipitation (20 Year)	RP20p	121 mm	+23 (7 to 39) mm	19 (6 to 32)%
Extreme Temperature (20 Year)	RP20Tx	33 °C	+5 (3 to 6) °C	N/A
Extreme Wet Day Precipitation	R99p	154 mm	+86 (25 to 175) mm	58 (16 to 127)%
Frost Days	FD	92 days	-58 (-68 to -46) days	-63 (-76 to -50)%
Growing Degree Days	GDD	1467 days	+760 (411 to 1114) days	52 (27 to 78)%
Growing Season Length	GSL	217 days	+64 (43 to 82) days	29 (20 to 38)%
Heating Degree Days	HDD	3834 days	-927 (-1241 to -583) days	-24 (-33 to -16)%
Ice Days	ID	13 days	-9 (-11 to -5) days	-68 (-80 to -48)%
Summer Days	SU	18 days	+26 (16 to 36) days	144 (88 to 200)%
Hot Summer Days	SU30	2 days	+11 (5 to 16) days	550 (250 to 800)%
Warmest Summer Days	TXX	30 °C	+3.9 (2.5 to 4.8) °C	N/A
Wet Day Precipitation	R95p	498 mm	+158 (44 to 272) mm	33 (9 to 59)%

**Table B2.** Definition of climate indices.

Index	Label	Definition	Example of what the indices could indicate
Coldest Winter Days	TNN	Min temperature of the coldest day in winter	Potential for pests to thrive through the winter
Cooling Degree Days	CDD	Total of the number of degrees above 18°C that occur daily, summed over each day of the year	Energy demand for cooling
Dry Spells	CDD	Number of consecutive days with precipitation less than 1 mm	Reduce reservoir levels and increased wildfire risk
Extreme Precipitation (20 Year)	RP20p	Maximum daily precipitation expected to occur once every 20 years	Potential for flooding after extreme one-day rain events that occur once every 20 years
Extreme Temperature (20 Year)	RP20Tx	Maximum daily temperature expected to occur once every 20 years	Potential for heat stress during extreme one-day heat events that occur once every 20 years
Extreme Wet Day Precipitation	R99p	Total precipitation that falls on the wettest days of the year (i.e., days when precipitation exceeds the 99 <sup>th</sup> percentile of wet days in the past)	Intensity of extreme wet days during the year
Frost Days	FD	Annual count of days where minimum temperature is below 0°C, which may result in frost	Potential for invasives and pests to thrive
Growing Degree Days	GDD	Total of the number of degrees above 5°C that occur daily, summed over each day of the year	Improved plant growth and potential for invasives to thrive
Growing Season Length	GSL	Number of days between the first span of 6 days in spring with daily average temperatures above 5°C, and the first span of 6 days in fall with daily average temperatures below 5°C	Improved productivity of typical plants/crops in the region and new species and varieties
Heating Degree Days	HDD	Total of the number of degrees below 18°C that occur daily, summed over each day of the year	Energy demand for heating
Ice Days	ID	Annual count of days where maximum temperature is below 0°C, which may result in ice	Resource demand for snow and ice removal

Index	Label	Definition	Example of what the indices could indicate
Summer Days	SU	Annual count of days where maximum temperature is greater than 25°C	Typical “summer weather” in the District
Hot Summer Days	SU30	Annual count of days where maximum temperature is greater than 30°C	Potential for heat waves when persistent hot summer days occur
Warmest Summer Days	TXX	Max temperature of the warmest day in summer	Potential for heat stress
Wet Day Precipitation	R95p	Total precipitation that falls on the wettest days of the year (i.e., days when precipitation exceeds the 95 <sup>th</sup> percentile of wet days in the past)	Intensity of wet days during the year

## Appendix B: Potential Indicators for Required Actions

Required Action		Potential Indicators
<b>Municipal Services</b>		
<b>Objective 1: Strengthen the District's capacity to simultaneously respond to and recover from extreme weather events and provide continuity of essential municipal services</b>		
1.1	Complete business continuity plans to ensure priority service delivery	<ul style="list-style-type: none"> <li>Development of critical service evaluation matrix</li> <li># of business continuity plans</li> <li>Average time for the delivery of priority services during an emergency</li> </ul>
1.2	Purchase additional technology tools to assist in situational awareness and emergency response communication	<ul style="list-style-type: none"> <li>Option analysis of potential technology tools</li> <li># of staff trained on new technology tools</li> <li>Average time to notify staff and residents to emergency situations</li> </ul>
1.3	Provide targeted training for clerks to ensure emergency service requests and concerns are responded to in a timely manner	<ul style="list-style-type: none"> <li>% of clerks who have completed training</li> <li>Average wait time for emergency service requests and concerns</li> <li>% of Request for Service cases closed in a timely manner</li> </ul>
<b>Objective 2: Ensure critical municipal functions are served by robust power systems and alternatives are provided where systems are vulnerable</b>		
2.1	Identify critical functions that are vulnerable to power outages and develop priority response and power restoration protocols	<ul style="list-style-type: none"> <li>Analysis of energy needs for critical infrastructure and functions</li> <li>Development of protocols for response and power restoration</li> <li>% of critical infrastructure and functions that are impacted during a power outage</li> </ul>
2.2	Invest in back up power equipment for critical functions and develop fueling strategy	<ul style="list-style-type: none"> <li>Analysis of current backup power equipment</li> <li>Development of long-term fueling strategies</li> <li># of generators purchased</li> <li># of additional fuel systems installed</li> <li>Frequency of service failure</li> </ul>
<b>Infrastructure and Systems</b>		
<b>Objective 3: Increase the resiliency of municipal assets to more frequent and severe extreme weather and sea level rise</b>		
3.1	Complete the Integrated Stormwater Management Plan and implement recommendations to maintain watershed health and reduce the impacts of extreme runoff	<ul style="list-style-type: none"> <li>Development of management plans for each watershed</li> <li>% of recommendations implemented</li> <li>Proportion of permeable versus impermeable ground coverage</li> <li>Total asset losses (\$) from water and erosion damage</li> <li>Measurements of stream health (e.g., water velocity, temperature, and clarity; and bank vegetation condition and structure)</li> </ul>
3.2	Update the Community Wildfire Protection Plan and implement recommendations to strengthen capacity to respond to Wildland Urban Interface fires	<ul style="list-style-type: none"> <li>Updated Community Wildfire Protection Plan</li> <li>% of recommendations implemented</li> <li>% of high wildfire risk areas treated</li> <li>Total asset losses (\$) from fire damage</li> </ul>

3.3	Identify eco-assets, conduct risk assessment under climate change conditions, and include in Asset Management Plan	<ul style="list-style-type: none"> <li>Value (\$) of eco-assets</li> <li>Amended Asset Management Plan</li> <li>Long term operational and maintenance costs of grey infrastructure</li> </ul>
3.4	Implement recommendations in Debris Geohazard Risk and Risk Control Assessment for debris flood/flow creeks by integrating into Asset Management Plan	<ul style="list-style-type: none"> <li>% of recommendations implemented</li> <li>Amended Asset Management Plan</li> <li>% of high debris flood/flow risk areas mitigated</li> <li># of property owners educated about debris flood risks and options for risk reduction</li> <li># of culvert blockages</li> <li>Total asset losses (\$) due to debris floods/flows</li> </ul>
<b>Objective 4: Support District residents in proactively managing privately owned property to adapt to more frequent and severe extreme weather and sea level rise</b>		
4.1	Review and strengthen building and development policies to require consideration of climate change over the life cycle of a structure	<ul style="list-style-type: none"> <li># of District policies that include climate change considerations</li> <li>Total financial losses (\$) incurred by the public related to climate change</li> <li># of new developments that explicitly consider climate risks proactively</li> </ul>
4.2	Develop and implement an education and incentive program to encourage more resilient choices for private development design, maintenance, and renewal	<ul style="list-style-type: none"> <li># of residents, developers, architects etc. educated about resilient development</li> <li># of incentives offered to the public to encourage more resilience choices</li> <li># of professional development activities (for engineers, planners, etc.)</li> </ul>
<b>Parks and Environment</b>		
<b>Objective 5: Support the long-term health of natural forest ecosystems and fire disturbance regimes</b>		
5.1	Proactively manage all District owned forested areas to increase forest resilience, health, and structure, and simultaneously reduce other natural hazards	<ul style="list-style-type: none"> <li>% of forested areas in the District that are proactively managed</li> <li>Measurements of forest health (e.g., tree growth, mortality, regeneration, and crown condition; species composition; vegetation diversity and structure)</li> </ul>
<b>Objective 6: Reduce the spread of invasive organisms</b>		
6.1	Implement the Invasive Plant Management Strategy to manage, prevent, treat, and control harmful invasive plants on both public and private land	<ul style="list-style-type: none"> <li>% of recommendations implemented</li> <li>Proportion of native versus invasive plants on public and private lands</li> </ul>
<b>Objective 7: Restore and protect existing native biodiversity</b>		
7.1	Generate area-specific guidelines to acquire sensitive areas, restore existing lands with native species, and increase connectivity between biodiversity hubs, within a Biodiversity Conservation Strategy	<ul style="list-style-type: none"> <li>Analysis of areas that would benefit from biodiversity related projects</li> <li>Development of a conservation strategy that includes area-specific guidelines</li> <li>% of sensitive areas that are protected</li> <li>% of existing lands that are restored with native species</li> <li>Measures of connectivity between protected and conserved lands</li> </ul>

		<ul style="list-style-type: none"> <li>Proportion of fragmented versus connected landscapes beneficial for biodiversity</li> </ul>
<b>Objective 8: Preserve and enhance the viability of ecologically sensitive areas and critical habitat along the foreshore (e.g., intertidal)</b>		
8.1	Create and implement a Coastal Hazard Development Permit Area to protect people, property, and foreshore ecosystems from coastal impacts	<ul style="list-style-type: none"> <li>Identification of sensitive estuary areas</li> <li>Creation of Coastal Hazard Development Permit Area and guidelines</li> <li>Total asset losses (\$) due to coastal hazards</li> <li>Measurements of foreshore health (e.g., species diversity; habitat quality; seafloor integrity; and marine food web abundance and diversity)</li> </ul>
<b>Health and Safety</b>		
<b>Objective 9: Reduce potable water consumption</b>		
9.1	Develop and implement programs for rainwater and grey water collection and recycling	<ul style="list-style-type: none"> <li># of new water collection and recycling initiatives</li> <li>Water consumption per capita</li> <li>District water consumption</li> </ul>
<b>Objective 10: Provide alternative water sources for emergency response</b>		
10.1	Plan for the distribution of alternative potable water during an emergency	<ul style="list-style-type: none"> <li>Development of a water distribution strategy</li> <li># of people with access to potable water during an emergency</li> </ul>
<b>Objective 11: Upgrade the District's preparedness and response to heat waves and poor air quality</b>		
11.1	Create more opportunities for heat refuge areas in the District	<ul style="list-style-type: none"> <li>% shade coverage</li> <li># of drinking water stations</li> <li># of heat-related hospitalizations</li> </ul>
11.2	Seek opportunities for inter-agency coordination to minimize adverse health impacts to staff, responders, and the public during heat waves and poor air quality advisories	<ul style="list-style-type: none"> <li># of new connections with health and social support organizations</li> <li># of heat-related hospitalizations</li> <li># of air quality-related health issues</li> </ul>
<b>Implementation</b>		
<b>Objective 12: Support the implementation of adaptation actions</b>		
12.1	Assign specific indicators for each adaptation action to help monitor progress	<ul style="list-style-type: none"> <li># of adaptation actions with a refined list of indicators and baseline data</li> <li>Regular review and updates based on indicator progress</li> </ul>

## Appendix C: Glossary

This glossary defines terms as they are intended to be interpreted in the context of climate change. Underlined and italicized words are terms that are defined elsewhere in the glossary.

### Adaptation:

Initiatives or actions in response to actual or projected changes in climate that reduce the effects of climate change on built, natural, and social systems and take advantage of potential opportunities.<sup>28</sup> Examples include: modifying building codes to account for future climatic conditions, providing heat refuges during heat waves, and planting drought- and flood-tolerant tree species.

### Adaptive Capacity:

The ability of built, natural, and/or social systems to adjust to climate change (including climate variability and extremes) by moderating potential damages, taking advantage of potential opportunities, or coping with consequences.<sup>29</sup>

### Climate:

The average weather in a given region over a long period of time, typically 30 years or longer.

### Climate Change:

Statistically significant variations in the climate that can be caused by natural Earth processes (e.g., volcanic eruptions and ocean currents), external factors (e.g., changes in solar intensity), or by human activity (e.g., greenhouse gas emissions and changes in land use).<sup>30</sup>

### Climate Change Impact:

An issue resulting from a climate change outcome that has a positive or negative effect. Examples include infrastructure damage, injury, and loss of native biodiversity.

### Climate Change Outcome:

A hazard or event that is caused by climate change. Examples include: overland and urban floods, windstorms, and the spread of invasive organisms.

<sup>28</sup> ICLEI Canada. (2012). Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation. Retrieved from: [www.icleicanada.org/resources/item/3-changingclimate-changing-communities](http://www.icleicanada.org/resources/item/3-changingclimate-changing-communities)

<sup>29</sup> *Ibid*

<sup>30</sup> Intergovernmental Panel on Climate Change (IPCC). (2013). Climate Change 2013: The Physical Science Basis. Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change. Retrieved from: [www.climatechange2013.org](http://www.climatechange2013.org)

### **Consequence:**

The known or estimated social, economic, and environmental concerns resulting from a climate change impact. Examples include: increased mental health issues in displaced residents, higher costs of emergency response, and loss of essential ecosystems services.

### **Eco-Assets:**

Naturally built environments that provide ecosystem services. Examples include: forests, wetlands, and foreshores.

### **Ecosystem Services:**

The benefits people obtain from the natural environment. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreation, and social benefits; and supporting services such as nutrient cycling that maintain favourable conditions for life on Earth.

### **Extreme Weather Event:**

A meteorological event that is rare for a particular time of year and/or place and is beyond the normal range of activity.<sup>31</sup> Examples include: windstorms, heat waves, and droughts.

### **Green Infrastructure:**

Physically built natural environments that provide municipal services and ecosystem services. Examples include: green roofs, artificial wetlands, and rain gardens.

### **Grey Infrastructure:**

Physically built environments that provide municipal services. Examples include: roads, sewers, and buildings.

### **Likelihood:**

The probability of a particular climate change outcome or climate change impact occurring.

### **Maladaptation:**

Any changes in natural or human systems that do not succeed in reducing vulnerability to climate change but instead increase it.<sup>32</sup> For example, a sea wall can increase vulnerability if there is extensive development behind it.

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<sup>31</sup> ICLEI Canada. (2012). Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation. Retrieved from: [www.icleicanada.org/resources/item/3-changingclimate-changing-communities](http://www.icleicanada.org/resources/item/3-changingclimate-changing-communities)

<sup>32</sup> Intergovernmental Panel on Climate Change (IPCC). (2007a). Climate Change 2007: Impacts, Adaptation and Vulnerability. Contribution of Working Group II to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change. Retrieved from: [www.ipcc.ch/index.htm](http://www.ipcc.ch/index.htm)

**Mitigation:**

Policy, regulatory, and project-based measures that help stabilize or reduce greenhouse gas emissions and/or enable natural systems to natural sequester greenhouse gases (e.g., preventing forested areas from being developed into to urban cities). These actions prevent future climate change from happening.<sup>33</sup> Examples include: renewable energy programs, energy efficiency frameworks, and land-use policies.

**Municipal Services:**

The benefits people obtain from the physically built environment. These include provisioning services such as water, sanitation and transportation; regulating services such as flood and disease control; cultural services such as spiritual, recreation, and-social benefits; and supporting services such as conservation and restoration of values derived from eco-assets that provide ecosystem services.

**Resilience:**

The capacity of a system, community, or society exposed to hazards to adapt, by resisting or changing, in order to reach and maintain an acceptable level of functioning and structure.<sup>34</sup>

**Risk:**

A measure of the expected outcome of an uncertain event, which is estimated by combining an event's likelihood by the expected consequences. The concept of risk helps to grapple with uncertainty and allows for the comparison of potential impacts.<sup>35</sup>

**Uncertainty:**

A state of incomplete knowledge that can result from a lack of information or from disagreement about what is known or even knowable. It may have many types of sources, from imprecision in the data to ambiguously defined concepts or terminology, or uncertain projections of human behaviour.<sup>36</sup>

**Vulnerability:**


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<sup>33</sup> *Ibid*

<sup>34</sup> *Ibid*

<sup>35</sup> CNV. (2013). City of North Vancouver Climate Change Adaptation Plan. Retrieved from: <http://www.cnv.org/your-government/living-city/climate-action/climate-change-adaptation>

<sup>36</sup> Intergovernmental Panel on Climate Change (IPCC). (2013). Climate Change 2013: The Physical Science Basis. Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change. Retrieved from: [www.climatechange2013.org](http://www.climatechange2013.org)

The degree to which a system is susceptible to, or unable to cope with, the adverse effects of climate change. Vulnerability is a function of both the sensitivity and the adaptive capacity of a given system.<sup>37</sup>

**Vulnerable Population:**

Community members that experience greater impacts compared to the general population. This can result from the inability to move to avoid risks or afford adaptation measures. Examples include: homeless, low-income, youth, and elderly citizens, and outdoor workers.

**Weather:**

The short term (i.e., minutes to weeks), day-to-day variability in atmospheric conditions (e.g., temperature, precipitation, and wind) in a given region.<sup>38</sup>

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<sup>37</sup> ICLEI Canada. (2012). Changing Climate, Changing Communities: Guide and Workbook for Municipal Climate change adaptation. Retrieved from: [www.icleicanada.org/resources/item/3-changingclimate-changing-communities](http://www.icleicanada.org/resources/item/3-changingclimate-changing-communities)

<sup>38</sup> CNV. (2013). City of North Vancouver Climate Change Adaptation Plan. Retrieved from: <http://www.cnv.org/your-government/living-city/climate-action/climate-change-adaptation>

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## The District of North Vancouver

### INFORMATION REPORT TO COUNCIL

July 6, 2017  
File: 13.6770

**AUTHOR:** Sarah Dal Santo, Section Manager Policy Research AND  
Fiona Dercole, Section Manager Public Safety, Engineering Technical Services

**SUBJECT:** Follow up from June 20, 2017 Workshop on Climate Action

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#### REASON FOR REPORT:

At the June 20, 2017 Council Workshop on the draft Climate Change Adaptation Strategy, Council requested additional information to clarify the following:

- (i) climate mitigation versus climate adaptation;
- (ii) coordination and interrelationships between Federal, Provincial, and Regional government climate change initiatives;
- (iii) connections to other corporate and community wide District plans and programs;
- (iv) potential opportunities for partnering with neighbour jurisdictions on climate action.

This report provides information in response to the above.

#### BACKGROUND:

See the staff report and presentation attached to the June 20 Council Workshop.  
<http://app.dnv.org/OpenDocument/Default.aspx?docNum=3241937> (Item 3.1).

The District has demonstrated strong corporate leadership on climate change initiatives. In 2001 the District joined the Partners for Climate Protection (PCP) program that establishes a 5 step milestone approach to reducing corporate and community GHG emissions. In 2007 the District became a signatory of the BC Climate Action Charter, agreeing to participate in the annual Climate Action Revenue Incentive Program (CARIP) reporting of climate actions and GHG emissions and working towards carbon neutrality in our corporate operations. In 2011 Council adopted the Official Community Plan (OCP) which includes climate action policies and a community greenhouse gas (GHG) reduction target of 33% below 2007 levels by 2030. In 2015 the District developed a Strategic Energy Management Plan to guide the reduction of GHG emissions and to improve energy efficiencies in District operations and facilities. The District's 2015 – 2018 Corporate Plan includes climate action as an important priority.

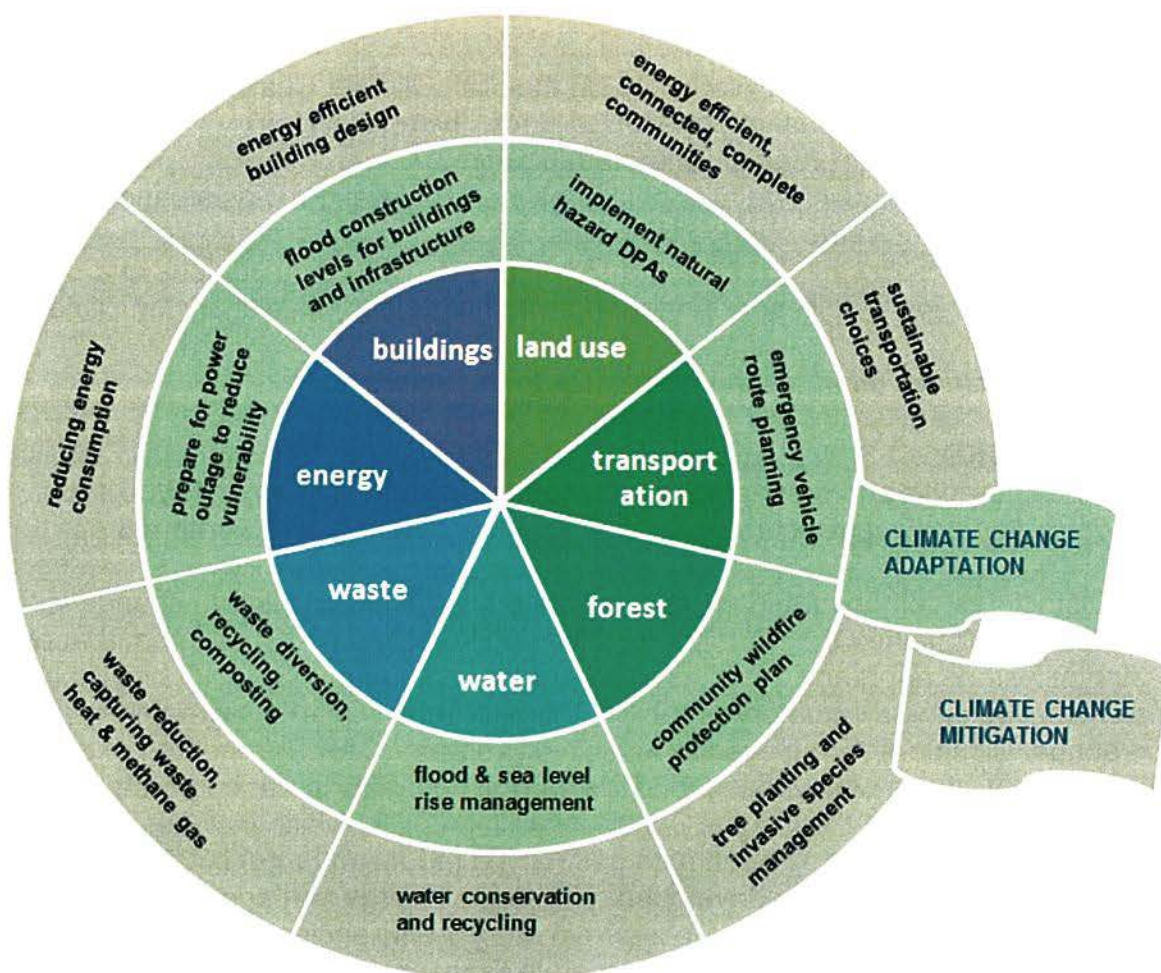
**ANALYSIS:**

This section addresses each of the above inquiries sequentially.

(i) Climate mitigation versus climate adaptation

Mitigation and adaptation represent two primary responses to climate change. Climate mitigation refers to efforts to limit climate change by reducing or preventing greenhouse gas (GHG) emissions. Mitigation may include improving energy efficiencies, using new technologies and renewable energies, changing management practices, or consumer behaviour.

Climate adaptation involves anticipating the effects of climate change and taking appropriate action to prevent or minimize the risks of potential climate change impacts. Examples of adaptation include updating building and infrastructure standards to adapt to future climate conditions, preparing hazard response plans, and more. Figure 1 provides additional examples of community climate mitigation and adaptation measures.



**Figure 1: Sample climate change mitigation and adaptation measures.**

Comprehensive climate action includes both climate mitigation and climate adaptation.

(ii) Interrelationships between federal, provincial, and regional government climate change initiatives.

Canadian provinces, territories, and regions have already experienced severe climate change impacts including forest fires, flooding, landslides, coastal erosion, thawing permafrost, invasive species, and the spread of diseases previously foreign to Canada. These impacts have significant and costly implications for population health, economic prosperity, and ecological resilience.

Recognizing the important role of all governments in the global effort to reduce GHG emissions and to plan for adaptive and resilient futures, all three (3) levels of senior governments have made major commitments to towards climate action. Figure 2 provides a snapshot of senior government climate action legislation, plans and commitments.

Senior levels of government have also invested in important grants to assist local governments in their climate action efforts. The Government of Canada endowed the Federation of Canadian Municipalities (FCM) with \$550 million to establish the Green Municipal Fund. An additional \$125 million top-up to this endowment was announced in 2016 and will be added to the Fund in 2017-18. The Fund supports partnerships and leveraging of both public and private-sector funding to reach higher standards of air, water and soil quality, and climate protection. FCM also currently offers grants of up to \$1 million for climate change capital projects to help local governments in reducing GHG emissions and adapting to climate change impacts. The National Disaster Mitigation Program also offers risk assessment and planning grants for reducing flood risk.

(iii) Connections to other District plans and programs.

The District of North Vancouver (District) is already making significant strides to addressing climate change. The Strategic (Corporate) Energy Management Plan (in effect), Climate Change Adaptation Strategy (underway) and the Community Energy and Emissions Plan (CEEP, pending), are complementary documents that will work together to provide a robust and coordinated climate action strategy for the District.

Figure 3 illustrates a coordinated corporate and community climate action strategy for the District. Corporate strategies relate to corporate operations including District owned buildings, fleet vehicles, street lights, utilities and infrastructure.

Community wide strategies relate to residential, commercial and industrial buildings, community transportation, energy and water consumption, and solid waste.

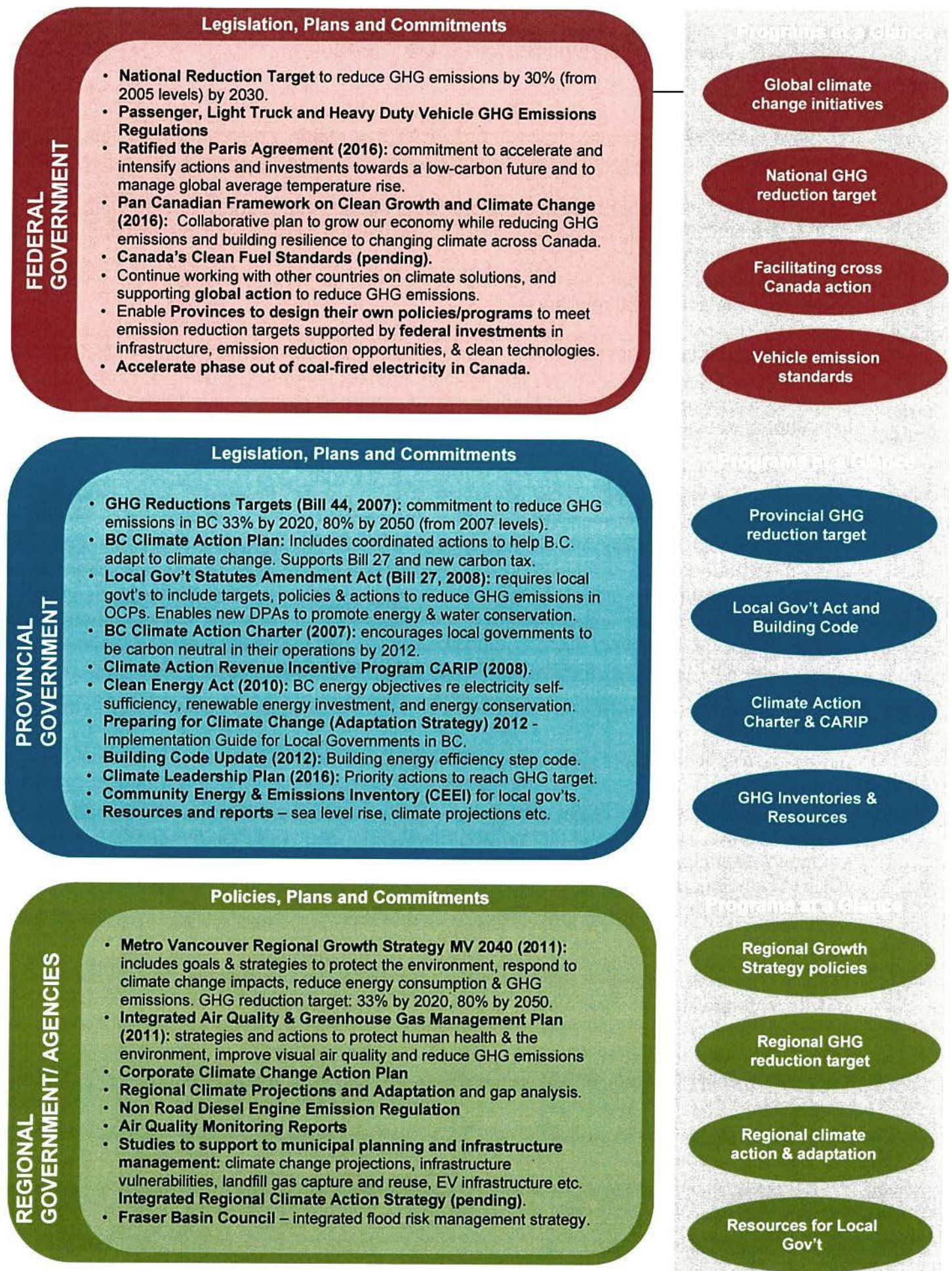
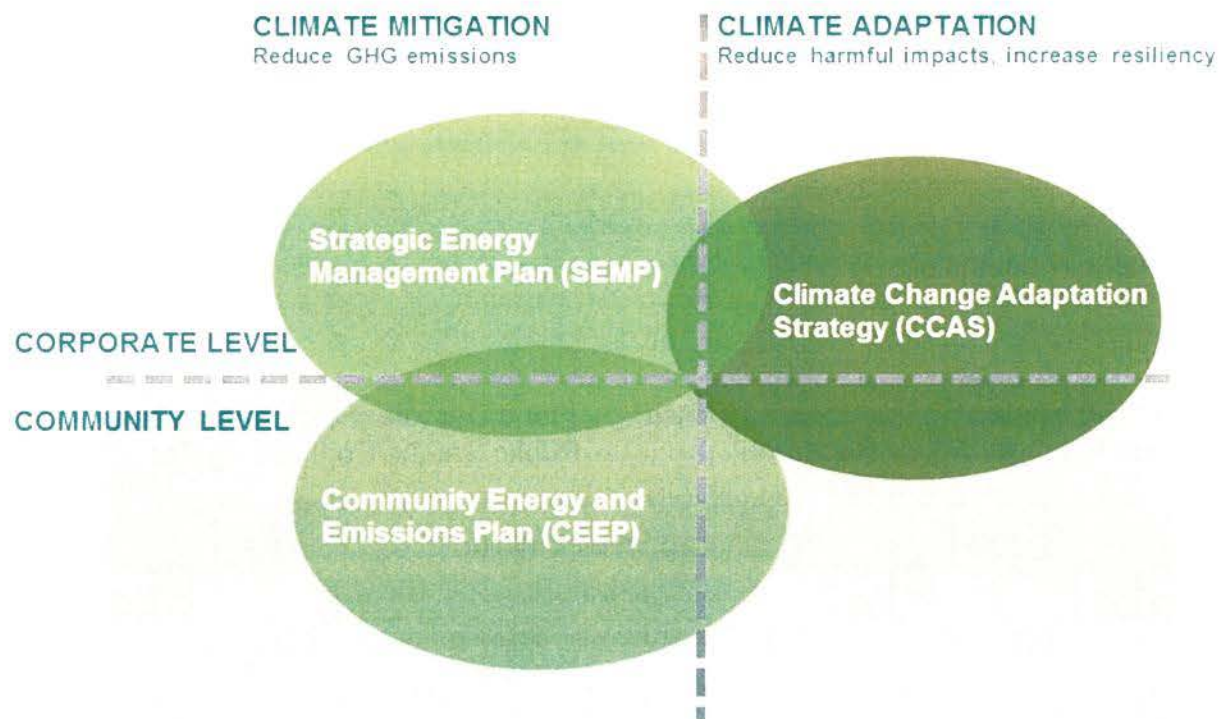


Figure 2: Summary of senior government climate action legislation, plans and commitments.



**Figure 3: Coordinated corporate and community climate action strategy for the District.**

Once approved, Climate Change Adaptation Strategy (CCAS) and Community Energy and Emissions Plan (CEEP) recommendations and actions will be integrated into existing municipal plans (official community plan, transportation, parks and open space, integrated stormwater management, emergency plans, asset management plans etc.) and programs (natural hazard management, ecological management strategy etc.) throughout the organization. Implementation costs will be presented for Council's consideration through the Long Term Funding and Asset Management Plans.

(iv) Potential opportunities for partnering with neighbour jurisdictions on climate action.

There is no 'one-size fits all' approach to climate action for communities. Projected climate change impacts will differ between regions and communities. That said, information exchange and lessons learned from other jurisdictions provide important opportunities to help inform local climate action strategies. District staff actively participates on regional committees (including the Regional Engineers Advisory Committee (REAC) - Climate Protection Subcommittee) to remain current on climate related topics and best practices, and to learn from the experiences of other local governments. With completion of the CCAS and the CEEP, the District will be in a position to join forces with neighbouring municipalities (District of West Vancouver and City of North Vancouver) to participate in collaborative North Shore wide climate action strategies, and to partner on joint implementation funding opportunities. This combined municipal effort has the ability to achieve greater collective impact on climate action across the North Shore. For example, the District is preparing an

FCM planning grant application to plan for sea level rise. Port of Vancouver, Squamish Nation, Tsleil-Waututh Nation, and City of North Vancouver may also partner in the project.

Staff will ensure that there are future opportunities for Council to discuss climate change matters as the CCAS and CEEP are developed.

Respectfully submitted,




Sarah Dal Santo,  
Section Manager Policy Research

AND Fiona Dercole, Section Manager  
Public Safety, Engineering Technical 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 _____	

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 24, 2017</u>
<input type="checkbox"/> Other:	Date: _____

9.6		
		
Dept. Manager	GM/ Director	CAO

## The District of North Vancouver REPORT TO COUNCIL

July 19, 2017  
File: 17.9200.05/001.000

**AUTHOR:** Nancy Kirkpatrick, Director, North Vancouver Museum and Archives

**SUBJECT: RECOMMENDED MUSEUM DEACCESSIONS #8**

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### RECOMMENDATION:

Pursuant to the report of the Director of the North Vancouver Museum and Archives, dated July 19, 2017, entitled "Recommended Museum Deaccessions #8":

**THAT** the North Vancouver Museum and Archives (NVMA) Commission is authorized to deaccession and dispose of 57 artifacts owned solely by the District of North Vancouver as outlined in the July 19, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #8;

**AND THAT** the NVMA Commission is authorized to deaccession and dispose of 17 unaccessioned objects that have been found in the Museum Collection as outlined in the July 19, 2017 report of the Director of the North Vancouver Museum and Archives entitled Recommended Museum Deaccessions #8.

### REASON FOR REPORT:

This report seeks Council's permission for the NVMA Commission to deaccession and to dispose of 74 museum artifacts in the care of the North Vancouver Museum and Archives.

### ATTACHMENTS:

1. List of 57 Museum artifacts recommended for deaccessioning and disposal, owned solely by the District of North Vancouver.
2. List of 17 unaccessioned objects, owned jointly by the District and the City of North Vancouver, and recommended for deaccessioning and disposal.

**BACKGROUND:**

This is one in an ongoing series of Museum Deaccession Reports submitted to Council since 2012 when NVMA began downsizing the collection to prepare for the move to a new museum and a new collection storage facility. It concerns artifacts considered for deaccessioning at a meeting of the NVMA staff Collections Committee on July 11, 2017 during which 282 objects were reviewed and 238 of them were recommended for deaccessioning.

The focus of the deaccessioning campaign continues to be generic items without a strong local connection, as well as objects of unknown provenance, poor quality, those that are difficult to store and items not needed for future exhibits. To date, NVMA has recommended the deaccessioning and disposal of 6,248 objects.

This report seeks Council's permission to deaccession and dispose of all 74 objects on these lists. In the opinion of the NVMA Director, no item has a fair market value in excess of \$1,000. Items on the attached lists were reviewed and approved for deaccessioning by the NVMA Commission in July 2017.

Moved by Mr. Elderton and seconded by Mr. Evans, and carried unanimously:

THAT the North Vancouver Museum & Archives Commission approves the deaccessioning and disposal of all 238 objects on the attached lists, and recommends to the municipal owner of each (City and/or District of North Vancouver as appropriate) that all 238 items be deaccessioned and disposed of, according to the provisions of the Commission's Collection Policy.

NOTE: Of the 238 objects recommended for deaccessioning, 74 are solely or jointly owned by the District of North Vancouver and 164 are solely owned by the City of North Vancouver.

**EXISTING POLICY:**

The NVMA Commission is the sole custodian of the cultural, archival and museum collections owned by the Corporations of the City of North Vancouver and the District of North Vancouver. The Commission's Collection Policy sets out the methodology for deaccessioning (ie. documenting and removing) materials from the accessioned collection (section B.6.8) and for documenting and disposing of other categories of objects (section B.6.9).

According to section D.15 of the Commission's establishing Bylaws (City of North Vancouver Bylaw No. 6019) and District of North Vancouver Bylaw No. 6789), all items recommended by the NVMA Commission for deaccession will be referred to the owner (City and/or District of North Vancouver) for final approval.

**DISCUSSION:**

No meetings of the Museum Collections Committee were held during May and June due to a lack of staff resources following the end of a grant-funded Collection Intern's term of work and other work priorities including the installation/opening of the Chief Dan George exhibit, new museum planning, and installation of the mobile exhibit at the Delbrook Community Recreation Centre. Starting the week of July 10, 2017 additional resources are being made available to this project through the partial secondment of the Reference Historian (two days per week) and the hiring of a grant-funded Museum Collection Assistant (four days per week through January 2018). These additional staff resources have enabled the Curator to re-establish a schedule of regular Collections Committee meetings through the summer and fall of 2017.

**Education Collection**

While work on the deaccessioning project slowed during May and June, a related collection review project—focusing on the Education Collection—got underway. The Education collection consists of unaccessioned materials for use in programs. This collection contains photographs, artifacts, replicas, books, media programs, costumes and activity objects used in school, public and community programs. With the exception of some commissioned pieces (acquired for the process of relaying specific concepts and ideas), the materials are all replaceable and intended for hands-on use in less-controlled settings such as schools and public events. They may be handled by non-NVMA staff.

This Collection was recently reviewed, organized, numbered, and documented. The work was carried out by NVMA staff, volunteers, and a contracted Collections Technician (using funds remaining in several small special purpose funds designated for educational resources). Objects were identified and labelled and are now being entered into NVMA's collection management database for ease of tracking. The entire Education Collection, including books, costumes and other materials, totaling approximately 1,500 items, is being catalogued by volunteers and staff and data entry for those materials will continue through fall 2017 and spring 2018.

**Timing/Approval Process:**

To date, NVMA has inventoried over 20,000 artifacts, reviewed over half for deaccessioning, and recommended the deaccessioning of 6,248 objects. The size of the museum collection has been reduced by over a third in terms of volume of space occupied and the Commission is on pace to meet the target of reducing the collection so it can be stored in approximately 3,000 sq ft of space and the existing collection storage warehouse can be vacated by May 2019.


The Commission now seeks District Council's timely approval to deaccession and dispose of the 74 items on the attached lists so preparations for a collection move and storage consolidation project may be expedited.

**Conclusion:**

A companion report is being prepared for submission to the Mayor and Council of the City of North Vancouver containing lists of objects owned solely by the City and recommended for deaccessioning and unaccessioned objects owned jointly by the City and the District that are recommended for disposal .

A list of all items formally deaccessioned will be provided by the Commission to the Purchasing Department of the City of North Vancouver so the items can be deleted from their Master list and the necessary adjustments, if any, can be made to insurance coverage for the collections.

Respectfully submitted,



Nancy Kirkpatrick

Director, North Vancouver Museum & Archives

**REVIEWED WITH:**

☐ Sustainable Community Dev. \_\_\_\_\_  
☐ Development Services \_\_\_\_\_  
☐ Utilities \_\_\_\_\_  
☐ Engineering Operations \_\_\_\_\_  
☐ Parks \_\_\_\_\_  
☐ Environment \_\_\_\_\_  
☐ Facilities \_\_\_\_\_  
☐ Human Resources \_\_\_\_\_

☐ Clerk's Office \_\_\_\_\_  
☐ Communications \_\_\_\_\_  
☐ Finance \_\_\_\_\_  
☐ Fire Services \_\_\_\_\_  
☐ ITS \_\_\_\_\_  
☐ Solicitor \_\_\_\_\_  
☐ GIS \_\_\_\_\_  
☐ Real Estate \_\_\_\_\_

External Agencies:  
☐ Library Board \_\_\_\_\_  
☐ NS Health \_\_\_\_\_  
☐ RCMP \_\_\_\_\_  
☐ NVRC \_\_\_\_\_  
☐ Museum & Arch. \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Att #1 - District of North Vancouver Owned List of Recommended Deaccessions

Quantity	Number	Object	Description	Ownership
1	2009.1.29	Camera	folding camera	DNV
	2000.9.2 2000.9.3a-c 2000.9.6a-b 2000.9.7a-b 2000.9.8 2000.9.12a-b 2000.9.57a-e 2000.9.60.a-c 2000.9.72.a-c 2000.9.73a-d			
12	2000.9.74.a-b 2000.9.75a-d	Wood plane	several assorted wood planes for smoothing	DNV
	2000.9.9 2000.9.10a-b 2000.9.17a-b 2000.9.18a-b 2000.9.19.a-b 2000.9.20a-b 2000.9.21a-b 2000.9.22a-b 2000.9.23a-b 2000.9.24a-b 2000.9.25a-b 2000.9.26a-b 2000.9.27a-b 2000.9.28a-b 2000.9.29a-b 2000.9.30a-b 2000.9.31a-b 2000.9.32a-b 2000.9.33a-b 2000.9.34a-b 2000.9.35a-b 2000.9.36a-b 2000.9.37a-b 2000.9.38a-b 2000.9.39a-b 2000.9.40a-b 2000.9.41a-b 2000.9.42a-b 2000.9.43a-b 2000.9.44a-b 2000.9.45a-b 2000.9.46a-b 2000.9.47a-b 2000.9.78a-b 2000.9.79a-b 2000.9.80a-b 2000.9.81a-b 2000.9.82a-b			
40	2000.9.91a-b	Wood plane, molding	several assorted wood planes for making molding	DNV
	2000.9.11a-e 2000.9.93			
4	2000.9.94 2000.20.49	Wood plane, misc.	several assorted wood planes	DNV

**57 Total Objects**

Att #2 - District and City of North Vancouver Jointly-Owned List of Unaccessioned Objects for Deaccession and Disposal

Quantity	Number	Object	Description	Ownership
1	2013.INV.400	Nail	Long metal nail	CNV & DNV
4	INV1354 INV1355 INV1356 INV1381	Various rusted tool fragments	Rusted steel tool fragments	CNV & DNV
1	INV1357	Can, Oil	Rusted and broken steel oil can	CNV & DNV
4	INV1360 INV1362 INV1367 INV1368	Horseshoe	Rusted steel horseshoe	CNV & DNV
1	INV1374	Singletree	Wood, cast iron end ferules and hooks, centre iron formed by two plates (above/below bar) held in place by two iron eyelet bolt/nuts,	CNV & DNV
1	2013.INV.1341	Wood plane, rabbet	wood plane for making rabbet edges	CNV & DNV
3	2013.INV.74 INV0754 INV0854	Wood plane	assorted wood planes for smoothing	CNV & DNV
2	2014.INV.540 2014.INV.548	Wood plane, molding	assorted wood planes for making molding	CNV & DNV
<b>17</b>	<b>Total Objects</b>			