

AGENDA

REGULAR MEETING OF COUNCIL

Monday, September 11, 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



www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, September 11, 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

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- 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. September 11, 2017 Regular Meeting Agenda

Recommendation:

THAT the agenda for the September 11, 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

- 3.1. North Shore Culture Days – September 29, 30 & October 1, 2017** **p. 11**
- 3.2. North Shore Keep Well Society Week – September 11 – 15, 2017** **p. 13**

4. RECOGNITIONS

4.1. Centennial Bursaries

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. July 24, 2017 Regular Council Meeting

p. 17-23

Recommendation:

THAT the minutes of the July 24, 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. Bylaws 8244, 8245 and 8246: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1801-1865 Glenaire Drive and 2064-2082 Curling Road
File No. 08.3060.20/067.16

p. 27-70

Recommendation:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" is given FIRST Reading;

AND THAT "Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8244;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8244 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8244 and Bylaw 8245 be referred to a Public Hearing.

- 9.2. Bylaw 8211: Keeping of Domestic Hens Bylaw**
Bylaw 8222: Bylaw Notice Enforcement Bylaw
Bylaw 8224: District of North Vancouver Fees and Charges Bylaw **p. 71-224**
File No. 10.4900.30/002.000

Recommendation:

THAT “Keeping of Domestic Hens Bylaw 8211, 2016” is ADOPTED;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)” is ADOPTED;

AND THAT “District of North Vancouver Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8224, 2017 (Amendment 52)” is ADOPTED.

- 9.3. Bylaws 8219, 8220 and 8221 (1946-1998 Glenaire Drive)** **p. 225-325**
File No. 09.3900.01/000.000

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)” is ADOPTED;

AND THAT “The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive)” is ADOPTED.

- 9.4. Development Permit 44.16 – 1946-1998 Glenaire Drive** **p.327-361**
(23 Unit Townhouse Development)
File No. 08.3060.20/044.16

Recommendation:

THAT Development Permit 44.16, to allow construction of a 23 unit townhouse development at 1946-1998 Glenaire Drive, is ISSUED.

- 9.5. Proposed Partial Highway Closure and Dedication Removal Bylaw 8258 -** **p. 363-369**
“2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017”
File No. 02.0930.20/495.000

Recommendation:

THAT “2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 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*.

9.6. 3033 Mountain Hwy – Zazou Salon & Academy
Application for Liquor Primary License
File No. 08.3060.20/030.17

p. 371-375

Recommendation:
THAT

1. The Council recommends the issuance of the liquor primary license to Zazou Salon & Academy for the following reasons:

The requested liquor primary license for Zazou Salon & Academy is supported by District Council as the proposed change is anticipated to have minimal impacts on the surrounding community, will target existing customers, create minimal noise pollution, and have a limited impact on parking within the area.

This support is provided with the proviso that the license will allow for the sale of alcoholic beverages to a maximum occupancy of 40 people during the operating hours of:

*Monday: 10:00 am – 9:00 pm
Tuesday to Friday: 9:00 am – 9:00 pm
Saturday: 9:00 am – 6:00 pm
Sunday: 9:30 am – 6:00 pm*

2. The Council's comments on the prescribed considerations are as follows:
 - (a) The location of the salon:

The location is within the Comprehensive Development Zone 42 (CD42) in Lynn Valley Town Centre. Access to the building is from the east entrance off of Mountain Hwy avoiding the potential for noise and activity in the shared plaza space to the south and southwest. The site has been operating as a salon and academy since the opening of the business in September 2009.

- (b) The proximity of the licensed area:

The proposed location is within the existing salon space and will not conflict with any nearby social, recreation, or public buildings.

- (c) The person capacity and hours of the salon:

The maximum capacity is 40 people with the proposed operating hours of:

*Monday: 10:00 am – 9:00 pm
Tuesday to Friday: 9:00 am – 9:00 pm
Saturday: 9:00 am – 6:00 pm
Sunday: 9:30 am – 6:00 pm*

- (d) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

There are two liquor primary licenses within the general area: "Browns Social House" and "The Black Bear Pub", which are public houses that provide food service. The proposed liquor primary license would provide the first salon lounge establishment in the area.

- (e) The impact of noise and other impacts on the community if the application is approved:

Impacts on the surrounding community resulting from the proposed liquor license are expected to be minor as the changes target existing salon customers. As the facility is located in a concrete building within the commercial area of Lynn Valley Town Centre with entry access from Mountain Hwy, noise disturbance on the surrounding neighbourhood is anticipated to be negligible. An increase in parking demand is unlikely to occur as occupancy load is unaffected.

3. The Council's comments on the views of residents are as follows:

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- *A Public Notice sign was placed on the site; and*
- *A notice requesting input on the proposal was delivered to neighbours within a 100 meter radius, including the Lynn Valley Community Association.*

Three responses from neighbours were received, all noting support for the proposed liquor license application and citing the business as a respectable establishment that supports the surrounding community.

Council recommends that the liquor primary license for Zazou Salon & Academy be endorsed as they believe the majority of residents in the surrounding area are not opposed to the proposal and that impact on the surrounding community will be minimal."

9.7. Curbside Collection of Organics – Solid Waste Collection Policy
File No.

p. 377-378

Recommendation:

THAT the District of North Vancouver Solid Waste Collection services resume the collection of all yard waste that is appropriately presented for collection. Appropriate presentation includes yard waste that is presented in the District provided wheeled carts, large Kraft paper bags and/or bundled sticks not greater than 3 feet in length and tied with natural fibre rope or twine;

AND THAT the District of North Vancouver policy of limiting the amount of yard waste set out for collection be rescinded so that there is no limit in effect for the collection of organic waste.

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 September 11, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

PROCLAMATIONS

THIS PAGE LEFT BLANK INTENTIONALLY



PROCLAMATION

“North Shore Culture Days” (September 29, 30 & October 1, 2017)

- WHEREAS:** Arts and cultural activity contributes to the well-being, health and personal development of the residents of the District of North Vancouver; and
- WHEREAS:** North Shore Culture Days is part of the national Culture Days celebrations, a collaborative coast-to-coast-to-coast volunteer movement that provides Canadians with the opportunity to participate in, and appreciate all forms of arts and culture; and
- WHEREAS:** North Shore Culture Days is a 3-day celebration where artists, arts and cultural organizations and creative groups offer a wide range of free, interactive and behind-the-scenes activities, inviting the public to discover the cultural gems that exist in their own backyard; and
- WHEREAS:** North Shore Culture Days celebrations will raise the awareness, accessibility, participation and engagement of District of North Vancouver residents in the arts and cultural life of their communities.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **September 29, 30 & October 1, 2017** as **“North Shore Culture Days”** in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 11th of September 2017

THIS PAGE LEFT BLANK INTENTIONALLY



PROCLAMATION

“North Shore Keep Well Society Week” (September 11 – 15, 2017)

- WHEREAS:** Since 1987, the North Shore Keep Well Society has been instrumental in keeping seniors out of hospitals and living healthier and independent lives longer; and
- WHEREAS:** Today, more than 500 seniors aged 60 – 97 attend weekly Keep Well classes at seven sites, from Deep Cove to Gleneagles to exercise in order to increase strength, balance and stamina, have blood pressure checks, hand and foot massage, health and nutrition information, social interaction; and
- WHEREAS:** Many seniors are still at risk of isolation and could benefit greatly from the North Shore Keep Well Society as it is widely acknowledged that physical and mental fitness contribute significantly to continuing good health and that people who have friends and support in the community stay healthier and live longer.
- NOW THEREFORE I,** Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **September 11 – 15, 2017** as **“North Shore Keep Well Society Week”** in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 11th day of September 2017

THIS PAGE LEFT BLANK INTENTIONALLY

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**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 24, 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 (via telephone)
Councillor D. MacKay-Dunn (via telephone)
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. T. Lancaster, Manager – Community Planning
Ms. J. Ryder, Manager – Real Estate & Properties
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. S. Lunn, Social Planner
Ms. A. Mauboules, Social Planner
Ms. C. Rucci, Social Planner

1. ADOPTION OF THE AGENDA

1.1. July 24, 2017 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the July 24, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. David Cook, 900 Block Lytton Street:

- Spoke to his biophysical study with regards to Grouse Mountain;
- Expressed concern that the old-growth forest shares its northern boundary with one of the most popular recreational areas on the North Shore; and,
- Expressed concern with regards to the lack of monitoring of this area and illegal trails being constructed in this environmentally sensitive area.

2.2. Mr. James Gill, 500 Block West Kings Road:

- Spoke on behalf of the Delbrook Community Association;
- Thanked staff for being mindful of the key concerns expressed by the public in the consultation process;

- Expressed concern that District residents will not be given priority for accommodation; and,
- Suggested Council explore the option of a Restricted Sale/Restricted Price option as contained in the Whistler Housing Authority model through a subsequent staff report.

2.3. Mr. Phil Chapman, 1000 Block Handsworth Road:

- Spoke in support with regards to development of non-market housing on a portion of the Delbrook Lands;
- Spoke to the increasing need of adult daycares on the North Shore; and,
- Commented on the issue of affordable housing.

2.4. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Spoke in support of item 9.1 regarding Delbrook Lands;
- Comment on the need for increased social housing and seniors care; and,
- Spoke regarding the sale of Grouse Mountain.

2.5. Mr. Juan Palacio, 200 Block West Kings Road:

- Questioned the process of deaccessioning and disposal of Museum artifacts and unaccessioned objects.

2.6. Ms. Renee Strong, Capilano Community Services Society:

- Spoke as the Executive Director for the Capilano Community Services;
- Spoke in support of the proposed development of non-market housing and community services on a portion of the Delbrook Lands;
- Thanked staff for engaging residents of the community; and,
- Spoke to the increasing need of adult daycares on the North Shore.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. July 10, 2017 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 10, 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 9.4, 9.5 and 9.6 are included in the Consent Agenda and be approved without debate.

CARRIED

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

File No. 13.6680.20/005.000

Ms. Suzy Lunn and Ms. Annie Mauboules, Community Planners, provided 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.

Public Input:

Mr. Don Peters, 600 Block West Queens Road:

- Spoke in support of item 9.1 regarding Delbrook Lands;
- Commented on the need for non-market housing; and,
- Urged Council to sensitively integrate the proposed development with single-family residences in the surrounding area.

Mr. Keith Reynolds, 600 Block West Windsor Road:

- Spoke as a member of the executive for the Delbrook Community Association;
- Urged Council to consider the proposal submitted from the Delbrook Community Association with recommendations for the use of this property;
- Questioned the composition of tenants and level of support for tenants with special needs;
- Expressed concern that there may not be enough parking spaces for residents and guests; and,
- Expressed concerns with regards to the height of the proposed five-floor building.

MOVED by Councillor MURI
SECONDED by Councillor BOND

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.

CARRIED

- 9.2. Proposed Partial Highway Closure and Dedication Removal Bylaw 8247
“2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017”**
File No. 02.0930.20/495

MOVED by Mayor WALTON
SECONDED by Councillor BASSAM

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*.

CARRIED

- 9.3. Proposed Bylaw and Amendments for the Keeping of Domestic Hens**
File No. 10.4900.30/002.000

MOVED by Councillor BASSAM
SECONDED by Councillor MACKAY-DUNN
THAT Bylaws 8221, 8222 and 8224 be abandoned.

DEFEATED

Opposed: Mayor WALTON, Councillors BOND, HANSON and HICKS

MOVED by Councillor HANSON
SECONDED by Councillor MURI

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.

CARRIED

Opposed: Councillor BASSAM and MACKAY-DUNN

9.4. Bylaws 8197 and 8198: 858, 854 & Lot 5 Orwell Street and 855 Premier Street

File No. 08.3060.20/050.15

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

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.

CARRIED

9.5. Climate Change Adaptation Strategy

File No. 13.6770

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the draft Climate Change Adaptation Strategy is adopted.

CARRIED

9.6. Recommended Museum Deaccessions #8

File No. 17.9200.05/001.000

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

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.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

- 10.3.1.** Councillor Muri reported on the opening of the new 75-hectare regional park on the slopes of Grouse Mountain that includes the Grouse Grind, BC Mountaineering Club trails and a portion of the Baden-Powell trails.

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

Councillor Bassam reported on his attendance at the Metro Vancouver Zero Waste Committee.

10.4.6. Mayors Council – TransLink – Mayor Walton

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

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

CARRIED
(8:38 p.m.)

Mayor

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Sept. 11, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



**The District of North Vancouver
REPORT TO COUNCIL**

August 28, 2017
File: 08.3060-20/067.16

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: Bylaws 8244, 8245 and 8246: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" to amend the Official Community Plan (OCP) to designate the properties at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" to rezone the properties at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road from "Single-Family Residential 7200 Zone" (RS3) to "Comprehensive Development Zone 106" (CD106) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)" be given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8244;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8244 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8244 and Bylaw 8245 be referred to a Public Hearing.

REASON FOR REPORT:

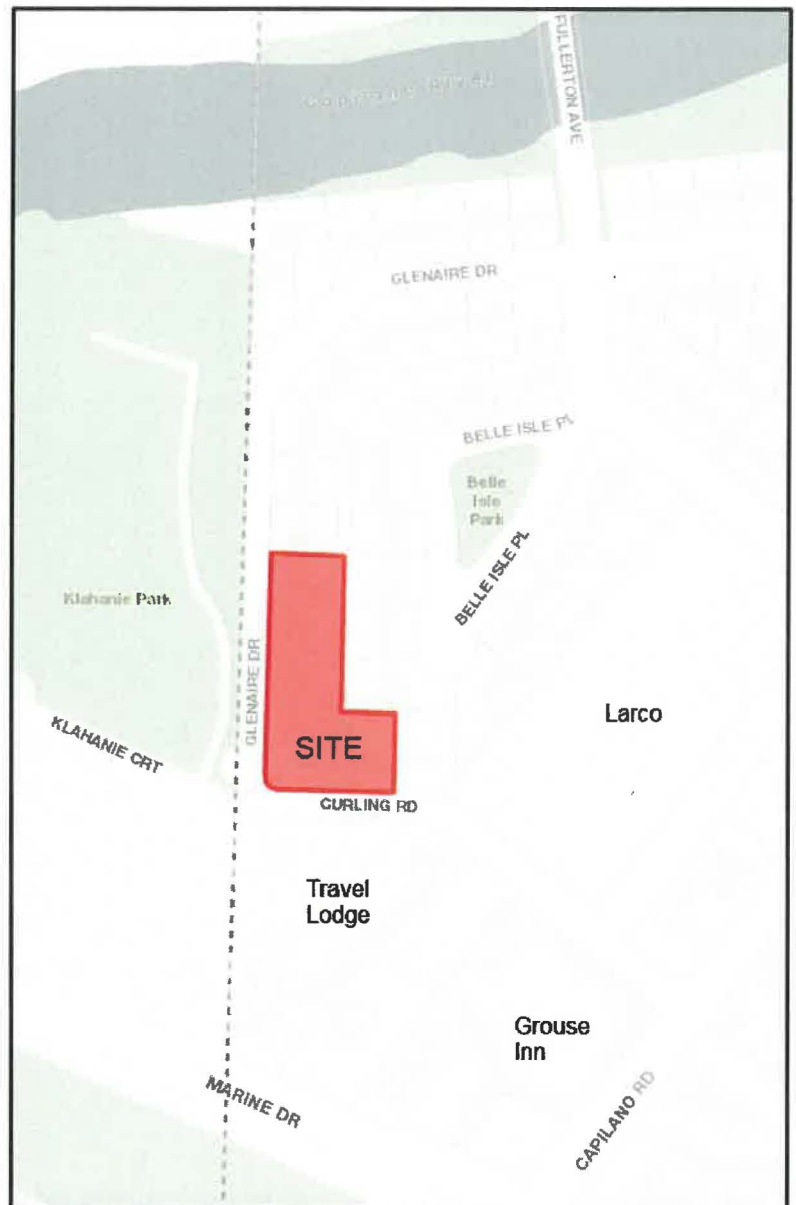
The proposed 40 unit townhouse project requires Council's consideration of Bylaw 8244 to amend the Official Community Plan (OCP), Bylaw 8245 to rezone the subject properties, and Bylaw 8246 to implement the District's Strata Rental Protection Policy.

SUMMARY:

The applicant, Cressey Developments, proposes to redevelop six residential lots located at 1801-1865 Glenaire Drive and 2064 - 2082 Curling Road, as well as a sliver of unopened municipal lane, to allow for a 40 unit, three-storey townhouse project.

Implementation of the project requires an OCP amendment, a rezoning, and a housing agreement. The OCP amendment (Bylaw 8244) would change the designation of the site from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) in accordance with the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines" endorsed by Council in July of 2014. Bylaw 8245 rezones the site to a new "Comprehensive Development Zone 106" (CD106) and the housing agreement (Bylaw 8246) would prevent future rental restrictions.

The proposal is consistent with the approved "Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines" and the bylaws are recommended for introduction, with the OCP amendment and rezoning bylaw being referred to Public Hearing. The housing agreement bylaw does not require a Public Hearing.



Site and Surrounding Area:

The site is located at the west edge of the Lions Gate Village Centre at the north side of Curling Road and east side of Glenaire Drive. The development site is approximately 4,672 sq. m. (50,289 sq. ft.) and consists of six single family lots currently zoned "Single-Family Residential 7200 Zone" (RS3) as well as a sliver of adjacent land currently configured as unopened municipal lane. Glenaire Drive terminates in a cul-de-sac adjacent to the site.

Klahanie Park in West Vancouver is located to the west and the area south across Curling Road is identified for higher density development and creation of "Curling Road Park" in the "Lower Capilano Village Centre Implementation Plan". Directly east of the site, an 88 unit townhouse development is currently being considered by Council.

BACKGROUND AND EXISTING POLICY:

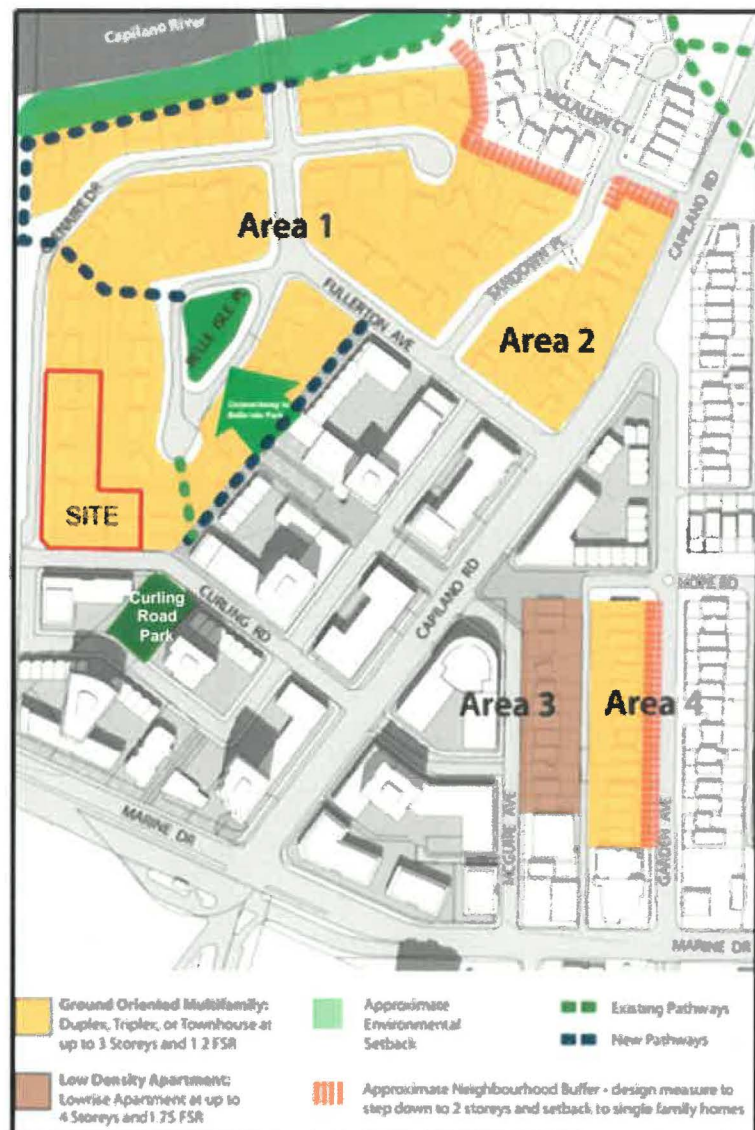
In July of 2014, District of North Vancouver Council endorsed the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines". The "peripheral policy" identifies housing forms, density and design guidelines for the peripheral area of "Lions Gate Village Centre". The subject development site is within "Area 1" which contemplates a variety of ground-oriented multi-family housing to a maximum density of 1.2 FSR for larger sites, such as the subject.

The site, and nearby single family properties, are designated "Residential Level 2: Detached Residential" (RES2) in the OCP. As envisioned in the peripheral policy, OCP amendment Bylaw 8244 (Attachment A) designates the development site "Residential Level 4: Transition Multifamily" (RES4) to allow townhouse development at a density of up to 1.2 FSR and to designate the site as Development Permit Areas for the following purposes:

- Form and Character of Commercial, Industrial and Multi-Family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

All redevelopment within the peripheral area of Lions Gate Village Centre requires an OCP amendment as outlined when the peripheral policy was endorsed.

The peripheral policy allows for a variety of ground-oriented housing types (such as duplex, triplex or townhouses) based on the nature of individual land assemblies. The townhouse development proposed is consistent with the peripheral policy, and the application is one of five townhouse proposals under application in the peripheral area.



The proposal achieves the following policy objectives:

- Three-storey townhouse development, with an FSR of 1.19, is compliant with the height and maximum density provisions of the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”;
- Development is located within a village centre which is envisioned for redevelopment;
- Development provides more housing options for families, as all 40 units are three bedroom townhouse units; and
- Development will form part of a more compact community which will reduce the reliance on cars and promote walking, biking and transit, and the site is within easy walking distance to a frequent transit corridor.

Although the above is not an exhaustive list of how this development fulfils objectives of the OCP, the overarching goal of the OCP is to concentrate 75% - 90% of future development within key centres to support protection of the natural environment, minimize change in single-family neighbourhoods, decrease car dependency, and generally promote more compact communities.

PROJECT DESCRIPTION:

The development proposal is comprised of 40 townhouse units in 6 separate three-storey buildings all with an approximate floor space ratio of 1.19. The buildings have an ‘orderly’ presence along the street frontages (see below) with a classical “row house” architectural design inspired by the nearby rugby club’s English heritage. All of the buildings incorporate similar colours, materials and building forms yet each building provides for subtle variety. The development will provide a unique architectural contrast to the more modern designs proposed in the adjacent townhouse site to the east and the higher density development site to the south.



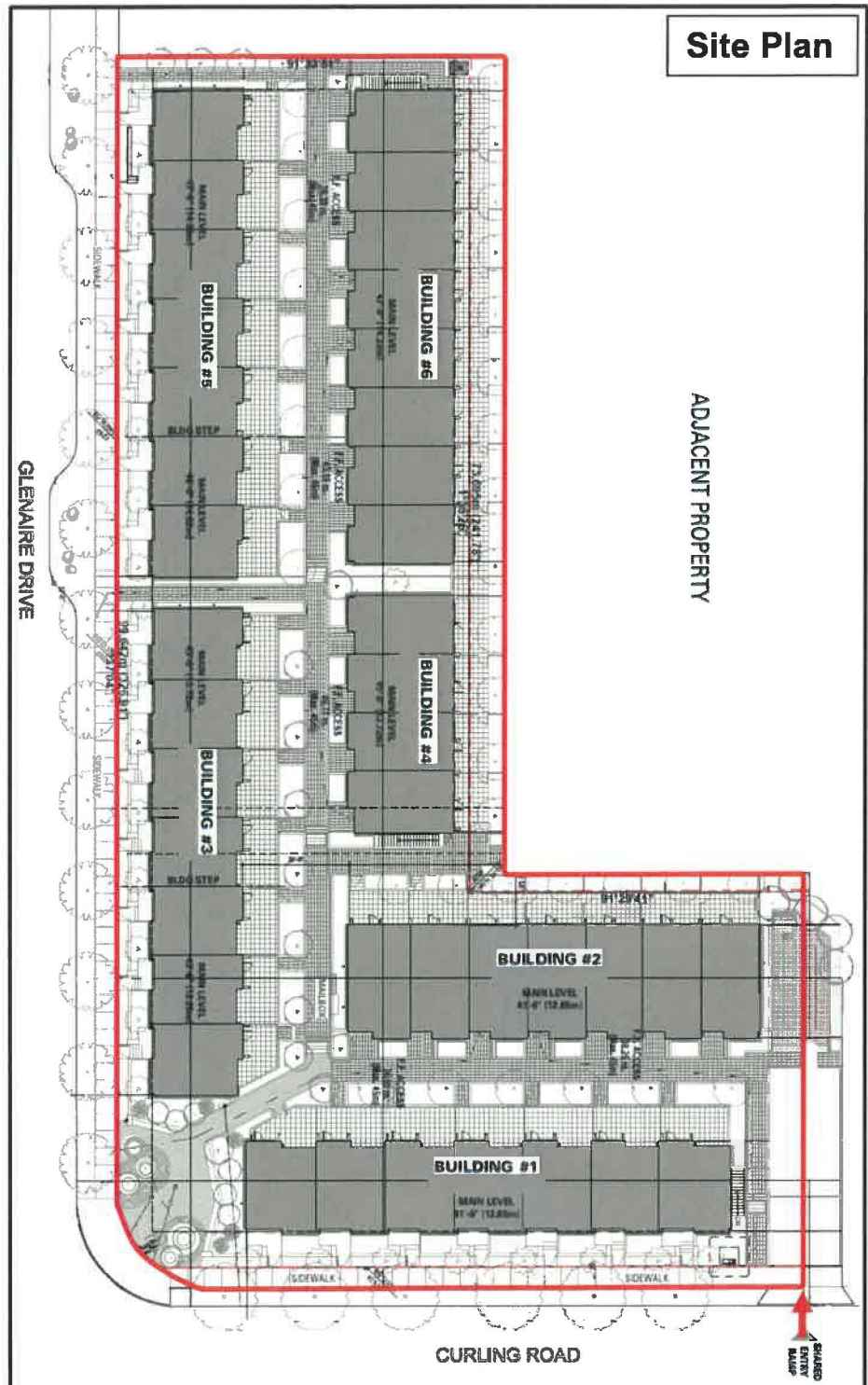
View from Curling Road

The site plan adjacent shows the general siting of the proposed buildings. An entry plaza is provided within the development at the southwest corner of the site. The entrance feature will fit well with other future development to the south and create an appropriate neighbourhood focal point and opportunity for public art at the intersection of Glenaire Drive and Curling Road

Vehicular access to the development is provided on the east side of the development from Curling Road. The underground parking garage is proposed to share access with the townhouse development to the east, which will limit the number of driveway access points on Curling Road and reduce potential conflict points between cars, bicycles and pedestrians.

The development includes opening the cul-de-sac on the southern terminus of Glenaire Drive which will improve vehicular circulation within the village centre.

All proposed units have three bedrooms and range in size from 150 sq. m. (1,610 sq. ft.) to 168 sq. m. (1,811 sq. ft.). The unit sizes and floor plans make them suitable for families and more affordable when compared to detached single-family homes.



In response to the District's objectives for electric vehicle charging infrastructure, a minimum of 20% of the parking stalls are to be provided with outlets suitable for Level 1 (110v) electric vehicle charging. The electrical room in the project includes sufficient capacity for the future installation of equipment to provide electrical vehicle charging for 100% of the stalls.

A shared and secured bicycle storage room, with storage for a minimum of 40 bicycles is proposed within the underground parkade. This shared bicycle storage area will include a bicycle maintenance facility to encourage ease of use and maintenance. All 40 units will have storage areas within the parkade which provide direct staircase access to the ground level of the townhouse unit; these individual storage areas will provide additional space for bicycle storage. Each unit will also have a bike rack or lockable bollard within their outdoor patio area for visitors or day use.

Advisory Design Panel & Urban Design

The development proposal was considered by the Advisory Design Panel on February 9, 2017 and the Panel recommended approval of the project subject to addressing the Panel's comments.

The Panel's comments have been addressed through improvements to the entrance plaza, providing an urban agriculture plot on the east side of the development, more clearly defining each unit's entrance with landscaping, and providing subtle variations in the material and colour palette of each building.

Further design information, responding to the Panel comments, will be identified when Council considers the required Development Permit, should the OCP amendment and rezoning bylaws proceed.

DEVELOPMENT PERMIT AREAS:

Bylaw 8244 designates the site as Development Permit Areas for the following purposes:

- Form and Character of Commercial, Industrial and Multi-Family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

The following sections outline the objectives and compliance with the applicable Development Permit Area (DPA) guidelines:

a) Form and Character – Ground-Oriented Housing

The proposal is consistent with the OCP's "Design Guidelines for Ground-Oriented Housing" as well as the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines". Further details outlining the project's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning bylaws proceed.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction

Compliance with the District's Green Building Strategy is mandatory given the proposed rezoning. The development must meet the equivalent of a "Gold" standard of a certified sustainability program available in British Columbia.

Further details outlining the project's compliance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning bylaws proceed.

Land Purchase Agreement

The development proposal includes the purchase from the District of approximately 265 m² (2,852 sq. ft.) of surplus District lands, currently configured as an unopened lane. The adjacent image outlines in red the lane area to be purchased by the developer. Council authorized the sale of this land in November of 2016.

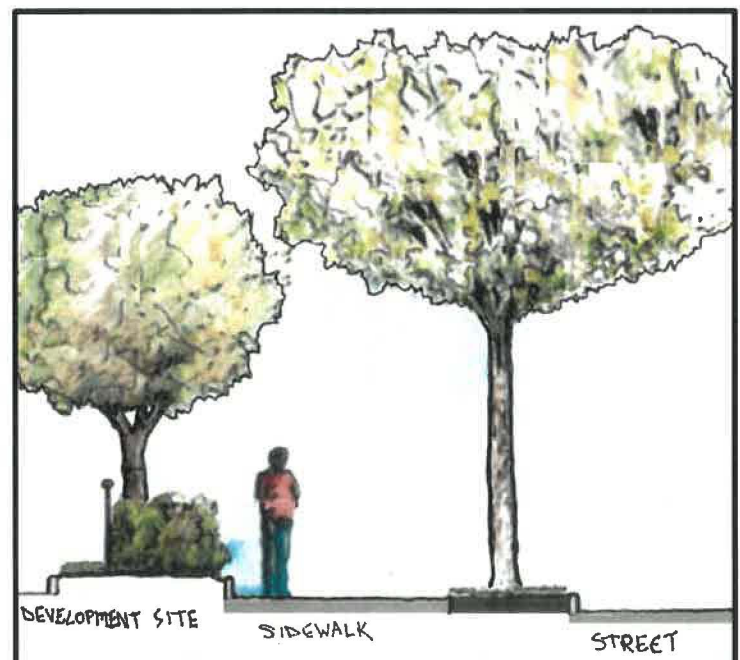
Incorporating this land in the site allows for larger outdoor amenity areas for the homes and makes use of a portion of unconstructed lane area which would otherwise be difficult to access or maintain.

Off-site improvements

The application includes upgrades to sidewalks, street trees, curb, gutter, and lighting along the Glenaire Drive and Curling Road frontages. The roadway design will provide for a planted boulevard separating the sidewalk from the curb. On-site tree plantings will augment the boulevard street trees to create a treed canopy over the sidewalk (see adjacent image).

On-site Landscaping and Public Art

Landscaping on-site is designed to be low-maintenance and to feature native plantings. The courtyards between the



buildings will provide a shared walkway, and landscaped outdoor amenity areas are provided for each unit.

The District's Public Art Officer has identified the entrance plaza as the preferred location for a Public Art piece. The developer has agreed to provide a public art piece at this location and will work with the Public Art Officer to ensure an appropriate public art piece is installed onsite. The public art will be secured through the required development permit process and details of the proposed budget will be provided at that time.

Accessibility

As part of the development permit process, the applicant will submit a checklist which identifies how the development fulfils the requirements of the District's "Accessible Design Policy for Multi-Family Housing". In accordance with the policy, all units will be required to provide "basic accessible design elements" and six units (15% of the total) are proposed to include "enhanced accessible design elements", such as stair lifts, to provide a higher level of accessibility. The approach to accessibility exceeds the targets in the District's policy.

Zoning

The site is currently zoned "Single-Family Residential 7,200 Zone" (RS3). Bylaw 8245 (Attachment B) proposes to rezone the site and create a new "Comprehensive Development Zone 106" (CD106) to accommodate the proposed 40 unit townhouse development. This new zone establishes the following requirements:

- establishes townhouses as a permitted use;
- limits the number of units to 40 townhouses;
- Limits the floor space area to a maximum of 5,570 m² (59,950 sq. ft) which equates to 1.19 FSR;
- establishes appropriate community amenity contribution;
- establishes a maximum building height of 11.6 m (38 ft);
- sets building coverage at a maximum of 43%;
- sets site coverage at a maximum of 45%;
- establishes acoustic performance requirements;
- requires the provision of 77 off-street parking stalls, a bicycle storage area (for 40 bicycles), individual storage areas and bicycle maintenance area;
- Sets out acoustic regulations for maximum noise levels in bedrooms, living areas and other rooms fronting a roadway; and
- establishes the following building setbacks:
 - (i) Glenaire Drive (front setback): 3.05 m (10 ft);
 - (ii) Curling Road (front setback): 4.87 m (16 ft);
 - (iii) Rear yard setbacks for amenity spaces: 4.42 m (14.5 ft);
 - (iv) Building courtyard separation: 9.14 m (30 ft).

Strata Rental Protection Policy

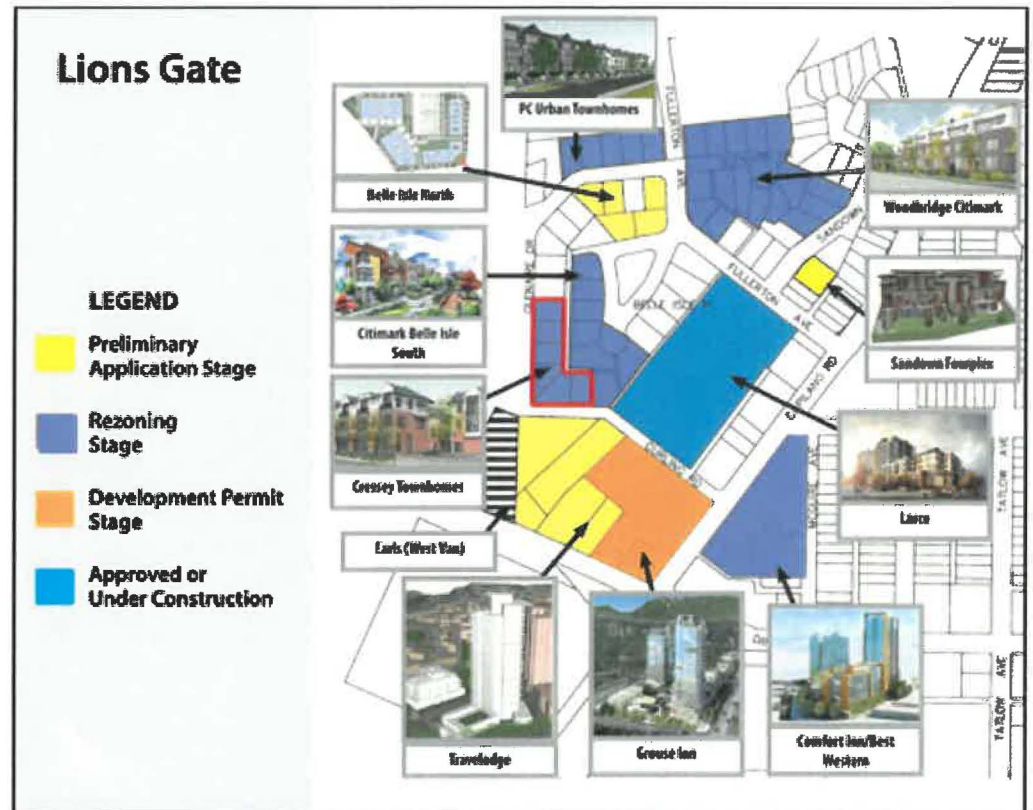
Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project as the rezoning application would permit development of more than five residential units. The policy

requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8246 (Attachment C) authorizes a Housing Agreement to implement this policy.

Construction Traffic Management Plan (CTMP)

The adjacent map indicates the development site in relation to other approved construction projects and potential development projects in the area.

In order to reduce the development's impact on pedestrian and vehicular movements in the area, the applicant, in conjunction with the other developers in the area, has submitted a comprehensive and coordinated Construction Traffic Management Plan (CTMP).



Below are the key components of the Construction Traffic Management Plan (CTMP) for the Lions Gate peripheral area.

Construction Traffic Management Coordinator:

From demolition to completion, one coordinator will be appointed by the four area developers (PC Urban, Cressey, Citimark, and Woodbridge Properties) to coordinate all construction traffic for the Lions Gate Village Centre area. If multiple developments are approved in the area, this coordinator is expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects.

The construction traffic management coordinator is required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements/complications that arise.

The benefits of a single coordinator are:

- *Communication*

The District of North Vancouver (and developers) will receive single-source, regular, professional and transparent communication about site-wide activities, rather than multiple separate reports that may not be as inclusive as necessary for the Lions Gate Village Centre area. Community notices, signs and a website are some of the tools anticipated to be used to ensure good neighbourhood communication.

- *Coordination*

All construction activities (phases of construction, deliveries, major on-site activities, etc.) will be coordinated centrally, rather than having individual contractors needing to coordinate or compete with one another.

- *Accountability*

There will be a single point of accountability for the entire area if there are any logistical or scheduling issues.

Monitoring, Security, and Highway Use:

In addition to a coordinated approach to construction management, the following elements will form part of the construction management approach for the Lions Gate peripheral area:

- A. Three traffic cameras will be provided at key intersections in the area to assist with real time monitoring and enforcement of traffic movements in the area. After completion of all construction, these traffic cameras will be owned and operated by the District; and
- B. Each development site will provide a \$100,000 "Construction Traffic Management" security deposit to be used to cover any enforcement ticketing. The deposit creates a financial incentive for the developer (and CTMP coordinator) to ensure efficient traffic flows, enforcement of parking and construction vehicle routing in the area; and
- C. Any use of District roads (typically for concrete pumping trucks during foundation construction) requires a Highway Use Permit issued by the District to offer further District control over the sequencing of construction.

In summary, the construction traffic management plan will:

- 1. Ensure safe passage for pedestrians, cyclists, and vehicle traffic;
- 2. Prescribe roadway efficiencies (i.e. location of traffic management signs and flaggers);
- 3. Make provisions for trade vehicle parking acceptable to the District and to minimize impacts to neighbourhoods;
- 4. Provide a point of contact for all calls and concerns;
- 5. Provide a sequence and schedule of construction activities;
- 6. Identify methods of sharing construction schedules with other developments in the area;
- 7. Define locations for truck marshalling;

8. Address silt/dust control and clean-up on nearby streets from construction activities;
9. Address litter clean-up and street sweeping adjacent to site; and
10. Include a communication plan to notify surrounding businesses and residents.

Transportation:

Lions Gate Area – General:

The developer's transportation consultant has submitted a traffic impact analysis (TIA) report which identifies the potential traffic generated from the development and in the area from other sources on the North Shore. Utilizing background traffic data, the report forecasts surrounding traffic in the area for the years 2019 and 2030. The report provides a comprehensive review of the Lions Gate Village Centre Area and provides estimations of traffic generation with assumed densities as outlined in the OCP and peripheral area policy.

The TIA report reviews nearby important intersections and outlines that the overall impact of all proposed Lions Gate Peripheral Area townhouse developments can be accommodated successfully. In general, most intersections and vehicular movements are expected to function within acceptable parameters, while Capilano Road and Marine Drive will continue to experience congestion at peak travel periods due to bridge line-ups. The planned separate southbound through and left turn lanes at the Marine Drive and Capilano Road intersection, to be installed in conjunction with the Pacific Gate development, will improve southbound approach operations at this intersection.

The District's Transportation staff has reviewed the submitted TIA report and find that the development will not unduly affect traffic within the Lions Gate Village Centre area and supports further data collection in the form of a post-development traffic and parking analysis report.

Subject Townhouse Development – Specific:

The proposed 40 unit townhouse development is forecast to generate approximately 18 vehicle trips in the "AM Peak Hour" and 21 vehicle trips in the "PM Peak Hour". By contrast, the six existing single-family lots generate approximately 6 vehicle trips in the "PM Peak Hour", for a net increase of 15 vehicle trips in the PM Peak Hour. Given the parkade access off Curling Road, the majority of vehicle movements will be along Curling Road which now has a traffic signal at Capilano Road and is better able to handle increased traffic demands. The TIA report has determined that the increased traffic generation from this development will allow nearby intersections to function within acceptable parameters.

Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on February 28, 2017 and the meeting was attended by approximately 22 members of the public. A copy of the PIM "summary report" from the meeting's facilitator is attached as Attachment D. Topics discussed at the meeting and referenced in the 7 comment sheets submitted focused on construction traffic management, parking, traffic, community amenity contributions (CACs), pathways, parks, cost of units, access, density, architectural design and privacy.

In response to the public input, the applicant has initiated a more robust construction management strategy, allotted additional visitor parking spaces, and modified the architecture to provide improved amenity spaces and courtyards. Broader concerns surrounding issues of density, parks, and traffic have already been addressed within this report.

COMMUNITY AMENITY CONTRIBUTIONS AND DEVELOPMENT COST CHARGES:

As the subject property requires rezoning, a community amenity contribution (CAC) has been calculated in the amount of \$164,797 in accordance with District CAC policy in effect at the time of application. The CD106 zone specifies this amount in order to achieve the maximum density of 1.19 FSR and outlines projects to which the CAC may be applied, including park, trail, environmental, public art or other public realm improvements municipal or recreation service or facility improvements and/or affordable housing. The homes proposed in the subject development will be suitable for families, and will provide a more affordable alternative to single-family houses.

The District Development Cost Charge applicable to the project is approximately \$462,030.

AFFORDABLE HOUSING:

In response to the District's Rental and Affordable Housing Strategy, the applicant has noted that the development will expand the supply and diversity of housing in the Lions Gate Village Centre. As stated within the strategy: "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes". The homes proposed in the subject development will be suitable for families and provide a more affordable alternative to detached single-family homes.

CONCURRENCE:

Staff:

The project has been reviewed by Building, Parks, Municipal Solicitor, Engineering and Transportation, Urban Design Planning, Real Estate and Properties, Public Art, and Fire Prevention staff and staff's recommendations, throughout the development process, have been incorporated to improve the development.

School District 44 (SD44):

SD44 is reviewing the District's OCP and the projected densities throughout the District. School District staff recently identified that the proposed family-oriented townhouse proposal does not adversely affect their interests.

Norgate Community Elementary School and Capilano Elementary School are each within approximately 1.2 kilometres of the Lions Gate Village peripheral area and the development site, and can accommodate the students anticipated from the development.

CONCLUSION:

The OCP amendment and rezoning proposal for a forty unit townhouse development conforms to the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines", applicable development permit guidelines, and the general housing objectives for the Lions Gate Village Centre area. The proposal creates a choice of housing suitable for families within a compact community which encourages walking, biking, and use of transit. Bylaws 8244, 8245, and 8246 are ready for Council consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8244, 8245, and 8246 and refer Bylaw 8244 and 8245 to a Public Hearing (staff recommendation); or
2. Defeat the bylaws at First Reading.



Erik Wilhelm
Development Planner

Attachments:

- A. Bylaw 8244 – OCP Amendment Bylaw
- B. Bylaw 8245 – Rezoning Bylaw
- C. Bylaw 8246 – Housing Agreement Bylaw
- D. Public Information Meeting – Facilitator Summary Report

REVIEWED WITH: <input checked="" type="checkbox"/> Sustainable Community Development <input checked="" type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input checked="" type="checkbox"/> Finance <input checked="" type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input checked="" type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input checked="" type="checkbox"/> Other: <u>SD 11</u>	REVIEWED WITH: Advisory Committees: <input checked="" type="checkbox"/> <u>ADP</u> <input type="checkbox"/> <input type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------

The Corporation of the District of North Vancouver

Bylaw 8244

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900,
2011

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)”.

2. Amendments

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

READ a first time by a majority of all Council members.

PUBLIC HEARING held

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

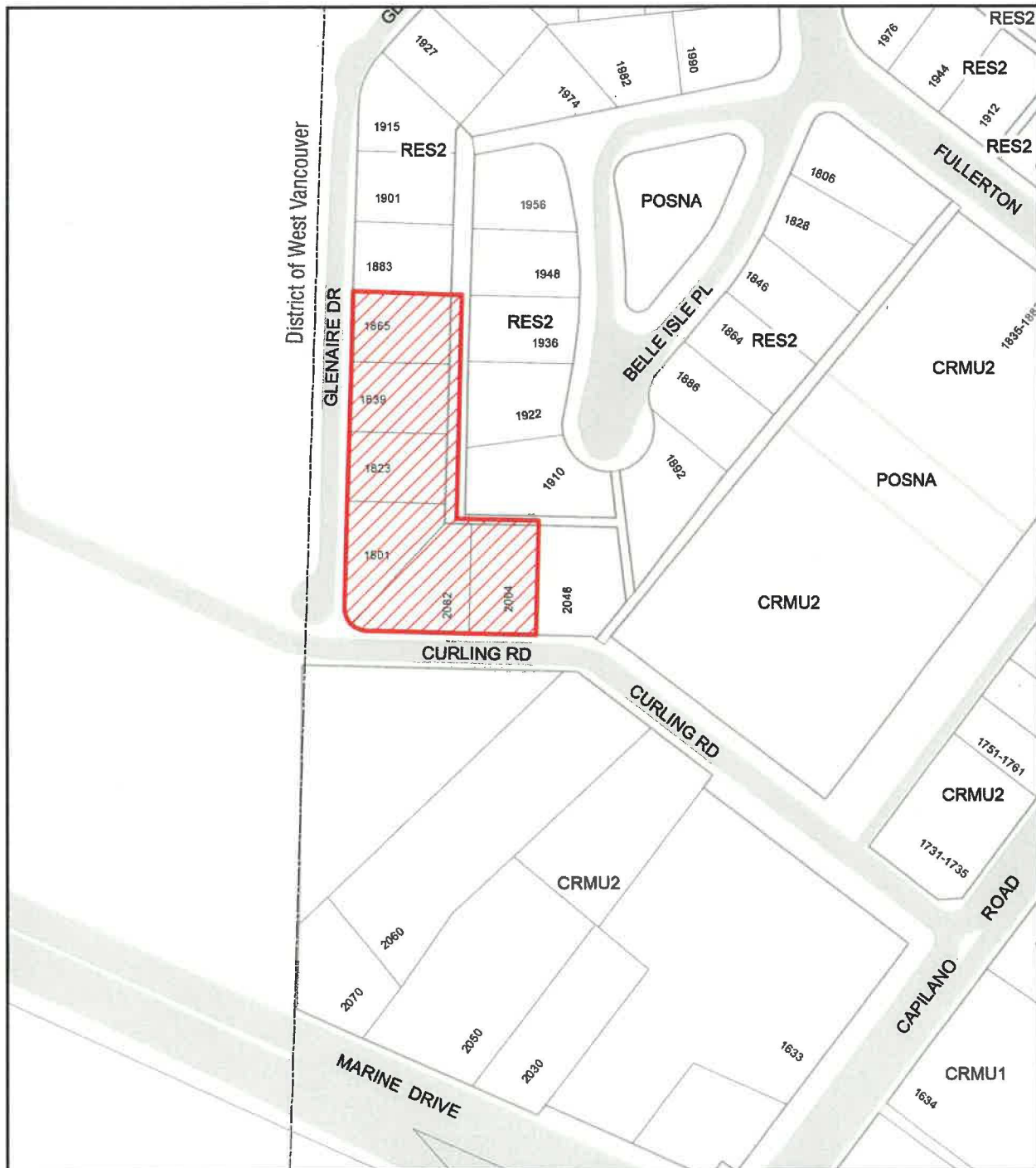
**District of North Vancouver
Official Community Plan Bylaw 7900, 2011
Amendment Bylaw 8244, 2017 (Amendment 27)**



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4);



**District of North Vancouver
Official Community Plan Bylaw 7900, 2011
Amendment Bylaw 8244, 2017 (Amendment 27)**



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction



The Corporation of the District of North Vancouver**Bylaw 8245**

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 "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)".

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

"Comprehensive Development Zone CD106"

2.2 Part 4B by inserting the following:

"4B106 Comprehensive Development Zone 106 (CD106)"

4B106-1 Intent:

The purpose of the CD106 zone is to establish specific land use and development regulations for a 40 unit townhouse development.

4B106-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 106 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD106 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B106-3 Conditions of Use:

- (a) Balcony enclosures are not permitted;
- (b) Rooftop decks are not permitted; and
- (c) All dwelling units must be constructed with a minimum of 3 bedrooms.

4B106-4 Accessory Use:

- (a) *Accessory uses* are permitted and are limited to:
 - (i) Home occupations in accordance with the regulations in Section 405 of this Bylaw.

4B106-5 Density:

- (a) The maximum permitted density in the CD106 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 6 dwelling units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the following areas are exempted:
 - (i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas; and
 - (ii) unenclosed balcony areas.

4B106-6 Amenities:

Despite subsection 4B106-5, density in the CD106 Zone is increased to a maximum floor space of 5,570 m² (59,955 sq. ft.) and a maximum number of 40 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$164,797.00 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

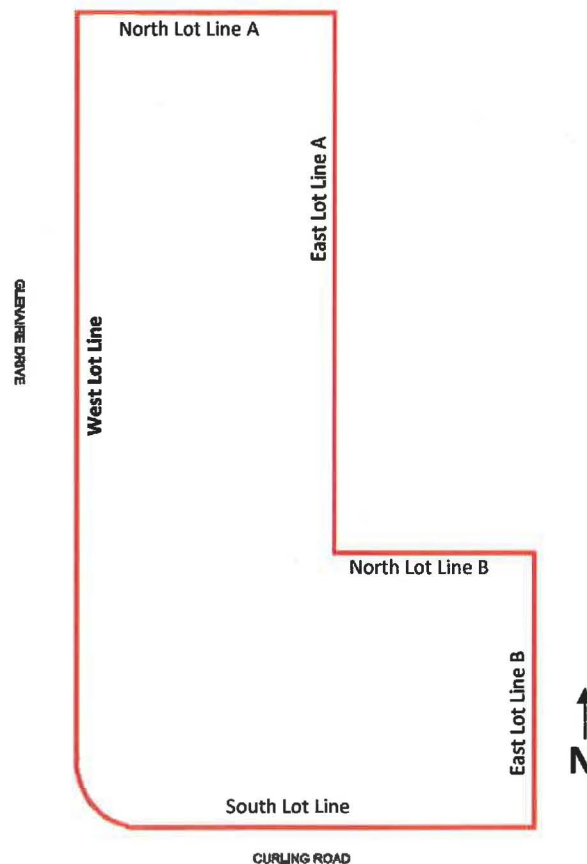
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B106-7 Setbacks:

- (a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
North Lot Line A	3.05 m (10 ft)
North Lot Line B	4.42 m (14.5 ft)
East Lot Line A	4.42 m (14.5 ft)
East Lot Line B	3.81 m (12.5 ft)
South Lot Line	4.87 m (16 ft)
West Lot Line	3.05 m (10 ft)

The map below defines the naming convention of each lot line:



- (b) Buildings which are parallel to each other must be separated by a minimum distance of 9.14 m (30 ft).

4B106-8 Coverage:

- a) Maximum permitted Building Coverage is 43%
- b) Maximum permitted Site Coverage is 45%.

4B106-9 Height:

- a) Maximum permitted height is 11.6 meters (38 ft).

4B106-10 Acoustic Requirements:

A development permit application under the CD106 Zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B106-11 Landscaping:

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B106-12 Subdivision Requirements

Within the CD106 zone, the minimum lot area for the purposes of subdivision is 3,716m² (40,000 sq. ft.).

4B106-13 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

- (a) A minimum of 77 motor vehicle parking spaces shall be provided inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;
- (b) A minimum of 8 motor vehicle parking spaces shall be provided for the use of visitors;
- (c) A maximum of 4 small parking spaces shall be permitted;
- (d) Enclosure of motor vehicle parking spaces, by means of doors, gates or otherwise, is not permitted;
- (e) Motor vehicle parking spaces must remain free of stored items to allow parking of motor vehicles;
- (f) A minimum of 40 Class 1 bicycle parking spaces (secured within a shared bike storage area) with an adjacent bicycle maintenance room of a minimum size of 24.7 m² (266 sq. ft.), shall be provided;
- (g) Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex; and
- (h) An individual secure storage area within the underground parkade, available for bicycle storage, shall be provided for each dwelling unit.

2.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" to Comprehensive Development 106 Zone (CD106)."

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1356 (Bylaw 8245)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

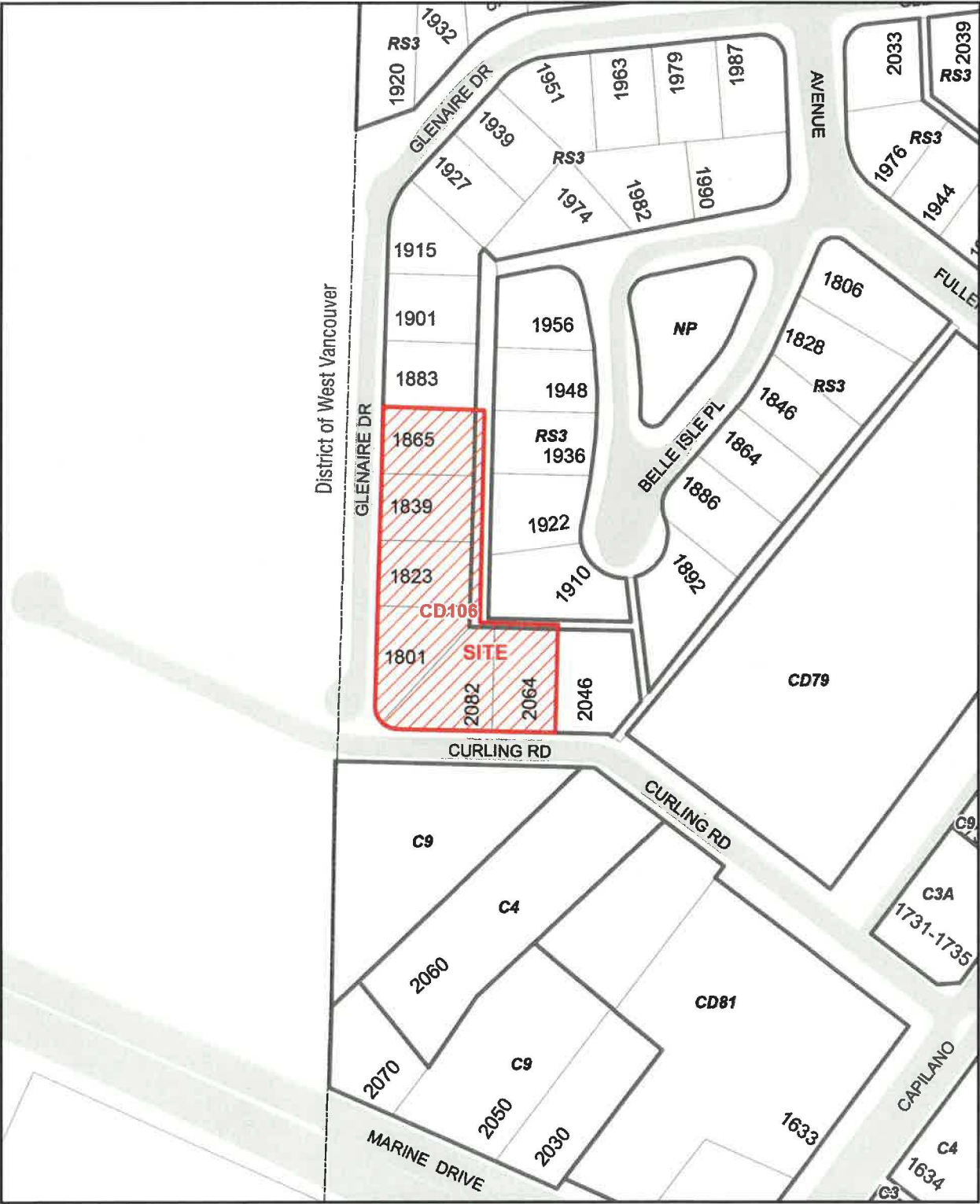
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)



The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" to Comprehensive Development 106 Zone (CD106).



The Corporation of the District of North Vancouver

Bylaw 8246

A bylaw to enter into a Housing Agreement
(1801-1865 Glenaire Drive and 2064-2082 Curling Road)

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 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)".

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 Cressey Klahanie Park Holdings Ltd. (Inc. No. BC1028188) substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- | | |
|--------------------|-------------------------------|
| a) PID 009-870-539 | Lot 30 BI 16 DL 764 Plan 8967 |
| b) PID 004-259-548 | Lot 31 BI 16 DL 764 Plan 8967 |
| c) PID 009-870-547 | Lot 32 BI 16 DL 764 Plan 8967 |
| d) PID 009-870-563 | Lot 33 BI 16 DL 764 Plan 8967 |
| e) PID 009-870-571 | Lot 34 BI 16 DL 764 Plan 8967 |
| f) PID 009-870-580 | Lot 35 BI 16 DL 764 Plan 8967 |

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 8246

SECTION 219 COVENANT – HOUSING AGREEMENT

THIS AGREEMENT is dated for reference the ____ day of _____, 20____

BETWEEN:

CRESSEY KLAHANIE PARK HOLDINGS LTD. (Inc. No. BC1028188) a company incorporated under the laws of the Province of British Columbia having an office at Suite 200, 555 West 8th Avenue, Vancouver, BC V5Z 1C6

(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) "*Development Permit*" means development permit No. 67.16 issued by the District;
- (b) "*Lands*" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) "*Owner*" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "*Proposed Development*" means the proposed development containing not more than 40 townhouse units to be constructed on the Lands in accordance with the Development Permit;
- (e) "*Short Term Rentals*" means any rental of a Unit for any period less than 30 days;
- (f) "*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*;
- (g) "*Unit*" means a residential dwelling strata unit in the Proposed Development; and
- (h) "*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 8246 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

The District agrees that if the District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245), is not adopted by the District's Council before February 1st, 2018, 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:

- (d) this Agreement is entered into only for the benefit of the District:
- (e) 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
- (f) 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

- (g) 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.
- (h) 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 8246.

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.

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation
Organizational & Community Engagement
Partnership Planning*

PUBLIC INFORMATION MEETING REPORT

To: Graham Brewster, Development Manager, Cressey (Klahanie Park) Development LLP
E: gbrewster@cressey.com
Erik Wilhelm, Planner, District of North Vancouver. E: ewilhelm@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for Cressey (Klahanie Park) Development LLP

Date: March 6, 2017

Event Date: Tuesday, February 28, 2017
Time: 6:30 PM – 8:30 PM
Location: Grouse Inn, 1633 Capilano Road, North Vancouver
Attendees: Twenty-two (22) members of the public

NotificationFlyer Invitation

Invitation packages were distributed to residents within a 100-metre radius of the site.

Site Signs

There was one standard PIM sign erected on the site during the week of February 13 notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on Wednesday, February 15 and Friday, February 17.

Attendees: (22) people attended with (19) signing in for the Public Information Meeting. In addition, the following project team members, and District of North Vancouver staff were in attendance.

District of North Vancouver

Erik Wilhelm, Planner, District of North Vancouver

Project Team

Developer: Graham Brewster, Cressey (Klahanie Park) Development LLP

Project Consultants

Architecture: Cameron Halkier, Shift Architecture

Landscape Architecture: Jennifer Stamp, Durante Kreuk

Transportation Engineers: Daniel Fung, Bunt & Associates

Construction Traffic Management: Tyler Pasquill, Ventana Construction

Facilitator

Catherine Rockandel, Rockandel & Associates

PRESENTATION SUMMARY

Graham Brewster provided an overview of the Cressey (Klahanie Park) Development LLP proposal to construct six 3-storey townhouse buildings, at the corner of Glenaire Drive and Curling Road. The proposal is for 40 residential units, and is made up entirely of 3-bedroom, family-oriented townhomes, with individual access to each home from the ground level. Underground parking will be accessed from a driveway off Curling Road. 21 homes will have direct access to their units from the underground parking. A total of 79 parking stalls are provided for residents, along with 5 visitor parking spaces within the parkade. The proposal also includes road and pedestrian upgrades to Glenaire Drive and Curling Road.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- Q1** What are the dates of the staggered construction schedule?
- A1** In terms of start dates for construction the different projects in this area are all going through the city process and as it stands currently, it looks like things will be staggered, but this far out it is difficult to tell for sure. These dates are subject to change, and not necessarily staggered.
- Q2** The light at Curling seemed to have no right turn at certain times. Does this apply to anybody going in and out of Curling? It was 7-10 in the morning I think and 3 – 5 no right turn onto Cap Road from Curling
- A2** The notes on the slide are purely for our construction traffic
- Q3** How will the lights know if it is a construction vehicle vs. another kind of vehicle?
- A3** There is no indicator on the light itself, the vehicle operators have been instructed not to turn right. As I said we will actually be changing the no right turn to be no right turn at any time off of Curling towards Marine Drive
- Q4** If we don't turn right on Curling, how are we going to turn right to get onto Marine Drive?
- A4** The construction traffic won't be going down Marine Drive, other traffic can still turn right
- Q5** How many total parking spots will you have for the 40 units?
- A5** As it stands right now we are at 79
- Q6** Are you saying that only 20 of those will actually leave during peak hours, is that correct?
- A6** Yes, that is the estimation. For all the homes in that area, not everybody will leave at the same time. With that in mind, the estimate is 20 trips during peak hours
- C7** I don't agree with you estimation that only 20 out of the 79 will leave during the peak hours

- Q8** I am very pleased to hear that there is going to be a pedestrian, cycle path with lights going down during the construction period. Although you may not know how everybody is staggering the construction time line, do you have any projected start date for yours and once you have started, roughly how long will the construction period be?
- A8** It is difficult to say for certain but we would hope to start later this year and we expect it to take about 18 months
- C9** Looking at the presentation boards, my comment is that this is a very unimaginative creative design and is a very boxy approach to a lot of units that are going to be in an area that borders onto West Vancouver that is kind of prime residential area and it definitely lacks creativity. It backs onto Citimark development, which is quite creative. I am wondering if there is any reason for this? I suggest you might want to re-visit this because it is certainly not attractive
- A9** I think it is a matter of taste. The advisory design panel had lots of positive comments about the classic English town home style and thought that it worked quite well in contrast to the other development and created more of a general neighbourhood. We are going to be proceeding with this design.
- C10** The periphery zone is supposed to have a mix of housing but every one of these developments is 3 storey town houses. There is no duplex or triplexes. It is not specifically against you but there is no mix and the intent was to have a mix. Three stories for families, two stories vs. three are much better. The play area at one end is so small, I don't even call it a play area
- A10** I think there is a mix within the peripheral zone of unit type and typologies, I think the stacked homes are more of a mix of one and two-storey units.
- In terms of the play area there is a small tot lot that is designed onsite for the smallest of children that are probably under 3 and can't walk to the local park. Belle Isle Park is going through a redesign with the District so there will be a large play area there for children of all mobility and age ranges. With our site, there is a pathway that leads through the adjacent site to get to it so kids don't have to go all the way around. So there is a children's play both on site and within the neighbourhood that is being developed
- Q11** In Edgemont Villages, the townhomes that are being built, for some of the units, have the capacity to have an elevator built into the unit at some future time. My understanding is that these units will not have that capability and my question is why won't you provide such a capability so that more seniors could live in those units?
- A11** I know the project you are referencing and I think it is a fascinating project. It is not something we currently have planned here but it is something we would consider for the future
- C12** I am not a transportation engineer but I know that the Lions Gate Bridge is at capacity so throwing more lanes on the streets does nothing more to create a larger parking lot in my opinion. To say it has no impact or to have a transportation study to say it throws so

many cars on the street, you can handle that with the street capacity. This doesn't address the real elephant in the room, which is the capacity of the Lions Gate Bridge

Q13 What are the community amenities being offered? I heard you say improvements to Curling and Glenaire but is that all?

A13 Yes, we are required to do all the civil works in the immediate vicinity. So replacing and rebuilding all of Glenaire Drive from where the site ends through to the intersection at Curling and then half of Curling alongside the front of our site in addition to opening a new entrance to Klahanie Park. This is on top of the general fees. Generally on a project of this scale, there are fees that are paid to the District that go towards general improvements across the district as opposed to site specific upgrades

Q14 Larco's site is going to have a little plaza with stores and grocery stores, and I am wondering about access from your lot plan to that shopping area? How are folks going to access that?

A14 It would be through Curling and around the corner

Erik Wilhelm: There would be a connection to Belle Isle Park (indicated on slide presentation map) and through Belle Isle Park there will be quite a large connection that will then reach into the Larco plaza. So there will be connectivity between that park area right into the plaza. Also linking Fullerton to Curling, there will be a multi use path, bike and pedestrian. So this will be a fully landscaped, four metre wide kind of connection

Q15 The lady that spoke last mentioned a shopping area, can I get clarification because my understanding is that may have been the original concept but I don't think there is going to be any shopping there. I understand there is a restaurant there but I am not sure how much else, coffee shop? What was originally planned as a town centre, I think has gone by the wayside.

A15 Erik Wilhelm: As far as I understand, within the Grouse Inn site there is going to be a grocery store, slowly in the works with the plans. As for the Larco site, I think you are talking coffee shop in the community centre. On the Larco site itself, there is nothing really of a commercial nature but where the gas station would be along Capilano Road that would be more of a commercial entity

C16 I would like to make a sweeping statement in terms of what is happening and still left of our neighbourhood. With lots that have been assembled and various projects that are in the preliminary application stage and with the loss of a village centre which was supposed to be a hub where people in the neighbourhood and the community could go so they would stay out of their cars, now that is not a reality, and we are all going to be getting into our cars to access services, I think in general these proposals which speak to maximum density are not in the best interest of the neighbourhood. Individuals who have chosen to remain in this area as single-family homes are being marginalized and this density is not appropriate because there is no infrastructure to support it. We already have grid lock so I speak against the maximum density, scale it down to what it

was initially proposed in the OCP which was a variety of houses not the same type of units throughout the whole lower Capilano area

- Q17** Which body is orchestrating the whole group of developments? There is sort of nine other developments all going on in this area and I would like to hear from whoever is coordinating all of this. Whose vision are we following, overall, for traffic? It seems that there is probably no answer at this point
- A17** For this peripheral area, the traffic study that was done anticipated traffic for the peripheral town house development, the Grouse Inn development, the Larco development as part of the developments in the area. We looked at what would happen from a prescribed planning rise, which is 2030 from the District standpoint, and what the impacts would be in the area. With a lot of the developments, they will be going to a higher density as you said and what we look at is what these types of developments would be like in the future from a trip generation stand point going on and then looking at the impacts to the whole area.
- Q18** I think part of the issue for me on the traffic, each developer that has these meetings says that we are going to be doing this but it doesn't say who is actually going to be doing the changes required for the traffic and it doesn't say when. Are we going to wait for all the construction to be done to do the changes on Marine Drive and Cap Road? Is it going to happen while it is under construction? If it is while, which one is when the changes to the traffic are going to take place?
- A18** Erik Wilhelm: Changes to the Marine Drive area, maybe the corner of Cap and Marine, that would really only happen with the completion of the Grouse Inn site. Again, there can be a bit of a phasing issue that we are going to have to address but any kind of road upgrade within the peripheral area would almost be like a piece of the puzzle. Certain developments would do certain upgrades of the roadway in that peripheral area. Some of the improvements along Capilano and Marine Drive, there could be a bit of an overlap or lag in that
- Q19** So all of these people are going to be moving into here, literally by the thousands, but not one actual square metre of park space will be provided for these people. It used to be the policy, is still the policy, for every thousand people several acres of park land would have to be purchased and I don't see this happening in this scenario at all. The technical aspect of having public access to this little park through Citimark's own land makes me think that somebody has got to give a public easement through that land. Can somebody confirm that there is going to be a public easement right through Citimark's land to get access to the park?
- A19** Rebecca Nguyen, from Citimark was in the audience and responded: The people that will be using the path that goes through Citimark are really the residents of Cressey and Citimark. We imagine that this would be semi-private in the sense that no one else would need to go through because of the trail that is going to be developed between Citimark and Larco sites. The public pedestrian pathway is what we imagine most of the public would be using.

- Q20** It sort of overlooks the people coming in from the Earls redevelopment, with that tall tower that they are planning there Belle Isle would be their park too. I imagine that they would take the shortest path, which would be that diagonal through there?
- A20** Erik Wilhelm: I think with respect to the movement between the Cressey and through the Citimark site, I think that would likely be something like some sort of security where if you are a resident you would only be able to go through the gate. From a security perspective, you wouldn't want the general public traveling through one development into another and then into the park. You want to funnel them into the well lit, multi use path between the Larco and Citimark development
- Q21** Is that kind of security in place anywhere in the District?
- A21** Erik Wilhelm: To my knowledge, no but it is common place in any other area of metro Vancouver
- C22** Given that densification and traffic are major issues at present and I foresee them as being major issues moving forward. With respect to this traffic study, I think it is actually very myopic. You are talking about traffic coming from Squamish, north of Capilano Road, along Marine Drive so I think taking a traffic study in isolation of traffic coming through this major hub is a red herring in terms of the true effect of this densification
- Q23** Our city fathers, in conjunction with a number of citizens, many years ago came up with a plan that outlines this area as a designated village. My definition of a village coming from Ireland is that a village would at least have a church, a pub and a place to buy a loaf of bread. I am curious Erik about the wisdom at City Hall in terms of the opportunity to buy groceries for people living in this area. It makes sense that if you add density to an area that it has to be self sufficient, without a village or hub, it means that everybody here has to clog up Marine Drive on their way down to Save On Foods.
- A23** Erik Wilhelm: Like I said earlier, it is planned that at the Grouse Inn site that there be quite a large grocery store, so I do know that there are plans for that but again timing is of issue
- Q24** Just to clarify, the peripheral housing was not included in the original OCP right? People are getting mixed up about the OCP and the guidelines for peripheral housing. I don't know if someone wants to clarify them?
- A24** Erik Wilhelm: In 2014, Council adopted what you refer to as the peripheral policy. It is not an Official Community Plan amendment, under normal circumstances if there was to be whole-hearted change in a neighbourhood, you would make an Official Community Plan amendment and that would change the designation. That would be more of a concrete kind of movement towards density. What the peripheral policy again is just kind of general policy that provides direction to Council as to the possible densities in the future. All of these applications that are going to be within the peripheral area, all of them require and Official Community Plan amendments to actually amend the mapping within the OCP

Cressey (Klahanie Park) Development LLP Public Information Meeting Summary February 28, 2017

APPENDIX: FLYER



Notice of a Public Information Meeting in Your Neighbourhood

Cressey (Klahanie Park) Development LLP is hosting a Public Information Meeting to present the development proposal for 1864-1882 Curling Road and 1801-1803 Glenaire Drive. You are invited to this meeting to learn about the development proposal (this is not a Public Hearing).

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

The Proposal:

Cressey (Klahanie Park) Development LLP proposes to construct six 3-storey townhouse buildings, at the corner of Glenaire Drive and Curling Road.

The proposal is for 40 residential units, and is made up entirely of 3-bedroom, family-oriented townhomes, with individual access to each home from the ground level.

Underground parking will be accessed from a driveway off Curling Road. 21 homes will have direct access to their units from the underground parking. A total of 79 parking stalls are provided for residents, along with 5 visitor parking spaces within the parkade.

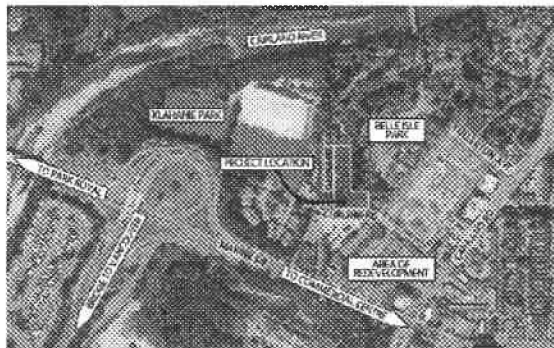
The proposal also includes road and pedestrian upgrades to Glenaire Drive and Curling Road.

Meeting Time and Location:

Tuesday, February 28, 2017
6:30 - 8:00pm
Grouse Inn (Meeting Room)
1433 Capilano Road

Meeting Agenda:

Doors Open: 6:30pm
Open House Discussion: 6:30 - 8:00pm
Presentation: 7:00 - 7:15pm



For further information
please contact:

Graham Brewster - 604.995.3447
Cressey (Klahanie Park) Development LLP

Erik Wilhelm - 604.995.2360
District of North Vancouver, Planning Department

Cressey (Klahanie Park) Development LLP Public Information Meeting Summary
February 28, 2017


APPENDIX: SITE SIGN

Developer's
Public Information Meeting

Proposal:
40-Unit Townhouse Development

6:30PM, Tuesday, February 28
Grouse Inn (Meeting Room)
1633 Capilano Rd.


**Cressey (Klahanie Park)
Development LLP**
604-895-0447



Looking North West
at corner of Curling Rd. & Grouse Dr.

NORTH VANCOUVER This meeting has been required by the District of North Vancouver as part of the regulatory process.


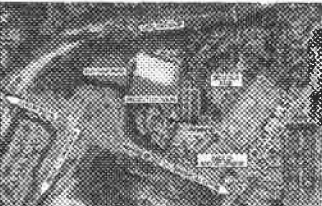
APPENDIX: NEWSPAPER ADVERTISEMENT

 **CRESSEY** **PUBLIC INFORMATION MEETING**

A redevelopment is being proposed for 1864-1882 Curling Road and 1891-1865 Glenis Drive, to construct a family-oriented 3-bedroom townhouse project. You are invited to discuss the project.

Date: Tuesday, February 28, 2017
Time: 6:30 - 8:00pm
Location: Grouse Inn (Meeting Room)
1633 Capilano Road,
North Vancouver

Cressey (Klahanie Park) Development LLP proposes to rezone the site from single-family zoning to a comprehensive development zone to permit a 40-unit ground-oriented townhouse project, with a single level of underground parking.

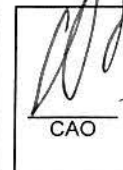
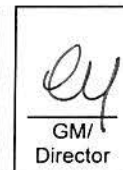


Information packages are being distributed to residents with 100 metres of the proposed development site in accordance with District of North Vancouver policy. If you would like to receive a copy or if you would like more information, contact Erik Wilhelm or the Community Planning Department at 604-976-2317 or Graham Brewster at 604-895-0447 or bring your questions and comments to the meeting.

*This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.

Cressey (Klahanie Park) Development LLP | 9600 553 West 29 Avenue Vancouver BC V6Z 1C6
Tel: 604-682-1256 | Fax: 604-593-7699 | www.cressey.com

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Sept 11, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 25, 2017
File: 10.4900.30/002.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8211: Keeping of Domestic Hens Bylaw
Bylaw 8222: Bylaw Notice Enforcement Bylaw
Bylaw 8224: District of North Vancouver Fees and Charges Bylaw

RECOMMENDATION:

THAT "Keeping of Domestic Hens Bylaw 8211, 2016" is ADOPTED;

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

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

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. Bylaws 8211, 8222 and 8224 received Second Reading, as amended and Third Reading on July 24, 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



SUBJECT: Bylaw 8211: Keeping of Domestic Hens Bylaw
Bylaw 8222: Bylaw Notice Enforcement Bylaw
Bylaw 8224: District of North Vancouver Fees and Charges Bylaw

July 25, 2017

Page 2

Attachments:

- Keeping of Domestic Hens Bylaw 8211, 2016
- Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)
- District of North Vancouver Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8224, 2017 (Amendment 52)
- Staff report dated July 14, 2017

REVIEWED WITH:		
<input checked="" 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 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 _____	

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;
- 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 10th, 2017

PUBLIC HEARING held May 16th, 2017

READ a second time as amended July 24th, 2017

READ a third time July 24th, 2017

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:	(\$)	(\$)	(\$)		(\$)
"Keeping of Domestic Hens Bylaw 8211, 2016						
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 10th, 2017

READ a second time as amended July 24th, 2017

READ a third time July 24th, 2017

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:

Domestic Hens	
Impound fee	\$25.00
Permit application fee	\$50.00
Annual permit fee	\$50.00

READ a first time April 10th, 2017

READ a second time as amended July 24th, 2017

READ a third time July 24th, 2017

ADOPTED

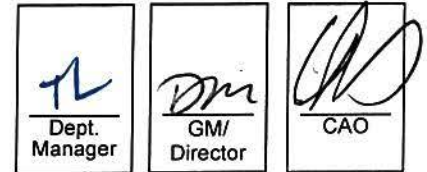
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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.

Bylaw 8211: A bylaw to regulate the keeping of domestic hens		
Original Bylaw	Revision/Addition	Rationale for change
	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.

Bylaw 8222: A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)		
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

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

The Corporation of the District of North Vancouver**Bylaw 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;
- 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 10th, 2017

PUBLIC HEARING held May 16th, 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 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 (\$)
"Keeping of Domestic Hens Bylaw 8211, 2016						
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 10th, 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:

Domestic Hens	
Impound fee	\$25.00
Permit application fee	\$50.00
Annual permit fee	\$50.00

READ a first time April 10th, 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 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

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	180 190
4(b)	Failure to pay hen permit fee	150	180
4(cb)	Improper enclosure	450 200	230 490
4(de)	Failure to maintain enclosure	450 200	230 490

Document: 3043278

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

Formatted Table

READ a first time April 10th, 2017

PUBLIC HEARING held May 16th, 2017

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Document: 3043278

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 (\$)
“Keeping of Domestic Hens Bylaw 8211, 2016						
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 10th, 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:

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

READ a first time April 10th, 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

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 27th 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 10th 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;



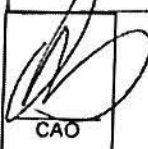
AND THAT "Keeping of Domestic Hens Bylaw 8211, 2016" be returned to Council for further consideration.

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 ^H		
 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

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:

Keeping of Domestic Hens Bylaw 8211, 2016 (Schedule A)	
Subject	Recommended Provision
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">- Kept in good sanitary condition and repair- 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 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">- Keep a chicken in a cage, other than transport- Slaughter, euthanize, or attempt to euthanize a chicken except as permitted in the Bylaw- Leave a dead chicken on the property for more than one day- Dispose of a dead chicken except by delivering it to a farm, abattoir, veterinarian or other facility legally permitted to dispose of a hen- Deposit manure in the municipal sewage or storm drain or collection system
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 10th, the Bylaws could be approved at the April 24th 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 _____	

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;
- 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 (\$)
"Keeping of Domestic Hens Bylaw 8211, 2016						
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

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:

"Domestic Hens	
Impound fee	\$25.00"

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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	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? 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. 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. 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. 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!
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 & 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 (http://www.dnv.org/sites/default/files/edocs/draft-domestic-hens-bylaw.pdf) mentions a fee to register in Bylaw 6481, but I was not able to locate any relevant fees in the document at https://www.dnv.org/sites/default/files/bylaws/Bylaw%206481.pdf. 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 with out 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"> 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. 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 with 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

	<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"> - 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. - Require owners to inform their neighbours in writing and get approval from them before setting up the farm. - 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. <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
 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
 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 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, & 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"> - It takes 1-1 ½ years for chicks to become egg layers - 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 - What will people do with aging chickens? Will they set them free and increase wildlife populations? Will excess wildlife be shot? - Start up costs – food, straw, nesting boxes, perches, a proper coop with both exposed and internal areas, etc. - Mess – daily cleaning of nesting boxes; constant sterilization (chickens and eggs are a risk

	<p>for salmonella bacteria); chicken feces on lawns are not healthy for active children and pets,</p> <ul style="list-style-type: none"> - Level of interest may dwindle over time when chicken owners tire of the constant up keep of their flocks, - What about runaway chickens – who is responsible for them? - 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. - Not all responsible people treat animals responsibly i.e. rabbit and coyote populations in Richmond, - Not ideal for busy families and or with other pets. - The simplest solution is to spend \$7.19 and buy a Peter Rabbit farm cageless over time.
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 & 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 & 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"> • we cannot have our windows open as the noise from the hens disturbs our sleep waking us up very early. • It attracts the rodents because of the bird feed on the ground. The rodents are entering our shed which is practically behind the coop. • The stench from the coop is strong and we can smell it in our backyard. <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>

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

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

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:

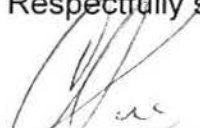
Further opportunity for public input would be provided through the public hearing process.

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

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>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 _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

ATTACHMENT 1: Summary of Zoning Regulations for Neighbouring Municipalities

Summary of Requirements	City of North Vancouver	District of West Vancouver	District of Squamish	City of Vancouver
Allowable Zone	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
Number of Hens Permitted	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.
Size restrictions for pens	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
Housing requirements	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.
Electric fencing required	No	No	Yes	No
Basic care	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.
Biosecurity	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)
Registry requirement	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
Other regulations	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.
Complaints	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)
Increase to workload	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

NorthShoreBears.com

twitter.com/NSBBSociety

facebook.com/northshoreblackbearsociety

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 2nd, 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 18th or June 25th. District staff will be able to provide further clarification on the City of North Vancouver's direction on this matter at the June 25th 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 25th 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, 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

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

	<ul style="list-style-type: none"> – Reduced exterior side yard setback on corner lots – May not be located in front yards – Must be located at grade level 	
Size restrictions for hen enclosures	<ul style="list-style-type: none"> – Maximum area 9.2 m² (100 ft²) – Maximum height 2 m 	Z & D
Number and type of chickens allowed	<ul style="list-style-type: none"> – Maximum 4 hens per lot, at least 4 months old – No roosters 	AC
Housing requirements	<ul style="list-style-type: none"> – Minimum 0.37 m² (4 ft²) coop space and 0.92 m² (10 ft²) enclosed run space per hen – Entire structure must be roofed – ≥15 cm perch for each hen and one nest box – Hens must remain enclosed at all times 	AC
Basic care	Hens must be provided food, water, shelter, adequate light and ventilation, veterinary care, and opportunities to scratch, dust-bathe, and roost.	AC
Pest control	<ul style="list-style-type: none"> – Enclosures must be: <ul style="list-style-type: none"> ▪ kept in good repair and sanitary condition ▪ constructed to prevent access by other animals – Food and water must be kept in coop at night – Manure /waste must be removed in timely manner – Up to 1 m³ of manure may be kept for composting 	AC
Biosecurity	Must follow biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA)	AC
Other regulations	<ul style="list-style-type: none"> – No slaughtering allowed – No sales of eggs, manure, or other products 	AC
Registry basics	<ul style="list-style-type: none"> – Register on-line or by phone – No registration fee – Registration materials available in six languages – Registrants must reside on lot with hen enclosure 	AC
Information provided on registry website	<ul style="list-style-type: none"> – By-law requirements – Resource page with links to Best Management Practices (BMPs), humane education, and biosecurity information – List of upcoming chicken workshops 	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 m² (100 ft²) 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.

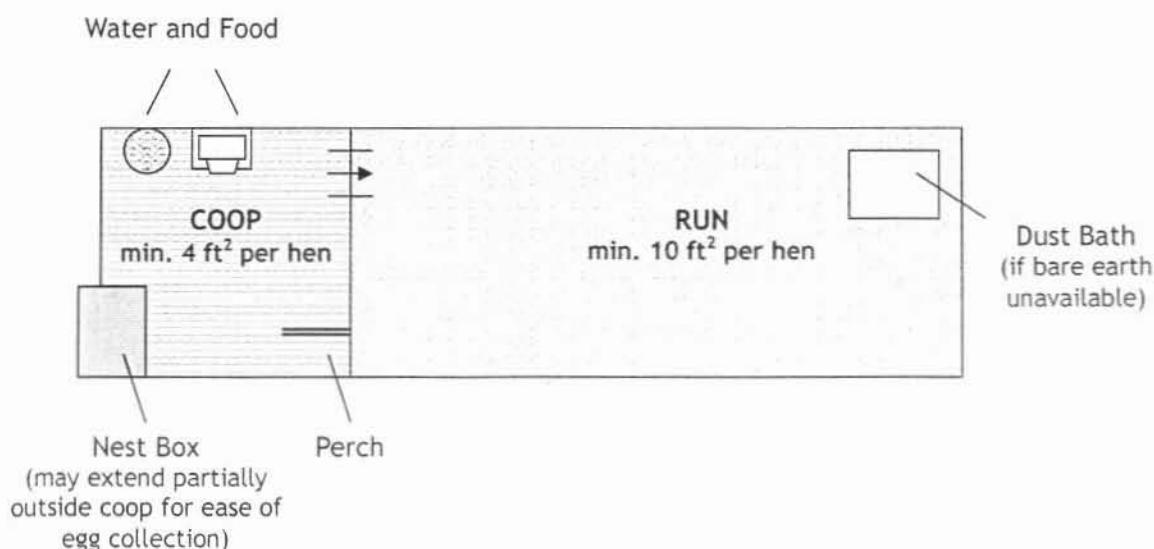
2. Freedom from discomfort - by providing a suitable environment including shelter and a comfortable resting area.
3. Freedom from pain, injury and disease - by prevention or rapid diagnosis and treatment.
4. Freedom to express normal behaviour - by providing sufficient space, proper facilities and company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

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.

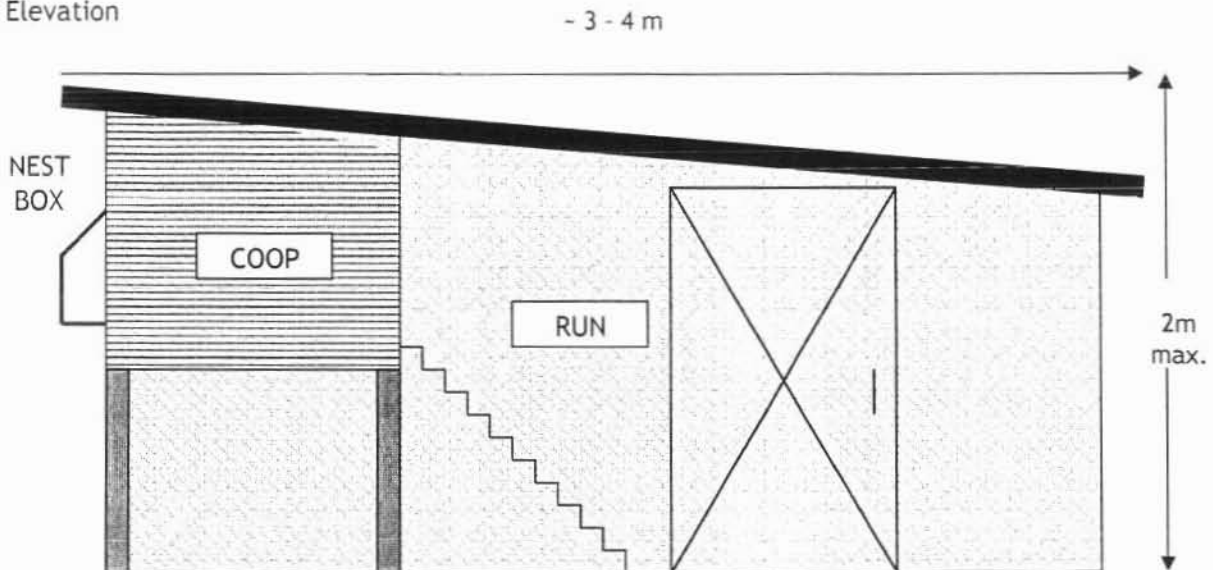
Figure 1. Schematic Depiction of Coop and Run

a. Plan View



¹ 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 ft^2 - 1.2 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 ft^2 to 8 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 ft^2 and 4 ft^2 per hen.

The staff recommendation includes a minimum space requirement of 0.37 m^2 (4 ft^2) of coop space and 0.92 m^2 (10 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.² 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.³

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.⁴ The greatest risk of infection for humans appears to be

² World Health Organization (WHO). Avian Influenza Fact Sheet. Retrieved January 14, 2010, from http://www.who.int/mediacentre/factsheets/avian_influenza/en/.

³ 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>.

⁴ 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.

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.⁵ For comparison, the average human conversation registers at about 60 decibels,⁶ and a barking dog can be as loud as 100 dbA.⁷

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 m³ of manure only if it is stored in a fully enclosed structure (such as a compost bin).

⁵ 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>.

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

⁷ 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 m² 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.”

* * * * *

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 m² of coop floor area, and at least 0.92 m² 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

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 ² beyond minimum lot size (or beyond 5,000 ft ²)	Yes	No – voluntary registry through King County Public Health	No	No	None	10 feet	None

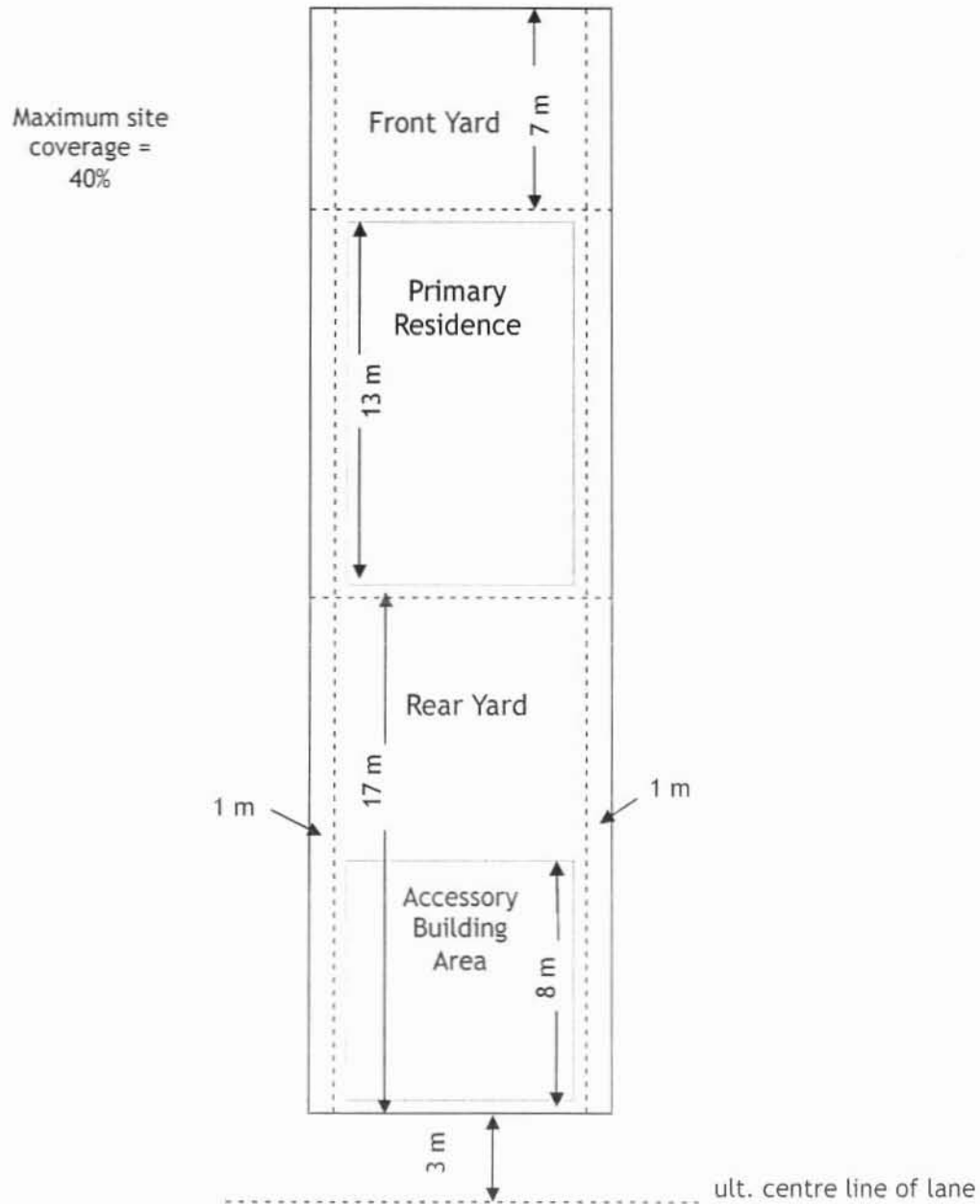
City	Maximum # Allowed	Roosters Allowed	Permit or Licence Required	Neighbour Notification Required	Minimum Lot Size	Setbacks (from dwellings on lot)	Setbacks (from lot lines)	Setbacks (from other dwellings)
Portland	Three without permit, unlimited with permit	No	Yes, for more than 3 chickens	Yes, for 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

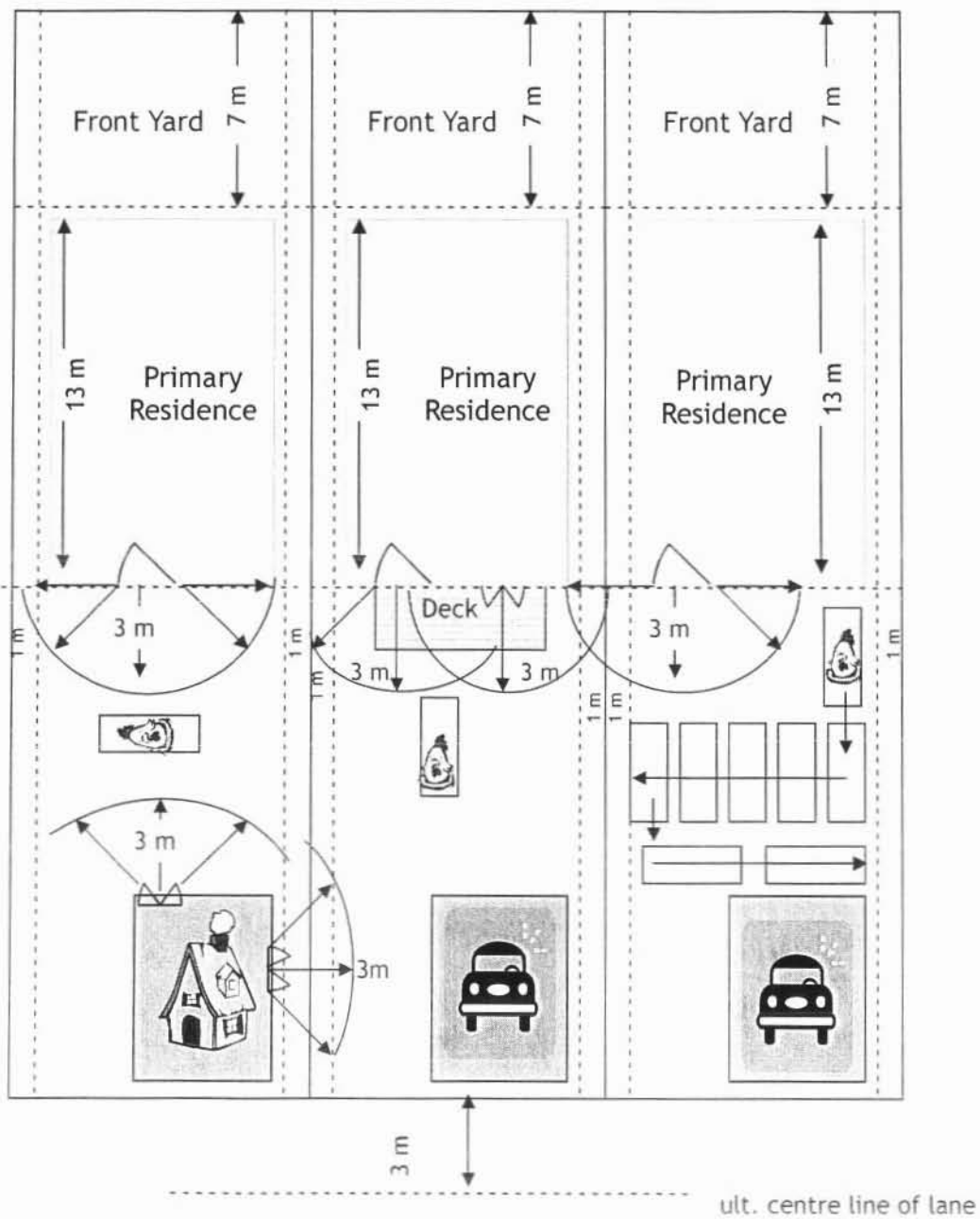
Organization	Recommended Minimum Space Requirements – Interior floor space in sq. ft. per hen	Recommended Minimum Space Requirements – Exterior floor space in sq. ft. per hen	Notes
Cooperative Extensions			
Michigan State University Cooperative Extension	1.5 -2		Plus feeding and watering areas
New Mexico 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
Other Government Agencies			
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
Municipalities			
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	
Humane Organizations			
United Poultry Concerns	8-10		
Global Federation of Animal Sanctuaries	4	10	
Chicken Run Rescue	4	10	
Popular Websites			
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	

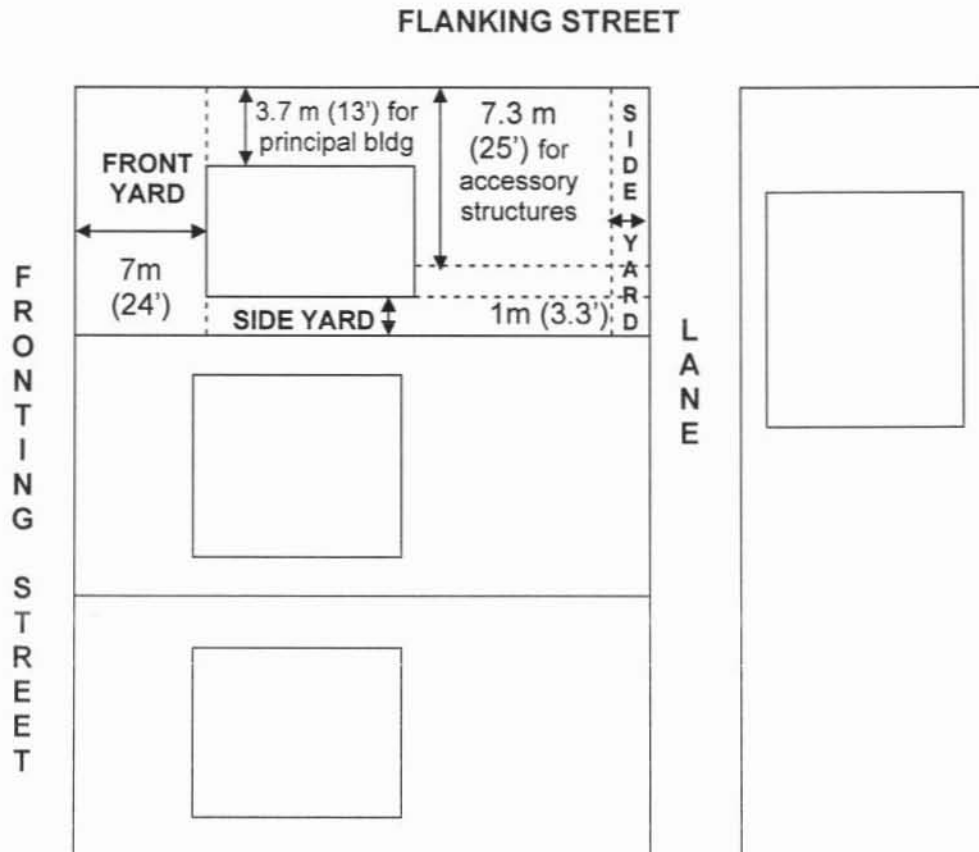
Building area, RS-1 Zone
(33' x 122' lot)



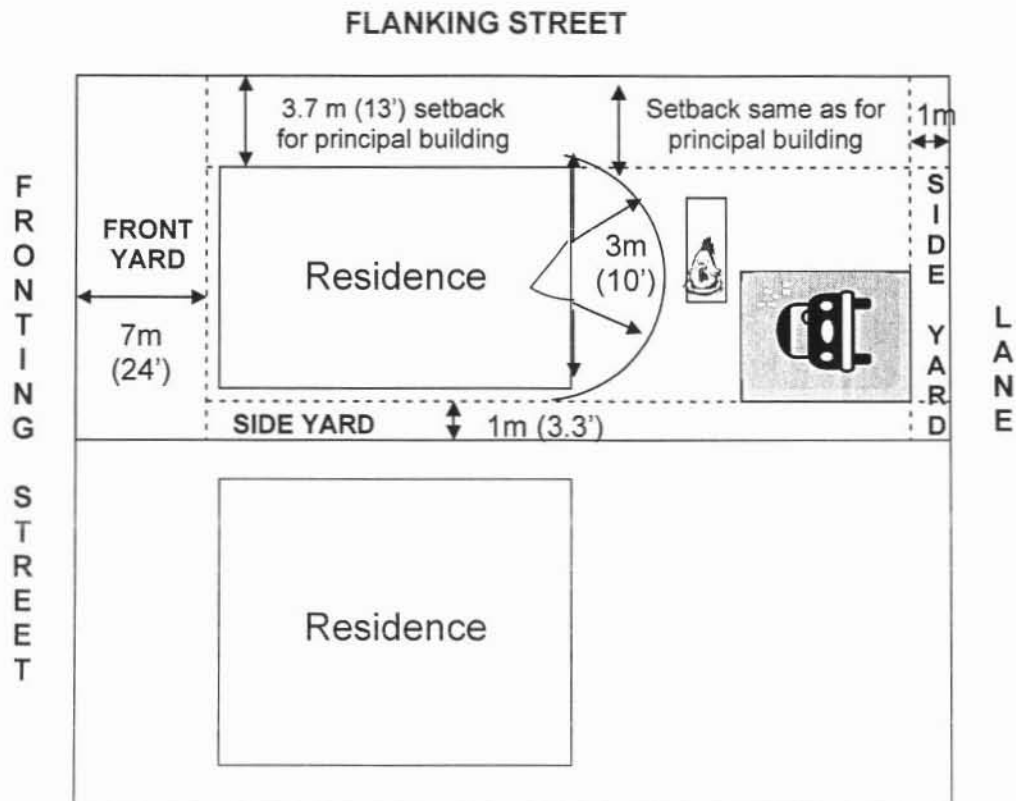
Proposed Setbacks for Hen Enclosures
shown on a 33' x 122' RS-1 Zone lot



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	

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.⁸ AI is not an airborne disease, but is transmitted via direct contact with birds and their droppings, feathers, and body fluids.⁹

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.¹⁰ 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.¹¹ 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

⁸ World Health Organization (WHO). Avian Influenza Fact Sheet. Retrieved January 14, 2010, from http://www.who.int/mediacentre/factsheets/avian_influenza/en/.

⁹ 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>.

¹⁰ Canadian Food Inspection Agency. Avian Influenza Fact Sheet. Retrieved January 14, 2010, from <http://www.inspection.gc.ca/english/anima/diseases/avflu/avflufse.shtml>.

¹¹ 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.¹² 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.¹³ Infection of humans was limited to two individuals, who experienced conjunctivitis (pink eye) and mild flu-like systems.¹⁴

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

¹² 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

¹³ 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.

¹⁴ 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*.¹⁵

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.

¹⁵ 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.

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>Sept. 11, 2017</u>
<input type="checkbox"/> Other:	Date: _____


 Dept.
 Manager

 GM/
 Director


 A/CAO

The District of North Vancouver REPORT TO COUNCIL

July 25, 2017

File: 09.3900.01/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaws 8219, 8220 and 8221 (1946-1998 Glenaire Drive)

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)" is ADOPTED;

AND THAT "The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive)" is ADOPTED.

BACKGROUND:

Bylaws 8219, 8220 and 8221 received First Reading on March 27, 2017. A Public Hearing for Bylaws 8219 and 8220 was held and closed on April 18, 2017. Bylaws 8219, 8220 and 8221 received Second and Third Readings on May 1, 2017.

Pursuant to section 52(3)(a) of the *Transportation Act*, Bylaw 8220 received approval from the Ministry of Transportation and Infrastructure on May 23, 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

Attachments:

- District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)
- The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)
- Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive)
- Staff report dated April 21, 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 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 _____	

The Corporation of the District of North Vancouver

Bylaw 8219

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)”.

2. Amendments

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

READ a first time March 27th, 2017 by a majority of all Council members.

PUBLIC HEARING held April 18th, 2017.

READ a second time May 1st, 2017 by a majority of all Council members.

READ a third time May 1st, 2017 by a majority of all Council members.

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily



Schedule B to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Permit Area

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area



The Corporation of the District of North Vancouver

Bylaw 8220

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 1350 (Bylaw 8220)”.

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

“Comprehensive Development Zone CD100”

2.2 Part 4B by inserting the following:

“4B100 Comprehensive Development Zone 100 (CD100)”

4B100-1 Intent:

The purpose of the CD100 zone is to establish specific land use and development regulations for a 23 unit townhouse development.

4B100-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 100 Zone:

(a) Uses Permitted without Conditions:

(i) Residential building, multifamily townhouse

For the purposes of this CD100 Zone, “Residential building, multifamily townhouse” means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

(b) Conditional Uses

Not applicable

4B100-3 Conditions of Use:

Not applicable

4B100-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw

4B100-5 Density:

(a) The maximum permitted density in the CD100 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 units, inclusive of any density bonus for energy performance; and

(b) For the purposes of calculating floor space ratio, the area of underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas is exempted.

4B100-6 Amenities:

Despite subsection 4B100-5, density in the CD100 Zone is increased to a maximum floor space of 3,926 m² (42,257 sq. ft.) and a maximum number of 23 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$121,581 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements within the Lions Gate Village Centre area, and/or affordable housing; and
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B100-7 Maximum Principal Building Size:

Not applicable.

4B100-8 Setbacks:

- (a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
Front Yard (from Glenaire Drive)	3.05 m (10 ft)
Rear Yard	7.31 m (24 ft) except in the easterly 19.5 m (64 feet) of the property where the required setback may be reduced to 2.44 m (8 ft)
West Side Yard	1.83 m (6 ft)
East Side Yard (from Fullerton Avenue)	3.05 m (10 ft)

4B100-9 Building Orientation:

Not applicable.

4B100-10 Building Depth and Width:

Not applicable.

4B100-11 Coverage:

- a) Maximum permitted Building Coverage is 49%
- b) Maximum permitted Site Coverage is 51%.

4B100-12 Height:

- a) Maximum permitted Height is 13.2 meters (43.3 ft).

4B100-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B100-14 Landscaping:

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B100-15 Subdivision Requirements

Within the CD100 zone, the Minimum Lot Area must be at least 2,601 sq. m. (27,997 sq. ft.).

4B100-16 Additional Accessory Structure Regulations

Not applicable.

4B100-17 Parking and Loading Regulations:

- (a) Parking shall be provided at a ratio of 2 parking spaces per unit inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;
 - (b) Vehicular drive aisles shall be no less than 6.88 m (22.6 ft) wide;
 - (c) A minimum of 47 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided;
- 2.2 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 100 Zone (CD100)."

READ a first time March 27th, 2017

PUBLIC HEARING held April 18th, 2017

READ a second time May 1st, 2017

READ a third time May 1st, 2017

Certified a true copy of "Rezoning Bylaw 1350 (Bylaw 8220)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on May 23rd, 2017

ADOPTED

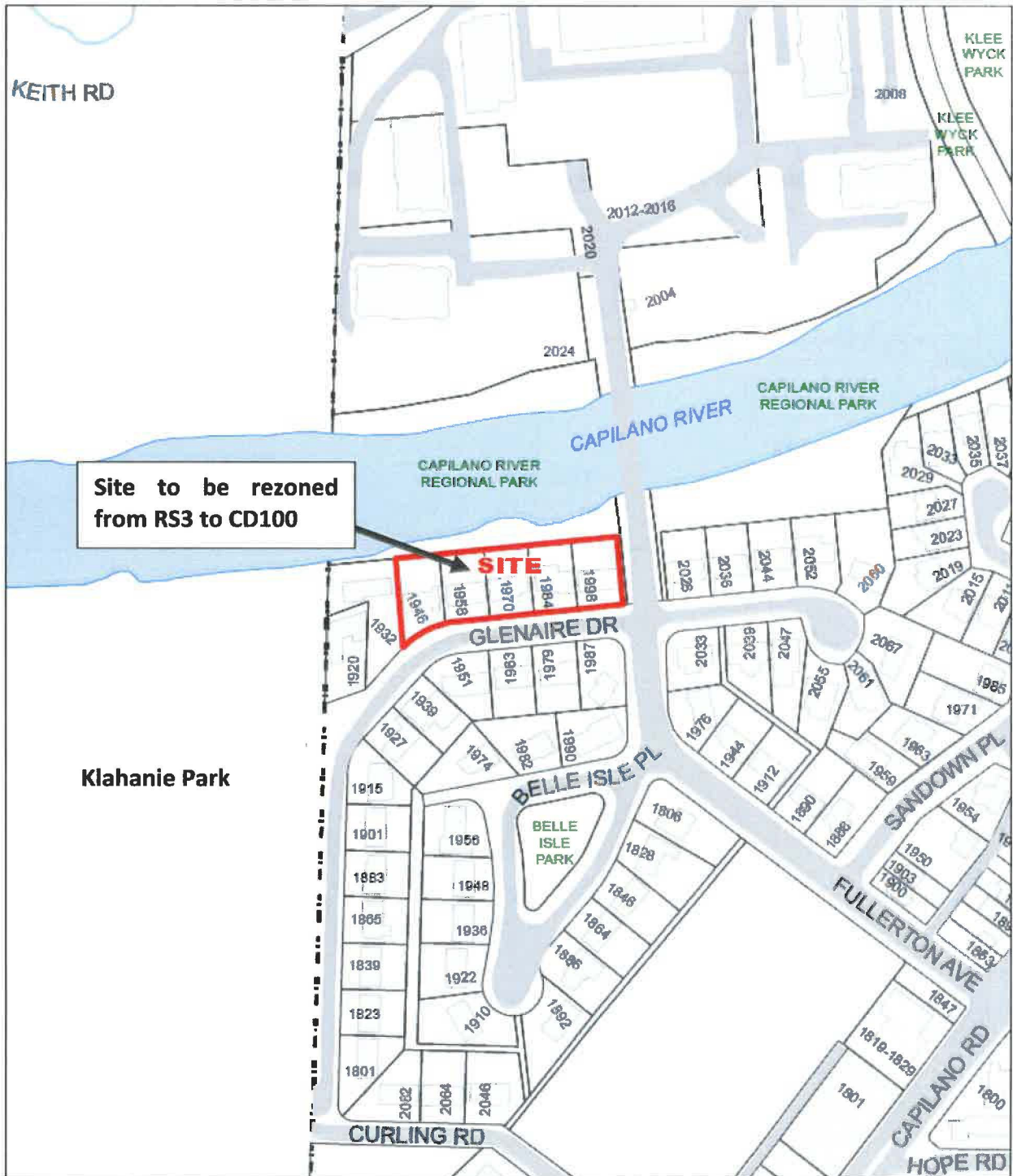
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8220



The Corporation of the District of North Vancouver

Bylaw 8221

A bylaw to enter into a Housing Agreement (1946 – 1998 Glenaire Drive)

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 8221, 2017 (1946 – 1998 Glenaire Drive)”.

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 1998 Glenaire Holdings Ltd., Inc. No. BC1054719 substantially in the form attached to this Bylaw as Schedule “A” with respect to the following lands:

- a) 009-870-253 Lot 2 Block 16 District Lot 764 Plan 8967
- b) 009-870-261 Lot 3 Block 16 District Lot 764 Plan 8967
- c) 009-870-270 Lot 4 Block 16 District Lot 764 Plan 8967
- d) 009-870-296 Lot 5 Block 16 District Lot 764 Plan 8967
- e) 009-870-300 Lot 6 Block 16 District Lot 764 Plan 8967

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 March 27th, 2017

READ a second time May 1st, 2017

READ a third time May 1st, 2017

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8221

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the ____ day of _____, 20____

BETWEEN:

1998 GLENAIRE HOLDINGS LTD. (Inc. No. BC1054719), 880 – 1090 West Georgia Street,
Vancouver, BC V6E 3V7

(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) *"Development Permit"* means development permit No. _____ issued by the District;
- (b) *"Lands"* means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) *"Owner"* means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) *"Proposed Development"* means the proposed development containing not more than 23 units to be constructed on the Lands in accordance with the Development Permit;
- (e) *"Short Term Rentals"* means any rental of a Unit for any period less than 30 days;
- (f) *"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*;
- (g) *"Unit"* means a residential dwelling strata unit in the Proposed Development; and
- (h) *"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 8221 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

The District agrees that if the District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220), is not adopted by the District's Council before September 30th, 2017 , 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 8221.

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:

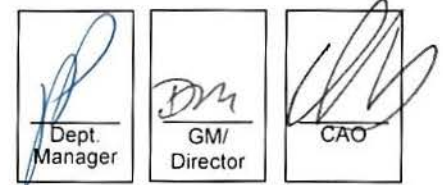
(a) _____ (the "Charge");

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>May 1, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

April 21, 2017
File: 08.3060.20/044.16

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: Bylaws 8219, 8220 and 8221: 1946-1998 Glenaire Drive

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)" is given SECOND and THIRD Readings;

AND THAT the "District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8219, 8220 and 8221 received First Reading on March 27, 2017. A Public Hearing for Bylaws 8219 and 8220 was held and closed on April 18, 2017.

Council asked for the following clarifications:

- 1) Public Trail and Sidewalk: The public trail 'desire line' is indicated by a blue dashed line in the peripheral policy (see adjacent image). There are no immediate plans to paint a formalized crosswalk over Fullerton Ave. on the Woodcroft apartment lands. A formalized crossing in this location (just before the bridgehead) can be pursued in the future if the Woodcroft strata corporations so chose.



A detailed landscape plan will be provided at the Development Permit stage outlining the trail's interface with Fullerton Ave.

2) Riparian Setback / Parkade Encroachment into Public Land: Clarification was requested with respect to the development's riparian area setback and any encroachments into public lands. There are no encroachments for parkade, building, patios or other structures into District of North Vancouver or Metro Vancouver lands including those lands to be dedication to Metro Vancouver for the Capilano River Regional Park. The site plan below indicates the riparian area setback. The public pathway results in approximately an 83 m² (893 sq. ft.) reduction of the 15 m riparian setback on the development site (seen in red below). The existing riparian area is generally highly disturbed and characterized by non-native vegetation, concrete patios, hardscaping and backyard lawn. The reduction of setback will be offset by 65 m² (700 sq. ft.) of additional riparian area setback (shown in yellow below). The developer will be rehabilitating and enhancing approximately 1,608 sq m. (17,308 sq. ft.) of currently disturbed riparian area and dedicate both the yellow and green areas (within the development site) to Metro Vancouver. This proposal is supported by the Environmental Department as it is consistent with best practices for riparian area protection.



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,

Erik Wilhelm
Development Planner

Attachments:

- District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)
- District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)
- Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive)
- Public Hearing Minutes – April 18, 2017
- Staff Report dated March 15, 2017

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

The Corporation of the District of North Vancouver**Bylaw 8219**

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)".

2. Amendments

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

READ a first time March 27th, 2017 by a majority of all Council members.

PUBLIC HEARING held April 18th, 2017.

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED

by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily



Schedule B to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Permit Area

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area



The Corporation of the District of North Vancouver**Bylaw 8220**

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 1350 (Bylaw 8220)".

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

"Comprehensive Development Zone CD100"

2.2 Part 4B by inserting the following:

"4B100 Comprehensive Development Zone 100 (CD100)"

4B100-1 Intent:

The purpose of the CD100 zone is to establish specific land use and development regulations for a 23 unit townhouse development.

4B100-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 100 Zone:

(a) Uses Permitted without Conditions:

- (i) Residential building, multifamily townhouse

For the purposes of this CD100 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

(b) Conditional Uses

Not applicable

4B100-3 Conditions of Use:

Not applicable

4B100-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

- (i) Home occupations in accordance with the regulations in Section 405 of this Bylaw

4B100-5 Density:

- (a) The maximum permitted density in the CD100 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the area of underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas is exempted.

4B100-6 Amenities:

Despite subsection 4B100-5, density in the CD100 Zone is increased to a maximum floor space of 3,926 m² (42,257 sq. ft.) and a maximum number of 23 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$121,581 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements within the Lions Gate Village Centre area, and/or affordable housing; and
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B100-7 Maximum Principal Building Size:

Not applicable.

4B100-8 Setbacks:

- (a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
Front Yard (from Glenaire Drive)	3.05 m (10 ft)
Rear Yard	7.31 m (24 ft) except in the easterly 19.5 m (64 feet) of the property where the required setback may be reduced to 2.44 m (8 ft)
West Side Yard	1.83 m (6 ft)
East Side Yard (from Fullerton Avenue)	3.05 m (10 ft)

4B100-9 Building Orientation:

Not applicable.

4B100-10 Building Depth and Width:

Not applicable.

4B100-11 Coverage:

- a) Maximum permitted Building Coverage is 49%
- b) Maximum permitted Site Coverage is 51%.

4B100-12 Height:

- a) Maximum permitted Height is 13.2 meters (43.3 ft).

4B100-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

The map displays a residential area with numerous property lots, each labeled with a number. A specific lot, located on the north side of Glenaire Dr and west of Belle Isle Pl, is highlighted with a red border and labeled "SITE". An arrow points from a text box to this site. The text box contains the text: "Site to be rezoned from RS3 to CD100".

Key geographical features and roads include:

- Capilano River:** Flows along the northern and eastern boundaries of the mapped area.
- Capilano River Regional Park:** Located along the river.
- Klahanie Park:** Located to the west of the mapped area.
- Keith Rd:** Located to the north of the mapped area.
- Glenaire Dr:** A street running east-west, with the "SITE" located just north of it.
- Belle Isle Pl:** A street running north-south, with Belle Isle Park located to its east.
- Sandown Pl:** A street running north-south to the east of the mapped area.
- Fullerton Ave:** A street running north-south to the east of the mapped area.
- Capilano Rd:** A street running north-south to the east of the mapped area.
- Hope Rd:** Located at the bottom right of the map.
- Curling Rd:** Located at the bottom of the mapped area.

Property lots are labeled with numbers, including 1920, 1932, 1946, 1958, 1970, 1984, 1998, 1920, 1932, 1939, 1951, 1963, 1979, 1987, 1927, 1974, 1990, 1995, 1901, 1950, 1883, 1948, 1885, 1938, 1939, 1922, 1823, 1801, 2092, 2064, 2046, 1806, 1828, 1846, 1864, 1896, 1892, 2033, 2039, 2047, 2055, 2067, 2069, 2052, 2044, 2036, 2028, 2019, 2023, 2027, 2035, 2033, 2029, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 1851, 1850, 1849, 1848, 1847, 1846, 1845, 1844, 1843, 1842, 1841, 1840, 1839, 1838, 1837, 1836, 1835, 1834, 1833, 1832, 1831, 1830, 1829, 1828, 1827, 1826, 1825, 1824, 1823, 1822, 1821, 1820, 1819, 1818, 1817, 1816, 1815, 1814, 1813, 1812, 1811, 1810, 1809, 1808, 1807, 1806, 1805, 1804, 1803, 1802, 1801, 1800.

The Corporation of the District of North Vancouver

Bylaw 8221

A bylaw to enter into a Housing Agreement (1946 – 1998 Glenaire Drive)

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 8221, 2017 (1946 – 1998 Glenaire Drive)".

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 1998 Glenaire Holdings Ltd., Inc. No. BC1054719 substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 009-870-253 Lot 2 Block 16 District Lot 764 Plan 8967
- b) 009-870-261 Lot 3 Block 16 District Lot 764 Plan 8967
- c) 009-870-270 Lot 4 Block 16 District Lot 764 Plan 8967
- d) 009-870-296 Lot 5 Block 16 District Lot 764 Plan 8967
- e) 009-870-300 Lot 6 Block 16 District Lot 764 Plan 8967

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 March 27th, 2017

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8221

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the ____ day of _____, 20____

BETWEEN:

1998 GLENAIRE HOLDINGS LTD. (Inc. No. BC1054719), 880 – 1090 West Georgia Street,
Vancouver, BC V6E 3V7

(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) "*Development Permit*" means development permit No. _____ issued by the District;
- (b) "*Lands*" means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) "*Owner*" means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) "*Proposed Development*" means the proposed development containing not more than 23 units to be constructed on the Lands in accordance with the Development Permit;
- (e) "*Short Term Rentals*" means any rental of a Unit for any period less than 30 days;
- (f) "*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*;
- (g) "*Unit*" means a residential dwelling strata unit in the Proposed Development; and
- (h) "*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 8221 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

The District agrees that if the District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220), is not adopted by the District's Council before September 30th, 2017, 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 8221.

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, April 18, 2017 commencing at 7:10 p.m.

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

Absent: Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Mr. E. Wilhelm, Development Planner

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)

Purpose of Bylaw:

Bylaw 8219 proposes to amend the OCP land use designation for 1946-1998 Glenaire Drive from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily and to designate this property as Development Permit Areas for Form and Character, Energy and Water Conservation and GHG Emission Reduction.

The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)

Purpose of Bylaw:

Bylaw 8220 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 100 (CD100) and rezone the subject site from Single Family Residential 7200 Zone (RS3) to CD100 to allow the development of a twenty-three unit townhouse. The CD100 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 bylaws 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 bylaws 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 bylaws;
- 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; and,
- Any additional presentations will only be allowed at the discretion of the Chair.

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

- The binder containing documents and submissions related to these bylaws 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 Bylaws, stating that Bylaw 8219 proposes to amend the OCP land use designation for 1946-1998 Glenaire Drive from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily and to designate this property as Development Permit Areas for Form and Character, Energy and Water Conservation and GHG Emission Reduction. Bylaw 8220 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 100 (CD100) and rezone the subject site from Single Family Residential 7200 Zone (RS3) to CD100 to allow the development of a twenty-three unit townhouse. The CD100 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking.

3. PRESENTATION BY STAFF

Mr. Erik Wilhelm, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Mr. Wilhelm advised that:

- The proposal is for a twenty-three unit townhouse development within the Lions Gate Village peripheral area located at 1946-1998 Glenaire Drive;
- The development site is currently comprised of five single-family lots adjacent to the Capilano River;
- Currently, single-family homes surround the site to the west, south and east;

- There are a number of townhouse development applications being processed in the local area which may change the surrounding land use to possibly similar townhouse densities;
- The Woodcroft Apartments are north of the development site across a private bridge over Capilano River;
- Klahanie Park (within the District of West Vancouver) is located west of the site;
- District of North Vancouver Council endorsed the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines" in July of 2014. This policy outlined the envisioned housing forms, density and design guidelines that should be followed within the area. As outlined in the 'peripheral policy', the development site is identified to be within "Area 1" which contemplates townhouses to a maximum FSR of 1.2 for larger sites;
- The peripheral policy supports townhouse development on any site greater than 12,000 sq ft;
- All redeveloping sites within the peripheral area require an OCP amendment in order to allow a higher density land use;
- The development proposal has a total of twenty-three townhouse units within three separate buildings. All buildings are three storeys tall and all units are three bedroom units;
- The development has a FSR of approximately 1.06 and a total of 46 underground parking stalls accessed from the far west side of the development;
- As the developer has acquired purchase agreements on the two properties to the west, this presents the possibility of sharing the parkade access with a future development west of the site;
- The development includes a traditional row house architectural expression with uniform frontages and heights to create a logical consistency to the individual units;
- Each of the three buildings incorporates differentiated colours, mixtures of brick and varieties of cedar shingle siding;
- The development proposal was considered by the Advisory Design Panel on September 8, 2016 and the Panel recommended approval of the project subject to resolution of the Panel's comments;
- A community amenity contribution has been calculated in the amount of \$121,581 in accordance with District CAC policy at the date of application;
- CAC's may be applied to amenities such as parks, trails, public art or other public realm improvements (in the Lions Gate Village Centre area) and/or affordable housing;
- The applicant, in conjunction with the other developers in the area, has submitted a comprehensive and coordinated Construction Traffic Management Plan (CTMP);
- The most important aspect of the developer's strategy is to hire a Construction Traffic Management Coordinator;
- From demolition to completion, one coordinator will be appointed by the four area developers (PC Urban, Cressey, Citimark and Woodbridge Properties) to coordinate all construction traffic for the Lions Gate Village area. If multiple developments are approved in the area, this coordinator would be expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects;
- The construction traffic management coordinator will be required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements/complications that arise;

- Throughout the development application process, concerns were raised by the public regarding traffic in the area. Mainly, the Lions Gate bridge presents the primary issue in the area;
- The developer's transportation consultant has submitted a traffic analysis report which identifies the potential traffic generated from the development and in the area. Utilizing background traffic data, the report forecasts surrounding traffic in the area for the years 2019 and 2030. The report provides a comprehensive review of the Lions Gate Village Centre Area and provides estimations of traffic generation with assumed densities as outlined in the OCP and peripheral area policy;
- The subject townhouse development is forecast to generate approximately eleven vehicle trips in the "AM Peak Hour" and thirteen vehicle trips in the "PM Peak Hour". By contrast, the five existing single-family lots would generate approximately five vehicle trips in the "PM Peak Hour", for a net increase of eight vehicle trips in the PM Peak Hour;
- The developer will be required to provide a post-development traffic and parking analysis (after six months of the development being fully-occupied) in order to review the traffic movements in the area and to analyse the use of on-site parking. The post-development traffic and parking analysis report will afford the District improved information on vehicle movements in the area, on-site and on-street parking demand, as well as use of on-site bicycle parking facilities;
- The District's Transportation Department has reviewed the submitted traffic analysis report and finds that the development will not unduly affect traffic within the Lions Gate Village Centre Area and supports the requirement for a post-development traffic and parking analysis report;
- Comments submitted from the Public Information Meeting held on October 18, 2016 include:
 - Increased traffic on the North Shore;
 - Construction traffic management and timing concerns;
 - Support for a riverfront trail;
 - Cost of housing within the development; and,
 - Accessibility of the units.

In response to a question from Council, staff advised that the public pathway is on-site. It was noted that the developer will be responsible for building the on-site trail and the District will secure rights for the public pathway through a statutory right-of-way.

Staff also advised that Metro Vancouver Parks staff have been working with District staff to coordinate the intergovernmental requirements to implement an environmentally-sensitive trail adjacent to the Capilano River. Generally, Metro Vancouver Parks is supportive of the development proposal as the land dedicated to the Capilano River Regional Park is a unique opportunity to gain the extension of the riverfront trail along the Capilano River. Metro Vancouver Parks will ultimately own the parkland and potential future trail, and would be responsible for the ongoing maintenance of the trail.

4. PRESENTATION BY APPLICANT

4.1. Mr. Robert Cadez, PC Urban Properties Corp.:

- Spoke to the site constraints;
- Noted that the average townhome unit is 1850 sq. ft.;

- Advised that the development provides more housing options for families as all units are three bedroom townhouse units, which are more affordable when compared to detached single-family residential; and,
- Commented that the creation of the new trail will create a key neighbourhood connection that will benefit the entire area.

5. REPRESENTATIONS FROM THE PUBLIC

- 5.1. Mr. Dennis Myronuk, 2000 Block McLallen Court: OPPOSED**
- Expressed concern with the volume of construction traffic;
 - Opined that there is not enough variety of housing options; and,
 - Urged Council to oppose the proposed development.
- 5.2. Mr. Cam Lendell, 1500 Block Gravely Street: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented on the lack of available housing for downsizers who would like to stay in the area.
- 5.3. Ms. Veronika Spencer, 1600 Block Bayshore Drive: IN FAVOUR**
- Commented that the proposed development will provide attractive and affordable housing options;
 - Noted that the proposed development will provide housing for both young families and residents looking to downsize;
 - Commented that the proposal will provide vibrancy to the community; and,
 - Urged Council to support the proposed development.
- 5.4. Mr. Jason Gordon, 3500 Block Mt. Seymour Parkway: IN FAVOUR**
- Noted housing options and opportunities are needed for young families;
 - Commented that higher density will help address the issue of affordability; and,
 - Opined that more townhouse developments in the District are needed.
- 5.5. Mr. Alex Messina, 3900 Block Indian River Drive: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented that the proposal will provide affordable housing options;
 - Opined that there is a shortage of townhouses in the District; and,
 - Commented that the proposed development would complement the community.
- 5.6. Mr. Matt Smith, 900 Block Lyton Street: IN FAVOUR**
- Stated that more townhouse developments are needed in the District;
 - Opined that the proposed development is within keeping of the character of the neighbourhood;
 - Spoke to the issue of affordable housing on the North Shore; and,
 - Noted that the proposed development will provide housing for both young families and residents looking to downsize.

Councillor BASSAM left the meeting at 7:43 pm and returned at 7:44 pm.

- 5.7. Mr. Russ Bougie, 1600 Block Kilkenney Road: IN FAVOUR**
- Commented on the suitability of the proposed development for downsizers; and,
 - Suggested that increased density may provide more affordable housing options.
- 5.8. Ms. Michele Buchamer, 3000 Block Markham Place: IN FAVOUR**
- Spoke in support of the proposed development;
 - Spoke to the opportunity for downsizers to stay on the North Shore;
 - Spoke to the issue of affordability on the North Shore;
 - Commented that there is not enough townhouses in the District;
 - Noted that the proposed development is close to transit; and,
 - Commented that the townhome project is aesthetically pleasing.
- 5.9. Ms. Val Moller, 2000 Block Fullerton Avenue: IN FAVOUR**
- Expressed concern with increased density;
 - Commented on the lack of housing diversity;
 - Expressed concern with traffic issues;
 - Suggested that these projects be phased;
 - Expressed concern regarding noise and clean up during construction;
 - Commented that there is not much of a community amenity contribution from the developer; and,
 - Spoke in support of the design of the proposed project.
- 5.10. Mr. Rob Thomson, 2000 Block West Keith Road: IN FAVOUR**
- Spoke in support of the proposed project;
 - Commented that townhouses are a good option for downsizing families; and,
 - Noted that the proposed development will provide affordable housing options for young families.
- 5.11. Ms. Marian Thomson, 2000 Block West Keith Road: IN FAVOUR**
- Spoke to the issue of affordability;
 - Expressed concern that young families will not be able to afford to stay on the North Shore; and,
 - Opined that the proposed development is aesthetically pleasing and fits within the character of the neighbourhood.
- 5.12. Mr. Owen Yates, 1300 Block East 27th Street: IN FAVOUR**
- Commented that three bedroom townhouses will provide an affordable price point for young families; and,
 - Spoke in support of the proposed development.
- 5.13. Mr. Ben Mittlestead, 1900 Block Glenaire Drive: IN FAVOUR**
- Commented that the proposed development will provide an opportunity for the younger generation to stay on the North Shore.
- 5.14. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Opined that the proposed development will provide housing for residents looking to downsize;

- Questioned if elevators have been considered in the units to enhance accessibility;
- Stated that there are too many townhomes and they do not provide enough housing diversity; and,
- Expressed concern regarding the possibility of the Capilano River flooding.

Staff advised that in accordance with the District's Accessible Design Policy for Multi-Family Housing, all units will provide basic accessible design elements.

In response to a question from Council regarding the cost of the townhomes, the developer advised that the cost of the units have not been set but will be approximately \$1.2-1.3 million.

The developer advised that vehicle parking is provided in a single-level underground garage with access from Glenaire Drive at the west end of the development. A total of 46 vehicle parking stalls are proposed which provide two stalls per unit, inclusive of two visitor stalls. It was noted that although the development will form part of a more compact community which promotes walking, biking and transit, it is a family oriented development which rely on the use of their cars.

5.15. Mr. John Miller, 1600 Block Capilano Avenue: OPPOSED

- Expressed concern that the proposed underground parkade encroaches into the setback; and,
- Expressed concern that the proposed public pathway does not connect with other parts of the community.

5.16. Ms. Jillian Steele, 1900 Block Glenaire Drive: IN FAVOUR

- Spoke in support of the proposed park dedication; and,
- Stated that townhomes are critical to allow the younger generation to stay on the North Shore.

5.17. Mr. Peter Duyker, 3700 Block Edgemont Village: IN FAVOUR

- Commented on the opportunity for downsizers to age in their community;
- Stated that these housing options are essential on the North Shore; and,
- Spoke in support of density.

6. COUNCIL RESOLUTION

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

THAT the April 18, 2017 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)" and "The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)" be returned to Council for further consideration.

CARRIED
(8:08 p.m.)

CERTIFIED CORRECT:

A handwritten signature in blue ink, appearing to read "S. Dale", is written over a horizontal line.

Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MARCH 27, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

March 15, 2017
File: 08.3060-20/044.16

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: Bylaws 8219, 8220 and 8221: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1946-1998 Glenaire Drive

RECOMMENDATION:

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)" to amend the Official Community Plan (OCP) from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) be given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)" to rezone the properties at 1946, 1958, 1970, 1984 and 1998 Glenaire Drive from "Single-Family Residential 7200 Zone" (RS3) to "Comprehensive Development Zone 100" (CD100) be given FIRST reading;

AND THAT "Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive) be given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8219;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8219 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8219 and Bylaw 8220 be referred to a Public Hearing.

REASON FOR REPORT:

The proposed twenty-three unit townhouse project requires Council's consideration of Bylaw 8219 to amend the Official Community Plan (OCP), Bylaw 8220 to rezone the subject properties, and Bylaw 8221 to implement the District's Strata Rental Protection Policy.

SUMMARY:

The applicant, PC Urban Properties, proposes to redevelop five residential lots located at 1946 -1998 Glenaire Drive to allow a twenty-three unit, three-storey townhouse project with onsite public pathway adjacent to the Capilano River.

Implementation of the project requires an OCP amendment, a rezoning, and a housing agreement. The OCP amendment would change the designation of the site from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4) in accordance with the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines" endorsed by Council in July of 2014. Bylaw 8220 rezones the site to a new "Comprehensive Development Zone 100" (CD100) and the housing agreement bylaw would prevent future rental restrictions.

The proposal is consistent with the approved "Lower Capilano Village Centre: Peripheral Area Housing Policy and Design Guidelines" and the bylaws are recommended for introduction, with the OCP amendment and rezoning bylaw being referred to Public Hearing. The housing agreement bylaw does not require a Public Hearing.

ANALYSIS:**Site and Surrounding Area:**

The development site is located on the northwest corner of Fullerton Avenue and Glenaire Drive and consists of five single family lots currently zoned "Single-Family Residential 7200 Zone" (RS3) (see adjacent aerial map). The site is bounded by Capilano River to the north (within Capilano River Regional Park) and single family lots to the west, south and east, all eligible for future redevelopment. Woodcroft apartments are located across the Capilano River and Klahanie Park is located due west of the property. The property is located within the peripheral area of Lions Gate Village Centre (see map on next page). Neighbouring properties to the west, south and east are envisioned to redevelop in a similar townhouse or other ground oriented multi-family housing format.

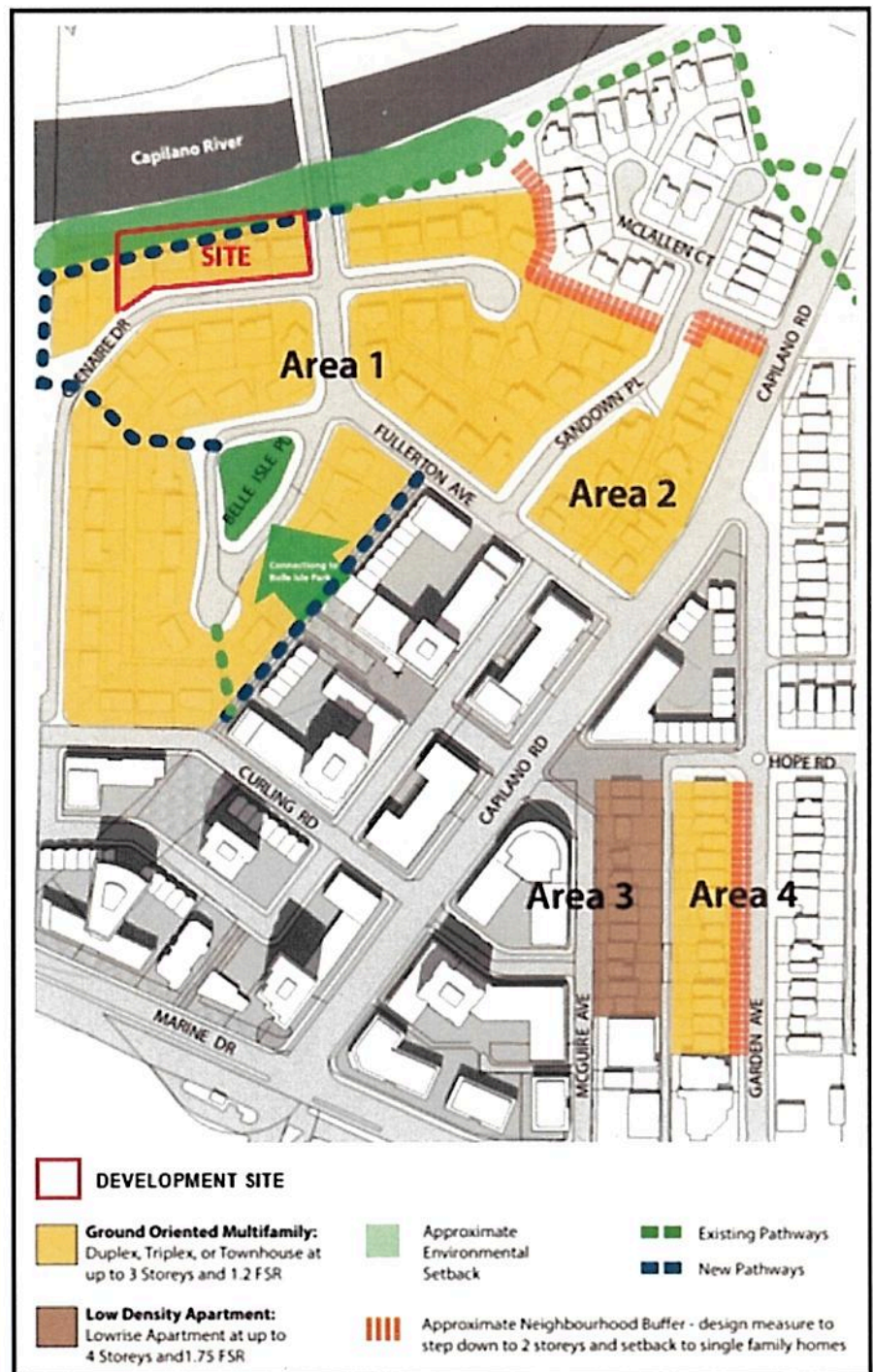


BACKGROUND AND EXISTING POLICY:

District of North Vancouver Council endorsed the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines" in July of 2014. The "peripheral policy" identifies housing forms, density and design guidelines that should be followed within the peripheral area of "Lions Gate Village Centre". The subject development site is within "Area 1" which contemplates a variety of ground-oriented multi-family housing to a maximum density of 1.2 FSR for larger sites, such as the subject site.

The site, and surrounding single family properties, are designated "Residential Level 2: Detached Residential" (RES2) in the OCP. In order to have the OCP designations coordinate with the peripheral policy, OCP amendment Bylaw 8219 (Attachment A) designates the development site "Residential Level 4: Transition Multifamily" (RES4) to allow townhouse development at a density of up to 1.2 FSR.

All redevelopment within the peripheral area of Lions Gate Village Centre requires an OCP amendment as outlined when the peripheral policy was endorsed.



The peripheral policy allows for a variety of ground-oriented housing types (such as duplex, triplex or townhouses) based on the nature of individual assemblies. This townhouse proposal, with an approximate FSR of 1.07, is consistent with the peripheral policy, and the application is one of four townhouse proposals being processed in the peripheral area.

The proposal achieves the following policy objectives:

- The three-storey townhouse development, with an FSR of 1.07, is compliant with the height and maximum density provisions of the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”;
- The development is located within a village centre which is envisioned for redevelopment;
- The development provides more housing options for families as all units are 3 bedroom townhouse units, which are more affordable when compared to detached single-family residential; and
- The development will form part of a more compact community which will reduce the reliance on cars and promote walking, biking and transit. As well, the site is within a short walking distance to a frequent transit corridor.

Although the above is not an exhaustive list of how this development fulfils objectives of the OCP, the overarching goal of the OCP is to concentrate 75% - 90% of future development within key centres and growth within centres will allow for protection of the natural environment, decrease car dependency, and generally promote more compact communities.

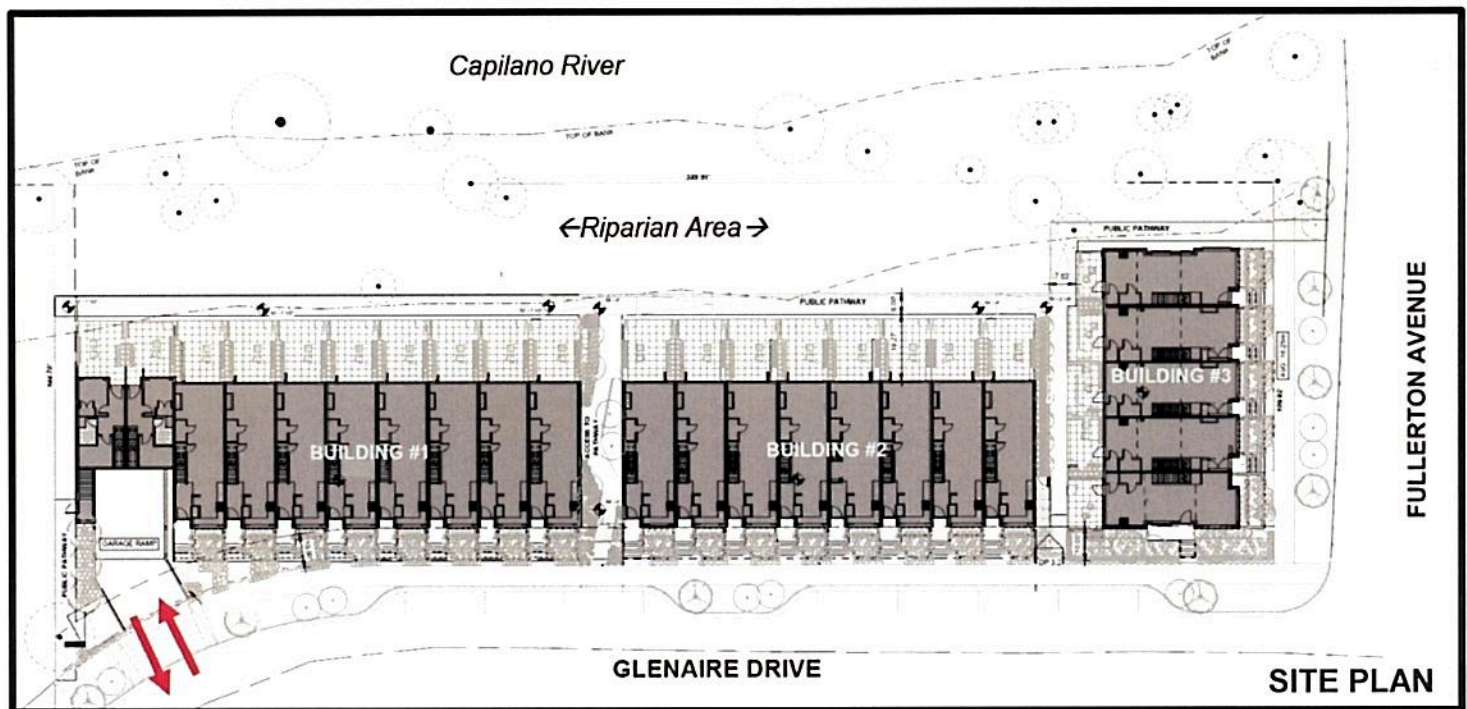
PROJECT DESCRIPTION:

The development proposal is comprised of twenty-three townhouse units in three separate buildings with an approximate floor space ratio of 1.07. Units will face towards and have entrances onto Fullerton Avenue and Glenaire Drive.

The site plan on the next page shows the general siting of the proposed buildings. Each unit is provided a rear patio space which can be accessed through the unit or by the use of the onsite public pathway at the north side of the development.



Glenaire Drive Streetscape



All units have three bedrooms and range in size from approximately 160 sq. m. (1,726 sq. ft.) to 216 sq. m. (2,322 sq. ft.) in floor area. A total of 46 parking stalls (which includes two visitor stalls) are proposed within a gated underground parkade accessed at the western side of the development. Forty-seven secure bicycle storage spaces are proposed within the underground parkade – a bicycle storage ratio of approximately two spaces per townhouse unit. Of the 47 bicycle storage spaces, 24 will be in the form of a shared and secured room and 23 will be within individually-secured bicycle storage lockers.



As seen in the rendered images, the development includes a traditional row house architectural expression with uniform frontages and heights to create a logical consistency to the individual units. Each of the three buildings incorporates differentiated colours, mixtures of brick and varieties of cedar shingle siding.

Each individual townhouse unit has a prominent street entrance with landscaping and weather-protected stoop.

Advisory Design Panel

The development proposal was considered by the Advisory Design Panel on September 8, 2016 and the Panel recommended approval of the project subject to resolution of the Panel's comments.

Minor design revisions, responding to the Panel comments will be identified when Council considers the required Development Permit, should the OCP amendment and rezoning proceed.



DEVELOPMENT PERMIT AREAS:

The site is currently within the Streamside Protection Development Permit Area. Bylaw 8219 designates the site as Development Permit Areas for the following purposes:

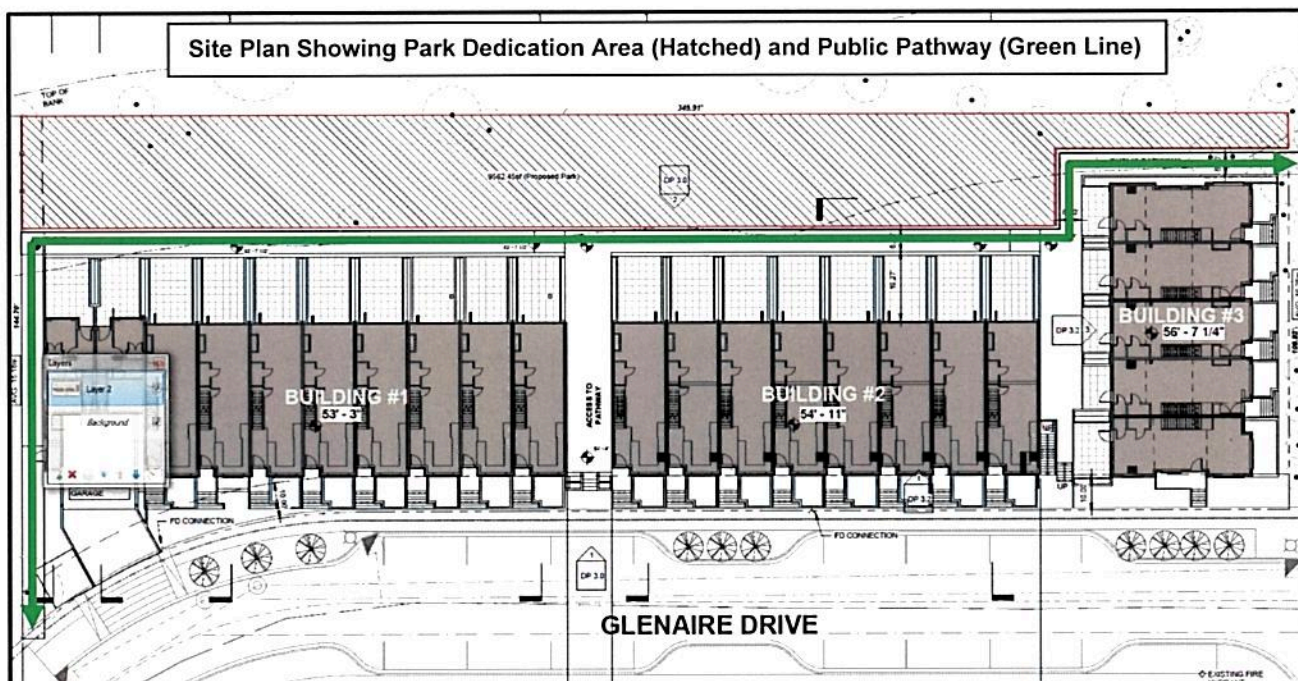
- Form and Character of Commercial, Industrial and Multi-Family Development; and
- Energy and Water Conservation and Greenhouse Gas Emission Reductions.

The following sections outline the objectives and compliance with the applicable Development Permit Area (DPA) guidelines:

a) Streamside Protection

As the site is adjacent to the Capilano River, a 15 m (49.2 ft) setback from top of bank is required. The development's underground parkade encroaches marginally into the 15 m (49.2 ft) setback but overall siting allows for an increased riparian setback in select locations to offset this encroachment. According to the streamside protection assessment report submitted by the applicant's environmental consultant, the development presents no net loss of the required riparian area protection area. As part of the development, the applicant will be required to remove invasive plant species and provide enhancements and plantings to the riparian area.

The development includes dedication of a significant portion of the site as parkland (888 sq. m. or approximately 9500 sq. ft.) as shown within the red outline below. This parkland will be incorporated into the Capilano Regional Park allowing future work by Metro Vancouver Parks and the District to implement an environmentally-sensitive riverfront trail along the Capilano River. In order to comply with riparian setbacks outlined within the streamside protection provisions of the OCP, the development site is located outside the streamside protected area and maintains an average setback of 15 metres (49 ft) from the Top of Bank.



consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

b) Form and Character – Ground-Oriented Housing

The proposal is in keeping with the OCP's "Design Guidelines for Ground-Oriented Housing" as well as the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines". Further details outlining the project's compliance with the Form and Character Design Guidelines will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

c) Energy and Water Conservation and Greenhouse Gas Emission Reduction

Compliance with the District's Green Building Strategy is mandatory given the proposed rezoning. The development must meet the equivalent of a "Gold" standard of any certified sustainability program available in British Columbia.

Further details outlining the project's compliance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA will be provided for Council's consideration at the Development Permit stage should the OCP amendment and rezoning proceed.

Vehicle Parking and Bicycle Storage

Vehicle parking is provided in a single-level underground garage with access from Glenaire Drive at the west end of the development. A total of 46 vehicle parking stalls are proposed which provides 2 stalls per unit, inclusive of two visitor stalls.

The required boulevard and sidewalk improvements will allow for two 'parking pockets' which will allow for on-street parking for approximately seven vehicles on the north side of Glenaire Drive.

Forty-Seven secure bicycle storage spaces within the underground parkade are proposed: 24 within a shared and secured room and 23 as individually-secured bicycle storage lockers.

On-site Landscaping

Landscaping on-site is designed to be low-maintenance and to feature native plantings. Street trees are proposed along Glenaire Drive and Fullerton Avenue in addition to the on-site trees and landscaping provided. Rear patios for each unit will utilize large paving stones, cedar privacy fencing and large landscape planters. Each rear patio will allow access to and from the onsite public pathway within the townhouse project.

Off-site improvements

The application includes upgrades to sidewalks, street trees, curb, gutter, and lighting along the Fullerton Avenue and Glenaire Drive frontages of the development site. The riparian area will have invasive species removed and planting enhancement provided. The developer will

be responsible for building the on-site public trail and the District will secure rights for the public pathway through a statutory right-of-way.

Accessibility

As part of the development permit process, the applicant will submit a checklist which identifies how the development attains the requirements of the District's "Accessible Design Policy for Multi-Family Housing". In accordance with the policy, all units will provide "basic accessible design elements" and one unit will have "enhanced accessible design elements", such as stair lifts, to provide a higher level of accessibility.

Zoning

The site is currently zoned "Single-Family Residential 7,200 Zone" (RS3). Bylaw 8220 (Attachment B) proposes to rezone the site and create a new "Comprehensive Development Zone 100" (CD100) to accommodate the proposed twenty-three unit townhouse development.

This new zone:

- establishes ground-oriented multiple family residential use as a permitted use;
- limits the number of units to 23;
- limits the FSR to a maximum of 1.07;
- establishes a maximum building height of 13.2 m (43.5 ft);
- sets building coverage at a maximum of 49%;
- sets site coverage at a maximum of 51%;
- establishes acoustic performance requirements;
- requires the provision of 46 parking stalls;
- establishes a minimum drive aisle width; and
- establishes the following building setbacks
 - Front Setback (Glenaire Drive): 3.05 metres (10 ft);
 - West Side Yard Setback: 1.83 metres (6 ft);
 - East Side Yard Setback (Fullerton Avenue): 3.05 metres (10 ft); and
 - Rear Yard Setback: 7.31 m (24 ft) except for proposed Building 3 which would have a setback of 2.44 m (8 ft).

Acoustic Regulations

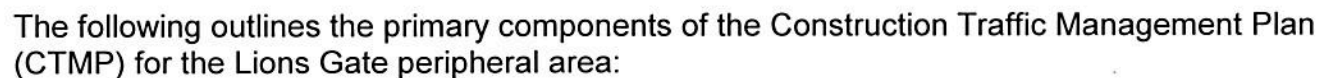
The proposed CD100 zone includes the District's residential acoustic regulations for maximum noise levels in bedrooms, living areas and other areas of the residential units where units front a roadway.

Strata Rental Protection Policy

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

Construction Traffic Management Plan (CTMP)

In order to reduce the development's impact on pedestrian and vehicular movements in the area, the applicant in conjunction with the other developers in the area, has submitted a comprehensive and coordinated Construction Traffic Management Plan (CTMP).



From demolition to completion, one coordinator will be appointed by the four area developers (PC Urban, Cressey, Citimark and Woodbridge Properties) to coordinate all construction traffic for the Lions Gate Village Centre area. If multiple developments are approved in the area, this coordinator would be expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects.

The construction traffic management coordinator will be required to meet with District staff bi-weekly in order to provide updates to the District and to discuss and resolve any improvements/complications that arise.

The benefits of a single coordinator are outlined below:

- *Communication*

The District of North Vancouver (and developers) will receive single-source, regular, professional and transparent communication about site-wide activities, rather than

multiple separate reports that may not be as inclusive as necessary for the Lions Gate Village Centre area. Community notices, signs and website are some of the tools anticipated to be used to ensure good neighbourhood communication.

- *Coordination*

All construction activities (phases of construction, deliveries, major on-site activities, etc.) will be coordinated centrally, rather than having individual contractors needing to coordinate or compete with one another.

- *Accountability*

There will be a single point of accountability for the entire area if there are any logistical or scheduling issues.

Miscellaneous:

In addition to a coordinated approach to construction management, the following elements will form part of the construction management approach for the Lions Gate peripheral area:

- A. Three traffic cameras will be provided at key intersections in the area to assist with real time monitoring and enforcement of traffic movements in the area. After completion of all construction, these traffic cameras would be owned and operated by the District; and
- B. Each development site is required to provide a \$100,000 "Construction Traffic Management" deposit with the deposit used to cover any enforcement ticketing from the District. The deposit creates a financial incentive for the developer (and CTMP coordinator) to ensure efficient traffic flows, enforcement of parking and construction vehicle routing in the area; and
- C. Any use of District road (typically for concrete pumping trucks during foundation construction) requires a Highway Use Permit issued by the District to offer further District control over the sequencing of construction.

In summary, the construction traffic management plan will:

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

Vehicle Traffic Generation & Follow-up Report:

The developer's transportation consultant has submitted a traffic analysis report which identifies the potential traffic generated from the development and in the area. Utilizing background traffic data, the report forecasts surrounding traffic in the area for the years 2019 and 2030. The report provides a comprehensive review of the Lions Gate Village Centre Area and provides estimations of traffic generation with assumed densities as outlined in the OCP and peripheral area policy.

The subject townhouse development is forecast to generate approximately 11 vehicle trips in the "AM Peak Hour" and 13 vehicle trips in the "PM Peak Hour". By contrast, the five existing single-family lots would generate approximately 5 vehicle trips in the "PM Peak Hour", for a net increase of 8 vehicle trips in the PM Peak Hour.

The developer will be required to provide a post-development traffic and parking analysis (after 6 months of the development being fully-occupied) in order to review the traffic movements in the area and to analyse the use of on-site parking. The post-development traffic and parking analysis report will afford the District improved information on vehicle movements in the area, on-site and on-street parking demand, as well as use of on-site bicycle parking facilities.

The District's Transportation Department has reviewed the submitted traffic analysis report and finds that the development will not unduly affect traffic within the Lions Gate Village Centre area and supports the requirement for a post-development traffic and parking analysis report.

Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on October 18, 2016 and the meeting was attended by approximately 51 members of the public. A copy of the PIM "summary report" from the meeting's facilitator is attached as Attachment D. Comments submitted included the following primary topics:

- increased traffic on the North Shore generally;
- construction traffic management and timing concerns;
- support for a riverfront trail;
- cost of housing within the development; and
- accessibility of the units.

COMMUNITY AMENITY CONTRIBUTIONS:

As the subject property requires rezoning, a community amenity contribution (CAC) has been calculated in the amount of \$121,581.00 in accordance with District CAC policy at the date of application. The CD100 zone specifies this amount in order to achieve the maximum density of 1.07 FSR and outlines projects to which the CAC may be applied, including park, trail, environmental, public art or other public realm improvements municipal or recreation service or facility improvements (in the Lions Gate Village Centre area) and/or affordable housing.

AFFORDABLE HOUSING:

In accordance with the District's Rental and Affordable Housing Strategy, the development will expand the supply and diversity of housing in the Lions Gate Village Centre. As stated within the strategy, "Increased supply of housing in centres will add diverse multi-family housing choices (type, tenure, unit sizes etc.) for District residents, and encourage competitive pricing for homes".

The developer will be providing a CAC which could be used toward affordable housing objectives in accordance with the Rental and Affordable Housing Strategy.

CONCURRENCE:

Staff:

The project has been reviewed by Building, Parks, Engineering and Transportation, Urban Design Planning, Real Estate and Properties, Public Art and Fire Prevention staff and staff's recommendations, throughout the development process have been incorporated, to improve the development.

Metro Vancouver Parks:

Metro Vancouver Parks staff has been working with District staff to coordinate the intergovernmental requirements to implement an environmentally-sensitive trail adjacent to the Capilano River. Generally, Metro Vancouver Parks is supportive of the development proposal as the land dedicated to the Capilano River Regional Park is a unique opportunity to gain the extension of the riverfront trail along the Capilano River. Metro Vancouver Parks will ultimately own the parkland and potential future trail, and would be responsible for the ongoing maintenance of the trail.

School District 44 (SD44):

SD44 is currently reviewing the District's OCP and the projected densities throughout the District. School and District staff recently identified that this family-oriented townhouse proposal does not adversely affect their interests.

Norgate Community Elementary School and Capilano Elementary School are each within approximately 1.2 kilometres of the Lions Gate Village peripheral area and the development site, and can accommodate the students anticipated from the development.

CONCLUSION:

The OCP amendment and rezoning proposal for a twenty-three unit townhouse development is in conformity with the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines", applicable development permit guidelines, and the general housing objectives for the Lions Gate Village Centre area. The proposal creates a choice of housing suitable for families within a compact community which encourages walking, biking, and use of transit. Bylaws 8219, 8220, and 8221 are ready for Council consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaws 8219, 8220, and 8221 and refer Bylaw 8219 and 8220 to a Public Hearing (staff recommendation); or
2. Defeat the bylaws at First Reading.



Erik Wilhelm
Development Planner

Attachments:

- A. Bylaw 8219 – OCP Amendment Bylaw
- B. Bylaw 8220 – Rezoning Bylaw
- C. Bylaw 8186 – Housing Agreement Bylaw
- D. Public Information Meeting – Facilitator Summary Report

<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input checked="" type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input checked="" type="checkbox"/> ADP
<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 checked="" type="checkbox"/> Parks & Environment	<input checked="" 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		

The Corporation of the District of North Vancouver

Bylaw 8219

A bylaw to amend The District of North Vancouver Official Community Plan Bylaw 7900, 2011

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)".

2. Amendments

2.1 District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4);
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and,
- c) Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Reduction.

READ a first time by a majority of all Council members.

PUBLIC HEARING held

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

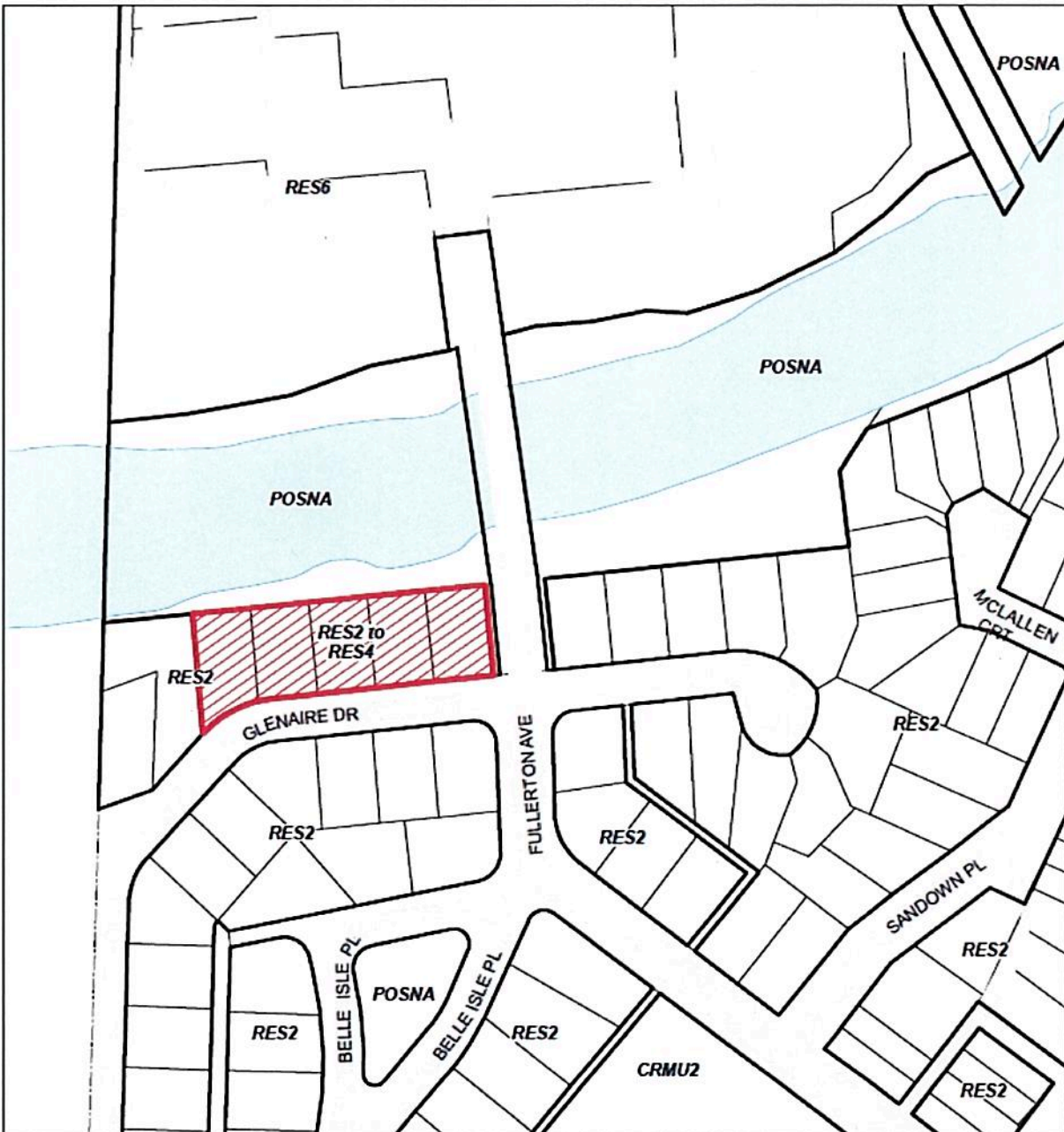
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from Residential Level 2: Detached Residential to Residential Level 4: Transition Multifamily



Schedule B to Bylaw 8219

BYLAW 8219

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8219, 2017 (Amendment 23)



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial and Multifamily Development Permit Area

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Reduction Development Permit Area



The Corporation of the District of North Vancouver

Bylaw 8220

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 1350 (Bylaw 8220)".

2. Amendments

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

Section 301(2) by inserting the following zoning designation in numeric sequence:

"Comprehensive Development Zone CD100"

2.2 Part 4B by inserting the following:

"4B100 Comprehensive Development Zone 100 (CD100)"

4B100-1 Intent:

The purpose of the CD100 zone is to establish specific land use and development regulations for a 23 unit townhouse development.

4B100-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 100 Zone:

(a) Uses Permitted without Conditions:

(i) Residential building, multifamily townhouse

For the purposes of this CD100 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

(b) Conditional Uses

Not applicable

4B100-3 Conditions of Use:

Not applicable

4B100-4 Accessory Use:

- (a) *Accessory uses* are permitted and are limited to:
- (i) Home occupations in accordance with the regulations in Section 405 of this Bylaw

4B100-5 Density:

- (a) The maximum permitted density in the CD100 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 units, inclusive of any density bonus for energy performance; and
- (b) For the purposes of calculating floor space ratio, the area of underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas is exempted.

4B100-6 Amenities:

Despite subsection 4B100-5, density in the CD100 Zone is increased to a maximum floor space of 3,926 m² (42,257 sq. ft.) and a maximum number of 23 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes \$121,581 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements within the Lions Gate Village Centre area, and/or affordable housing; and
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B100-7 Maximum Principal Building Size:

Not applicable.

4B100-8 Setbacks:

- (a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
Front Yard (from Glenaire Drive)	3.05 m (10 ft)
Rear Yard	7.31 m (24 ft) except in the easterly 19.5 m (64 feet) of the property where the required setback may be reduced to 2.44 m (8 ft)
West Side Yard	1.83 m (6 ft)
East Side Yard (from Fullerton Avenue)	3.05 m (10 ft)

4B100-9 Building Orientation:

Not applicable.

4B100-10 Building Depth and Width:

Not applicable.

4B100-11 Coverage:

- a) Maximum permitted Building Coverage is 49%
- b) Maximum permitted Site Coverage is 51%.

4B100-12 Height:

- a) Maximum permitted Height is 13.2 meters (43.3 ft).

4B100-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B100-14 Landscaping:

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B100-15 Subdivision Requirements

Within the CD100 zone, the Minimum Lot Area must be at least 2,601 sq. m. (27,997 sq. ft.).

4B100-16 Additional Accessory Structure Regulations

Not applicable.

4B100-17 Parking and Loading Regulations:

- (a) Parking shall be provided at a ratio of 2 parking spaces per unit inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;
 - (b) Vehicular drive aisles shall be no less than 6.88 m (22.6 ft) wide;
 - (c) A minimum of 47 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided;
- 2.2 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 100 Zone (CD100)."

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1350 (Bylaw 8220)" 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

KEITH RD

2008

2012-2016

2020

2004

2024

CAPILANO RIVER

CAPILANO RIVER REGIONAL PARK

KLEE WYCK PARK

KLEE WYCK PARK

2037

2035

2033

2029

2027

2023

2019

2017

2015

2013

2011

2009

2007

2005

2003

2001

1999

1997

1995

1993

1991

1989

1987

1985

1983

1981

1979

1977

1975

1973

1971

1969

1967

1965

1963

1961

1959

1957

1955

1953

1951

1949

1947

1945

1943

1941

1939

1937

1935

1933

1931

1929

1927

1925

1923

1921

1919

1917

1915

1913

1911

1909

1907

1905

1903

1901

1899

1897

1895

1893

1891

1889

1887

1885

1883

1881

1879

1877

1875

1873

1871

1869

1867

1865

1863

1861

1859

1857

1855

1853

1851

1849

1847

1845

1843

1841

1839

1837

1835

1833

1831

1829

1827

1825

1823

1821

1819

1817

1815

1813

1811

1809

1807

1805

1803

1801

1799

1797

1795

1793

1791

1789

1787

1785

1783

1781

1779

1777

1775

1773

1771

1769

1767

1765

1763

1761

1759

1757

1755

1753

1751

1749

1747

1745

1743

1741

1739

1737

1735

1733

1731

1729

1727

1725

1723

1721

1719

1717

1715

1713

1711

1709

1707

1705

1703

1701

1699

1697

1695

1693

1691

1689

1687

1685

1683

1681

1679

1677

1675

1673

1671

1669

1667

1665

1663

1661

1659

1657

1655

1653

1651

1649

1647

1645

1643

1641

1639

1637

1635

1633

1631

1629

1627

1625

1623

1621

1619

1617

1615

1613

1611

1609

1607

1605

1603

1601

1599

1597

1595

1593

1591

1589

1587

1585

1583

1581

1579

1577

1575

1573

1571

1569

1567

1565

1563

1561

1559

1557

1555

1553

1551

1549

1547

1545

1543

1541

1539

1537

1535

1533

1531

1529

1527

1525

1523

1521

1519

1517

1515

1513

1511

1509

1507

1505

1503

1501

1499

1497

1495

1493

1491

1489

1487

1485

1483

1481

1479

1477

1475

1473

1471

1469

1467

1465

1463

1461

1459

1457

1455

1453

1451

1449

1447

1445

1443

1441

1439

1437

1435

1433

1431

1429

1427

1425

1423

1421

1419

1417

1415

1413

1411

1409

1407

1405

1403

1401

1399

1397

1395

1393

1391

1389

1387

1385

1383

1381

1379

1377

1375

1373

1371

1369

1367

1365

1363

1361

1359

1357

1355

1353

1351

1349

1347

1345

1343

1341

1339

1337

1335

1333

1331

1329

1327

1325

1323

1321

1319

1317

1315

1313

1311

1309

1307

1305

1303

1301

1299

1297

1295

1293

1291

1289

1287

1285

1283

1281

1279

1277

1275

1273

1271

1269

1267

1265

1263

1261

12

The Corporation of the District of North Vancouver**Bylaw 8221**

A bylaw to enter into a Housing Agreement (1946 – 1998 Glenaire Drive)

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 8221, 2017 (1946 – 1998 Glenaire Drive)".

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 1998 Glenaire Holdings Ltd., Inc. No. BC1054719 substantially in the form attached to this Bylaw as Schedule "A" with respect to the following lands:

- a) 009-870-253 Lot 2 Block 16 District Lot 764 Plan 8967
- b) 009-870-261 Lot 3 Block 16 District Lot 764 Plan 8967
- c) 009-870-270 Lot 4 Block 16 District Lot 764 Plan 8967
- d) 009-870-296 Lot 5 Block 16 District Lot 764 Plan 8967
- e) 009-870-300 Lot 6 Block 16 District Lot 764 Plan 8967

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 8221

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement is dated for reference the ____ day of _____, 20____

BETWEEN:

1998 GLENAIRE HOLDINGS LTD. (Inc. No. BC1054719), 880 – 1090 West Georgia Street,
Vancouver, BC V6E 3V7

(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) *"Development Permit"* means development permit No. _____ issued by the District;
- (b) *"Lands"* means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) *"Owner"* means the Developer and any other person or persons registered in the Lower Mainland Land Title Office as owner of the Lands from time to time, or of any parcel into which the Lands are consolidated or subdivided, whether in that person's own right or in a representative capacity or otherwise;
- (d) *"Proposed Development"* means the proposed development containing not more than 23 units to be constructed on the Lands in accordance with the Development Permit;
- (e) *"Short Term Rentals"* means any rental of a Unit for any period less than 30 days;
- (f) *"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*;
- (g) *"Unit"* means a residential dwelling strata unit in the Proposed Development; and
- (h) *"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 8221 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

The District agrees that if the District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220), is not adopted by the District's Council before September 30th, 2017 , 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 8221.

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.

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation
Organizational & Community Engagement
Partnership Planning*

PUBLIC INFORMATION MEETING REPORT

To: Robert Cadez, PC Urban Properties Corp. E: rcadez@pcurban.ca
Erik Wilhelm, Planner, District of North Vancouver. E: ewilhelm@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Public Information Meeting Summary for PC Urban 1900 Block Glenaire Drive Project

Date: October 25, 2016

Event Date: Tuesday, October 18, 2016
Time: 6:00 PM – 8:30 PM
Location: Grouse Inn, 1633 Capilano Road, North Vancouver
Attendees: Fifty-one (51) members of the public

Notification

Flyer Invitation

Invitation packages were distributed to residents within a 75-metre radius of the site.

Site Signs

There was one standard PIM signs erected on the site during the week of October 3rd, 2016 notifying the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on October 10th & 12, 2016

Attendees: (51) people signed in for the Public Information Meeting. In addition, the following project team members, and District of North Vancouver staff were in attendance.

District of North Vancouver

Erik Wilhelm, Planner, District of North Vancouver

Project Team

Developer: Robert Cadez, PC Urban

Project Consultants

Architecture: Tom Grimwood, Grimwood Architecture

Landscape Architecture: Daryl Tyackle, ETA Landscape Architecture

Transportation Engineers: Daniel Fung, Bunt & Associates

Facilitator

Catherine Rockandel, Rockandel & Associates

PRESENTATION SUMMARY

Robert Cadez, PC Urban Properties Corp. provided an overview of the development proposal to construct three 3-storey townhouse buildings on the north side of the 1900 block of Glenaire Drive, near the corner of Glenaire Drive and Fullerton Avenue. The proposal is for 23 residential units, which will include 21 three bedroom and den units and 2 three bedroom units, each with private front and rear yards and immediate access to the Capilano River walking path. The site will be accessed from a driveway ramp off of Glenaire Drive. Parking will be located in an underground parking garage. There will be 44 parking spaces provided for the residents along with 2 visitor parking spaces. The proposal includes restoration of the natural riparian bank and public walking path along the Capilano River.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- Q1** Is there any more information about the timetable, construction duration, etc.?
- A1** That is a good questions and I wish I could answer with more clarity but we are kind of at the mercy of our approval process. We would like to be in the ground sometime this summer 2017 and construction on this type of product would be about 13 months on the safe side.
- Q2** Will the units have a view of the river?
- A2** There will be some views but the vegetation is quit heavy right now so there is some blocking of the view. Some of the trees will be thinned, as some of them are quite dangerous. A lot of the new planting will be much lower so there will be views from the back of the unit. We are providing views of the river to the single-family homes that didn't previously have one.
- Q3** What kind of facility do you plan to have inside the unit to take care of physically challenged people since there are four levels for a person to negotiate on a daily basis? Do you have any ideas on square foot cost?
- A3** Right now it is very premature to actually answer that question in terms of cost. Right now we are looking at homes over a million dollars given the square footage we have. It is hard to say how much the cost is per square foot but possibly \$700-\$750 in that area would be a good estimate. There is some opportunity in some of these units to possibly put in a residential lift. The stairs are wide enough to have a chair lift and meet accessibility requirement in terms of width. Traditionally speaking townhouses are not a great product for accessibility. We have 23 units that are in a style that is not conducive to that but there are solutions for it. There are other developments in the area that are ground level
- Q4** Do you have charging stations in your garage or do you have solar power?
- A4** Right now there isn't anything on the table as far as charging stations but that is actually a very easy thing to install. A lot of developments in Vancouver are installing the wiring

for it. It does require 220 voltage in certain cases and that is something to be determined down the road as we start to look at the Hydro supply for the area. Solar power hasn't been contemplated but the roof itself is orientated in a north south orientation so there may be possibilities for that. The District is looking into a district energy system for the area but it is in its infancy stages. There is discussion on whether this would be implemented here or not.

- Q5 In regards to views of the river, is there opportunity to have upper floor balconies to provide a view to the river
- A5 We thought of that in terms of our design but what we ended up with a design that provides a very deep back yard, which we believe provides a more direct connection to the river.
- Q6 This looks very reasonable compared to some of the other development proposals we have seen so far. We are concerned about mitigating flow through traffic from Fullerton over to Curling if we open up Glenaire. Ideally we would like to keep it closed, is that feasible? Certainly for construction it makes sense to open it up. We are very concerned about it staying open.
- A6 That will definitely be opened up for construction. It is going to be opened up according to planning for future connectivity. There is also a road that is going to be put in the new development below it. That is going to be opened to try to deal with some of the density in the neighbourhood instead of one way to get in and out of the neighbourhood.
- (Erik Wilhelm) I am not a traffic engineer but from the plans I have seen from the consultants and the traffic department, there are plans to open up that connection to Glenaire onto Curling
- Q7 In regards to our sewage system, has there been any assessment of the capacity to accommodate all of these developments because from time to time it backs up?
- A7 There is plans to upgrade all the water, sewer, sanitary, roads, everything in the neighbourhood and that negotiation is going on between the developers throughout the entire area and the district as well. There will be an upgrade to the system, the questions is just how much the upgrade is.
- Q8 Can you please indicate on the presentation slide where the additional parking is going to be?
- A8 From the 15-meter set back almost to the property line is where the parkade is situated and all the parking is there.
- Q9 I am concerned about the traffic on Capilano Road. It already goes all the way to upper levels highway in the morning. And there are other developments that will add traffic.
- A9 (Daniel Fung) This development will add about ten vehicles per hour, that equates to about one every six minutes. This individual development is not going to change a lot. However, you are correct that there will be change with all the developments planned in the area. The current south bound traffic and left turn movement is currently one lane,

that is going to be changed to a separate through lane and separate left turn which will add a bit of capacity. The Fullerton, Curling and Marine Drive intersections are now coordinated. All these things are happening at the same time.

- Q10** I see there is a three storey street wall. Is there any opportunity to step that back and not make it overwhelm the street so much?
- A10** In terms of the street wall, the project has been designed already to the minimums, with having to dedicate a path as well it doesn't leave much room. We are developing well under what we are able to. What we have tried to do is to keep the roof forms as low as they can. We are not at full height at the walls on the third floor and we are trying to sloop the roof so that the light at certain angles of the day will get past the building much easier.
- Q11** My questions are about traffic during the construction phase and may not apply to this particular development. We were told at another development meeting by both the District and the developer that all construction access would be by Curling Road, and now a lot of it is going through Fullerton. I contacted the District to point this out and the response I got was "Oh we changed our mind". In other words they didn't care at all about that. There is definitely congestion happening, you can't get through Fullerton at various times of the day from rush hour in the morning to right through at night. You have to plan on delays because you can't be sure you are going to get through. So where is the construction traffic going to happen for this development? How can we trust anything that is said in these public forums if what can happen is that the District says "Oh we changed our minds"?
- A11** I can't speak about the other developments and what issues they have, all I can speak to is our development and maybe a little to the other developers that are in the room with us tonight. One of the things that we have done is banded together to do a construction management plan. The plan has been put together by looking at all of our schedules; when concrete pours might be, construction loading, trucks coming for concrete and also for excavation and looking at the timing of the projects. At this point it is a best guess. I said I would like to start in June but it might be September or it might be March, so all those things change. The only thing I can say standing here right now is that the effort has been put in and that we have been working with the District, but things can change. The plan right now is to open up the Glenaire to Curling so that we can have a one directional flow of traffic and have the trucks staged off site so we don't have trucks waiting off Fullerton. We are also considering, on our site specifically, not doing a concrete pour for the top of our parkade but actually doing the whole thing in precast panels, which would allow us to do the suspended slab in a week as opposed to two months. That would bring down our schedule as well as alleviate some of the traffic.
- Q12** Downtown prices range from about \$1,200 to \$1,900, you are talking about \$750. Are you compromising anything?
- A12** No, it is a different type of building. There are things that we consider when we do a development and one of them is price point. If we were to charge \$2,000 a square foot

for 2,000 square feet, they would be \$4 million dollar units and I don't think that is reasonable to ask. In terms of looking at apartment development, there is much more efficiencies in terms of what you get out of your unit as well. You don't have stairs to deal with, you have a different type of construction and price per square foot is determined per area. I can't compare what we are doing here to what is going on downtown or West Vancouver that is over \$2,000 a square foot. There are views at play. There are neighbourhood considerations. If you are building on the Cambie corridor, there are amenities that we don't have here. Pricing is based on what area you are in and what amenities you have.

Q13 How will the price be reflected in the finishing of the interior?

A13 We are looking at a higher end finishing for our units. We are working with interior designers to provide an elegant finish. With this type of product and price point, we are not an investor product we are more of an end user product. We are hoping to see some downsizers and maybe some young families in here so we want to cater to that market. That is where the decisions come from.

Q14 Have you ever considered elevators in the units given accessibility?

A14 We did consider that, as I mentioned before, it compromises the plan a little bit. So you would be giving up a washroom and some space probably for closets. If done early on in the process, it is something that can be incorporated. There are only specific units that you could do that in. There is the intent that if we had someone come in early on that maybe we could re configure a unit or two.

Q15 This is more a question for the District. How many units do we now have in the whole area that are slated to be built? There are six new construction sites so, what are we looking at now and what is the proposal? How many units will there be?

A15 (Erik Wilhelm) Currently there are a number of preliminary development applications and detailed applications that are moving forward. There are approximately 300 town house units being proposed, again none of those have been approved by Council, but that is what I am aware of at this time.

Q16 I presume that all the home owners in the area where you are going to locate in have sold their properties, is that correct? Are you coordinating with all the other developers?

A16 I can't speak for any of the other developers but we own all the houses where our development will be. I can tell you that all the developers are in the room tonight and we are working together on a variety of things. I can tell you that as a group, the entire area is working together to solve those issues and work on construction and servicing of the area.

C17 I live at Woodcroft and my big concern is that we are going to get so trapped in by construction because there is no other access on Fullerton.

PC Urban 1900 Block Glenaire Drive Project Public Information Meeting Summary
October 18, 2016

- A17 Construction is just that and there is going to be a lot of activity and I can't say that we aren't going to block traffic at certain times of the day. We are working on a plan that during peak hours we are mitigating the amount of traffic coming through but there are certain times you can't do anything about. For instance pouring concrete, it needs to happen in the morning so it is done by the end of the day. If we stop during certain hours it increases the schedule by 4-6 months and you end up with a longer construction period. A plan has been submitted to the district and they have looked at it and will hold us accountable to it.
- Q18 In regards to the public footpath between your property and the river, from where to where does it go? It looks like it comes from our Woodcroft bridge, which is private property, and I don't think that you should just assume you can use private property, unless you are going to go under the bridge in which case we have no problem.
- A18 The intent of the path is to enjoy the view of the river not a connection to go across Fullerton that I know of.
- Q19 You said it would take about 13 months for the completion of the project, is that working Monday to Friday or do you plan on doing construction on Saturday, Sundays and holidays as well?
- A19 All of our construction is in bylaw hours and at this point we are expecting to do Monday to Fridays with a few Saturday with exceptions for bad weather or pours that need to be done at a certain time. There should be no work generally on Saturdays and probably not at all on Sundays.
- Q20 You mentioned 300 town house units. I am wondering how many high-rise units?
- A20 Within the peripheral area there are no high rises. The maximum densities for the largest of lots is 1.2 FSR and 3 storey townhouses
- Q21 Don't you think with such concentration and building in a really small area that this will make more pollution and more traffic? Are all of these three stories or are some of them more than three stories?
- A21 All of the units are three stories. In terms of scale, these are five single-family lots right now, we are putting in 23 units. If you look at the construction of the old houses, their energy systems in terms of how they are heated, the new technology just in heat alone using high efficiency boilers is quite a lot less energy in terms of what is being used by the homes in the area right now. The footprint, by using more of the land mass you actually are greener so to speak because you are concentrating housing on the land mass there.
- Q22 A question for the District, why has this whole area not been bought as a park?
- A22 (Erik Wilhelm) I don't have the answer as it would be Council, but I do think it would probably come down to money.
- Q23 My question is to the District. I am afraid that with the 300 units, all of the population density and congestion with these new builds is going to reduce the value of the rest of

the properties. I see on the Internet that you only have two visitors parking so I am concerned about the people living in the area. Is the District going to change the zoning of the other properties or only for the developers here?

- A23 (Erik Wilhelm) For every application that is coming forward, I alluded to 300 units I am aware of, every single development will require their own individualized official community plan amendment, rezoning and development permits. It is not a foregone conclusion. Everything needs to be approved by Council.
- Q24 It looks like a good plan as they are preserving a lot of the greenway along the river. It is a concern though because Capilano River is a watershed river and I don't know how many trees will actually be removed. We have a lot of beautiful trees in that area that we would like to be preserved. It is a beautiful design though and I quite like it.
- A24 I can speak to the trees, we are at retention of close to 50% of the trees and most of them are the large trees. The ones that are designated to come down are ill or in danger of coming down with construction or erosion of the bank. It is in our best interest to save as many trees as possible because of the stabilization of the bank and we will make every effort to do that.
- Q25 You mentioned the full development was three stories. I thought the District requirement was adjacent to single-family homes you had to do two storey?
- A25 (Erik Wilhelm) The peripheral housing policy does have design guidelines and there is a guideline that talks about stepping down, it would be applicable to the development to the west
- Q26 The setback is almost like sanctified holy ground. What is going to prevent the public from entering onto the setback and possibly creating a noise hazard for those people that are going to be living there?
- A26 The simple answer is nothing. The area actually has a fence that is protecting it along the edge and the planting is supposed to be fairly dense so it is not an area that you are going to be setting up blankets and having picnics or anything like that. It is designed to be a protected area in its natural habitat. That being said, you can't stop anybody from climbing fences or running through things that they are not supposed to. What we can do is design to the best way we can to discourage that.
- Q27 I think this is really for the District. I have been to several of these meetings and every single one I come to, the gentleman in charge of traffic says we have done the study and this will only put six cars per hour onto Capilano Road. Capilano Road is going to be extended on the corner but the problem is the Lions Gate Bridge and there is no way that is going to be expanded. We have a huge development going in at Edgemont Village and I just don't understand. All of the other developments will be putting another eight cars per hour onto the road. I want to know Mr. District, what will be the total number of cars going onto Capilano Road from all of the new developments when they are built?

PC Urban 1900 Block Glenaire Drive Project Public Information Meeting Summary
October 18, 2016

A27 (Erik Wilhelm) I am not a traffic engineer but this development has submitted a traffic impact study and it hasn't just taken into account this development it takes in all future development and densities in there.

(Daniel Fung) For traffic analysis actually what we did was look at the peripheral area, the 300 units that have been talked about including the Larco development as well as the Grouse Inn development that is planned. Basically the access points would be Fullerton, Curling and Marine Drive. Looking at the change in traffic in total, basically there will be marginal change. With the improvements and Curling having a signal, this is going to help vehicles coming out of Curling have better access to Capilano Road. The planning that has been done by the District for the south-bound movement on Marine Drive and Capilano Road will not decrease traffic on the Lions Gate Bridge. There will be a marginal increase.

Q28 We are skirting around the car capacity in this development as we are in the other developments. Why two cars per unit in an age where we are promoting public transportation?

A28 That is a very good question. In terms of my development, given the size of the units and the demographic that we are looking at with young families we thought two cars were needed. Any units that don't take the second parking spot would be contributing to the visitor parking.

PC Urban 1900 Block Glenaire Drive Project Public Information Meeting Summary
October 18, 2016

APPENDIX

Applicants Flyer: Page One

Meeting Agenda:

Doors Open: 6:00 pm

Open House Discussion: 7:00 – 8:30 pm

Presentation: 7:30 pm – 7:45 pm

For Further Information please contact:

Robert Cadez PC Urban Properties Corp.
604-282-6030

Erik Wilhelm District of North Vancouver,
604-990-2360 Planning Department

Notice of a
Public Information Meeting
In Your Neighbourhood

PC Urban Properties Corp. is hosting a Public Information Meeting to present the development proposal for a 23-unit townhouse project at 1900 Block of Glenaire Drive.

This information package is being distributed to the owners and occupants within 75 metres of the proposed development site in accordance with District of North Vancouver policy.

Meeting Time and Location:

Tuesday, October 18, 2016

6:00 – 8:30 pm

Grouse Inn Meeting Room

1633 Capilano Road

Applicants Flyer: Page Two

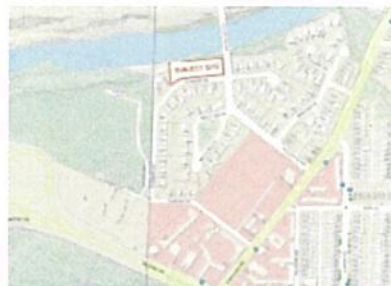
The Proposal:

PC Urban Properties Corp. proposes to construct three 3-storey townhouse buildings on the north side of the 1900 block of Glenaire Drive, at the corner of Glenaire Drive and Fullerton Avenue.

The proposal is for 23 rowhomes, which will include 21 three-bedroom and den homes and two three-bedroom homes. Each will have private front and rear yards and immediate access to a Capilano River walking path.

Access to the development will be from a driveway ramp off of Glenaire Drive. Parking will be located in an underground parking garage. There will be 44 parking spaces provided for the residents along with 2 visitor parking spaces.

The proposal includes restoring the natural riparian bank along the Capilano River and providing a public walking path adjacent to the Riparian Area.



Appendix: Newspaper Advertisement

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 1946–1998 Glenaire Drive, to construct 23 residential townhouses. You are invited to a meeting to discuss the project.

Date: Tuesday, October 18, 2016
Time: 6:00 – 8:30 p.m.
Location: Grouse Inn Meeting Room,
1633 Capilano Road, North Vancouver

The applicant proposes to rezone the site from single-family zoning to a comprehensive development zone, to permit a 23-unit, three storey, ground oriented townhouse project. Each home is between 1,700 and 2,300 square feet in size and includes two underground parking stalls per home.



Notification flyers are being distributed to residents throughout the Lions Gate towncentre and peripheral areas. If you would like more information, contact Erik Wilhelm of the Planning Department at 604-990-2360 or Robert Cadez, PC Urban Properties Corp. at 604-282-6085. Please bring your questions and comments to the meeting.

*** This is not a Public Hearing. DNV Council will receive a report from staff on issues raised at the meeting and will formally consider the proposal at a later date.**

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION

- ☒ Regular Meeting
☐ Workshop (open to public)

Date: SEPT. 11, 2017
 Date: _____


 Dept.
 Manager


 Director


 CAO

The District of North Vancouver
REPORT TO COUNCIL

August 29, 2017
 File: 08.3060-20/044.16

AUTHOR: Erik Wilhelm, Development Planner

**SUBJECT: DEVELOPMENT PERMIT 44.16 – 1946-1998 GLENAIRE DRIVE
 (23 UNIT TOWNHOUSE DEVELOPMENT)**

RECOMMENDATION:

THAT Development Permit 44.16 (Attachment A) be issued to allow construction of a 23 unit townhouse development at 1946-1998 Glenaire Drive.

REASON FOR REPORT:

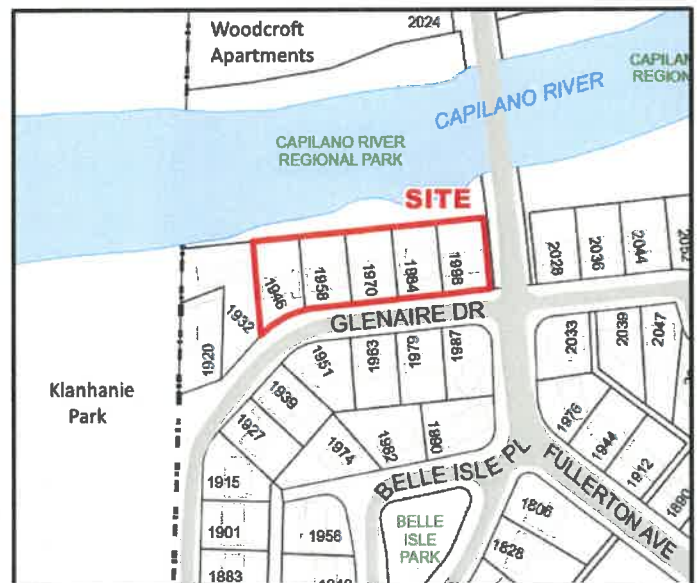
The site is in Development Permit Areas for (1) Form and Character of Multi-Family Development; (2) Energy and Water Conservation and Greenhouse Gas Emission Reduction; and (3) Streamside Protection. The proposed project requires issuance of a Development Permit by Council.

SUMMARY:

Official Community Plan Amendment Bylaw 8219, Rezoning Bylaw 8220, and associated Housing Agreement Bylaw 8221 are scheduled for adoption on September 11, 2017. The adoption of the bylaws would facilitate a 23 unit townhouse proposal in the Lions Gate peripheral area. Providing the bylaws are adopted, Development Permit 44.16 is ready to be considered for issuance. The development project fulfils the Development Permit guidelines identified within the OCP and the issuance of the Development Permit is recommended.

SITE AND SURROUNDING AREA:

This site is comprised of five single-family lots to be consolidated into a 3,669 m² (39,493 sq ft) parcel. The site is bounded by Capilano River Regional Park to the north and east, and single family lots designated for redevelopment to the west and south. The six-tower "Woodcroft Apartments" complex is located to the north across the Capilano River. The portion of Fullerton Ave. to the east of the site, is a private road and bridge serving the Woodcroft complex (see image on following page).



BACKGROUND:

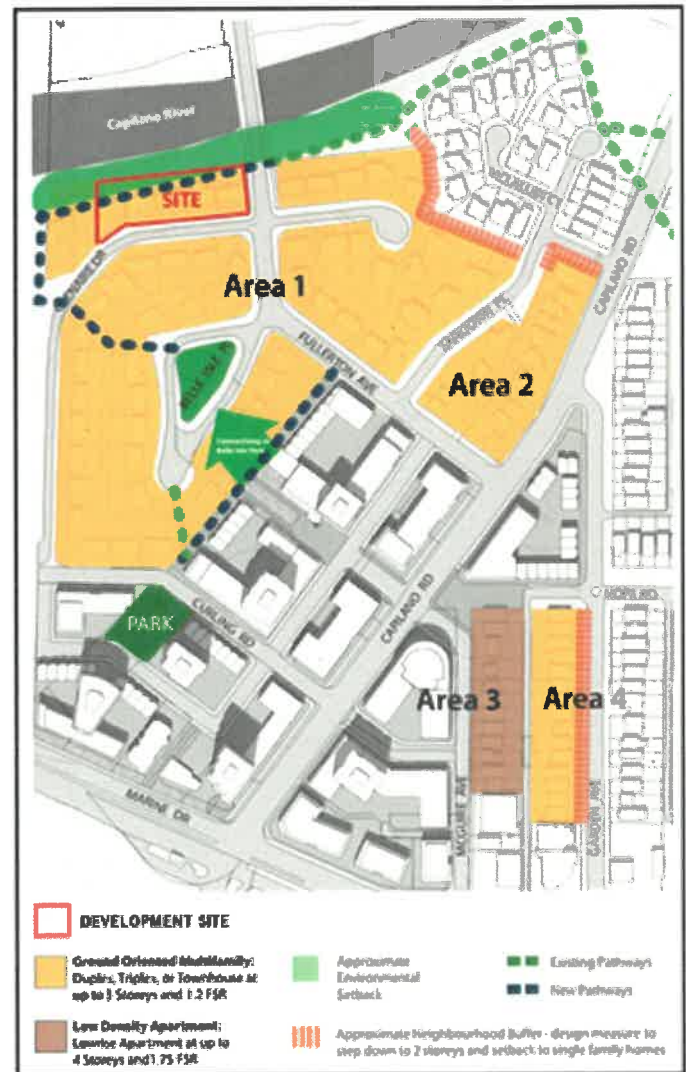
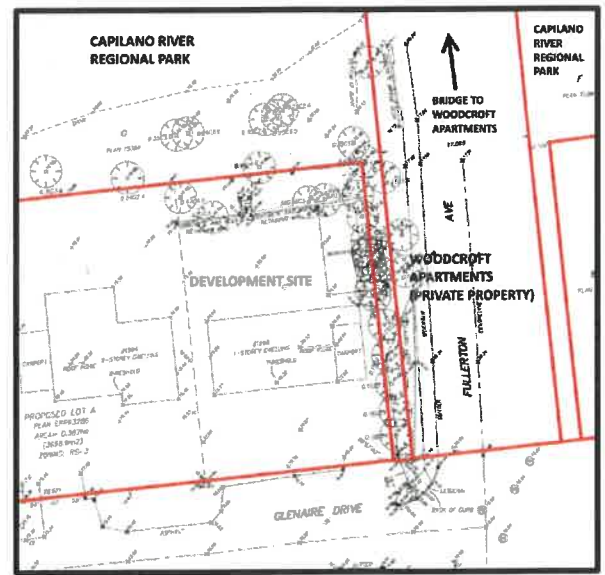
Official Community Plan amendment Bylaw 8221 (designating the site Residential Level 4: Transition Multifamily – RES4), Bylaw 8220 (rezoning the property to a new CD100 zone), and Housing Agreement Bylaw 8221 (securing the option for use of the units as rental), were introduced on March 27, 2017. A Public Hearing (for the OCP amendment and rezoning) was held on April 18, 2017 and second and third readings for the bylaws were granted on May 1, 2017. All three bylaws are scheduled for consideration of adoption on September 11, 2017.

In addition to the rezoning and housing agreement bylaws, the legal framework for the project includes a development covenant which sets out the developer's obligations with respect to this project. As stipulated within the development covenant, an Engineering Servicing Agreement and accepted Construction Traffic Management Plan are required prior to any development activity. The Engineering Servicing Agreement will secure the required offsite infrastructure works such as municipal utilities installation, sidewalk and road improvements, construction of a public pathway, and rehabilitation/enhancement of the riparian area adjacent to the Capilano River.

EXISTING POLICY:

Official Community Plan (OCP)

The site, and surrounding single family properties, are designated "Residential Level 2: Detached Residential" (RES2) in the OCP. In order to have the OCP designations coordinate with the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines" (the "peripheral policy"), OCP amendment Bylaw 8219 designates the development site "Residential Level 4: Transition Multifamily" (RES4) to allow townhouse development at a density of up to 1.2 FSR. The peripheral policy allows for a variety of ground-oriented housing types (such as duplex, triplex or townhouses) based on the nature of individual assemblies. The proposed development at 1.07 FSR is consistent with the OCP designation which allows for a density of up to approximately 1.2 FSR.



Zoning

To accommodate the proposed townhouse development, Bylaw 8220 will create a new Comprehensive Development Zone 100 (CD100).

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies to this project. The policy requires a Housing Agreement to ensure that future strata bylaws do not prevent owners from renting their units. Bylaw 8221 authorizes a Housing Agreement to implement this policy.

Development Permit Area Designations

The development site is designated as Development Permit Areas for the following purposes:

- Form and Character of Multi-Family Development;
- Energy and Water Conservation and Greenhouse Gas Emission Reductions; and
- Streamside Protection.

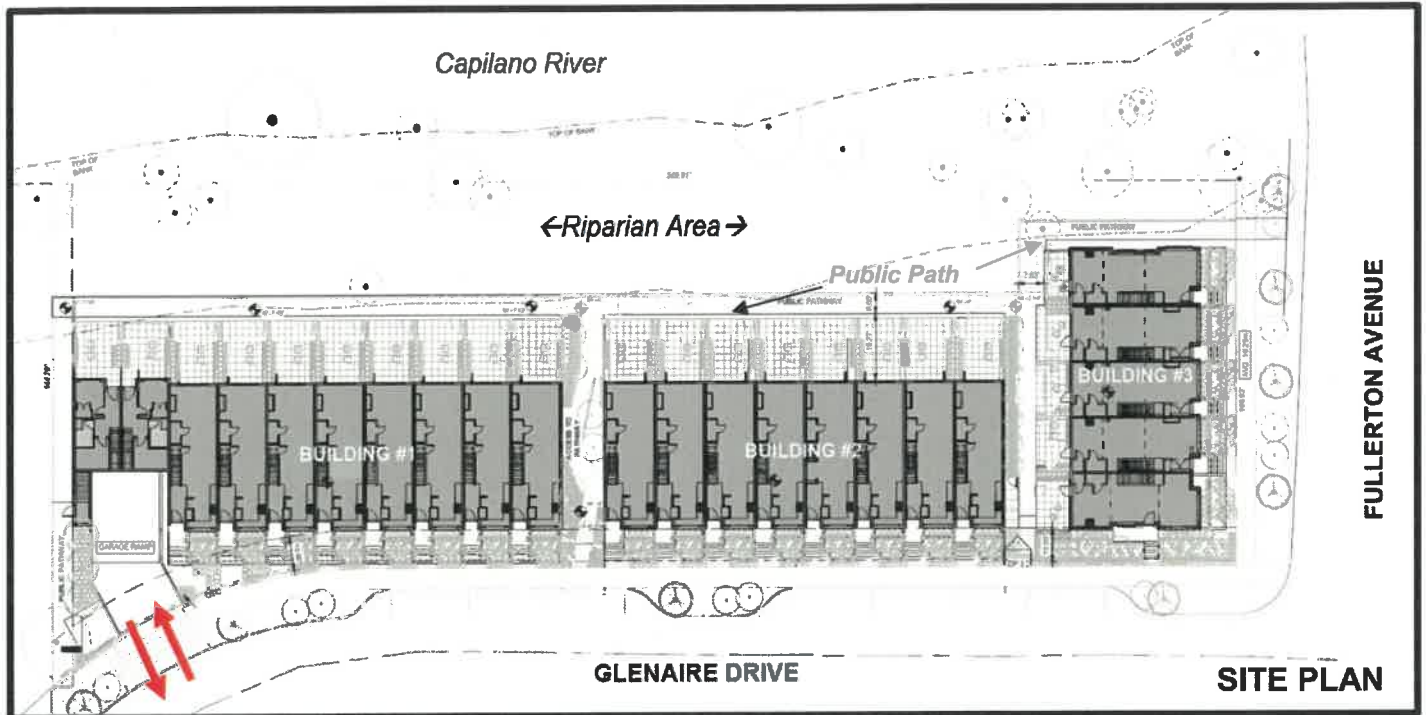
The Development Permit areas above have specific guidelines within Schedule B of the OCP. The development proposal has been reviewed against the applicable development permit guidelines and the project design fulfils the guideline objectives.

PROJECT DESCRIPTION:

The development proposal includes twenty-three townhouse units in three buildings, with an overall floor space ratio of 1.07.



The site plan below shows the general siting of the proposed buildings. Each unit is provided a rear patio space which can be accessed through the unit or by the use of the on-site public pathway at the north side of the development.



All units have three bedrooms and range in size from approximately 152.8 sq. m. (1,645 sq. ft.) to 177.2 sq. m. (1,907 sq. ft.). A total of 46 parking stalls (two spaces per townhouse unit) are proposed within a gated underground parkade accessed from Glenaire Drive at the western side of the development.

The development proposal includes a traditional row house architectural expression with uniform frontages and heights to create a logical consistency to the individual units. Each of the three buildings incorporates differentiated colours, mixtures of brick, and varieties of wood fascia.

Each individual townhouse unit has a prominent street entrance with landscaping and a weather-protected porch (see adjacent image).



View looking west along Glenaire Drive

The images below show the subtle variety in colours and finishes for the three proposed buildings. Attachment A (DP44.16) provides complete elevation drawings cross-sections, fascia material lists, site plans, and landscape plans and specifications.



Building 1 (West Building): Mixture of shed and gabled dormers, dark grey painted wood siding, mixture of light and dark grey brick, upper storey white frame vinyl windows over black frame windows below, and weather-protected porches. A wood trellis painted grey over the parkade entrance creates visual interest.



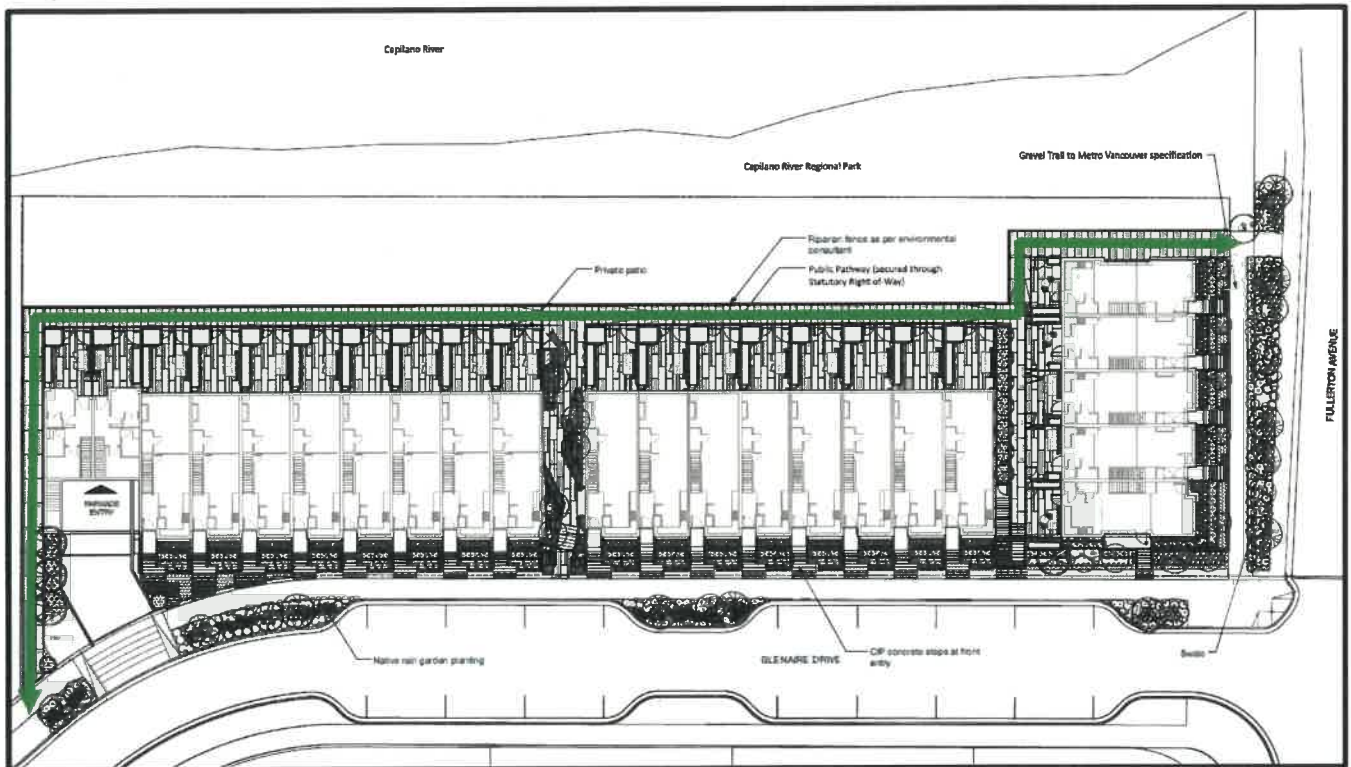
Building 2 (Centre Building): Mixture of shed and gabled dormers, light grey painted wood siding, white brick, black frame vinyl windows throughout, and weather-protected porches.



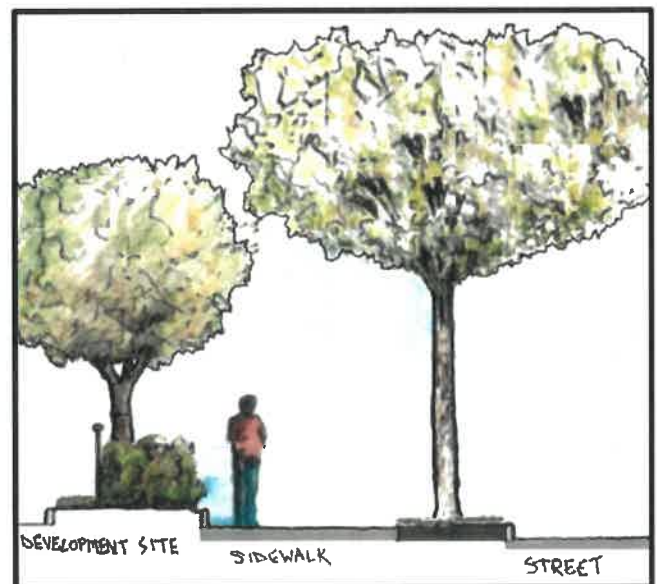
Building 3 (East Building): Gabled dormers, medium-grey painted wood siding on top storey, dark grey brick, black frame vinyl windows throughout, and weather-protected porches.

Landscaping:

The development proposal provides for raised planter beds, low-maintenance native plantings, and a tree at the entrance to each unit. The rear of each unit will be provided with a private patio space with raised planter beds and privacy fencing separating the spaces from adjacent units and the rear pathways. The green line below demarcates the location of the public path (to be maintained by the strata) which will be secured with a statutory right-of-way for public access.

**Off-site improvements**

The application includes upgrades to sidewalks, curb, gutter, and lighting along the Glenaire Drive frontage. The roadway design will provide for street trees, planted boulevard, and parking pockets (see above site plan). On-site tree plantings will augment the boulevard street trees to create a treed canopy over portions of the sidewalk (see adjacent image). To provide public access from Glenaire Drive to the Capilano River Regional Park, the developer will provide a naturalized and planted gravel pathway east of the development site on Metro Vancouver lands. The pathway proposal has been reviewed and is supported by Metro Vancouver.



Parking:

The underground parking garage will be accessed from Glenaire Drive near the west end of the development and will be secured with an overhead gate. The garage will provide:

- 46 standard size vehicle parking stalls (42 for residents and 4 for visitors);
- 26 bicycle stalls (within a secured/shared room);
- 20 individual storage and bike storage rooms;
- 20% of parking stalls with Level 1 (110v) electric vehicle charging outlets
- Infrastructure for 100% of stalls to have Level 1 (110v) charging in future
- No tandem or small car parking stalls;
- 1 universally-accessible parking stall; and
- Garbage and recycling facilities.

Accessible Units

In response to the District's "Accessible Design Policy for Multi-Family Housing", prior to issuance of a building permit, Development Permit 44.16 requires submission of a checklist which identifies how the development attains the requirements of the policy. To address the policy, all units are proposed to provide "basic accessible design elements" and one unit will have "enhanced accessible design elements", such as stair lifts, to provide a higher level of accessibility. These features will assist with "aging in place" as well as allowing for future retrofitting to a higher level of accessibility if subsequent owners desire.

Acoustic Performance

Development Permit 44.16 requires conformance with the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a building permit, submission of a report from a qualified noise consultant demonstrating compliance with these standards is required.

Development Permit for the Form and Character of Multi-Family Development:

OCP guidelines indicate that the built-form of ground-oriented multi-family development should be integrated with existing neighbourhoods and should reflect the streetscape character of the neighbourhood in which it is located. As the peripheral area of Lions Gate is proposed for multi-family in-fill development, each development should create its own successful streetscape character. The development proposal has been reviewed against the applicable development permit guidelines and the development proposal fulfils the OCP's primary design guidelines as noted below.

Public Realm, Streetscape Elements and Neighbourhood Fit:

C1.1: Height and Massing: The height and massing of buildings should be in keeping with a single family dwelling or townhouse height, which is typically less than 12 metres. Architectural treatments that reduce apparent building height such as the use of trim, colour accents, secondary roof elements, building recesses and stepped building forms are encouraged.

C1.2: Roof Treatment: The gable orientation and roof pitch should be sympathetic to the design of neighbouring buildings and help to maximize the space and light between buildings.

C1.3: Street Orientation: Units are encouraged to be oriented towards, and have a visual connection to the street

C1.4: Corner Lots: Buildings on corner lots should “wrap the corner” providing an opportunity to have units facing both streets.

C1.5: Minimum Frontage: Generally, development parcels should have a minimum frontage of 20 metres.

C1.6: Setbacks: The front yard setback should relate to, or appropriately transition from, the established setback pattern in the area.

Site Planning and Landscaping:

C2.2: Sustainable Landscape Design: Sustainable landscape design should incorporate best practices for tree planting, rainwater management, accessibility and feature native and drought tolerant species.

C2.3: Street Interface: Landscaping and fencing should be kept low and open in the front yard to foster a strong relationship to the street and maintain visibility through to the front of the building.

C2.4: Privacy: Incorporate planting and fencing to maximize privacy between dwelling units and neighbouring sites.

C2.6: Private Outdoor Space: At least 9 square metres of usable private outdoor space should be provided for all units.

C2.7: Outward Facing Aspect: Units should be oriented such that windows from the principle living space of each unit are separated by a minimum of 9 metres from those of any other unit.

C2.11: Parking: Parking spaces should be located off a private driveway, and should not be visible from the street.

Architectural Character:

C3.1: Massing: The front façade of buildings should be broken up and portions stepped back to reduce the impression of bulk.

C3.2: Variations in Design: Subtle design variations should be incorporated between neighbouring buildings to avoid a repetitive appearance.

C3.3: Cladding: Buildings should be clad primarily in natural materials although stucco accents may be used as a subordinate finish.

C3.4: Varied Rooflines: Varied rooflines with overhangs are encouraged.

C3.5: Roofing Materials: Laminated asphalt shingles or fire retardant treated cedar shakes are recommended as roofing materials. Tile roofing is discouraged.

Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions:

As a requirement of DP44.16 (Attachment A), and in accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines and the Green Building Strategy, the project is designed to reduce energy consumption and incorporate building performance measures that will result in improved efficiency and reduced costs for future owners. The applicant is utilizing the Built Green® Canada's High Density (HD) program and the proposal incorporates a range of features to meet a target equivalent to the "Gold" standard, as well as an energy performance baseline.

Notable sustainability features to be incorporated into the development include:

Energy Conservation:

- a. An integrated design process to identify opportunities to reduce energy consumption with heating equipment with "best in class" efficiency ratings, heat recovery ventilators, low energy lighting and "Energy Star" appliances, and programmable thermostats;
- b. An effective building envelope to reduce heat loss with high performance windows and wall construction;
- c. Mechanical systems designed to enable interconnection to a future district energy system; and
- d. On-site landscaping which enables passive heating/cooling.

Water Conservation:

- a. Low-flow faucets and toilets to reduce water consumption;
- b. Stormwater and building water discharge managed on-site where possible; and
- c. Automated control systems for irrigation systems in landscaped areas

Greenhouse Gas Emission Reductions:

- a. Selection of durable building materials;
- b. Locally and regionally-sourced building materials to reduce transportation energy costs;
- c. Recycling of building materials;
- d. A construction waste management plan; and
- e. Building products which have low, or no-VOC off gassing potential.

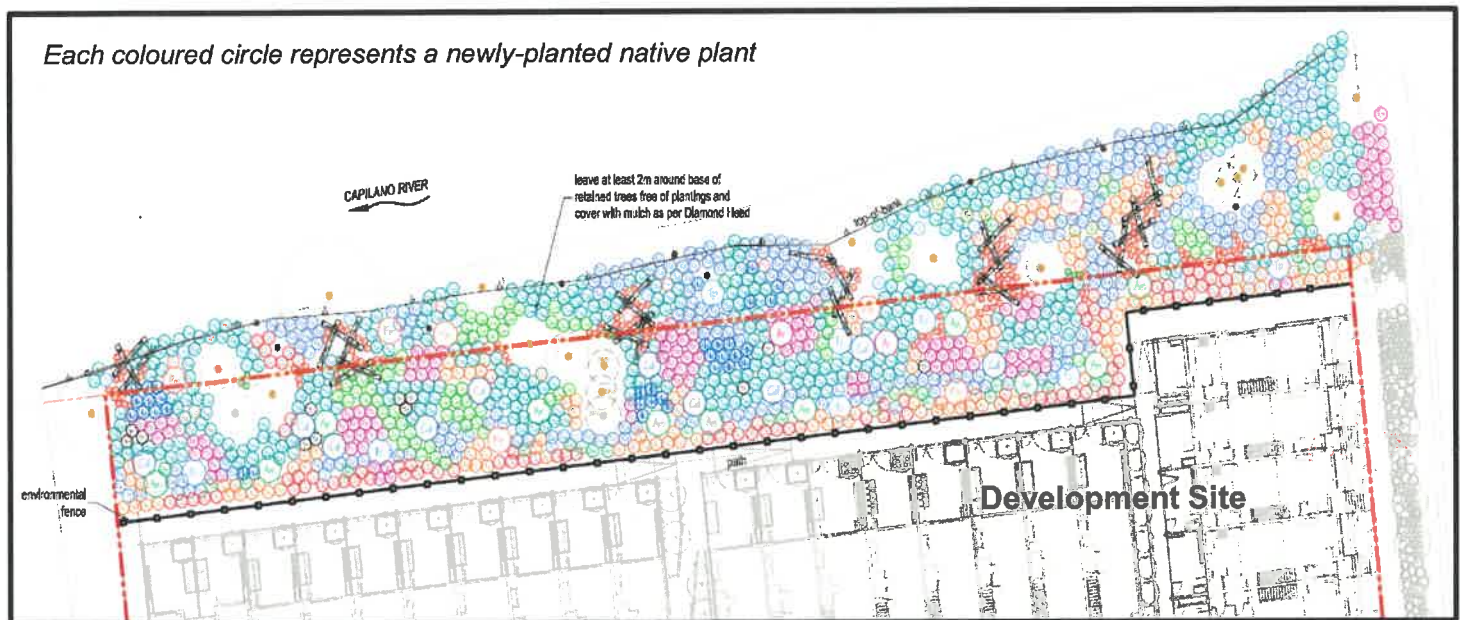
A green building covenant will establish the minimum energy performance baseline and will incorporate measures to ensure the project meets the proposed building performance targets.

Development Permit for Streamside Protection

The development site is adjacent to the Capilano River and in order to protect the riparian area, a minimum 15 m (49.2 ft) setback from the top of bank is required. The underground parking garage encroaches slightly into the streamside protection area but overall siting allows for an increased riparian setback in select locations to offset this encroachment. According to the streamside protection assessment report submitted by the applicant's environmental consultant, the development presents no net loss of the required riparian area protection area and the project will substantially improve the environmental quality in the riparian area.

As a requirement of Development Permit 44.16, the applicant will be required to remove invasive plant species, remove unhealthy and dead trees, and provide enhancement to the riparian area adjacent to the Capilano River in accordance with the streamside protection assessment report.

The proposed habitat enhancement, as generally indicated below, will have a positive impact on the productivity of the riparian area, by removing existing structures and non-native plants from the planting area, and installing new native plantings. The planting area will be protected by permanent fencing to discourage future encroachment by people and domestic animals. Two years of plant monitoring and maintenance will be required.



The development includes dedication of the on-site riparian area to the District – an area of approximately 888 m² (9,500 sq. ft.) It is anticipated that this land will be incorporated into the Capilano River Regional Park allowing potential future work by Metro Vancouver Parks to implement an environmentally-sensitive riverfront trail along the Capilano River.

CONCURRENCE:Staff:

The project has been reviewed by Building, Parks, Engineering and Transportation, Urban Design Planning, Environmental Protection, Real Estate and Properties, and Fire Prevention staff. Staff has made recommendations throughout the development process to improve the development and to address Council and community concerns.

Advisory Design Panel:

The development proposal was considered by the Advisory Design Panel on September 8, 2016 and the Panel recommended approval of the project subject to resolution of the Panel's comments relating to (1) the resolution of material use and location (to encourage variety in finish choices); and (2) simplification of design and landscaping (to enhance the traditional rowhouse architectural character). The applicant revised the proposal to address the ADP recommendations which are exhibited within the drawings attached to DP44.16 (Attachment A).

Public Input:

The applicant held a facilitated Public Information Meeting (PIM) on October 18, 2016 and the meeting was attended by approximately 51 members of the public. Comments submitted included the following primary topics:

- Increased traffic on the North Shore generally;
- Support for a development with less than 1.2 FSR;
- Available parking;
- Construction traffic management and timing concerns;
- Support for a riverfront trail;
- Cost of housing within the development; and
- Accessibility of the units.

In response to the public input, the applicant has initiated a robust construction management strategy, allotted additional visitor parking spaces, ensured inclusion of a public pathway and agreed to dedication of land for a potential riverfront pathway. Broader concerns surrounding issues of density and traffic have already been addressed within the associated OCP amendment and rezoning staff report considered by Council on March 27, 2017.

CONCLUSION:

The project has been designed in accordance with the CD100 Zone regulations and the Development Permit Area Guidelines for Multi-Family Development, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Streamside Protection within the OCP. Development Permit 44.16 is now ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

1. That Development Permit 44.16 (Attachment A) be issued to allow a 23 unit townhouse development at 1946-1998 Glenaire Drive (staff recommendation); or
2. Deny Development Permit 44.16 and provide direction to staff.



Erik Wilhelm
Development Planner

Attachments:

A – Development Permit 44.16

REVIEWED WITH:

<input type="checkbox"/> Sustainable Community Dev.	_____
<input checked="" type="checkbox"/> Development Services	_____
<input type="checkbox"/> Utilities	_____
<input type="checkbox"/> Engineering Operations	_____
<input checked="" type="checkbox"/> Parks & Environment	_____
<input type="checkbox"/> Economic Development	_____
<input type="checkbox"/> Human resources	_____

<input type="checkbox"/> Clerk's Office	_____
<input type="checkbox"/> Communications	_____
<input type="checkbox"/> Finance	_____
<input checked="" type="checkbox"/> Fire Services	_____
<input type="checkbox"/> ITS	_____
<input type="checkbox"/> Solicitor	_____
<input type="checkbox"/> GIS	_____

External Agencies:

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**DEVELOPMENT PERMIT NUMBER 44.16**

This Development Permit 44.16 is hereby issued by the Council for The Corporation of the District of North Vancouver to the registered owner(s) for the development of 23 townhouses on the property located at 1946-1998 Glenaire Drive, legally described as:

- PID: 009-870-253 Lot 2 Block 16 District Lot 764 Plan 8967
- PID: 009-870-261 Lot 3 Block 16 District Lot 764 Plan 8967
- PID: 009-870-270 Lot 4 Block 16 District Lot 764 Plan 8967
- PID: 009-870-296 Lot 5 Block 16 District Lot 764 Plan 8967
- PID: 009-870-300 Lot 6 Block 16 District Lot 764 Plan 8967

subject to the following terms and conditions:

A. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
2. A Construction Management Plan is required prior to issuance of the Excavation Permit and Building Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

B. The following requirements are imposed under Subsection 491 (1) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP44.16 A – S) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the Environmental Assessment Report prepared by Envirowest Consultants Inc. dated June 24, 2016 to ensure restoration and enhancement of the Streamside Protected Area adjacent to the Capilano River.
 - (ii) A qualified professional shall confirm that the Building Permit drawings meet the recommendations of the report referenced above, or meet an equivalent or higher degree of protection.
 - (iii) Mitigation measures are carried out, within the Streamside Protected Area, in accordance with the recommendations of the qualified professional providing recommendations.
 - (iv) A permanent environmental fence (in accordance with District bylaws) shall be constructed along the edge of the Streamside Protected Area.

C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans (DP44.16 A – S)

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

(i) Building:

- a. a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- b. A summary of the adaptable housing measures that will be provided within the development project, in keeping with the objectives of the District's Accessible Design Policy for Multi-Family Housing, whereby 23 units (100%) of the units are to comply with the basic accessible design elements, and 1 (4%) of the units are to comply with the enhanced accessible design elements (as seen in drawing DP44.16P).
- c. Confirmation of registration of a consolidation/subdivision plan with the BC Land Title Office.
- d. Confirmation of ownership transfer of all land located north of the underground parking garage (approximately 9,500 sq. ft. as indicated in drawing DP44.16A) to the District of North Vancouver.

(ii) Parks:

- a. Three copies of a final detailed landscape plan, in general compliance with the landscape plans prepared by ETA Landscape Architecture dated August 4, 2017, prepared by a Landscape Architect registered in British Columbia for the approval of the Director of Engineering or their designate;

- b. A written landscape estimate submitted by the landscape architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan;
- c. A completed "Permission to Enter" agreement to provide evidence that a landscape architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan; and
- d. A completed "Permission to Enter" agreement to ensure Metro Vancouver provides permission to complete restoration and enhancement of the Streamside Protected Area and installation of landscape works on Metro Vancouver Lands; the agreement must include the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan and restoration and enhancement of the Streamside Protected Area.

(iii) Engineering:

- a. Finalized civil and electrical engineering plans designed by a professional engineer, for review and acceptance by the Engineering Department; and
- b. An executed Engineering Services Agreement between the property owner and the District related to (but not limited to) the required upgrading of off-site facilities on Glenaire Drive and adjacent to Fullerton Avenue. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, street trees, pathways, landscaping and street improvements.

D. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. Prior to issuance of the Building Permit the following are required:

- (i) A report from an energy performance advisor clearly establishing that the building and site design will enable compliance with an energy performance target equivalent to a "Gold" standard of a certified sustainability program available in British Columbia and an Energuide Rating of at least 80; and
- (ii) A refundable security deposit of 5% of the building permit application fee or \$20,000, whichever is greater; and
- (iii) Confirmation of registration of a section 219 covenant to secure green building objectives.

E. The following requirements are imposed under Subsection 502 of the Local Government Act:

1. Prior to issuance of the Building Permit the following deposits are required:

- (i) A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping and building works. The required work must be completed and approved by the District before any of the security is released.
- (ii) A security deposit equal to the greater of 125% of the estimated cost of all restoration and enhancement works as outlined in Environmental Assessment Report prepared by Envirowest Consultants Inc. dated June 24, 2016. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for environmental restoration and enhancement works. The required work must be completed and approved by the District before any of the security is released.
- (iii) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

F. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number CA6267613.

Mayor

Municipal Clerk

Dated this day of , 2017.



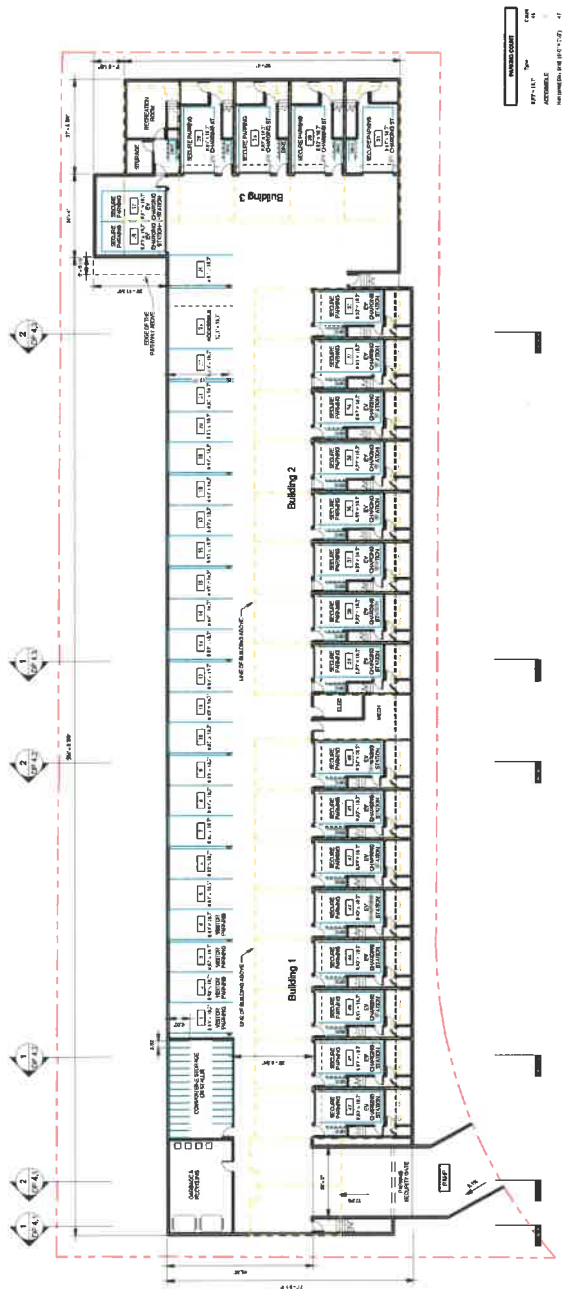
No.	Revisions	Date
1	DP FOOTPRINT	2017-06-08
2	REVISED DP FROM 437-2734	2017-07-07

NOTES /

COMPONENTS RELATED TO THE USE OF THIS DRAWING:
This set of drawings and the information contained therein is provided for informational purposes only. It is not intended to be used as a basis for construction or other purposes without the written consent of the architect. The architect is not responsible for the accuracy or completeness of the information provided by third parties. The architect is not responsible for the accuracy or completeness of the information provided by third parties. The architect is not responsible for the accuracy or completeness of the information provided by third parties.

PARKING FLOOR PLAN

SCALE 1/8" = 1'-0"
DATE 2017-06-08 **DP 2.1**





NO.	DESCRIPTION	DATE
1	DP ADOPTED	2017-06-25
2	REVISED EXISTING LAYOUT	2017-06-25

NOTES /

CONTRACTOR TO REVIEW OF THIS DRAWING.

THESE ARE THE LATEST REVISIONS TO THE DRAWING.

ARCHITECT'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

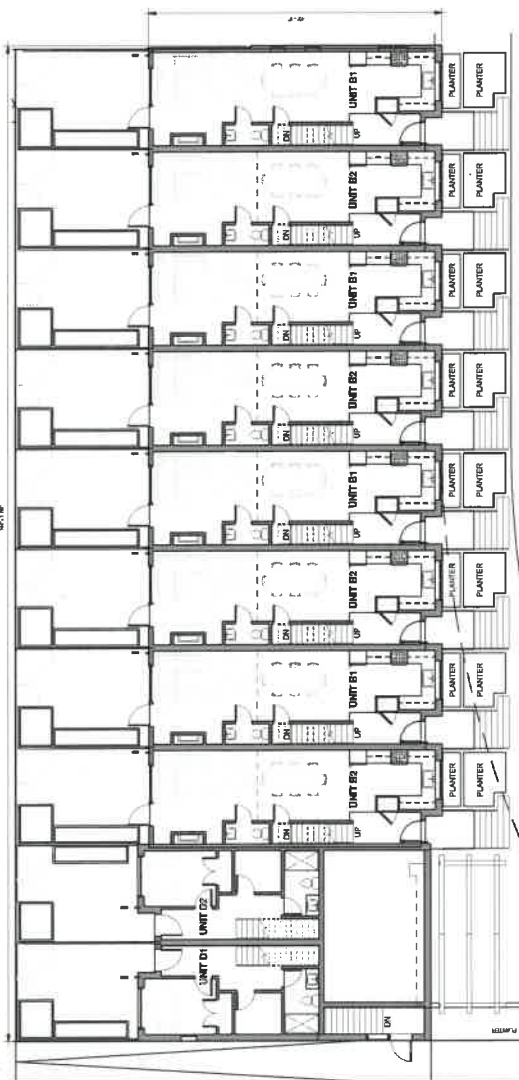
CONTRACTOR'S REQUIREMENTS AND CONDITIONS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

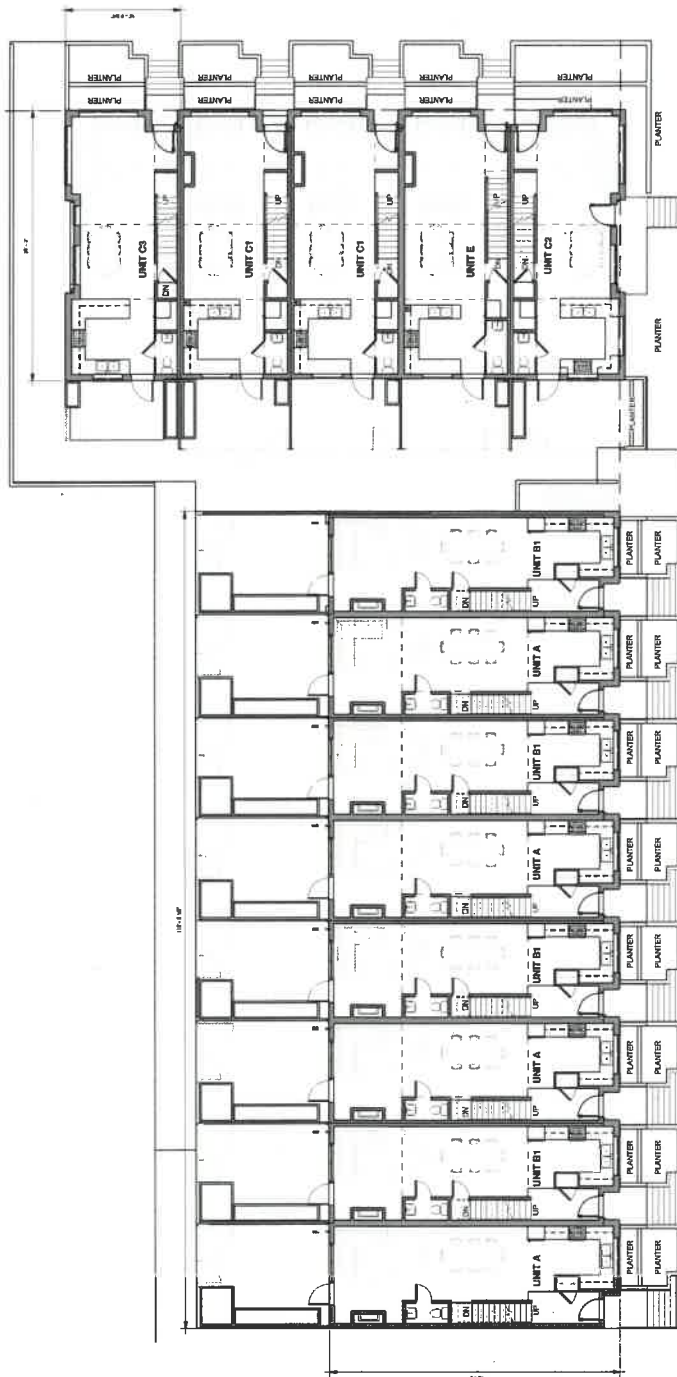
GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

DATE 2017-06-25



1 GROUND FLOOR PLAN - BUILDING 1
118' - 0" x 142' - 0"



2 GROUND FLOOR PLAN - BUILDINGS 2 & 3
118' - 0" x 142' - 0"



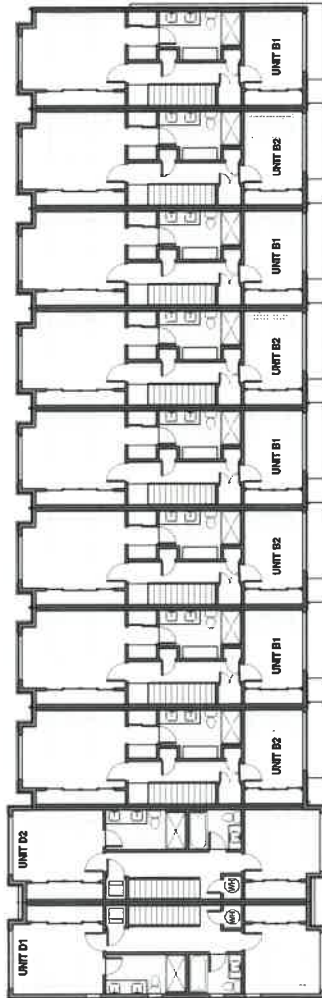
NO.	DESCRIPTION	DATE
1.	DP ADOPTION	2017-09-26
2.	REVISED TO 2.4 (1/2" = 1'-0")	2017-09-26

NOTES /

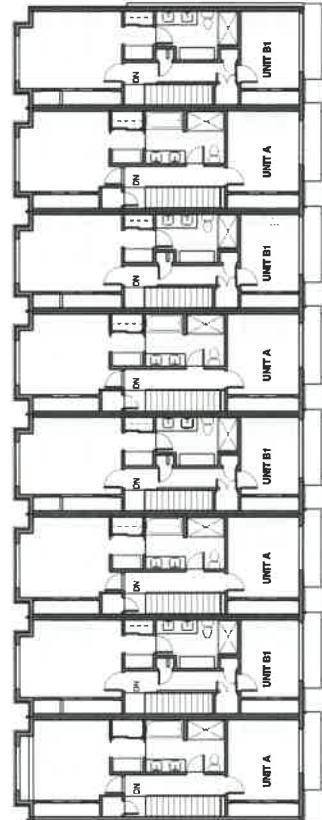
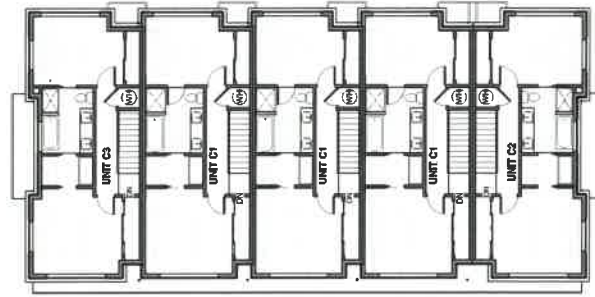
CONTRACT RELATED TO THE ABOVE PROJECTS:
This set of drawings is prepared for the use of the Architect and Engineer in connection with the project. It is not to be used for any other purpose without the written consent of the Architect and Engineer. The Architect and Engineer are not responsible for the accuracy of the information provided by the client. The Architect and Engineer are not responsible for the accuracy of the information provided by the client. The Architect and Engineer are not responsible for the accuracy of the information provided by the client.

THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"
DATE 2017-09-26
DP 2.4



2 THIRD FLOOR PLAN - BUILDING 1
1/8" = 1'-0"



1 THIRD FLOOR PLAN - BUILDING 2 & 3
1/8" = 1'-0"



No.	Description	Date
1	DP ARCH/PLAN	2017-06-26
2	REVISED FOR FINAL APPROVAL	2017-06-26

NOTES /

COPYRIGHT RELATED TO THE USE OF THIS DRAWING
This set of drawings is the property of GRIMWOOD ARCHITECTURE and is to be used only for the project and location specified on the title block.

ARCHITECT'S REQUIREMENTS AND APPROVALS
The Architect's requirements and approvals are based on the information provided by the client and the information provided by the local authority. The Architect is not responsible for the accuracy of the information provided by the client or the local authority.

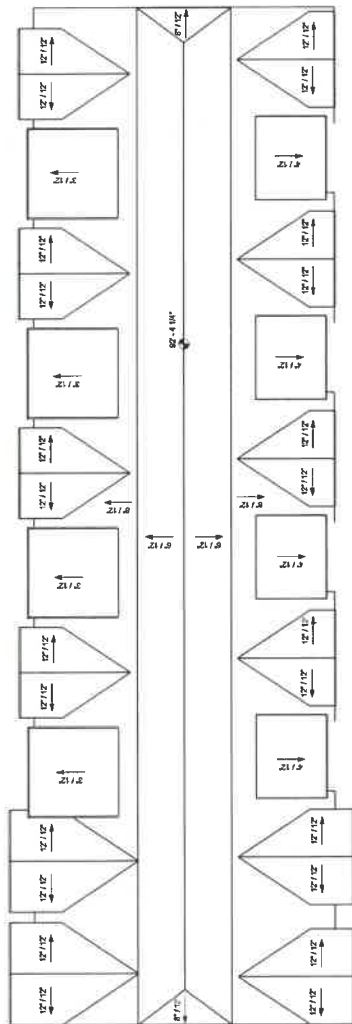
It is the Architect's responsibility to verify the information provided by the client and the local authority. The Architect is not responsible for the accuracy of the information provided by the client or the local authority.

ALL DIMENSIONS ARE IN METERS AND MILLIMETERS
All dimensions are in meters and millimeters. The Architect is not responsible for the accuracy of the information provided by the client or the local authority.

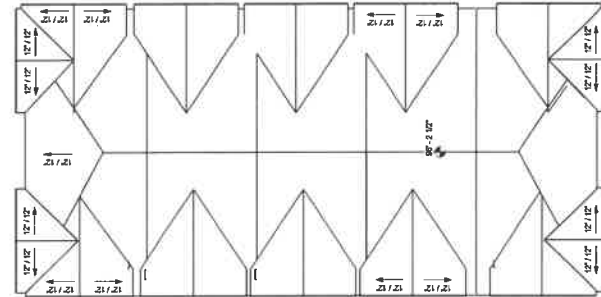
BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE LOCAL AUTHORITY
The Architect is not responsible for the accuracy of the information provided by the client or the local authority.

ROOF PLAN

SCALE 1/8" = 1'-0"
DATE 2017-06-04
DP 2.5



1. ROOF PLAN - BUILDING 1
1/8" = 1'-0"



2. ROOF PLAN - BUILDINGS 2 & 3
1/8" = 1'-0"

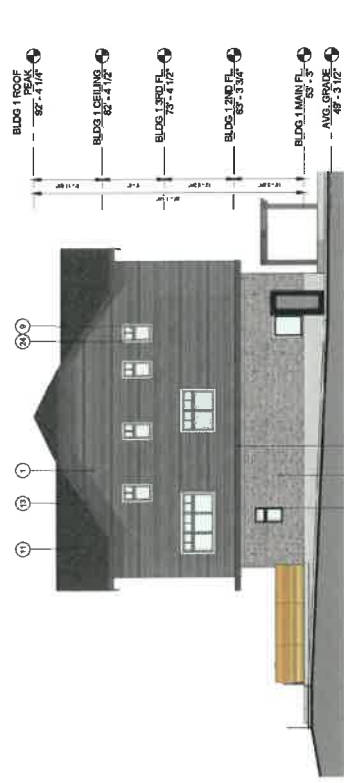
No.	Description	Date
1	1958 GLENARE DRIVE	2017-08-02
2	1958 GLENARE DRIVE	2017-08-02
3	1958 GLENARE DRIVE	2017-08-02
4	1958 GLENARE DRIVE	2017-08-02
5	1958 GLENARE DRIVE	2017-08-02
6	1958 GLENARE DRIVE	2017-08-02
7	1958 GLENARE DRIVE	2017-08-02
8	1958 GLENARE DRIVE	2017-08-02
9	1958 GLENARE DRIVE	2017-08-02
10	1958 GLENARE DRIVE	2017-08-02
11	1958 GLENARE DRIVE	2017-08-02
12	1958 GLENARE DRIVE	2017-08-02
13	1958 GLENARE DRIVE	2017-08-02
14	1958 GLENARE DRIVE	2017-08-02
15	1958 GLENARE DRIVE	2017-08-02
16	1958 GLENARE DRIVE	2017-08-02
17	1958 GLENARE DRIVE	2017-08-02
18	1958 GLENARE DRIVE	2017-08-02
19	1958 GLENARE DRIVE	2017-08-02
20	1958 GLENARE DRIVE	2017-08-02
21	1958 GLENARE DRIVE	2017-08-02
22	1958 GLENARE DRIVE	2017-08-02
23	1958 GLENARE DRIVE	2017-08-02
24	1958 GLENARE DRIVE	2017-08-02

NOTES /

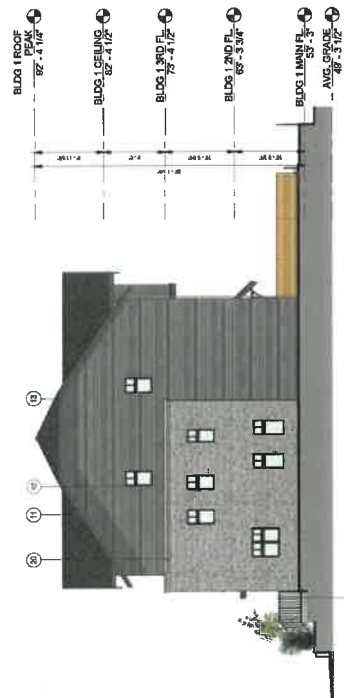
CONTRACTOR TO VERIFY ALL DIMENSIONS
AND LOCATIONS OF EXISTING UTILITIES
BEFORE CONSTRUCTION.
ARCHITECT'S RESPONSIBILITY IS TO PROVIDE
A DESIGN THAT MEETS THE REQUIREMENTS
OF THE CITY OF VANCOUVER AND THE
B.C. BUILDING ACT.
IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN
ALL NECESSARY PERMITS AND APPROVALS
FROM THE CITY OF VANCOUVER AND THE
B.C. BUILDING ACT.
ALL DIMENSIONS ARE TO FACE UNLESS
OTHERWISE SPECIFIED.
ALL MATERIALS AND FINISHES ARE TO BE
AS SHOWN ON THE DRAWINGS.
ALL WORK IS TO BE DONE IN ACCORDANCE
WITH THE B.C. BUILDING ACT AND THE
CITY OF VANCOUVER BY-LAWS.
THE ARCHITECT'S OFFICE IS NOT
RESPONSIBLE FOR THE DESIGN OF THE
STRUCTURE OR THE UTILITIES.

BUILDING 1 ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: 2017-08-04
DP 3.1



4 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



1 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

#	DESCRIPTION
1	PAINTED WOOD SIDING - BENJAMIN MOORE - DARK GRAY 2124-10
2	PAINTED WOOD SIDING - BENJAMIN MOORE - MED GRAY 2124-30
3	PAINTED WOOD SIDING - BENJAMIN MOORE - LIGHT GRAY 2124-50
4	BRICK - RED GRAY
5	BRICK - MED GRAY
6	BRICK - PTD WHITE
7	PAINTED WOOD SHINGLE SIDING - BENJAMIN MOORE - LIGHT GRAY 2124-50
8	CONCRETE - CAST IN PLACE - GRAY 2124-40
9	VINYL WINDOWS - ALUMINUM COLOR
10	ENTRY DOOR
11	PAINTED WOOD FASCIA - BENJAMIN MOORE - DARK GRAY
12	METAL GUTTER/GUARD - GENTEK - WHITE
13	NATURAL WOOD SCREEN WALL
14	PAINTED WOOD SIDING - BENJAMIN MOORE - MED GRAY 2124-30
15	PAINTED WOOD SIDING - BENJAMIN MOORE - LIGHT GRAY 2124-50
16	PRECAST CONCRETE COW CONCRETE FINISH
17	PRECAST CONCRETE SILL & HEADER
18	PAINTED METAL CANOPY
19	PAINTED WOOD TRIM - WHITE

DP44.16H



MATERIAL LEGEND	#	DESCRIPTION
	1	PAINTED WOOD SIDING - BENJAMIN MOORE - DARK GRAY 2134-10
	2	PAINTED WOOD SIDING - BENJAMIN MOORE - MED GRAY 2134-30
	3	PAINTED WOOD SIDING - BENJAMIN MOORE - LIGHT GRAY 2134-50
	4	BRICK - DARK GRAY
	5	BRICK - MED GRAY
	6	BRICK - PTD WHITE
	7	PAINTED WOOD SHINGLE SIDING - BENJAMIN MOORE - LIGHT GRAY 2134-50
	8	CONCRETE - CAST IN PLACE
	9	CONCRETE - CAST IN PLACE - LIGHT GRAY 2134-40
	10	PAINTED WOOD SHINGLES - BENJAMIN MOORE - DARK GRAY 2134-10
	11	WYLL WINDOWS - ALUMINUM COLOR
	12	ENTRY DOOR
	13	PAINTED WOOD FASCIA - BENJAMIN MOORE - DARK GRAY
	14	METAL GUTTERING - WHITE
	15	NATURAL WOOD SOFTEN WALL
	16	ALUMINUM GUARD RAILS - DARK GREY
	17	PAINTED WOOD SHINGLES - BENJAMIN MOORE - WHITE
	18	PRECAST CONC SLB & HEADER
	19	PAINTED WOOD CANOPY
	20	PAINTED METAL TRIM - WHITE
	21	
	22	
	23	
	24	

#	Rev	Description	Date
1	1	ISSUED FOR PERMIT	2017-04-02
2	1	REVISED FOR FINAL APPROVAL	2017-05-04

NOTES /

CONTENTS RELATED TO THE USE OF THIS DRAWING
The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

ARCHITECT'S REQUIREMENTS AND APPROVALS
The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

It is the user's responsibility to verify that the information contained in this drawing is accurate and complete. The user shall be responsible for any errors or omissions.

ARCHITECT'S REQUIREMENTS AND APPROVALS
The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

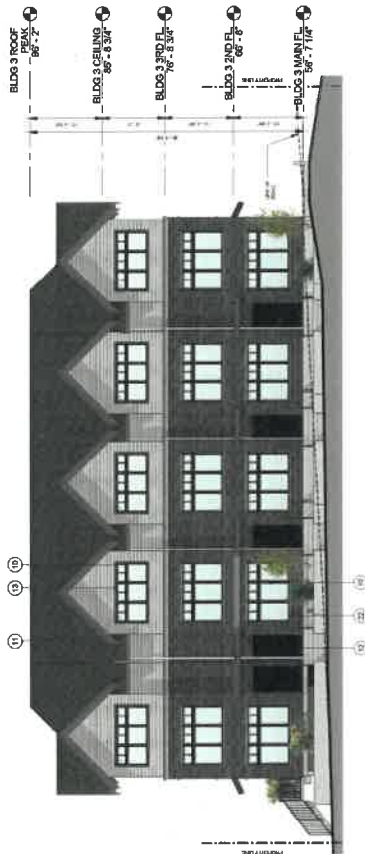
It is the user's responsibility to verify that the information contained in this drawing is accurate and complete. The user shall be responsible for any errors or omissions.

ARCHITECT'S REQUIREMENTS AND APPROVALS
The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

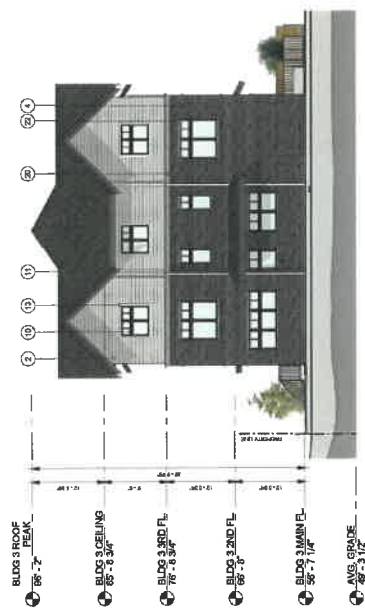
It is the user's responsibility to verify that the information contained in this drawing is accurate and complete. The user shall be responsible for any errors or omissions.

BUILDING 3 ELEVATIONS

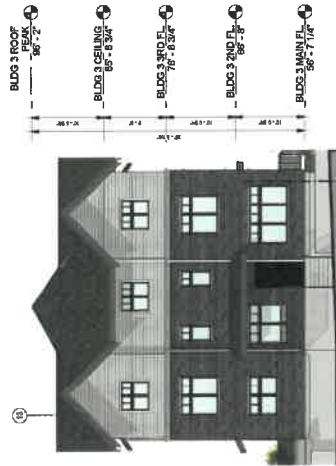
SCALE 1/8" = 1'-0"
DATE 2017-05-04



2 BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

#	DESCRIPTION
1	PAINTED WOOD SIDING - BENJAMIN MOORE - DARK GRAY 2124-10
2	PAINTED WOOD SIDING - BENJAMIN MOORE - MED GRAY 2124-30
3	PAINTED WOOD SIDING - BENJAMIN MOORE - LIGHT GRAY 2124-50
4	BRICK - DARK GRAY
5	BRICK - MED GRAY
6	BRICK - FTD WHITE
7	PAINTED WOOD SHINGLE SIDING - BENJAMIN MOORE - LIGHT GRAY 2124-50
8	CONCRETE - CAST IN PLACE - GRAY 3134-40
9	VINYL WINDOWS - ALUMINUM COLOR
10	VINYL WINDOWS - ALUMINUM COLOR
11	ENTRY DOOR
12	ENTRY DOOR
13	PAINTED WOOD FASCIA - BENJAMIN MOORE - DARK GRAY
14	METAL GUTTERING - GENTEK - WHITE
15	METAL GUTTERING - GENTEK - WHITE
16	METAL GUTTERING - GENTEK - WHITE
17	METAL GUTTERING - GENTEK - WHITE
18	METAL GUTTERING - GENTEK - WHITE
19	METAL GUTTERING - GENTEK - WHITE
20	MOLDED CORNER ON CONCRETE FINISH
21	PRECAST CONC SILL & HEADER
22	PAINTED METAL CANOPY
23	PAINTED METAL CANOPY
24	PAINTED WOOD TRIM - WHITE

(1) N-S Section at West Parkade Stairs
3/16" = 1'-0"

(2) N-S Section at Parkade Ramp
 $3/16" = 1'-0"$

No.	Description	Date
1	1.00 ARCHITECT	2017-06-28
2	2.00 ARCHITECT	2017-06-28
3	3.00 ARCHITECT	2017-06-28
4	4.00 ARCHITECT	2017-06-28
5	5.00 ARCHITECT	2017-06-28
6	6.00 ARCHITECT	2017-06-28
7	7.00 ARCHITECT	2017-06-28
8	8.00 ARCHITECT	2017-06-28
9	9.00 ARCHITECT	2017-06-28
10	10.00 ARCHITECT	2017-06-28
11	11.00 ARCHITECT	2017-06-28
12	12.00 ARCHITECT	2017-06-28
13	13.00 ARCHITECT	2017-06-28
14	14.00 ARCHITECT	2017-06-28
15	15.00 ARCHITECT	2017-06-28
16	16.00 ARCHITECT	2017-06-28
17	17.00 ARCHITECT	2017-06-28
18	18.00 ARCHITECT	2017-06-28
19	19.00 ARCHITECT	2017-06-28
20	20.00 ARCHITECT	2017-06-28

NOTES /

CONTRACTOR TO VERIFY ALL DIMENSIONS
AND ELEVATIONS WITH THE ARCHITECT
BEFORE PROCEEDING WITH CONSTRUCTION.

ARCHITECT'S REQUIREMENTS AND APPROVALS
ARE TO BE OBTAINED BEFORE PROCEEDING
WITH CONSTRUCTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS
AND ELEVATIONS WITH THE ARCHITECT
BEFORE PROCEEDING WITH CONSTRUCTION.

ARCHITECT'S REQUIREMENTS AND APPROVALS
ARE TO BE OBTAINED BEFORE PROCEEDING
WITH CONSTRUCTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS
AND ELEVATIONS WITH THE ARCHITECT
BEFORE PROCEEDING WITH CONSTRUCTION.

ARCHITECT'S REQUIREMENTS AND APPROVALS
ARE TO BE OBTAINED BEFORE PROCEEDING
WITH CONSTRUCTION.

CONTRACTOR TO VERIFY ALL DIMENSIONS
AND ELEVATIONS WITH THE ARCHITECT
BEFORE PROCEEDING WITH CONSTRUCTION.

ARCHITECT'S REQUIREMENTS AND APPROVALS
ARE TO BE OBTAINED BEFORE PROCEEDING
WITH CONSTRUCTION.

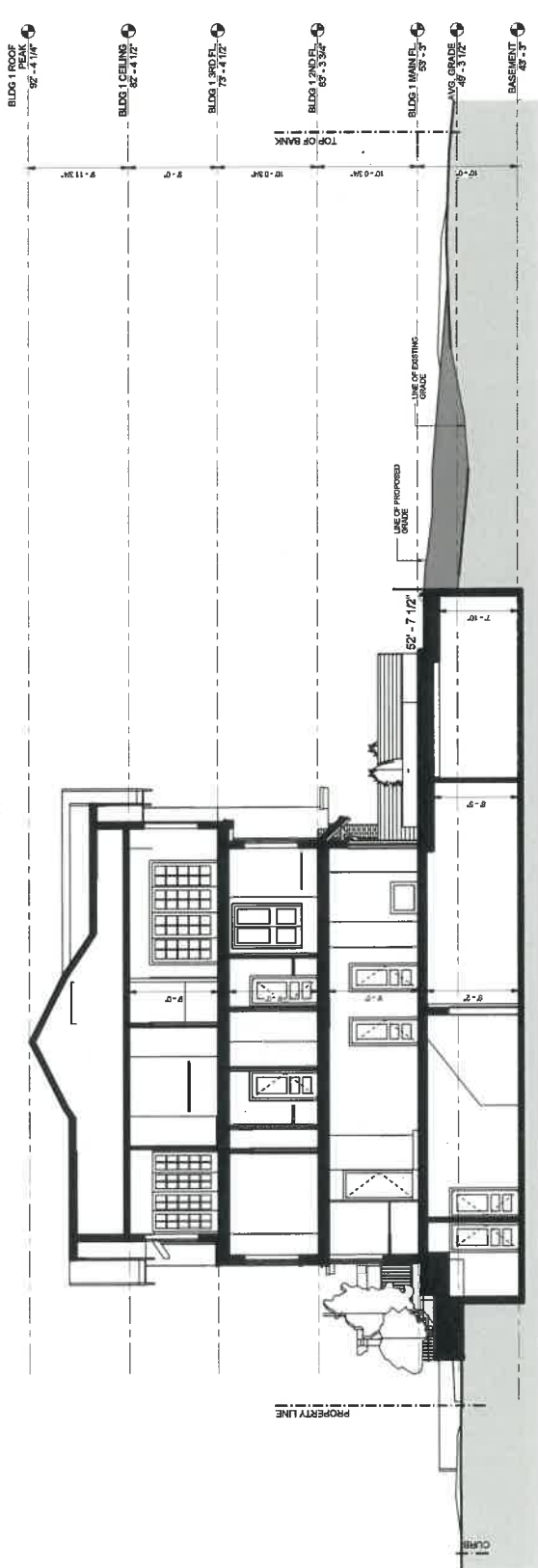
CONTRACTOR TO VERIFY ALL DIMENSIONS
AND ELEVATIONS WITH THE ARCHITECT
BEFORE PROCEEDING WITH CONSTRUCTION.

ARCHITECT'S REQUIREMENTS AND APPROVALS
ARE TO BE OBTAINED BEFORE PROCEEDING
WITH CONSTRUCTION.

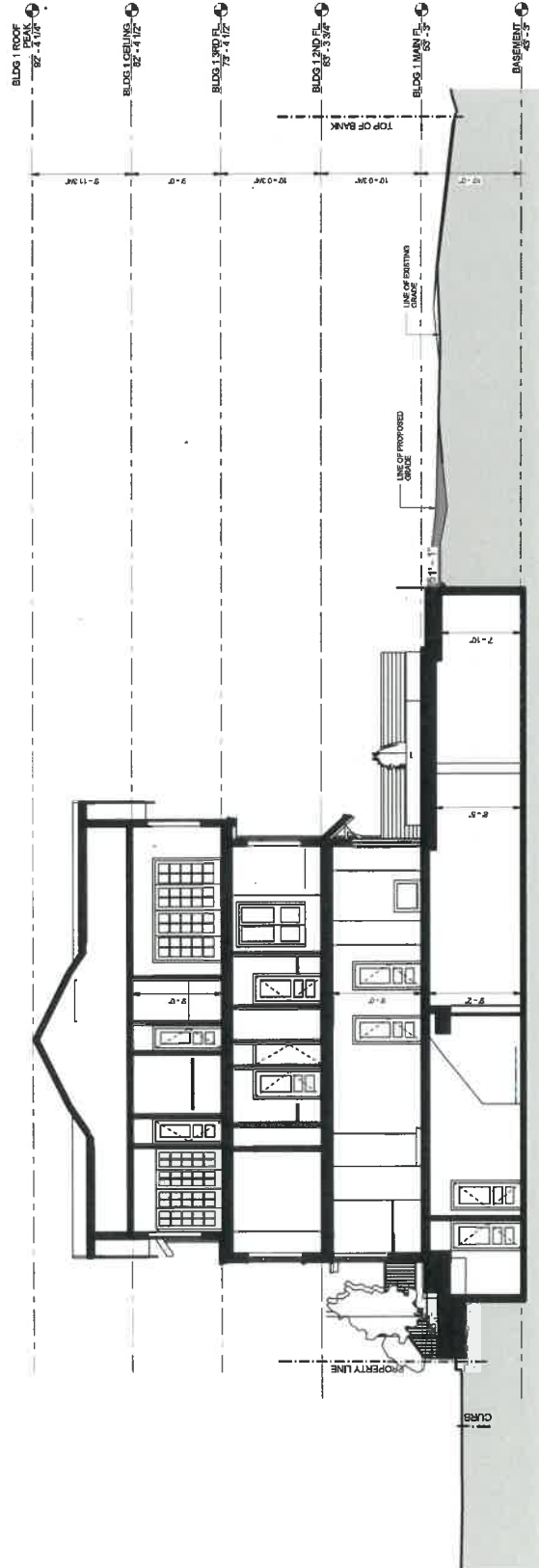
CONTRACTOR TO VERIFY ALL DIMENSIONS
AND ELEVATIONS WITH THE ARCHITECT
BEFORE PROCEEDING WITH CONSTRUCTION.

SECTIONS

SCALE 3/16" = 1'-0"
DATE 2017-06-28



1 N/S Section of Building 1 - West
3/16" = 1'-0"



2 N/S Section of Building 1 - East
3/16" = 1'-0"

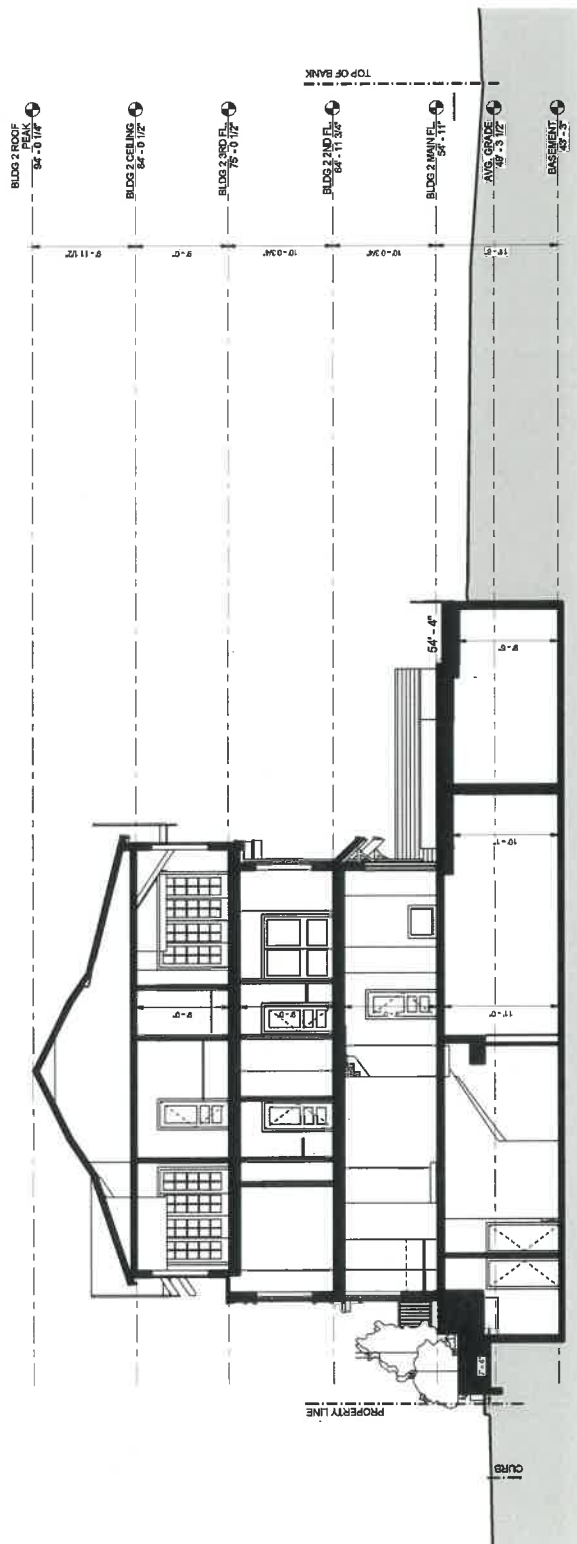
No.	SP ACCOUNT	DESCRIPTION	DATE	DEBIT	CREDIT	DEBIT	CREDIT
2							

NOTES /

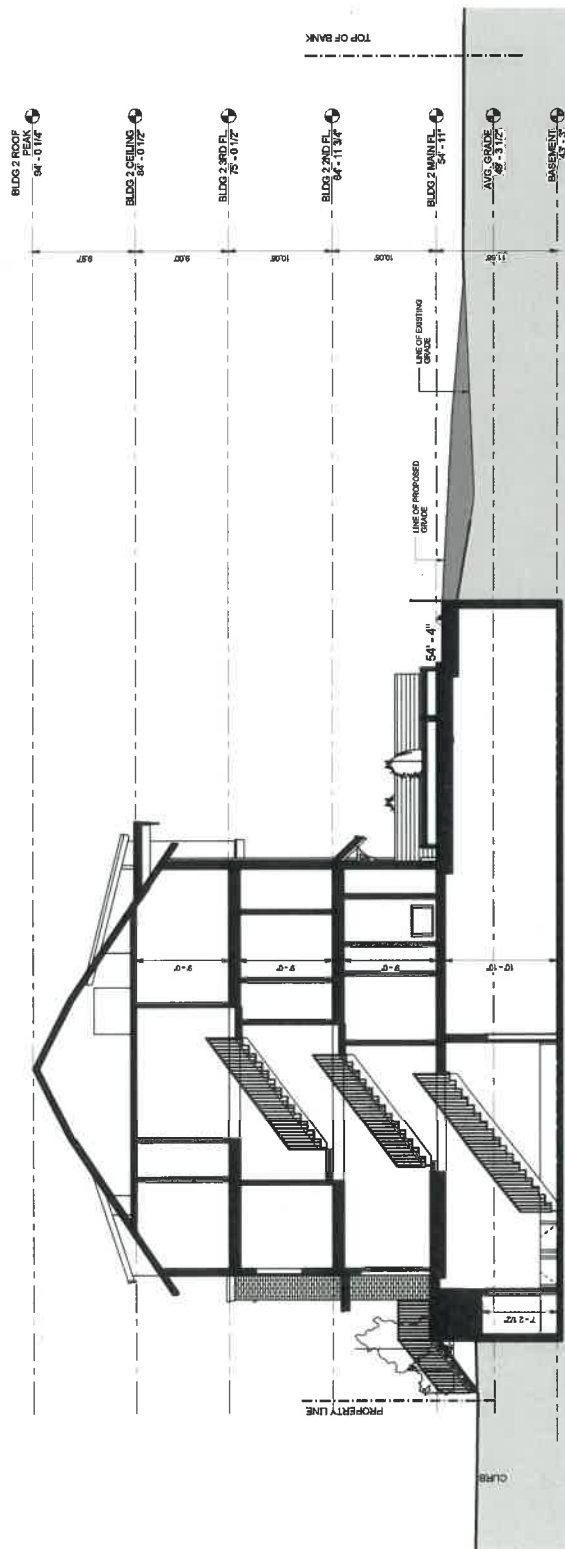
[illegible]

SECTIONS

SCALE 3/16" = 1'-0"
DATE 2017-08-04



1 N-S Section at Building 2 - West
3/15" = 1'-0"



2 N-S Section at Building 2 - East
3'16" = 1'-0"



No.	Description	Date
1	SP. NOTICES	2017.06.04
2	REVISIONS	2017.06.04
3	REVISIONS	2017.06.04
4	REVISIONS	2017.06.04
5	REVISIONS	2017.06.04
6	REVISIONS	2017.06.04
7	REVISIONS	2017.06.04
8	REVISIONS	2017.06.04
9	REVISIONS	2017.06.04
10	REVISIONS	2017.06.04
11	REVISIONS	2017.06.04
12	REVISIONS	2017.06.04
13	REVISIONS	2017.06.04
14	REVISIONS	2017.06.04
15	REVISIONS	2017.06.04
16	REVISIONS	2017.06.04
17	REVISIONS	2017.06.04
18	REVISIONS	2017.06.04
19	REVISIONS	2017.06.04
20	REVISIONS	2017.06.04

NOTES /

CONTRACTOR TO BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.

THESE NOTICES SONT A DESTINATION DES PROPRIETAIRES.

ARCHITECT'S RESPONSIBILITIES AND APPROVALS:

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

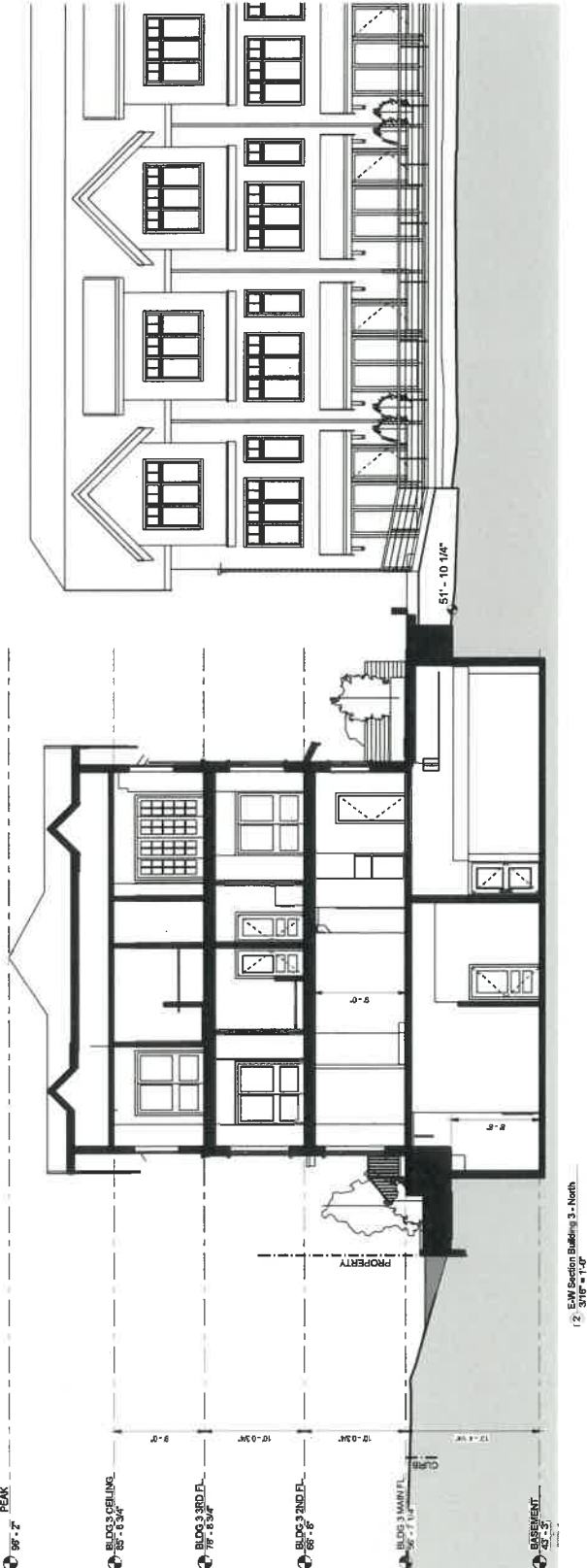
It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

It is the Architect's responsibility to ensure that the building is designed in accordance with the applicable building codes and standards.

SECTIONS

SCALE 3/16" = 1'-0" DP 4.4
DATE 2017.06.04





No.	Description	Date
1.	DP ADOPTE	2017-06-04
2.	REVISIONS	2017-06-04
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

NOTES /

CONTRACTOR IS TO USE OF THE DRAWING. The use of the drawing shall be subject to the following conditions:

1. The drawing is to be used for the purpose of construction only and is not to be used for any other purpose.

2. The drawing is to be used in accordance with the specifications and standards of the relevant authorities.

3. The drawing is to be used in accordance with the requirements of the relevant authorities.

4. The drawing is to be used in accordance with the requirements of the relevant authorities.

5. The drawing is to be used in accordance with the requirements of the relevant authorities.

6. The drawing is to be used in accordance with the requirements of the relevant authorities.

7. The drawing is to be used in accordance with the requirements of the relevant authorities.

8. The drawing is to be used in accordance with the requirements of the relevant authorities.

9. The drawing is to be used in accordance with the requirements of the relevant authorities.

10. The drawing is to be used in accordance with the requirements of the relevant authorities.

11. The drawing is to be used in accordance with the requirements of the relevant authorities.

12. The drawing is to be used in accordance with the requirements of the relevant authorities.

13. The drawing is to be used in accordance with the requirements of the relevant authorities.

14. The drawing is to be used in accordance with the requirements of the relevant authorities.

15. The drawing is to be used in accordance with the requirements of the relevant authorities.

16. The drawing is to be used in accordance with the requirements of the relevant authorities.

17. The drawing is to be used in accordance with the requirements of the relevant authorities.

18. The drawing is to be used in accordance with the requirements of the relevant authorities.

19. The drawing is to be used in accordance with the requirements of the relevant authorities.

20. The drawing is to be used in accordance with the requirements of the relevant authorities.

RENDERINGS

SCALE
DATE 2017-06-04 **DP 5.0**

No.	Description	Date
1	PRELIMINARY DESIGN	2017.05.11
2	REVISED DESIGN	2017.05.11
3	REVISED DESIGN	2017.05.11
4	REVISED DESIGN	2017.05.11
5	REVISED DESIGN	2017.05.11
6	REVISED DESIGN	2017.05.11
7	REVISED DESIGN	2017.05.11
8	REVISED DESIGN	2017.05.11
9	REVISED DESIGN	2017.05.11
10	REVISED DESIGN	2017.05.11
11	REVISED DESIGN	2017.05.11
12	REVISED DESIGN	2017.05.11
13	REVISED DESIGN	2017.05.11
14	REVISED DESIGN	2017.05.11
15	REVISED DESIGN	2017.05.11
16	REVISED DESIGN	2017.05.11
17	REVISED DESIGN	2017.05.11
18	REVISED DESIGN	2017.05.11
19	REVISED DESIGN	2017.05.11
20	REVISED DESIGN	2017.05.11

NOTES /

CONCEPTS RELATED TO THE USE OF THE BUILDING
The use of this drawing shall be limited to the specific
project as indicated on the title block.

ARCHITECT'S REQUIREMENTS AND APPROVALS
This drawing is prepared for the use of the architect
and is not to be used for any other purpose without
the written approval of the architect.

ENGINEER'S REQUIREMENTS AND APPROVALS
This drawing is prepared for the use of the engineer
and is not to be used for any other purpose without
the written approval of the engineer.

IT IS THE ARCHITECT'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL
DIMENSIONS AND TO BE RESPONSIBLE FOR ANY DISCREPANCIES
BETWEEN THE ARCHITECT'S DRAWINGS AND THE ENGINEER'S
DRAWINGS.

ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

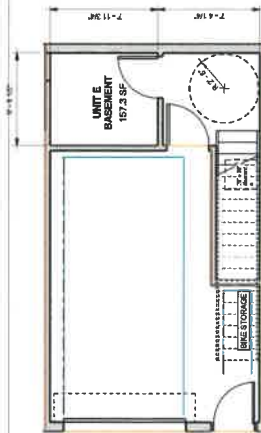
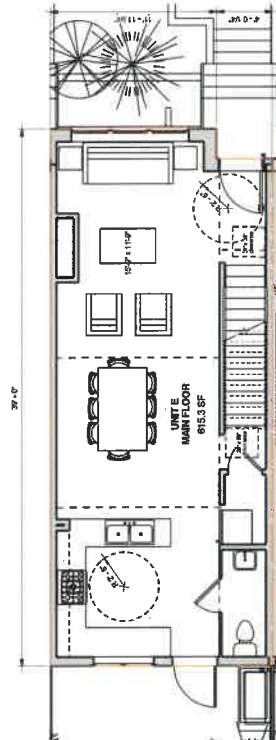
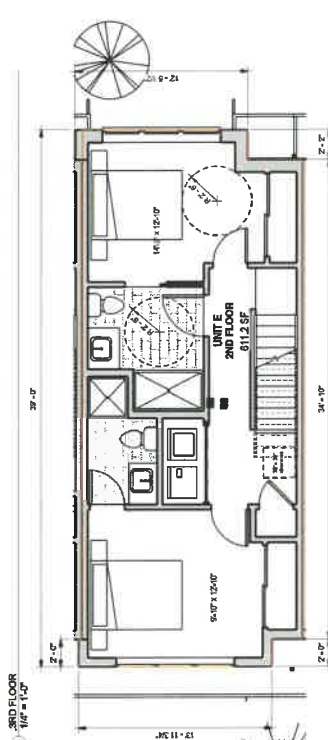
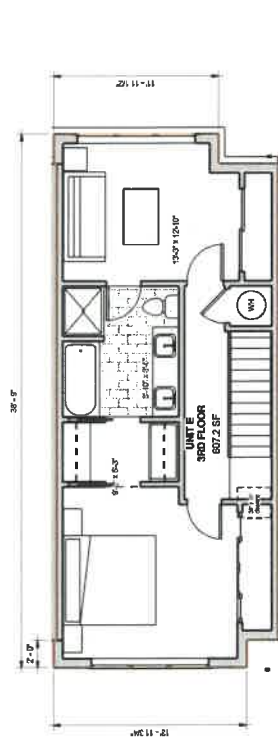
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE
SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED.

ACCESSIBLE UNIT E

SCALE As Indicated
DATE 2017.05.04
DP 6.7



UNIT E

1 PROPOSED ACCESSIBLE UNIT

- MINIMUM 303 CANOPY PROVIDED
- DOORBELL TO BE MAX 42" ABOVE FLOOR
- LARGE, EASILY READ ADDRESS NUMBERS PROVIDED
- MAX 1/2" THRESHOLD BETWEEN DOOR AND FINISHED GRADE
- LEVER DOOR HANDLES ON ALL DOORS
- PRESSURE BALANCE TUB/ SHOWER VALVES
- SOLID BACKING PROVIDED IN WALLS OF TUB/ SHOWER AND TOILET
- ONE BATHROOM IS ADAPTABLE TO PERMIT ENTRY AND WHEELCHAIR TURNING RADIUS
- ONE BATHROOM TO HAVE ADJUSTABLE HEIGHT SHOWER HEAD OR HAND HELD SHOWER ON ADJUSTABLE BRACKET
- DUPLEX OUTLETS BESIDE TELEPHONE JACKS
- SOLID BLOCKING PROVIDED IN STAIRS TO PROVIDE ADAPTABLE STAIR LIFT



DP44.16P

LOCATION
SCALE 1:5000



PLAN
SCALE 1:250



Final location and species selection
will be to the satisfaction of the
District of North Vancouver

PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
①	Black hawthorn	<i>Crataegus douglasii</i>	10	1.2m min. container grown; densely branched; well established
②	Broadleaf maple	<i>Acer macrophyllum</i>	11	1.2m min. container grown; densely branched; well established
③	Broadleaf maple	<i>Acer macrophyllum</i>	31	no. 2 pot; densely branched; well established
④	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	1.2m min. container grown; densely branched; well established
⑤	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	no. 2 pot; densely branched; well established
⑥	Red alder	<i>Alnus rubra</i>	2	1.2m min. container grown; densely branched; well established
⑦	Western red cedar	<i>Thuja plicata</i>	8	1.2m min. container grown; densely branched; well established
⑧	Western red cedar	<i>Thuja plicata</i>	27	no. 2 pot; densely branched; well established
⑨	Salix mas	<i>Rosa gymnocarpa</i>	201	no. 2 pot; densely branched; well established
⑩	Boxwood	<i>Coryla cornuta</i>	5	no. 2 pot; densely branched; well established
⑪	Boxwood	<i>Cornus canadensis</i>	82	no. 2 pot; densely branched; well established
⑫	Boxwood	<i>Hedera helix</i>	34	no. 2 pot; densely branched; well established
⑬	Boxwood	<i>Sambucus racemosa</i>	12	no. 2 pot; densely branched; well established
⑭	Boxwood	<i>Quercus laevis</i>	80	no. 2 pot; densely branched; well established
⑮	Boxwood	<i>Symphoricarpos albus</i>	415	no. 2 pot; densely branched; well established
⑯	Boxwood	<i>Rubus parviflorus</i>	128	no. 2 pot; densely branched; well established
⑰	Boxwood	<i>Acer glabrum</i>	169	no. 2 pot; densely branched; well established
⑱	Boxwood	<i>Thuja heterophylla</i>	6	no. 2 pot; densely branched; well established
⑲	Boxwood	<i>Pyrola rotundifolia</i>	160	no. 1 pot; well established
⑳	Boxwood	<i>Vaccinium parviflorum</i>	15	no. 1 pot; well established
㉑	Boxwood	Mix: 55% composition of the following: <i>Fraxinus pennsylvanica</i> <i>Populus balsamifera</i> var. <i>balsamifera</i> <i>Acer macrophyllum</i>	10	no. 1 pot; well established
㉒	Boxwood		28	3.0m - 5.0m in height; 20cm Ø dbh.

Existing Trees to be Retained

- REFERENCE DRAWINGS
1. Drawing No. DP 1.5, "Site Plan Overview", March 20, 2016, Galwood Architecture.
 2. Drawing No. DP 1.5, "Site Plan Overview", March 20, 2016, Galwood Architecture.
 3. Drawing No. 001, Page 1 of 1, "Tree Retention and Removal Plan", July 27, 2017, Diamond Head Consulting.
 4. 2013 Ortho Photograph From District of North Vancouver.

ISSUED FOR FINAL ADOPTION
August 01, 2017

envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0592
fax: 604-944-0592
www.envirowest.ca

PC URBAN PROPERTIES CORP.
GLENAIRE DRIVE
North Vancouver, BC

LANDSCAPE PLAN

DESIGN CG	DRAWN SOMDEV	CHECKED SOMDEV	REVISION 01	DATE August 01, 2017
SCALE As Shown	DATE June 27, 2016	DRAWN NUMBER 1611-04-03	SHEET 1 OF 2	

Diagram illustrating the measurement of crown spread. The tree is shown in a pot. The crown spread is measured at the top of the pot level with a 120mm diameter. The crown spread is labeled as 200mm to base of tree pit. The crown spread is also labeled as 200mm to base of tree pit.

The diagram shows a vertical tree trunk with a cross-section revealing internal growth rings. Three species are identified with arrows pointing to specific regions of the trunk:

- Tilia**: Indicated by an arrow pointing to the upper portion of the trunk, labeled "Tilia 100%".
- Thuja**: Indicated by an arrow pointing to the middle portion of the trunk, labeled "Thuja 100%".
- Populus**: Indicated by an arrow pointing to the lower portion of the trunk, labeled "Populus 100%".

Below the trunk, a horizontal line represents the ground level. The trunk is shown extending above and below this line, with the portion below ground labeled "Roots".

2400 c.c. max.

160K150 post

50K150 (25) screwed into post with pin, screws

Pin

N.T.S.

All orders will be shipped next business day by air carrier.
All orders must be prepaid with BPO-201-PHO-TDS-COR (BPO-201) Water-Borne Mixture Oil Solub
Color by the DITMA National Clear Unit, as supplied by CDR Products (800-254-3323), or approved equal.
Confirmed orders on all sales with DNV Representative prior to installation.

Reserve your distributed materials for the selection of the DNV Representative.
Contractor to provide sample of material for DNV Representative's approval prior to installation.
Ensure all people who are in contact are signed at right angles with each unit state.
Distributed materials may be used for other purposes, if approved, by document, supplied by "Clear Coat"
or "Finger Viscous" (800-496-3337), or approved equal.

[illegible]

envirowest consultants inc.



Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
fax: 604-944-0507
www.envirowest.ca

DESIGN	DRAWN	CHECKED	REVISION	REVISION DATE
LOG	SCHICEV		01	August 01, 2017
ROLE	As Shown			
DATE	June 27, 2016			

Revision	Date	Revised By
1		

Rev	Date	Revised By
A	11-24-14	11-24-14
B	11-24-14	11-24-14
C	11-24-14	11-24-14

Professional Seal

eta landscape architecture

1100 West 10th Avenue
Vancouver, BC Canada V6H 1H2

1 604.683.4358
2 604.683.4359
3 604.683.4360

all Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of eta landscape architecture.

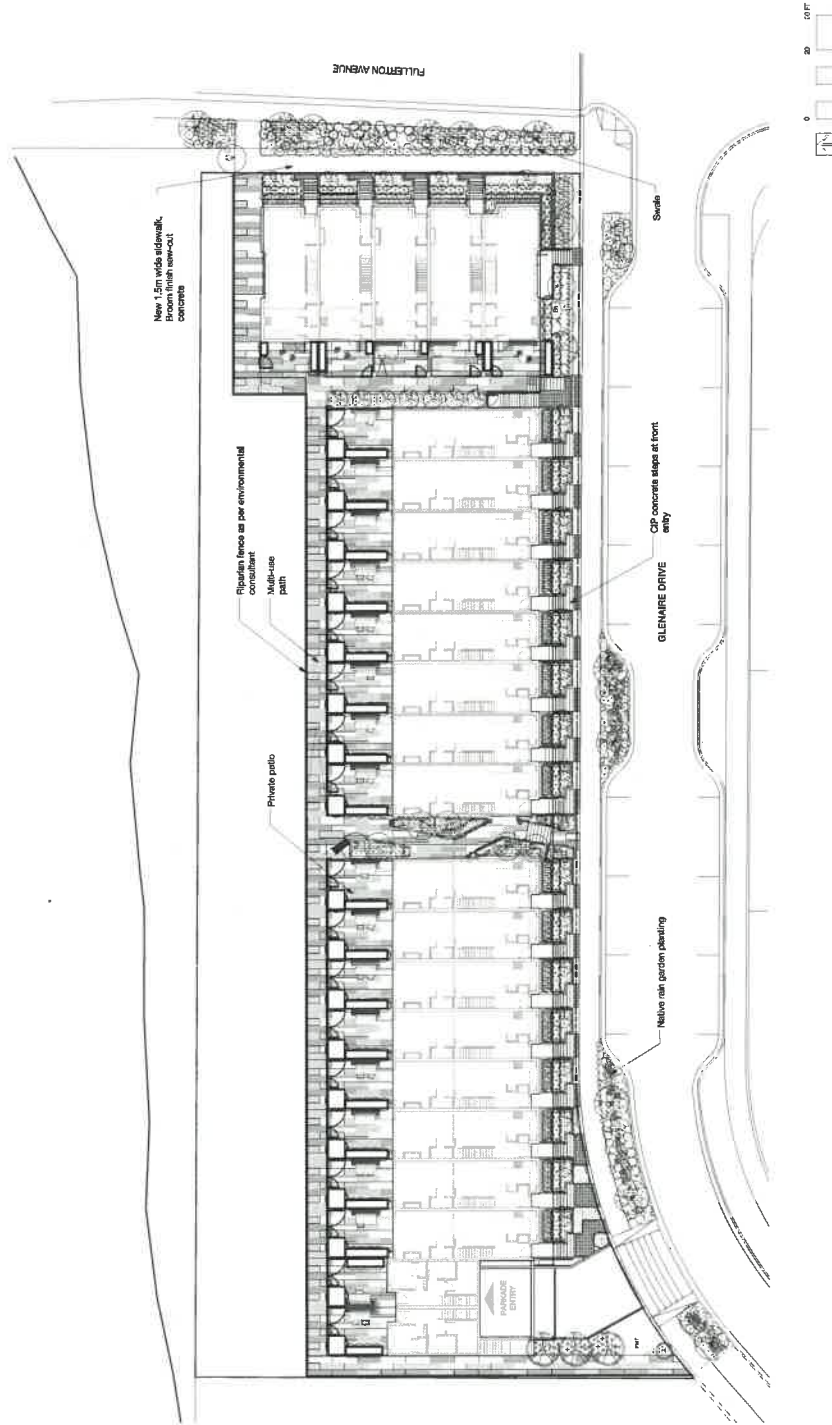
Project
Glenaire

1946 - 1996 Glenaire Drive
North Vancouver, BC

Drawing Title
Landscape Site Plan

Legend

Project Name	Glenaire
Client	1100 West 10th Avenue
Location	1100 West 10th Avenue
Scale	1/4" = 1'-0"
Sheet No.	L4.0
Sheet Date	11/24/14
Sheet Size	24" x 36"
Sheet Count	24
Project Name	Glenaire
Client	1100 West 10th Avenue
Location	1100 West 10th Avenue
Scale	1/4" = 1'-0"
Sheet No.	L4.0
Sheet Date	11/24/14
Sheet Size	24" x 36"
Sheet Count	24



"The District of North Vancouver is responsible for the ongoing development and maintenance of the Glenaire project. The developer is aware that ongoing maintenance of the Glenaire project is essential to the success of the Glenaire project."*

THIS PAGE LEFT BLANK INTENTIONALLY


AGENDA INFORMATION

☐ Regular Meeting

Date: September 11, 2017

☐ Other:

Date: _____


 Dept.
Manager


 A/GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

August 29, 2017

File: 02.0930.20/495

AUTHOR: Lenia Calico, Property Services Agent
**SUBJECT: Proposed Partial Highway Closure and Dedication Removal Bylaw 8258 -
 "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017"**
RECOMMENDATION:

THAT "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 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 of Glenaire Highway Closure Bylaw 8258, 2017" to authorize the closure and the raising of title to 8,408 square feet (781.2 square metres) of municipal road (the "Road Parcel") which will authorize the subsequent transfer of the Road Parcel to Lions Gate Village Project Ltd. ("LGVP") for the purpose of consolidation with the adjacent properties for a multi-family townhouse development.

SUMMARY:

DNV Staff has negotiated a conditional Agreement of Purchase and Sale with LGVP for the disposition of the Road Parcel and portion of Lot 54 for the total appraised market value of \$2,100,000 summarized as follows:

	Area (sq. ft.)	Price /Sq. Ft.	Value
Road Parcel	8,408	\$203.25	\$1,708,943.00
Portion of Lot 54	1,924	\$203.25	\$ 391,057.00
Total:	10,332	\$203.25	\$2,100,000.00

The purpose of the acquisition is to consolidate the closed Road Parcel and portion of Lot 54 with LGVP's adjacent lands 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 8258 and adoption of rezoning bylaws.

A partial road closure is required in order to raise title and subsequently sell the property to LGVP at the appraised market value. The subject Road Parcel is located in a cul-de-sac at the end of Glenaire Drive just east of Fullerton Avenue in the Lions Gate neighbourhood (see **Attachment 1**).

A third party appraisal was completed by the appraisal firm Garnett Wilson Realty Advisors Ltd. in September 2016, with Council approving the sale of the Road Parcel subject to rezoning in November 2016. The Road Parcel was appraised as if the road were consolidated with the adjacent lots owned or optioned by LGVP based on the highest and best use at a proposed 1.2 Floor Space Ratio (FSR) and using a direct comparison approach.

Appraisals reflect market value at the time the appraisal was completed, and land values are constantly changing. Since the date of the appraisal, land values declined slightly by year end (2016) mostly due to lending restrictions associated with the foreign buyer tax. The market bounced back in 2017 and land values are estimated to have increased by 24% since September 2016. Reasons for the increase are due to motivated developers acquiring final remaining parcels required to complete a land assembly and prices being paid by developers accounting for long-term options on property. A council meeting is being held in the fall to discuss options for capturing potential increases in market value going forward.

Prior to completing the disposition to LGVP 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 8258 (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.

SUBJECT: Proposed Partial Highway Closure and Dedication Removal Bylaw 8258 - "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017"

August 29, 2017

Page 3

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 LGVP for the appraised market value of \$2,100,000 upon closure and subsequent transfer of title. The proceeds of the disposition of this Road Parcel and Portion of Lot 54 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 8258 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 8258 first reading and direct staff to publish notice of road closure in accordance of the *Community Charter*.
2. Council does not give proposed Bylaw 8258 first reading.


Respectfully submitted,



Lenia Calico
Property Services Agent

REVIEWED WITH:

- ☐ Sustainable Community Dev. _____
- ☐ Development Services _____
- ☐ Utilities _____
- ☐ Engineering Operations _____
- ☐ Parks _____
- ☐ Environment _____
- ☐ Facilities _____
- ☐ Human Resources _____

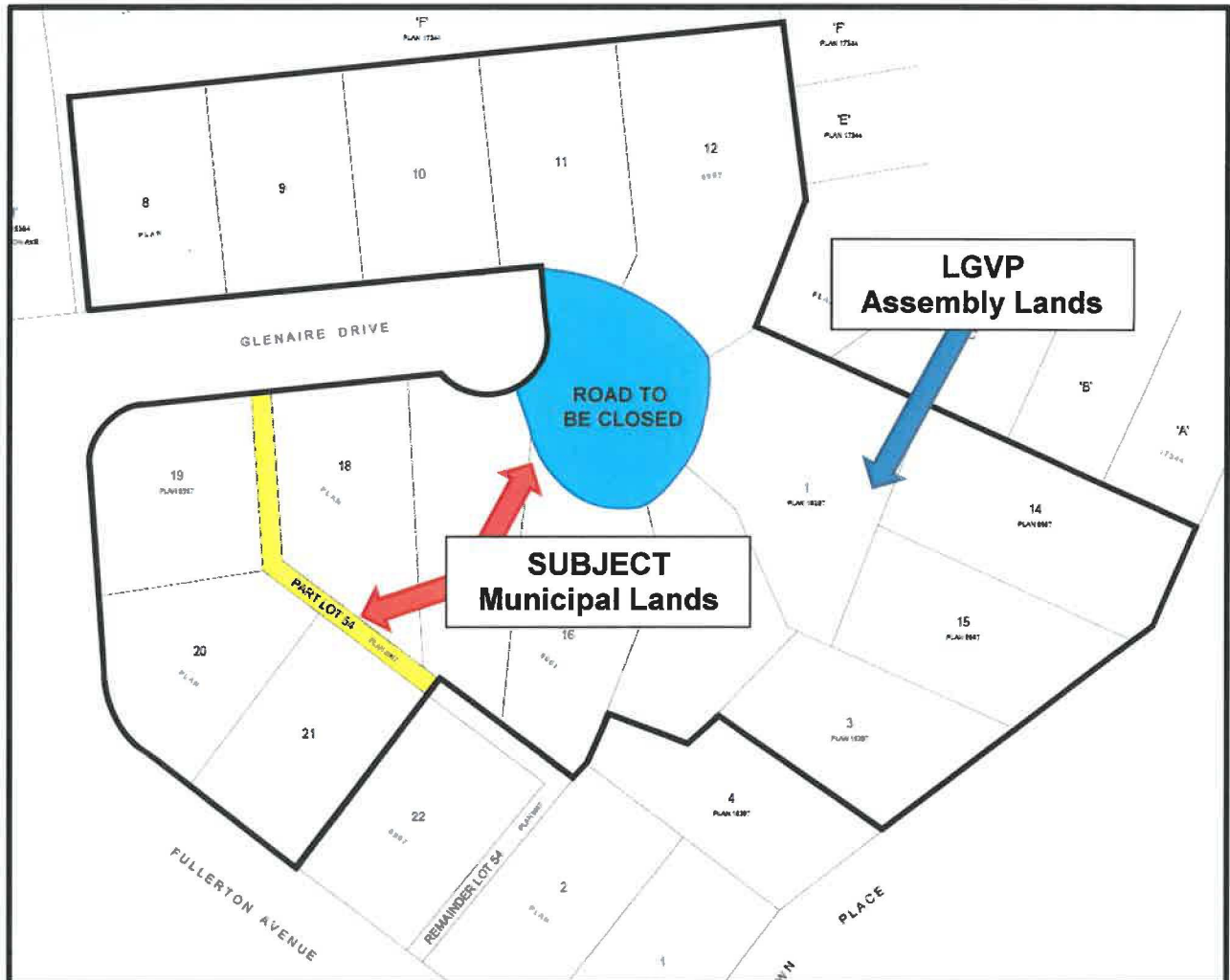
- ☐ Clerk's Office _____
- ☐ Communications _____
- ☒ Finance 
- ☐ Fire Services _____
- ☐ ITS _____
- ☐ Solicitor _____
- ☐ GIS _____
- ☐ Real Estate _____

External Agencies:

- ☐ Library Board _____
- ☐ NS Health _____
- ☐ RCMP _____
- ☐ NVRC _____
- ☐ Museum & Arch. _____
- ☐ Other: _____

ATTACHMENT 1

Partial Road to be Closed



ATTACHMENT 2

The Corporation of the District of North Vancouver

Bylaw 8258

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 of Glenaire Drive Highway Closure Bylaw 8258, 2017."

2. Bylaw to close and remove highway dedication

- 2.1 The portion of highway dedicated by Plan 8967 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

SUBJECT: Proposed Partial Highway Closure and Dedication Removal Bylaw 8258 - "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017"

August 29, 2017

Page 6

READ a second time

READ a third time

Certified a true copy of "Bylaw 8258" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

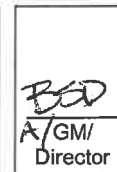
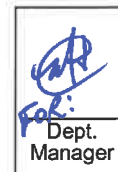
Municipal Clerk

Road Closure Plan



THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Sept. 11, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

August 28, 2017

File: 08.3060.20/030.17

AUTHOR: Jennifer Malcolm, Planning Assistant

SUBJECT: 3033 Mountain Hwy – Zazou Salon & Academy
Application for Liquor Primary License

RECOMMENDATION:

It is recommended that Council pass the following resolution in relation to the requested liquor primary license:

“Be it resolved that:

1. The Council recommends the issuance of the liquor primary license to Zazou Salon & Academy for the following reasons:

The requested liquor primary license for Zazou Salon & Academy is supported by District Council as the proposed change is anticipated to have minimal impacts on the surrounding community, will target existing customers, create minimal noise pollution, and have a limited impact on parking within the area.

This support is provided with the proviso that the license will allow for the sale of alcoholic beverages to a maximum occupancy of 40 people during the operating hours of:

Monday: 10:00 am – 9:00 pm

Tuesday to Friday: 9:00 am – 9:00 pm

Saturday: 9:00 am – 6:00 pm

Sunday: 9:30 am – 6:00 pm

2. The Council's comments on the prescribed considerations are as follows:

- (a) The location of the salon:

The location is within the Comprehensive Development Zone 42 (CD42) in Lynn Valley Town Centre. Access to the building is from the east entrance off of Mountain Hwy avoiding the potential for noise and activity in the shared plaza space to the

south and southwest. The site has been operating as a salon and academy since the opening of the business in September 2009.

(b) The proximity of the licensed area:

The proposed location is within the existing salon space and will not conflict with any nearby social, recreation, or public buildings.

(c) The person capacity and hours of the salon:

The maximum capacity is 40 people with the proposed operating hours of:

Monday: 10:00 am – 9:00 pm

Tuesday to Friday: 9:00 am – 9:00 pm

Saturday: 9:00 am – 6:00 pm

Sunday: 9:30 am – 6:00 pm

(d) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

There are two liquor primary licenses within the general area: “Browns Social House” and “The Black Bear Pub”, which are public houses that provide food service. The proposed liquor primary license would provide the first salon lounge establishment in the area.

(e) The impact of noise and other impacts on the community if the application is approved:

Impacts on the surrounding community resulting from the proposed liquor license are expected to be minor as the changes target existing salon customers. As the facility is located in a concrete building within the commercial area of Lynn Valley Town Centre with entry access from Mountain Hwy, noise disturbance on the surrounding neighbourhood is anticipated to be negligible. An increase in parking demand is unlikely to occur as occupancy load is unaffected.

3. The Council’s comments on the views of residents are as follows:

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- *A Public Notice sign was placed on the site; and*
- *A notice requesting input on the proposal was delivered to neighbours within a 100 meter radius, including the Lynn Valley Community Association.*

Three responses from neighbours were received, all noting support for the proposed liquor license application and citing the business as a respectable establishment that supports the surrounding community.

Council recommends that the liquor primary license for Zazou Salon & Academy be endorsed as they believe the majority of residents in the surrounding area are not opposed to the proposal and that impact on the surrounding community will be minimal."

SUMMARY:

Zazou Salon & Academy has applied to the Liquor Control and Licensing Branch for a new liquor primary license. The Provincial licensing process is designed to allow local governments to consider the impact of a license application and provide comments in the form of a resolution.

Staff are recommending support for the licensing of the 40 person salon as it will provide a unique salon experience for customers, and have minimal impacts on the community.



ANALYSIS:

Site and Surrounding Area:

The salon is located at 3033 Mountain Hwy within the Lynn Valley Village library and retail complex.

The Official Community Plan land use designation for the site is "Commercial Residential Mixed Use" (CRMU1) which allows for general commercial purposes, such as retail, service and offices.

The property is zoned Comprehensive Development Zone 42 (CD42) which permits beauty salons, food and restaurant services, and other accessory uses. In accordance with the Liquor Control and Licensing Branch regulations, businesses such as spas and salons that wish to serve liquor as an additional service to their primary business are eligible to apply for a liquor primary license. These businesses, including the subject Zazou Salon & Academy, are required to maintain their principal use as a spa or salon with liquor service as an additional provision.



Proposal:

Zazou Salon & Academy has made application to the Liquor Control Licensing Branch for a liquor primary license. The liquor license will allow for adult patrons to purchase and consume alcoholic beverages during salon hours. Service will be provided directly to patrons by Zazou Salon staff with "Serving-it-Right" certification to ensure that no minors are served and alcohol is served and consumed only in compliance with government liquor regulations.

The current capacity for the salon is 40 people including staff. The applicant has noted that alcohol service is anticipated to be provided to an estimated maximum of 50% of the patrons with approximately 1 beverage to be served every 2 hours. A variety of hot and cold non-alcoholic beverages as well as snacks will be provided for customer consumption. If the liquor primary license is issued, Zazou Salon & Academy will qualify for liquor liability insurance.

The impact of the proposal on the surrounding community is expected to be minimal as the changes target existing salon customers. As the facility is located in a concrete building within the commercial area of Lynn Valley Town Centre, and with entry access from Mountain Hwy, noise disturbance on the surrounding neighbourhood is anticipated to be negligible. An increase in parking demand is unlikely to occur as occupancy load is unaffected.

Concurrence:

The RCMP report that one infraction for serving alcohol without a license has been documented at the site. The business notified the RCMP at the time that they were unaware of a liquor license requirement and stopped serving alcohol. No complaints or reports of enforcement have been documented at the location following this incident.

If Zazou Salon & Academy abides to the policies and procedures of the Liquor Control and Licensing Branch, the RCMP has no opposition to the proposal.

District of North Vancouver Property Use has no opposition to the proposal.

District of North Vancouver Bylaws has no opposition to the proposal.

The Liquor Control and Licensing Branch has no opposition to the proposal.

Public Input:

The Liquor Control and Licensing Branch requires that municipalities consider the potential impacts on a community prior to passing a motion on liquor licensing applications.

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- A Public Notice sign was placed on the site; and

- A notice requesting input on the proposal was delivered to neighbours within a 100 meter radius, including the Lynn Valley Community Association.

Three responses have been received to-date in support of the proposed liquor license application citing the business as a respectable establishment that supports the surrounding community. All three responses were from residents of North Vancouver.

Should additional public comments be received, they will be provided to council via agenda addenda prior to Council consideration.

CONCLUSION:

The proposed liquor primary license is supportable as the impact on the surrounding community is expected to be minimal. The proposed change will target an existing customer base, create minimal noise pollution, and have a limited impact on parking within the area.

OPTIONS:

1. That Council pass a resolution which supports the requested liquor primary license for the salon with operating hours of:
Monday: 10:00 am – 9:00 pm
Tuesday to Friday: 9:00 am – 9:00 pm
Saturday: 9:00 am – 6:00 pm
Sunday: 9:30 am – 6:00 pm
2. That Council pass a resolution not supporting the liquor license application submitted by Zazou Salon & Academy

Respectfully submitted,



Jennifer Malcolm
Development Planning

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 checked="" type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>September 11, 2017</u>
<input type="checkbox"/> Other:	Date: _____

_____	_____	_____
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2017

File:

AUTHOR: Cllr. Roger Bassam

SUBJECT: Curbside Collection of Organics – Solid Waste Collection Policy

RECOMMENDATION:

That the District of North Vancouver Solid Waste Collection services resume the collection of all yard waste that is appropriately presented for collection. Appropriate presentation includes yard waste that is presented in the District provided wheeled carts, large Kraft paper bags and / or bundled sticks not greater than 3 feet in length and tied with natural fibre rope or twine.

And that the District of North Vancouver policy of limiting the amount of yard waste set out for collection be rescinded so that there is no limit in effect for the collection of organic waste.

REASON FOR REPORT:

The District of North Vancouver has recently changed the policy governing the collection of yard waste.

SUMMARY:

This policy change coincided with the introduction of new 240l wheeled carts for both organic collection and traditional household garbage. This change in District Policy was formulated in response to the new Metro Vancouver policy which requires the source separation of organics and MSW (Municipal Solid Waste) for all waste delivered to the Metro Vancouver waste transfer stations. The new carts and policy have been implemented in 2 of the 5 DNV waste collection zones. As a result of the implementation of the new policy the District has received over 4000 communications from our residents including as many as 1000 complaints about the change in the policy.

In response to the complaints the DNV has offered to provide a second organic waste cart to any household that requests it. If requested additional carts would also be provided for a fee and extra levy on their households' annual solid waste levy. While this offer has satisfied several constituents it has been rejected by many affected households as they either have no desire to store the extra carts, believe the use of plastic carts to be environmentally un-friendly and / or reject the notion that they should have to pay additional fees for a service that has been traditionally provided by the District. It is the authors' position that these are reasonable

concerns with the new program and that the program should be amended to better provide service to the whole of our community.

ANALYSIS:

Timing/Approval Process:

The current policy may be rescinded immediately as the policy as only partially been implemented.

Financial Impacts:

There should be no financial implications as the volume of organic waste will remain constant and the new policy will allow for the same level of service that has been provided by our collection crews.

Conclusion:

Over the past few months the community has provided strong and consistent feedback to District Council that the new Organics Curbside Collection program will not meet the needs of a significant number of the households in the DNV. As waste collection is a core service of the municipality it is the responsibility of the Council to ensure that this service is provided in a manner that meets the needs of our constituents. The proposed policy change will provide the service at a level that is both expected from and acceptable to the broader community.

Respectfully submitted,

Roger Bassam
Councillor - DNV

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 _____	