

AGENDA

REGULAR MEETING OF COUNCIL

Monday, October 16, 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



NORTH VANCOUVER
DISTRICT

www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, October 16, 2017
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- 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
- Bylaw 8244 – OCP Amendment 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8245 – Rezoning 1801-1865 Glenaire Drive & 2064-2082 Curling Road

1. ADOPTION OF THE AGENDA

1.1. October 16, 2017 Regular Meeting Agenda

Recommendation:

THAT the agenda for the October 16, 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. Foster Parent Appreciation Day – October 20, 2017

p. 9

4. RECOGNITIONS

5. DELEGATIONS

- 5.1. Glen Parker and Barbara Frisken, North Shore Streamkeepers** **p. 13-21**
Re: Incentives for Permeable Surfaces Can Offset and Fund Stormwater Infrastructure

6. ADOPTION OF MINUTES

- 6.1. October 2, 2017 Regular Meeting of Council** **p. 25-30**

Recommendation:

THAT the minutes of the October 2, 2017 Regular Meeting of Council 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 are approved without debate.

- 9.1. Arts & Culture Grants: Policy Amendments, 2017** **p. 33-45**
File No. 01.0001/Policies/Corporate

Recommendation:

THAT the amendments to the Arts and Culture Grants Policy recommended in the North Vancouver Recreation and Cultural Commission September 21, 2017 joint report of the Cultural Services Officer, Manager of Recreation and Cultural Services and Director of Recreation and Culture entitled Arts & Culture Grants – Amendments to Eligibility Policy are approved.

- 9.2. Terms of Non-elected Appointees to the** **p. 47-49**
North Vancouver Recreation & Culture Commission
File No. 01.0360.20/024.000

Recommendation:

THAT staff are directed to bring forward a Bylaw to amend “North Vancouver Recreation and Culture Commission Establishing Bylaw 7987, 2013” to align the terms of the non-elected appointees with the four-year terms of Council.

- 9.3. Bylaw 8258, 2017 - 2000 Block of Glenaire Dr Highway Closure** **p. 51-58**
File No. 02.0930.20/501

Public Input Opportunity

Recommendation:

THAT "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017" is given SECOND and THIRD Readings.

- 9.4. Development Variance Permit 27.17 – 1082 Linnae Avenue** **p. 59-72**
File No. 08.3060.20/027.17

Recommendation:

THAT Development Variance Permit 27.17 is ISSUED.

- 9.5. Proposed Nine-Lot Subdivision at 875 Wellington Drive** **p. 73-80**
File No. 08.3060.10/006.17

Recommendation:

THAT the October 4, 2017 report of the Development Planner entitled Proposed Nine-Lot Subdivision at 875 Wellington Drive is received.

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 October 16, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

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PROCLAMATIONS

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PROCLAMATION

“Foster Parent Appreciation Day” (October 20, 2017)

WHEREAS: Caring for children is society’s most important job and fostering makes a difference in so many lives; and

WHEREAS: fostering is a community responsibility and provides opportunities for community members to contribute to the support of children and youth; and

WHEREAS: foster families strengthen our community, changing the world one child at a time by opening their hearts and their homes to keep children safe and to help them grow.

NOW THEREFORE I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim **October 20, 2017** as “**Foster Parent Appreciation Day**” in the District of North Vancouver.

A handwritten signature in black ink, appearing to read 'Richard Walton'.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 16th day of October 2017

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DELEGATIONS

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Delegation to Council Request Form

District of North Vancouver
Clerk's Department
355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2311
Form submission: Submit to address above or Fax: 604.984.9637

COMPLETION: To ensure legibility, please complete (type) online then print. Sign the printed copy and submit to the department and address indicated above.

Delegations have five minutes to make their presentation. Questions from Council may follow.

Name of group wishing to appear before Council: North Shore Streamkeepers

Title of Presentation: Incentives for Permeable Surfaces Can Offset & Fund Stormwater Infrastructure

Name of person(s) to make presentation: Glen Parker / Barbara Frisken

Purpose of Presentation:

Information only

Requesting a letter of support

Other (provide details below)

Please describe:

Attach separate sheet if additional space is required

The objective of this presentation is to encourage Council to pass a motion asking staff to investigate options for incentives to maintain and create permeable surfaces within our community. Examples of such incentives include modifying Sewer/Drainage taxes to promote permeable vs impermeable surfaces, as have been implemented in Kitchener/Waterloo and Victoria.

Contact person (if different than above): Glen Parker / Barbara Frisken

Daytime telephone number: 604-929-8450 / 604-365-6045

Email address: gepa@telus.net / barbara.frisken@gmail.com

Will you be providing supporting documentation? Yes No

If yes:

Handout DVD

PowerPoint presentation

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

Presentation requirements:

Laptop Tripod for posterboard

Multimedia projector Flipchart

Overhead projector

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Barbara Frisken
Name of Delegate or Representative of Group

August 16 2017
Date

Signature

For Office Use Only	
Approved by:	Appearance date: <u>October 16 2017</u>
Municipal Clerk _____	Receipt emailed on: <u>Sept 7 2017</u>
Deputy Municipal Clerk <u>✓</u>	
Rejected by:	Applicant informed on: _____
Mayor _____	Applicant informed by: _____
CAO _____	

The personal information collected on this form is done so pursuant to the Community Charter and/or the Local Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The personal information collected herein will be used only for the purpose of processing this application or request and for no other purpose unless its release is authorized by its owner, the information is part of a record series commonly available to the public, or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207 or at 355 W Queens Road, North Vancouver.

NORTH SHORE STREAMKEEPERS



INCENTIVES FOR PERMEABLE SURFACES CAN OFFSET & FUND STORMWATER INFRASTRUCTURE

DNV COUNCIL MEETING
OCTOBER 16, 2017

Who We Are

- Community members, neighbours, friends; trained to care for streams
- A member of the Pacific Streamkeepers Federation, which is a network of groups working in BC to protect fish and their habitat



What We Do

- Monitor stream health
- Restore streamside habitat
- Raise awareness about streams & fish
- Organize & participate in community events

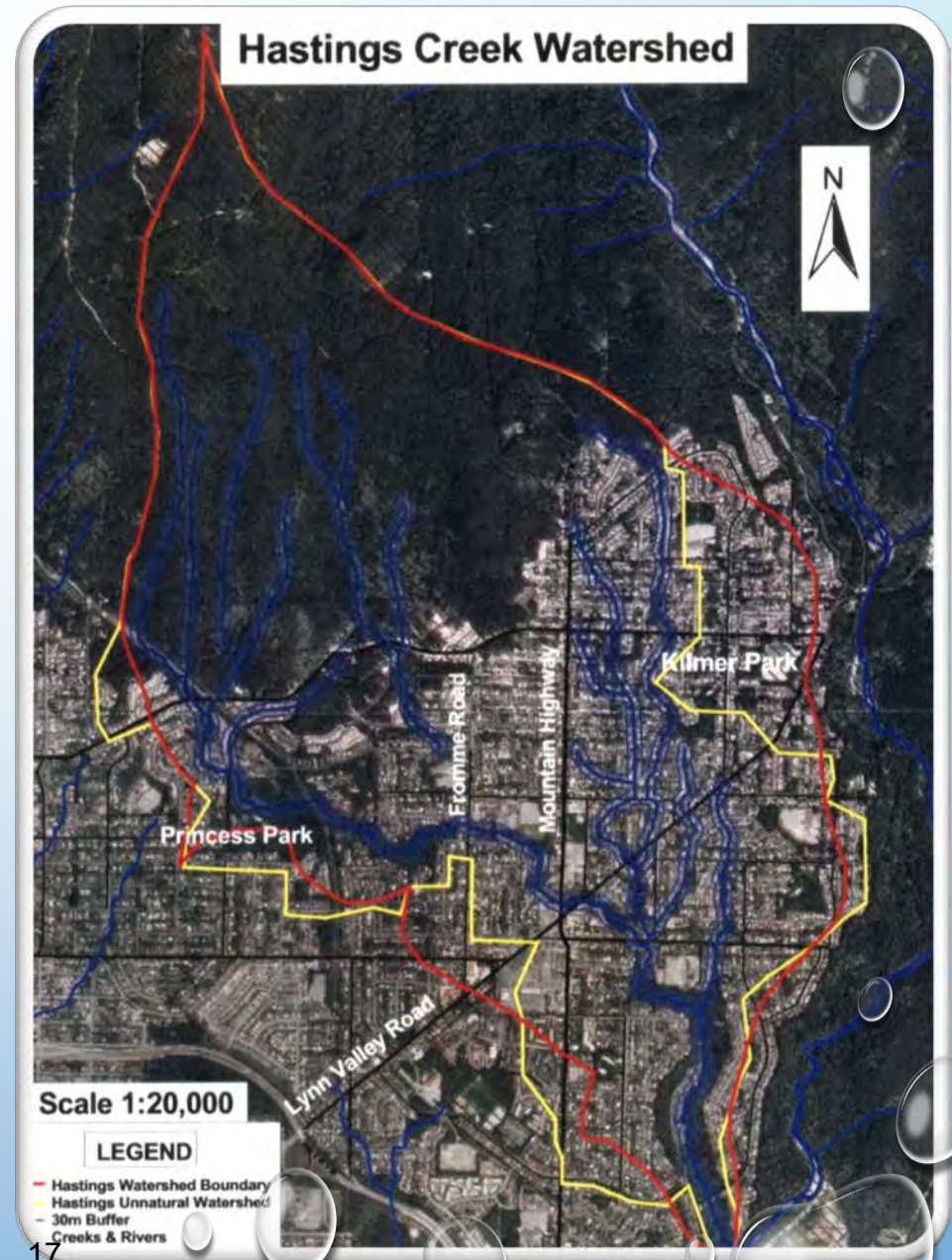
Active since 1993

www.nssk.ca

NOTE THE LARGE AREA WITH IMPERVIOUS SURFACES

Why We Are Here

- To ask Council to investigate:
 - Incentives for permeable (green) surfaces
 - Dedicated funding for stormwater infrastructure
- A starting point would be to have staff provide a report on stormwater rates, credits and/or rebates used in other cities
- We believe the investigation will lead to reduced infrastructure costs, innovation, enhanced livability and save fish



For Example:



MEMORANDUM

City of Kitchener
City Hall, 200 King St. West
P.O. Box 1118
Kitchener, ON N2G 4G7

- Kitchener/Waterloo jointly undertook a study
- It determined that **the property tax model was inadequate at funding the necessary stormwater system maintenance and infrastructure improvements**
- The study recommended moving to a **dedicated stormwater utility rate model based largely upon a property's impervious area for a fair and equitable approach**, instead of basing it on property value
- The change addressed a number of challenges including:
 - Poor stormwater quality, flooding and erosion;
 - Heightened regulatory requirements and increased liability;
 - Change in pattern of storm events (climate change);
 - Growth and development pressures;
 - Inadequate stormwater systems, inspection & maintenance



**Monster houses
and paved
parking lots
should pay their
fair share!**



In 2015, the City of Victoria changed the way municipal storm water services are managed. These changes were made to help clean our waterways, reduce flooding in preparation for wetter, stormier winters and create a fair and equitable user-pay stormwater utility. The city also developed a rebate program for properties that wish to manage rainwater more sustainably. Rain gardens, cisterns, infiltration chambers, permeable paving, green roofs and an education option are currently part of the credit program.

Previously, the stormwater charges were included in property taxes and were determined by the assessed property value. The new utility bill is a user-pay system, connecting the impact a property has on the stormwater system directly to the bill.

About the NEW Stormwater Utility Bill

The City of Victoria NEW Stormwater Utility Bill will arrive in Victoria resident's mail boxes by the end of October 2016. The charges on your new bill will be based on the property's characteristics, including the area of non-permeable surfaces (roof, driveway, etc.), property use and length of street frontage.



HOW WE GOT HERE:

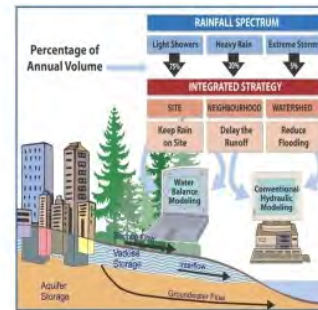
Two Streamkeeper workshops:

- Over 150 participants and 4 expert speakers
- Highest Ranked Action Item to Improve Streams:
 - Support Integrated Stormwater Management

Workshop Conclusions:

- Permeable & Green Infrastructure reduces Flooding
- The peak of Housing Turnover is Near – there is a window for action
- Incentives can offset & fund infrastructure costs
- Development Can be Managed - with by-laws that put community values first

Watershed protection starts with an understanding of how water gets to a stream, and how long it takes...



Surface runoff
from minutes to hours

Interflow
from days to seasons

Deep Groundwater
from years to decades or more

GUIDING PRINCIPLE #1:

Maintain the proportion of rainwater entering the stream via each pathway!

Kim Stephens, Executive Director of the Partnership for Water Sustainability in BC

Grey Infrastructure

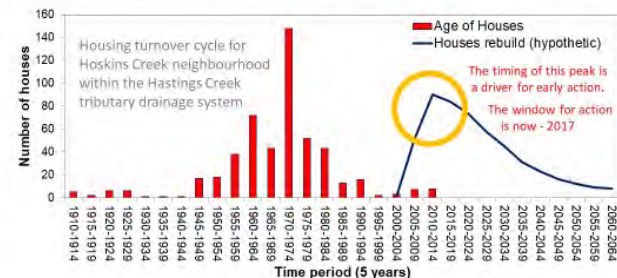


Green Infrastructure



Redevelopment of Single Family Neighbourhoods creates opportunities to “get it right” the second time and restore watershed health in North Vancouver

THE CHALLENGE: Will the District act in time to catch the peak? Time is of the essence!



WE THANK COUNCIL FOR THIS OPPORTUNITY TO PRESENT

STORMWATER MANAGEMENT MAY NOT BE A FAVOURITE TOPIC BUT IT IS IMPORTANT

Why We Are Here

- To ask Council to investigate:
 - Incentives for permeable (green) surfaces
 - Dedicated funding for stormwater infrastructure
- A starting point would be to have staff provide a report on stormwater rates, credits and/or rebates used in other cities
- We believe the investigation will lead to reduced infrastructure costs, innovation, enhanced livability and save fish

NORTH SHORE STREAMKEEPERS



Active since 1993

www.nssk.ca

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MINUTES

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 pm on Monday, October 2, 2017 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Mr. E. Iorio, Revenue & Taxation Manager
Ms. C. Archer, Confidential Council Clerk
Ms. A. Mauboules, Social Planner

1. ADOPTION OF THE AGENDA

1.1. October 2, 2017 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the October 2, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke in opposition to mobility pricing;
- Commented on the impact of development and utility decisions on traffic; and,
- Provided statistics on shopping patterns, commuting and other types of traffic.

2.2. Ms. Kathleen Wagner, 1200 Block East 15th Street:

- Spoke in support of item 9.5 regarding Homelessness on the North Shore;
- Commented on the need for a family shelter; and,

2.3. Ms. Margaret Harman, 1800 Block Riverside Drive:

- Spoke on behalf of the North Shore Crisis Services Society in support of item 9.5
- Commented on the need for a family shelter on the North Shore; and,
- Reported that there are families living in vehicles on the North Shore.

2.4. Mr. Barry Fenton, 2700 Block Byron Road:

- Spoke in support of item 9.5 regarding Homelessness on the North Shore;
- Commented on the need for permanent housing and shelter beds to help the homeless; and,
- Urged Council to approve the staff recommendation to build a family shelter.

2.5. Mr. Tony Valente, 100 Block East Esplanade Avenue:

- Spoke regarding bicycle lane markings; and,
- Requested that painted bicycle lanes be included in the 2018 budget.

2.6. Mr. Bailey Mumford, 700 Block West 2nd Street:

- Spoke in support of item 9.5 regarding Homelessness on the North Shore; and,
- Commented on housing affordability and the need for supported housing.

2.7. Mr. John Miller, 1600 Block Tatlow Avenue:

- Spoke on behalf of the North Vancouver Community Associations Network; and,
- Requested an increase to the Community Building Grant fund.

2.8. Mr. John Harvey, 1900 Block Cedar Village Crescent:

- Spoke regarding public input and the Council agenda processes; and,
- Commented on the future of the Blue Cabin and funding sources for its maintenance.

2.9. Ms. Adele Wilson, 1900 Block Indian River Crescent:

- Spoke in support of item 9.5 regarding Homelessness on the North Shore; and,
- Commented on the need for a family shelter on the North Shore.

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

- Spoke in support of item 9.5 regarding Homelessness on the North Shore; and,
- Commented on the need for a family shelter and supportive housing on the North Shore.

2.11. Mr. Corrie Kost, 2800 Block Colwell Drive:

- Spoke regarding the Council Workshop on the 2018 Budget Outlook;
- Commented regarding impacts of development and the need for amenities for new development;
- Commented on the budget process and opportunities for public input; and,
- Commented on active transportation, noting the geography and demographics of the North Shore.

3. PROCLAMATIONS

3.1. World Mental Health Day – October 10, 2017

3.2. Homelessness Action Week – October 8-14, 2017

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Dale Littlejohn, Executive Director and Chief Administrative Officer, Community Energy Association

Re: Update on Community Energy Association Activities and Community Energy Planning Around British Columbia

Mr. Dale Littlejohn, Executive Director and Chief Administrative Officer, Community Energy Association (CEA), provided an update on the organizations' activities to date, noting the District was one of the first municipalities to join CEA. Mr. Littlejohn commented on future opportunities including green infrastructure funds available to municipalities, implementation of the Step Code for new buildings and noted the Climate Leadership Institute 2017 will be held in Richmond November 1-3, 2017.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the delegation of the Community Energy Association is received.

CARRIED

6. ADOPTION OF MINUTES

6.1. September 18, 2017 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the September 18, 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

9.1. 2016-2019 Taxation Exemptions by Council Bylaw 8130, 2015, Amendment Bylaw 8260, 2017

File No. 05.1930

MOVED by Councillor HICKS

SECONDED by Mayor WALTON

THAT "2016 - 2019 Taxation Exemptions by Council Bylaw 8130, 2015, Amendment Bylaw 8260, 2017 (Amendment 2)" is given FIRST, SECOND, and THIRD Readings;

AND THAT prior to considering adoption of the Bylaw, public notice is given in accordance with Section 227 of the *Community Charter*.

CARRIED

- 9.2. 2016-2019 Taxation Exemption for Places of Public Worship
Bylaw 8131, 2015, Amendment Bylaw 8261, 2017**
File No. 05.1930/2017

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

THAT “2016 - 2019 Taxation Exemptions for Places of Public Worship Bylaw 8131, 2015, Amendment Bylaw 8261, 2017 (Amendment 1)” is given FIRST, SECOND and THIRD Readings.

CARRIED

- 9.3. Wildland-Urban Interface Fire Risk Management**
File No. 13.6770

**MOVED by Councillor HANSON
SECONDED by Councillor BOND**

THAT Council commits to supporting the two grant applications under the UBCM Strategic Wildfire Prevention Initiative as attached to the September 13, 2017 joint report of the Section Manager – Public Safety and the Community Forester entitled Wildland-Urban Interface Fire Risk Management, and commits to providing overall grant management for the following projects:

1. CWPP Update
2. Operational Fuel Treatment SWPI-688

CARRIED

**MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor BASSAM**

THAT staff report back to Council on possible additional work and associated costs related to our wildland-urban interface areas, including a review of the yard waste collection policy as it applies to interface fire risk.

CARRIED

Opposed: Mayor WALTON, Councillors BOND and HICKS

- 9.4. Appointment of External Auditors**
File No.

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

THAT KPMG is appointed for the provision of assurance (audit) services for the annual consolidated financial statements of the Corporation of the District of North Vancouver (including the financial statements of the North Vancouver Recreation Commission and the District of North Vancouver Municipal Public Library);

AND THAT the appointment is in effect for a period of five years, subject to an annual review and reappointment by the District of North Vancouver.

CARRIED

9.5. Homelessness on the North Shore

File No. 10.5040.30/000.000

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT staff are directed to work with non-profit partners to develop a business case for the creation of a Family Shelter and Supported Housing project in the District of North Vancouver;

AND THAT staff are directed to explore potential locations for a Family Shelter and Supported Housing project on a District-owned site;

AND THAT staff report back to Council with next steps in the first quarter of 2018.

CARRIED

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT staff identify potential short-term tenancies and commence discussions with members of the development community to see what can be actioned in the near future and report back to Council.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Walton reported on his attendance at the 2017 Union of British Columbia (UBCM) Convention.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

10.3.1. Councillor Hanson reported on his attendance at the Annual UBCM Convention.

10.3.2. Councillor Bond reported on his attendance at the UBCM Convention.

10.3.3. Councillor Muri commented on the impact of short-term rentals.

10.3.4. Councillor MacKay-Dunn commented on the District's UBCM resolution regarding expedited accident clearing.

10.3.5. Councillor Hicks commented on his attendance at the Annual UBCM Convention.

10.3.6. Councillor Bassam commented on his attendance at the opening of the Seylynn non-market housing building.

10.4. Metro Vancouver Committee Appointees

10.4.1. Aboriginal Relations Committee – Councillor Hanson

Nil

10.4.2. Housing Committee – Councillor MacKay-Dunn

Nil

10.4.3. Regional Parks Committee – Councillor Muri

Nil

10.4.4. Utilities Committee – Councillor Hicks

Nil

10.4.5. Zero Waste Committee – Councillor Bassam

Nil

10.4.6. Mayors Council – TransLink – Mayor Walton

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the October 2, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:12 pm)

Mayor

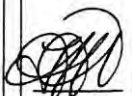
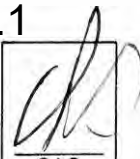
Municipal Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCTOBER 16, 2017</u>
<input type="checkbox"/> Committee of the Whole	Date: _____

9.1

/		
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

October 6, 2017

File:

AUTHOR: Heather A. Turner, Director of Recreation & Culture, North Vancouver
Recreation & Culture Commission

SUBJECT: Arts & Culture Grants: Policy Amendments, 2017

RECOMMENDATION:

THAT Council adopt the *Arts and Culture Grants Policy* as amended (Attachment 2).

REASON FOR REPORT:

Amendments to the *Arts and Culture Grants Policy* require the approval of both District and City Councils.

SUMMARY:

The recommended policy amendments relax eligibility criteria governing who can and cannot apply for a grant, thereby providing an appropriate degree of flexibility to enable currently ineligible, local groups to request grant support for activities that achieve the desired policy outcomes. Details and rationale for the recommended amendments are outlined in the Commission report (Attachment 1).

BACKGROUND:

The Commission has administered Arts & Culture Grants on behalf of the District of North Vancouver and the City of North Vancouver since 2014. In November 2015 District and Councils adopted a new *Arts and Culture Grants Policy* outlining eligibility and granting criteria.

Through the implementation of the policy approved in 2015, a few nuances have emerged that have resulted in unintended consequences impacting the eligibility of some local groups to apply for highly-valued events or community programs.

The recommended amendments provide an appropriate degree of flexibility for local groups to receive funds for activities that achieve the desired outcomes of the grant program.

EXISTING POLICY:

- *District Council Arts and Culture Grants Policy*

ANALYSIS:

Timing/Approval Process:

In order to implement the changes for the 2018 grant program, adoption of the proposed policy amendments is required in October 2017.

Concurrence:

The following recommendations were endorsed at the September 21, 2017 meeting of the North Vancouver Recreation & Culture Commission:

“THAT The Commission endorse amendments to eligibility criteria in the Arts & Culture Grants Policy as outlined in this report;

AND THAT the Arts & Culture Grants Policy, as amended, be forwarded to City and District Councils for their consideration and approval.”

Amendments to the *Arts and Culture Grants Policy* require approval by both District and City Councils.

Financial Impacts:

The recommendations in this report do not have direct budget implications. Broadening the eligibility criteria may increase the number of applicants.

CONCLUSION:

Arts & Culture Grants support organizations and initiatives that positively impact the vibrancy of community life and celebration of North Vancouver’s unique identity. The Official Community Plans of both the District and the City include recognition of the role that arts and culture play in creating the kind of communities in which residents wish to work, live and play.

Respectfully submitted,



Heather A. Turner
Director, Recreation & Culture

ATTACHMENTS:

- 1) North Vancouver Recreation & Culture Commission (NVRC) Report – September 21, 2017;
- 2) Amended draft of the *Arts and Culture Grants Policy*, with highlighted changes.

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



Commission Meeting Date:

September 21, 2017

Subject: Arts & Culture Grants - Amendments to Eligibility Policy

RECOMMENDATIONS:

THAT the Commission endorse amendments to eligibility criteria in the Arts & Culture Grants Policy as outlined in this report;

AND THAT the Arts & Culture Grants Policy, as amended (Attachment 1), be forwarded to City and District of North Vancouver Councils for their consideration and approval.

BACKGROUND:

The North Vancouver Recreation & Culture Commission (NVRC) has administered arts & culture grants on behalf of the City and District of North Vancouver since 2014. In November 2015, City and District Councils adopted a new Arts & Culture Grants Policy.

At its regular meeting of March 6, 2017 City Council referred the Arts & Culture Grants Policy to the NVRC to reconsider criteria related to the eligibility of local groups to access funding through the grant program, and directed staff to seek options that would enable a broader range of organizations to apply. In response to Council's direction, this report proposes two policy amendments that respond to Council's directive while at the same time ensuring that the activity or event for which applicants are seeking support continues to meet established granting criteria.

DISCUSSION:

The Arts & Culture Grants Policy, as adopted in 2015, outlines eligibility and granting criteria across four identified grant categories: Operating Assistance, Programming & Project Assistance, Celebrations & Events Grants, and Community Public Art Grants. It also identifies the following restrictions that define ineligible applicants and/or uses of grant funding:

- municipal agencies, other branches of local government or activities that are directly supported by the municipality through other means;
- individuals, businesses, commercial enterprises, political parties or political events;
- schools, school boards, and post-secondary educational institutions, churches or religious organizations, events or activities;
- fundraising projects or programs;
- competitions or award ceremonies, parties, private or closed events;
- an organization for the purpose of funding other organizations; and
- endowment funds or capital costs (excluding public art), debt retirement or retroactive funding.

Over the past few years, a few nuances have emerged that have resulted in unintended consequences impacting the eligibility of some local groups. To address these concerns, staff proposes the following policy amendments:

1. Relax the eligibility criteria in two grant categories to enable applications from recognized community groups, whether or not they are incorporated as not-for-profit societies.

a) Programming & Project Assistance:

Relaxing the eligibility criteria in the Programming & Project Assistance program to permit applications from recognized arts groups in the community, including groups that are not incorporated as not-for-profit societies, achieves two goals: (a) it supports a clearly stated policy objective to prioritize programming or projects that foster emerging arts and cultural practices, or to programming and projects that target underserved sections of the population; and (b) It eliminates the unintended consequence that existing, highly-valued programs no longer qualify for grant support.

b) Celebrations & Events Grants:

Celebrations & Events Grants are intended to support and sustain small and large scale celebrations, events or festivals that foster community connectivity and contribute to North Vancouver residents' sense of belonging, identity and place. Relaxing the eligibility criteria will enable local non-profit groups in the community, irrespective of whether they are formally incorporated as not-for-profit societies, to seek funding for events and activities that otherwise meet important policy criteria.

2. Insert the following clarifications to the section on Ineligibility:

"Arts education organizations may be eligible to receive support for community-based programming as long as the programming for which funding is requested is not available for course credit with the School District, with a post-secondary institution or with a commercial school."

"Churches and faith-based organizations may be eligible to receive support for a community event where:

- the applicant is one of a number of community partners delivering the event;*
- the event has no religious overtones and no religious materials are handed out; and*
- the event can be demonstrated to deliver on the goals and objectives of the grant program."*

One of the clear messages received during the original grants review in 2014 was to ensure that definitions and criteria in policy eliminated duplications and loopholes, and to ensure that funds intended to support arts groups and activities could not be diverted to other fields. The proposed amendments in policy maintain this provision while at the same time providing an appropriate degree of flexibility for local groups to

receive funds for activities that achieve the desired outcomes.

BUDGET IMPLICATIONS:

The recommendations in this report do not have direct budget implications. Broadening the eligibility criteria could potentially increase the number of applicants.

CONCURRENCE & COMMUNICATION PLAN:

Changes in the grant program will be conveyed through direct communication to eligible organizations and publicity through normal mechanisms.

POLICY/AUTHORITY:

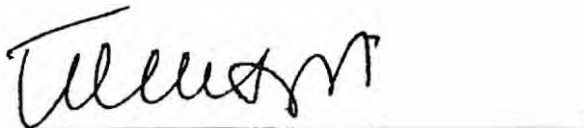
The recommendations in this report require approval by City and District Councils, and the amended grants policy will also require adoption by both Councils. The Commission's consideration of this report will be helpful to inform the deliberation of Councils.

CONCLUSION:

Municipal arts & culture grants support arts & culture organizations and initiatives because of the impact that they have on the vibrancy of community life and preservation of North Vancouver's unique identity. Both District and City Official Community Plans include recognition of the role that arts & culture play in creating the kind of communities in which residents wish to work, live and play.



John Rice
Cultural Services Officer



Jennifer Wilson
Manager of Recreation & Culture Services



Heather A. Turner
Director of Recreation & Culture



The Corporation of the District of North Vancouver

COUNCIL POLICY***Revised***

Title	ARTS AND CULTURE GRANTS
Section	

POLICY

This policy is in accordance with the *Local Government Act* and outlines the purpose, eligibility and evaluation criteria for review and allocation of Arts & Culture grants.

REASON FOR POLICY

This policy provides a framework for administration of a joint District of North Vancouver and City of North Vancouver Arts & Culture Grants Program.

AUTHORITY TO ACT

District of North Vancouver Council delegates authority to allocate funding in accordance with this policy to the North Vancouver Recreation & Culture Commission. The Commission will inform Council annually of the organizations funded, the services supported, the amount of funding approved and any other information deemed appropriate.

The Commission will establish and appoint a Grants Review Committee, an advisory body comprised of impartial and qualified individuals with appropriate experience and expertise in the arts as well as cultural and community-based practices. The Grants Review Committee will review all applications and provide recommendations to the North Vancouver Recreation & Culture Commission.

Changes to the policy require Council approval.

PURPOSE OF GRANTS

The District's Official Community Plan recognizes the value of arts and cultural organizations and activities in adding to the vibrancy of community life and celebrating North Vancouver's unique identity.

The District recognizes that financial investment in the arts and culture sectors through grants enables the production of quality arts and culture experiences, supports events and festivals and leverages additional funding from other sources.

GRANT ELIGIBILITY AND EVALUATION CRITERIA

1.0 Operating Assistance

Operating Assistance funding will be provided to support the operations, services and initiatives of eligible organizations with an established record for delivering quality arts and cultural programs and services. Funding is subject to the applicant maintaining a proven record of accountability; demonstrating the need for financial support to sustain the service; and to the availability of grant funds.

1.1 Eligibility

Organizations eligible to apply for Operating Assistance must:

- Be a registered not-for-profit or charitable organization whose primary purpose is to provide arts and cultural experiences in North Vancouver;
- Be located in North Vancouver, have a history of arts activity in North Vancouver for at least two (2) years prior to the application and conduct the majority of their work in North Vancouver; and
- Employ paid staff (full or part-time) through professional arts practices, exhibit sound and independent management structures, provide strong leadership, and offer either a year-round program or a full-season of arts programming.

1.2 Evaluation Criteria

Applications for Operating Assistance will be assessed using the following criteria:

- Demonstrated need for and intended outcomes of services
- Alignment with Official Community Plans of the District and City of North Vancouver
- Artistic merit
- Leadership within the arts community
- Level of service, including number of people served
- Quality of organizational management
- Evidence of financial need
- Evidence of funding from other sources
- Level of volunteer involvement
- Evidence of community partners and support (financial or in kind)

1.3 Multi-Year Funding

On the recommendation of the Grants Review Committee, the Commission may approve grant awards of up to three (3) years.

2.0 **Programming & Project Assistance**

Programming & Project Assistance funding will be provided to assist eligible arts and culture organizations in serving North Vancouver residents through approved programs or projects subject to availability of grant funds.

2.1. Eligibility

In order to be eligible to apply for a Programming & Project Assistance grant, organizations must:

- Be a non-profit society or a recognized arts group in the community;
- Have as its primary purpose the provision of quality arts and cultural experiences;
- Have an established track record of delivering quality arts and cultural programs and services for a period of at least one (1) year prior to the application; and
- Conduct the programs or projects for which they are seeking support in North Vancouver, or must clearly demonstrate benefit of the proposed programs or projects to North Vancouver residents.

2.2 Evaluation Criteria

Applications for Programming & Project Assistance will be assessed using the following criteria:

- Demonstrated need for and intended outcomes of program/project
- Uniqueness of program (may complement but should not duplicate existing services)
- Artistic merit
- Creativity and innovation
- Alignment with Official Community Plans of the District and City of North Vancouver
- Level of service, including number of people served
- Ability to deliver the program or project
- Evidence of financial need
- Evidence of funding from other sources
- Level of volunteer involvement
- Evidence of community partners and support (financial or in kind)

Priority will be given to:

- Programs or projects that foster the development of emerging arts and cultural practices, and
- Programs or projects targeted at underserved sections of the population.

2.3 Term Restrictions

As a general rule, groups seeking a Programming & Project Assistance grant will be eligible to apply on an annual basis for the same program or project for a maximum of five (5) years.

On the recommendation of the Grants Review Committee, the Commission shall have the right to extend or terminate a program or project grant.

3.0 **Community Public Art Assistance**

Community Public Art grants are available to arts organizations and eligible community groups seeking to collaborate with an artist, or artists to engage the public in the creation of small to medium sized, permanent or temporary public art projects in North Vancouver.

3.1 Eligibility

Organizations eligible for Community Public Art grants include:

- Registered not for profit arts and culture organizations
- Charitable organizations
- Community service groups
- Community associations
- Business associations or business improvement associations
- Multi-cultural societies and ethno-cultural community groups
- Heritage associations and local historic societies
- Parent advisory councils
- Recognized community groups

3.2 Evaluation Criteria

Applications for Community Public Art grants will be assessed using the following criteria:

- Proven experience of artist(s) with community art projects
- Quality of the proposed public art, including quality of materials and technical requirements
- Suitability of artistic practice to involve community participants

- Innovation and creativity
- Support from the broader community and/or target populations
- Demonstrated implementation plan, including budget and timeline

4.0 Celebrations & Events Assistance

Celebrations & Events Assistance grants support community events, celebrations and festivals that foster community connectivity and contribute to North Vancouver residents' sense of belonging, identity and place.

4.1 Eligibility

Applicants for Celebrations & Events Assistance may include:

- Registered not-for-profit arts and culture organizations
- Charitable organizations
- Community service organizations
- Community associations
- Business associations or business improvement associations
- Multi-cultural and ethno-cultural organizations
- Recognized community groups

4.1.a Community Events Grants

Applicants for Community Events grants must be based in North Vancouver, and the event must have an established history in North Vancouver at least one (1) year prior to the application.

4.1.b Major Celebrations Grants

Applicants for Major Celebrations grants must have produced the celebration/festival in North Vancouver at least one (1) year prior to the application.

4.2 Evaluation Criteria

4.2.a Community Events Grants

Applications for Community Events grants will be assessed based on the following criteria:

- Evidence of program mix
- Demonstrated need for event
- Demonstrated/projected outcomes
- Level of service, including number of people served
- Public accessibility
- Capacity to deliver the program or project
- Evidence of financial need for the grant

- Evidence of funding from other sources
- Level of volunteer involvement
- Evidence of community partners and support (financial or in kind)

4.2.b Major Celebrations Grants

Applications for Major Celebrations Assistance will be assessed using the following criteria:

- Quality of work presented or performed
- Programming innovation
- Past/projected attendance
- Demonstrated/projected outcomes
- Cultural tourism impact
- Alignment with Official Community Plans of the District and City of North Vancouver
- Ability to deliver the program or project
- Evidence of financial need
- Evidence of funding from other sources
- Level of volunteer involvement
- Evidence of community partners and support (financial or in kind)
- Public accessibility

4.3 Multi-Year Funding

Returning applicants seeking support for a Major Celebration grant may be considered for multi-year funding.

INELIGIBILITY

The Arts & Culture Grants Program does not fund:

- Municipal agencies, other branches of local government or activities that are directly supported by the municipality through other means;
- Individuals, businesses, commercial enterprises, political parties or political events;
- Schools and post-secondary educational institutions, including all activities that meet the curricular requirements of those bodies;

*Arts education organizations may be eligible to receive grant support for community-based arts programming, as long as the programming for which funding is requested is not available for course credit with the School District, with a post-secondary institution or with a commercial school.

- Churches or religious organizations, events or activities;
 - * Churches and other faith-based organizations may be eligible to receive grant support for a community event where:
 - the applicant is one of a number of community partners delivering the event;
 - the event has no religious overtones and no religious materials are handed out; and
 - the event can be demonstrated to deliver on the goals and objectives of the grant program.
- Fundraising projects or programs;
- Competitions or award ceremonies, parties, private or closed events;
- An organization for the purpose of funding other organizations;
- Endowment funds or capital costs (excluding public art);
- Debt retirement or retroactive funding.

ACKNOWLEDGEMENT OF SUPPORT

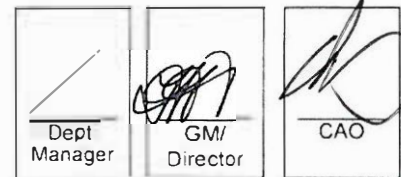
Grant recipients must publicly acknowledge assistance from the District of North Vancouver and City of North Vancouver on all promotional materials.

ACCOUNTABILITY AND REPORTING

- All grant recipients must provide all required information by the stated deadline in order for an application to be considered;
- All grant recipients, including organizations in receipt of multi-year funding, will be required to submit an annual or post-program report. Annual and post-program reports must meet stated deadlines, be complete and will be utilized in review of future applications;
- In the event that the funds are not used as described in the application, the full amount of the financial assistance may be required to be returned.
- When applying for funding assistance, or upon request, the applicant must supply a financial statement for the most recent fiscal year. Where financial statements are not available, the applicant will supply operating statements and budget reports that have been verified as correct by two (2) signing officers from the organization.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCTOBER 16, 2017</u>
<input type="checkbox"/> Committee of the Whole	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 6, 2017

File:

AUTHOR: Heather Turner, Director of Recreation & Culture

SUBJECT: Terms of Non-elected Appointees to the North Vancouver Recreation & Culture Commission

RECOMMENDATION:

THAT staff be directed to draft changes to Bylaw 7987 (North Vancouver Recreation and Culture Commission Establishing Bylaw) to align the terms of the non-elected appointees with the four-year terms of Council.

REASON FOR REPORT:

The three-year terms of the non-elected appointees no longer align with the terms of Council members which are now four years. The current terms of the citizen appointees expire at the end of 2017.

SUMMARY:

District and City Councils appoint non-elected citizens to serve on the North Vancouver Recreation & Culture Commission. The citizen appointees are named following each municipal election and the terms of these appointees are three years as were the terms of Councils until 2014. Now that Council terms are four years, the Bylaws need to be amended to have non-elected appointee terms aligned with Council terms, ensuring that citizens serving on the Commission are appointed by current Councils.

BACKGROUND:

The North Vancouver Recreation & Culture Commission was established by the District of North Vancouver and City of North Vancouver in 1971 and exists to provide inter-municipal recreation and arts services. The Commission is comprised of two appointees of each Council, one member of the Board of School District #44 and six non-elected appointees; four from the District and two from the City.

EXISTING POLICY:

The current wording of Bylaw 7987 regarding appointment of non-elected representatives states:

- “7. The District:
 - b) at the inaugural meeting of Council following each municipal election, or as soon as practical thereafter, will appoint four (4) non-elected representatives to serve as Commissioner for a three-year term.”

ANALYSIS:

Timing/Approval Process:

The current terms of the non-elected appointees expire at the end of 2017. If the Bylaw is amended to change these terms to four years, the current appointees would be asked if they are willing to serve until after the 2018 municipal election.

Concurrence:

A recommendation is being made to City of North Vancouver Council to revise the same wording in the relevant City Bylaw.

Financial Impacts:

There are no financial impacts associated with this report.

Liability/Risk:

It is desirable to have serving Councils select appointees to the Commission.

Social Policy Implications:

There are no social policy implications associated with this report.

Environmental Impact:

There is no environmental impact associated with this report.

Public Input:

Public input is not applicable.

CONCLUSION:

Since the three-year terms of the non-elected appointees no longer align with the terms of Council members and given that the current terms of the citizen appointees expire at the end of 2017, it is timely to consider the proposed changes to Bylaw 7987.

Respectfully submitted,

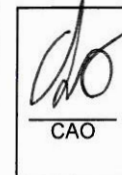
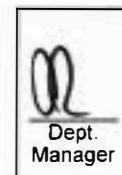


Heather A. Turner
Director, Recreation & Culture

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

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 16, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 27, 2017
File: 02.0930.20/501

AUTHOR: Lenia Calico, Property Services Agent

SUBJECT: **Bylaw 8258, 2017: 2000 Block of Glenaire Drive Highway Closure**

RECOMMENDATION:

THAT the "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017" is given SECOND and THIRD Readings.

REASON FOR REPORT:

The "2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017" (**Attachment 1**) will authorise the closure and raising of title to 8,408 square feet (781.2 square metres) of District road allowance (the "Road Parcel") located in cul-de-sac at the end of Glenaire Drive.

The road closure will authorize the subsequent transfer of the Road Parcel to Lions Gate Village Project Ltd. ("LGVP") for the purpose of consolidating the closed road with their adjacent lots and an optioned portion of District Lot 54 (**Attachment 2**) for a proposed multi-family housing project.

SUMMARY:

- Bylaw 8258 received First Reading at the Regular Council Meeting on September 11th, 2017.
- The road closure is subject to separate public process for rezoning.
- Notice was sent to third party utilities on September 14th, 2017.
 - Telus, BC Hydro, Shaw and Fortis
- Public notification was published in the North Shore News on October 6th and October 13th, 2017 (**Attachment 3**).
- An opportunity will be provided to persons who consider they are affected by the bylaw to make representations to Council on October 16th, 2017 regular Council Meeting as per section 40 of the *Community Charter*.
- As the subject road allowance is within 800 metres of an arterial highway, Ministry of Transportation and Infrastructure approval is required under Section 41 (3) of the *Community Charter* before adoption of the bylaw.

EXISTING POLICY:

Sections 26 and 40 of the Community Charter, governs road closures and dispositions of municipal land.

BACKGROUND:

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 \$2,100,000.00 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

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.

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 the portions of road as set out in the proposed Bylaw 8258 and to obtain a rezoning bylaw.

Financial Impacts:

The DNV will receive the purchase price from LGVP for the appraised market value of \$2,100,000.00 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.

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.

Process/Public Input:

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

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

Notice has been published in the North Shore News on Friday, October 6th and October 13th, 2017.

The adoption of the road closure bylaw is subject to the adoption of a rezoning amendment bylaw for the adjacent LGVP properties to a multi-family development.

Options:

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


Respectfully submitted,



Lenia Calico
Property Services Agent

Attachments:

1. 2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017
2. Site Map – Assembly Lands & Partial Road to be Closed
3. Notice published in the North Shore News

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

ATTACHMENT 1

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 September 11th, 2017

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

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

READ a second time

READ a third time

Certified a true copy of "Bylaw 8258" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

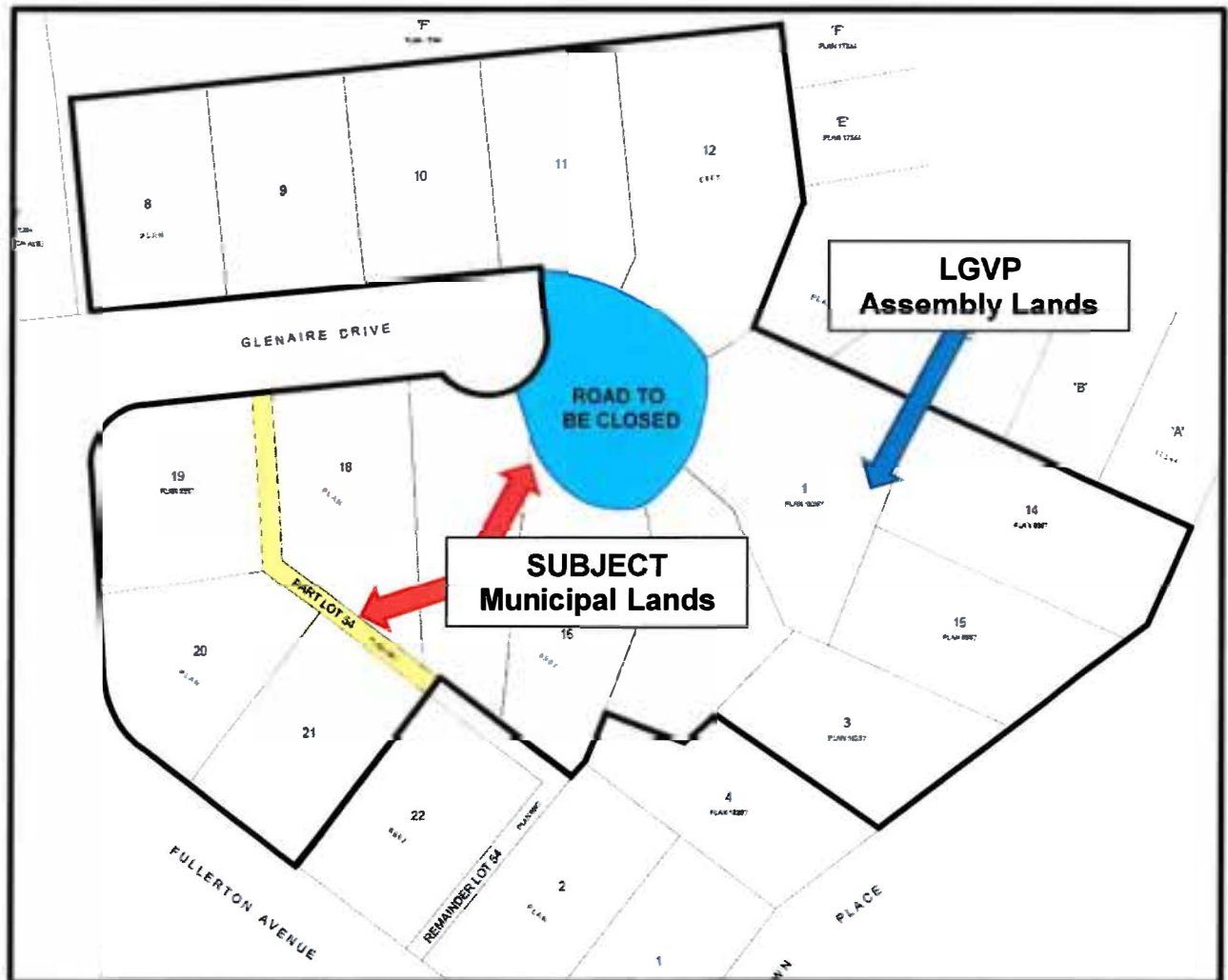
Municipal Clerk

Certified a true copy

Municipal Clerk

ATTACHMENT 2

Assembly Lands & Partial Road to be Closed



ATTACHMENT 3

**DISTRICT OF
NORTH
VANCOUVER**

**Notice of Road Closure
and Disposition
Glenaire Drive
Bylaw No. 8258, 2017**

The District of North Vancouver gives notice of its intention to close to traffic the portion of road allowance shown outlined below and labelled as "Closed Road" and remove the dedication of this portion as a highway. This portion of road allowance is 781.2 square metres.

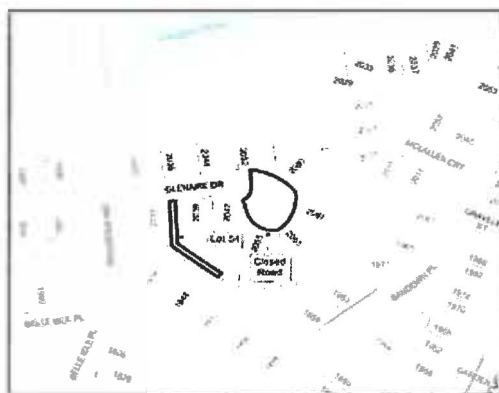
The Bylaw closing the portion of Glenaire Drive and removing its dedication will be considered by Council at its regular meeting at the District Hall, 355 West Queens Road, North Vancouver, on October 16, 2017 at 7:00 pm. Persons who consider they are affected by the bylaw will be provided an opportunity to make representations to Council at the meeting or by delivering a written submission to the Municipal Clerk by 4 pm on that date.

The District of North Vancouver further gives notice of its intention to transfer to Lions Gate Village Project Ltd. the fee simple interest in:

- (a) The Closed Road; and,
- (b) The 178.7 square metre portion of Lot 54 Block 16 District lot 764 Plan 8967 shown outlined below and labelled as "Lot 54",

for the purpose of consolidation with the immediately adjacent lands belonging to Lions Gate Village Project Ltd. This disposition is subject to adoption of bylaws to rezone and amend the Official Community Plan in relation to the proposed consolidated parcel. The rezoning and OCP amendment bylaws have yet to be introduced and opportunities for public participation and consultation including a public hearing will be provided prior to Council considering adoption of the bylaws.

The District of North Vancouver will receive the appraised market value of \$2,100,000 for the fee simple title to these lands.



If you have any questions please contact Lenia Calico, Property Services Agent, Real Estate and Properties, at 604-990-2277 or email calico@dnv.org.



NVanDistrict



@NVanDistrict

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 16, 2017</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 27th, 2017
File: 08.3060.20/027.17

AUTHOR: Kayzad Nadirshaw, Development Planning

SUBJECT: Development Variance Permit 27.17 – 1082 Linnae Avenue

RECOMMENDATION:

THAT Development Variance Permit 27.17 (Attachment A) to allow for the construction of a coach house at 1082 Linnae Avenue is issued.

REASON FOR REPORT:

The project requires Council's approval of a Development Variance Permit to allow a one-storey coach house in the rear yard of an existing single-family dwelling. One additional on-site parking space will be provided for the coach house and a total of three non-tandem parking spaces will be provided on-site.

SUMMARY:

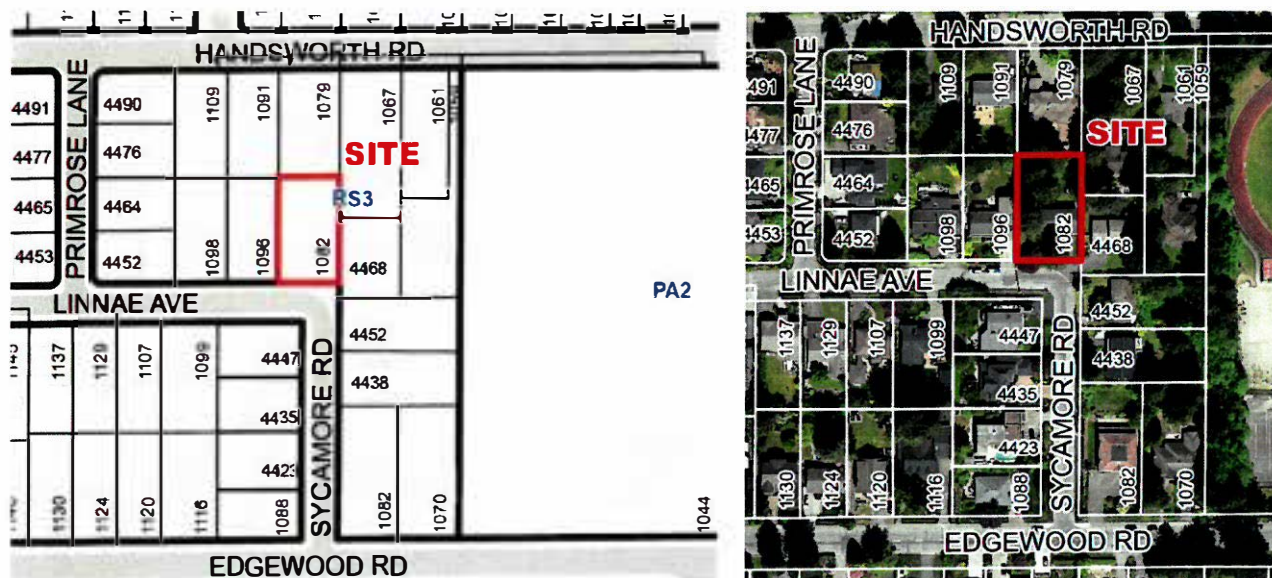
The applicant is requesting two variances to allow for the construction of a one-storey coach house in the rear yard of an existing single-family house. The proposal requires a variance for the total parking structure & accessory building size and a variance to permit the location of a secondary suite outside of the main single-family dwelling. The proposal is supportable as it meets the Coach House Design guidelines, fits with the character of the surrounding neighbourhood, and is located at the rear of the deep lot.



BACKGROUND:

The subject property is located at 1082 Linnae Avenue and is 1060.3 m² (11,412.9 sq. ft.) in area, 25.1 m (82.4 ft) in width and 42.2 m (138.7 ft) in depth. The site and surrounding residential neighbourhood is zoned Single-Family Residential 7,200 Zone (RS3). The property is not located in any development permit areas.

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



PROPOSAL:

The applicant proposes to construct a one-storey coach house, 13.5 ft in height in the rear yard of the existing single family home. Access to the coach house would be from Linnae Avenue at the west end of the existing house.

The proposed coach house has been designed with 87.4 m² (941 sq. ft.) of living space.

One on-site parking stall will be provided for the coach house. Two additional parking stalls will be provided for the principal residence in the area between the existing house and the street. The site will be accessed from the proposed driveway on Linnae Avenue. None of the parking stalls are in a tandem format.

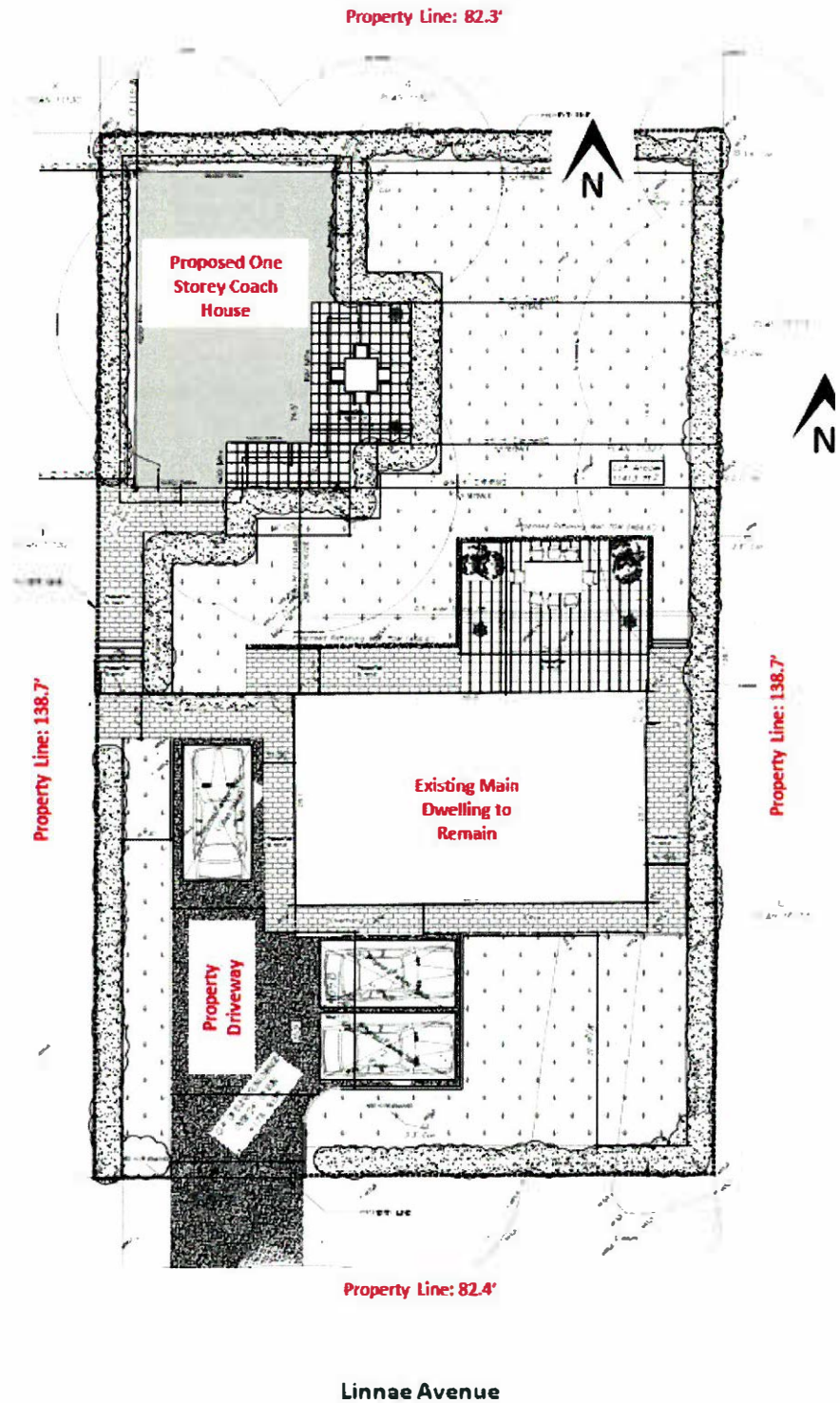
The proposed coach house is located at the north-west corner of the lot and a building separation of 10.1 m (33.2 ft) is proposed between the principal dwelling and the coach house. The coach house is set 5 ft from the side property line and will be screened with a hedge. This space will provide sufficient privacy between the principal dwelling and coach house as well as reduce impacts on neighbouring properties.

The architectural design of the proposed coach house is in keeping with the style of the existing principal dwelling and meets the required zoning bylaw setbacks. The proposed coach house is 87.4 m² (941 sq. ft.) which complies with zoning requirements for size of secondary suite.

Perennial plantings along the side yards of the property adjacent to the coach house and parking pad are proposed to soften and screen the impact of the coach house. A private outdoor patio area at the east side of the coach house is proposed.

A site plan showing the location of the proposed coach house, outdoor area, landscape screening, access, and the parking layout is adjacent.

A photo showing the existing condition plus a rendering showing the proposed coach house from the street is shown on the next page.



Existing View from Linnae Avenue



Rendering - View from Linnae Avenue (with Proposed Coach House)



Rendering – View of Coach House from Patio of Existing Dwelling



Rendering – View of Proposed Coach House from Upper Level of Existing Dwelling



ANALYSIS:

Zoning Bylaw Compliance

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

Zone	Regulation	Permitted	Existing	Proposed	Variance
	Total Parking Structure & Accessory Building	800 sqft max	288 sqft	1229 sqft	429 sqft
	Location of Secondary Suite	In Main Dwelling	N/A	Accessory Building	Accessory Building

Variances:

Total Parking Structure and Accessory Building

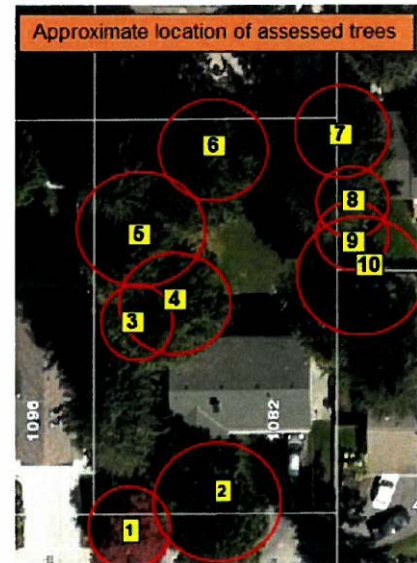
The Zoning Bylaw limits “parking structures and other accessory buildings in combinations” on the lot to a total area of 74.3 m² (800 sq ft). The area of the proposed coach house at 87.4 m² (941 sq ft), plus the existing 26.7 m² (288 sq ft) garage, have a combined total area of 114.1 m² (1,229 sq ft), requiring a variance of 39.8 m² (429 sq ft). The garage will be converted to living area with a future application and the lot has ample available floor space to support that conversion. The combined area of the coach house and the existing on-site parking structure are included in the total permitted floor space on the property under the RS3 Zone.

Location of Secondary Suite:

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

Trees & Hedging

The applicant has submitted an Arborist Report by Radix Tree and Landscape Consulting Inc. which inventories all of the onsite and nearby trees that could be impacted by the proposed development. Trees 1, 2, 3, and 5 are proposed for removal. Two of those are ornamental trees and two are permit trees (cedars). The remaining trees are identified to be retained and monitored. The retained trees will require protection during construction as outlined in the arborist report.



Coach House Design Guidelines

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

- The subject lot is 1060.3 m² (11,413 sq. ft.) in area, which exceeds the recommended minimum lot area of 929.0 m² (10,000 sq. ft.) to accommodate a coach house;
- The height of the proposed coach house is 13.5 ft which complies with the guideline's maximum height of 15 ft for a one-storey coach house;
- The combined floor space of the existing single-family dwelling and the proposed coach house do not exceed the maximum permitted floor space for the property;
- The proposed one-storey coach house meets the size, setback and height requirements outlined in the coach house design guidelines;
- The required minimum three parking stalls are provided on-site in a non-tandem format;
- The submitted site plan illustrates a distance of approximately 10.1 m (33.1 ft) from the house and the proposed coach house, which is in keeping with the minimum building separation of 6.1 m (20.0 ft) outlined in the coach house design guidelines
- The applicant has proposed landscaping which will provide good separation between the existing house and coach house, and usable outdoor living space for each dwelling. Use of landscaping in the rear of the property will soften the visual impact of the coach house and maximize privacy for neighbouring properties; and
- To ensure there are no further suites on the property a Section 219 Covenant to prohibit a secondary suite within the main dwelling is included as a condition of the Development Variance Permit 27.17.

PUBLIC INPUT:

Notification of this application was circulated to adjacent neighbours and the Edgemont and Upper Capilano Community Association. One response was received outlining the support for this application.

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

CONCLUSION:

The variances are supportable as the proposal meets the coach house design guidelines, the coach house is located at the rear of a deep lot, and the design fits with the character of the surrounding neighbourhood and no neighbour concerns have been raised. The proposal provides housing options for the family on a large lot.

OPTIONS:

The following options are available for Council's consideration:

1. THAT Development Permit 27.17 to allow for the construction of a one-storey coach house at 1082 Linnae Avenue is issued (staff recommendation); or
2. THAT Development Permit 27.17 is denied.

Respectfully submitted,



Kayzad Nadirshaw
Development Planning

Attachment:
A – DVP 27.17

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 27.17

This Development Variance Permit 27.17 is hereby issued by the Council of The Corporation of the District of North Vancouver to the registered owner(s) of 1082 Linnae Avenue, legally described as Lot 3 Block 7 District Lot 596 Plan 11327 (PID: 004-698-754), to allow for the construction of a one-storey coach house in the rear yard subject to the following terms and conditions:

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

1. The total size of parking structures and other accessory buildings in combinations is increased from 74.3 m² (800 sq. ft.) to 114.2 m² (1,229.0 sq. ft.);
2. The location of a secondary suite is permitted to be detached from the single-family residential dwelling subject to registration of a Section 219 Covenant on the property in favour of the District in priority of all financial charges to ensure the coach house building contains the only secondary suite on the property; and
3. These variances shall apply only to the building construction as illustrated on the attached drawings (DVP 27.17 A-E), and shall include landscape screening as outlined on DVP 27.17 Attachment A.

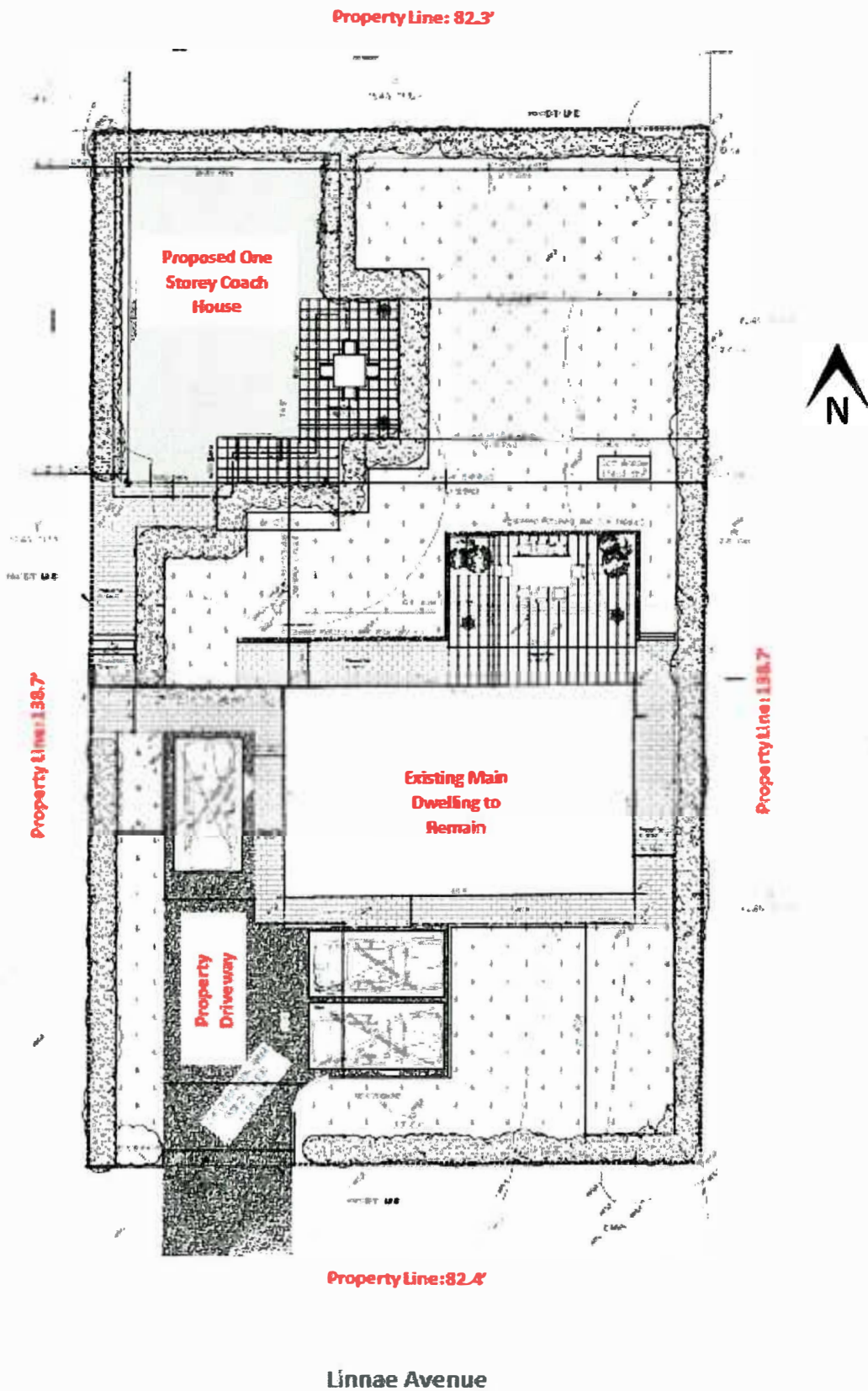
B. The following requirement is imposed under subsection 504 of the Local Government Act:

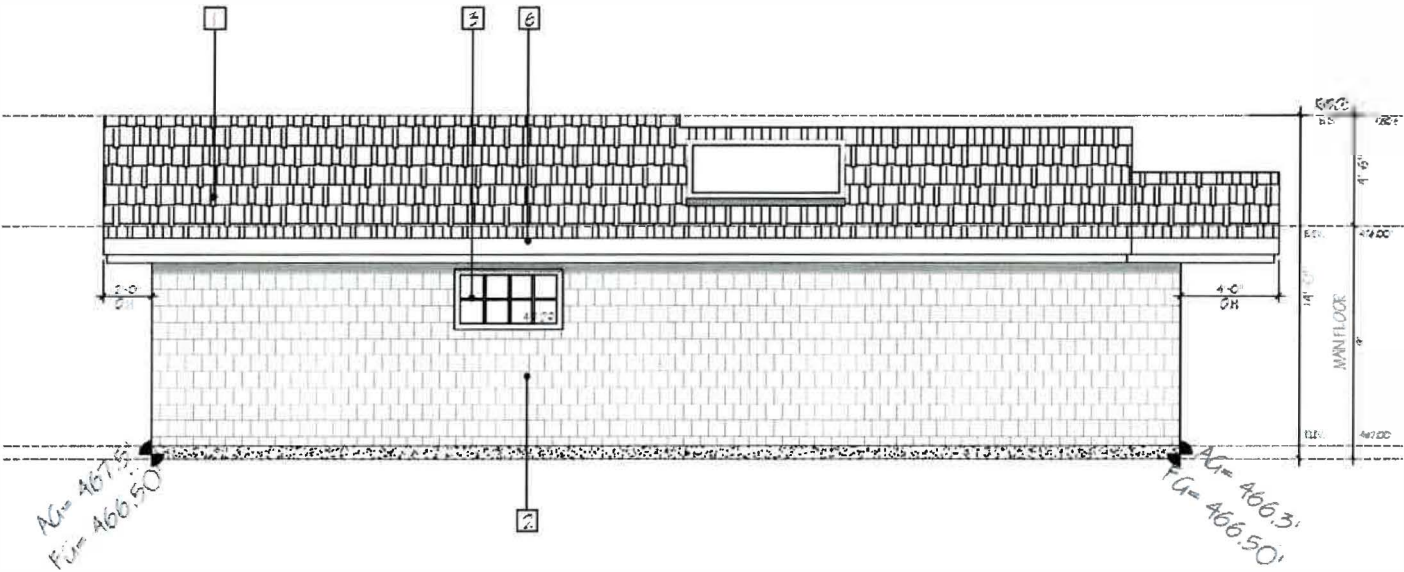
Substantial construction as determined by the Manager of Permits and Licences shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

Municipal Clerk

Dated this day of , 2017.

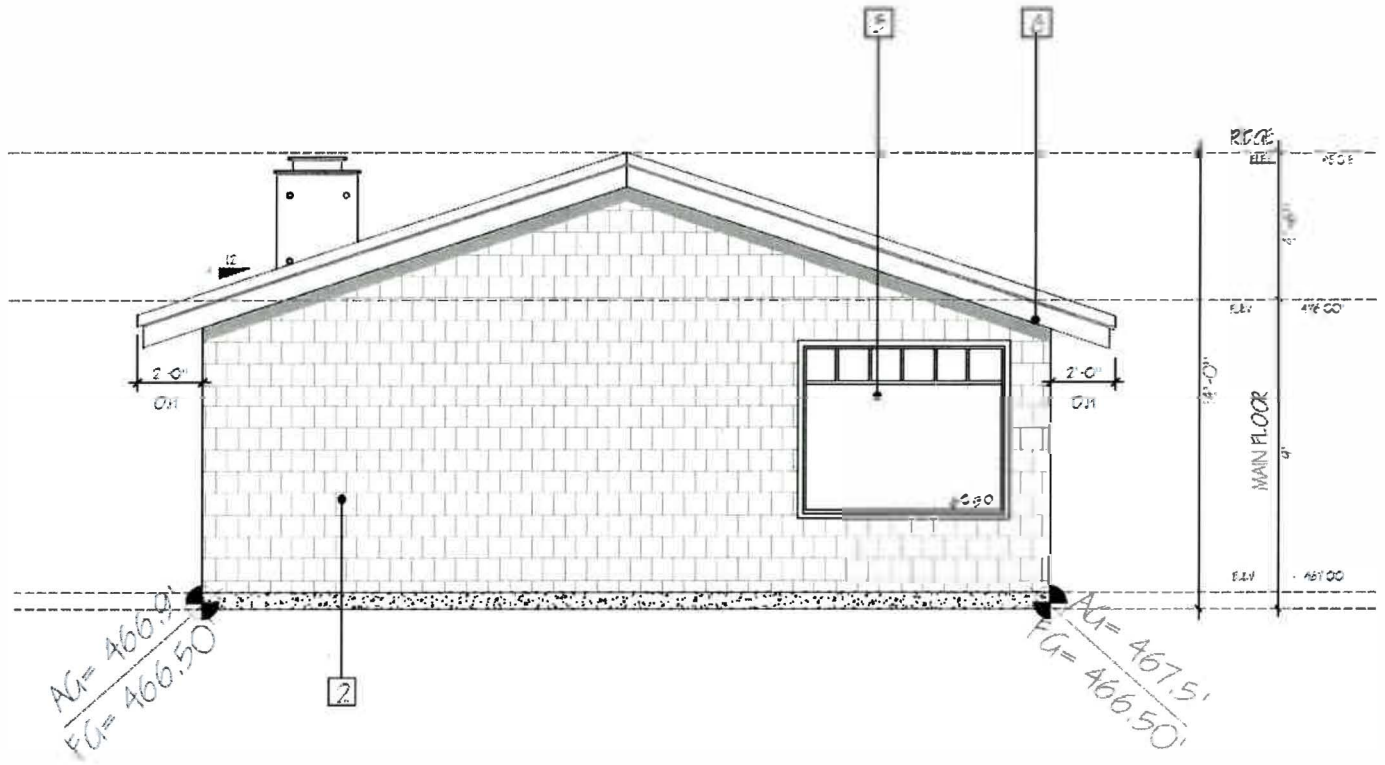




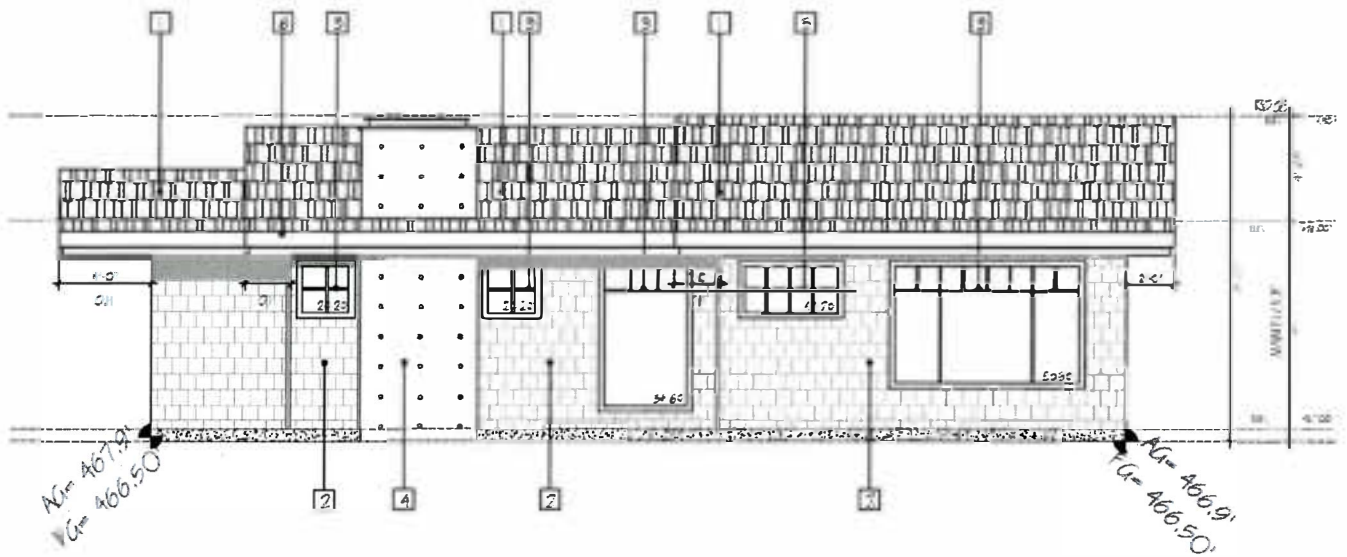
Elevation West

- EXTERIOR FINISH MATERIALS
- 1 BLACK ASPHALT ROOF
 - 2 STAINED CEDAR SHINGLES
 - 3 VINYL WINDOWS
 - 4 CONCRETE
 - 5 FIBRE GLASS DOORS
 - 6 2 X 10 COMBED FASCIA

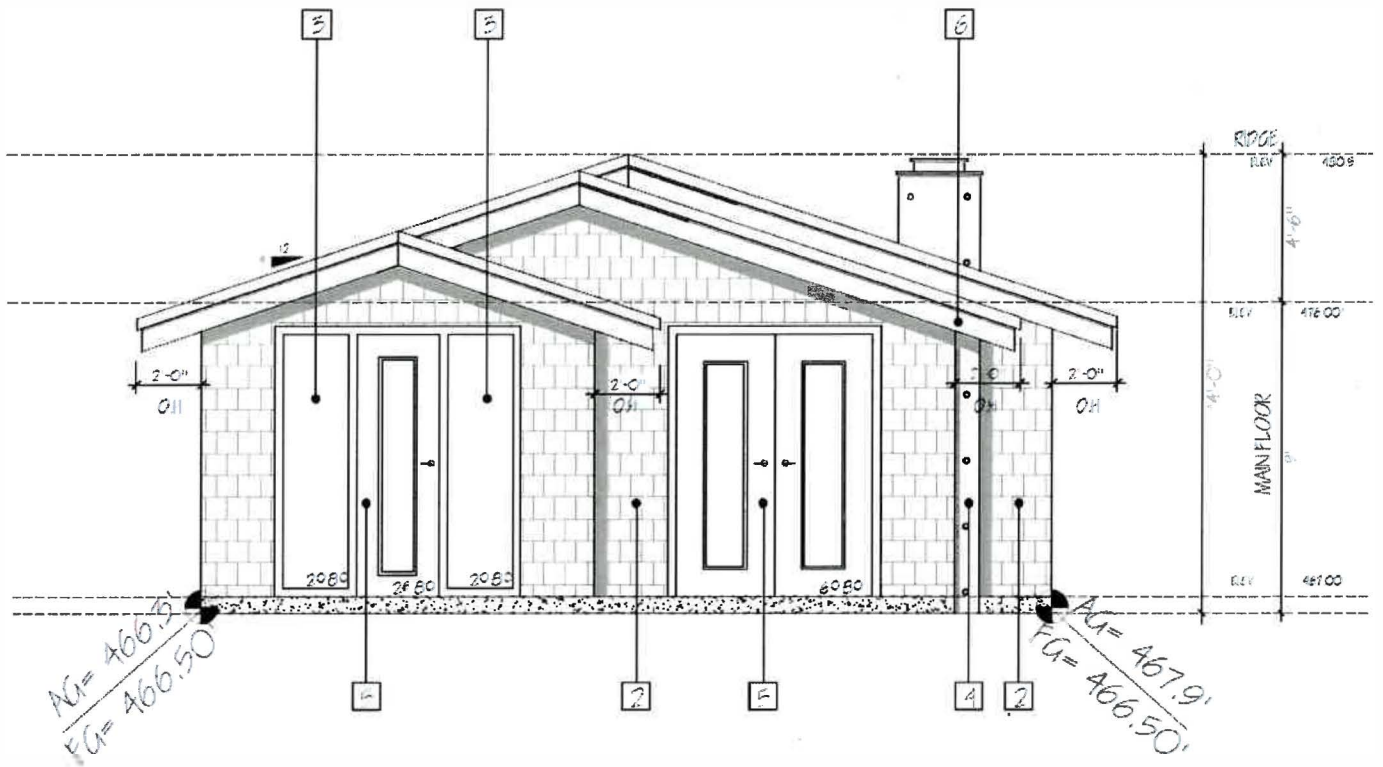
ALL FOOTINGS AND FOUNDATIONS TO BE SURVEYED BY A REGISTERED BC LAND SURVEYOR BEFORE FORMING OR POURING CAN COMMENCE. ROBERT BLANEY DESIGN INC. TAKES NO RESPONSIBILITY UNLESS THIS ACTION IS PERFORMED.



○ Elevation South



Elevation East



⊖ Elevation North

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Oct 16, 2017</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 4, 2017

File: 08.3060.10/006.17

AUTHOR: Kevin Zhang, Development Planner

SUBJECT: Proposed 9-lot Subdivision at 875 Wellington Drive

RECOMMENDATION:

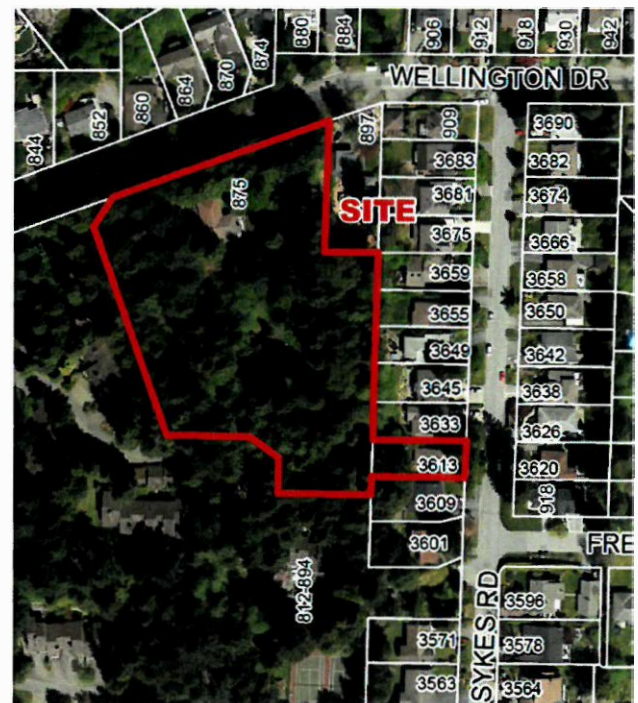
THAT Council provide input to the Approving Officer regarding the proposed subdivision at 875 Wellington Drive.

REASON FOR REPORT:

As part of the public input on this preliminary application, the Approving Officer is seeking input from Council regarding a 9-lot subdivision at 875 Wellington Drive.

BACKGROUND:

The site is approximately 1.14 hectares (123,000 square feet) and zoned RS3 (Single Family Residential 7200 Zone). It has road access from Wellington Drive. Surrounding the site is single family lots to the north and east and the Laura Lynn townhouse development to the south and west. There is currently one single family dwelling on the property. Most of the site is forested as can be seen the aerial photo to the right.



In 2015, the subject property was part of a 13-lot subdivision preliminary application. The subdivision proposal was rejected by the Approving Officer on 2015-11-26. The approving officer considered the proposal to be against public interest for the following reasons:

1. The proposed subdivision would create unacceptable service and infrastructure capacity issues, particularly in relation to downstream storm drainage and sanitary drainage; and
2. The District Official Community Plan (OCP) contemplates that the majority of new development between now and the year 2030 will take place in the network of centres and the planning necessary to determine if a 13-lot subdivision in the outer neighbourhoods has not been done. Therefore, the 13-lot subdivision was considered premature.

ROLE OF THE APPROVING OFFICER

The Approving Officer is responsible for independently applying provincial statutes and local bylaws regarding subdivision, and use his or her own discretion in making decisions regarding subdivision approvals. Local governments may adopt servicing bylaws and zoning bylaws that impact all subdivisions, but have limited powers with respect to individual applications. While the *Land Title Act* and *Strata Property Act* require that Approving Officer's discretion be exercised independent of Council direction, the Approving Officer may hear from Council, just as they can hear from the public, in the process of forming his or her opinion about the public interest.

ANALYSIS:

The current proposal is reduced from 13 lots to 9 strata lots with the remaining area as common space used stormwater retention. A private road with a cul-de-sac is proposed to service all 9 lots.

Storm and sanitary connections are proposed to be from Sykes Road to the west with an agreement with single family lot at 3613 Sykes.

Rain gardens in subdivided lot and a large stormwater retention pond in the common area are proposed to address issues relating to stormwater management.

The following highlights analysis and response from various departments.



Community Planning

The District's Official Community Plan contemplates that the majority of growth and development occurs in the town and village centres in order to promote effective transit, walking and cycling and efficient use of existing infrastructure. Planning to determine the appropriateness of large infill subdivisions in neighbourhoods has not yet occurred. In addition, the site is forested in character and needs to comply with the Protection of the Natural Environment DPA.

The application does not meet the following OCP objectives:

- Section 1 Growth Management: 75% - 90% of the new residential units located in 4 key centres with the network of centres;
- Section 2 Urban Structure: Increase the number of attached housing units (housing mix of 55% detached to 45% attached by 2030) ;
- Section 9.2 Urban Forest and Soil Systems: Protect our forested character and enhance the health of our trees and soils; and
- Section 7.1.2 Undertake Neighbourhood Infill plans and/or Housing Action Plans (described in Chapter 12) where appropriate to: a) identify potential townhouse, row house, triplex and duplex areas near designated Town and Village.

Environment and District Arborist

Tree preservation likely very difficult due to steep grade requiring cut and fill in order to develop. Wildfire DPA also requires that a 10 meter buffer be achieved around new homes, which may result in further tree removal.

The current proposed Stormwater Management Plan involving bio swales, rain gardens, and permeable paving is ambitious given the terrain and will require a rigorous maintenance regime.

Public Input:

Notification Area:

Notifications were sent to 119 adjacent neighbours as highlighted by the map to the right. The bold black line denotes 875 Wellington. Laura Lynn townhouses to the west was included, as well at the Lynn Valley Community Association.



Feedback Summary

A total of 24 responses were received, with one being from the Laura Lynn Strata Council. Of the responses, 2 were in support, 9 were opposed, and 13 had concerns.

The majority 18/24 (75%) of responses came from Laura Lynn residents either opposed or undecided based on concerns around natural habitat loss.

The reminder 6/24 (25%) of responses were from Wellington/Sykes residents with concerns regarding stormwater and natural habitat loss.

The following table tabulates the frequency each issue was mentioned in the feedback received:

Traffic/speed	Parking	Privacy	Natural Habitat	Stormwater	Construction	Density
4	1	5	19	3	1	6

Conclusion:

The Approving Officer wishes to obtain Council input on this preliminary application at 875 Wellington Drive.

Respectfully submitted,



Kevin Zhang
 Development Planner
 Planning, Properties, and Permits

Attachment 1 – Application Drawings

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

LEGAL DESCRIPTION

LOT 1, DISTRICT LOT 2004, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 16066 P.I.D. 007-585-675

BENCHMARK

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT #73H1214 (PUBLISHED ELEVATION = 201.671m)

Lot	Lot Area (s.m.)	Lot Area (sq.ft.)	Area > 50% Grade (s.m.)	Area > 50% Grade (sq.ft.)	Net Area (s.m.)	Net Area (sq.ft.)	Floor Space Ratio (s.m.)	Floor Space Ratio (sq.ft.)	Max. Building Coverage (s.m.)	Max. Building Coverage (sq.ft.)
1	1179	12691	214	2303	965	10387	*405.0	*4359	412.7	4442
2	889	9569	15	161	874	9408	343.7	3699	311.2	3349
3	835	8988	4	43	831	8945	324.8	3496	292.3	3146
4	875	9418	0	0	875	9418	338.8	3646	306.3	3296
5	1236	13304	14	151	1222	13153	*405.0	*4359	432.6	4656
6	928	9989	41	441	887	9548	357.3	3846	324.8	3496
7	982	10570	3	32	979	10538	376.2	4050	343.7	3700
8	706	7599	**43	**463	663	7136	279.6	3010	247.1	2660
9	699	7524	**30	**323	669	7201	277.2	2983	244.7	2633

*405.0 s.m./ 4359 sq.ft. is maximum floor space

**Existing man made depression to be filled in on lots 8 & 9. Area of slope > 50% not included in calculation



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no.	date	revision	chk'd	no.	date	revision	chk'd

client
EDEN PACIFIC DEVELOPMENTS
 4570 Epps Avenue, North Vancouver, BC V7G 1G1
 Contact: Ms. Roshanak Sharifi - Phone: 604-762-2237

project
 875 WELLINGTON DRIVE
 NORTH VANCOUVER, BRITISH COLUMBIA

PROFESSIONAL ENGINEERS

WEBSTER ENGINEERING LTD.
 STEEP ROCKY TERRAIN SPECIALISTS
 LAND DEVELOPMENT CONSULTANTS

3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0458

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approved

designed by J.A.T.
 drawn by M.J.F.
 checked by H.K.G.
 date JAN 20, 17

title
PRELIMINARY SUBDIVISION PLAN WITH SLOPE ANALYSIS

scales
 hor: 1:500 vert: -

file no.
3692

drawing no.
SUB-1

rev.
 -

LEGAL DESCRIPTION

LOT 1, DISTRICT LOT 2004, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 16066 P.I.D. 007-585-675

BENCHMARK

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT #73H1214 (PUBLISHED ELEVATION = 201.671m)

Legend

- Retained Forested Area
- Landscaped Area
- Usable Outdoor Space/ Boulevard Area/ Servicing Easement
- Permeable Paving/ Porous Asphalt Roadway
- Permeable Driveway Pavers
- Permeable Patio Area
- Building Outline
- Ornamental Streetlight



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client
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 4570 Epps Avenue, North Vancouver, BC V7G 1G1
 Contact: Ms. Roshanak Sharifi - Phone: 604-762-2237

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PROFESSIONAL ENGINEERS



WEBSTER ENGINEERING LTD
 STEEP ROCKY TERRAIN SPECIALISTS
 3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0456

LAND DEVELOPMENT CONSULTANTS

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approved

designed by J.A.T.
 drawn by M.J.F.
 checked by H.K.G.
 date JAN.20.17

title
PRELIMINARY DEVELOPMENT PLAN

scale	hor: 1:500	vert: -
file no.	3692	
drawing no.	DEV-1	rev. -

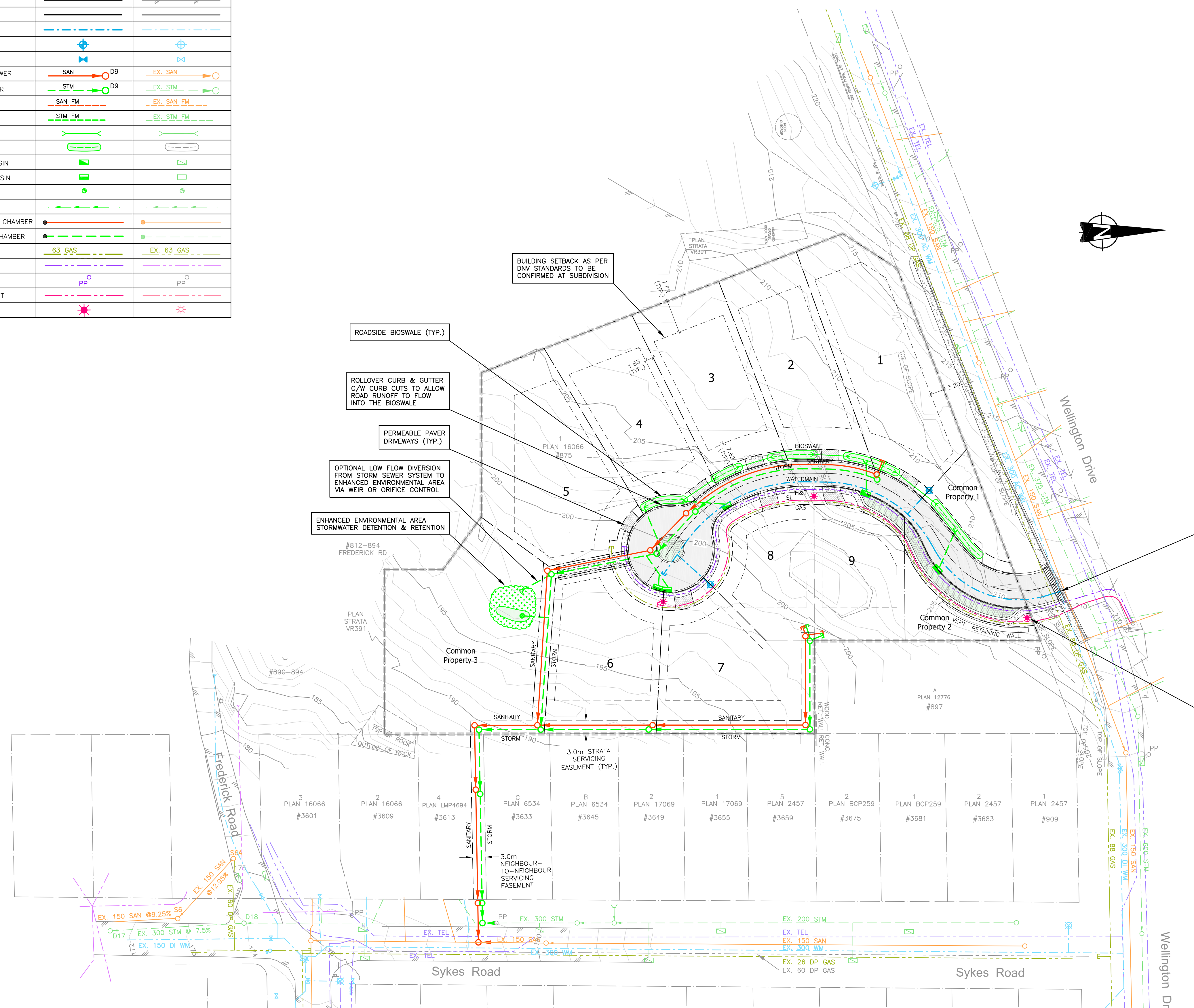
LEGAL DESCRIPTION

LOT 1, DISTRICT LOT 2004, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 16066 P.I.D. 007-585-675

BENCHMARK

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT #73H1214 (PUBLISHED ELEVATION = 201.671m)

LEGEND - SERVICES		
DESCRIPTION	SYMBOLS	
	PROPOSED	EXISTING
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
EDGE OF ASPHALT	---	---
CURB	---	---
WATERMAIN	---	---
FIRE HYDRANT	+	+
GATE VALVE	+	+
GRAVITY SANITARY SEWER	— SAN — D9	— EX. SAN —
GRAVITY STORM SEWER	— STM — D9	— EX. STM —
SANITARY FORCEMAIN	— SAN FM —	— EX. SAN FM —
STORM FORCEMAIN	— STM FM —	— EX. STM FM —
CULVERT	—	—
BIOSWALE	—	—
TOP INLET CATCH BASIN	+	+
SIDE INLET CATCH BASIN	+	+
LAWN DRAIN	+	+
DITCH	—	—
SANITARY INSPECTION CHAMBER	+	+
STORM INSPECTION CHAMBER	+	+
GAS	— G3 GAS —	— EX. G3 GAS —
HYDRO	—	—
POWER POLE	PP	PP
STREET LIGHT CONDUIT	—	—
STREET LIGHT	+	+



BUILDING SETBACK AS PER DNV STANDARDS TO BE CONFIRMED AT SUBDIVISION

ROADSIDE BIOSWALE (TYP.)

ROLLOVER CURB & GUTTER C/W CURB CUTS TO ALLOW ROAD RUNOFF TO FLOW INTO THE BIOSWALE

PERMEABLE PAVER DRIVEWAYS (TYP.)

OPTIONAL LOW FLOW DIVERSION FROM STORM SEWER SYSTEM TO ENHANCED ENVIRONMENTAL AREA VIA WEIR OR ORIFICE CONTROL

ENHANCED ENVIRONMENTAL AREA STORMWATER DETENTION & RETENTION

All services to be privately owned (strata) until the DNV boulevard.

PROPOSED WATERMAIN TO TIE-IN TO EXISTING 300 WM ALONG WELLINGTON DRIVE

DEVELOPMENT TO BE SERVICED BY A TYPICAL UNDERGROUND DISTRIBUTION SYSTEM FOR BC HYDRO, TELUS, SHAW, AND FORTIS BC SERVICES

PROP. ORNAMENTAL STREETLIGHT C/W METER. LOCATION TO BE CONFIRMED BY OTHERS AT SUBDIVISION (TYP.)

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no.	date	revision	chk'd	no.	date	revision	chk'd

client
EDEN PACIFIC DEVELOPMENTS
 4570 Epps Avenue, North Vancouver, BC V7G 1G1
 Contact: Ms. Roshanak Sharifi - Phone: 604-762-2237

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 LAND DEVELOPMENT CONSULTANTS
 3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0458

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approved
 designed by J.A.T.
 drawn by M.J.F.
 checked by H.K.G.
 date JAN.20.17

title
PRELIMINARY SERVING PLAN

scale	hor:	vert:
1:500	-	-
file no.	3692	
drawing no.	S-1	rev. -

LEGEND - SURFACE FEATURES

	PERVIOUS AREA (POROUS ASPHALT)
	PERVIOUS AREA (LANDSCAPING, PLANTING)
	PERVIOUS AREA (PERMEABLE PAVERS)
	IMPERVIOUS AREA (BUILDING)
	IMPERVIOUS AREA (PATIOS, STAIRS, ETC.)
	IMPERVIOUS AREA (CONCRETE SIDEWALK)

DESCRIPTION	SYMBOLS	
	PROPOSED	EXISTING
PROPERTY LINE		
RIGHT-OF-WAY		
CURB & GUTTER (ROLLOVER)		
STORM SEWER		
STORM INSPECTION CHAMBER		
CATCH BASIN		
BUILDING SUMP		
SUMP PUMP		
LAWN BASIN		

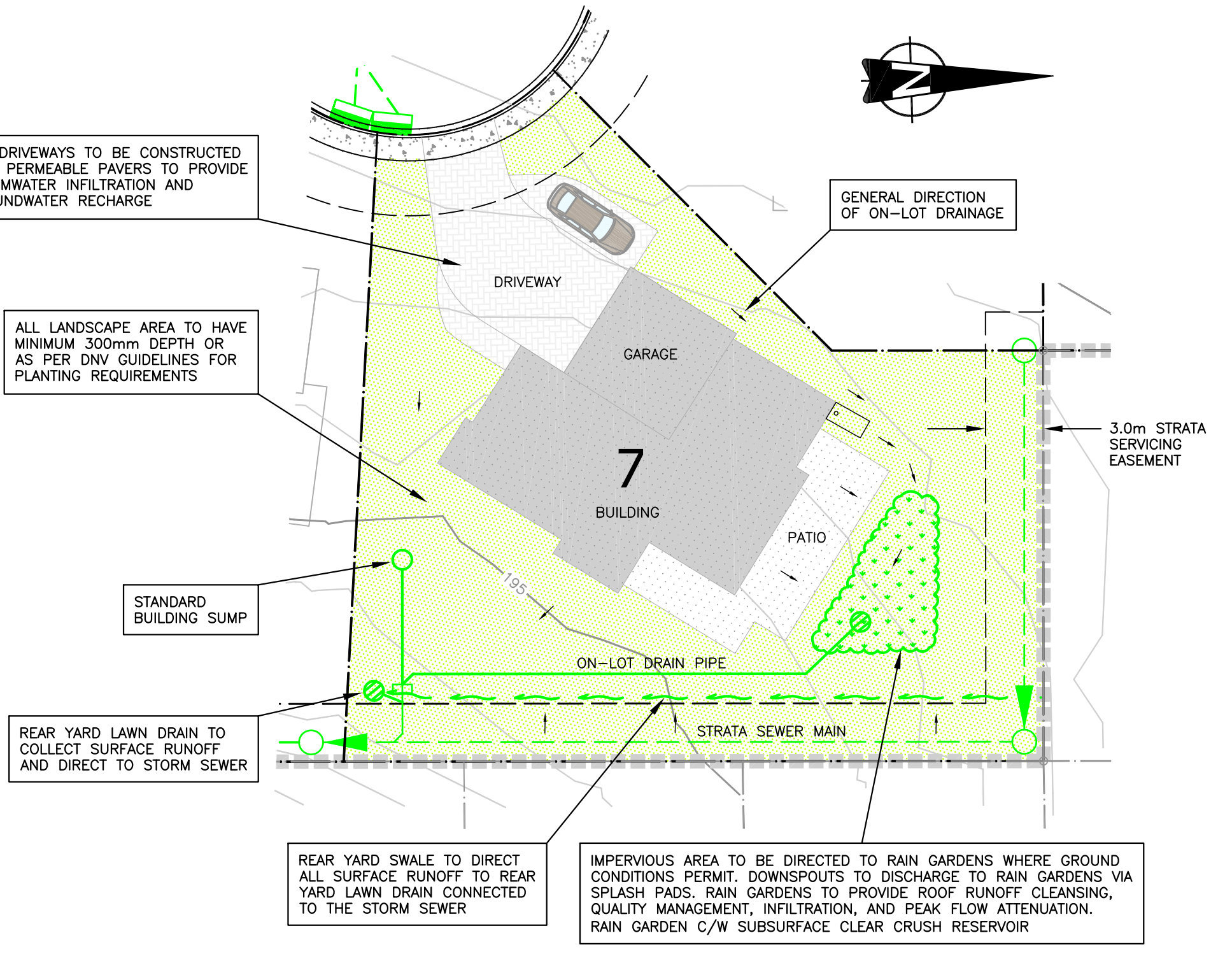
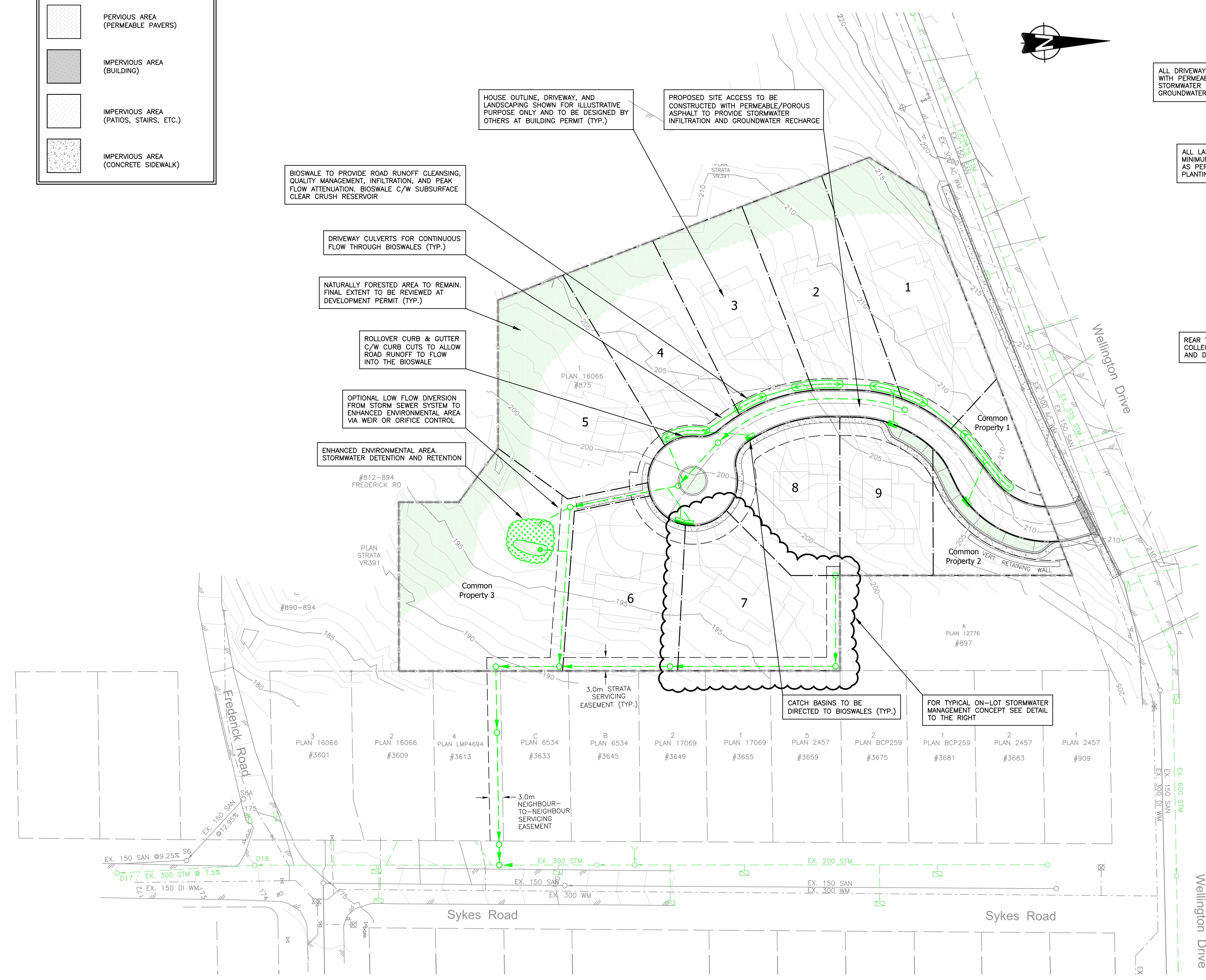
Provide SWMP with pre and post-development plans including flood path routing, and any other information identified in DSB No. 7388.

Use the 2 year, 24 hour storm event as per the DNV's current IDF curves, using the mid-zone rainfall intensity of 6.9mm/hr

Refer to the preliminary memo for more details.

LEGAL DESCRIPTION
 LOT 1, DISTRICT LOT 2004, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 16066 P.I.D. 007-585-675

BENCHMARK
 ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETTIC CONTROL MONUMENT #73H1214 (PUBLISHED ELEVATION = 201.671m)



TYPICAL ON-LOT STORMWATER MANAGEMENT CONCEPT
 SCALE 1:250H 1:250V

STORMWATER MANAGEMENT - PRELIMINARY DESIGN PARAMETERS

PER DNV BYLAW SECTION C3.2.1 PHASE 1: PRELIMINARY STORMWATER DESIGN:

WATERSHED DETAILS
 THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE HASTINGS CREEK CATCHMENT AREA. THE EXISTING SITE TOPOGRAPHY GENERALLY SLOPES DOWNHILL IN A SOUTH-EAST DIRECTION. STORMWATER COLLECTED ON-SITE WILL BE CONVEYED VIA ROADSIDE BIOSWALES TO THE PROPOSED CONVENTIONAL CURB & GUTTER AND STORM SEWER TO THE EXISTING 300 STORM SEWER ON SYKES ROAD. THE EXISTING STORM SEWER SYSTEM CONVEYS STORMWATER SOUTH ON SYKES ROAD AND THEN EAST ON HENDECOURT ROAD PRIOR TO DISCHARGING TO HASTINGS CREEK.

ON-LOT DRAINAGE DETAILS
 THE PROPOSED SUBDIVISION OF THE EXISTING LOT INCLUDES NINE (9) SINGLE FAMILY STRATA LOTS, THREE (3) COMMON PROPERTY LOTS, AND ONE (1) ROAD RIGHT-OF-WAY. EXISTING (PRE-DEVELOPMENT) VS. PROPOSED (POST-DEVELOPMENT) SURFACE TREATMENTS ARE AS FOLLOWS:

PRE-DEVELOPMENT = 2% IMPERVIOUS
 POST-DEVELOPMENT = 24% IMPERVIOUS - ASSUMES ALL DRIVING SURFACES ARE PERVIOUS AT THIS TIME

THE NET INCREASE IN IMPERVIOUS AREA IN POST-DEVELOPMENT CONDITIONS DUE TO INCREASE IN ROOF AREA AND LANDSCAPING REQUIRES ON-LOT STORMWATER MANAGEMENT FEATURES TO CONTROL RATE AND VOLUME OF RUNOFF TO PRE-DEVELOPMENT LEVELS.

STORMWATER MANAGEMENT OPTIONS
 GENERALLY, THE FOLLOWING ARE TYPICAL ON-LOT STORMWATER FEATURES COMMONLY USED TO REDUCE RATE AND VOLUME OF RUNOFF WHEN IMPERVIOUS AREA IS INCREASED DUE TO DEVELOPMENT.

1. ABSORBENT SOIL
2. PERMEABLE PAVERS
3. POROUS ASPHALT
4. RAIN GARDENS
5. INFILTRATION TRENCHES
6. ROCK PITS
7. BIOSWALES
8. OVERSIZED STORM SEWERS
9. DETENTION TANKS
10. RETENTION / DETENTION PONDS

FOR THE PROPOSED STRATA DEVELOPMENT, A PORTION OF THE PROPOSED COMMON PROPERTIES AND THE RIGHT-OF-WAY WILL BE USED FOR COMMUNITY STORMWATER MANAGEMENT. POROUS PAVING AND BIOSWALES ARE INCLUDED IN THE PROPOSED RIGHT-OF-WAY TO PROVIDE ROAD RUNOFF CLEANSING, QUALITY MANAGEMENT, INFILTRATION (VOLUME REDUCTION), AND PEAK FLOW ATTENUATION. AN ENHANCED ENVIRONMENTAL AREA IS PROPOSED WITH COMMON PROPERTY 3 TO PROVIDE COMMUNITY AND CENTRALIZED STORMWATER DETENTION AND RETENTION. IN ADDITION, THE ENHANCED ENVIRONMENTAL AREA WILL CONTRIBUTE TO THE OVERALL EFFECTIVENESS OF ON-SITE STORMWATER CLEANSING AND QUALITY MANAGEMENT.

RECOMMENDED STORMWATER MANAGEMENT FEATURES
 THE FOLLOWING RECOMMENDATIONS ARE SPLIT INTO TWO RELATED REQUIREMENTS: VOLUME REDUCTION AND RATE OF RUNOFF.

VOLUME REDUCTION:
 VOLUME REDUCTION IS REQUIRED DUE TO THE INCREASES IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THE PREFERRED ARRANGEMENT IS TO PROVIDE RAINFALL SOURCE CAPTURE MEASURES TO RETAIN THE STORMWATER. ON-LOT, THE PREFERRED AND RECOMMENDED VOLUME REDUCTION / CAPTURE MEASURES ARE FIRSTLY FOR A PRESCRIBED MINIMUM DEPTH AND AREA OF ABSORBENT SOIL. SECONDLY TO REVIEW SURFACE TREATMENTS AND DETERMINE IF THEY CAN BE CONVERTED TO A PERVIOUS TYPE MATERIALS, AND THIRDLY TO IMPLEMENT A POINT-CONCENTRATED CAPTURE METHOD SUCH AS SOAK-AWAY PITS (RAIN GARDENS, ROCK PITS, OR INFILTRATION TRENCHES), WITHIN THE RIGHT-OF-WAY. POROUS PAVING IS PREFERRED AS OPPOSED TO IMPERVIOUS ASPHALT PAVING AND BIOSWALES ARE PROPOSED TO CONTRIBUTE TO THE EFFECTIVENESS OF VOLUME REDUCTION WITHIN THE RIGHT-OF-WAY SPACE.

IN REVIEW OF THE PROPOSED SUBDIVISION, IT APPEARS THAT THE MAJORITY OF THE VOLUME REDUCTION MEASURES WILL BE ACCOMMODATED BY ON-LOT ABSORBENT SOILS AND BIOSWALES WITHIN THE RIGHT-OF-WAY. FURTHER VOLUME REDUCTION WILL BE COMPLETED WITH POROUS PAVING AND PERMEABLE PAVERS AS OPPOSED TO IMPERVIOUS ASPHALT PAVING, AND IF VOLUME CAPTURE TARGETS HAVE NOT BEEN MET WITH THESE FOUR (4) MEASURES, SOAK-AWAY PITS (RAIN GARDENS, ROCK PITS, OR INFILTRATION TRENCHES) WILL BE INCLUDED TO ACHIEVE THE REMAINING VOLUME CAPTURE REQUIREMENT.

RATE OF RUNOFF (PEAK FLOW):
 RATE OF RUNOFF WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS BY PROVIDING THE NECESSARY DETENTION VOLUME WITHIN THE COMMON PROPERTIES. THE PREFERRED AND RECOMMENDED RATE OF RUNOFF REDUCTION MEASURES ARE ENHANCED ENVIRONMENTAL AREAS AND DETENTION STRUCTURES SUCH AS TANKS. THESE MEASURES WILL BE DESIGNED TO DETAIN POST-DEVELOPMENT FLOWS AND CONTROL THE OUTFLOWS TO PRE-DEVELOPMENT LEVELS PER DNV STANDARDS.

P:\30013616-875 Wellington Dr. N\DW\PRELIM\PRELIM STORMWATER NORTH.dwg, 1/18/2017 3:55:28 PM, TT

no.	date	revision	chk'd	no.	date	revision	chk'd

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approved

designed by J.A.T.
 drawn by M.J.F.
 checked by H.K.G.
 date JAN 20, 17

title
PRELIMINARY STORMWATER MANAGEMENT PLAN

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