

AGENDA

REGULAR MEETING OF COUNCIL

**Monday, February 5, 2018
7:00 p.m.**

**Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC**

Council Members:

Mayor Richard Walton
Councillor Roger Bassam
Councillor Mathew Bond
Councillor Jim Hanson
Councillor Robin Hicks
Councillor Doug MacKay-Dunn
Councillor Lisa Muri



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, February 5, 2018
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 8244 – OCP Amendment 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8245 – Rezoning 1801-1865 Glenaire Drive & 2064-2082 Curling Road
- Bylaw 8215 – Rezoning 1401-1479 Hunter Street & 481-497 Mountain Highway
- Bylaw 8233 – Phased Development Agreement 1401-1479 Hunter Street & 481-497 Mountain Highway
- Bylaw 8262 – OCP Amendment 1923 Purcell Way
- Bylaw 8263 – Rezoning 1923, 1935, 1947 and 1959 Purcell Way
- Bylaw 8239 – Rezoning 3030 Sunnyhurst Road
- Bylaw 8249 – Rezoning 2932 Chesterfield Avenue
- Bylaw 8279 – OCP Amendment Maplewood Village Centre
- Bylaw 8265 – Rezoning SLIA on Prospect Avenue
- Bylaw 8266 – Rezoning SLIA on Clements Avenue and Canyon Boulevard
- Bylaw 8267 – Rezoning SLIA on Montroyal Boulevard
- Bylaw 8158 – Rezoning Industrial Buildings & Structures

1. ADOPTION OF THE AGENDA

1.1. February 5, 2018 Regular Meeting Agenda

Recommendation:

THAT the agenda for the February 5, 2018 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

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

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

- 5.1. Mr. Murray Mollard, North Shore Community Resources** **p. 9-21**
Re: NSCR Update and Municipal Election Voter Engagement

6. ADOPTION OF MINUTES

- 6.1. January 15, 2018 Regular Council Meeting** **p. 25-30**

Recommendation:

THAT the minutes of the January 15, 2018 Regular Council meeting are adopted.

- 6.2. January 22, 2018 Regular Council Meeting** **p. 31-35**

Recommendation:

THAT the minutes of the January 22, 2018 Regular Council meeting are adopted.

- 6.3. January 23, 2018 Public Hearing** **p. 37-41**

Recommendation:

THAT the minutes of the January 23, 2018 Public Hearing are received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation:

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

- 9.1. Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas** **p. 45-90**
File No. 13.6480.30/003.003

Recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)" is ADOPTED.

THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)" is ADOPTED.

THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" is ADOPTED

9.2. Bylaw 8294: 2018 - 2022 Financial Plan Approval Bylaw **p. 91-102**
File No. 05.1780/2018

Recommendation:

THAT "2018 -2022 Financial Plan Approval Bylaw 8294, 2018" is ADOPTED.

9.3. Bylaw 8281: Development Cost Charges (DCC) Bylaw Amendment **p. 103-165**
File No. 11.5240.02/004.000

Recommendation:

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given SECOND Reading as amended.

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given THIRD Reading;

AND THAT staff is directed to forward the bylaw to the Inspector of Municipalities for approval.

9.4. Bylaw 8108: Council Procedure Bylaw **p. 167-175**
File No. 09.3900.20/000.000

Recommendation:

THAT "Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)" is ADOPTED.

9.5. Bylaw 8158: Zoning Bylaw Text Amendment **p. 177-209**
File No. 08.3060.20/044.15

Recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)" is given SECOND and THIRD Readings.

9.6. Bylaw 8279: Questions Regarding Official Community Plan **p. 211-260**
Amending Bylaw 8279 Maplewood Village Centre and Innovation District
Implementation Plan & Design Guidelines
File No. 13.6480.30/00.003

Recommendation:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is ADOPTED.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the February 5, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

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 Community Resources

Title of Presentation: NSCR Update and Municipal Election Voter Engagement

Name of person(s) to make presentation: Murray Mollard, Executive Director

Purpose of Presentation: ☐ Information only
☐ Requesting a letter of support
☒ Other (provide details below)

Please describe:

Attach separate sheet if additional space is required

To provide a brief update on the work of NSCR.
 To advocate for enhanced voter engagement and outreach efforts to increase municipal voter turnout.

Contact person (if different than above): _____

Daytime telephone number: 604-982-3305

Email address: murray.mollard@nscr.bc.ca

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

Murray Mollard

December 12, 2017

Name of Delegate or Representative of Group

Date

Signature

For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk

☒

Rejected by:

Mayor

CAO

☐
☐

Appearance date:

Receipt emailed on:

February 5, 2018
December 15, 2017

Applicant informed on:

Applicant informed by:

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 Community Resources



Murray Mollard, Executive Director
District of North Vancouver Municipal
Council
February 5, 2018



NSCR's Vision: *A thriving North Shore community.*

NSCR's Mission: *To enhance well-being, social connections, empowerment and community participation, NSCR designs and delivers programs and services for the North Shore.*



NSCR's Mission: *To enhance well-being*



NSCR's Mission: *To enhance social connections ...*



NSCR's Mission: *To enhance empowerment...*





NSCR's Mission: *To enhance community participation ...*



Empty Homes Report



<http://www.nscr.bc.ca/pdf/EmptyHomesReportFINAL.Sept2017.pdf>



2018 Municipal Election Readiness & Voter Engagement

District of North Vancouver			
Year	Voter Turnout	Elegible Voters	Turnout %
2005	15,600	51,948	30.30%
2008	9,973	60,150	16.58%
2011	12,675	60,472	20.96%
2014	14,709	59,693	24.67%
Last 4 Elections Voter Turnout Average			23.13%

2018 Municipal Election Readiness & Voter Engagement – What To Do?

- City of Vancouver City Council Target: 60% voter turnout
- City of Vancouver provides resources for a plan to reach the target
- Research Paper by Paul Hendren, Election Outreach Lead in the City Clerk's office at City of Vancouver:
<https://dspace.library.uvic.ca//handle/1828/9006>

Recommendations include:

"Hire a team of culturally diverse and multilingual outreach staff to attend community events to register voters; educate residents on the roles and responsibilities of the City of Vancouver and elected officials; promote the City's Plan Your Vote tool; and distribute information on how to vote." (at iii)



2018 Municipal Election Readiness & Voter Engagement – What To Do?

- In fall of 2017, NSCR and Gerry Baier, Associate Professor, UBC Political Science met with Jim Gordon, City Clerk and Dave Stuart, CAO to discuss voter outreach
- NSCR suggested a Vote PopUp-like project for District of North Vancouver consistent with the recommendations of Paul Hendren
- We'd welcome the opportunity to speak to staff further about how NSCR's Democracy Café could assist in voter engagement efforts through a voter engagement process





**NSCR
Thanks
You!**

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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 p.m. on Monday, January 15, 2018 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam (7:04 pm)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. January 15, 2018 Regular Meeting Agenda

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HANSON

THAT the agenda for the January 15, 2018 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.

CARRIED

Absent for Vote: Councillor BASSAM

2. PUBLIC INPUT

Nil

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Mr. Duncan Wilson, Vancouver Fraser Port Authority

Re: Update on activities at the Port of Vancouver

Councillor BASSAM arrived at this point in the proceedings.

Mr. Duncan Wilson, Vancouver Fraser Port Authority, provided an update regarding the Vancouver Fraser Port Authority's operations and future vision.

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the delegation of the Vancouver Fraser Port Authority is received.

CARRIED

6. ADOPTION OF MINUTES

6.1. November 28, 2017 Public Hearing

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the minutes of the November 28, 2017 Public Hearing meeting are received.

CARRIED

6.2. December 4, 2017 Regular Council Meeting

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the minutes of the December 4, 2017 Regular Council meeting are adopted.

CARRIED

6.3. December 5, 2017 Public Hearing

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the minutes of the December 5, 2017 Public Hearing meeting are received.

CARRIED

6.4. December 11, 2017 Regular Council Meeting

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the minutes of the December 11, 2017 Regular Council meeting are adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor HANSON

SECONDED by Councillor BASSAM

THAT items 9.1, 9.5 and 9.6 are included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Bylaw 8108: Council Procedure Bylaw

File No. 01.0530

MOVED by Councillor HANSON

SECONDED by Councillor BASSAM

THAT "Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)" is given FIRST, SECOND and THIRD Readings;

AND THAT staff be directed to give public notice in accordance with section 124 (3) of the *Community Charter*.

CARRIED

9.2. Bylaw 8249: Rezoning 2932 Chesterfield Avenue

File No. 08.3060.20/042.16

MOVED by Councillor HICKS

SECONDED by Councillor BOND

THAT "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" is given SECOND Reading, as amended;

AND THAT "District of North Vancouver Rezoning Bylaw 1357 (Bylaw 8249)" is given THIRD Reading.

CARRIED

9.3. Bylaw 8240 and 8241: 1502-1546 Oxford Street

File No. 08.3060.20/003.17

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8240, 2017 (Amendment 25)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1355 (Bylaw 8241)" is ADOPTED.

CARRIED

9.4. Development Permit 3.17 – 1502-1546 Oxford Street
File No. 08.3060.20/003.17

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT Development Permit 3.17, for a 180 bed residential care facility at 1502-1546 Oxford Street, is ISSUED.

CARRIED

9.5. Council Remuneration Review
File No.

MOVED by Councillor HANSON

SECONDED by Councillor BASSAM

THAT the District tender for the services of a qualified firm to review Council Remuneration and report back to Council with recommendations by April 30, 2018.

CARRIED

9.6. Appointment of Election Officials for the 2018 General Local Elections
File No. 01.0115.30/002.000

MOVED by Councillor HANSON

SECONDED by Councillor BASSAM

THAT James Gordon is appointed Chief Election Officer for the District of North Vancouver for the conduct of the 2018 general local elections;

AND THAT Linda Brick is appointed Deputy Chief Election Officer for the 2018 general local elections.

CARRIED

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

9.8 Integrated North Shore Transportation Planning Project
File No. 16.8620.01/021.000

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HANSON

THAT Mayor Walton is designated as the elected representative to the Integrated North Shore Transportation Planning Project Steering Committee;

AND THAT Staff is directed to participate in the Integrated North Shore Transportation Planning Project Staff Working Group to support the process;

AND THAT Staff is directed to contribute municipal planning and engineering resources, as available and required, to support the process;

AND THAT Staff is directed to allocate an estimated \$16,000 to support external consulting services required to complete the project as outlined in the January 2, 2018 request from MLA Bowinn Ma.

CARRIED

9.7. Financial Plan – Public Input

File No.

Public Input:

Mr. John Miller, 1600 Block Tatlow Avenue:

- Requested on behalf of North Vancouver Community Associations Network (NVCAN) that the Community Building Fund be increased to a minimum of \$15,000 for 2018; and,
- Expressed concern that there are capital projects carried over from 2017.

Mr. Peter Teevan, 1900 Block Indian River Drive:

- Spoke in support of the District's asset management plan; and,
- Encouraged Council to improve engagement of the public in the Financial Plan process.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Expressed concern with regards to the timing of the introduction of the Financial Plan;
- Opined that a more transparent process is needed;
- Noted that the District's light industrial and commercial properties had the highest increase in all of Metro Vancouver; and,
- Commented that 2018 should be the final year of the 1% tax levy.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Thanked staff for presenting the Draft Financial Plan at a NVCAN meeting;
- Opined that more public involvement is needed with regards to the Financial Plan and encouraged staff to engage the public;
- Expressed concern with the timing of the introduction of the Financial Plan and opined that it was too close to the holiday season;
- Spoke to Abbotsford's 2017 budget presentation highlighting their public comment opportunities;
- Requested that the implementation of an encroachment bylaw be completed; and,
- Commented on the surplus of the reserve fund and suggested giving the tax payers a break.

10. REPORTS

10.1. Mayor

10.1.1 Mayor's Special Contingency Fund

10.2. Chief Administrative Officer

Nil

10.3. Councillors

- 10.3.1.** Councillor Bassam reported on the announcement of the Province funding the Handsworth Secondary School rebuild.

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 MACKAY-DUNN

SECONDED by Councillor MURI

THAT the January 15, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:35 p.m.)

Mayor

Municipal Clerk

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, January 22, 2018 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Ms. J. Paton, Manager – Development Planning
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. January 22, 2018 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the January 22, 2018 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.

CARRIED

2. PUBLIC INPUT

Nil

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Habitat for Humanity Greater Vancouver

Re: Habitat Greater Vancouver is a solution for affordable home ownership.

Mr. Dennis Coult, Habitat for Humanity Greater Vancouver, provided an overview on how Habitat for Humanity can fill the gap on the housing continuum that will allow perpetual renters to move forward into the traditional housing market with help from the Habitat program. Mr. Coult advised that Habitat for Humanity's goal is to end the poverty rental cycle through building equity and provide working families with a channel to a successful future.

MOVED by Councillor HICKS

SECONDED by Councillor MURI

THAT the delegation of the Habitat for Humanity Greater Vancouver is received.

CARRIED

6. ADOPTION OF MINUTES

6.1. January 9, 2018 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the minutes of the January 9, 2018 Public Hearing are received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

9.1. Development Permit 55.17 – 3644 Edgemont Blvd

File No. 08.3060.20/055.17

Public Input:

Ms. Jessica Krajicek, 3600 Block Edgemont Boulevard:

- Advised that the proposal is for the construction of a ground floor addition comprising of a new family room and small kitchen addition at the rear of the existing two-storey duplex;
- Spoke to the issue of affordability and commented that this renovation would allow her family to continue living in North Vancouver; and,
- Advised that the Strata is unanimously supportive of the proposed project.

MOVED by Councillor HICKS
SECONDED by Councillor MURI

THAT Development Permit 55.17, to allow for the construction of a ground floor addition to a duplex unit at 3644 Edgemont Blvd, is ISSUED.

CARRIED

9.2. Development Permit 36.17 – 4388 Prospect Road
File No. 08.3060.20/036.17

Public Input:

Mr. Stephen Cheeseman, 4300 Block Prospect Road:

- Advised that the proposal is for the existing house to be demolished and replaced with a new single family house and detached garage;
- Spoke to the constraints resulting from the steep slope of the lot;
- Noted that the proposed variances will have minimal impact on adjacent neighbours; and,
- Noted that the proposed house will be designed as a net-zero energy building.

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT Development Permit 36.17, to allow for the construction of a new house and detached garage at 4388 Prospect Road, is ISSUED.

CARRIED

9.3. 2018 Social Service Grants – Core Funded Agencies
File No. 05-1930-Grants/Sponsorships 2018

MOVED by Councillor MURI
SECONDED by Councillor HICKS

THAT a total budget of \$913,111 in annual core funding in 2018 to the agencies outlined in the January 3, 2018 report of the Social Planner entitled 2018 Social Service Grants – Core Funded Agencies is approved.

CARRIED

9.4. Community Energy and Emissions Plan – Phase 1 Progress Report
File No. 13.6770

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT the January 12, 2018 report of the Section Manager – Policy Research entitled Community Energy and Emissions Plan – Phase 1 Progress Report is received for information.

CARRIED

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

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 HICKS

THAT the January 22, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:24 p.m.)

Mayor

Municipal Clerk

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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Industrial Buildings & Structures – Zoning Bylaw Text Amendments

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 23, 2018 commencing at 7:03 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (7:04 p.m.)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks

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

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. A. Reiher, Confidential Council Clerk
Mr. K. Zhang, Planner

District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)

Purpose of Bylaw:

Bylaw 8158 proposes to amend the Zoning Bylaw by:

- Deleting tanks and bunkers, permanent cranes, grain elevators and gas holders from section 407 Height Exceptions; and,
- Establishing new regulations in the Employment Zone Industrial (EZ-I) zone as follows:
 - For properties greater than 100m in lot width, maximum building width shall not exceed a maximum of 80% of the lot width; and,
 - For properties greater than 5000m² in total lot area, total building coverage shall not exceed a maximum of 80% of the total lot area.

1. OPENING BY THE MAYOR

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

Councilor BASSAM arrived at this point in the proceedings.

In Mayor Walton's preamble he addressed the following:

- The Public Hearing is being convened pursuant to Section 464 of the *Local Government Act*;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin their remarks to Council by stating their name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

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

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*;

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw stating that Bylaw 8158 proposes to amend the Zoning Bylaw by deleting tanks and bunkers, permanent cranes, grain elevators and gas holders from section 407 Height Exceptions. Mr. Gordon further stated that the Bylaw proposes to establish new regulations in the Employment Zone Industrial (EZ-I) zone for properties greater than

100m in lot width, limiting maximum building width to a maximum of 80% of the lot width, and for properties greater than 5000m² in total lot area, limiting the total building coverage a maximum of 80% of the total lot area.

3. PRESENTATION BY STAFF

Mr. Kevin Zhang, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. He advised that the purpose of the Public Hearing is to discuss the proposed Zoning Bylaw amendments which would affect the Employment Zone Industrial (EZ-I), Waterfront Industrial Zone (I1), and General Industrial Zone (I2) properties which are mostly in close proximity to the Lions Gate Bridge and the Second Narrows Bridge. He stated that the zones in question are intended for heavy industrial uses, such as port-oriented uses and heavy manufacturing, are typically large parcels of land and that many have marine or rail access.

Mr. Zhang elaborated on the three zone designations, stating that:

- The intent of the EZ-I Zone is to accommodate port-oriented uses, general manufacturing and other industrial activities on lands adjacent to the port and rail corridor;
- The intent of the I1 Zone is to accommodate industrial uses which either perform a port-related function or are dependent upon access to water; and,
- The intent of the I2 Zone is to accommodate general manufacturing and industrial activities.

Mr. Zhang commented on the Official Community Plan (OCP) in relation to the Industrial Lands and referenced section 1.3 of the OCP regarding employment lands, stating that the four main objectives are:

- Protecting employment function by ensuring an adequate supply of land for businesses;
- Intensifying uses by encouraging infill development and redevelopment;
- Enabling a diverse range of economic uses; and,
- Ensuring a quality business environment, allowing existing businesses to reinvest or expand.

Mr. Zhang explained the general regulation of height of structures in Bylaw 8158, noting that approximately thirty types of structures are not subject to any height limits, if allowed in a zone. He further explained that due to the specific nature and functionality of these structures, it would be very difficult to regulate the height requirements within a zoning bylaw.

He advised that the proposed text amendments to the zoning bylaw stem from concerns over visual impacts and proposes to remove height exceptions for tanks and bunkers, permanent cranes, grain elevators and gas holders, limiting these structures to:

- 25m in the EZ-I Zone (any existing structures over 25m would be rendered non-conforming);
- 18.3m in the I1 Zone; and,
- 12m in the I2 Zone.

Mr. Zhang noted that the bylaw proposes a maximum building width of 80% of the lot width and maximum coverage of 80% of the lot area for the EZ-I Zones. He stated that at the direction of Council, public consultation was held and that the overall feedback from the public was not supportive of the proposed amendments.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Kerry Lige, 1200 Block McKeen Avenue: OPPOSED

- Spoke as the President and Chief Executive Officer of Fibreco Export Inc.;
- Commented on the history of the company, overview of operations and employment goals;
- Suggested that silo and elevator development would be hindered by the proposed bylaw;
- Provided a visual overview of the proposed silos from various points in the community; and,
- Commented on the desire to obtain a District of North Vancouver Development Permit to allow redevelopment.

4.2. Ms. Kris Neely, 100 Block West 1st Street: OPPOSED

- Spoke as the Senior Program Manager with the Economic Partnership of North Vancouver;
- Opined that the proposed bylaw would make global businesses that require large and specialized equipment, less competitive; and,
- Commented on the OCP in regards to land supply constraints and efficient use of employment lands.

4.3. Mr. Timothy Ayling, 1900 Block West First Street: OPPOSED

- Spoke as a representative of Kinder Morgan Terminals;
- Commented on the history of Vancouver Wharves and the employment generated over the years;
- Suggested that the proposed amendments would negatively affect further port development; and,
- Commented on the Phillip Overpass project in 2012.

4.4. Mr. Tom Corsie, 900 Block Canada Place: OPPOSED

- Spoke as the Vice President of Real Estate for the Vancouver Fraser Port Authority;
- Suggested that Port operations play a significant role in Vancouver trade, employment and economic benefit;
- Commented that height restrictions would limit operations; and,
- Opined that the proposed amendments would be debilitating to industry and opportunities for growth.

4.5. Mr. Corrie Kost, 2000 Block Colwood Drive: OPPOSED

- Spoke against the proposed bylaw amendments; and,
- Suggested that the visual impact to potential neighbours is minimal.

In response to a question from Council regarding employment statistics, Mr. Corsie commented that the employment information provided to the Port is from an economic impact study by InterVISTAS Consulting Group.

In response to a question from Council, Mr. Lige commented that the current number of full time employees at Fibreco is eighty-five.

In response to a question from Council, staff advised that an economic analysis of the impacts of the proposed Zoning Bylaw amendment has not been undertaken.

In response to a question from Council regarding the history of the 25 m height restriction, staff advised that the height stipulation derived from the EZ-I Zone which was from the 2009 public consultation on the Business Friendly Initiative.

5. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT the January 23, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)" be returned to Council for further consideration.

CARRIED
(7:50 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk



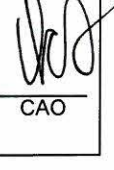
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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>February 5, 2018</u>
<input type="checkbox"/> Other:	Date: _____

9.1

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

January 30, 2018
File: 13.6480.30/003.003.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)" is ADOPTED.

THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)" is ADOPTED.

THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" is ADOPTED.

BACKGROUND:

Bylaws 8265, 8266 and 8267 received First Reading on December 4, 2017. A Public Hearing for Bylaws 8265, 8266 and 8267 was held and closed on January 16, 2018. Bylaws 8265, 8266 and 8267 received Second and Third Readings on January 29, 2018.

The bylaws are now ready to be considered for Adoption by Council.

Options:

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

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

SUBJECT: Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas

January 30, 2018

Page 2

Attachments:

- District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)
- District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)
- District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)
- Staff Report dated January 17, 2018

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

The Corporation of the District of North Vancouver

Bylaw 8265

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)”.

2. Amendments

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

- a) Section 312, the table “Small Lot Infill Area # / Geographical Description” is amended by adding a row, in numerical order, as follows:

“4b	Prospect Avenue (between Capilano Road and Cliffridge Avenue)”
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time December 4th, 2017

PUBLIC HEARING held January 16th, 2018

READ a second time January 29th, 2018

READ a third time January 29th, 2018

ADOPTED

Mayor

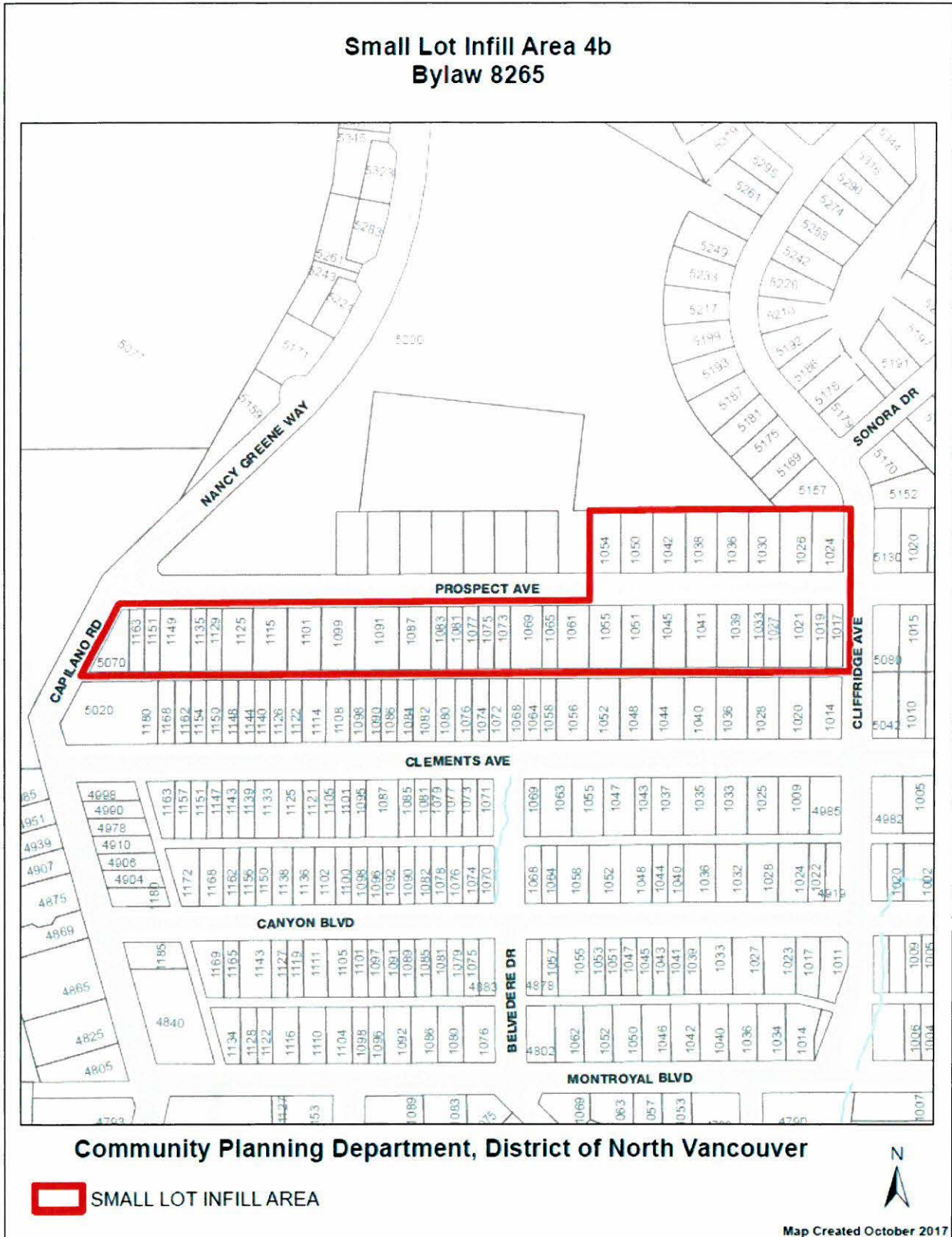
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8265

Small Lot Infill Area 4b Bylaw 8265



The Corporation of the District of North Vancouver

Bylaw 8266

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)”.

2. Amendments

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

- a) Section 312, the table “Small Lot Infill Area # / Geographical Description” is amended by adding a row, in numerical order, as follows:

“4c	Clements Avenue and Canyon Boulevard (between Belvedere Drive and Cliffridge Avenue) as delineated in the corresponding map in Schedule A”
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.
- c) Section 312 is amended by adding the title “SCHEDULE A to Section 312” to the top of the page with the map entitled “Small Lot Infill Plan Area #1”.

READ a first time December 4th, 2017

PUBLIC HEARING held January 16th, 2018

READ a second time January 29th, 2018

READ a third time January 29th, 2018

ADOPTED

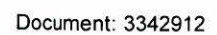
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Small Lot Infill Area 4c
Bylaw 8266



The Corporation of the District of North Vancouver

Bylaw 8267

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4d	North side of Montroyal Boulevard (between Cliffridge Avenue and Ranger Avenue)"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time December 4th, 2017

PUBLIC HEARING held January 16th, 2018

READ a second time January 29th, 2018

READ a third time January 29th, 2018

ADOPTED

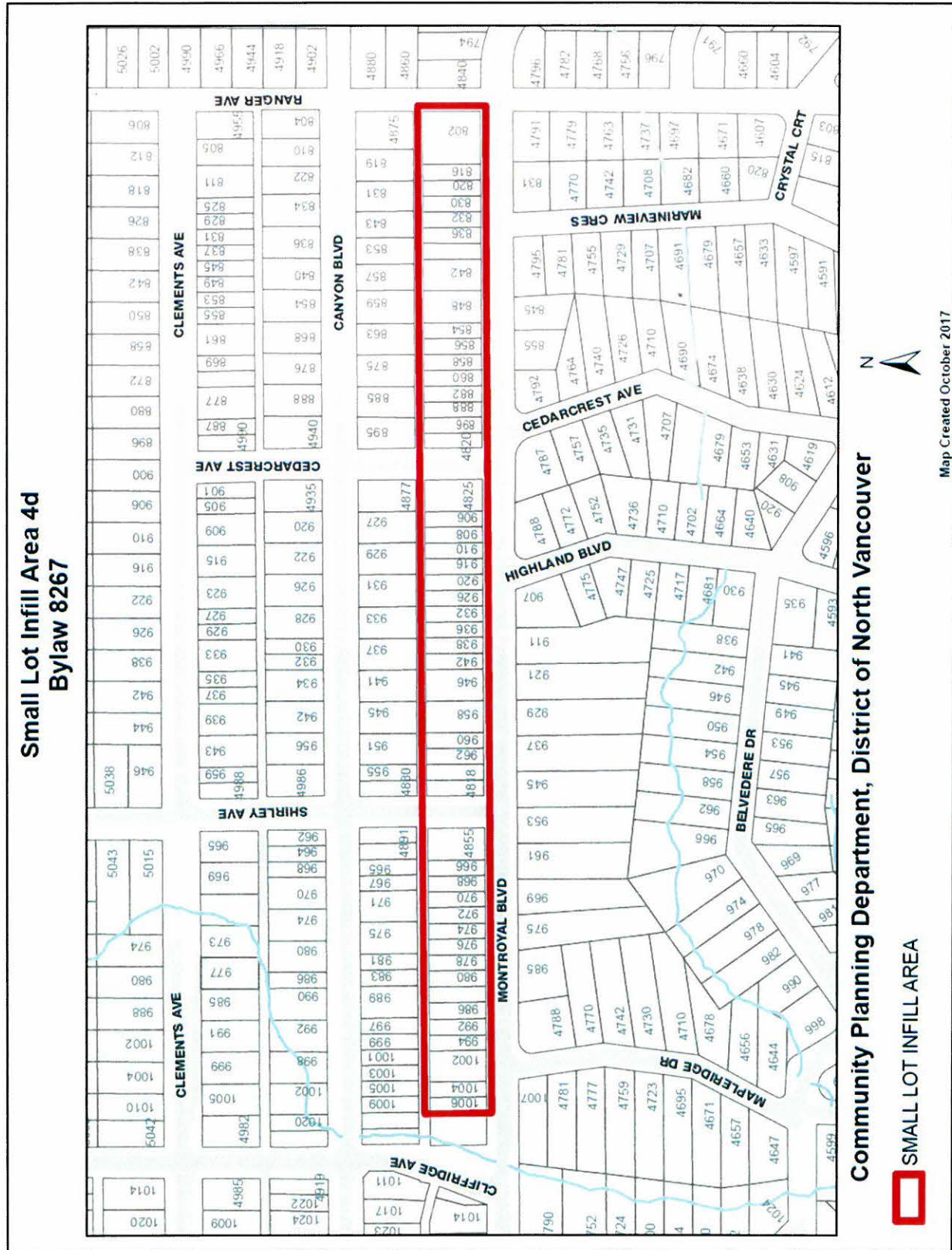
Mayor

Municipal Clerk

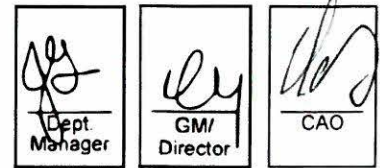
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8267



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>January 29, 2018</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 17, 2018
File: 13.6480.30/003.003.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265) is given SECOND and THIRD Readings.

THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266) is given SECOND and THIRD Readings.

THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267) is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8265, 8266 and 8267 received FIRST Reading on December 4, 2017. A Public Hearing for Bylaws 8265, 8266 and 8267 was held and closed on January 16, 2018.

Bylaws 8265, 8266 and 8267 are now ready to be considered for SECOND and THIRD Readings by Council.

Options:

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

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

SUBJECT: Bylaw 8265, Bylaw 8266 and Bylaw 8267: Upper Capilano Small Lot Infill Areas

January 17, 2018

Page 2

Attachments:

- District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)
- District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)
- District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)
- Public Hearing Minutes – January 16, 2018
- Staff Report dated November 27, 2017

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

The Corporation of the District of North Vancouver

Bylaw 8265

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4b	Prospect Avenue (between Capilano Road and Cliffridge Avenue)"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time December 4th, 2017

PUBLIC HEARING held January 16th, 2018

READ a second time

READ a third time

ADOPTED

Mayor

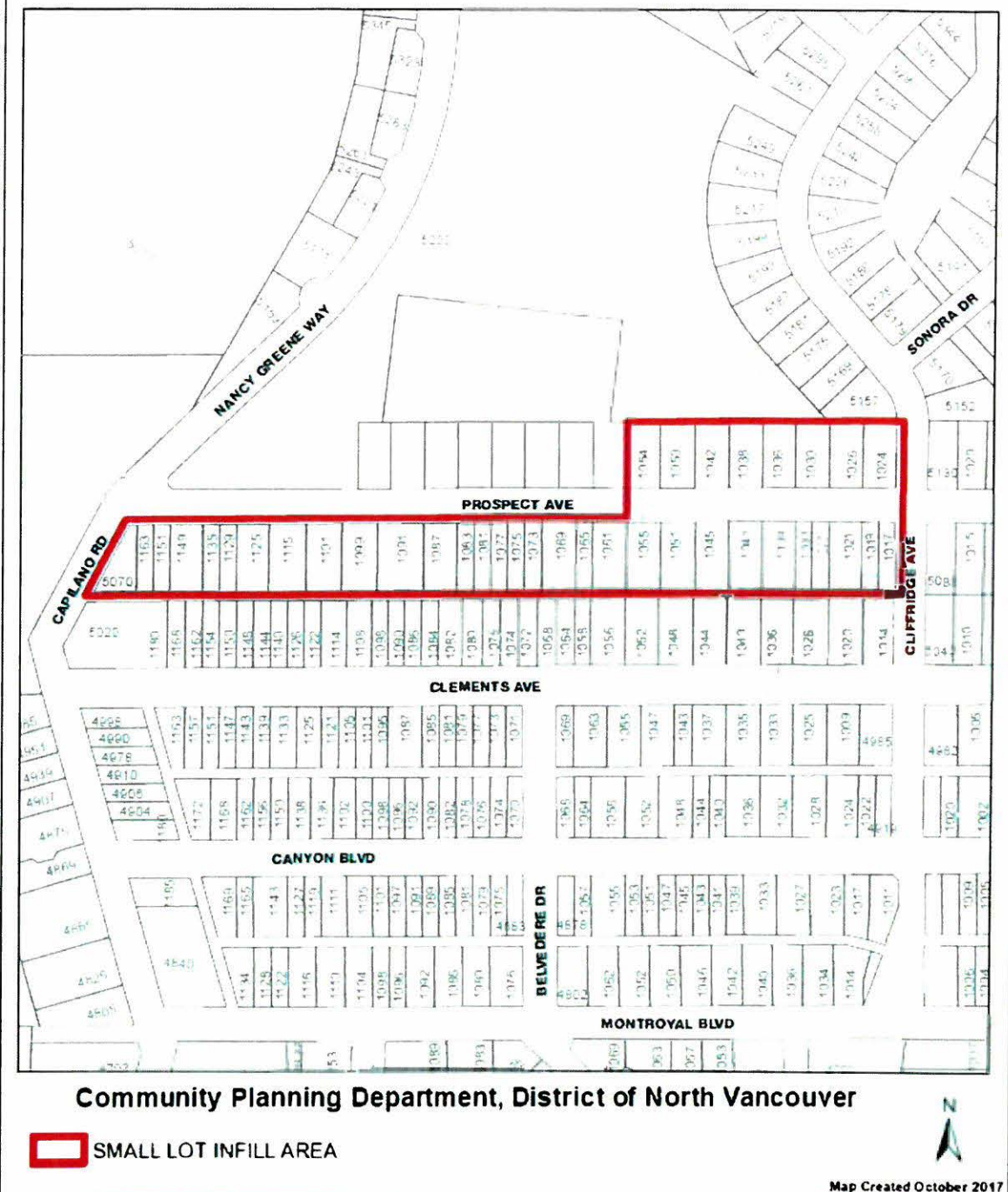
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8265

Small Lot Infill Area 4b Bylaw 8265



The Corporation of the District of North Vancouver

Bylaw 8266

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4c	Clements Avenue and Canyon Boulevard (between Belvedere Drive and Cliffridge Avenue) as delineated in the corresponding map in Schedule A"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.
- c) Section 312 is amended by adding the title "SCHEDULE A to Section 312" to the top of the page with the map entitled "Small Lot Infill Plan Area #1".

READ a first time December 4th, 2017

PUBLIC HEARING held January 16th, 2018

READ a second time

READ a third time

ADOPTED

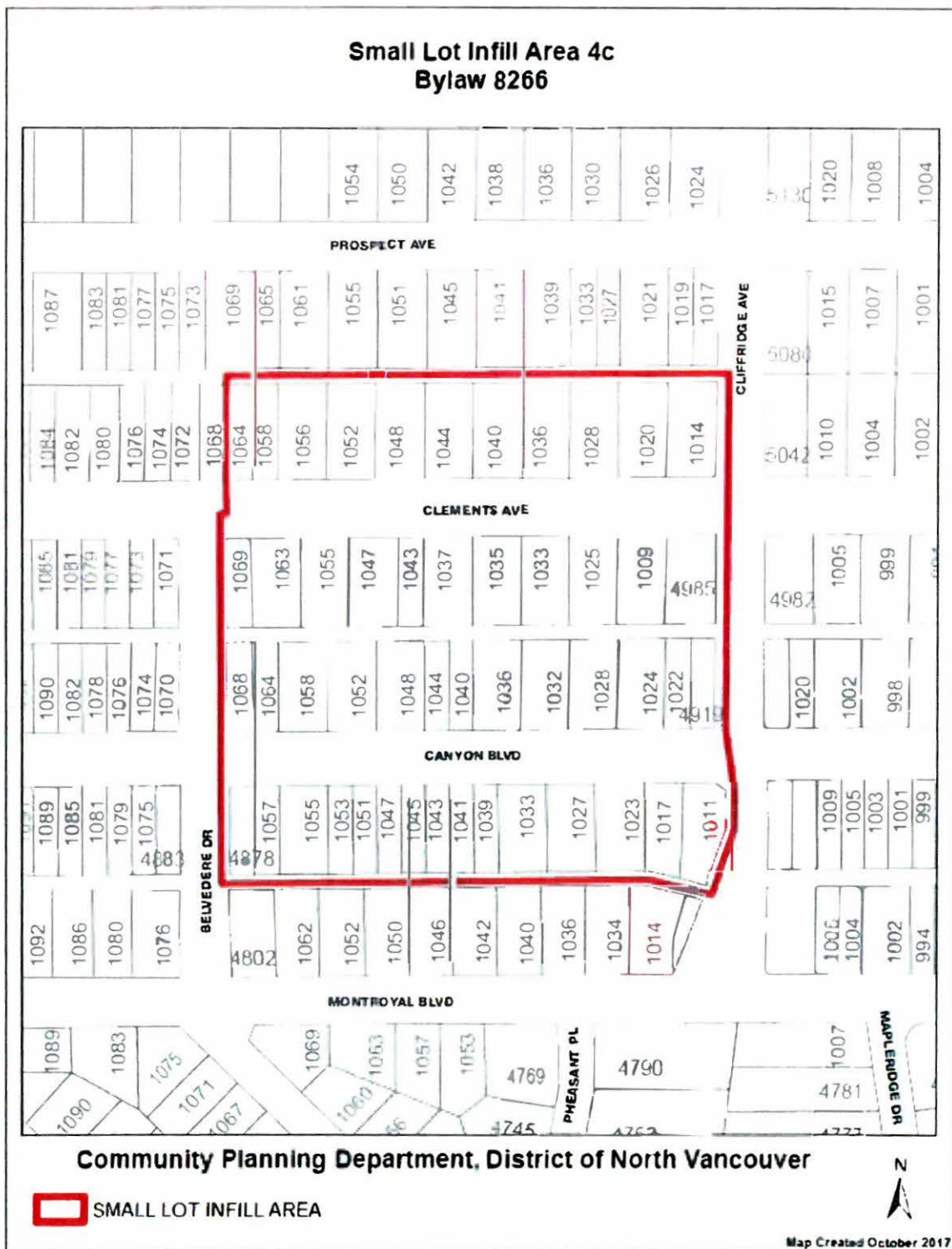
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8266



The Corporation of the District of North Vancouver

Bylaw 8267

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4d	North side of Montroyal Boulevard (between Cliffridge Avenue and Ranger Avenue)"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time December 4th, 2017

PUBLIC HEARING held January 16th, 2018

READ a second time

READ a third time

ADOPTED

Mayor

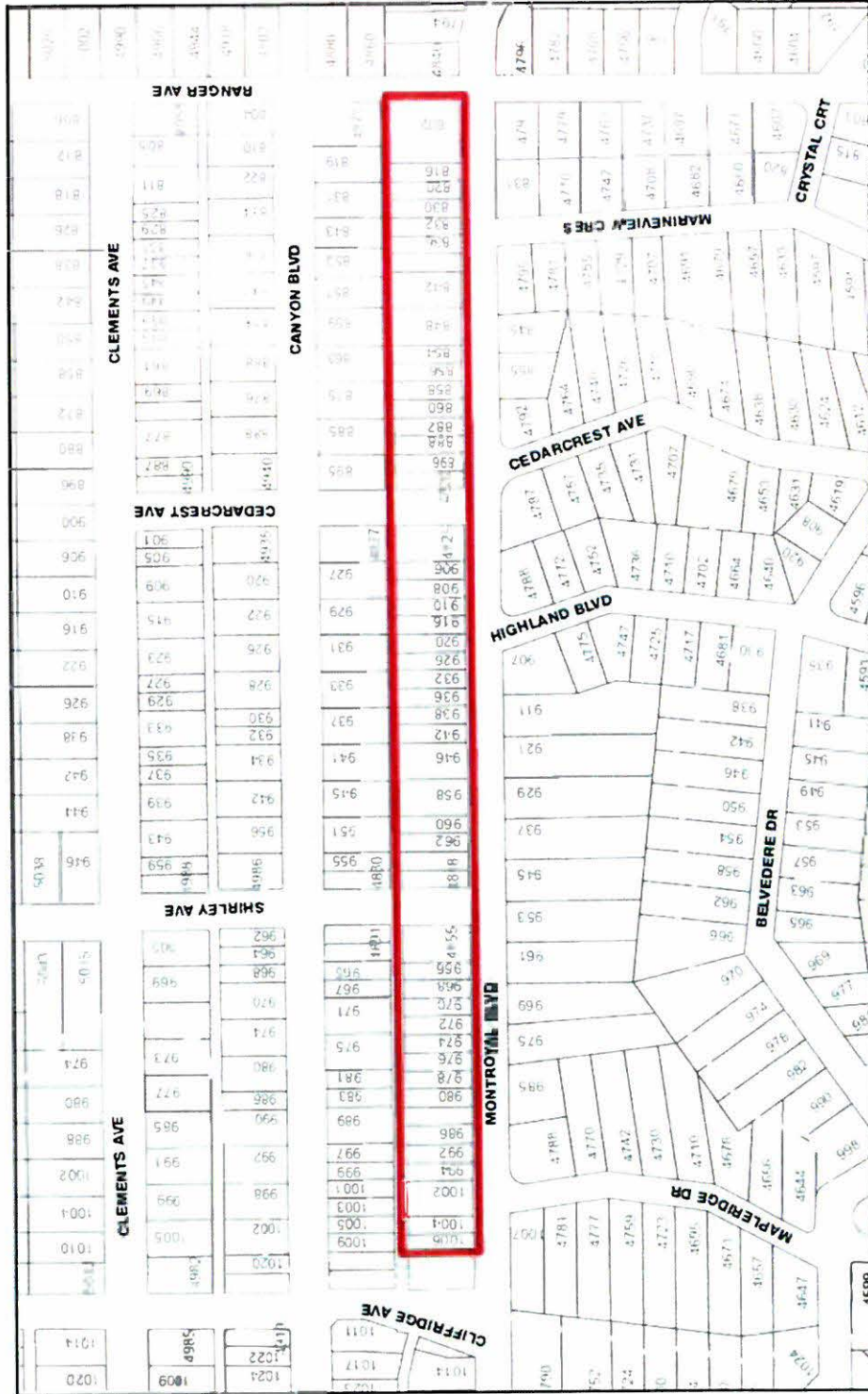
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8267

Small Lot Infill Area 4d Bylaw 8267



Community Planning Department, District of North Vancouver

 SMALL LOT INFILL AREA



Map Created October 2017

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Upper Capilano Small Lot Infill Areas – Zoning Bylaw Amendments

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 16, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (7:03 p.m.)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. T. Lancaster, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. A. Reiher, Confidential Council Clerk
Ms. N. Foth, Planner

District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)

Purpose of Bylaw:

Bylaw 8265 proposes to amend the Zoning Bylaw by designating a SLIA on Prospect Avenue from Capilano Road to Cliffridge Avenue.

District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)

Purpose of Bylaw:

Bylaw 8266 proposes to amend the Zoning Bylaw by designating a SLIA on Clements Avenue and Canyon Boulevard from Belvedere Drive/Lane to Cliffridge Avenue.

District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)

Purpose of Bylaw:

Bylaw 8267 proposes to amend the Zoning Bylaw by designating a SLIA on the north side of Montroyal Boulevard from Cliffridge Avenue to Ranger Avenue.

1. OPENING BY THE MAYOR

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

In Mayor Walton's preamble he addressed the following:

- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;

- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum; and,
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation.

Councillor MURI left the meeting at 7:02 p.m. and returned at 7:04 p.m.

Councillor BASSAM arrived at this point in the proceedings.

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

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed;
- Council is here to listen to the public, not to debate the merits of the bylaw; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws stating that Bylaw 8265 proposes to amend the Zoning Bylaw by designating a SLIA on Prospect Avenue from Capilano Road to Cliffridge Avenue, Bylaw 8266 proposes to amend the Zoning Bylaw by designating a SLIA on Clements Avenue and Canyon Boulevard from Belvedere Drive/Lane to Cliffridge Avenue, and that Bylaw 8267 proposes to amend the Zoning Bylaw by designating a SLIA on the north side of Montroyal Boulevard from Cliffridge Avenue to Ranger Avenue.

3. PRESENTATION BY STAFF

Ms. Nicole Foth, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Foth advised that the purpose of the Public Hearing is to discuss the proposed Zoning Bylaw amendments to create three new Small Lot Infill Areas (SLIA) in the Upper Capilano area. Ms. Foth noted that a SLIA is an area designated in the Zoning Bylaw where smaller lots, at least

10 m. wide or 33 ft. wide, are created through a subdivision. Ms. Foth commented that there are currently twenty-three existing SLIAs within the District and that the three proposed SLIAs are located in the Upper Capilano area.

Ms. Foth noted that the Official Community Plan (OCP) provides direction for infill housing in existing neighborhoods and that by permitting smaller lots, SLIAs can provide more housing diversity and a range of homeownership prices. Ms. Foth commented that SLIAs may provide an alternative for large lots that may be facing redevelopment and that residents are given more clarity regarding the lot sizes they may expect to see in future developments.

Ms. Foth noted that community engagement included open houses on May 3, 2016, October 5, 2016 and a Public Meeting on October 18, 2017. The public input and direction from Council received at these meetings identified three potential SLIAs.

Ms. Foth commented that the three SLIAs being considered are located at Prospect Avenue, Clements Avenue and Canyon Boulevard, and Montroyal Boulevard. Ms. Foth advised that the areas are zoned as single-family residential (RS3) and have the OCP land use designation of Residential Level 2, Detached Residential (RES2). Ms. Foth advised that the proposed amending bylaw would maintain the existing RS3 zoning for the properties within the proposed SLIAs. She further noted that there are 138 single family residential lots within the proposed SLIAs and that fifty-eight of the lots would meet the criteria to subdivide into small lots; which represent a potential net increase of up to fifty-nine. Ms. Foth further commented that if the SLIAs are designated, homeowners could apply to subdivide lots into a minimum 10 m. wide lot and would not have to apply for rezoning.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Ms. Gordana Stojavljevic, 1000 Block Canyon Boulevard: IN FAVOUR

- Suggested that the proposed bylaw could attract a younger population and retain senior homeowners; and,
- Opined that SLIAs are highly desirable and supported within the community.

4.2. Mr. Amarinder Dhanju, 800 Block Clements Avenue: IN FAVOUR

- Suggested that more areas within the District should be considered for SLIAs; and,
- Spoke to the affordability of housing.

4.3. Ms. Yolande Westewell-Roper, 1000 Block Canyon Boulevard: IN FAVOUR

- Opined that smaller lots accommodate families better than larger home developments; and,
- Commented on a group application for subdivision which was submitted in 2004, and followed up with the District in 2010 with the new OCP.

4.4. Mr. Andrew Westewell-Roper, 1000 Block Canyon Boulevard: IN FAVOUR

- Spoke in support of the proposed SLIA bylaw;
- Commented on a group application for subdivision that was rejected by Council in 2004; and,

- Suggested that the proposed SLIAs prevent monster homes from being developed in the neighbourhood.
- 4.5. Mr. Zeljko Stojavljevic, 1000 Block Canyon Boulevard Street: IN FAVOUR**
- Opined that younger families may move into the neighbourhood if the proposed bylaw is adopted.
- 4.6. Ms. Ilona Kuligowska, 1000 Block Canyon Boulevard: IN FAVOUR**
- Commented on the rezoning application process and preliminary subdivision process;
 - Suggested that the possibility of rezoning will make properties more attractive to the real estate market; and,
 - Opined that more families are moving away from the District due to affordability.
- 4.7. Mr. Masoud Montazeri, 1000 Block Cements Avenue: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented that many older homes have been replaced on larger properties; and,
 - Suggested that SLIAs would encourage young families to live in the area.
- 4.8. Mr. Gordon Cornwall, 1000 Block Canyon Boulevard: IN FAVOUR**
- Observed that the current zoning allows for larger homes to be developed on existing lots;
 - Commented that the neighbourhood is currently family friendly; and,
 - Opined that subdivisions are friendly for the environment and support energy efficient buildings.
- 4.9. Ms. Claudia Cornwall, 1000 Block Canyon Boulevard: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Suggested that general rezoning will make sub-dividing a favourable change; and,
 - Commented on an email provided by Mr. and Mrs. Hunter in support of the proposed bylaw.
- 4.10. Mr. Adrian Chaster, 3000 Crescent View Drive: IN FAVOUR**
- Commented in favour of the proposed bylaw.
- 4.11. Mr. Arzoo Babul, 3000 Block Brookridge Drive: IN FAVOUR**
- Spoke in support of the proposed SLIA bylaw;
 - Opined that there is a high level of support from the community; and,
 - Suggested that diversified housing could be more affordable.
- 4.12. Mr. Rolf Kullak, 1000 Block Clements Avenue: IN FAVOUR**
- Suggested that the original zoning be reinstated to allow for all lots to be sub-dividable.

Councillor MURI left the meeting at 7:50 p.m. and returned at 7:53 p.m.

- 4.13. Mr. Peter Thompson, 900 Block Clements Avenue:** **IN FAVOUR**
- Spoke in support of the proposed bylaw.
- 4.14. Mr. Grig Cameron, 1000 Block Clements Avenue:** **IN FAVOUR**
- Commented on the OCP;
 - Suggested that SLIAs would provide better affordability; and,
 - Opined that change is necessary for the neighbourhood.
- 4.15. Mr. Rajinder Mundra, 800 Block Montroyal Boulevard:** **IN FAVOUR**
- Expressed concern that not all of public input was considered in the proposed bylaw amendment; and,
 - Opined that lane allowances should be allowed.
- 4.16. Ms. Jane Nicol, 1000 Block Canyon Boulevard:** **IN FAVOUR**
- Commented on the family feel of the neighbourhood;
 - Opined that subdivision is an option for homeowners, not a requirement; and,
 - Opined that subdivision allows for more affordability.
- 4.17. Mr. Andrew Horembala, 1000 Block Canyon Boulevard:** **IN FAVOUR**
- Spoke in favour of the proposed bylaw and the changes that they will allow; and,
 - Opined that the proposed bylaws will facilitate more families in the neighbourhood.
- 4.18. Ms. Tosca Leong, 1000 Block Clemments Avenue:** **IN FAVOUR**
- Commented on the positive community engagement process;
 - Expressed concern regarding monster homes and the pressures of affordable housing; and,
 - Opined that new housing options could strengthen the community.
- 4.19. Ms. Golnaz Rakhshan, 4000 Block Cliffridge Avenue:** **IN FAVOUR**
- Spoke in support of the proposed SLIAs;
 - Commented on the diversity of the community; and,
 - Opined that there is a lack of affordable housing within the District.
- 4.20. Mr. Warren McKay, 1000 Block Prospect Avenue:** **IN FAVOUR**
- Commented on the access to transit and green space;
 - Commented on the aging population and homes;
 - Commented regarding a petition that Prospect Avenue be included in the proposed bylaw.
- 4.21. Ms. Erin O'Neil, 1000 Block Prospect Avenue:** **IN FAVOUR**
- Suggested that smaller lots encourage younger families to live in the area;
 - Commented on the need to support and foster new families into the community for the benefit of the neighbourhood; and,
 - Commented on community safety in regards to vehicle traffic.

4.22. Ms. Fatemh Mokaber, 1000 Block Canyon Boulevard: IN FAVOUR

- Spoke in support of the proposed bylaw; and,
- Suggested that smaller homes are easier to maintain, attract families and offer rental options.

4.23. Mr. Harj Gill, 1000 Block Clements Avenue: IN FAVOUR

- Commented on the affordability within the District of North Vancouver; and,
- Opined that opportunities to retain families and fill local schools need to be explored.

4.24. Mr. Brian Platts, 3000 Block Beverley Crescent: IN FAVOUR

- Opined that the proposed bylaw offers a greater housing choice.

4.25. Mr. Ray Bodnaruk, 1000 Block Prospect Avenue: IN FAVOUR

- Opined that the proposed bylaw would enhance the quality and vibrancy of the area.

4.26. Mr. Eric Bayntun, 1000 Block Prospect Avenue: IN FAVOUR

- Commented on the affordability of housing within the District; and,
- Opined that subdivisions would contribute favorably to the affordability of housing.

4.27. Mr. Ron Johnstone, 3000 Block Edgemont Boulevard: IN FAVOUR

- Commented on the need to populate local schools;
- Commented on traffic and transportation issues within the District; and,
- Opined that housing diversity is important.

Council recessed at 8:39 p.m. and reconvened at 8:43 p.m.

Councillor BASSAM returned at this point in the proceedings.

4.28. Mr. Corrie Kost, 2000 Block Colwood Drive: OPPOSED

- Spoke in opposition of the bylaw amendment; and,
- Opined that diversification does not allow for better transportation;
- Opined that SLIAs do not create affordable housing.

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

4.29. Mr. Barry Fenton, 2000 Block Byron Road: IN FAVOUR

- Spoke as a member of Community Housing Action Committee (CHAC);
- Opined that the increased housing density is consistent with the transit infrastructure in the area; and,
- Opined that the proposed bylaw allows for the retention of families within the community.

In response to a question from Council, staff advised that property values are assessed by the BC Assessment Authority and that for Municipal tax purposes, a new parcel of land becomes a new folio from which tax revenue is collected.

In response to a question from Council, staff advised that if a SLIA designation does not exist in an area that wishes to subdivide, a rezoning process along with the associated costs would need to be carried out. Staff noted that the approval for rezoning is at the discretion of Council.

In response to a question from Council regarding the number of secondary suites or coach houses allowed within a 33 ft. lot within a SLIA, staff advised that:

- A suite is permitted on a 33 ft. lot with open lane access;
- Within the proposed SLIAs there are twenty-two large lots on open lanes which could potentially allow for forty-four new homes;
- The criteria for a coach house is a 50 ft. wide lot with an open lane, a 50 ft. wide corner lot, or on a minimum 10,000 sq. ft. lot; and,
- Within the proposed SLIA there is a potential for twenty-six coach houses.

4.30. Mr. Corrie Kost, 2000 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented on zoning exemptions;
- Commented on the diversity of the neighbourhood; and,
- Opined that retaining and operating older homes is better for the environment.

4.31. Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A SECOND TIME

- Commented on monster homes within the community;
- Opined that younger families leave the District due to affordability; and,
- Suggested that SLIA homes cater to various demographics.

4.32. Mr. Brain Wheats, 900 Block Montroyal Boulevard: COMMENTING

- Queried if a change to zoning would affect the application of covenants on a property title.

In response to a question from Council, staff advised that covenants remain on a property title unless removed by a Council resolution, or by the Approving Officer, regardless of property zoning.

4.33. Mr. Corrie Kost, 2000 Block Colwood Drive: SPEAKING A THIRD TIME

- Queried if a SLIA area allows for an environmentally friendly area.

In response to a question from Council, staff advised that the maximum house size for a 66 ft. lot is 4,300 sq. feet and that the maximum house size for a 33 ft. lot is approximately 1,900 sq. feet.

4.34. Ms. Ilona Kosta, 2000 Block Colwood Drive: SPEAKING A SECOND TIME

- Spoke to greenery issues and the proper procedure for tree removal.

4.35. Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A THIRD TIME

- Spoke to lot infill sizes.

5. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the January 16, 2018 Public Hearing be closed;

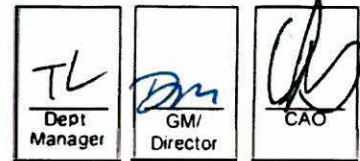
AND THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)", Bylaw 1363 (Bylaw 8266)" and "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" be returned to Council for further consideration.

CARRIED
(9:15 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: December 4, 2017
<input type="checkbox"/> Other	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 27, 2017
File: 13.6480.30/003.003.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Upper Capilano Small Lot Infill Areas - Zoning Bylaw Amendments

RECOMMENDATION:

THAT Bylaw 8265, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Prospect Avenue, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8266, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8267, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Montroyal Boulevard, is given FIRST reading and is referred to Public Hearing.

REASON FOR REPORT:

At the September 18, 2017 Regular Meeting of Council, Council directed staff to prepare Zoning Bylaw amendments for three new Small Lot Infill Areas (SLIAs) in the Upper Capilano area. Council passed the following four motions.

THAT staff are directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard as described in the September 13, 2017 report of the Community Planner entitled Upper Capilano Potential Small Lot Infill Areas;

AND THAT staff are directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Montroyal Boulevard as described in the September 13, 2017 report of the Community Planner entitled Upper Capilano Potential Small Lot Infill Areas.

THAT staff be directed to include the five lots on Clements Avenue in the Slope Hazard Development Permit Area that are adjacent to the potential Small Lot Infill

Area on Clements Avenue and Canyon Boulevard, in the Zoning Bylaw amendment to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard.

THAT staff be directed to propose a Zoning Bylaw amendment to designate a Small Lot Infill Area on the 1000 block on Prospect Avenue.

SUMMARY:

At Council's direction, staff prepared three Zoning Bylaw amendments for three new SLIAs for Council's consideration at First Reading. The amending bylaws are available in Attachment 1, Attachment 2, and Attachment 3. The locations of the three proposed SLIAs are shown in Figure 1 below.

The amending bylaws are summarized as follows:

- Designate a SLIA on **Prospect Avenue** from Capilano Road to Cliffridge Avenue (Bylaw 8265);
- Designate a SLIA on **Clements Avenue**, including the five lots in the Slope Hazard Development Permit Area, and **Canyon Boulevard** from Belvedere Drive/lane to Cliffridge Avenue (Bylaw 8266); and a clarifying text amendment to add a section heading; and
- Designate a SLIA on **Montroyal Boulevard** from Cliffridge Avenue to Ranger Avenue (Bylaw 8267).

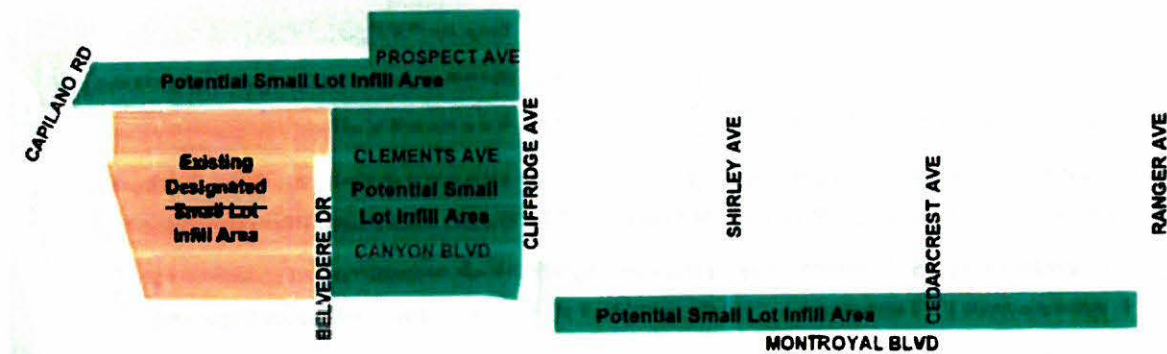


Figure 1: Three new Small Lot Infill Areas (SLIAs)

BACKGROUND:

At Council's direction, staff initiated a public engagement process in spring 2016 to assess the extent of community interest in small lot subdivisions in the Upper Capilano area, and to identify related issues. The public engagement process was initiated to respond to enquiries regarding subdivision potential, and to work with community members to develop a long-term vision for neighbourhood character. Most of the houses in the neighbourhood were built in the 1950s and 1960s and there is continuing interest from homeowners to renovate or redevelop their homes.

Public Process

The following timeline summarizes the public process and Council direction throughout this initiative.

- May 3, 2016 Staff invited homeowners in the area to the first open house to express their views on the potential for small lots within the study area (between Capilano Rd, Montroyal Blvd, Ranger Ave, and Prospect Ave). Staff invited public input through a questionnaire.
- July 4, 2016 At a Workshop, Council received the results of the public input from the first open house and questionnaire. Staff identified two potential SLIAs in the study area that were identified based on the public feedback received and an analysis of the block features. At that workshop, Council directed staff to hold further public engagement on the two potential SLIAs, and for staff to explore other housing options with the public.
- Oct. 5, 2016 Staff held a second open house to gather public feedback on the two potential SLIAs on Clements/Canyon, and Montroyal, and staff invited public input through a questionnaire. The results were reported to Council in an Information Report dated March 15, 2017.
- Sept. 18, 2017 At the Regular Meeting of Council, staff presented the results of the second public engagement that focused on the two potential SLIAs on Clements/Canyon and Montroyal. The results showed public support for two potential SLIAs from the respondent households in the study area and nearby neighbours, as well as within each potential SLIA.
- Council directed staff to draft Zoning Bylaw amendments for these two potential SLIAs, and included five lots on Clements Ave. to the Clements/Canyon SLIA. Council also directed staff to draft a Zoning Bylaw amendment for one block of Prospect Ave.
- Oct. 18, 2017 Since a SLIA on Prospect Ave. was added for consideration at the September 18th, 2017 Regular Council Meeting, staff met with residents of this block to share information on what a SLIA might mean for their block, and collected feedback. At the meeting, staff informed that there would be a public input opportunity at a Public Hearing, should Council refer one or more bylaws to Public Hearing. For reference, meeting details and feedback are available in Attachment 4.

EXISTING POLICY:

Official Community Plan (OCP)

The OCP recognizes there may be opportunities to sensitively introduce more housing choices in established single-family neighbourhoods, while respecting the importance of maintaining single-family uses and neighbourhood character. Examples include small lot subdivisions, designating additional SLIAs, duplexes, and coach houses (Policy 2.3.5, 7.1.2).

Subdivision Best Practices

At the November 5, 2013 Workshop, the Approving Officer subdivision best practices were confirmed by Council as the preferred method of managing subdivisions. The best practices pertain primarily to small lot subdivisions and enhance the review of subdivision applications in the District. The best practices include prohibiting secondary suites on small lots without lane access, no mirror house designs with subdivision, non-tandem parking for suites, and generally 50% or more small lots on a block face for subdivision. The best practices resulted from concerns related to small lot subdivision and are also applied to locations outside of designated SLIAs.

ANALYSIS:

Subdivision Potential

In the three potential SLIAs, there are currently 138 lots. Fifty-eight of these lots have the potential to subdivide into small lots. This represents a potential net increase of up to 59 lots for a total of 197 lots within the two potential SLIAs as shown in Table 1.

	Existing			Build out scenario with SLIAs designation			
Potential SLIA	Small Lots	Other Lots	Total Lots	Small Lots	Other Lots	Net-new lots subtotal	Total Lots
Clements/ Canyon	20	30	50	78	1	29	79
Montroyal	42	8	50	59	0	9	59
Prospect	14	24	38	56	3	21	59
Total	76	62	138	193	4	59	197

Table 1: Subdivision potential in the two potential SLIAs

On average three to four small lots are created by subdivision each year. If Council approves these two potential SLIAs and the rate of small lot subdivision remains generally the same, it could take an estimated 14 to 19 years for the 58 existing large lots within the three proposed SLIAs to be subdivided.

Council may continue to receive applications to subdivide in areas outside of designated SLIAs in the form of rezoning and/or subdivision applications, each of which will be assessed by staff using the Approving Officer Subdivision Best Practices and reported to Council where rezoning is required.

Transportation

At build-out, estimates indicate net increase of trips made would add about 1 vehicle per minute during PM peak hour with these trips distributed across the streets (ITE Trip Generation Manual, 9th Edition, land use code 210). During most of the day, it would be lower.

Text Amendment

A clarifying text amendment is included in one of bylaws; it adds the title "Schedule A" at the beginning of the SLIA maps in the Zoning Bylaw Section 312. This amendment is included in Bylaw 8266.

Timing/Approval Process:

Should Council refer one or more of the bylaws to Public Hearing, a Public Hearing will be scheduled. Following the Public Hearing, the bylaws considered would be brought to Council for second reading.

Concurrence:

The bylaws have been reviewed by the Legal department.

Financial Impacts:

Infill housing, such as SLIAs, is a more efficient way to deliver linear services (e.g. water, sanitary, storm sewer, sidewalks, street lighting and roads) when compared to conventional subdivision development. Specifically, infill provides more rate/tax payers for the same distance of linear infrastructure. This means infill housing is an overall financial benefit to the District, especially when the existing service levels can be maintained (e.g. no up-sizing of pipes or construction of new public infrastructure) as is the case with the SLIAs proposed in this report.

Liability/Risk:

The proposed SLIAs are not expected to expose the District to additional risk. Specifically, the Slope Hazard Development Permit Areas (DPA) guidelines will continue to apply whether or not lots are included in the proposed SLIAs, including the requirement for a report from a qualified professional indicating the properties may be "safely used for the use intended". In the proposed SLIAs, there are five lots on Clements Ave. and 7 lots on Prospect Ave. in the Slope Hazard DPA.

Social Policy Implications:

The proposed SLIAs in this report are intended to expand housing choices through sensitive infill in existing single-family neighbourhoods, as per policy in the OCP. Given there are few remaining places in the District for additional single-family home creation, the benefit of adding these additional SLIAs is to create housing choices for a wider range of household incomes, types, and sizes, and to allow older residents to age in place.

Environmental Impact:

Subdivision and single-family construction are expected to follow applicable environmental Development Permit Areas (DPAs), the Tree Protection Bylaw, and the Environmental Protection and Preservation Bylaw.

Conclusion:

Designating SLIAs is an opportunity identified in the OCP to expand housing choices through sensitive infill in existing single-family neighbourhoods by enabling a variety of house sizes.

Many houses in this Upper Capilano neighbourhood were built in the 1950s and 1960s, making these homes nearing the end of their functional lifespan and poised to be renovated or rebuilt. As these potential changes are imminent, exploring and identifying new SLIAs has been an opportunity to engage the community in developing a long-term vision both for housing diversity needs and changing neighbourhood character as homes rebuild.

Through the public input processes, staff has identified potential SLIAs to strike a balance between opportunities to sensitively introduce more housing choices in established single-family neighbourhoods where public input has been supportive, and maintaining the existing status quo neighbourhood lot pattern in other parts of the study area.

Based on the analysis and public input, staff supports proceeding with the designation of the three new SLIAs in the report, Clements/Canyon, Montroyal, and Prospect. Subdivision of these areas has the potential to add up to 59 new houses to the area over time, and when homeowners choose to pursue subdivision at their discretion.

Options:

THAT Bylaw 8265, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Prospect Avenue, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8266, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8267, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Montroyal Boulevard, is given FIRST reading and is referred to Public Hearing.

Respectfully submitted,



Nicole Foth
Community Planner

Attachment 1: Bylaw 8265 (Prospect Avenue)

Attachment 2: Bylaw 8266 (Clements Avenue and Canyon Boulevard)

Attachment 3: Bylaw 8267 (Montroyal Boulevard)

Attachment 4: Prospect Ave. meeting

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

The Corporation of the District of North Vancouver**Bylaw 8265**

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4b	Prospect Avenue (between Capilano Road and Cliffridge Avenue)"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

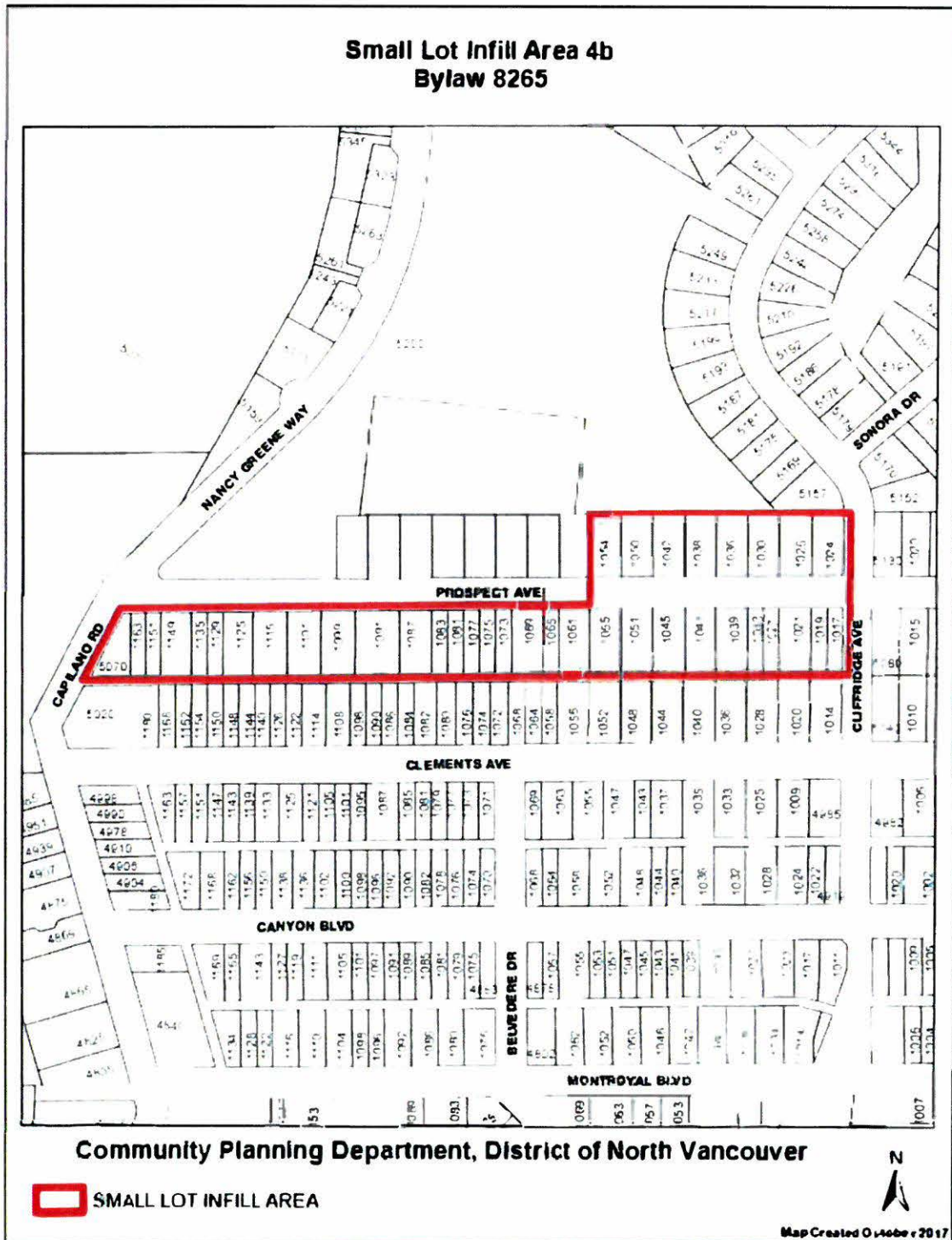
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8265

Small Lot Infill Area 4b
Bylaw 8265



Document: 3342904

The Corporation of the District of North Vancouver

Bylaw 8266

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4c	Clements Avenue and Canyon Boulevard (between Belvedere Drive and Cliffridge Avenue) as delineated in the corresponding map in Schedule A"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.
- c) Section 312 is amended by adding the title "SCHEDULE A to Section 312" to the top of the page with the map entitled "Small Lot Infill Plan Area #1".

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

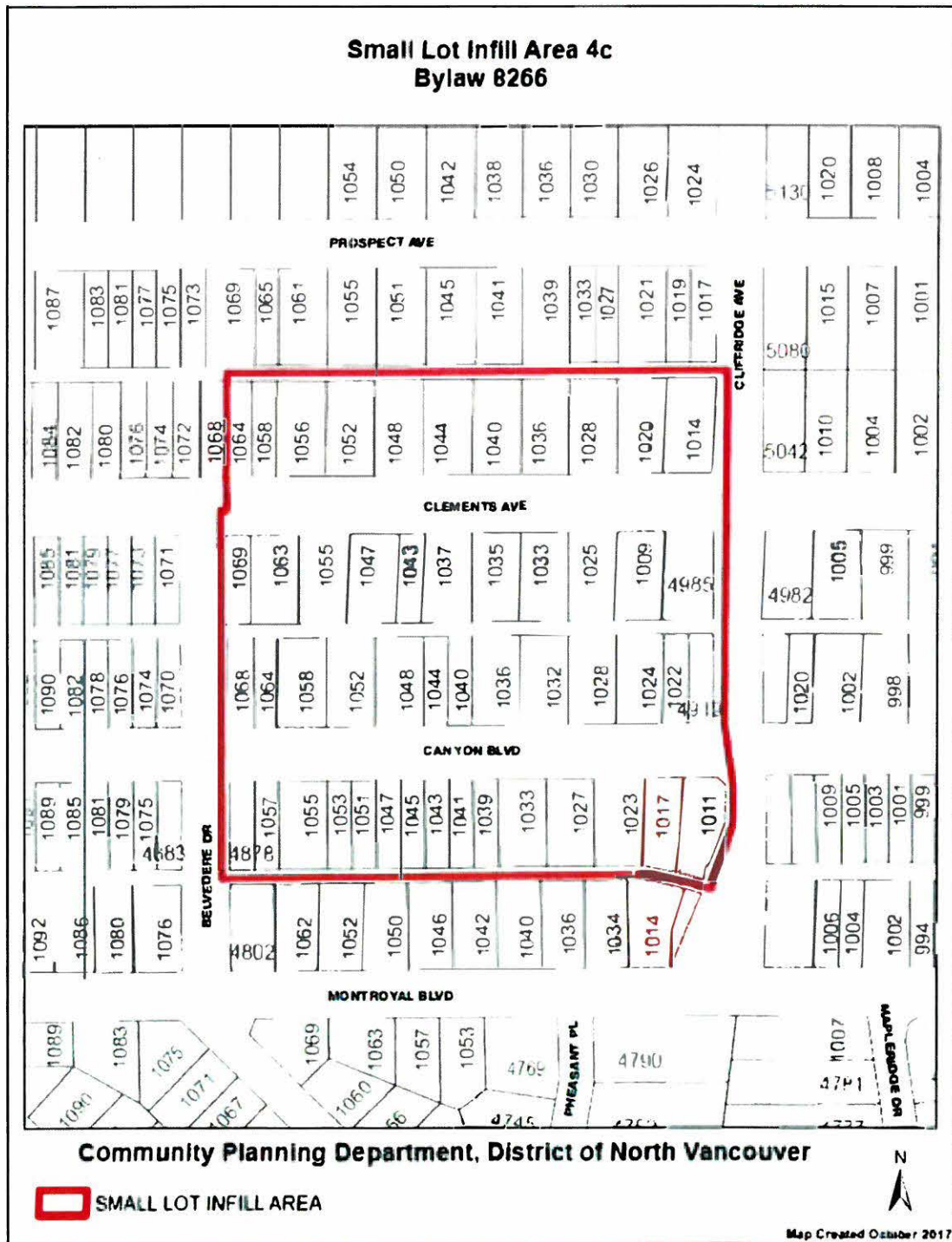
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8266



The Corporation of the District of North Vancouver**Bylaw 8267**

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)".

2. Amendments

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

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

"4d	North side of Montroyal Boulevard (between Cliffridge Avenue and Ranger Avenue)"
-----	--

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

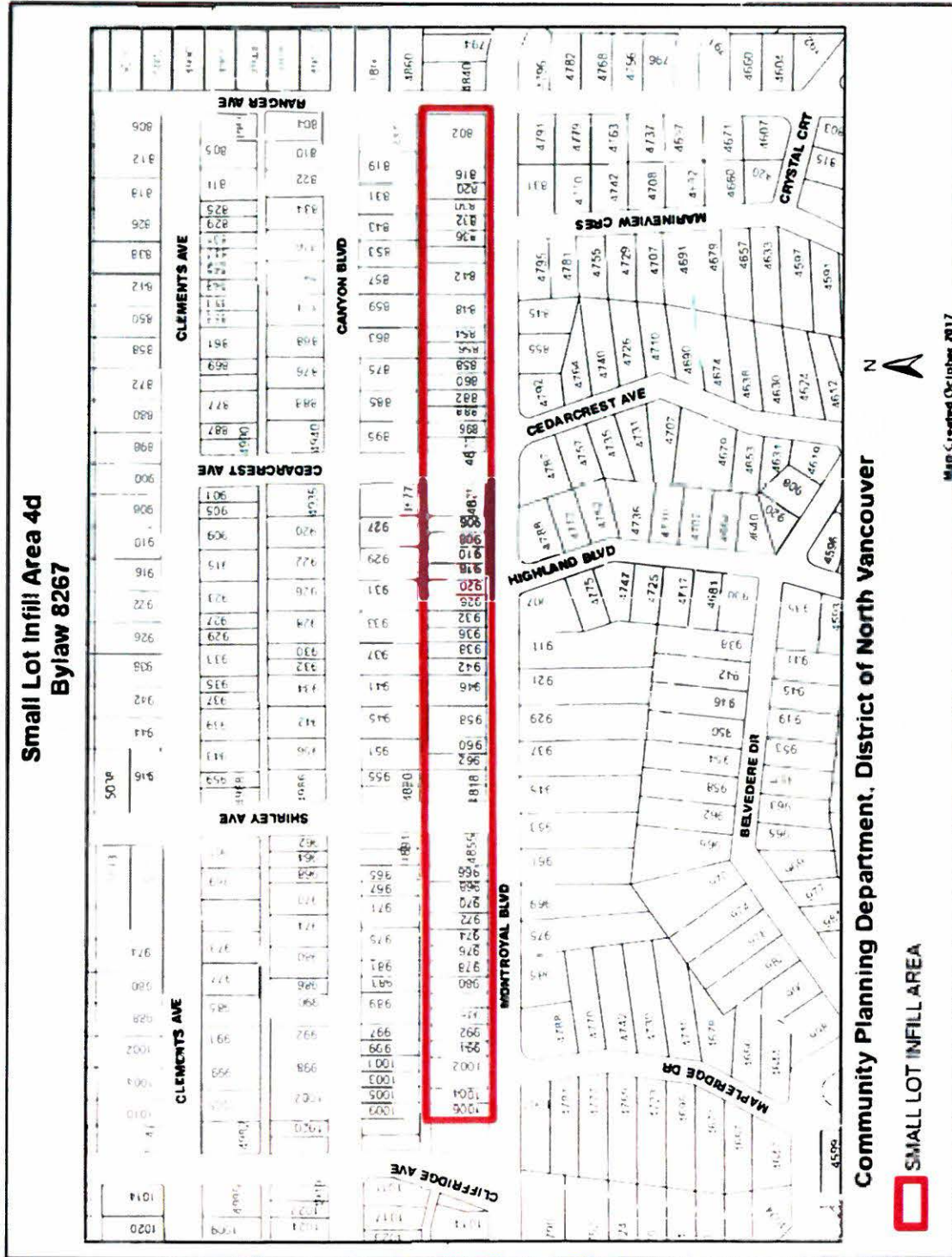
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8267

Small Lot Infill Area 4d Bylaw 8267



Prospect Ave. meeting

The potential SLIA on Prospect Ave. between Capilano Rd. and Cliffridge Dr. was added for consideration by Council in September 2017. Staff held a meeting with residents of this block on October 18, 2017 to share information on what a SLIA might mean for their block, collect feedback, and answer questions. The meeting was at Canyon Heights Church, and 16 residents attended. Residents were able to provide feedback online until November 1, 2017.

Staff received 16 completed questionnaires from 12 households located on Prospect Ave. between Capilano Rd. and Cliffridge Dr. Responses are reported by household in an effort to ensure equitable representation as some households had multiple responses.

Of 38 total households in this block, nine respondent households indicated they support or strongly support a SLIA on Prospect Ave., while three respondent households indicated they do not support or strongly do not support a SLIA. All 12 respondent households indicated that they felt they fairly well or very well understand what a SLIA might mean for their street.

Respondent households that support a SLIA commented that small lots are relatively more affordable than large lots, small lots may attract families, and suggested to open more lane access. Respondent households that do not support a SLIA expressed concern about impacts to on-street parking, increased traffic, loss of greenery and trees, more developer interest, and concern about change of street character.

At the meeting, staff informed that there would be a public input opportunity at a Public Hearing, should Council refer one or more bylaws to Public Hearing.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>February 5, 2018</u>
<input type="checkbox"/> Other:	Date: _____

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

January 30, 2018
File: 05.1780/2018

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8294: 2018 - 2022 Financial Plan Approval Bylaw

RECOMMENDATION:

THAT "2018 – 2022 Financial Plan Approval Bylaw 8294, 2018" is ADOPTED.

BACKGROUND:

Bylaw 8294 received First, Second and Third Readings on January 29, 2018.

Bylaw 8294 is now ready to be considered for Adoption by Council.

OPTIONS:

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

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- 2018 – 2022 Financial Plan Approval Bylaw 8294, 2018
- Staff report dated January 22, 2018

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

The Corporation of the District of North Vancouver

Bylaw 8294

A bylaw to approve the 2018 Financial Plan for the five years ending December 31, 2022 pursuant to section 165 of the *Community Charter*.

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

1. Citation

This bylaw may be cited as "2018 – 2022 Financial Plan Approval Bylaw 8294, 2018".

2. Approval of Consolidated Financial Plan

The 2018 - 2022 Financial Plan, as set out in Schedule A, for the five years ending December 31, 2022 is approved.

3. Reserve Fund Appropriations

The 2018 - 2022 Financial Plan reserve fund appropriations, as set out in Schedule C, are approved.

READ a first time January 29th, 2018

READ a second time January 29th, 2018

READ a third time January 29th, 2018

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8294
District of North Vancouver
2018-2022 Financial Plan
(\$000's)

	2017	2018	2019	2020	2021	2022
Revenue						
Taxation	\$ 98,335	\$ 103,578	\$ 107,318	\$ 111,124	\$ 115,045	\$ 119,082
Sales, Fees, and Other User Charges	86,604	89,917	92,818	96,049	99,418	102,929
Developer Contributions	19,631	15,438	12,574	26,177	13,538	9,694
Grants and Other Contributions	8,713	2,913	2,885	6,576	2,226	2,561
Investment Income	3,587	4,846	4,730	4,895	5,474	5,955
Penalties & Interest on Taxes	705	720	734	749	764	779
	217,575	217,412	221,059	245,570	236,465	241,000
Proceeds from Debt	-	-	-	-	-	-
Transfers In from:						
Operating Reserves & Surplus	7,982	8,892	2,774	1,169	443	1,548
Capital Committed Funds	407	-	-	-	-	-
Reserve Funds	47,708	63,024	70,250	53,813	49,496	41,047
	56,097	71,916	73,024	54,982	49,939	42,595
Source of Funds	\$ 273,672	\$ 289,328	\$ 294,083	\$ 300,552	\$ 286,404	\$ 283,595
Operating Expenditures						
Community Services	\$ 36,317	\$ 37,433	\$ 38,180	\$ 39,472	\$ 40,571	\$ 40,207
Planning and Development	10,817	12,188	11,859	12,031	11,906	12,084
Transportation and Engineering	8,260	8,881	8,534	8,596	8,756	9,251
Protective Services	40,548	41,826	42,566	43,450	44,411	45,336
Utilities	42,160	43,558	45,904	50,249	56,160	61,794
Governance and Admin	15,246	16,734	12,020	12,152	12,301	12,664
	153,348	160,620	159,063	165,950	174,105	181,336
Capital Expenditures	57,293	65,891	72,784	58,487	49,547	42,214
Debt Service	4,206	4,041	2,986	2,986	2,986	2,986
Transfers Out to:						
Operating Reserves & Surplus	837	502	520	524	527	530
Reserve Funds	57,988	58,274	58,730	72,605	59,239	56,529
	58,825	58,776	59,250	73,129	59,766	57,059
Use of Funds	\$ 273,672	\$ 289,328	\$ 294,083	\$ 300,552	\$ 286,404	\$ 283,595

Schedule B to Bylaw 8294
DISTRICT OF NORTH VANCOUVER
2018 REVENUE DISCLOSURE STATEMENT

Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2018 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

Funding Source	% Revenues	
	2017	2018
Taxation		
Property Value Taxes	45.3%	47.6%
Parcel Taxes	0.0%	0.0%
Sales, Fees and User Charges	39.7%	41.4%
Other Sources	15.0%	11.0%
Proceeds From Borrowing	0.0%	0.0%
TOTAL	100.0%	100.0%

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This methodology strives to fairly distribute the costs of a municipal service to those who make use of it. Other services (e.g. recreation) which have both a private and community benefit are funded through a combination of user fees and municipal taxes.

Other sources of revenue include developer contributions, government grants and other external contributions. These sources of revenue are difficult to predict and can fluctuate significantly from year to year.

Proceeds from borrowing make up the last source of funding and is used for the replacement of assets or the acquisition of new assets.

Property Tax Burden

The property tax burden for each property class is shown in the table on the right. Subject to any updates to tax policy, the tax increase distribution detailed for 2018 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver, or the capped rate (if applicable). This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Council's tax strategy is based on the principles of equity, fairness, and responsiveness to community goals. This has led to the proportionate relationship between property classes remaining relatively constant over time.

Property Class	% Property Tax
	2018 ⁽¹⁾
Residential	71.0%
Utilities	0.2%
Major Industry	9.7%
Light Industry	1.0%
Business	17.9%
Recreation	0.2%
TOTAL	100.0%

(1) Based on 2018 completed roll per BC Assessment

Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

Permissive Tax Exemptions

Permissive tax exemptions represent approximately \$504,868 in foregone tax revenues. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not based upon the charitable status of the organization as a whole. Organizations that contribute to the well-being of citizens within the municipality by improving their quality of life and effectively enhancing community services are eligible.

**Schedule C to Bylaw 8294
Reserve Fund Appropriations**

	LAND	RENEWAL		UPGRADE / EXPAND			UTILITIES			Total
	Land Opportunity	Infrastructure	Equipment Replacement	New Capital & Innovation & Other	Local Improvement & Public Art	Development (DCC's, CAC's)	Recycling & Solid Waste	Water	Sewer & Drainage	
2018 Projected Opening Balances	\$ 9,487,501	\$ 19,163,490	\$ 10,023,585	\$ 5,081,537	\$ 4,197,347	\$ 26,461,253	\$ 2,284,067	\$ 6,895,083	\$ 13,181,405	\$ 96,775,269
Appropriations:										
Community Facilities - Mechanical Renewal		20,500								20,500
Golf Equipment			468,000							468,000
Library Collections - Lions Gate Comm. Centre - Satellite Loc. - CAC						50,000				50,000
Library Collections, Facilities & Infrastructure		1,136,169		6,150						1,142,319
Lynn Canyon Park Upgrades		420,000		751,200		118,800				1,290,000
Lynn Valley Library Story Lab - CAC						162,000				162,000
Maplewood Farm		25,000								25,000
Museum Facilities, Equipment, & Mobile Exhibit		21,725		40,000						61,725
Natural Parkland		240,000								240,000
Public Art					50,000					50,000
Rec. Facility - Lions Gate Comm. Centre - Design & Shell - CAC						14,000,000				14,000,000
Rec. Facility - Lynn Creek Comm. Centre - Design - CAC		66,600				133,400				200,000
Rec. Infrastructure, Technology, & Equipment		991,000	355,340	16,000						1,362,340
Sportsfields		280,150		35,000						315,150
Sportsfields - Argyle ATF Design				27,500						27,500
Sportsfields - InterRiver Field #1 - Site Prep				1,780,000		220,000				2,000,000
Trails		882,250		125,000						1,007,250
Urban Parkland		793,450		50,000						843,450
Urban Parkland - Inter River Lacrosse Box		610,000								610,000
Urban Parkland - Kilmer Spray Park		400,000								400,000
Urban Parkland - Seyllynn Park Upgrade - CAC				120,000		2,740,000				2,860,000
Urban Parkland - Sunshine Wharf Replacement (LIP)					200,000					200,000
Lynn Valley Village - Tenant Improvements		50,000								50,000
Active Transp.		675,000		1,558,570		61,430				2,295,000
Active Transp. - Phibbs Exchange Muni. Infrastructure - CAC						100,000				100,000
Keith Road Bridge - Repayment to Infrastructure Reserve		(3,000,000)				3,000,000				-
Road Network		4,974,500		302,000		40,700				5,317,200
Street Lighting		222,300								222,300
Street Lighting - LED		287,500		287,500						575,000
Traffic Operations		491,400								491,400
Fire Facilities & Equipment - New Maplewood Facility	1,100,000	900,000								2,000,000
Fire Facilities, Equipment, & Vehicles		117,500	886,000	112,500						1,116,000
Debt Principal		990,110								990,110
Facilities & Energy Mgmt		1,187,230		35,000						1,222,230
Facilities & Energy Mgmt - Decommission Animal Welfare Shelter	95,000									95,000
Facilities & Energy Mgmt - Muni. Hall Space Planning & Mechanical		707,400		48,000						755,400
Fleet Services - Vehicles			3,163,000							3,163,000
Information Technology Infrastructure		1,440,000	65,000	470,000						1,975,000
Information Technology Infrastructure - Capilano Rd Fibre Optics				300,000						300,000
Information Technology Operating Upgrades & Information Mgmt				463,100						463,100
Project Overhead		354,450								354,450
Supplies & Risk Mgmt			13,000							13,000
Sewer & Drainage Infrastructure - DCC						1,609,487			6,339,113	7,948,600
Water Infrastructure - DCC						1,120,684		5,121,516		6,242,200
Subtotal - Appropriations from Reserves	1,195,000	15,284,234	4,950,340	6,527,520	250,000	23,356,501	-	5,121,516	6,339,113	63,024,224
Contributions Including Interest	289,347	19,470,233	2,406,565	3,397,986	130,967	16,196,102	836,093	6,334,232	9,212,388	58,273,913
2018 Projected Closing Balances	\$ 8,581,848	\$ 23,349,489	\$ 7,478,840	\$ 1,952,003	\$ 4,078,314	\$ 19,300,855	\$ 3,120,160	\$ 8,107,799	\$ 16,054,680	\$ 92,024,958

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: <u>January 24, 2017</u>	Item #	
<input type="checkbox"/> Agenda Addendum	Date:	Item #	
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:



The District of North Vancouver REPORT TO COUNCIL

January 22, 2018
File: 05.1780/2018
Tracking Number: RCA –

AUTHOR: Rick Danyluk, Manager Financial Planning
Rozy Jivraj, Section Manager, Financial Planning

SUBJECT: Financial Plan Approval Bylaw

RECOMMENDATION:

That Bylaw 8294 cited as the “2018 – 2022 Financial Plan Approval Bylaw” is given FIRST, SECOND, and THIRD reading.

REASON FOR REPORT:

On January 16, 2018, Council directed staff to prepare the 2018 – 2022 Financial Plan Approval Bylaw based on the draft financial plan, adjustments and reallocations discussed at the meeting, and a 3.0% tax increase.

SUMMARY:

The draft financial plan workbook was introduced December 11, 2017 reflecting Council direction received throughout the fall. Public input on the plan closed January 15 and staff were directed to prepare the approval bylaw following budget deliberations on January 16.

EXISTING POLICY:

A complete set of policies guiding the financial plan can be found in the Financial Planning Policy Framework section of the workbook. Under the asset renewal policy one percent of the previous year's tax levy (\$900k) is added each year until sustainment levels are reached. Closing this funding gap is an ongoing challenge for all levels of government and the District has a solid foundation of asset management plans to continually monitor progress.

Development fees are adjusted to ensure development is funding its share of asset upgrades and expansion as well as impacts on services as development occurs and the community grows. The financial plan anticipates an increase to the development cost charges bylaw in early 2018 to keep pace with the costs of development and increases the operating budgets for parks, bylaws and development related services to reflect changing community needs.

The plan includes ongoing funding for safe and active transportation and park improvements outside the town centres (\$1.2 million in 2018). Growth in the tax base through the replacement of older single-family housing stock is the primary funding source for these improvements. Current assumptions project funding levels to rise to \$3 million by 2022.

A provision for affordable housing is also included (\$3 million over 2018-2019) to secure long term commitments to rental subsidization in partnership with senior government.

ANALYSIS:

The Financial Plan combines the Operating, Capital and Reserve funds and includes the District's interest in the revenues and expenditures of the North Vancouver Public Library and the North Vancouver Recreation and Culture Commission. This Financial Plan is presented in Schedule A of Bylaw 8294 and has been adjusted from the draft plan introduced to reflect adjustments and reallocations discussed with Council at the January 16 meeting.

The bylaw also includes a Revenue Disclosure Statement and Appropriations from Reserves in schedules B and C respectively. In 2018, contributions to reserves are estimated at \$58.3 million and appropriations from reserves are \$63.0 million and reflect the latest development forecast and Council priorities.

Timing/Approval Process:

The Community Charter requires adoption of an annual financial plan before May 15th of each year. This bylaw authorizes continued operations until Council adopts the 2019 – 2023 financial plan. Early adoption of this bylaw enables earlier procurement thereby securing services and potential cost savings in competitive markets.

Financial Impacts:

The Financial Plan bylaw is based on the draft workbook introduced December 11, 2017.



Rick Danyluk
Manager Financial Planning



Rozy Jivraj
Section Manager, Financial Planning

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

The Corporation of the District of North Vancouver

Bylaw 8294

A bylaw to approve the 2018 Financial Plan for the five years ending December 31, 2022 pursuant to section 165 of the *Community Charter*.

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

1. Citation

This bylaw may be cited as "2018 – 2022 Financial Plan Approval Bylaw 8294, 2018".

2. Approval of Consolidated Financial Plan

The 2018 - 2022 Financial Plan, as set out in Schedule A, for the five years ending December 31, 2022 is approved.

3. Reserve Fund Appropriations

The 2018 - 2022 Financial Plan reserve fund appropriations, as set out in Schedule C, are approved.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8294
District of North Vancouver
2018-2022 Financial Plan
(\$000's)

	2017	2018	2019	2020	2021	2022
Revenue						
Taxation	\$ 98,335	\$ 103,578	\$ 107,318	\$ 111,124	\$ 115,045	\$ 119,082
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	217,575	217,412	221,059	245,570	236,465	241,000
Proceeds from Debt	-	-	-	-	-	-
Transfers In from:						
Operating Reserves & Surplus	7,982	8,692	2,774	1,169	443	1,548
Capital Committed Funds	407	-	-	-	-	-
Reserve Funds	47,708	63,024	70,250	53,813	49,496	41,047
	56,097	71,916	73,024	54,982	49,939	42,595
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Schedule B to Bylaw 8294
DISTRICT OF NORTH VANCOUVER
2018 REVENUE DISCLOSURE STATEMENT

Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2018 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

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Funding Source	% Revenues	
	2017	2018
Taxation		
Property Value Taxes	45.3%	47.6%
Parcel Taxes	0.0%	0.0%
Sales, Fees and User Charges	39.7%	41.4%
Other Sources	15.0%	11.0%
Proceeds From Borrowing	0.0%	0.0%
TOTAL	100.0%	100.0%

Property Tax Burden

The property tax burden for each property class is shown in the table on the right. Subject to any updates to tax policy, the tax increase distribution detailed for 2018 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver, or the capped rate (if applicable). This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Council's tax strategy is based on the principles of equity, fairness, and responsiveness to community goals. This has led to the proportionate relationship between property classes remaining relatively constant over time.

Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

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	2018 ⁽¹⁾
Residential	71.0%
Utilities	0.2%
Major Industry	9.7%
Light Industry	1.0%
Business	17.9%
Recreation	0.2%
TOTAL	100.0%

(1) Based on 2018 completed roll per BC Assessment

Permissive Tax Exemptions


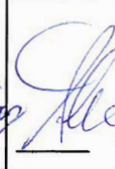

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**Schedule C to Bylaw 8294
Reserve Fund Appropriations**

	LAND	RENEWAL		UPGRADE / EXPAND			UTILITIES			Total
	Land Opportunity	Infrastructure	Equipment Replacement	New Capital & Innovation & Other	Local Improvement & Public Art	Development (DCC's, CAC's)	Recycling & Solid Waste	Water	Sewer & Drainage	
2018 Projected Opening Balances	\$ 9,487,501	\$ 19,163,490	\$ 10,023,585	\$ 5,081,537	\$ 4,197,347	\$ 26,461,253	\$ 2,284,067	\$ 6,895,083	\$ 13,181,405	\$ 96,775,269
Appropriations:										
Community Facilities - Mechanical Renewal		20,500								20,500
Golf Equipment			468,000							468,000
Library Collections - Lions Gate Comm. Centre - Satellite Loc. - CAC						50,000				50,000
Library Collections, Facilities & Infrastructure		1,136,169		6,150						1,142,319
Lynn Canyon Park Upgrades		420,000		751,200		118,800				1,290,000
Lynn Valley Library Story Lab - CAC						162,000				162,000
Maplewood Farm		25,000								25,000
Museum Facilities, Equipment, & Mobile Exhibit		21,725		40,000						61,725
Natural Parkland		240,000								240,000
Public Art					50,000					50,000
Rec. Facility - Lions Gate Comm. Centre - Design & Shell - CAC						14,000,000				14,000,000
Rec. Facility - Lynn Creek Comm. Centre - Design - CAC		66,600				133,400				200,000
Rec. Infrastructure, Technology, & Equipment		991,000	355,340	16,000						1,362,340
Sportsfields		280,150		35,000						315,150
Sportsfields - Argyle ATF Design				27,500						27,500
Sportsfields - InterRiver Field #1 - Site Prep				1,780,000		220,000				2,000,000
Trails		882,250		125,000						1,007,250
Urban Parkland		793,450		50,000						843,450
Urban Parkland - Inter River Lacrosse Box		610,000								610,000
Urban Parkland - Kitner Spray Park		400,000								400,000
Urban Parkland - Seylwynn Park Upgrade - CAC				120,000		2,740,000				2,860,000
Urban Parkland - Sunshine Wharf Replacement (LIP)					200,000					200,000
Lynn Valley Village - Tenant Improvements		50,000								50,000
Active Transp.		675,000		1,558,570		61,430				2,295,000
Active Transp. - Pribbs Exchange Muni. Infrastructure - CAC						100,000				100,000
Keith Road Bridge - Repayment to Infrastructure Reserve		(3,000,000)				3,000,000				-
Road Network		4,974,500		302,000		40,700				5,317,200
Street Lighting		222,300								222,300
Street Lighting - LED		287,500		287,500						575,000
Traffic Operations		491,400								491,400
Fire Facilities & Equipment - New Maplewood Facility	1,100,000	900,000								2,000,000
Fire Facilities, Equipment, & Vehicles		117,500	886,000	112,500						1,116,000
Debt Principal		990,110								990,110
Facilities & Energy Mgmt		1,187,230		35,000						1,222,230
Facilities & Energy Mgmt - Decommission Animal Welfare Shelter	95,000									95,000
Facilities & Energy Mgmt - Muni. Hall Space Planning & Mechanical		707,400		48,000						755,400
Fleet Services - Vehicles			3,163,000							3,163,000
Information Technology Infrastructure		1,440,000	65,000	470,000						1,975,000
Information Technology Infrastructure - Capilano Rd Fibre Optics				300,000						300,000
Information Technology Operating Upgrades & Information Mgmt				463,100						463,100
Project Overhead		354,450								354,450
Supplies & Risk Mgmt			13,000							13,000
Sewer & Drainage Infrastructure - DCC						1,609,487			6,339,113	7,948,600
Water Infrastructure - DCC						1,120,684		5,121,516		6,242,200
Subtotal - Appropriations from Reserves	1,195,000	15,284,234	4,950,340	6,527,520	250,000	23,356,501	-	5,121,516	6,339,113	63,024,224
Contributions Including Interest	289,347	19,470,233	2,406,565	3,397,986	130,967	16,196,102	836,093	6,334,232	9,212,388	58,273,913
2018 Projected Closing Balances	\$ 8,581,848	\$ 23,349,489	\$ 7,479,810	\$ 1,952,003	\$ 4,078,314	\$ 19,300,855	\$ 3,120,160	\$ 8,107,799	\$ 16,054,680	\$ 92,024,958

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>February 5, 2018</u>
<input type="checkbox"/> Other:	Date: _____

9.3

		
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

January 26, 2018
File: 11.5240.02/004.000

AUTHOR: Stephen Bridger, Section Manager, Engineering Design & Planning

SUBJECT: Development Cost Charges (DCC) Bylaw Amendment

RECOMMENDATION:

- THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given SECOND Reading as amended.
- THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given THIRD Reading;
- AND THAT staff are directed to forward the bylaw to the Inspector of Municipalities for approval.

REASON FOR REPORT:

The reasons for updating the 2013 DCC Bylaw include higher construction and land costs for infrastructure projects, addition of new major road projects in Town/Village Centres and connecting Centres, and parkland acquisition and improvements. Furthermore we are approaching the five (5) year best practice timeline for a DCC refresh.

SUMMARY:

The District has undertaken a major review of the DCC program resulting in a revision to the DCC list of roads, utilities and parks projects to reflect future development as well as higher current construction and land costs. This DCC review is considered to be a significant update as a result of a number of infrastructure studies carried out for each of the designated Town and Village Centres.

BACKGROUND:

The last major review of the District's DCC programs and rates was completed and adopted by Council on April 29, 2013. Following a 6 month grace period, Development Cost Charge Bylaw 7135 came into effect on November 1, 2013. Since then the rates have been increased three times based on annual Vancouver consumer price index increases as allowed by the Community Charter.

EXISTING POLICY:

Pursuant to Part 14, Division 19, Development Costs Recovery of the *Local Government Act* (2015), the District has collected DCCs on developments since October 1998. DCCs are collected on developments that pose a new capital cost burden on the municipality.

ANALYSIS:

The following assumptions were made in preparing this amending DCC bylaw:

1. The Bylaw is intended to cover all areas within the District with the exception of First Nations Reserve Lands, which continue to be covered under separate site specific land use agreements incorporating charges which reflect the impact of their developments on the District's infrastructure,
2. In keeping with the District's Official Community Plan and the previous DCC program covering a 20 year timeframe, the program has subsequently been reduced to 13 years (2018 to 2030),
3. Transportation DCC rates are increasing due to the addition of new projects and cost escalation,
4. Parks DCC rates are increasing due to higher land acquisition costs to meet needs set by the Park Master Plan and OCP, and
5. Water, Sewer and Drainage DCC rates are decreasing due to infrastructure needs realized in the last 5 years.

Timing/Approval Process:

The process followed to date and the next steps and timeframe needed to complete the amendments to the DCC bylaw, are itemized as follows:

- First reading of the DCC amending bylaw (December 4, 2017);
- Posting of the amending bylaw on the District's website, including notification letters sent to Urban Development Institute, Greater Vancouver Home Builders Association and NAIOP, the organization representing commercial and industrial developers (notification on December 5, 2017);
- Meeting with members of the Urban Development Institute (occurred on January 9, 2018);
- Submission of the amending bylaw to the Ministry for approval (February 6, 2017)
- Fourth reading and final adoption (April 2018, subject to review and acceptance by the Inspector of Municipalities).

Concurrence:

Engineering, Planning, Parks and Finance staff have worked collaboratively to prepare the proposed DCC program. The amending bylaw has been reviewed by the District's Solicitor.

Financial Impacts:

Introducing an updated DCC program will generate additional revenue to fund capital projects needed to support growth. The rate at which DCC revenues are collected will depend on the pace of development activity in the District.

The *Local Government Act* is written to recognize that a portion of new infrastructure may benefit existing residents. As such, the *Act* stipulates that an assist factor will be included as

part of the DCC calculations. The municipal assist factor reflects a municipality's desire to encourage development within the community and is largely a policy decision of Council which reflects the community's financial support towards the financing of services for development. A local government must make allowances in the DCC calculations of at least a minimum 1% municipal assist factor, which is the value used in producing the original bylaw and this amended bylaw. In addition, each project is evaluated to determine the portion of the project that can be recovered by DCCs as outlined in Table 1 below.

The total anticipated District wide 13 year infrastructure program value in current dollars is estimated at \$311.4 Million of which \$155.3 Million is to be funded through the collection of DCCs and DCCs in reserve accounts. Table 1 provides a summary of the total program costs, DCCs recoverable and the District's resulting share of the costs.

Table 1 Summary of Capital Program and DCC Recovery (in Millions \$)				
Program Component	Total Estimated Cost	Grants ⁽⁴⁾	DCCs Recoverable ⁽¹⁾	District Responsibility
Roads	85.2	(3.5)	51.5	30.2
Sanitary Sewers	30.2	-	11.1	19.1
Waterworks	86.9	-	18.6	68.3
Drainage / Flood Control	34.8	-	11.6	23.2
Parks	74.3	-	38.2	36.1
Sub Total	311.4	(3.5)	131.0	176.9
DCCs Recoverable ⁽²⁾ In-Stream Applications			11.0	(11.0)
DCC Reserve ⁽³⁾			13.3	(13.3)
Totals	311.4	(3.5)	155.3	152.6

Notes:

- (1) DCCs Recoverable factor in the percentage apportionment to new development and the legislated minimum 1% municipal assist factor
- (2) DCCs Recoverable from in-stream applications may be charged the pre-existing rates pursuant to the LGA
- (3) DCC Reserve Balance at period ending October 31, 2017
- (4) Additional estimates for grants have been included in the calculation of District responsibility

Table 2 outlines the proposed 2018 DCC rate structure for each of the designated classes of land use. The rates are considered preliminary and subject to review and approval by Council and the Ministry of Municipal Affairs & Housing (Local Government Finance Division).

Table 2 Summary of Proposed DCC Rate Structure						
Class of Land Use	Roads	Sewers	Water	Drainage	Parks	Total
Single Family Residential (per dwelling unit)	\$11,672.31	\$1,544.35	\$3,118.31	\$5,206.53	\$6,494.30	\$28,035.81
Residential Multi-Family Ground Oriented (per sq. metre of gross floor area)	\$53.03	\$10.69	\$21.58	\$13.69	\$44.94	\$143.92
Residential Multi-Family Apartment (per square metre of gross floor area)	\$63.46	\$11.70	\$23.62	\$6.79	\$49.19	\$154.75
Commercial (per square metre of gross floor area)	\$84.89	\$4.63	\$9.35	\$20.03	\$2.92	\$121.82
Industrial (per square metre of gross floor area)	\$63.67	\$4.63	\$9.35	\$20.03	\$2.92	\$100.60
Institutional (per square metre of gross floor area)	\$42.44	\$2.57	\$5.20	\$21.46	\$1.08	\$72.75

Liability/Risk:

The success of the DCC program depends on the strategic timing of DCC projects to ensure sufficient DCC funds and potential grants (e.g. Translink, ICBC) are secured before proceeding with the DCC projects, otherwise the District risks depleting reserves and increasing debt to achieve timely outcomes.

Social Policy Implications:

The proposed programs ensure that the people who will use and benefit from the infrastructure services provided pay their share of the costs in a fair and equitable manner. When applying the DCC Bylaw, District Council may consider whether charges be waived or reduced for the following development types:

- not-for-profit rental housing, including supportive living housing;
- for-profit affordable rental housing;
- a subdivision of small lots that is designed to result in low greenhouse gas emissions;
- a development that is designed to result in a low environmental impact.

An increased DCC program may limit the District's ability to secure Community Amenity Contributions (CACs) towards amenities such as recreation facilities, public art, child care facilities, affordable housing, etc. There is an industry standard profit margin for developers and lenders will not invest in projects that are unable to perform at the desired level. The actual financial viability of each development is a complex function of market conditions and costs, where DCCs are usually a relatively minor factor. Additional costs such as DCCs levied on projects may reduce a developer's ability to contribute towards negotiated CACs.

Environmental Impact:

The proposed DCC program provides a number of projects which will contribute to environmental sustainability. These include:

- The development of new parkland required to maintain green space in the District;
- A focus on developing new and sustainable transportation networks to service new and existing developments;
- Except for single family residential subdivisions, DCCs will continue to be assessed on a floor area basis (square metre).

Public and Development Community Input:

Following First Reading on December 4, 2017, the DCC amending bylaw and background report were forwarded to members of the development community, their organizations and associates who currently or have worked in recent years on both residential and non-residential projects in the District. Twelve (12) members, including representatives of UDI, attended a DCC information meeting held at District Hall on January 9, 2018. No other input has been received to date.

A letter (Attachment 3) dated January 24, 2018 from UDI summarizes member concerns that are summarized below along with the staff response:

- *Concern:* The proposed DCC rate increases are substantial, especially when combined with the Metro DCCs coming into effect in the near future;

Staff Response: The increased rates are to address the needs of the community for new infrastructure associated with development. Alternative funding mechanisms were explored, however the DCC method of cost recovery has been chosen for administrative consistency and efficiency, as well as transparency and fairness.

- *Concern:* UDI members felt that the District has not given developers sufficient time to assess the impact of the increase in DCCs on their respective projects;

Staff Response: Staff deferred second reading of the bylaw for two weeks to provide additional time for industry consultation. Staff are recommending that the Effective Date of the bylaw be at Fourth and final reading following receipt of approval from the Inspector of Municipalities. A response from the Ministry normally takes 4 to 6 weeks, resulting in an Effective Date anticipated for April of this year.

For comparison, the advance notice of an increase in DCCs is approximately 3 weeks short of the notification provided back in November 2012 when the last major DCC bylaw review and update was carried out.

- *Concern:* Taking away in-stream protection for projects which have submitted re-zoning applications and paid the necessary fees is deemed unfair and diminishes the LGA legislation and the principles contained in the DCC Best Practices Guide;

Staff Response: The District intends to administer the DCC Bylaw fully in accordance with current legislation. Applicants will be directed to the timing rules and procedures for "in-stream precursor applications" found in LGA sec. 568 (1), (2) and (3). Generally speaking, in-stream precursor applications for proposed developments that have not

been included in the calculation of the new DCC rates should have the benefit of the grand fathering rights in section 568 (1) and (2).

- **Concern:** Removal of the maximum amount (capping) to be charged for townhouses and apartments will mean the charge for units larger than 195 m² will be higher than for a single family house, and will discourage the development of larger (e.g. 3 bedroom) units for which there is a demand from first time buyers seeking more space, given they cannot afford single family homes.

Staff Response: Since it's expected that only a small percentage of townhouse and apartment units will exceed 195 square metres (approx. 2,100 sq. ft. and 1,750 sq. ft. respectively, being the floor area mentioned in UDI's letter), staff now recommends that ground-oriented (i.e. duplexes, triplexes, townhouses) and apartments be levied to a maximum of \$28,036 per unit so it will not be greater than the proposed fixed DCC rate per subdivided lot to be assessed for single family residential subdivisions.

Conclusion:

Increasingly, all governments are facing significant constraints in the use of general purpose taxation and have placed greater emphasis on the "user pay" or "benefiter pay" principle. In response to these pressures, DCCs have been utilized by local governments as a cost recovery mechanism for apportioning infrastructure costs amongst developers of land in a fashion that is more reflective of the actual community costs and impact of said development.

By comparison, the District's new residential DCC rates will still be below those levied in several other municipalities in the lower mainland, and in particular, the City of Surrey, the Township of Langley, the City of Richmond, and the City of Coquitlam.

In conclusion, a review of the District's DCC project list has been completed resulting in a proposed DCC rate structure to be implemented in 2018. Project costs have increased based on higher construction and land costs for transportation and park infrastructure projects as well as the addition of new projects required to realize the OCP 2030 vision.

Respectfully submitted,



Stephen Bridger, P. Eng.
Section Manager, Engineering Design & Planning

- Attachment 1: Bylaw 8281 at SECOND Reading (Document No. 3383844)
Attachment 2: Bylaw 8281 at FIRST Reading (Document No. 3467525)
Attachment 3: Letter from the Urban Development Institute dated January 24, 2018
Attachment 4: Development Cost Charges Bylaw Review and Update Background Report (January 2018)

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

The Corporation of the District of North Vancouver

Bylaw 8281

A bylaw to amend Development Cost Charges Bylaw 7135

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

1. Citation

This bylaw may be cited as "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)".

2. Amendments

2.1 Development Cost Charges Bylaw 7135, 2000 is amended as follows:

- (a) ~~Section 9 is deleted in its entirety and replaced with the following new Section 9, Residential Multi-Family Residential Charge Calculation, is amended by deleting the second sentence "to a maximum of \$13,000 per dwelling unit in a ground oriented residential multi-family development and \$9,000 per dwelling unit in a residential multi-family apartment development" in its entirety, and to read as follows:~~

"9. Residential Multi-Family Charge Calculation

~~Development cost charges imposed under this bylaw for residential multi-family use, ground oriented and residential multi-family use, apartment must be calculated on the basis of the gross floor area of the total number of dwelling units being built.~~

~~Development cost charges imposed under this bylaw for residential multi-family use, ground oriented and residential multi-family use, apartment must be calculated on the basis of the gross floor area of the total number of dwelling units being built to a maximum of \$28,036 per dwelling unit in a ground oriented multi-family development and to a maximum of \$28,036 per dwelling unit in a residential multi-family apartment development."~~

- (b) Schedule A is deleted in its entirety and replaced with a new Schedule A as set out in Schedule 1 of this bylaw.

READ a first time

READ a second time

READ a third time

Approved by Inspector of Municipalities on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8281

Schedule A

Development Cost Charges Applicable to The District of North Vancouver

CLASS OF LAND USE	ROADS	SANITARY SEWERS	WATER WORKS	DRAINAGE	PARKS	TOTAL DCCs RECOVERABLE
SINGLE FAMILY RESIDENTIAL USE per dwelling unit	\$11,672.31	\$1,544.35	\$3,118.31	\$5,206.53	\$6,494.30	\$28,035.81
RESIDENTIAL MULTI-FAMILY USE, GROUND ORIENTED per square metre of gross floor area	\$53.03	\$10.69	\$21.58	\$13.69	\$44.94	\$143.92
RESIDENTIAL MULTI-FAMILY USE, APARTMENT per square metre of gross floor area	\$63.46	\$11.70	\$23.62	\$6.79	\$49.19	\$154.75
COMMERCIAL USE per square metre of gross floor area	\$84.89	\$4.63	\$9.35	\$20.03	\$2.92	\$121.83
INDUSTRIAL USE per square metre of gross floor area	\$63.67	\$4.63	\$9.35	\$20.03	\$2.92	\$100.60
INSTITUTIONAL USE per square metre of gross floor area	\$42.44	\$2.57	\$5.20	\$21.46	\$1.08	\$72.75

The Corporation of the District of North Vancouver

Bylaw 8281

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a) Residential Multi-Family Charge Calculation

Development cost charges imposed under this bylaw for residential multi-family use, ground oriented and residential multi-family use, apartment must be calculated on the basis of the gross floor area of the total number of dwelling units being built.

b) Schedule A is deleted in its entirety and replaced with a new Schedule A as set out in Schedule 1 of this bylaw.

READ a first time December 4, 2017

READ a second time

READ a third time

Approved by Inspector of Municipalities on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8281

Schedule A

Development Cost Charges Applicable to The District of North Vancouver

CLASS OF LAND USE	ROADS	SANITARY SEWERS	WATER WORKS	DRAINAGE	PARKS	TOTAL DCCs RECOVERABLE
SINGLE FAMILY RESIDENTIAL USE per dwelling unit	\$11,672.31	\$1,544.35	\$3,118.31	\$5,206.53	\$6,494.30	\$28,035.81
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INSTITUTIONAL USE per square metre of gross floor area	\$42.44	\$2.57	\$5.20	\$21.46	\$1.08	\$72.75

January 24, 2018

Dan Milburn
General Manager - Planning, Properties & Permits
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Mr. Milburn:

Re: Development Cost Charges (DCCs) Bylaw Review and Update

On behalf of the Urban Development Institute (UDI), I would like to thank you for meeting with a focus group of our members on January 9th to discuss the District's DCC Bylaw review. UDI supports the notion that the capital infrastructure costs related to new growth should be funded by growth through a fair, consistent, clear and transparent process. However, we have concerns with the short notice period provided and the proposed approach taken by the District to include in-stream projects. We have circulated the information prepared by your staff and gathered feedback from members who operate in the District, which is summarized below. It is our sincere hope to work constructively together to seek resolutions to these concerns before the proposal proceeds to Mayor and Council.

Consultation Timelines

While we appreciate the recent meeting and information that has been shared with us, much earlier notice to the industry is required for increases this substantial. For residential projects, the proposed DCCs are increasing by 43%. Commercial and industrial rates are increasing at an even higher rate - 69% and 79% respectively. The new rates will be implemented at the same time Metro DCCs will come into effect, and they are increasing by 75% to 99% (depending on the land use).

UDI recognizes that land and construction costs have significantly increased for the District. However, our members require significantly more notice time about fee increases given the financial implications particularly concerning in-stream applications, because it is a major factor in land purchase decisions, which are typically made years in advance of building permit application (when DCC rates are to be set in accordance with the District's DCC Bylaw). UDI and our members received notification of the proposed DCC By-law changes just before the holiday break and understand the report could go to Council for Third Reading in as soon as a couple of weeks. This is an incredibly short notice period for increases of this magnitude, and doesn't represent best practices for meaningful consultation.

We understand from our meeting that it is envisioned the increases may be in place as early as this March or April, which will make the impact of the DCC increases extremely challenging. Considerable

notice time is important for our members, as financial commitments are made early in the development process and adjustments become increasingly difficult to make at later stages. Projects may be shelved or restructured unless developers increase costs to homebuyers and tenants. All of these scenarios exacerbate existing affordability challenges.

We strongly recommend that the District phase in the DCCs over a 3 year period. One of the concerns raised by staff is the loss of revenue that would occur. One approach could be that the District calculates this loss, and in the last year of the phase-in period, increase the DCC rates so that it is revenue neutral.

Another option would be to reduce the burden of the Community Amenity Contributions by a commensurate amount as the industry adjusts to the higher DCC charges. We also recommend that future fee reviews involve a lengthier and more transparent discussions with our members. We have suggested in the past that the District consider forming a Liaison Committee with UDI or establish a Development Advisory Committee as other municipalities in the Region have. Such a Committee would assist in the District in communicating and discussing policy changes with the industry, so that unnecessary surprises are avoided in the future.

Protection for In-stream Applications

It is noted in the meeting minutes for the January 9th meeting that:

"The Local Government Act includes provisions for how local governments are to deal with in-stream applications and building permits issued within 12 months of the adoption of a new DCC Bylaw. The District will follow the provisions of the Act, and discuss the applicability of new rates vs. old rates with each applicant."

Our understanding from the meeting is that the District is considering proposing negotiations with those proponents with in-stream Rezoning Applications to have the new proposed rates be agreed to for their projects. If they agree to sign a covenant stating that they will pay the higher DCC rates, their application will not be delayed. This is being done to ensure that the District does captures the large number of in-stream applications under the new increased rates.

If this is the case, UDI would be opposed to this approach to circumvent the *Local Government Act (LGA)* and the *DCC Best Practices Guide*. UDI is not aware of a similar DCC implementation measure being adopted by any other municipality in the Province. We question the legality of this approach, and recommend that the District consult with the Province and industry regarding any covenant or agreement, which developers may be requested to sign related to the DCC Bylaw.

We are also concerned about the precedent that would be established. The *LGA* amendments to expand the protection of in-stream applications were intended to include Rezoning applications. If developers are forced to rescind those protections, what other processes and protections in the *Act*, and *Best Practices Guide*, will be nullified in the future?

As a best practice, we would expect that Rezoning applications currently waiting for approval will be processed as they have been. Those proponents at the end of the process would likely receive the in-stream protection – while those at the beginning of a Rezoning would likely not meet timeframes under the LGA, and pay the new rates.

The importance of predictability in rental and strata investment cannot be understated for our members. UDI believes that the nature of these proposed negotiations between the District and those with in-stream applications directly counters the inherent value of certainty and predictability and therefore diminishes the incentive to invest in development in the District.

Capping for Multi-family Projects

The District is also proposing to remove the cap on DCCs paid by proponents of multi-unit residential projects. It is currently set at \$13,000. It is our understanding that this cap was put in place to encourage multi-family housing as an alternative to single-detached homes – especially for families.

We are concerned that the proposed charge on family townhouse or apartment units larger than 195 m² will be higher than what would be charged for a single-family home. UDI recommends that the District keep the cap for multi-family housing. However, we understand that the cap will have to increase to be in line with the other increases in the DCC Bylaw, and we suggest that it be set at \$19,500.

Thank you for the opportunity to formally comment on the DCC Bylaw review and update. We strongly believe more work and meaningful dialogue with the industry is required regarding the proposed Bylaw before it is considered by Council. We would appreciate the opportunity to meet further with you at your convenience on UDI's proposals as noted above.

Yours sincerely,



Anne McMullin
President and CEO

c.c. District of North Vancouver Mayor and Council
David Stuart, CAO, District of North Vancouver

ATTACHMENT 4



NORTH VANCOUVER
DISTRICT

DISTRICT OF NORTH VANCOUVER

DEVELOPMENT COST CHARGES BYLAW REVIEW AND UPDATE

BACKGROUND REPORT (FINAL)

JANUARY 2018

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1. INTRODUCTION

1.1 Purpose of Development Cost Charges (DCCs)

Development Cost Charges (DCC) are charges that are levied on new development to finance the cost of upgrading or providing infrastructure services needed to support new development. Examples of services financed through DCCs include:

- Widening and upgrading of arterial and collector roads to meet the needs of growth in vehicular, pedestrian, and bicycle traffic;
- Upgrading of water, sewer and drainage works to provide capacity for new growth;
- Parkland development and acquisition of new parkland.

Infrastructure services necessitated by development but **not eligible** to be included in a DCC program are facilities such as:

- Off-street parking (e.g. public parking lots)
- Recreation centres
- Libraries
- Schools
- Facilities for police and fire fighting forces
- Certain parkland improvements such as parking lots, park area lighting, baseball diamonds, artificial turf, basketball courts, bleachers, and park furniture.

Increasingly, all governments are facing significant constraints in the use of general purpose taxation and have placed greater emphasis on the “user pay” or “benefiter pay” principle. In response to these pressures, DCCs have been utilized by local governments as a cost recovery mechanism for apportioning infrastructure costs amongst developers of land.

DCCs allow monies to be pooled from many developers so that funds can be raised to construct the necessary services in an equitable manner. Simply stated, the municipality is considered to be the co-ordinator of the capital program and administrator of the funds collected.

1.2 Background

The last major review of the District's DCC programs and rates was completed and adopted by Council on April 29, 2013. Following a 6 month grace period, Development Cost Charge Bylaw 7135 came into effect on November 1, 2013. The rates were subsequently increased in December 2015 (amending Bylaw 8155) and in November 2016 (amending Bylaw 8205) to account for inflation. Appendix 'F' of the report contains a copy of the current DCC bylaw.

It is now prudent to undertake a major review of the DCC program based on appropriate revisions to the DCC list of transportation, utilities and parks projects to reflect future development as well as higher current construction and land costs. This DCC review is considered to be a significant update as a result of a number of infrastructure studies carried out for each of the designated Town and Village Centres.

The proposed programs ensure that the people who will use and benefit from the infrastructure services provided pay their share of the costs in a fair and equitable manner. The proposed DCC programs create certainty by providing stable charges to the development industry and by allowing the orderly and timely construction of infrastructure.

1.3 Reasons for Bylaw Review and Update

The purpose of this DCC bylaw review and update can be summarized as follows:

- Both construction and land costs have risen significantly since the DCC bylaw was amended in 2013 and the current charges do not represent the higher than anticipated future infrastructure expenditures.
- In June 2011, Council adopted a new Official Community Plan with the objective of adding 10,000 new housing units over the next 20 years. To the end of 2018, new and pending units are estimated to amount to approximately 3,924 with another 6,076 units projected to the year 2030.
- Given a significant increase in anticipated capital expenditure programs needed to accommodate growth, the charges have been recalculated using the latest estimated future residential and non-residential growth projections;

1.4 DCCs Levied by Other Authorities

In addition to the DCCs levied by the District, developers are often also required to pay regional DCCs. Metro Vancouver has recalculated their Greater Vancouver Sewerage & Drainage District (GVS&DD) sewerage DCC rates taking into consideration growth, system and cost conditions, resulting in a required increase to help pay for expanded liquid waste infrastructure necessary to serve the growing population in the region. In North Vancouver, the District is required to collect regional DCCs on behalf of Metro Vancouver. The current and proposed rates for the North Shore are itemized in Table 1 below.

Table 1 – Metro Vancouver (GVS&DD) Sewerage DCCs		
Land Use	Current Rate	Proposed Rate
Single Detached Residential Use (per unit)	\$1,291	\$2,300
Townhouse Residential Use (per unit)	\$1,129	\$1,618
Apartment Residential Use (per unit)	\$807	\$1,416
Non-Residential Use (per 1000 sq. ft. of building)	\$605	\$1,200

1.5 Best Practices Guide

The proposed amendments to the District's DCC bylaw incorporate the principles identified in the Ministry's Best Practices Guide. The Guide has two primary objectives:

1. To encourage local governments to standardize the establishment and administration of DCC programs; and
2. To provide some flexibility to accommodate a municipality's specific circumstances.

The Guide was developed in partnership between the province, local government and the development community. Local governments who choose to follow the recommended best practices can expect an expedited process for provincial approval of their DCC bylaws.

For Council's information, the province's Ministry of Community, Sport and Cultural Development has also prepared a "Development Cost Charge Guide for Elected Officials" which can be viewed at:

http://www.cscd.gov.bc.ca/lqg/intergov_relations/library/DCC_Elected_Officials_Guide_2005.pdf

2. PUBLIC PARTICIPATION PROCESS

2.1 Consultation with Stakeholders

The authority to adopt a DCC bylaw rests with Council. There are no mandatory public consultation activities in the DCC legislation, such as public hearing requirements for a rezoning application. However, the Inspector of Municipalities may refuse approval of a DCC bylaw under section 560 of the *Local Government Act* if the DCCs are excessive, deter development or discourage construction of reasonably priced housing.

Although the *LGA* does not require a public participation process, the Best Practices Guide does suggest that an opportunity for public participation be included as part of the formulation of the DCC program. The purpose of such a process is to allow those who are interested in or affected by the proposed DCCs to offer comments and input.

The Urban Development Institute will be contacted to inform the development industry of the major DCC amendment. Once first and second reading of the District's DCC Bylaw occurs, the public will have an opportunity to provide feedback before the bylaw is submitted to the province for Statutory Approval by the Inspector of Municipalities.

(This section will be completed following any public engagement in 2017-18. The District proposes to send a referral letter to the Urban Development Institute for comment, and to post information on the proposed DCC amending bylaw to the District's website.).

3. DCC PROGRAM DEVELOPMENT – GUIDING PRINCIPLES

3.1 DCC Time Frame

In keeping with the District's Official Community Plan, and the previous DCC program covering a 20 year timeframe, the program has subsequently been reduced to 13 years (2018 to 2030).

3.2 Municipal-Wide versus Area-Specific Charges

The current District DCC bylaw is District wide, meaning that the same DCC rate structure is applied for a particular type of land use deemed to generate a similar or same capital cost burden throughout the municipality, regardless of the location of any specific development. In contrast, an area-specific DCC bylaw divides the municipality into areas according to geography or any other distinctive quality for the purpose of determining DCCs.

The Guide offers advice on the decision to establish District wide charges versus area-specific charges for different areas within the community. For every category of infrastructure, the advice is to establish charges on a municipal-wide basis, unless a significant disparity exists between those who pay the DCCs and the benefiting users.

The reasons staff has a preference for District wide charges are:

- avoiding the creation of a large number of small, specialized funds that accumulate slowly and allow no flexibility in allocating or pooling funds to various infrastructure projects;
- minimizing the complexity of the system and the amount of administrative work needed to calculate costs, set rates and monitor funds, and;

Having DCCs collected municipal-wide for capital works gives the District the flexibility to construct DCC works anywhere in the municipality. This can be beneficial should development shift from one growth centre to another over time.

Staff therefore recommends that the District continue with a municipal wide approach to administering the DCC program.

3.3 Benefit to Existing Residents

Capital costs for DCC calculations must be net costs. It is recognized that most improvements within the District provide a significant benefit to the existing residents and users. All capital projects identified for DCC funding have been reviewed by staff, and the percentage benefit to existing users has been estimated. The cost of each project applicable to existing users is then deducted from the total expenditure to calculate the allowable DCC recoverable portion of the project. The percentage allocations are given in each of the DCC recoverable tables found in Appendices A through E of this report.

3.4 Municipal Assist Factor

The municipal assist factor reflects a municipality's desire to encourage development within the community and is largely a political decision. The Best Practices Guide recommends that the municipal assist factor be a discretionary vehicle which reflects the community's financial support towards the financing of services for development. A local government must make allowances in the DCC calculations of at least a minimum 1% municipal assist factor, which is the value that was used in producing the original bylaw. Because most of the projects identified in the amended DCC program will benefit existing users and be largely funded by the District (except for the designated major town

centre(s) road improvements and parkland acquisition), the recommendation is to continue with the 1% assist factor.

3.5 Financial Assistance from Government Grants

Government grants, including Federal/Provincial infrastructure funding programs and Provincial revenue sharing programs, can no longer be relied upon to provide sufficient funding for capital projects. Grants are sporadically available for projects, particularly those that contribute towards major road improvements (Translink's Major Road Network Program), cycling (Bicycle Infrastructure Capital Cost Sharing Program and others) and road safety programs (ICBC).

Only 2 of 20 road projects have been identified to potentially receive grants from regional and provincial government agencies. It has been assumed that grants will not be forthcoming in the future for water, sewer, drainage and parks projects, and the DCC calculations reflect that assumption.

3.6 DCC Reserve Funds

The reserve funds are the total amounts, less appropriations, transfers and adjustments, that have been collected from developers, and not yet spent on DCC projects. In preparing the DCC calculations, the outstanding balances in each of the Roads, Sewer, Water, Drainage and Parks accounts, have been subtracted from the total DCCs recoverable to arrive at the net recoverable amounts.

3.7 DCC Calculations

DCCs have been calculated in accordance with the Best Practices Guide using a common unit basis for each infrastructure component. Transportation project costs are distributed according to estimated traffic generation as defined by the number of average vehicle trip ends on weekdays during the afternoon peak period, for each given land use.

Sanitary sewers and waterworks costs are calculated using equivalent population demand, which is based on average population densities per single family, townhouse and apartment dwelling.

With respect to storm drainage, costs are distributed on the basis of impervious area for each category.

With respect to parks and open space, the intent is to augment and develop parks in areas where new development will increase the demand on our existing facilities.

For non-residential land uses, equivalent population densities have also been derived based on persons per square metre of gross floor area occupying a new non-residential building and related facilities.

3.8 Cost Estimates

Cost estimates have been prepared in accordance with provincial guidelines. The estimates are a Class 'D' level of accuracy, meaning that they are based upon staff's design and construction experience, current market conditions and unit costs for the supply of materials, labour and equipment. The estimates are sufficient for making correct investment decisions and obtaining preliminary project approval and funding. By comparison, a Class 'A' estimate is based on complete engineering drawings and specifications prepared prior to calling competitive tenders.

Project estimates are based on estimated 2017 construction costs. There is no allowance for future inflation, as this is not allowed under the *Local Government Act*. Construction cost increases should be regularly assessed as projects and time proceeds. Project cost estimates should be reviewed on an annual basis and the DCC rate structure amended accordingly.

3.9 Interim Financing

The capital costs contained in this report do not include any allowances for interim financing.

3.10 Allocation of Project Costs

For each proposed infrastructure project, costs are allocated between existing development and new growth. To determine the proper allocation for each project, individual projects can be divided into two broad categories:

1. Projects that are required solely to accommodate new growth in Town and Village Centres; and
2. Projects that are required to maintain levels of service due to new growth outside of Centres.

Projects in the first category benefit new growth only. In other words, they would not be contemplated if no new growth were forecasted. One hundred percent (100%) of the benefit and cost of each project in this category has been allocated to new growth.

Projects in the second category provide some benefit to existing development, but they also benefit new growth. In order to allocate the degree of benefit equitably between existing population and new growth, only a portion of project costs are allocated to new growth. For projects in this category, some are reasoned to benefit new growth by 50% and others as low as 12% which is the estimated growth in population to the year 2030.

3.11 Units of Charge

Single family dwelling DCCs will be levied at subdivision of lots. Duplex, triplex, townhouse (ground oriented developments), apartment, commercial, industrial and institutional land uses will be levied DCCs at the building permit stage of development.

Ground oriented, apartment, commercial, industrial and institutional DCCs will be levied per square metre of gross floor area.

It is most efficient to collect single family DCCs at the time of subdivision. Collecting the DCC at this point ensures the DCCs are collected as early as possible in the development process to provide the needed funds for new infrastructure in a timely manner.

In multiple-family residential developments, the size and number of ground oriented or apartments is often unknown at the time of receipt of the development application, nor are there any guarantees as to the exact number that will be built. Therefore, collection of the multiple-family dwelling and non-residential DCCs will continue to be at the building permit stage, as is currently the process.

4. DEVELOPMENT GROWTH PROJECTIONS

4.1 The Planning Process – “Identity DNV 2030”

In June 2011, and following a two-year community engagement initiative called *Identity DNV 2030*, the District of North Vancouver adopted its Official Community Plan (OCP). The OCP was developed to provide a comprehensive policy framework that aligns social, environmental, and economic planning to ensure a bright and sustainable future for the District. Over a 20 year timeframe, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people and 10,000 new jobs. These figures are estimates only. They are provided to help guide planning and are not targets. This growth may or may not occur over the designated planning horizon and will depend on market and other forces, including the capacity of the District's infrastructure.

As outlined in Table 2, approximately 90% of growth is focused in four key centres and 10% in the remainder of the District.

Table 2 - OCP (2011- 2030) Dwelling Unit Count and Population Projections		
Growth Centre	Estimated New Dwelling Units	Estimated Increase in Population
Lynn Valley Town Centre	2,500	5,000
Lynn Creek Town Centre	3,000	6,000
Lions Gate Village Centre	2,000	4,000
Maplewood Village Centre	1,500	3,000
Remainder of District	1,000	2,000
Totals	10,000	20,000

4.2 Growth Forecast

Based on the District's development tracking system, and subsequent to the adoption of the OCP, the number of single and multi-family units built, or projected to be built between 2011 and 2018, are summarized in Table 3. To the period ending 2030, the plan calls for an additional 6,076 units in the distribution noted below.

Table 3 - Past and Future Projected Residential Unit Growth				
Year	Single Family	Ground Oriented	Apartment	Total
Units Built or Projected 2011 to end of 2018 (1)	104	340	3,480	3,924
Forecasted Units 2019 to 2030	96	1,215	4,765	6,076
Totals	200	1,555	8,245	10,000
Note (1): means building permits issued since 2011, or are anticipated to be issued by no later than December 31, 2018.				

4.3 Household and Unit Size for New Residential Units

Due to issues with 2011 Census data quality, 2006 numbers are used for this analysis. The 2006 Census counted an average of 3.0 persons per single family house, 2.7 persons per townhouse, and 1.9 persons per apartment (blended mid and low-rise); and these figures are used in the preparation of the new DCC rate structure.

A review of the size of townhouse and apartments for recent and upcoming developments show an increase in average size of multi-family homes. Townhouses are approximately 130.1 square metres (1,400 square feet) and apartments will average 83.6 square metres (900 square feet). These figures have been used in arriving at the DCC rates for multi-family residential which are levied on a per square metre gross floor area basis.

4.4 Population Growth by Dwelling Type

As shown in Table 4, through to 2030 the District population is expected to grow by approximately 12,622. These growth projections are consistent with the OCP.

Table 4 – Population Growth by Dwelling Type			
Dwelling Type	New Units	Persons per Unit	New Population
Single Family	96	3.0	288
Ground Oriented	1,215	2.7	3,280
Apartment	4,765	1.9	9,054
Total New Units & Population	6,076		12,622

4.5 Commercial Floor Space

To estimate future commercial and industrial development potential, the trends in the past years were reviewed. District staff anticipates the amount of available commercial space will be approximately 58,197 square metres.

Of the projected gross commercial floor space the uses are estimated to be:

- Retail/Mixed Use: 30%
- Hotel: 20%
- Mini-storage: 20%
- Restaurant & Cafe: 20%
- Grocery Store: 8%
- Office: 1%
- Veterinary Clinic: 1%

4.6 Industrial and Light-Industrial Commercial Floor Space

Industrial lands are in high-demand across the region. Metro Vancouver region's industrial lands will continue to be under market pressure and are expected to be fully absorbed in the 2030 decade. In 2015, 93% of the North Shore industrial lands were developed¹. The majority of the Districts vacant industrial and light industrial lands have now been absorbed.

¹ Metro Vancouver Industrial Lands Inventory Technical Report (2015).

With a continued trend of intensification an increase of 139,204 sq. ft. (12,933 sq. m.) of industrial and light-industrial commercial gross development is anticipated by 2030. This excludes the Maplewood Community Plan area north of Dollarton Highway. Redevelopment of lands may occur over a longer timeframe than these projections.

In addition to intensification and redevelopment, there are plans to add to the supply of employment lands by introducing a new light industrial development in Maplewood North and the District-owned lands east of Riverside Drive and North of Dollarton Highway, which will be guided by the draft land use concept for the Maplewood Village Plan (to be adopted by Council in winter 2017/18). In this area it is anticipated there will be an increase of approximately 1,000,000 sq. ft. (92,903 sq. m.) of light industrial-commercial employment lands.

In summary, the projected industrial and light industrial/commercial maximum overall increase (gross) through intensification and redevelopment including the Maplewood lands will amount in total to approximately to 105,836 square metres.

4.7 Institutional Floor Space

The OCP anticipates institutional development that will accompany residential growth to ensure the effective provision of community amenities and facilities for an expanding population. For the purposes of this analysis, it is assumed that relocated and replaced municipal buildings will be re-developed at the same floor-space, resulting in no net-increase of floor space.

Community centres anticipated to be developed between to the period ending 2030 will add an estimated additional 13,000 sq. ft. (1,207 sq. m.). Additional institutional floor space anticipated to be developed, such as child care centres, community facilities and social facilities, add approximately net 36,000 sq. ft. (3,344 sq. m.). This is a conservative estimate as it does not include any additional community and social services that could potentially develop as the population continues to grow.

Among public and private school (elementary, secondary and post-secondary) development, a net increase of approximately 295,453 sq. ft. (22,898 sq. m.) of floor space is expected. There are no known upcoming public health developments in the District. In total, among community centres, schools, community service buildings and District-owned buildings, there will be a net increase of approximately 295,458 sq. ft. (27,449 sq. m.) of floor space. Table 5 summarizes the estimated non-residential growth projections.

Table 5 – Non-Residential Growth Projections	
Land Use	New Development (square metres gross floor area)
Commercial	58,197
Industrial	105,836
Institutional	27,449

5. TRANSPORTATION DEVELOPMENT COST CHARGES

5.1 Transportation DCC Program

The Transportation DCC Program includes a variety of capital works including: pedestrian/bike corridor improvements, sidewalk, boulevard and street improvements, bike lanes, intersection and traffic signal upgrades. The program and calculations are shown in Appendix A.

The Transportation DCC Program identifies the proportion of the costs attributable to future growth and the benefit to existing residents for each project. A municipal assist factor of 1% has been applied after apportionment to new development in order to arrive at the amount recoverable by DCCs.

Table 6 – Transportation DCCs Program Costs (in Millions \$)			
Total Estimated Transportation Expenditures	Grants	DCC Recoverable Program Costs	District Responsibility
\$85.3	\$3.5	\$51.5	\$30.3

5.2 Traffic Generation and Calculation of Road Impact

The trip generation rates used to calculate the Transportation DCCs contained in Table 7, were determined based on the information provided in the Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers (ITE). As per the DCC Best Practices Guide, the P.M. Peak Hour Average Trip End (AVTE) statistics were used to develop a weighted trip rate for all land use categories.

The rates provided in the Trip Generation Manual for various commercial, industrial, and institutional uses were reviewed to determine the rates or combinations of rates that best reflect the land uses in the District. The commercial rate represents a planned distribution of 60% retail usage and 40% office usage, resulting in a combined rate of 0.008 trips per square metre of gross floor area. Industrial rates reflect the industrial park and light industrial uses, which have rates of 0.005 trips per square metre of gross floor area. Given the wide range in rates for institutional uses, a blended rate was used covering recent development of institutional land uses in the municipality. The blended rate is 0.004 vehicles per square metre of gross floor area.

For transportation works, the cost of development is distributed based on the trips generated by each land use. Relative impacts and equivalent units have been calculated as follows:

Table 7 – Equivalent Transportation Trip Generation Units		
Land Use	Base Unit	Weighted Trip End Rate
Single Family	Lot	1.10
Ground Oriented	Per unit	0.65
Apartment	Per unit	0.50
Commercial	Per square metre gross floor area	0.008
Industrial	Per square metre gross floor area	0.006
Institutional	Per square metre gross floor area	0.004

5.3 Derivation of Transportation DCC Calculation

The Transportation DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is described as follows:

$$\text{Total New Growth (by land use)} \times \text{Trip Ends per Land Use} = \text{Total Trip Ends}$$



$$\text{DCC Recoverable Costs} / \text{Total Trip Ends} = \text{DCC Costs per Trip End}$$



$$\text{DCC Costs per Trip End} \times \text{Trip End per Land Use} = \text{DCC Costs per Land Use}$$

The proposed Transportation DCC rates are shown in Table 8. The detailed calculations are contained in Appendix A.

Table 8 – Proposed Transportation DCC Rates		
Land Use	DCC Rate	Unit
Single Family	\$11,672.31	Per lot
Ground Oriented	\$53.03	Per square metre gross floor area
Apartment	\$63.46	Per square metre gross floor area
Commercial	\$84.89	Per square metre gross floor area
Industrial	\$63.67	Per square metre gross floor area
Institutional	\$42.44	Per square metre gross floor area

6. SANITARY SEWERS DEVELOPMENT COST CHARGES

6.1 Sanitary Sewers DCC Program

Sanitary sewer DCCs are based on the premise that upgrading of the existing sanitary sewer system is demanded by population growth. For the District, the program consists of upgrades to existing sewers in major centres, the sewage lift station and sanitary sewer upgrading programs located outside of the major centres. The program and calculations are shown in Appendix B.

The Sanitary Sewers DCC Program identifies the proportion of the costs attributable to future growth and the existing users that benefit from each project. A municipal assist factor of 1% has been applied to the apportioned cost to new developments to arrive at the net amount recoverable by DCCs.

Table 9 summarizes the Sanitary Sewer DCC program costs, recoverable and the District's share.

Table 9 – Sanitary Sewers DCC Program Costs (in Millions \$)			
Total Estimated Sanitary Sewers Expenditures	Grants	DCC Recoverable Program Costs	District Responsibility
\$30.2	Nil	\$11.1	\$19.1

The total estimated cost of the improvements is approximately \$30.2 Million of which \$11.1 Million is DCC recoverable, leaving approximately \$19.1 Million the responsibility of the District. These costs include the construction of new sewer infrastructure plus engineering, project administration and a contingency allowance.

6.2 DCC Calculations for Sanitary Sewers

Sanitary sewer DCC calculations reflect estimated sewage flows based on projected growth. Sewage flows generated by non-residential land uses are expressed as a population equivalent. The same process is used to determine waterworks DCCs. Sanitary sewer DCCs have been prepared for three residential and three non-residential categories. The charges are based on the relative impact according to equivalent population demand.

Average dwelling densities of 3.0 persons per dwelling unit for single family, 2.7 for ground-oriented (duplex, triplex, townhouse) and 1.9 for apartment were used for the residential component. A value of 90 persons per hectare (0.009 persons per square metre) was used for commercial and industrial land uses, and 50 persons per hectare (0.005 persons/sq. m.) for institutional land uses.

Dividing the net DCCs recoverable amount by the total equivalent service population results in a DCC per capita. The sanitary sewer DCC for each land use is then established by multiplying the DCC per capita by the average population densities for the respective development units.

Table 10 summarizes the equivalent units used to generate the sanitary sewers DCCs for the specified land use categories.

Table 10 – Equivalent Units for Sanitary Sewers		
Land Use	Base Unit	Equivalent Population Unit per Base Unit
Single Family	Lot	3.0
Ground Oriented	Per unit	2.7
Apartment	Per unit	1.9
Commercial	Per square metre gross floor area	0.009
Industrial	Per square metre gross floor area	0.009
Institutional	Per square metre gross floor area	0.005

6.3 Sanitary Sewers DCC Calculation

The Sanitary Sewer DCC rates have been calculated according to the various principles and assumptions earlier in this report. The basis for the calculation is described as follows:

$$\begin{aligned}
 & \text{Total New Growth (per lot, unit or square metre)} \times \text{Equivalent Unit (per lot, unit or sq. m.)} = \text{Total Equivalent Unit} \\
 & \quad \downarrow \\
 & \text{DCC Recoverable Costs} / \text{Total Equivalent Units} = \text{DCC Costs per Equivalent Unit} \\
 & \quad \downarrow \\
 & \text{DCC Costs per Equivalent Unit} \times \text{Equivalent Unit (per lot, unit or sq. m.)} = \text{DCC Costs per Lot, Unit or sq.m.}
 \end{aligned}$$

The proposed Sanitary Sewers DCC rates are shown in Table 11. The detailed Sanitary Sewer DCC program and calculations are shown in Appendix B.

Table 11 – Proposed Sanitary Sewers DCC Rates		
Land Use	DCC Rate	Unit
Single Family	\$1,544.35	Per lot
Ground Oriented	\$10.69	Per square metre gross floor area
Apartment	\$11.70	Per square metre gross floor area
Commercial	\$4.63	Per square metre gross floor area
Industrial	\$4.63	Per square metre gross floor area
Institutional	\$2.57	Per square metre gross floor area

7. WATERWORKS DEVELOPMENT COST CHARGES

7.1 Water DCC Program

Impact on the water distribution system arises from both domestic (peak day and peak hour) demand and the requirement to provide adequate flows for fire protection. Dwelling unit population densities which place a demand on the District's water system have been applied in a similar manner to those used for the sanitary sewer system calculations.

Table 12 itemizes the proposed waterworks upgrading program and the estimated cost over the course of the DCC program.

Table 12 – Waterworks DCC Program Costs (in Millions \$)			
Total Estimated Waterworks Expenditures	Grants	DCC Recoverable Program Costs	District Responsibility
\$86.9	Nil	\$18.6	\$68.3

Tables 13 summarizes calculations used to arrive at the proposed waterworks DCCs for each of the specified classes of land use.

Table 13 – Equivalent Units for Waterworks		
Land Use	Base Unit	Equivalent Population Unit per Base Unit
Single Family	Lot	3.0
Ground Oriented	Per unit	2.7
Apartment	Per unit	1.9
Commercial	Per square metre gross floor area	0.009
Industrial	Per square metre gross floor area	0.009
Institutional	Per square metre gross floor area	0.005

7.2 Waterworks DCC Calculation

The Waterworks DCC rates have been calculated according to the various principles and assumptions earlier in this report. The basis for the calculation is described as follows:

$$\begin{aligned}
 & \text{Total New Growth (per lot, unit or square metre)} \times \text{Equivalent Unit (per lot, unit or sq. m.)} = \text{Total Equivalent Unit} \\
 & \quad \downarrow \\
 & \text{DCC Recoverable Costs} / \text{Total Equivalent Units} = \text{DCC Costs per Equivalent Unit} \\
 & \quad \downarrow \\
 & \text{DCC Costs per Equivalent Unit} \times \text{Equivalent Unit (per lot, unit or sq. m.)} = \text{DCC Costs per Lot, Unit or Sq.m.}
 \end{aligned}$$

The proposed Waterworks DCC rates are shown in Table 14. The detailed Waterworks DCC program and calculations are shown in Appendix C.

Table 14 – Proposed Waterworks DCC Rates		
Land Use	DCC Rate	Unit
Single Family	\$3,118.31	Per lot
Ground Oriented	\$21.58	Per square metre gross floor area
Apartment	\$23.62	Per square metre gross floor area
Commercial	\$9.35	Per square metre gross floor area
Industrial	\$9.35	Per square metre gross floor area
Institutional	\$5.20	Per square metre gross floor area

8. DRAINAGE & FLOOD PROTECTION DEVELOPMENT COST CHARGES

8.1 Drainage DCC Program

The new OCP anticipates increased growth, more density and more intense land use. This growth will cause more drainage flows that must be addressed through new design criteria, storm sewer system and culvert upgrades. Drainage DCCs need to be collected to assist with the cost of upsizing storm sewers and culverts which don't meet the expected engineering design criteria, and to pay for engineering studies needed to complete integrated storm water management plans for various municipal watersheds, in order to mitigate growth impacts.

Table 15 summarizes the anticipated program costs, apportionment to new development, DCCs recoverable and the District's program expenditure responsibility.

Table 15 – Drainage & Flood Protection DCC Program Costs (in Millions \$)			
Total Estimated Drainage Expenditures	Grants	DCC Recoverable Program Costs	District Responsibility
\$34.8	Nil	\$11.6	\$23.2

8.2 Imperviousness and Calculations of Equivalent Drainage Units

The need for storm drainage works is directly related to the potential runoff generated by developments in different land use zones (and not population). Therefore, drainage DCCs are based on the relative runoff potential for various land uses. The most significant factor that influences the amount of runoff produced is the imperviousness of the development site, and for all intents and purposes, the runoff coefficient is equal to the percentage of impervious area.

8.3 DCC Calculations for Drainage

Using the runoff coefficients contained in the District's Development Servicing Bylaw, the total amount of impervious surface area for each land use have been derived. Equivalent drainage units are calculated based on the runoff coefficients and are summarized in Table 16.

Table 16 – Equivalent Units for Drainage		
Land Use	Base Unit	Equivalent Drainage Unit per Base Unit
Single Family	Lot	0.65
Ground Oriented	Per unit	0.80
Apartment	Per unit	0.85
Commercial	Per square metre gross floor area	0.85
Industrial	Per square metre gross floor area	0.85
Institutional	Per square metre gross floor area	0.75

The Drainage and Flood Protection Works have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation follows:

Total New Growth (per lot, unit or square metre) x Equivalent Unit (per lot, unit or sq. m.) = Total Equivalent Unit

↓
DCC Recoverable Costs / Total Equivalent Units = DCC Costs per Equivalent Unit

↓
DCC Costs per Equivalent Unit x Equivalent Units (per lot, unit or sq. m.) = DCC Costs per Unit, Lot or sq.m.

The proposed Drainage and Flood Protection Works DCC rates are shown in Table 17. The detailed Drainage DCC calculations are included in Appendix D.

Table 17– Proposed Drainage & Flood Protection Works DCC Rates		
Land Use	DCC Rate	Unit
Single Family	\$5,206.53	Per lot
Ground Oriented	\$13.69	Per square metre gross floor area
Apartment	\$6.79	Per square metre gross floor area
Commercial	\$20.03	Per square metre gross floor area
Industrial	\$20.03	Per square metre gross floor area
Institutional	\$21.46	Per square metre gross floor area

9. PARKS DEVELOPMENT COST CHARGES

9.1 Parkland Acquisition and Improvements DCC Program

The Parkland Acquisition and Improvements DCC Program includes acquiring and developing parkland for neighbourhood parks, trails, linear parks and sports fields throughout the District. The program and calculations are included in Appendix E.

Table 18 – Parkland Acquisition & Improvements DCC Program Costs (in Millions \$)			
Total Estimated Drainage Expenditures	Grants	DCC Recoverable Program Costs	District Responsibility
\$74.3	Nil	\$38.2	\$36.1

9.2 Parkland Acquisition Requirements

The intent of the criteria is to ensure that the District acquires properties and to augment parks in areas where new development will increase the demand on our facilities. Based on recent analysis carried out by the District's Parks and Planning staff, Table 19 summarizes the anticipated neighbourhood parkland needs for the four major growth areas of the community and the land that is to be acquired using DCCs collected.

Table 19 - PARKLAND ACQUISITION - MAJOR GROWTH CENTRES			
Parkland Requirements by Major Growth Centre	Park Acquisition through DCCs (acres)	Park Acquisition by Developer Negotiations (acres)	Total Parkland Acquisition (acres)
Lynn Valley Town Centre	0.00	2.00	2.00
Lions Gate Village Centre	0.19	0.84	1.03
Lynn Creek Town Centre	0.65	1.30	1.95
Maplewood Village Centre	0.55	0.00	0.55
Totals	1.39	4.14	5.53

9.3 Calculation of Equivalent Population

Since people generate the need for park and open space, DCCs are based on the relative impact of each land use according to the same equivalent population factors that were used to derive sanitary sewers and waterworks DCCs.

Tables 20 illustrates the equivalent units used for park acquisition. It has been assumed that employees of commercial, industrial and institutional zones use parkland some of the time for leisure and recreational purposes. For commercial and institutional, the assumption made is that 15% of the growth in employee population will occasionally make use of our parks; and for industrial land uses, a value of 10% of the projected employee growth population has been used to allocate the charges.

Table 20 – Equivalent Units for Park Acquisition		
Land Use	Base Unit	Equivalent Population Unit per Base Unit
Single Family	Lot	3.0
Ground Oriented	Per unit	2.7
Apartment	Per unit	1.9
Commercial	Per square metre gross floor area	0.00135
Industrial	Per square metre gross floor area	0.00135
Institutional	Per square metre gross floor area	0.00050

9.4 Parkland Acquisition and Development DCC Calculation

The Parkland Acquisition and Development DCC rates have been calculated according to the various principles and assumptions earlier in this report. The basis for the calculation is described as follows:

Total New Growth (per lot, unit or square metre) x Equivalent Unit (per lot, unit or sq. m.) = Total Equiv. Unit

↓
DCC Recoverable Costs / Total Equivalent Units = DCC Costs per Equivalent Unit

↓
DCC Costs per Equivalent Unit x Equivalent Unit (per lot, unit or sq. m.) = DCC Costs per Unit, Lot or sq.m.

The proposed Parks DCC rates are shown in Table 21. The detailed Parks DCC program and calculations are shown in Appendix E.

Table 21 – Proposed Parkland Acquisition & Development DCC Rates		
Land Use	DCC Rate	Unit
Single Family	\$6,494.30	Per lot
Ground Oriented	\$44.94	Per square metre gross floor area
Apartment	\$49.19	Per square metre gross floor area
Commercial	\$2.92	Per square metre gross floor area
Industrial	\$2.92	Per square metre gross floor area
Institutional	\$1.08	Per square metre gross floor area

10. SUMMARY OF DEVELOPMENT COSTS AND PROPOSED CHARGES

10.1 Capital Program and DCC Recovery

Table 22 summarizes the overall anticipated 2030 capital expenditure program, potential grants, DCCs recoverable, and the District's estimated share of the costs of the infrastructure program. Of the estimated \$311.4 Million expenditures, \$155.3 Million is recoverable through DCCs. The District will ultimately be responsible for \$152.6 Million which is deemed to benefit residents throughout the municipality and the remaining \$3.5 Million in grants.

10.2 Proposed DNV Area Wide DCCs

Table 23 outlines the proposed amended District wide DCC rate structure for each of the designated classes of land use. The rates are considered preliminary and subject to review and approval by Council and the Ministry (Local Government Finance Division).

The proposed DCC rates are levied per parcel for single family developments. Ground oriented, apartment, commercial, industrial and institutional uses are levied per square metre of gross floor area. The single family DCCs will be levied at subdivision. All other DCCs will be collected at building permit.

DCCs apply to the net increase in demand. For DCCs based on building permit (i.e. all development except single family residential), DCCs are calculated on the net amount of new development area. Where an existing building is being demolished and replaced by a larger building or the use is changing, DCCs will be calculated by giving credit to the existing building being demolished. For example, if a 1,000 square metre existing development is replaced with a 5,000 square metre new development, (multi-family, commercial, industrial or institutional), the amount of DCCs is based on 4,000 square metres.

If a single family residential unit is replaced by another single family residential unit (including a secondary suite), then no additional DCCs are payable. If a lot is subdivided into two, for example, in order to construct two single family residential dwellings, then DCCs are payable on the one additional single family residential lot.

Table 22 - Summary of Capital Program & DCC Recovery

DCC COMPONENT	EST. EXPENDITURE	GRANTS	EXP. AFTER GRANTS	% TO NEW DEV.	1% MUN. ASSIST	DCC'S RECOVERABLE	DISTRICT RESPONSIBILITY
TRANSPORTATION	\$ 85,255,000	\$ 3,540,500	\$ 81,714,500	\$ 52,006,650	\$ 520,067	\$ 51,486,584	\$ 30,227,917
SANITARY SEWERS	\$ 30,197,000		\$ 30,197,000	\$ 11,247,080	\$ 112,471	\$ 11,134,609	\$ 19,062,391
WATERWORKS	\$ 86,898,000		\$ 86,898,000	\$ 18,800,080	\$ 188,001	\$ 18,612,079	\$ 68,285,921
DRAINAGE AND FLOOD PROTECTION WORKS	\$ 34,796,000		\$ 34,796,000	\$ 11,706,560	\$ 117,066	\$ 11,589,494	\$ 23,206,506
PARKS ACQUISITIONS and IMPROVEMENTS	\$ 74,290,000		\$ 74,290,000	\$ 38,585,240	\$ 385,852	\$ 38,199,388	\$ 36,090,612
Sub Totals	\$ 311,436,000	\$ 3,540,500	\$ 307,895,500	\$ 132,345,610	\$ 1,323,456	\$ 131,022,154	\$ 176,873,346
DCCs Recoverable from In-Stream Applications						\$ 11,025,000	(11,025,000)
DCC Reserve Balance to the Period Ending October 31, 2017						\$ 13,203,535	(13,203,535)
TOTALS	\$ 311,436,000	\$ 3,540,500	\$ 307,895,500	\$ 132,345,610	\$ 1,323,456	\$ 155,250,689	\$ 152,644,811

Table 23 - Summary of Proposed DNV Area Wide DCC's

Class of Land Use	Transportation	Sanitary Sewers	Water Works	Drainage	Parks	Total DCC's Recoverable
SINGLE FAMILY RESIDENTIAL per dwelling unit	\$ 11,672.31	\$ 1,544.35	\$ 3,118.31	\$ 5,206.53	\$6,494.30	\$ 28,035.81
RESIDENTIAL MULTI FAMILY, GROUND ORIENTED per square metre of gross floor area	\$ 53.03	\$ 10.69	\$ 21.58	\$ 13.69	\$ 44.94	\$ 143.92
RESIDENTIAL MULTI FAMILY, APARTMENT per square metre of gross floor area	\$ 63.46	\$ 11.70	\$ 23.62	\$ 6.79	\$ 49.19	\$ 154.75
COMMERCIAL per square metre of gross floor area	\$ 84.89	\$ 4.63	\$ 9.35	\$ 20.03	\$ 2.92	\$ 121.83
INDUSTRIAL per square metre of gross floor area	\$ 63.67	\$ 4.63	\$ 9.35	\$ 20.03	\$ 2.92	\$ 100.60
INSTITUTIONAL per square metre of gross floor area	\$ 42.44	\$ 2.57	\$ 5.20	\$ 21.46	\$ 1.08	\$ 72.75

10.3 Bylaw Exemptions

The *Local Government Act* describes the following circumstances when development is exempt from DCCs:

- where a building permit authorizes the construction, alteration, or extension of a building, or part of a building which is solely used for public worship, such as a church;
- where the value of the work covered by the building permit does not exceed \$50,000.

Changes to the legislation now allow local governments to charge DCCs on residential developments of four units or less, as long as such a charge is provided for in the District's DCC bylaw, which is currently the case. In addition, changes to the *LGA* in 2008 has given local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development.

10.4 DCC Reviews

To keep the DCC program as current as possible, the District will review the program regularly. Major amendments of the DCC program and rates will occur when significant land use changes are made, when new servicing plans are prepared or when the information upon which the DCCs are calculated has become significantly outdated or requires significant revision. Based on experience, a major amendment to the DCC program and rates is recommended between every 3 to 5 years.

APPENDIX A

Transportation Program and Calculations

<p>Table 24 THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER ANTICIPATED CAPITAL EXPENDITURE PROGRAM (2018 - 2030) TRANSPORTATION PROJECTS</p>								
PROJECT DESCRIPTION	EST. EXPEND. (2017 \$)	COST APPORTIONMENT TO NEW DEVELOPMENT				DCC ALLOCATION		TOTAL DISTRICT RESPONSIBILITY
		GRANTS	EXPEND. AFTER GRANTS	%COST (Note 2)	COST	CONV (\$) 1% AF Note (1)	TOTAL DCCs RECOVERABLE	
Lynn Creek Town Centre								
R1 Mountain Highway - Main Street to Fern Street	\$10,149,000	\$0	\$10,149,000	100.0	\$10,149,000	\$101,490	\$10,047,510	\$101,490
R2 Main Street - Lynn Creek to Mountain Highway	\$1,678,000	\$0	\$1,678,000	100.0	\$1,678,000	\$16,780	\$1,661,220	\$16,780
R3 Lynn Creek / Hunter Street Pedestrian Bridge Crossing & Connecting Trails	\$6,233,000	\$3,116,500	\$3,116,500	50.0	\$1,558,250	\$15,583	\$1,542,668	\$1,573,833
R4 Orwell Street Improvements - Crown St to cul-de-sac south of Bond St	\$848,000	\$424,000	\$424,000	50.0	\$212,000	\$2,120	\$209,880	\$214,120
Lynn Valley Town Centre								
R5 Mountain Highway - Ross Road to Crayford Close	\$7,940,000	\$0	\$7,940,000	100.0	\$7,940,000	\$79,400	\$7,860,600	\$79,400
R6 East 27th St - Lynn Valley Road to Mountain Highway	\$1,799,000	\$0	\$1,799,000	100.0	\$1,799,000	\$17,990	\$1,781,010	\$17,990
R7 Lynn Valley Road - Mountain Highway to Mollie Nye Way	\$3,217,000	\$0	\$3,217,000	100.0	\$3,217,000	\$32,170	\$3,184,830	\$32,170
Lions Gate Village Centre								
R8 Capilano Road - Marine Drive to Fullerton Avenue	\$3,474,000	\$0	\$3,474,000	100.0	\$3,474,000	\$34,740	\$3,439,260	\$34,740
R9 McGuire Avenue Extension	\$196,000	\$0	\$196,000	100.0	\$196,000	\$1,960	\$194,040	\$1,960
R10 Marine Drive - McGuire Avenue to Bridgman Avenue	\$16,038,000	\$0	\$16,038,000	50.0	\$8,019,000	\$80,190	\$7,938,810	\$8,099,190
R11 Laneway North of Marine Drive - Garden Avenue to Philip Avenue	\$9,964,000	\$0	\$9,964,000	50.0	\$4,982,000	\$49,820	\$4,932,180	\$5,031,820
Maplewood Village Centre								
R12 Riverside Drive - Old Dollarton Road to Mt. Seymour Parkway	\$4,900,000	\$0	\$4,900,000	100.0	\$4,900,000	\$49,000	\$4,851,000	\$49,000
R13 Dollarton Highway Upgrade - 2420 Dollarton to east boundary of Port lands	\$4,274,000	\$0	\$4,274,000	50.0	\$2,137,000	\$21,370	\$2,115,630	\$2,158,370
Transportation Projects Outside Town / Village Centres								
R14 East 29th Street - Lonsdale Avenue to Lynn Valley Rd.	\$730,000	\$0	\$730,000	12.0	\$87,600	\$876	\$86,724	\$643,276
R15 Capilano Road at Edgemont Blvd signalization	\$300,000	\$0	\$300,000	12.0	\$36,000	\$360	\$35,640	\$264,360
R16 East Keith Rd Corridor Safety Improvements	\$200,000	\$0	\$200,000	12.0	\$24,000	\$240	\$23,760	\$176,240
R17 Edgemont Blvd at McKay Creek bridge replacement	\$2,200,000	\$0	\$2,200,000	12.0	\$264,000	\$2,640	\$261,360	\$1,938,640
R18 Canyon Blvd at McKay Creek bridge replacement	\$1,600,000	\$0	\$1,600,000	12.0	\$192,000	\$1,920	\$190,080	\$1,409,920
R19 Montroyal Blvd at McKay Creek bridge replacement	\$1,900,000	\$0	\$1,900,000	12.0	\$228,000	\$2,280	\$225,720	\$1,674,280
R20 Ross Rd at Hastings Creek & Coleman Creek bridge replacment	\$7,615,000	\$0	\$7,615,000	12.0	\$913,800	\$9,138	\$904,662	\$6,710,338
TOTAL - TRANSPORTATION PROJECTS	\$85,255,000	\$3,540,500	\$81,714,500		\$52,006,650	\$520,067	\$51,486,584	\$30,227,917

Footnotes:

- 1 Based on a 1.0% Municipal Assist Factor (AF).
- 2 Cost apportionment to developments outside town / village centres is calculated by using the following ratio:
Estimated increase in population to 2030 = 12,622. Estimated District population at 2030 = 105,704. Apportionment = 12,622 / 105,704 = 12.0
- 3 Capital expenditures are in current (2017) dollars and subject to annual review.
- 4 All estimated expenditures include allowances for engineering design, contingencies and project management services.

Table 25 - Transportation DCC Calculations				
Land Use	Est New Developmnt (2018- 2030)	Units	Wt. Trip Rate (AVTE, pm Pk Hr per unit)	Total Trip Ends
A: Traffic Generation Calculations				
Single Family Residential	96	dwelling units	1.100	106
Townhouse Residential	1,215	dwelling units	0.650	790
Apartment Residential	4,765	dwelling units	0.500	2,383
Commercial	58,197	per m ² gross floor area	0.008	466
Industrial	105,836	per m ² gross floor area	0.006	635
Institutional	27,449	per m ² gross floor area	0.004	110
			Total Trip Ends	4,488
B: Unit Road DCC Calculations				
Net Road DCC Program Recoverable				\$51,486,584
Less Projected Road DCC Reserve Monies (to the period ending December 31, 2018)				(\$3,861,034)
Net Amount to be Paid by DCCs				\$47,625,550
DCC per Trip End				\$10,611
C: Total DCCs Recoverable				
Single Family Residential	96	dwelling units	1.100	\$1,120,542
Townhouse Residential	1,215	dwelling units	0.650	\$8,380,188
Apartment Residential	4,765	dwelling units	0.500	\$25,281,162
Commercial	58,197	per m ² gross floor area	0.008	\$4,940,316
Industrial	105,836	per m ² gross floor area	0.006	\$6,738,276
Institutional	27,449	per m ² gross floor area	0.004	\$1,165,066
			Total	\$47,625,550
D. Resulting Road DCCs				
Single Family Residential	\$ 11,672.31	per dwelling unit		
Townhouse Residential	\$ 53.03	per m ² gross floor area		
Apartment Residential	\$ 63.46	per m ² gross floor area		
Commercial	\$ 84.89	per m ² gross floor area		
Industrial	\$ 63.67	per m ² gross floor area		
Institutional	\$ 42.44	per m ² gross floor area		

NOTES:

1. Townhouse residential (including duplex and triplex developments) DCCs recoverable per square metre of gross floor area are based on an average unit size of 130.06 sq.m. or 1,400 sq. ft.
2. Apartment residential DCCs recoverable per square metre of gross floor area are based on an average unit size of 83.61 sq.m. or 900 sq. ft.

APPENDIX B

Sanitary Sewers Program and Calculations

<p align="center">Table 26 ANTICIPATED CAPITAL EXPENDITURE PROGRAM (2018 - 2030) SANITARY SEWERS PROJECTS DEVELOPMENT COST CHARGES ALLOCATION</p>							
PROJECT DESCRIPTION		ESTIMATED EXPENDITURE (2017 \$)	COST APPORTIONMENT TO NEW DEVELOPMENT		DCC ALLOCATION		
			% COST APPORTIONMENT (Note 2)	APPORTIONMENT TO NEW DEVELOPMENT (\$)	CDNV (\$) 1% AF Note (1)	DCC RECOVERABLE	TOTAL DISTRICT RESPONSIBILITY
S1	Lions Gate Village Centre	291,000	100.0	\$ 291,000.00	\$ 2,910.00	\$ 288,090.00	\$ 2,910.00
S2	Edgemont Village Centre	2,374,000	100.0	\$ 2,374,000.00	\$ 23,740.00	\$ 2,350,260.00	\$ 23,740.00
S3	Lynn Valley Town Centre	4,730,000	100.0	\$ 4,730,000.00	\$ 47,300.00	\$ 4,682,700.00	\$ 47,300.00
S4	Lynn Creek Town Centre	624,000	100.0	\$ 624,000.00	\$ 6,240.00	\$ 617,760.00	\$ 6,240.00
S5	Maplewood Village Centre	644,000	100.0	\$ 644,000.00	\$ 6,440.00	\$ 637,560.00	\$ 6,440.00
S6	Lift Station Upgrading Program	4,602,000	12.0	\$ 552,240.00	\$ 5,522.40	\$ 546,717.60	\$ 4,055,282.40
S7	Sanitary Sewer Upgrading Program (outside town centres)	16,932,000	12.0	\$ 2,031,840.00	\$ 20,318.40	\$ 2,011,521.60	\$ 14,920,478.40
TOTAL - SANITARY SEWERS		\$30,197,000		\$ 11,247,080.00	\$112,470.80	\$11,134,609.20	\$ 19,062,390.80

Footnotes:

- 1 Based on a 1.0% Municipal Assist Factor (AF).
- 2 Cost apportionment to developments outside town / village centres is calculated by using the following ratio:
Estimated increase in population to 2030 = 12,622. Estimated District population at 2030 = 105,704. Apportionment = 12,622 / 105,704 = 12.0
- 3 Capital expenditures are in current (2017) dollars and subject to annual review.
- 4 All estimated expenditures include allowances for engineering design, contingencies and project management services.

Table 27 - Sanitary Sewer DCC Calculations					
	Col. (1)		Col. (2)		Col. (3) =(1)x(2)
Land Use	Estimated New Development	Units	Equivalent Population Factor		Equivalent Population
A: Equivalent Population Calculation					
Single Family Residential	96	dwelling units	3.000	persons per dwelling unit	288
Townhouse Residential	1,215	dwelling units	2.700	persons per dwelling unit	3,281
Apartment Residential	4,765	dwelling units	1.900	persons per dwelling unit	9,054
Commercial	58,197	m ² gross floor area	0.009	persons per m ² gross floor area	524
Industrial	105,836	m ² gross floor area	0.009	persons per m ² gross floor area	953
Institutional	27,449	m ² gross floor area	0.005	persons per m ² gross floor area	137
				Total Equivalent Population	14,236 (a)
B: Unit DCC Calculation					
Net Sanitary DCC Program Recoverable			\$11,134,609.20	(b)	
Less Projected DCC Reserve Monies (to the period ending December 31, 2018)			(\$3,806,385.29)	(c)	
Net Amount to be paid by DCC's			\$7,328,223.91	(d) = (b) - (c)	
DCC per Equivalent Person			\$514.78	(e) = (d) / (a)	
C: Resulting Sanitary Sewer DCCs					
Single Family Residential	\$ 1,544.35	per dwelling unit	(e) x 3.0		
Townhouse Residential	\$ 10.69	per m ² gross floor area	(e) x 2.7/130.06		
Apartment Residential	\$ 11.70	per m ² gross floor area	(e) x 1.9/83.61		
Commercial	\$ 4.63	per m ² gross floor area	(e) x 0.009		
Industrial	\$ 4.63	per m ² gross floor area	(e) x 0.009		
Institutional	\$ 2.57	per m ² gross floor area	(e) x 0.005		
NOTES:					
1. Townhouse residential (including duplex and triplex developments) DCCs recoverable per square metre of gross floor area are based on an average unit size of 130.06 sq.m. or 1,400 sq. ft.					
2. Apartment residential DCCs recoverable per square metre of gross floor area are based on an average unit size of 83.61 sq.m. or 900 sq. ft.					

APPENDIX C

Waterworks Program and Calculations

Table 28
ANTICIPATED CAPITAL EXPENDITURE PROGRAM (2018 - 2030)
WATERWORKS PROJECTS
DEVELOPMENT COST CHARGES ALLOCATION

PROJECT DESCRIPTION	ESTIMATED EXPENDITURE (2017 \$)	COST APPORTIONMENT TO NEW DEVELOPMENT		DCC ALLOCATION		
		% COST APPORTIONMENT (Note 2)	APPORTIONMENT TO NEW DEVELOPMENT (\$)	CDNV (\$) 1% AF Note (1)	DCC RECOVERABLE	TOTAL DISTRICT RESPONSIBILITY
W1 Lions Gate Village Centre Watermain Upgrades	\$2,368,000	100.0	\$2,368,000	\$23,680	\$2,344,320	\$23,680
W2 Edgemont Village Centre Watermain Upgrades	\$812,000	100.0	\$812,000	\$8,120	\$803,880	\$8,120
W3 Lynn Valley Town Centre Watermain Upgrades	\$814,000	100.0	\$814,000	\$8,140	\$805,860	\$8,140
W4 Lynn Creek Town Centre Watermain Upgrades	\$3,402,000	100.0	\$3,402,000	\$34,020	\$3,367,980	\$34,020
W5 Maplewood Village Centre Watermain Upgrades	\$2,118,000	100.0	\$2,118,000	\$21,180	\$2,096,820	\$21,180
W6 Watermain Upgrading Program (outside town / village centres)	\$67,207,000	12.0	\$8,064,840	\$80,648	\$7,984,192	\$59,222,808
W7 Pressure Regulating Valve Stations Upgrading Program	\$3,720,000	12.0	\$446,400	\$4,464	\$441,936	\$3,278,064
W8 Water Pumping Stations Upgrading Program	\$2,527,000	12.0	\$303,240	\$3,032	\$300,208	\$2,226,792
W9 Water Reservoirs	\$3,930,000	12.0	\$471,600	\$4,716	\$466,884	\$3,463,116
TOTAL - WATERWORKS	\$86,898,000		\$18,800,080	\$188,001	\$18,612,079	\$68,285,921

Footnotes:

- 1 Based on a 1.0% Municipal Assist Factor (AF).
- 2 Cost apportionment to developments outside town / village centres is calculated by using the following ratio:
Estimated increase in population to 2030 = 12,622. Estimated District population at 2030 = 105,704. Apportionment = $12,622 / 105,704 = 12.0$
- 3 Capital expenditures are in current (2017) dollars and subject to annual review.
- 4 All estimated expenditures include allowances for engineering design, contingencies and project management services.

Table 29 - Waterworks DCC Calculations					
	Col. (1)		Col. (2)		Col. (3) =(1)x(2)
Land Use	Estimated New Development	Units	Density or Equivalent Population Factor		Equivalent Population
A: Equivalent Population Calculation					
Single Family Residential	96	dwelling units	3.000	persons per dwelling unit	288
Townhouse Residential	1,215	dwelling units	2.700	persons per dwelling unit	3,281
Apartment Residential	4,765	dwelling units	1.900	persons per dwelling unit	9,054
Commercial	58,197	m ² gross floor area	0.009	persons per m ² gross floor area	524
Industrial	105,836	m ² gross floor area	0.009	persons per m ² gross floor area	953
Institutional	27,449	m ² gross floor area	0.005	persons per m ² gross floor area	137
				Total Equivalent Population	14,236 (a)
B: Unit DCC Calculation					
Net Water DCC Program Recoverable			\$ 18,612,079.20	(b)	
Less Projected DCC Reserve Monies (to the period ending December 31, 2018)			(\$3,815,133.66)	(c)	
Net Amount to be paid by DCC's			\$ 14,796,945.54	(d) = (b) - (c)	
DCC per Equivalent Person			\$ 1,039.44	(e) = (d) / (a)	
C: Resulting Waterworks DCCs					
Single Family Residential	\$ 3,118.31	per dwelling unit	(e) x 3.0		
Townhouse Residential	\$ 21.58	per m ² gross floor area	(e) x 2.7/130.06		
Apartment Residential	\$ 23.62	per m ² gross floor area	(e) x 1.9/83.61		
Commercial	\$ 9.35	per m ² gross floor area	(e) x 0.009		
Industrial	\$ 9.35	per m ² gross floor area	(e) x 0.009		
Institutional	\$ 5.20	per m ² gross floor area	(e) x 0.005		

NOTES:

1. Townhouse residential (including duplex and triplex developments) DCCs recoverable per square metre of gross floor area are based on an average unit size of 130.06 sq.m. or 1,400 sq. ft.
2. Apartment residential DCCs recoverable per square metre of gross floor area are based on an average unit size of 83.61 sq.m. or 900 sq. ft.

APPENDIX D

Drainage & Flood Protection Works Program and Calculations

Table 30
ANTICIPATED CAPITAL EXPENDITURE PROGRAM (2018 - 2030)
DRAINAGE AND FLOOD PROTECTION WORKS PROJECTS

PROJECT DESCRIPTION	ESTIMATED EXPENDITURE (2017 \$)	COST APPORTIONMENT TO NEW DEVELOPMENT		DCC ALLOCATION		
		% COST APPORTIONMENT (Note 2)	APPORTIONMENT TO NEW DEVELOPMENT (\$)	CDNV (\$) 1% AF Note (1)	DCC RECOVERABLE	TOTAL DISTRICT RESPONSIBILITY
D1 Lions Gate Village Centre Storm Sewer Upgrades	\$1,317,000	100.0	\$1,317,000	\$13,170	\$1,303,830	\$13,170
D2 Edgemont Village Centre Storm Sewer Upgrades	\$1,663,000	100.0	\$1,663,000	\$16,630	\$1,646,370	\$16,630
D3 Lynn Valley Town Centre Storm Sewer Upgrades	\$1,462,000	100.0	\$1,462,000	\$14,620	\$1,447,380	\$14,620
D4 Lynn Creek Town Centre Storm Sewer Upgrades	\$2,263,000	100.0	\$2,263,000	\$22,630	\$2,240,370	\$22,630
D5 Maplewood Village Storm Sewer Upgrades	\$553,000	100.0	\$553,000	\$5,530	\$547,470	\$5,530
D6 Maplewood Village Creek Works	\$1,300,000	100.0	\$1,300,000	\$13,000	\$1,287,000	\$13,000
D7 Flood risk and debris hazard mitigation program	\$13,272,000	12.0	\$1,592,640	\$15,926	\$1,576,714	\$11,695,286
D8 Culvert upgrading program	\$12,966,000	12.0	\$1,555,920	\$15,559	\$1,540,361	\$11,425,639
TOTAL - DRAINAGE AND FLOOD PROTECTION WORKS	\$34,796,000		\$11,706,560	\$117,066	\$11,589,494	\$23,206,506

Footnotes:

- 1 Based on a 1.0% Municipal Assist Factor (AF).
- 2 Cost apportionment to developments outside town / village centres is calculated by using the following ratio:
Estimated increase in population to 2030 = 12,622. Estimated District population at 2030 = 105,704. Apportionment = 12,622 / 105,704 = 12.0
- 3 Capital expenditures are in current (2017) dollars and subject to annual review.
- 4 All estimated expenditures include allowances for engineering design, contingencies and project management services.

Table 31 - Drainage & Flood Protection Works DCC Calculations								
	Col. (1)	Col. (2)	Col. (3)	Col. (4) = [(1) / (2)] x (3)	Col. (5)	Col. (6)	Col. (7) = (5) x (6)	
Land Use	Unit of Dev.	Density / FSR / Site Coverage	Runoff Coefficient	Impervious Area per Unit Dev. (m ²)	Equivalence factor	Est. New Developmt. (2018-2030)	Equivalent Drainage Units	
A: Drainage Impact Calculation								
Single Family Residential	1	25 lots per gross ha	0.65	260.00 (a)	1.0000 (a) / (a)	96	96	
Townhouse Residential	1	90 units per gross ha	0.80	88.89 (b)	0.3419 (b) / (a)	1,215	415	
Apartment Residential	1	300 units per gross ha	0.85	28.33 (c)	0.1090 (c) / (a)	4,765	519	
Commercial	1	85% site coverage	0.85	1.00 (d)	0.0038 (d) / (a)	58,197	224	
Industrial	1	85% site coverage	0.85	1.00 (e)	0.0038 (e) / (a)	105,836	407	
Institutional	1	70% site coverage	0.75	1.07 (f)	0.0041 (f) / (a)	27,449	113	
Total EDU's							1,775 (h)	
B: Unit DCC Calculation								
Net Storm Drainage DCC Program recoverable			\$ 11,589,494.40	(i)				
Less Projected Drainage DCC Reserve Monies (to the period ending December 31, 2018)			(\$2,349,679.37)	(j)				
Net Amount to be paid by DCC's			\$ 9,239,815.03	(k) = (i) - (j)				
DCC per Equivalent Drainage Unit			\$ 5,206.53	(l) = (k) / (h)				
C: Resulting Storm Drainage DCCs								
Single Family Residential		\$ 5,206.53 per dwelling unit	(l) x 1.0000					
Townhouse Residential		\$ 13.69 per m ² gross floor area	(l) x 0.3939					
Apartment Residential		\$ 6.79 per m ² gross floor area	(l) x 0.2273					
Commercial		\$ 20.03 per m ² gross floor area	(l) x 0.0018					
Industrial		\$ 20.03 per m ² gross floor area	(l) x 0.0018					
Institutional		\$ 21.46 per m ² gross floor area	(l) x 0.0021					

NOTES:

1. Townhouse residential (including duplex and triplex developments) DCCs recoverable per square metre of gross floor area are based on an average unit size of 130.06 sq.m. or 1,400 sq. ft.

2. Apartment residential DCCs recoverable per square metre of gross floor area are based on an average unit size of 83.61 sq.m. or 900 sq. ft.

APPENDIX E

Parkland Improvements and Acquisition Program and Calculations

<p>Table 32 ANTICIPATED CAPITAL EXPENDITURE PROGRAM (2018 - 2030) PARKLAND IMPROVEMENTS & ACQUISITION PROJECTS DEVELOPMENT COST CHARGES ALLOCATION</p>						
PROJECT DESCRIPTION	ESTIMATED EXPENDITURE (2017 \$)	COST APPORTIONMENT TO NEW DEVELOPMENT		DCC ALLOCATION		TOTAL DISTRICT RESPONSIBILITY
		% COST APPORTIONMENT (Note 2)	APPORTIONMENT TO NEW DEVELOPMENT (\$)	CDNV (\$) 1% AF Note (1)	DCC RECOVERABLE	
Lynn Valley Town Centre						
P1 Lynn Valley - neighbourhood park south of E. 27th Street	\$2,625,000	100.0	\$2,625,000	\$26,250	\$2,598,750	\$26,250
Lynn Creek Town Centre						
P2 Marie Place Park Expansion and upgrade	\$1,500,000	100.0	\$1,500,000	\$15,000	\$1,485,000	\$15,000
P3 New Neighbourhood Park (s. of Crown St - e. of Mountain Hwy)	\$1,200,000	100.0	\$1,200,000	\$12,000	\$1,188,000	\$12,000
P4 Green spine - mid block (pedestrian)	\$2,200,000	100.0	\$2,200,000	\$22,000	\$2,178,000	\$22,000
P5 Addition of new small park washrooms at Seylenn Park	\$350,000	50.0	\$175,000	\$1,750	\$173,250	\$176,750
P6 Lynn Creek - Seylenn Park upgrade	\$4,650,000	50.0	\$2,325,000	\$23,250	\$2,301,750	\$2,348,250
Lions Gate Village Centre						
P7 Lions Gate - Belle Isle Park construction	\$2,695,000	100.0	\$2,695,000	\$26,950	\$2,668,050	\$26,950
P8 Lions Gate - Curling Park design & construction	\$1,700,000	100.0	\$1,700,000	\$17,000	\$1,683,000	\$17,000
P9 Lions Gate - Greenway and multi-modal trail	\$350,000	100.0	\$350,000	\$3,500	\$346,500	\$3,500
P10 Lions Gate - Connecting Trail north end Glenaire Dr. to Capilano River	\$100,000	100.0	\$100,000	\$1,000	\$99,000	\$1,000
P11 Lions Gate - Capilano River trail extension	\$55,000	100.0	\$55,000	\$550	\$54,450	\$550
Maplewood Village Centre						
P12 Seymour River Greenway Trail	\$1,250,000	50.0	\$625,000	\$6,250	\$618,750	\$631,250
P13 Spirit Trail design and construction	\$2,500,000	50.0	\$1,250,000	\$12,500	\$1,237,500	\$1,262,500
Park Improvements Outside Town / Village Centres						
P14 LVTC / Hastings Ck / Powerline & CNV trail connections	\$710,000	12.0	\$85,200	\$852	\$84,348	\$625,652
P15 Lynn Canyon central area upgrades	\$1,442,000	12.0	\$173,040	\$1,730	\$171,310	\$1,270,690
P16 Lynn Canyon Ecology Centre upgrade	\$510,000	12.0	\$61,200	\$612	\$60,588	\$449,412
P17 South Inter-River Park washrooms and changerooms	\$1,450,000	12.0	\$174,000	\$1,740	\$172,260	\$1,277,740
P18 South Inter-River Field #1 construction	\$10,700,000	12.0	\$1,284,000	\$12,840	\$1,271,160	\$9,428,840
P19 South Inter-River Field #2 - design and construction	\$4,400,000	12.0	\$528,000	\$5,280	\$522,720	\$3,877,280
P20 Delbrook Park Upgrade	\$1,500,000	12.0	\$180,000	\$1,800	\$178,200	\$1,321,800
P21 Myrtle Park Upgrade	\$1,500,000	12.0	\$180,000	\$1,800	\$178,200	\$1,321,800
P22 Kilmer Park Upgrade	\$1,500,000	12.0	\$180,000	\$1,800	\$178,200	\$1,321,800
P23 Delbrook Neighbourhood Park	\$1,500,000	12.0	\$180,000	\$1,800	\$178,200	\$1,321,800
P24 Delbrook Park washrooms and changerooms	\$1,700,000	12.0	\$204,000	\$2,040	\$201,960	\$1,498,040
P25 Cates Park / Weyah-wichen washrooms and changerooms	\$1,200,000	12.0	\$144,000	\$1,440	\$142,560	\$1,057,440
P26 Cates Park / Weyah-wichen Site Improvements	\$300,000	12.0	\$36,000	\$360	\$35,640	\$264,360
P27 Waterfront street end access (Harris St - Deep Cove)	\$400,000	12.0	\$48,000	\$480	\$47,520	\$352,480
P28 Fromme Alpine Area trails	\$1,770,000	12.0	\$212,400	\$2,124	\$210,276	\$1,559,724
P29 Seymour Alpine Area trails and washrooms	\$520,000	12.0	\$62,400	\$624	\$61,776	\$458,224
P30 Barrier Free Play Grounds	\$1,000,000	12.0	\$120,000	\$1,200	\$118,800	\$881,200
P31 Waterfront Trails	\$1,000,000	12.0	\$120,000	\$1,200	\$118,800	\$881,200
P32 Urban Trails (Trails and Structures)	\$2,500,000	12.0	\$300,000	\$3,000	\$297,000	\$2,203,000
Parkland Acquisition						
P33 Lions Gate Town Centre	\$2,337,000	100.0	\$2,337,000	\$23,370	\$2,313,630	\$23,370
P34 Maplewood Village Centre	\$6,010,000	100.0	\$6,010,000	\$60,100	\$5,949,900	\$60,100
P35 Lynn Creek Town Centre Park	\$9,166,000	100.0	\$9,166,000	\$91,660	\$9,074,340	\$91,660
TOTAL - PARKS CAPITAL PROJECTS	\$74,290,000		\$38,585,240	\$385,852	\$38,199,388	\$36,090,612

Footnotes:

- 1 Based on a 1.0% Municipal Assist Factor (AF).
- 2 Cost apportionment to developments outside town / village centres is calculated by using the following ratio:
Estimated increase in population to 2030 = 12,622. Estimated District population at 2030 = 105,704. Apportionment = 12,622 / 105,704 = 12.0
- 3 Capital expenditures are in current (2017) dollars and subject to annual review.
- 4 All estimated expenditures include allowances for engineering design, contingencies and project management services.

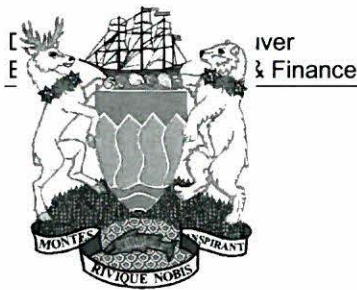
Table 33 - Parks DCC Calculations					
	Col. (1)		Col. (2)		Col. (3) =(1)x(2)
Land Use	Estimated New Development	Units	Density or Equivalent Population Factor		Equivalent Population
A: Equivalent Population Calculation					
Single Family Residential	96	dwelling units	3.000	persons per dwelling unit	288
Townhouse Residential	1,215	dwelling units	2.700	persons per dwelling unit	3,281
Apartment Residential	4,765	dwelling units	1.900	persons per dwelling unit	9,054
Commercial	58,197	m ² gross floor area	0.00135	persons per m ² gross floor area	79
Industrial	105,836	m ² gross floor area	0.00135	persons per m ² gross floor area	143
Institutional	27,449	m ² gross floor area	0.00050	persons per m ² gross floor area	14
				Total Equivalent Population	12,843 (a)
B: Unit DCC Calculation					
Net Parkland DCC Program Recoverable			\$ 38,199,387.60	(b)	
Less Projected Parkland DCC Reserve Monies (to the period ending December 31, 2018)			(\$10,396,320.86)	(c)	
Net Amount to be paid by DCC's			\$ 27,803,066.74	(d) = (b) - (c)	
DCC per Equivalent Person			\$2,164.77	(e) = (d) / (a)	
C: Resulting Parks DCCs					
Single Family Residential	\$ 6,494.30	per dwelling unit	(e) x 3.0		
Townhouse Residential	\$ 44.94	per m ² gross floor area	(e) x 2.7/130.06		
Apartment Residential	\$ 49.19	per m ² gross floor area	(e) x 1.9/83.61		
Commercial	\$ 2.92	per m ² gross floor area	(e) x 0.00135		
Industrial	\$ 2.92	per m ² gross floor area	(e) x 0.00135		
Institutional	\$ 1.08	per m ² gross floor area	(e) x 0.00050		

NOTES:

1. Townhouse residential (including duplex and triplex developments) DCCs recoverable per square metre of gross floor area are based on an average unit size of 130.06 sq.m. or 1,400 sq. ft.
2. Apartment residential DCCs recoverable per square metre of gross floor area are based on an average unit size of 83.61 sq.m. or 900 sq. ft.

APPENDIX F

Existing District of North Vancouver Development Cost Charges Bylaw 7135



THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT COST CHARGES BYLAW

BYLAW 7135

Effective Date – February 7, 2000

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw	Date of Adoption
Bylaw 7135	February 7, 2000
Amending Bylaw	Date of Adoption
Bylaw 7526	April 4, 2005
Bylaw 7964	April 29, 2013
Bylaw 8155	December 14, 2015
Bylaw 8205	November 28, 2016

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (Development Cost Charges Bylaw – Bylaw 7135). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7135

A bylaw to provide for the imposition of Development Cost Charges pursuant to section 933 of the *Local Government Act*

(7964)

The Council for The Corporation of the District of North Vancouver enacts the following:

WHEREAS the *Local Government Act* empowers the Council of the District to provide for the imposition of development cost charges;

(7964)

AND WHEREAS the Council believes it is desirable to establish development cost charges;

(7964)

AND WHEREAS Council has taken into consideration the factors prescribed in Section 934(4) of the *Local Government Act*;

(7964)

AND WHEREAS in the opinion of Council, the charges imposed under this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the District;

NOW THEREFORE the Council of The Corporation of the District of North Vancouver, in open meeting assembled, enacts as follows:

Title

1. This bylaw may be cited as "**DISTRICT OF NORTH VANCOUVER DEVELOPMENT COST CHARGE BYLAW**".

Definitions

2. In this bylaw

basement means the gross floor area contained within that part of a building, which building is permitted under the Zoning Bylaw to be used for residential purposes, that has an exterior perimeter wall that is less than 1.2 metres (4 feet) high as measured from the floor above to the lesser of

(a) natural grade; and

(b) finished grade;

building permit means any permit required under the District of North Vancouver Building Bylaw, which permit authorizes construction, alteration or extension of a building or structure;

commercial use means the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes industrial uses and institutional uses and excludes a residential multi-family, apartment, residential multi-family, ground oriented or single family development;

(7964)

complete building permit application means an application under the District of North Vancouver Building Bylaw on a completed and executed application form, accompanied by plans sufficient to determine compliance with the *Building Code* and applicable bylaws, together with all required fees;

District means the Corporation of the District of North Vancouver;

dwelling unit includes a room, a suite of rooms or a building that is used or is intended to be used as an individual self-contained private residence which contains, or includes

- (a) a sink, a toilet, a washbasin, a shower or bath, or facilities for the installation of same, whether such equipment or facilities are provided to each such room, suite of rooms or building structure or are shared;
- (b) not more than one set of cooking facilities; and
- (c) accessory uses that are customary ancillary uses to such residences;

gross floor area in respect of a building permitted under the Zoning Bylaw to be used for

- (a) residential uses, means the floor area within the building measured to the
 - (i) inside surface of every exterior wall plus a deemed wall thickness of 100 mm,
 - (ii) centre line of every party wall and unit corridor wall, as the case may be,but excludes
 - (iii) areas used or intended to be used for the parking of motor vehicles and storage of bicycles,
 - (iv) common areas that could be used by any building occupant, such as assembly rooms, corridors, laundry rooms, and storage areas, and
 - (v) balconies, basements, exterior covered walkways and passageways, patios and verandas; and
- (b) combination, commercial, industrial, institutional uses means the floor area within the building measured to the inside surface of every exterior wall plus a deemed wall thickness of 100 mm, but excludes areas used or intended to be used for parking of motor vehicles or bicycle storage;

industrial use means the manufacturing, fabricating, processing, assembling, storing, transporting, warehousing, renting or wholesale distribution of goods, materials or things, but excludes an institutional use and excludes retail sales, party and meeting equipment rentals, wholesaling in conjunction with retail sales, household services and repairs, service stations, automotive repairs and auto body shops, restaurants, drive-ins and food outlets, or any uses accessory to any of the foregoing exclusions;

(7964)

institutional use means

- (a) a principal or accessory use in any "PA" or "PRO" zone created by the Zoning Bylaw other than golf courses, marinas, pet care establishments, ski resorts and any uses accessory to golf courses, marinas, pet care establishments and ski resorts;
- (7964)
- (b) a child care facility, firehall, group home, multi-level care facility or cemetery use permitted in any zone created by the Zoning Bylaw;

residential multi-family use, apartment means two or more dwelling units on one parcel of land none of which is a secondary suite which have their principal access from a common hallway or foyer;

(7526 7964)

residential multi-family use, ground oriented means:

- a) two or more dwelling units on one parcel of land that is not a residential multi-family use, apartment; or
- b) a single family residential use that is part of a residential multi-family development consisting of two or more dwelling units on one parcel of land other than a bare land strata development;
(7964)

Single family residential use means either one dwelling unit or one dwelling unit plus one secondary suite dwelling unit;
(7964)

Secondary suite means a secondary suite as defined in the Zoning Bylaw;
(7964)

wall includes a foundation or other wall located below grade, except as otherwise provided in this bylaw;

Zoning Bylaw means the zoning bylaw enacted by the Council of the District, as amended.

Application

- 3. This bylaw applies to all land in the District of North Vancouver.
(7964)

Imposition of Charges

- 4. Subject to sections 6 and 7 of this bylaw, every person who obtains
 - (a) approval of a subdivision to create parcels that may be used for residential occupancy under the *Land Title Act* or the *Strata Property Act*.
(7964)
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure, must pay to the District the development cost charges established under this bylaw.

- 5. The development cost charges payable under section 4 are shown in Schedule A to this bylaw.

Payment of Charges - Single Family Residential

- 6. Development cost charges in respect of creation of parcels permitted under the Zoning Bylaw to be used for single family residential uses must be paid at the time of subdivision approval.
(7964)

Payment of Charges - All Development other than Single Family Residential

- 7.
 - (a) Development cost charges for all classes of development other than the class referred to in section 6 must be paid at the time of building permit issuance.
(7964)
 - (b) The amount of development cost charges payable in respect of a building permit is established as of the date a complete building permit application is submitted.

Single Family Residential Charge Calculation

- 8. Deleted
(7526 7964)

Residential Multi-Family Charge Calculation

- 9. Development cost charges imposed under this bylaw for residential multi-family use, ground oriented and residential multi-family use, apartment must be calculated on the basis of the gross floor area of the total number of dwelling units being built, to a maximum of \$13,000 per dwelling unit in a ground

oriented residential multi-family development and \$9,000 per dwelling unit in a residential multi-family apartment development.

(7964)

Commercial, Industrial and Institutional Charge Calculation

10. Development cost charges imposed under this bylaw for commercial, industrial and institutional uses must be calculated on the following basis:

- (a) the gross floor area of the building or structure, or
- (b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the building permit applies.

Multiple Uses

11. When a parcel of land or a building or structure on a parcel of land is used or developed or intended to be used or developed for more than one class of use, charges under this Bylaw shall be the aggregate of the following:

- (a) the applicable DCC rate for single family residential units multiplied by the number of proposed single family residential dwelling units in the development, if any; and
- (b) the applicable DCC rate for each other class of use multiplied by the gross floor area used or intended to be used for each such other class in the development, as though the gross floor area for each separate class of use were each a separate development.

(7964)

Comprehensive Development Charge Calculation

12. Deleted

(7964)

Severability

13. If any section, subsection, paragraph, subparagraph or lesser portion of this bylaw, including a schedule, is held to be invalid or unenforceable for any reason by a court of competent jurisdiction the said portion shall be severed and the invalidity or unenforceability of such portion shall not affect the validity of the remainder which shall continue to be in force and in effect.

Repeal

14. The Development Cost Charge Bylaw (Bylaw 6945) and all amendments thereto are repealed.

Schedule A

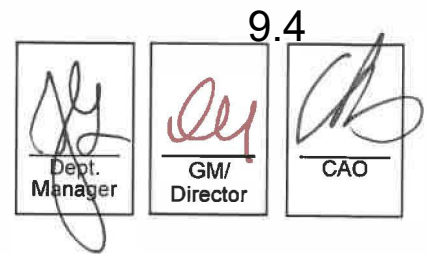
Development Cost Charges Applicable to The District of North Vancouver

CLASS OF LAND USE	ROADS	SANITARY SEWERS	WATER WORKS	DRAINAGE	PARKS	TOTAL DCCs RECOVERABLE
SINGLE FAMILY RESIDENTIAL USE per dwelling unit	\$4,685.63	\$2,131.38	\$2,512.11	\$4,307.87	\$2,260.33	\$15,897.32
RESIDENTIAL MULTI-FAMILY USE, GROUND ORIENTED per square metre of gross floor area	\$26.11	\$16.52	\$19.47	\$14.61	\$17.52	\$94.23
RESIDENTIAL MULTI-FAMILY USE, APARTMENT per square metre of gross floor area	\$30.89	\$17.20	\$20.28	\$13.18	\$18.24	\$99.79
COMMERCIAL USE per square metre of gross floor area	\$36.76	\$6.40	\$7.54	\$7.83	\$1.01	\$59.54
INDUSTRIAL USE per square metre of gross floor area	\$22.97	\$5.68	\$6.69	\$7.83	\$0.53	\$43.70
INSTITUTIONAL USE per square metre of gross floor area	\$18.37	\$4.26	\$5.02	\$8.95	\$0.57	\$37.17

(7964, 8155, 8205)

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: February 5, 2018
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 26, 2018
File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8108: Council Procedure Bylaw

RECOMMENDATION:

THAT "Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)" is ADOPTED.

BACKGROUND:

Bylaw 8108 received First, Second and Third Readings on January 15, 2018.

In accordance with Section 124 of the *Community Charter*, notice was given on January 24 and January 31, 2018.

Bylaw 8108 is now ready to be considered for Adoption by Council.

Options:

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

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

Attachments:

- Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)
- Staff report dated December 15, 2017
- Public Notice

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

The Corporation of the District of North Vancouver

Bylaw 8108

A bylaw to amend Council Procedure Bylaw 7414, 2004

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

1. Citation

This bylaw may be cited as “Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)”.

2. Amendments

Council Procedure Bylaw 7414, 2004 is amended as follows:

- a) Deleting “December” and substituting “November” in subsection 4 (a) after “on the first Monday in”;
- b) Deleting “882” and substituting “477” in subsection 30 (e);
- c) Deleting “890(9)” and substituting “477(6)” in subsection 30 (g);
- d) Deleting “894(1)(b)” and substituting “470(1)(b)” in subsection 30 (h); and,
- e) Deleting “or” and substituting “to” in subsection 37 (a) after “or important information”.

READ a first time January 15th, 2018

READ a second time January 15th, 2018

READ a third time January 15th, 2018

NOTICE GIVEN in accordance with Section 124 of the *Community Charter* on the 24th and 31st day of January, 2018.

ADOPTED

Mayor


Municipal Clerk


Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>January 15, 2018</u>
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

December 15, 2017
File: 01.0530

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8108: Council Procedure Bylaw

RECOMMENDATION:

THAT "Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)" is given FIRST, SECOND and THIRD Readings;

AND THAT staff be directed to give public notice in accordance with section 124 (3) of the *Community Charter*.

REASON FOR REPORT:

The proposed bylaw amendment brings forward housekeeping amendments which have resulted due to changes in legislation.

BACKGROUND:

Recent amendments to the *Community Charter* changed the election timeline to every four years on the third Saturday in October and moved the first regular council meeting to a day in the first 10 days of November following a general local election. The Council Procedure Bylaw currently stipulates that the first regular council meeting be held on the first Monday in December. The proposed bylaw amendments will reschedule the first regular council meeting to the first Monday in November to reflect the change in legislation.

Also, references to the *Local Government Act* throughout the bylaw have been updated to reflect recent revisions to this *Act*.

SUMMARY:

The Council Procedure Bylaw is amended in subsection 4 to change the first regular council meeting date from December to November, in subsection 30 to update three references to the revised *Local Government Act* and a housekeeping amendment in subsection 37 to address a typographical error.

Conclusion:

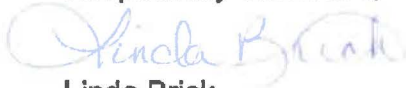
The proposed amendments will update the Council Procedure Bylaw to reflect the current legislation.

Options:

The options available to Council are:

1. Proceed with the proposed amendments to the Council Procedure Bylaw;
2. Return the Bylaw to staff with directions for changes to the bylaw; or,
3. Defer consideration of proposed amendments to the Council Procedure Bylaw.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachment:

- Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)

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

The Corporation of the District of North Vancouver

Bylaw 8108

A bylaw to amend Council Procedure Bylaw 7414, 2004

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

1. Citation

This bylaw may be cited as "Council Procedure Bylaw 7414, 2004, Amendment Bylaw 8108, 2017 (Amendment 5)".

2. Amendments

Council Procedure Bylaw 7414, 2004 is amended as follows:

- a) Deleting "December" and substituting "November" in subsection 4 (a) after "on the first Monday in";
- b) Deleting "882" and substituting "477" in subsection 30 (e);
- c) Deleting "890(9)" and substituting "477(6)" in subsection 30 (g);
- d) Deleting "894(1)(b)" and substituting "470(1)(b)" in subsection 30 (h); and,
- e) Deleting "or" and substituting "to" in subsection 37 (a) after "or important information".

READ a first time

READ a second time

READ a third time

NOTICE GIVEN in accordance with Section 124 of the *Community Charter* on the X and Y day of MONTH, 2018.

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Notice Bylaw Amendment

Amendment to Council Procedure Bylaw 7414, 2004

Notice is hereby given that the Council for the District of North Vancouver plans to amend Council Procedure Bylaw 7414, 2004 at the February 5, 2018 Regular meeting of Council.

The nature of the amendments are:

- change the first regular council meeting date, following a local government election, from December to November;
- update references to the revised Local Government Act; and,
- housekeeping amendment to address a typographical error.

The amending bylaw and staff report are available for review at the Municipal Clerk's Office or online at DNV.org/council-reports. Office hours are Monday to Friday 8:00am – 4:30pm, except statutory holidays.

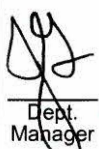

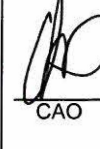


Questions?

Linda Brick, Deputy Municipal Clerk
604-990-2212 or brickl@dnv.org

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>February 5, 2018</u>
<input type="checkbox"/> Other:	Date: _____

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

January 24, 2018
File: 08.3060.20/044.15

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8158 - Zoning Bylaw Text Amendment

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8158 received First Reading on December 4, 2017. A Public Hearing for Bylaw 8158 was held and closed on January 23, 2018.

Bylaw 8158 is now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaw Second and Third Readings;
2. Give no further Readings to the bylaw and abandon the bylaw at First Reading; or,
3. Debate possible amendments to the bylaw at Second Reading and return the bylaw to a Public Hearing if required.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- Bylaw 8158
- Public Hearing minutes January 23, 2018
- Staff report dated November 22, 2017

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

The Corporation of the District of North Vancouver

Bylaw 8158

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

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

1. Citation

This bylaw may be cited as the "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)".

2. Amendments

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

- a) Section 407 Height Exceptions is amended by deleting the following paragraph:

"Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders."

and replacing it with the following paragraph:

"Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads; domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; and temporary cranes."

- b) Section 750.09 Building Depth and Width is amended by deleting 'Not Applicable.' and replacing it with the following:
 - a) For properties greater than 100m in lot width, maximum building width shall not exceed a maximum of 80% of the lot width.
- c) Section 750.10 Coverage is amended by deleting subsection a) and replacing it with the following:
 - a) For properties greater than 5000m² in total lot area, total building coverage shall not exceed a maximum of 80% of the total lot area.

READ a first time December 4th, 2017

PUBLIC HEARING held January 23rd, 2018

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1338 (Bylaw 8158)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Industrial Buildings & Structures – Zoning Bylaw Text Amendments

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 23, 2018 commencing at 7:03 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (7:04 p.m.)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks

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

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. A. Reiher, Confidential Council Clerk
Mr. K. Zhang, Planner

District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)

Purpose of Bylaw:

Bylaw 8158 proposes to amend the Zoning Bylaw by:

- Deleting tanks and bunkers, permanent cranes, grain elevators and gas holders from section 407 Height Exceptions; and,
- Establishing new regulations in the Employment Zone Industrial (EZ-I) zone as follows:
 - For properties greater than 100m in lot width, maximum building width shall not exceed a maximum of 80% of the lot width; and,
 - For properties greater than 5000m² in total lot area, total building coverage shall not exceed a maximum of 80% of the total lot area.

1. OPENING BY THE MAYOR

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

Councilor BASSAM arrived at this point in the proceedings.

In Mayor Walton's preamble he addressed the following:

- The Public Hearing is being convened pursuant to Section 464 of the *Local Government Act*;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin their remarks to Council by stating their name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

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

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*;

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw stating that Bylaw 8158 proposes to amend the Zoning Bylaw by deleting tanks and bunkers, permanent cranes, grain elevators and gas holders from section 407 Height Exceptions. Mr. Gordon further stated that the Bylaw proposes to establish new regulations in the Employment Zone Industrial (EZ-I) zone for properties greater than

100m in lot width, limiting maximum building width to a maximum of 80% of the lot width, and for properties greater than 5000m² in total lot area, limiting the total building coverage a maximum of 80% of the total lot area.

3. PRESENTATION BY STAFF

Mr. Kevin Zhang, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. He advised that the purpose of the Public Hearing is to discuss the proposed Zoning Bylaw amendments which would affect the Employment Zone Industrial (EZ-I), Waterfront Industrial Zone (I1), and General Industrial Zone (I2) properties which are mostly in close proximity to the Lions Gate Bridge and the Second Narrows Bridge. He stated that the zones in question are intended for heavy industrial uses, such as port-oriented uses and heavy manufacturing, are typically large parcels of land and that many have marine or rail access.

Mr. Zhang elaborated on the three zone designations, stating that:

- The intent of the EZ-I Zone is to accommodate port-oriented uses, general manufacturing and other industrial activities on lands adjacent to the port and rail corridor;
- The intent of the I1 Zone is to accommodate industrial uses which either perform a port-related function or are dependent upon access to water; and,
- The intent of the I2 Zone is to accommodate general manufacturing and industrial activities.

Mr. Zhang commented on the Official Community Plan (OCP) in relation to the Industrial Lands and referenced section 1.3 of the OCP regarding employment lands, stating that the four main objectives are:

- Protecting employment function by ensuring an adequate supply of land for businesses;
- Intensifying uses by encouraging infill development and redevelopment;
- Enabling a diverse range of economic uses; and,
- Ensuring a quality business environment, allowing existing businesses to reinvest or expand.

Mr. Zhang explained the general regulation of height of structures in Bylaw 8158, noting that approximately thirty types of structures are not subject to any height limits, if allowed in a zone. He further explained that due to the specific nature and functionality of these structures, it would be very difficult to regulate the height requirements within a zoning bylaw.

He advised that the proposed text amendments to the zoning bylaw stem from concerns over visual impacts and proposes to remove height exceptions for tanks and bunkers, permanent cranes, grain elevators and gas holders, limiting these structures to:

- 25m in the EZ-I Zone (any existing structures over 25m would be rendered non-conforming);
- 18.3m in the I1 Zone; and,
- 12m in the I2 Zone.

Mr. Zhang noted that the bylaw proposes a maximum building width of 80% of the lot width and maximum coverage of 80% of the lot area for the EZ-I Zones. He stated that at the direction of Council, public consultation was held and that the overall feedback from the public was not supportive of the proposed amendments.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Kerry Lige, 1200 Block Mckeen Avenue: OPPOSED

- Spoke as the President and Chief Executive Officer of Fibreco Export Inc.;
- Commented on the history of the company, overview of operations and employment goals;
- Suggested that silo and elevator development would be hindered by the proposed bylaw;
- Provided a visual overview of the proposed silos from various points in the community; and,
- Commented on the desire to obtain a District of North Vancouver Development Permit to allow redevelopment.

4.2. Ms. Kris Neely, 100 Block West 1st Street: OPPOSED

- Spoke as the Senior Program Manager with the Economic Partnership of North Vancouver;
- Opined that the proposed bylaw would make global businesses that require large and specialized equipment, less competitive; and,
- Commented on the OCP in regards to land supply constraints and efficient use of employment lands.

4.3. Mr. Timothy Ayling, 1900 Block West First Street: OPPOSED

- Spoke as a representative of Kinder Morgan Terminals;
- Commented on the history of Vancouver Wharves and the employment generated over the years;
- Suggested that the proposed amendments would negatively affect further port development; and,
- Commented on the Phillip Overpass project in 2012.

4.4. Mr. Tom Corsie, 900 Block Canada Place: OPPOSED

- Spoke as the Vice President of Real Estate for the Vancouver Fraser Port Authority;
- Suggested that Port operations play a significant role in Vancouver trade, employment and economic benefit;
- Commented that height restrictions would limit operations; and,
- Opined that the proposed amendments would be debilitating to industry and opportunities for growth.

4.5. Mr. Corrie Kost, 2000 Block Colwood Drive: OPPOSED

- Spoke against the proposed bylaw amendments; and,
- Suggested that the visual impact to potential neighbours is minimal.

In response to a question from Council regarding employment statistics, Mr. Corsie commented that the employment information provided to the Port is from an economic impact study by InterVISTAS Consulting Group.

In response to a question from Council, Mr. Lige commented that the current number of full time employees at Fibreco is eighty-five.

In response to a question from Council, staff advised that an economic analysis of the impacts of the proposed Zoning Bylaw amendment has not been undertaken.

In response to a question from Council regarding the history of the 25 m height restriction, staff advised that the height stipulation derived from the EZ-I Zone which was from the 2009 public consultation on the Business Friendly Initiative.

5. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT the January 23, 2018 Public Hearing be closed;

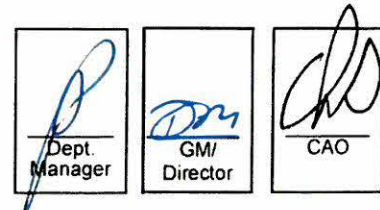
AND THAT "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)" be returned to Council for further consideration.

CARRIED
(7:50 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Dec 4, 2011</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 22, 2017
File: 08.3060.20/044.15

AUTHOR Kevin Zhang, Development Planner

SUBJECT **BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES**

RECOMMENDATION

THAT Council provide Staff with direction relating to proposed Bylaw 8158.

REASON FOR REPORT

On March 27, 2017, Council directed staff to undertake public consultation for proposed Bylaw 8158. The consultation process has concluded. This report presents the results of the consultation and seeks further Council direction relating to proposed Bylaw 8158.

EXECUTIVE SUMMARY

As part of public consultation for proposed Bylaw 8158, Staff engaged with all affected properties, adjacent community associations, and organizations such as the Economic Partnership North Vancouver, North Shore Waterfront Liaison Committee, North Shore Waterfront Industrial Association, and the Vancouver Fraser Port Authority.

Overall, the feedback received on Bylaw 8158 was negative (Attachment C-E). Respondents believed that Bylaw 8158:

- Does not support the OCP Goal 3.2 of intensifying use of employment lands;
- Discourages investment and creates a competitive disadvantage for industrial lands under District jurisdiction;
- Prohibits some structures that are sized to industry standards;
- Negatively impacts primary jobs creation on industrial sites and secondary jobs creation in smaller related businesses; and
- Places overly restrictive siting regulations on smaller industrial sites.

SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

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BACKGROUND

Industrial Zoning Amendment Issue Timeline

The issues of height, width, and coverage, which affect the development of heavy industrial properties in the District, have always been important to the public, Council, and the local economy. Below is a timeline of events relevant to Bylaw 8158 and this report.

July 12, 2010	Council adopts new, more flexible EZ-I zoning (Attachment F).
November 9, 2015	Council passed motion for Staff to investigate height, building width, and building coverage issues regarding industrial lands. Specifically, Council requested the removal of height exceptions for certain industrial structures (Attachment B).
Mid 2016	Staff prepared Bylaw 8158 based on November 2015 Council motion.
March 27, 2017	Council reviewed Bylaw 8158 and directed staff to proceed with public consultation.
April - June, 2017	Staff conducted consultation on Bylaw 8158.
October 2017	Staff report back to Council with public consultation results.

Bylaw 8158

In response to Council direction, staff prepared Bylaw 8158 for public consultation which:

- amends Section 407 to remove the following structures from the list of height exceptions:
 - tanks and bunkers;
 - permanent cranes;
 - grain elevators; and
 - gas holders
- establishes new regulations in the EZ-I zone to:
 - limit individual buildings width to a maximum of 60% of the width of a property; and
 - establish a maximum building coverage of 80%.

This Bylaw was then taken to the public for feedback as per Council direction on March 27, 2017.

Affected Properties and Applications in Process

The proposed amendments would impact properties within the following 3 zones: EZ-I (Employment Zone Industrial), I1 (Waterfront Industrial Zone), and I2 (General Industrial Zone). Owners or leasee of such lands include: Seaspan, Allied Shipbuilders, Vancouver Pile Driving, Fibreco, Canexus, ERCO Worldwide, Kinder Morgan, Terrapure, and a series of smaller operations adjacent to the Lynnterm East Gate. The proposed amendments do not

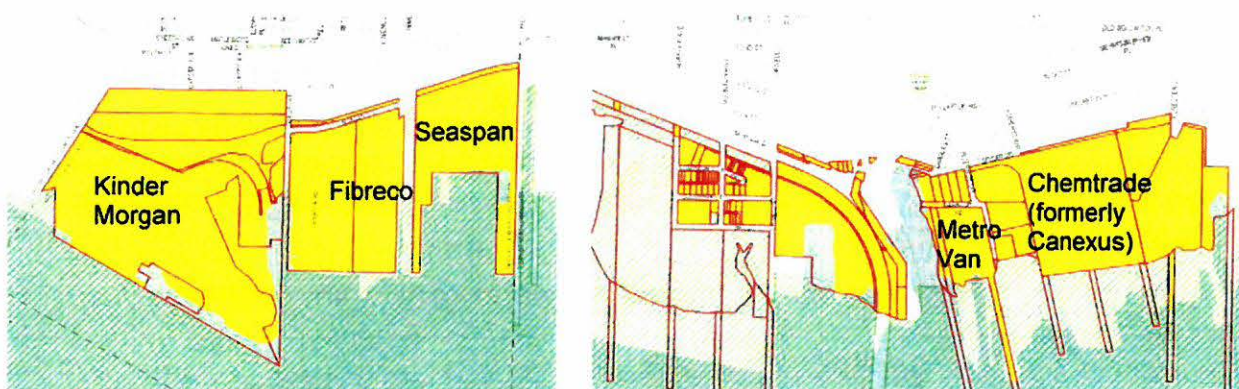
SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

Page 3

affect development on lands leased from Port Metro Vancouver, owned or administered by senior levels of government, the Squamish Nation; BC Rail, or CN Rail.

Given these exceptions, there are approximately 80 properties affected by the proposed amendments. The lots subject to the proposed amendments are illustrated on the following maps. On these properties, approximately 25 buildings/structures would be rendered non-conforming should the proposed Bylaw be adopted by Council. Under Section 532 (1) of the Local Government Act, if such a building/structure is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, the building/structure must not be repaired or reconstructed except for a conforming use in accordance with the bylaw. Putting these buildings/structures into a non-conforming status may lead to impacts on business operations, financing, and insurance.



Affected Properties (highlighted in yellow)

Should Council choose to introduce and subsequently adopt this Bylaw, the current Development Application at 1209 McKeen (Fibreco) would require a Council issued height variance for the proposed silos and associated infrastructure (ranging from 40m - 50m).

EXISTING POLICY AND TALL INDUSTRIAL STRUCTURES

Official Community Plan

Pertaining to heavy industrial employment lands, the District's OCP goals include:

- 3.1 - protecting the employment function of employment lands;
- 3.2 - intensifying uses on employment lands; and
- 3.3 - enabling a diverse range of economic uses within employment lands.

Section 750 Employment Zone – Industrial (EZ-I)

Section 750 regulates development on industrial sites located on or in close proximity to the harbour. Aside from establishing permitted uses, EZ-I regulates the height of principal and accessory buildings and structures (unless they are exempted under Section 407).

SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

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Section 407 Height Exceptions

Section 407 of the District's Zoning Bylaw currently provides height exceptions for a variety of structures, including: towers; tanks; antennae; permanent cranes, grain elevators and gas holders, among others. Many of these structures are typically found on industrial properties adjacent to the harbour or on waterfront industrial lands leased from Port Metro Vancouver.

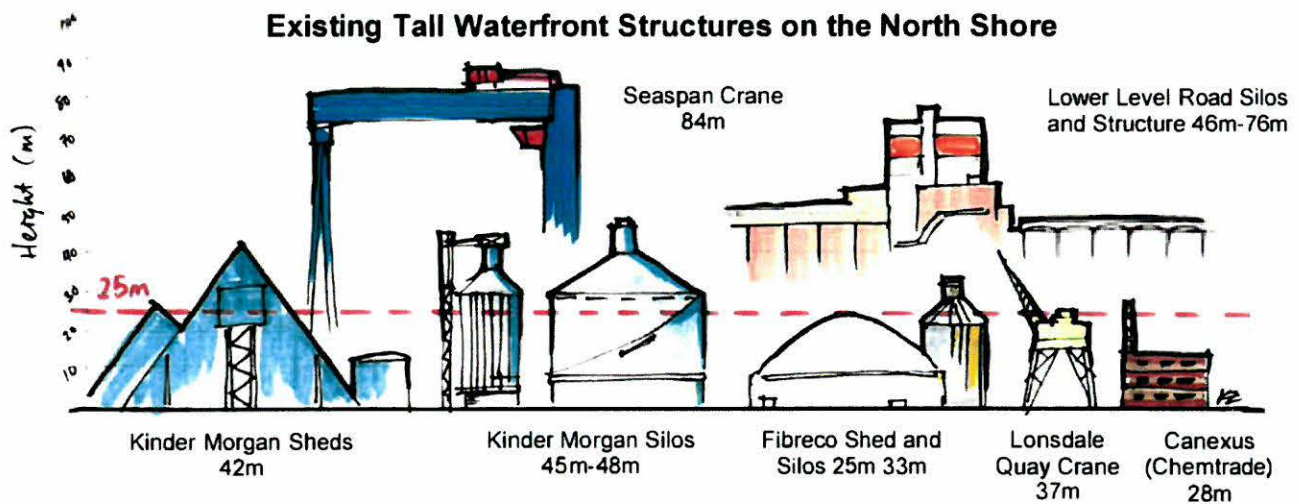
The intent of this exception is to provide an allowance for certain types of structures which are normally and customarily associated with the uses permitted on lands.

Development Permit for Form and Character of Industrial Development

The development permit area guidelines for the Form and Character of Industrial Development in the District's Official Community Plan do not currently contain guidelines that specifically refer to structures such as tanks, silos, and cranes. Staff could investigate amending the guidelines to consider view analysis in the future.

Existing Tall Waterfront Structures on the North Shore

To help visualize the maximum 25m height in relation to existing structures on the North Shore, the drawing below depicts the approximate height of the gantry crane at Seaspan, the low level road silos, the Kinder Morgan silos/sheds and other structures in relation to a 25m height line (red dotted line).



All heights for reference purposes only.

SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

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PUBLIC CONSULTATION RESULTS

Consultation Outreach

Letters seeking feedback were sent to:

- All owners and tenants of properties zoned EZ-I, I1, and I2
- Adjacent Community Associations
 - Norgate Park Community Association
 - Inter-River Community Association
 - Maplewood Community Association
- Organizations:
 - Vancouver Fraser Port Authority
 - North Shore Waterfront Liaison Committee (NSWLC) (members include citizens, business owners, and staff from all 3 municipalities and the Tsleil-Waututh Nation)
 - Economic Partnership North Vancouver (EPNV) (members include the North Vancouver Chamber of Commerce and business owners across the north shore)
 - North Shore Waterfront Industrial Association (members include 11 large industrial operators across the north shore)

In person meetings were held with:

- Economic Partnership North Vancouver on June 14, 2017; and
- North Shore Waterfront Liaison Committee on June 29, 2017.

Feedback Summary

Overall, the stakeholder feedback received for Bylaw 8158 was negative. A summary of input is as follows:

- Organizations stressed the importance of reduced regulations to facilitate industrial investment, development and job creation.
- Larger industrial properties particularly opposed the height restriction citing reduced functional and economic flexibility.
- Smaller industrial properties opposed width and site coverage restrictions citing prohibitive site limitations.
- The Norgate Community Association responded indicating they had no comments.
- The Inter-River Community Association and Maplewood Community Association did not respond.

SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

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- General impacts of new restrictions
 - Discourage investment and development of already scarce industrial sites
- Regional importance
 - North shore industrial waterfront properties are part of a network of waterfront industrial sites that serve as the gateway of western Canada and Pacific Northwest.
- Competition
 - Potentially prohibitive regulation on north shore sites would put them at a disadvantage to other sites in Metro Vancouver.
 - Protecting industrial land for industrial requires that industrial uses be competitive against residential and commercial uses.
- Primary Jobs
 - Industrial expansion directly leads to well-paying jobs, e.g. Seaspan +1000 employees
- Secondary and tertiary jobs
 - Many smaller local businesses such as paving, metal work, service companies benefit from the operation and expansions of the large industrial operations.
- Heights are based on industry standards
 - Some equipment must be of a certain height to be functional. Reduction in height below a threshold would render some projects non-feasible. The following table is derived from a survey of waterfront industrial sites in the Metro Vancouver and Seattle regions.

Structure	Typical Heights
Large Storage Sheds	20-40m
Liquid Storage Tanks	15-25m
Solids Storage Tanks	30-40m
Material Elevators	30-70m
Cranes and Ship Loading Infrastructure	50-100m

Staff Response

In response to concerns raised by smaller industrial zoned properties regarding maximum building width and maximum building coverage, staff amended Bylaw 8158 by inserting appropriate property size triggers.

SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

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Previous Consultations - 2009 to 2010 Industrial Zoning Review

In 2009, Staff underwent a consultation process under the direction of Council to examine industrial zoning regulations with respect to promoting economic development and job creation. Of the approximately 100 pieces of feedback received from local businesses, stakeholders and neighbours, there was consensus that the existing industrial zoning regulations were:

- too rigid;
- confusing; and
- did not accommodate fluctuating industrial demands on the land.



November 2009 Public Consultation on Encouraging Flexibility for Industries on EZ-I Lands

As a result of this initiative, Council adopted a series of bylaws in early 2010 which rezoned much of the I1, I2, I3 properties in the District to the newly created EZ-I (Employment Zone - Industrial) and EZ- LI (Employment Zone – Light Industrial) zones. These new zones were crafted based on principles of:

- using simple and consistent language;
- removing regulations when regulations are not needed;
- ensuring that zoning regulations do not unnecessarily hinder job creation; and
- protecting industrial land for industrial jobs.

The most prominent project to be approved under the new EZ-I zoning is the expansion of Seaspan Ship Yards, which Seaspan reports has resulted in an increase of over 1000 jobs to date.

CONCLUSION

Based on public feedback received, including from industry and the Vancouver Fraser Port Authority, Staff is seeking Council direction with regard to Bylaw 8158.

SUBJECT: BYLAW 8158 - ZONING BYLAW TEXT AMENDMENTS FOR INDUSTRIAL BUILDINGS AND STRUCTURES

November 22, 2017

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OPTIONS

The following options are available for Council's consideration:

1. **THAT Council provide Staff with direction relating to proposed Bylaw 8158;**
2. **THAT this report be received for information and no further action be taken; or** Should Council take no further action, buildings and structures in heavy industrial zones would continue to be regulated by the existing Zoning Bylaw regulations and Development Permit guidelines; or
3. **THAT Bylaw 8158 be introduced and referred to a Public Hearing.** Should Bylaw 8158 be adopted, approximately 25 existing structures would become non-conforming and any development proposal in excess of the height limit would require a Council issued variance.

Respectfully submitted,



Kevin Zhang
Development Planner
District of North Vancouver

Attachments:

- A. Bylaw 8158
- B. Council Motion to prepare zoning amendment bylaw from Nov 19, 2015 Regular Council
- C. Response from Economic Partnership North Vancouver
- D. Response from North Shore Waterfront Liaison Committee
- E. Response from Vancouver Fraser Port Authority
- F. Employment Zone – Industrial (EZ-I)
- G. Section 407 Height Exceptions

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**Bylaw 8158**

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

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

1. Citation

This bylaw may be cited as the "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)".

2. Amendments

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

- a) Section 407 Height Exceptions is amended by deleting the following paragraph:

"Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders."

and replacing it with the following paragraph:

"Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads; domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; and temporary cranes."

- b) Section 750.09 Building Depth and Width is amended by deleting 'Not Applicable.' and replacing it with the following:
- a) For properties greater than 100m in lot width, maximum building width shall not exceed a maximum of 80% of the lot width.
- c) Section 750.10 Coverage is amended by deleting subsection a) and replacing it with the following:
- a) For properties greater than 5000m² in total lot area, total building coverage shall not exceed a maximum of 80% of the total lot area.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1338 (Bylaw 8158)" 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

Regular Meeting November 9, 2015 – Council Motion

- 9.9. Zoning Bylaw Amendments Re: Height Exceptions for Industrial Structures and EZ-I Zone Industrial Development Regulations**
File No. 06.2210.01/000.000

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN
THAT

1. Council direct staff to prepare a bylaw to amend the zoning bylaw to address negative impacts to views resulting from industrial development on the waterfront, and in particular, to:
 - a. Remove the height exemption in section 407 for bulkheads, tanks and bunkers, chimney and smoke stacks, permanent cranes, grain elevators and gas holders; and,
 - b. Introduce regulations in the Employment Zone – Industrial (EZ-I) Zone relating to building orientation, the depth and width of buildings and structures, and, building coverage.
2. Staff submit to Council, any complete building permit application received on or after November 17, 2015 for any lot that is zoned EZ-I and is on, or within 250 meters of, the foreshore of Burrard Inlet that staff consider are in conflict with the bylaw under preparation, for consideration of a resolution that the building permit or business licence be withheld for 30 days under Section 929 of the *Local Government Act*.

CARRIED

Opposed: Councillor BASSAM

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July 7, 2017

District of North Vancouver
Attention: Kevin Zhang, Community Planner
Email: zhangk@dnv.org

Re: Stakeholder Feedback on Proposed Zoning Changes to EZ-I Zones

Dear Mr. Zhang,

In response to outreach from Charlene Grant, General Manager Corporate Services for the District of North Vancouver (the "District") on how the Economic Partnership North Vancouver (EPNV) could facilitate feedback on proposed zoning changes to properties zoned EZ-I (the "Amendments"), and further to your letter dated May 10, 2017 (received May 23, 2017) requesting comment on the Amendments, I am writing to provide the response from and position of the EPNV.

Based on our engagement to date, we do not believe the Amendments as drafted are in the best interests of the District, the larger North Vancouver community or North Vancouver businesses. A summary of our engagement process, the economic contribution of EZ-I zoned business to North Vancouver and reasoning for our position is set forth below.

1.0 Engagement Process

EPNV completed an engagement process inclusive of a variety of mechanisms and with a cross-section of potentially-affected and interested stakeholders. The process included:

1. Solicitation of feedback directly through face-to-face interviews, phone and email outreach with local EZ-I zoned businesses, their suppliers, EPNV board member organizations and other interested parties; and
2. Facilitation of a roundtable engagement session on June 14, 2017 at John Braithwaite Community Center of which the District was invited to, and did, attend.

A list of stakeholders EPNV engaged in this process is provided in Appendix A.

2.0 Economic Contribution and Importance of EZ-I Zoned Business to North Vancouver

Strong local economies require "readily available, high paying, employment-generating industrial lands"¹. North Vancouver EZ-I zoned businesses:

- Contribute more than \$800 million in GDP annually to North Vancouver;
- Contribute more than \$16 million in tax revenue annually to North Vancouver;
- Create and support over 13,000 direct, indirect and induced jobs within North Vancouver now and for the next 20-30 years²;
- Typically generate jobs that pay double the annual average compensation rate per person³;

¹ <http://www.bcchamber.org/policies/protection-industrial-lands-future-prosperity>

² Calculated based on 2016 Port of Vancouver Economic Impact Study

³ <http://www.bcchamber.org/policies/protection-industrial-lands-future-prosperity>

- Intensively invest in the community and local infrastructure (For example: Since 2014, Seaspan has spent \$109 million with 160 local North Vancouver suppliers and invested \$155 million to date on its shipyards modernization project); and
- Support Canada's largest port, a gateway for trade that is of major national significance.

3.0 EPNV Position and Reasoning

With less than a 15-year supply of trade-enabling land left for development in Metro Vancouver, industrial lands and their massive economic impacts are permanently disappearing. Dwindling supply coupled with increased demand for trade means the need to preserve industrial land for industrial use, intensify land use and attract and encourage investment is more important than ever. The Amendments do not support these needs. EPNV does not believe the Amendments are in the best interests of the District, the larger North Vancouver community, its citizens and its business community for the following reasons:

1. The Amendments do not support the District's Official Community Plan (OCP) and intended use of industrial lands.

The Amendments do not support the urgent need to protect and encourage the development of industrial land. They run contrary to the District's OCP which seeks to protect the employment function and intensification of uses on employment lands. As drafted, the Amendments: create constraints hindering effective and intensified land use; increase uncertainty and risk to potential investors; and in some cases could render valuable assets uneconomic.

2. The Amendments discourage efficient, intensified, purposeful and economic industrial land-use practices.

Industrial-zoned businesses, particularly those that support port-related activities, require specialized and substantial equipment such as cranes, elevators and conveyors, and functional structures such as silos and storage sheds ("Industrial Structures") that are essential to operations. These Industrial Structures put thousands of people to work. These Industrial Structures allow businesses the ability to build, store and/or move a variety of product and commodities on a scale and in a manner that creates enough benefit to outweigh the costs of and risks associated with investment. These Industrial Structures are essential to creating economic value.

The Amendments not only restrict height, immediately limiting ship loading efficiency and shipbuilding infrastructure, but also width and site coverage. These compounding factors make it difficult, if not economically unfeasible, to create enough energy efficiency, storage capacity and throughput necessary to supply cargo ships.

3. The Amendments discourage investment and create a competitive disadvantage for new projects.

The Amendments further compound the economic losses associated with a decreasing supply of industrial land in the region and put any new developments at a competitive disadvantage (locally and internationally) to projects developed prior to the implementation of such restrictive land use mechanisms.

Further, private companies are developing the waterfront at their cost and in doing so are ultimately driving great economic benefits for the District (as per 2.0 above). Investors have options for investing their capital. Constraints and restrictions that make investment too costly or uncompetitive will have long-term repercussions on the prosperity and sustainability of our community.



4. Industrial land developments in the District are currently consistent with industry norms.

While we understand the intent of the Amendments is to address "...negative view impacts resulting from industrial developments on the waterfront", the existing bylaw supports the expectation that "uses in the Industrial Zone will be industrial in character and impact"⁴.

To that end, current and proposed developments on District industrial lands are generally within industry norms and are purpose built and use specific. Examples of some current or proposed structures within and outside of the District are identified in Table 1 below.

Table 1: Industry Structural Height Norms & Examples of Current/Proposed Industrial Structures

Structural Type	Typical Height	Example
Cranes and Ship Loading Infrastructure	50-100m	Seaspan Gantry Crane (existing) – 84m
Solid Storage Tanks	30-40m	Fibreco silos (proposed) – 38.3m
Material Elevators	30-70m	Fibreco conveyors (proposed) – 56.3m
Storage Sheds	20-40m	Kinder Morgan Sheds (existing) – 42m Vancouver Wharves (existing) – 42m

A process that always sets Council up to receive a variance application for Industrial Structures that are both standard and necessary for the functioning of an industrial site creates an additional and unnecessary level of regulation. This is not practical, efficient or productive and it further translates into an increase in time and cost for the District, the business and the community.

5. The current development process is already inclusive and collaborative.

Throughout the District's existing planning and development process, industrial project proponents are engaged and consult with District staff and planners, Vancouver Fraser Port Authority (as applicable), the community, and other relevant and necessary stakeholders on an ongoing basis. The current process is working and is effectively engaging all relevant parties. Project plans are iterative and take into consideration the feedback received at all stages, thereby managing and mitigating potential uncertainties and risks to both the District and the business.

4.0 Conclusion

In conclusion, we reiterate our recommendation against adopting the Amendments and encourage you to continue to work collaboratively with business to create conditions that encourage investment in and development of our valuable industrial lands to the long-term and sustainable benefit of everyone in our community. We welcome the opportunity to continue to support the District's process on this and other issues.

Sincerely,

Kendra Low, MBA
Senior Program Manager
Economic Partnership North Vancouver*

⁴ District Bylaw 8158, Section 750.01

Cc: Dan Milburn, General Manager, Planning, Properties & Permits - District
Charlene Grant, General Manager, Corporate Services - District
Patrick Stafford-Smith, Chief Development Officer - EPNV
EPNV Board Members*

*EPNV Board Members are named below:

1. Arc'teryx	Jon Hoerauf	President
2. BDC Business Development Bank	Louise Fogharty	Regional Director
3. BlueShore Financial	Chris Catliff	President & CEO
4. Capilano Suspension Bridge	John Stibbard	VP, Operations
5. Capilano University	Paul Dangerfield	President
6. Carter GM	James Carter	Owner & President
7. City of North Vancouver	Larry Orr	Manager, Business Services
8. Darwin Properties	Oliver Webbe	President
9. District of North Vancouver	Charlene Grant	GM, Corporate Services
10. Neptune Terminals	Jim Belsheim	President
11. North Shore Studios	Peter Leitch	President & CEO
12. North Vancouver Chamber	David Kim	Board Chair
13. North Vancouver Chamber	Patrick Stafford-Smith	CEO
14. Port Metro Vancouver	Robyn Crisanti	Director, Public Affairs
15. Quay Property Management	Gary Mathiesen	President & CEO
16. Seaspan ULC	Frank Butzelaar	CEO
17. Squamish Nation	Chief Gibby Jacob	Executive Operating Officer
18. Tsleil-Waututh Nation	Matthew Thomas	EDO
19. Vancouver Coastal Health	Karin Olson	COO
20. Western Stevedoring	Brad Eshleman	President

Appendix A List of Engaged Stakeholders

EPNV staff engaged with and/or reached out to the following stakeholders for input on the Amendments:

- Fibreco
- BA Blacktop
- Allied Shipbuilders
- Univar Canada
- Chemtrade Electrochem (formerly Canexus)
- Kinder Morgan Terminals
- Seaspan ULC
- Port Metro Vancouver
- Darwin Properties
- Quay Property Management
- Western Stevedoring
- Kinder Morgan Terminals
- ERCO Worldwide
- Richardson International
- Cargill
- Vancouver Pile Driving

Kevin Zhang

From: Glen Webb <glenrtwebb@gmail.com>
Sent: July 05, 2017 6:47 PM
To: Kevin Zhang
Cc: nswlc@portvancouver.com; michael evison; Tang-Graham, Frances
Subject: District of North Vancouver proposed bylaw changes - height restrictions

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: EZ-I Text Amendment

Kevin J. Zhang
Development Planner
District of North Vancouver

Kevin,

Thank you for the informative presentation on behalf of the District of North Vancouver on the proposed bylaw changes.

Following your presentation, the North Shore Waterfront Liaison Committee discussed and reviewed the implications and consequences of height restrictions. As we all know from past experience, to enact bylaws which cover all contingencies is extremely difficult. We agreed that the District is correctly focusing on well-conceived planning principles which generally will mitigate exception to the current rule guidelines.

However, we believe it is extremely important to maintain the economic vitality of our inventory of industrial lands. A number of Committee members felt that the District should focus their efforts to encourage the development and designation of additional areas suitable for industrial sites.

Thank you for the opportunity to provide feedback on the proposed bylaw.

Sincerely,
Glen Webb
Chair
Port Vancouver - North Shore Waterfront Liaison Committee



Vancouver Fraser Port Authority
 100 The Pointe 999 Canada Place
 Vancouver, B.C. Canada V6C 3T4
 portvancouver.com

May 31, 2017

Mr. Kevin Zhang
 Development Planner
 District of North Vancouver
 355 West Queens Road
 North Vancouver, BC V7N 4N5

Dear Mr. Zhang:

RE: **Referral PLN2015-00044 – Draft Bylaw 8158**
District of North Vancouver

Thank you for providing us with an opportunity to comment on the District of North Vancouver's draft Bylaw 8158, which seeks to amend Zoning Bylaw 3210, 1965, specifically as it pertains to Height Exceptions and Building Depth, Width and Coverage in designated Industrial Zones.

We have reviewed the contents of your letter dated May, 10th, 2017 as well as the Report, dated March 10th, 2017, that was presented to Council on March 27th, 2017 and offer the following comments.

As you will be aware, industrial lands in the Metro Vancouver region continue to be converted to other uses, resulting in a significant shortage of trade-enabling industrial land in Lower Mainland. This shortage undermines employment and economic development opportunities for the region and the country as a whole. Therefore, municipal policies and bylaws relating to lands currently designated for industrial uses should seek to be sufficiently flexible to protect these lands for future growth.

Section 750 of the District's Zoning Bylaw 3210, 1965 states that "*the intent of the Industrial Zone is to accommodate port oriented uses and general manufacturing and other industrial activities on lands adjacent to the Port and the rail corridor*". However, through the introduction of Bylaw 8158, the District proposes to remove the 25m height exception clause (Section 420) for various types of structures, such as grain elevators and cranes, which are critical to support port-oriented industrial

... /2

Mr. Zhang
Referral - PLN2015-00044 - Draft Bylaw 8158
May 31, 2017
Page 2 of 2

operations. The Bylaw also introduces building width and coverage restrictions. If this Bylaw is adopted, Applicants will now be required to apply to the District for a development variance permit should they wish to construct structures that exceed these maximums within designated industrial areas.

The Council Report, dated March 10th 2017, highlighted the industry standard heights of various waterfront industrial structures, for example 30-70m for grain elevators and 50-100m for cranes and shiploading infrastructure. Development involving such structures would exceed the new 25m height restriction.

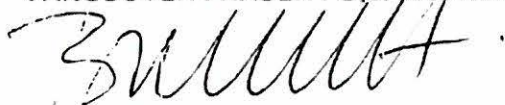
While we understand the desire for the District to review waterfront proposals for larger structures and buildings in the context of their potential view impacts, we suggest that the District's existing development permit process and zoning bylaw could be utilised to this end. Introducing new restrictions specifically targeted at industrial development may discourage those seeking to invest in and develop these scarce industrial sites.

In addition to the above, please note that the port authority rebranded in 2016 from "Port Metro Vancouver" to "Port of Vancouver."

Thank you for the opportunity to comment on the proposed Bylaw. Should you have any questions regarding our comments, please me at 604-665-9135.

Yours truly,

VANCOUVER FRASER PORT AUTHORITY



Tegan Smith
Manager, Planning

cc Dan Milburn, General Manager, Planning, Properties and Permits, DNV
Jessica Mehigan, Senior Planner, VFPA

750 Employment Zone - Industrial (EZ-I)**750.01 Intent**

The intent of the Industrial Zone is to accommodate port oriented uses and general manufacturing and other industrial activities on lands adjacent to the Port and the rail corridor. It is expected that uses in the Industrial Zone will be industrial in character and impact.

750.02 Permitted Uses

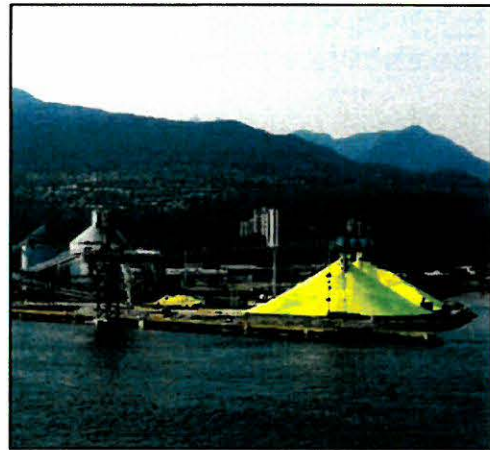
The following *principal uses* shall be permitted in the Industrial zone:

**a) Uses Permitted without Conditions:**

***manufacturing use;
port-oriented use;
service use;
transportation use;
waste and recycling use; and
warehouse use.***

(b) Conditional Uses

The following *principal uses* are permitted when the conditions outlined in section 750.03 - Conditions of Use, are met:



***office use;
residential use; and
retail use.***

750.03 Conditions of Use

- a) **Office use:** The use of land, buildings and structures for office use as a *principal use* is only permitted when the following conditions are met:
- i. Office use is limited to the upper floors of an industrial building, and
 - ii. Office use may only take up as much floor area as is taken up by
- (Bylaw7831)

manufacturing, port-oriented, service, transportation, waste and recycling, or warehouse uses either singly or in combination on the lower floors, and in no case may the floor area used for office use exceed 2,500 m² (26,910 square feet).

- b) **Retail use:** The use of land, buildings, and structures for *retail* is only permitted when the following condition is met:
 - i. *Retail use* is limited to the following class of retail only: *equipment sales and rental*.
- c) **Residential use:** The use of land, buildings and structures for residential use is only permitted when the following conditions are met:
 - i. The maximum dwelling unit size is limited to 100m² (1,076 square feet);
 - ii. A maximum of one dwelling unit per lot for lots under and equal to 10,000m² (2.5 acres); a maximum of two dwelling units per lot for lots larger than 10,000 m², (2.5 acres) and less than or equal to 20,000 m² (5 acres); and a maximum of three dwelling units for lots over 20,000 m² (5 acres); and
 - iii. Where more than one dwelling unit is permitted, each dwelling unit must be located in separate buildings.

750.04 Accessory Use

- a) **Accessory uses** are permitted in a building provided that in combination they occupy, less than 25% of the floor area of the building or buildings, or in a multi-tenant building, less than 25% of the floor area occupied by the tenant.
- b) **Retail use** is limited to an *accessory use* except where expressly permitted as a conditional use.
- c) **Home occupations** are permitted in residential *dwelling units* in this zone, with the exception of day cares and schools for children.

750.05 Density

Not Applicable.

	Floor Area Ratio	Units per Hectare
Minimum Base Density	NA	NA
Maximum Base Density	NA	NA

(Bylaw 7831)

750.06 Maximum Principal Building Size

Not Applicable.

750.07 Setbacks

Setback	Principal Building or Structure	Accessory Building or Structure
Front	Minimum: 0 m Maximum: NA	Minimum: 0 m
Rear on a lane	Minimum: 1.5 m (5 ft)	Minimum: 1.5 m (5 ft)
Rear	Minimum: 0 m	Minimum 0 m
Side	Minimum: 0 m	Minimum: 0 m
Side facing a street	NA	NA
Setback to a Creek	Refer to the Streamside Development Permit Guidelines	
Setback from an Ocean Natural Boundary Line	Refer to the applicable environmental regulations and Port Metro Vancouver.	

750.08 Building Orientation

Not Applicable.

750.09 Building Depth and Width

Not Applicable.

750.10 Coverage

- a) Building Coverage: Maximum: Not Applicable.
- b) Site Coverage: Maximum: Not Applicable.

750.11 Height

- a) Principal Building or Structure: 25 m (82 feet);
- b) Accessory Building or Structure: 25 m (82 feet).

(Bylaw 7831)

750.12 Landscaping

Not Applicable.

750.13 Subdivision Requirements

a) Subdivision lot design standards are as follows:

Minimum Lot Size	Maximum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Width on Corner Lots
1,100m ² (11,841 sq ft)	NA	24m (79 ft)	34m (112 ft)	24 m (79 ft)

750.14 Additional Accessory Structure Regulations

Not Applicable.

750.15 Parking and Loading Regulations

- a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw.
- b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/100m² (1,076 sq.ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw.

750.16 Zone Specific Development Permit Regulations

Not Applicable.

Note: Please refer to the Official Community Plan for development permit area maps and related guidelines. You can also view the development permit areas as a layer on the District's mapping website: www.geoweb.dnv.org.

(Bylaw 7831)

- (2) where a single-family residential building containing a bed and breakfast business also includes rooms for boarders and lodgers, the rooms and the boarders and lodgers shall be included in the maximum number of rooms and patrons permitted for Class 1 and Class 2 bed and breakfast businesses; and
- (3) the person licenced to operate a bed and breakfast business must be a resident of the single-family residential building containing the bed and breakfast and any number of residents of the single-family residential building may be employees of the business. One additional non-resident employee may be engaged in the direct operation of the Bed and Breakfast at any one time.

(Bylaw 7073)

406 Conflicting Use or Siting

No parcel or area of land shall be alienated, and no use shall be initiated, and no building or structure shall be sited in a manner which thereby renders non-conforming any existing use or building or structure.

407 Height Exceptions

Notwithstanding any other height provisions of this Bylaw, the following buildings, structures or portions thereof shall not be subject to height limitation:

Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders.

(Bylaw 6767)

Elevator penthouses, heating, cooling, ventilation and mechanical equipment provided they are completely screened and do not extend more than 2.4 metres above the highest point of any roof surface.

(Bylaw 7664)

Solar collectors and associated mechanical components, subject to compliance with the regulations in Part 4C.

(Bylaw 7829)

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Feb. 5, 2018</u>
<input type="checkbox"/> Other:	Date: _____

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

January 15, 2018
File: 13.6480.30/00.003

AUTHOR: Karen Rendek, Senior Planner, Community Planning

SUBJECT: Questions Regarding Official Community Plan Amending Bylaw 8279 -
Maplewood Village Centre and Innovation District Implementation Plan &
Design Guidelines

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is ADOPTED.

REASON FOR REPORT:

This report provides information in response to questions raised by the Community Housing Advisory Committee (CHAC) and members of Council at the Public Hearing on January 9, 2018 for the Official Community Plan Amending Bylaw 8279.

ANALYSIS:

Question 1:

Why does Amending Bylaw 8279 use the words "encourage" instead of "require" when referring to policy statements to be added to the Official Community Plan (OCP)?

An OCP is a statement of goals, objectives, and policies that guide decisions on planning, land use management, and the provision of municipal services throughout the community. The OCP is a long range planning document for the entire municipality and is a tool to help District Council and citizens manage change in our community. An OCP focuses on land use but it also considers other factors important to our quality of life such as our transportation system, the natural environment, housing, parks, recreation, social services, and adapting to climate change. Municipalities are delegated the authority by the Province, to produce OCPs and other plans and bylaws. The legislation that delegates authority to municipalities is specific in what an OCP can "require". The language an OCP has to assume is of guidance, rather than requirements.

**SUBJECT: Questions Regarding Official Community Plan Amending Bylaw 8279 -
Maplewood Village Centre and Innovation District Implementation Plan
& Design Guidelines**

January 15, 2018

Page 2

The OCP provides an overarching policy framework for the entire municipality. The Town and Village Centres Implementation Plans are guided by the OCP and provide more detailed information and guidance for significant geographical areas, such as the Town and Village Centres. These plans provide more specificity for an area within the municipality but are still long range planning documents that support achieving the goals of the OCP in its entirety.

In long range planning documents, words such as “encourage” are used to describe an intent, as policies contained in a long range planning document cannot in and of themselves “require” things to happen. An example of a subsequent regulatory process would be for a property owner to submit a rezoning application to request a change of use or density for his or her parcel of land that is consistent with the land use designation in the OCP. This requires a separate development review process, including a Public Hearing in order to achieve this change.

Question 2:

Why does Amending Bylaw 8279 and the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines refer to “non-market” housing instead of “affordable housing”?

Council approved the *Rental and Affordable Housing Strategy* (RAHS) (available on the District web site at <http://www.dnv.org/sites/default/files/edocs/rental-affordable-housing-strategy.pdf>) on November 28, 2016. The RAHS focuses on addressing the housing needs of low to moderate income households in the District, with particular emphasis on families. The RAHS sets a 10 year (2016 – 2026) estimated demand for affordable rental units in the District at 600 – 1,000 units. These “affordable” rental units are intended to form part of, and not in addition to, the anticipated capacity of 10,000 net new units within the OCP to 2030. As part of the RAHS, “affordable housing” is considered affordable when 30 per cent or less of your household’s gross income goes towards paying for your housing costs.

Subsequent to approval of the RAHS staff has done further work on the Housing Continuum. The staff report authored by the Manager and Senior Planner of Community Planning, dated November 13, 2017, entitled, ‘District of North Vancouver Housing Continuum November 2017’, published on December 5, 2017 for Council Workshop, outlines a comprehensive strategy on housing entitled ‘Achieving the Housing Continuum’ and includes a housing continuum with both non-market and market sections and corresponding targets through to 2030. This report was considered by Council at its Council Workshop on January 23, 2018.

Specific categories along the non-market portion of the housing continuum provide clarification of the types of housing that are needed in the municipality that are below existing market conditions and include safe houses, emergency housing, supportive housing, transition housing, senior’s care and disability beds, subsidized rental, and subsidized ownership.

In the non-market section of the housing continuum, a variety of ‘affordable’ housing units are described. The term affordable is implied throughout the non-market housing section on the

**SUBJECT: Questions Regarding Official Community Plan Amending Bylaw 8279 -
Maplewood Village Centre and Innovation District Implementation Plan
& Design Guidelines**

January 15, 2018

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continuum, with the shelter and rent affordability rates varying depending on the level of subsidy needed for that particular population.

Section 2.7 Non-Market Housing of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines, refers to the RAHS that was approved by Council in November 2016, as well as policy statements to support future non-market housing initiatives, as redevelopment occurs, through a number of innovative approaches outlined in this section. The Maplewood Plan also sets a target of up to 300 net new non-market housing units in Maplewood Village Centre. There are currently 250 lower end of market rental units in the Maplewood Village. It is anticipated that, if redevelopment results in the loss of these 250 units, they would be replaced, resulting in 550 total non-market rental units.

OCP Amending Bylaw 8279 also includes this target under the housing policies for Maplewood Village Centre as a result of the public and stakeholder feedback received throughout the Maplewood Village Centre implementation planning process where there was a strong desire from participants to ensure non-market housing opportunities would be considered in the community as redevelopment occurs over time.

Question 3:

How is OCP Amending Bylaw 8279 different than the Maplewood Village Centre Innovation District Implementation Plan & Design Guidelines? When was the Maplewood Plan approved?

The OCP establishes four levels of planning in the District; the Official Community Plan, Centres Implementation Plans, Neighbourhood Infill Plans and Strategic Action Plans. The OCP provides community-wide goals and an overarching policy framework to guide progress towards these goals. More detailed Centres Implementation Plans apply to identified centres or other significant geographical sub-areas of the District.

Since adoption of the OCP in 2011, several implementation planning and public engagement processes have been undertaken and completed. Specifically, Lions Gate Village Centre Implementation Plan, Lynn Valley Town Centre Flexible Planning Framework, Edgemont Village Centre: Plan and Design Guidelines, Lynn Creek Town Centre Implementation Plan and the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines. All of these implementation plans were approved by Council resolution.

The Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines was approved by Council resolution on November 6, 2017. At that time, Council instructed staff to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines for Council consideration.

Amending Bylaw 8279 includes these consequential amendments. The amending bylaw proposes only specific changes to the OCP that have resulted from Council's approval of the Maplewood Plan and include:

**SUBJECT: Questions Regarding Official Community Plan Amending Bylaw 8279 -
Maplewood Village Centre and Innovation District Implementation Plan
& Design Guidelines**

January 15, 2018

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- Adding three new land use designations to encourage employment generating uses and opportunities;
- Replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies to reflect planning and policy directions contained in the approved Maplewood Plan, following the 21-month planning and engagement process;
- Adding lands that were previously designated for single family to two Development Permit Areas that have been designated for multi-family uses in the Maplewood Plan; and,
- Amending the overall OCP Land Use Map to reflect the land uses approved in the Maplewood Plan

These amendments are further described in the report authored by the Senior Planner, Community Planning, dated November 9, 2017 and entitled 'Consequential OCP Bylaw Amendments following Approval of Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines' (Regular Meeting of Council - November 20, 2017).

Question 4:

How are we addressing the municipally-owned 'lands', specifically the lands the District owns on Old Dollarton Road east of Riverside Drive that are designated for Light Industrial Artisan? What are the options at this point to further expand the Light Industrial designation to these lands?

The municipally-owned lands located on Old Dollarton Road east of Riverside Drive are designated Light Industrial Artisan in the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines which was approved by Council on November 6, 2017.

As a result, OCP Amending Bylaw 8279 proposes to change the designation of these lands from Commercial Residential Mixed-Use Level 2 and Residential Level 6: Medium Density Apartment (current designations in the OCP) to Light Industrial Artisan to be consistent with the Maplewood Plan (Attachment 1).

The existing **Commercial Residential Mixed-Use Level 2** designation is intended predominantly for medium density general commercial purposes, such as retail, service and offices at limited sites within the District. Residential uses are typically expected to accompany commercial uses. Development in this designation is permitted up to approximately 2.50 FSR.

The existing **Residential Level 6: Medium Density Apartment** designation is intended predominantly to provide increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development in this designation will typically be expressed in medium rise apartments. Some commercial use may also be permitted in this designation.

The proposed **Light Industrial Artisan** designation is intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately

**SUBJECT: Questions Regarding Official Community Plan Amending Bylaw 8279 -
Maplewood Village Centre and Innovation District Implementation Plan
& Design Guidelines**

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2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted.

Two options were identified for Council in the information report to Council authored by the General Manager of Planning, Properties, and Permits, dated January 8, 2018, entitled 'Questions Regarding the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines'.

As previously advised, if Council decides to change the proposed Light Industrial Artisan land use designation after the January 9, 2018, Public Hearing is closed, Council's options would be to:

1. Consider amending the bylaw at second reading which would require a new public hearing; or,
2. Proceed with the bylaw as is, and then consider amending the consolidated bylaw to make the change to the designation through a new amending bylaw.

Question 5:

How has chemical hazard risk been considered in the Maplewood Plan? Did this risk assessment consider if there was an earthquake?

At the Regular Meeting of Council on November 20, 2017, clarifying questions were raised about the planning for chemical hazard risk mitigation in the Maplewood area. An information report co-authored by the Manager of Community Planning and the Director of the North Shore Emergency Management Office, dated January 2, 2018, entitled 'Update on Planning and Management Practices Associated with Chemical Hazard Risk in Maplewood' provides a summary of information relevant to chemical hazard risk management in Maplewood.

Planning for the Maplewood area included an analysis by consulting professionals for management and mitigation of potential risks due to chemical hazards. This risk analysis assessed the probability and consequences of a catastrophic chlorine spill in a multitude of scenarios (including an earthquake).

Risk contours have been identified in the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines. These risk contours were developed through a Quantitative Risk Assessment (QRA) process. The contour lines identify varying levels of risk associated with proximity to potential chemical hazards from industrial uses. District staff engaged the services of McCutcheon and Associates prior to the Maplewood Charrette process, subsequent to adoption of the OCP in 2011, to reassess the risk analysis.

The findings of that analysis confirmed the land uses and densities deemed acceptable within the risk contours. All of this analysis was considered and incorporated into the Maplewood Land Use Plan.

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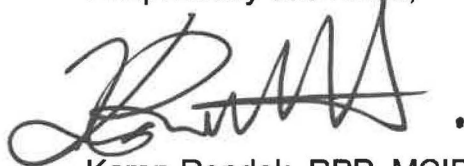
Question 6:

How can the opportunity to provide priority housing to those who wish to live and work in the Maplewood area be applied to private lands and/or lands the municipality owns?

The Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines includes a target of approximately 900 employee-oriented housing units in the Innovation District to co-locate jobs and residents. Also included in the Maplewood Plan, are several policies to offer below-market ownership units for employees and non-market employee-oriented rental housing in the Innovation District. Phasing of the Innovation District also supports coordinating the development of the overall Industrial/Commercial floor space in the Innovation District with supporting residential uses to provide housing options for employees needing to locate proximate to their work.


The majority of lands within the Innovation District are privately owned. As such the ability to realize the policy statements included in the Maplewood Plan to secure "employee-oriented housing" would form part of the negotiation with the land owner at the time of rezoning. A Housing Agreement, which would specify the conditions to secure the "employee-oriented housing", would be required as part of this process and forwarded to Council at that time for consideration.

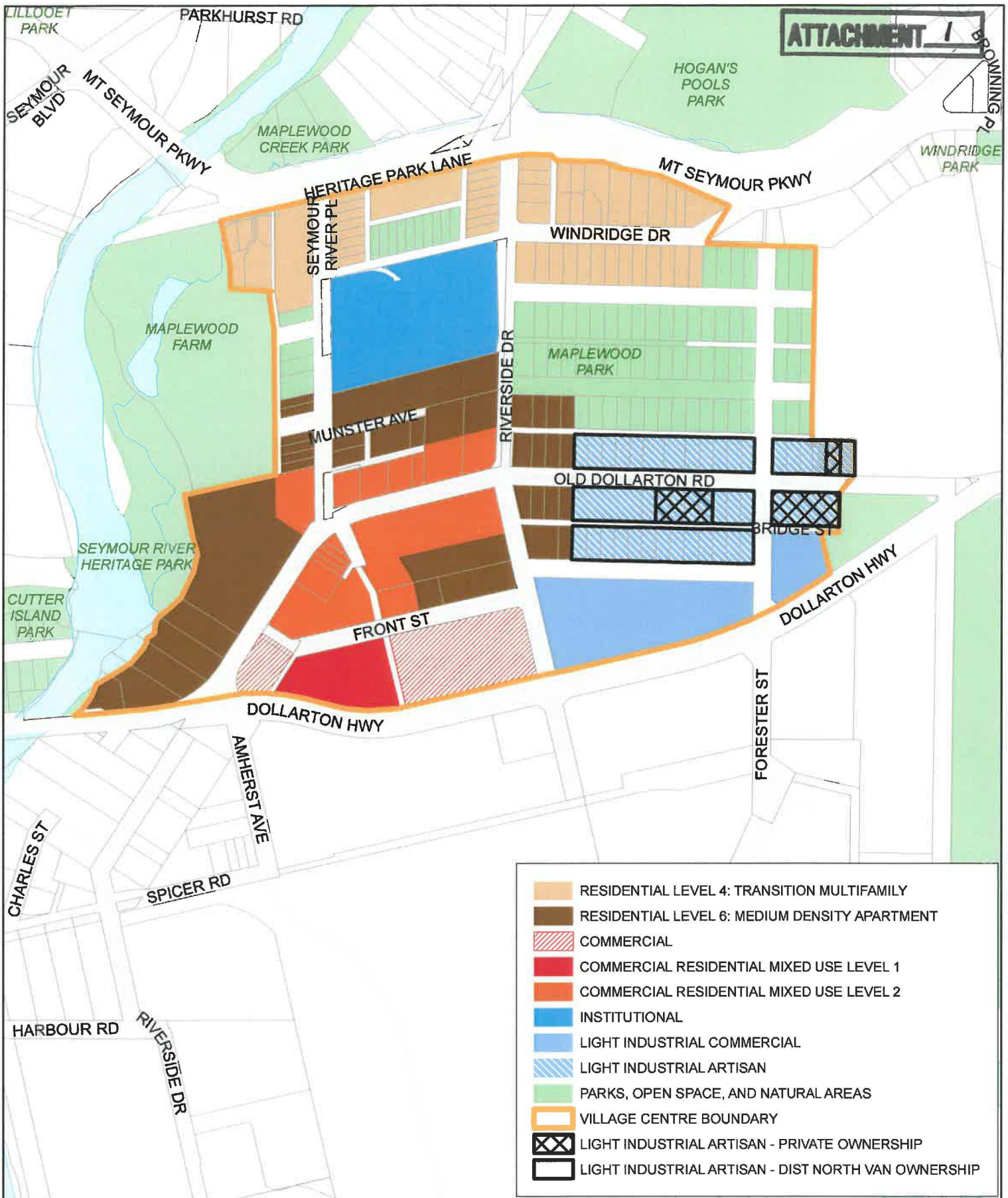
Respectfully submitted,



Karen Rendek, RPP, MCIP
Senior Planner

Attachment 1: Land Use Map Highlighting Lands Proposed to be Designated Light Industrial Artisan as Part of OCP Amending Bylaw 8279 (Private and District Ownership)

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



MAP 10
MAPLEWOOD VILLAGE CENTRE
LAND USE MAP AND OWNERSHIP

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Official Community Plan Bylaw Amendments:
Maplewood Village Centre and Innovation District
Implementation Plan & Design Guidelines**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 9, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Bond (7:02 p.m.)
Councillor J. Hanson
Councillor R. Hicks
Councillor L. Muri (7:02 p.m.)

Absent: Councillor R. Bassam
Councillor D. MacKay-Dunn

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. T. Lancaster, Manager – Community Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk
Ms. K. Rendek, Planner

**District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment
Bylaw 8279, 2017 (Amendment 32)**

Purpose of Bylaw:

Bylaw 8279 proposes to amend the Official Community Plan by:

- Adding three new land use designations: Light Industrial Artisan; Light Industrial Commercial Mixed Use – Innovation District; and, Light Industrial Residential Mixed Use – Innovation District;
- Deleting and Replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies;
- Adding designated properties to Form and Character and Energy and Water Conservation and Green House Gas Emission Reduction Development Permit areas; and,
- Deleting and Replacing Map 2: The District of North Vancouver Official Community Plan - Land Use Map.

1. OPENING BY THE MAYOR

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

Councillors MURI and BOND arrived at this point in the proceedings.

In Mayor Walton's preamble he addressed the following:

- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaws; and,
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation.

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

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to these bylaws is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAWS BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that Bylaw 8279 proposes to amend the Official Community Plan (OCP) by adding three new land use designations:

- Light Industrial Artisan;
- Light Industrial Commercial Mixed Use – Innovation District; and,
- Light Industrial Residential Mixed Use – Innovation District.

Further, this bylaw proposes amendments by:

- Deleting and replacing the Maplewood Village Centre portion of Schedule A: Town & Village Centre Policies;
- Adding designated properties to Form and Character and Energy and Water Conservation and Green House Gas Emission Reduction Development Permit areas; and,
- Deleting and Replacing Map 2: The District of North Vancouver Official Community Plan - Land Use Map.

3. PRESENTATION BY STAFF

Ms. Karen Rendek, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Rendek

advised that the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines was approved by Council on November 6, 2017 and that staff were instructed to prepare any consequential OCP amendments that result from the approval of the Plan.

Ms. Rendek stated that the proposed changes include:

- Land use designations;
- Schedule A: Town & Village Centre Policies for Maplewood Village Centre;
- Schedule B: Development Permit Areas; and,
- OCP land use map.

Ms. Rendek advised that the changes to the OCP add three new employment generated land use designations, including:

- Light Industrial Artisan for small scale businesses to live and work in a mixed use building. This designation places the business on street level and residential housing on the second level;
- Light Industrial Commercial Mixed-Use, which encourages high tech offices and a business park campus that could provide both educational and recreational opportunities; and,
- Light Industrial Residential Mixed-Use which encourages residential uses above the ground floor to co-locate people with jobs and provide employee-oriented housing.

Ms. Rendek presented the existing land use map in comparison to the proposed land use map. In regards to Schedule A: Town & Village Centre Policies, Ms. Rendek stated that the proposal for housing includes the replacement of 250 existing purpose-built rental units, and that there is a target for up to 300 net new non-market units. It was also mentioned that for commercial and employment use, small scale manufacturing units with residential units are being proposed and that there is a proposal for a children's playground in a new community park. Ms. Rendek commented that the risk contours include the proximity to heavy industry.

Ms. Rendek commented on Schedule B: Development Permit Areas – Amendments to Map 3.1 and Map 4.1 and stated that:

- Lands are added for multi-family uses;
- Form and Character Development Permit Area guides the form and character of commercial, industrial and multi-family development and their relationship to the public realm and surrounding neighbourhood in Map 3.1; and,
- Energy and water conservation and GHG Emission Reduction Development Permit Area applies to new buildings to foster the conservation, efficient use of energy and water to reduce building-generated greenhouse gas emissions, as reflected in Map 4.1.

4. REPRESENTATIONS FROM THE PUBLIC

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

COMMENTING

- Commented regarding a report he authored in 2001 in reference to the hydrology of the Maplewood area and recommendations of the report; and,
- Commented on the role of McCartney Creek as a wildlife corridor.

- 4.2. Mr. Peter Teevan, 1900 Block Indian River Crescent: OPPOSED**
- Commented on the transportation issues within the District; and,
 - Opined that the proposed additional housing would increase congestion.
- 4.3. Mr. Matt Smith, 2200 Block Whitman Avenue: IN FAVOUR**
- Spoke in support of the proposed changes to the OCP for the Maplewood area;
 - Opined that there is a lack of affordable housing and industrial businesses within the District; and,
 - Suggested that affordable rental stock will be beneficial.
- 4.4. Mr. Patrick Stafford-Smith, 100 Block West 1st Street: IN FAVOUR**
- Spoke as the Chief Executive Officer of the North Vancouver Chamber;
 - Commented regarding land use and zoning; and,
 - Suggested that the proposed bylaw would retain work force within the District.
- 4.5. Mr. Hesam Amiralaei, 390 Block Seymour River Place: OPPOSED**
- Opined that there was a lack of communication from the District regarding the land use;
 - Suggested that homeowners are negatively impacted by the proposed active park; and,
 - Suggested that the District review the bylaw.
- 4.6. Ms. Linda Melville, 2200 Block Old Dollarton Road: COMMENTING**
- Expressed concern regarding the waiving of future Public Hearings if the proposed bylaw is passed;
 - Raised concerns regarding environmental impacts in the proposed light industrial areas; and,
 - Commented on the review of the OCP.
- 4.7. Mr. Hazen Colbert, 1100 Block East 27th Street: IN FAVOUR**
- Spoke in support of the Maplewood Plan;
 - Commented on the proposed bylaw and suggested amendments to the wording; and,
 - Suggested an independent consultant review the bylaw.
- 4.8. Mr. Jason Teahen, 2700 Block Lyndene Road: IN FAVOUR**
- Spoke in support of the bylaw amendment; and,
 - Opined that the amendment allows the District to remain competitive in the Metro Vancouver market.
- 4.9. Dr. Mark Lysyshym, 100 Block West Esplanade: IN FAVOUR**
- Spoke as the Medical Health Officer for Vancouver Coastal Health for the North Shore; and,
 - Opined that the amendment to the bylaw is favorable to retaining families within the District.
- 4.10. Mr. Lance Richardson, 100 Block Dollarton Highway: IN FAVOUR**
- Spoke as a representative of Arc'teryx Clothing Company;
 - Commented on the retention of employees and affordability of housing;

- Suggested that the proposed changes to the bylaw support this; and,
- Opined that transportation should be reviewed.

4.11. Ms. Kathleen Wagner, 1200 Block E 15th Street: IN FAVOUR

- Spoke to the objective of Community Housing Action Committee (CHAC); and,
- Commented on the Rental and Affordable Housing Policy.

4.12. Mr. Mathew Thomas, 700 Block Apex Avenue: IN FAVOUR

- Spoke as the Acting Director of Economic Development of the Tsleil-Waututh Nation;
- Spoke in favour of the proposed bylaw;
- Commented on the history and usage of land use by the Tsleil-Waututh community; and,
- Commented on the value of the Maplewood North lands to the economic viability of the Tsleil-Waututh Nation.

4.13. Mr. Stuart Porter, 660 Block Riverside Drive: IN FAVOUR

- Spoke in favour of the proposed bylaw;
- Suggested that the wording of the Affordable Housing Bylaw be changed; and,
- Suggested that the Maplewood area include a community centre.

4.14. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR

- Commented on the OCP Bylaw amendments; and,
- Opined that affordable housing is not properly defined in the OCP.

Council recessed at 8:11pm and reconvened at 8:18pm.

In response to a question from Council regarding the possibility to waive a Public Hearing, staff confirmed that Council has the option to waive Public Hearings. Staff noted that this is not the practise of the District of North Vancouver Council and that a consultative approach is preferred.

In response to a question from Council regarding the OCP creating a non-conformity to any existing zoning within the Maplewood Village area, staff advised that the adoption of the plan would not create a non-conformity.

In response to a question from Council, staff advised that the Major Industrial Accidents Council of Canada (MIAC) guidelines were consistent with those referenced in the 2012 and 2017 reports.

In response to a question from Council regarding the proposed acquisition of three properties to create parkland, staff advised that the current owners may continue to use their properties under the current zoning and that the homeowners may sell their property through a proper appraisal to the District, if they so wish to do so.

In response to a question from Council, staff advised that the word 'non-market' is specific to less than market affordability. Staff also advised that the policy documents using the words 'target' or 'encourage', when referencing to non-market housing, are policy language words that express intent or goals and that any implementation of plans

would require a separate bylaw. Staff commented that the language may be reviewed at second and third readings of the bylaw.

4.15. Mr. Don Peters, 600 Block West Queens: IN FAVOUR

- Spoke as a representative of CHAC;
- Spoke in favour of the amendment to the bylaw; and,
- Suggested that the wording be reviewed to use the word 'affordable'.

4.16. Mr. Shay Dejaray, 2200 Block Riverside Drive: IN FAVOUR

- Commented on affordable housing, transportation and commercial businesses within the District.

4.17. Mr. David Mancini, 300 Block Seymour River Place: OPPOSED

- Commented on the lots designated for parkland on Seymour River Place and the future desirability of the lots; and,
- Suggested that the proposed land use designation be revisited.

4.18. Ms. Linda Melville, 2200 Block Old Dollarton Road: SPEAKING A SECOND TIME

- Expressed concern regarding land use in the Maplewood area; and,
- Opined that an information workshop would be beneficial.

4.19. Mr. Hazen Colbert, 1100 Block East 27th Street SPEAKING A SECOND TIME

- Queried whether the bylaw is a policy bylaw or implementation bylaw; and,
- Suggested that the language be reviewed accordingly.

4.20. Mr. Barry Fenton, 2700 Block Byron Road: SPEAKING A SECOND TIME

- Commented on CHAC concerns regarding the OCP; and,
- Suggested that stronger language and targets could be used in the OCP.

4.21. Mr. Hasam Amiralaei, 300 Block Seymour River Place: SPEAKING A SECOND TIME

- Expressed concern regarding the proposed land use change to parkland for Seymour River Place.

4.22. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented on the affordability of the Maplewood plan for the District;
- Commented on the authority of Council to waive Public Hearing proceedings; and,
- Commented on the MIAC guidelines.

4.23. Mr. Hazen Colbert, 1100 Block East 27th Street: SPEAKING A THIRD TIME

- Queried if the Public Hearing may remain open; and,
- Suggested more information be provided within the report.

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

- Commented on the rezoning practise within the District and non-market housing;
- Opined that Public Hearings and OCP reviews are essential; and,
- Commented on the human impact of chlorine spills.

In response to a question from Council, staff advised that the existing single family zoning may continue and that if an owner wishes to sell their property to the District, it may be changed to park land use under District ownership.

In response to a question from Council, staff advised that the book 'When the Ground Shakes' will be reposted on the District website for public perusal.

In response to a question from Council, staff advised that responses would be provided to the questions submitted by CHAC.

In response to a question from Council, staff advised that clarification would be provided on the possibility to accommodate an increase in the light-industrial market.

In response to a question from Council, staff advised that the Maplewood Implementation Plan was approved by Council on November 6, 2016 and that the amendment of the bylaw would be to change the land use and maps within the OCP.

5. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MURI

THAT the January 9, 2018 Public Hearing be adjourned and reconvene on a date to be determined.

DEFEATED

Voting Against: Mayor WALTON, Councillors BOND and HICKS

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the January 9, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" be returned to Council for further consideration.

CARRIED

Voting Against: Councillor HANSON
(9:25 p.m.)

CERTIFIED CORRECT:


Confidential Council Clerk

The Corporation of the District of North Vancouver

Bylaw 8279

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)”.

2. Amendments

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

- a) Part 1: Community Structure: Section 3: Employment Lands, Sub-section 3.5 “Land Use Designations for Employment Lands” by adding the following land use designation following the land use designation “Industrial”:

Light Industrial Artisan

Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted.

AND by adding the following land use designations following the land use designation “Light Industrial Commercial”:

Light Industrial Commercial Mixed Use – Innovation District

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and,

Light Industrial Residential Mixed Use – Innovation District

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- b) Part 3: Plan Management: Section 12: Plan Implementation, Sub-section 12.5 “Consolidated List of Land Use Designations” by adding the following land use designation following the land use designation “Industrial”:

Light Industrial Artisan

Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted;

AND by adding the following land use designations following the land use designation “Light Industrial Commercial”:

Light Industrial Commercial Mixed Use – Innovation District

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and

Light Industrial Residential Mixed Use – Innovation District

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- c) Schedule A: “Town and Village Centre Policies – Maplewood Village Centre” is replaced in its entirety as per Schedule 1 attached.

- d) Schedule B: Development Permit Areas: Part 5: Map 3.1 “Form and Character Development Permit Area” by adding the properties to Map 3.1 as illustrated in Schedule 2.
- e) Schedule B: Development Permit Areas: Part 6: Map 4.1 “Energy and Water Conservation and GHG Emission Reduction Development Permit Area” by adding the properties to Map 4.1 as illustrated in Schedule 3.
- f) Part 1: Community Structure: Map 2: “The District of North Vancouver Official Community Plan - Land Use Map” is deleted and replaced with new Map 2 attached as Schedule 4.

READ a first time November 20th, 2017 by a majority of all Council members.

PUBLIC HEARING held January 9, 2018

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

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

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8279

SCHEDULE A MAPLEWOOD VILLAGE CENTRE

1 INTRODUCTION

Maplewood Village is a unique place in the District given its proximity to the waterfront, its industrial neighbours and character, and its diverse housing. The area is endowed with an outstanding natural environment and open space network including the Seymour River and various creeks, the Burrard Inlet foreshore, Maplewood Farm, Cutter Island Park and the Windridge Escarpment.

Development in Maplewood dates back to the 1920's, originally with waterfront sawmills that evolved to other port related industries including ship building, chemical plants and lumber export taking advantage of access to rail, water transport and the highway. More recently, business parks have developed along the new Dollarton Highway contributing significantly to the District's job base and economy.

A residential community of approximately 1,000 people exists in a mix of older, more affordable rental townhouse and low rise apartments, and a blend of old and new single family homes. Modest commercial development is located along Old Dollarton Road to serve the local community, and a recreation centre is located nearby in the Seymour Area.

Retention and enhancement of the character and features of Maplewood is critical in planning for the next 20 years. The OCP identifies that Maplewood will accommodate approximately 1,500 more units towards creating a vibrant village centre.

2 VISION

The vision for Maplewood Village is *"a complete and balanced community with local jobs equalling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community's outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centred on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail businesses with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wend through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet"* (Maplewood Local Plan, 2002).

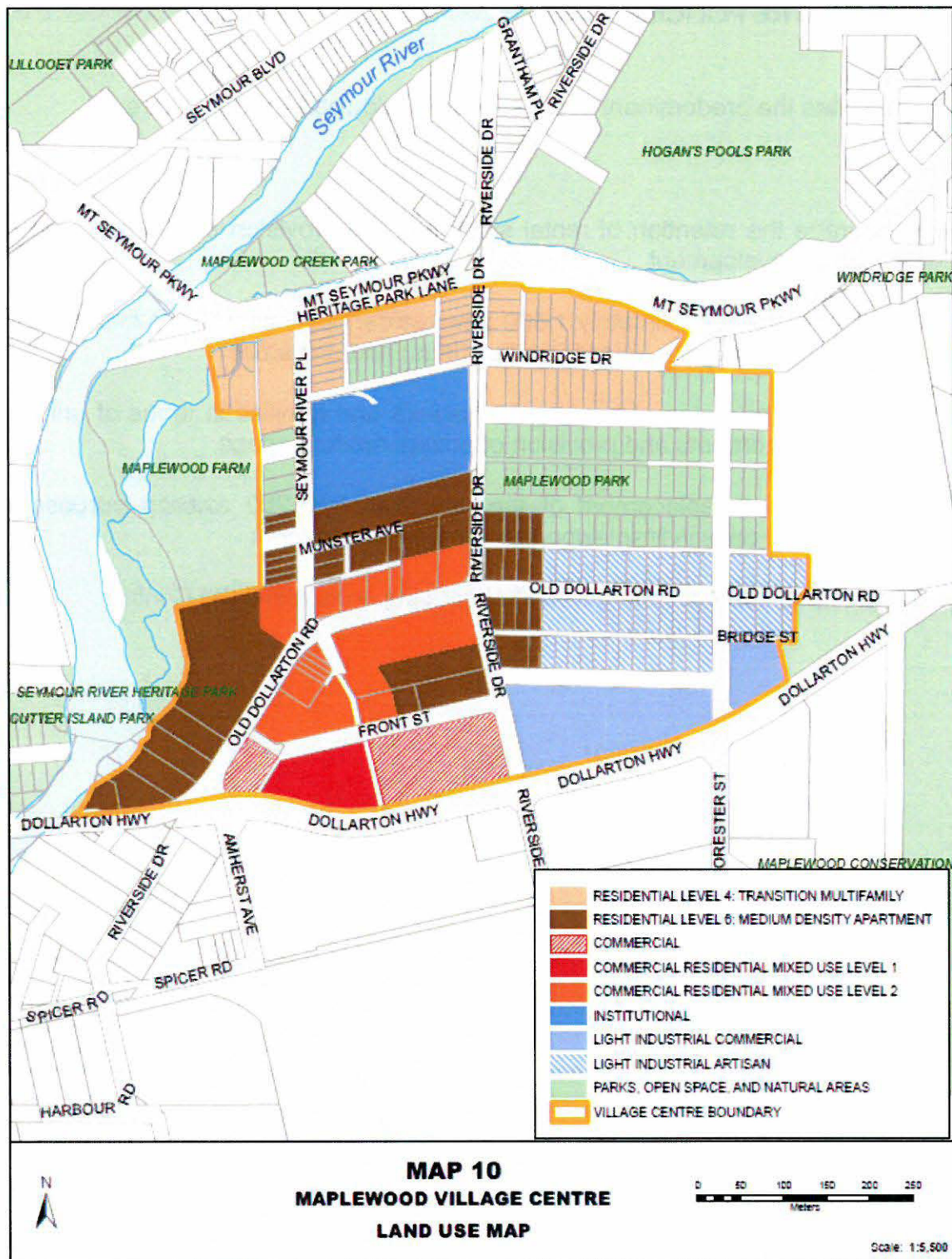
3 VILLAGE CENTRE POLICIES

3.1 Land Use

Map 10 indicates the predominant land uses for Maplewood Village Centre.

3.1.1 Housing

1. Encourage the retention of rental stock and the provision of affordable housing through redevelopment
2. Accommodate approximately 1,500 new residential units within a mix of building types (midrise, lowrise, mixed use buildings) and unit sizes
3. Support the provision of housing for seniors and families in terms of unit sizes, number of bedrooms and provision of private outdoor space
4. Encourage the replacement of the approximately 250 existing purpose-built, market rental units in Maplewood as development occurs
5. Target up to 300 net new non-market housing units within the Centre



Map 10. Maplewood Village Centre Land Use Map

3.1.2 Commercial and Employment Uses

1. Maintain and enhance light industrial uses
2. Limit retail and service uses within the business parks on the south side of Dollarton Highway and on the north side east of Riverside Drive
3. Permit intensive office and employment uses north of Dollarton Highway
4. Focus local serving commercial uses in mixed use, street oriented developments in the village heart
5. Permit live/work and small scale manufacturing units with residential above within the village centre

3.1.3 Community Facilities, Services and Amenities

1. Develop a Maplewood Village community amenity contribution strategy to achieve community amenities and public benefits
2. Liven the “heart” of the Village Centre with streetscape design guidelines addressing civic improvements such as public plazas and art, coordinated street furniture, street trees and landscaping
3. Secure community space where feasible and appropriate when redevelopment occurs within the Village Centre

3.1.4 Parks and Open Spaces

1. Investigate the feasibility of establishing a children’s playground within the community park north of the Maplewood School site or within the village heart
2. Create east-west pedestrian and bicycle linkages to connect Maplewood Village with surrounding neighbourhoods, key destinations and facilities at Maplewood Conservation Area, Canadian International College, Maplewood Farm, Seymour Creek and Lower Lynn Town Centre
3. Explore the potential for an urban agricultural pilot project at Maplewood Farm

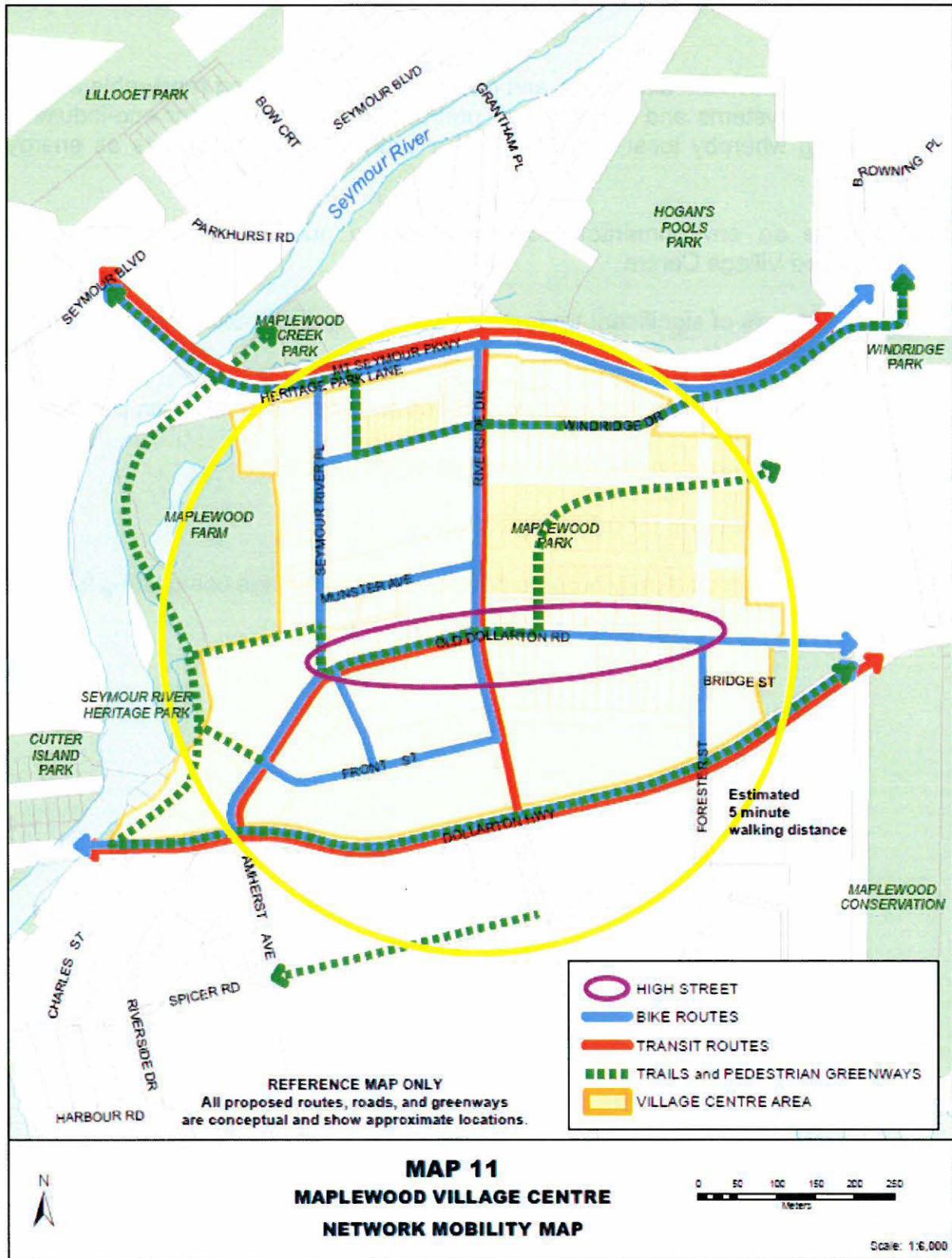
3.2 Mobility Network

Map 11 provides a conceptual representation of the mobility network for Maplewood Village Centre.

1. Enhance pedestrian and cyclist connections within the village centre and to the wider Maplewood area
2. Design mid-block, north-south greenways connecting Seymour River Place to Dollarton Highway, and connecting the Windridge escarpment to Dollarton Highway between Forester and Riverside
3. Provide way-finding signage directing pedestrians and cyclists to the Village Centre
4. Design the Village Centre to support effective and frequent transit

3.3 Sustainability

1. Explore and advance alternative and on-site or neighbourhood renewable energy generation systems and connections, particularly the potential for eco-industrial networking whereby local industries utilize each other's by-products as energy sources
2. Undertake an environmental reconnaissance to guide detailed planning for Maplewood Village Centre
3. Maintain stands of significant trees and strive to connect habitat and greenspace through greenways
4. Promote the implementation of green building and water conservation practices
5. Manage storm water on site to the greatest extent possible
6. Integrate opportunities for urban agriculture
7. Encourage new multi-family housing developments to provide composting facilities and/ or coordinate composting services



Map 11. Maplewood Village Centre Network Mobility Map

Schedule 2 to Bylaw 8279

BYLAW 8279

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)
Amendment Bylaw 8279 (2017)



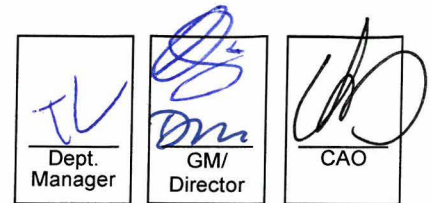
Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule 2, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial, and Multi-Family Development Development Permit Area



Schedule 3 to Bylaw 8279



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: Nov. 20, 2017
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 9, 2017
File: 13.6480.30/00.003

AUTHOR: Karen Rendek, Senior Planner and Nicole Foth, Community Planner

SUBJECT: **Consequential OCP Bylaw Amendments following Approval of
Maplewood Village Centre and Innovation District Implementation Plan &
Design Guidelines**

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8279;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8279 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8279 be referred to a Public Hearing.

REASON FOR REPORT:

On November 6, 2017, District of North Vancouver Council passed resolutions to approve the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (The Plan) and to direct staff to prepare any consequential Official Community Plan (OCP) amendments that result from approval of the Plan, for Council consideration. Amending the OCP at this time will bring it into conformity with The Plan that Council approved on November 6, 2017.

SUMMARY:

The 2011 Official Community Plan, Bylaw 7900 (OCP) identifies Maplewood Village Centre as one of the four key areas for growth and revitalization to be guided by an implementation plan. The implementation planning and public engagement process to create the Plan has followed since adoption of the OCP. The process was endorsed by Council to proceed on July 6, 2015 and included the expanded scope recommended by staff to undertake a review of the employment lands in the Maplewood area in recognition of the significant economic

**SUBJECT: Consequential OCP Bylaw Amendments following Approval of
Maplewood Village Centre and Innovation District Implementation Plan
& Design Guidelines**

November 9, 2017

Page 2

development potential of employment lands and to complete a detailed environmental assessment of the study area to protect environmentally sensitive areas (ESAs) in the Maplewood area. The planning process included undertaking technical economic, social, environmental, and transportation studies, conducting collaborative community and stakeholder consultation, establishing planning principles, and developing a detailed concept plan as the basis for the policies and design guidelines included in the Plan. Council approved the Plan on November 6, 2017, concluding the implementation planning process.

EXISTING POLICY:

The 2011 Official Community Plan, Bylaw 7900 (OCP) identifies Maplewood Village Centre as an area for growth and revitalization to be guided by an implementation plan. The OCP *Network of Centres* concept identifies Maplewood Village Centre as one of four key growth centres in the District. Schedule A of the OCP includes a broad vision and high level policy directions on land use, economics, housing opportunities, and mobility network concepts for this village centre. The OCP also includes key objectives and policies to encourage the productive and efficient use of employment lands; promote infill development, redevelopment, and intensification of underutilized sites on employment lands (where appropriate); as well as to protect and improve the ecological health of our natural systems.

PUBLIC INPUT:

A three phase planning and community/stakeholder engagement process to develop a plan and design guidelines for Maplewood launched in April 2016. The planning process has included interviews, community and stakeholder workshops, a design charrette, public open houses with over 590 total participants and over 655 submitted surveys to inform the development of the Plan. Charrette team participants included stakeholder representation from the Tsleil-Waututh Nation, Maplewood area residents, study area property owners (residential, rental, commercial, industrial), local business representation, the Maplewood Community Association, Transportation Consultation Committee (TCC) and HUB, TransLink, Metro Vancouver, urban designers/architects, planning professionals, landscape architects, market analysts, realtors, Wild Bird Trust and Conservation of Maplewood Flats, North Vancouver School District, Family Services North Shore, Economic Partnership North Vancouver (EPNV) and BC Cycling Coalition.

ANALYSIS:

The following section outlines highlights of the consequential amendments to the OCP as a result of Council approval of The Plan (Bylaw 8279).

1. The Plan includes three new land use designations to encourage employment-generating uses and opportunities:
 - Light Industrial Artisan;
 - Light Industrial Commercial Mixed-Use – Innovation District; and,
 - Light Industrial Residential Mixed-Use – Innovation District.

The amending bylaw adds these three land use designations to the OCP.

**SUBJECT: Consequential OCP Bylaw Amendments following Approval of
Maplewood Village Centre and Innovation District Implementation Plan
& Design Guidelines**

November 9, 2017

Page 3

2. Schedule A: Town & Village Centre Policies – Maplewood Village Centre includes the broad vision for Maplewood, and high level policy directions on land use, economic, housing opportunities, and mobility network concepts for this Village Centre. The Maplewood Village Centre portion of Schedule A is being replaced to reflect planning and policy directions contained in the approved Plan, following the 21-month planning and engagement process.
3. Two Development Permit Area (DPA) maps are being amended to include lands within Maplewood Village Centre that have been approved in The Plan for multi-family uses.
 - Schedule B: Part 5 – Form and Character of Commercial, Industrial and Multi-Family Development Map, and
 - Schedule B: Part 6 – Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Map.

These maps are being amended because certain lands within Maplewood Village Centre are currently designated in the OCP for detached residential, where these DPAs do not apply. These map amendments will ensure properties now designated multi-family are included in these DPAs and are subject to these regulations.

4. The changes to the land use designations for the three parcels located within the Innovation District are included in this amending bylaw in accordance with the land use designations in the approved Plan.

Timing/Approval Process:

Council has instructed staff to prepare consequential OCP amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (The Plan). Council approved the Plan on November 6, 2017. Bylaw 8279 include the consequential OCP amendments resulting from this approval. A public hearing will be held if Council introduces Bylaw 8279 for First Reading and refers it to public hearing.

Concurrence:

Amending Bylaw 8279 has been reviewed by Community Planning, the Clerk's Office, Financial Planning, Engineering, and the Municipal Solicitor.

Financial Impacts:

Overall, the realization of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines is anticipated to bring economic benefits to the community including through developer contributions of community amenities, an increase in the tax base, and an increase in economic activity and jobs. Improvements and amenities' costs will be contained within the development revenue potential from this Centre.

Reviews of water, sanitary services, storm drain, flood management and fibre optic capabilities have been completed by Development Engineering to support this Plan. Water, sanitary, and storm drain modelling confirm that growth anticipated in the Plan can be accommodated.

**SUBJECT: Consequential OCP Bylaw Amendments following Approval of
Maplewood Village Centre and Innovation District Implementation Plan
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Conclusion:

The Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines was approved by Council on November 6, 2017. Bylaw 8279 includes the consequential Official Community Plan amendments that have resulted from approval of the Plan and have been prepared by staff for Council consideration.

Options:

The following options are available for Council's consideration:

1. Introduce Bylaw 8279 and refer Bylaw 8279 to Public Hearing; or,
2. Defeat Bylaw 8279 at First Reading.

Respectfully submitted,





Karen Rendek, MCIP, RPP
Senior Planner



Nicole Foth
Community Planner

Attachment 1: Existing Schedule A: "Town and Village Centre Policies – Maplewood Village Centre" (strikethrough version)

Attachment 2: District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input 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 checked="" type="checkbox"/> Solicitor 	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

SCHEDULE A MAPLEWOOD VILLAGE CENTRE

1 INTRODUCTION

Maplewood Village is a unique place in the District given its proximity to the waterfront, its industrial neighbours and character, and its diverse housing. The area is endowed with an outstanding natural environment and open space network including the Seymour River and various creeks, the Burrard Inlet foreshore, Maplewood Farm, Cutter Island Park and the Windridge Escarpment.

Development in Maplewood dates back to the 1920's, originally with waterfront sawmills that evolved to other port related industries including ship building, chemical plants and lumber export taking advantage of access to rail, water transport and the highway. More recently, business parks have developed along the new Dollarton Highway contributing significantly to the District's job base and economy.

A residential community of approximately 1,000 people exists in a mix of older, more affordable rental townhouse and low rise apartments, and a blend of old and new single family homes. Modest commercial development is located along Old Dollarton Road to serve the local community, and a recreation centre is located nearby in the Seymour Area.

Retention and enhancement of the character and features of Maplewood is critical in planning for the next 20 years. The OCP identifies that Maplewood will accommodate approximately 1,500 more units towards creating a vibrant village centre.

2 VISION

The vision for Maplewood Village is *"a complete and balanced community with local jobs equalling the local labour force. In particular, jobs for local people and especially jobs for local young people should be encouraged and this will also have the merit of increasing the municipal tax base. New employment areas will reflect a high environmental standard and will also have high aesthetic standards, reflecting the community's outstanding natural environment. There will be a variety of housing for all ages and incomes and family circumstances centred on a newly invigorated, walkable Maplewood village centre. Old Dollarton Road will become a key focus of pedestrian activity, a street lined with new retail businesses with apartments and live/work units above. The Maplewood village centre will be convenient for transit and pedestrians and will be the nerve centre of an extensive system of trails, which wend through the community stretching from the Seymour River to Windridge and from Hogan's Pool to Burrard Inlet"* (Maplewood Local Plan, 2002).

3 VILLAGE CENTRE POLICIES

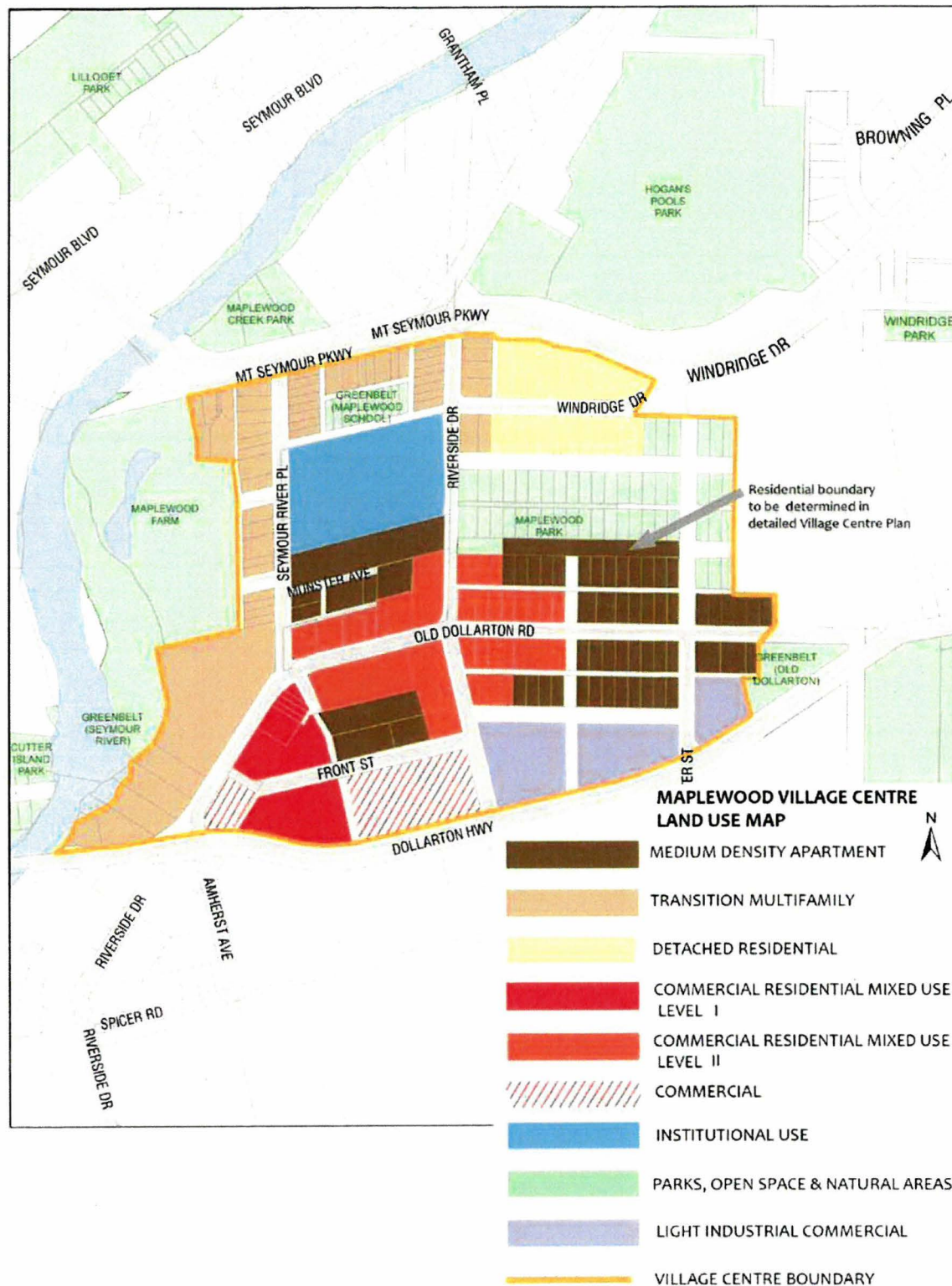
3.1 Land Use

Map 10 indicates the predominant land uses for Maplewood Village Centre.

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3.1.1 Housing

1. Encourage the retention of rental stock and the provision of affordable housing through redevelopment
2. Accommodate approximately 1,500 new residential units within a mix of building types (midrise, lowrise, mixed use buildings) and unit sizes
3. Support the provision of housing for seniors and families in terms of unit sizes, number of bedrooms and provision of private outdoor space
4. Encourage the replacement of the approximately 250 existing purpose-built, market rental units in Maplewood as development occurs
5. Target up to 300 net new non-market housing units within the Centre



Map 10. Maplewood Village Centre Land Use Map – *[NOTE: Replaced with Figure 8: Maplewood Land Use Plan from Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines]*

3.1.2 Commercial and Employment Uses

1. Maintain and enhance light industrial uses
2. Limit retail and service uses within the business parks on the south side of Dollarton Highway and on the north side east of Riverside Drive
3. Permit intensive office and employment uses north of Dollarton Highway
4. Focus local serving commercial uses in mixed use, street oriented developments in the village heart
5. Permit live/work and ~~artist-loft units~~ **small scale manufacturing units with residential above** within the village centre

3.1.3 Community Facilities, Services and Amenities

1. Develop a Maplewood Village community amenity contribution strategy to achieve community amenities and public benefits
2. Liven the “heart” of the Village Centre with streetscape design guidelines addressing civic improvements such as public plazas and art, coordinated street furniture, street trees and landscaping
3. Secure community space where feasible and appropriate when redevelopment occurs within the Village Centre

3.1.4 Parks and Open Spaces

1. Investigate the feasibility of establishing a children’s playground ~~on the Maplewood school site~~ **within the community park north of the Maplewood School site** or within the village heart
2. Create east-west pedestrian and bicycle linkages to connect Maplewood Village with surrounding neighbourhoods, key destinations and facilities at Maplewood Conservation Area, Canadian International College, Maplewood Farm, Seymour Creek and Lower Lynn Town Centre
3. Explore the potential for an urban agricultural pilot project at Maplewood Farm

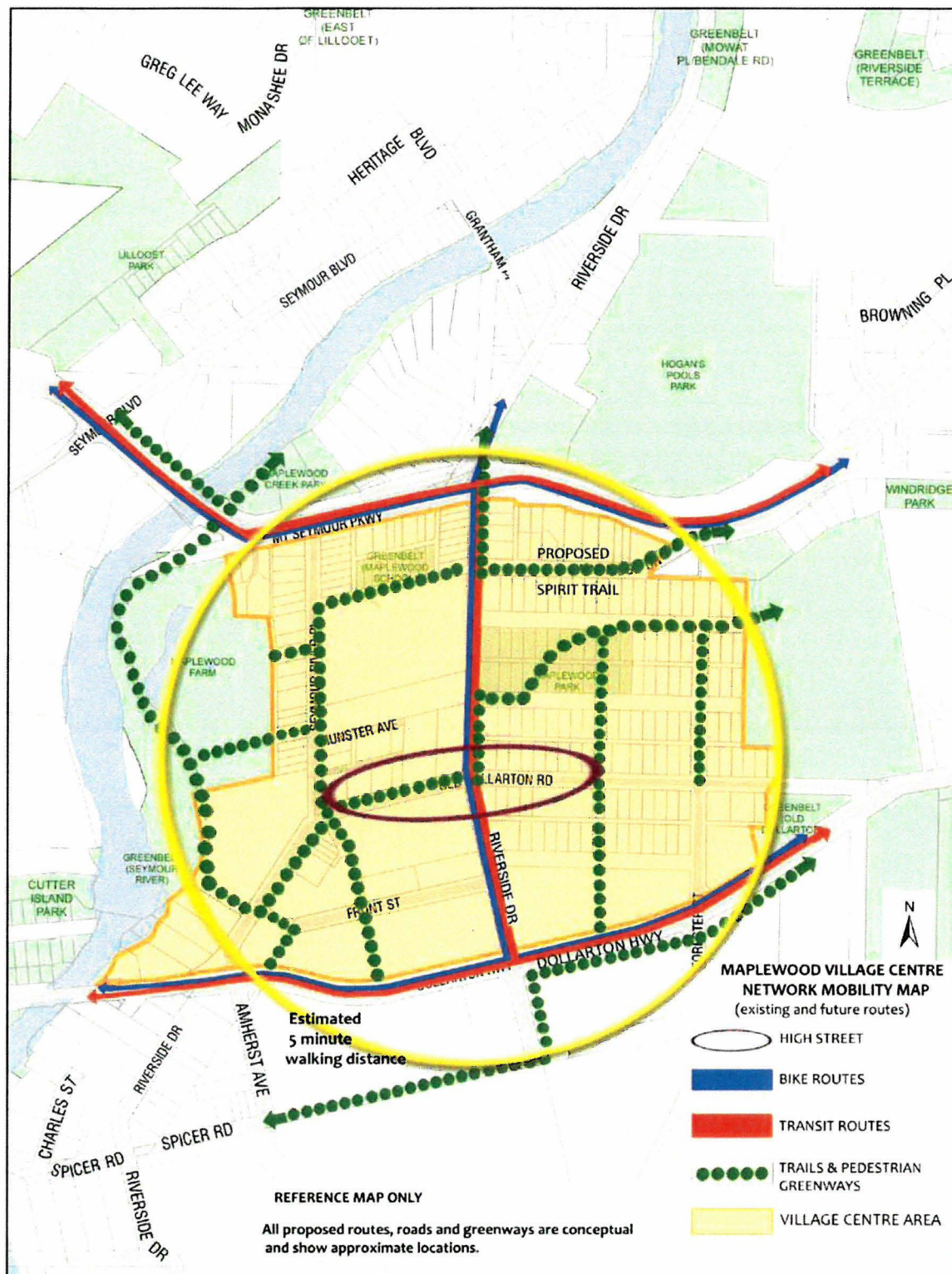
3.2 Mobility Network

Map 11 provides a conceptual representation of the mobility network for Maplewood Village Centre.

1. Enhance pedestrian and cyclist connections within the village centre and to the wider Maplewood area
2. Design mid-block, north-south greenways connecting Seymour River Place to Dollarton Highway, and connecting the Windridge escarpment to Dollarton Highway between Forester and Riverside
3. Provide way-finding signage directing pedestrians and cyclists to the Village Centre
4. Design the Village Centre to support effective and frequent transit

3.3 Sustainability

1. ~~Prepare a development permit area with associated guidelines for chemical hazards.~~ *[NOTE: Risk contours and associated policies included in Section 2.14 Proximity to Heavy Industry and guidelines included in Sub-Section 3.2 (e)]*
2. Explore and advance alternative ~~and district energy opportunities,~~ *on-site or neighbourhood renewable energy generation systems and connections,* particularly the potential for eco-industrial networking whereby local industries utilize each other's by-products as energy sources
3. Undertake an environmental reconnaissance to guide detailed planning for Maplewood Village Centre
4. Maintain stands of significant trees and strive to connect habitat and greenspace through greenways
5. Promote the implementation of green building and water conservation practices
6. Manage storm water on site to the greatest extent possible
7. Integrate opportunities for urban agriculture
8. Encourage new multi-family housing developments to provide composting facilities and/ or coordinate composting services



Map 11. Maplewood Village Centre Network Mobility Map – *[NOTE: Replaced with applicable information from Figure 11: Walking and Urban Trail Connections and Figure 12: Cycling Connections from Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines]*

The Corporation of the District of North Vancouver

Bylaw 8279

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

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

1. Citation

This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8279, 2017 (Amendment 32)”.

2. Amendments

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

- a) Part 1: Community Structure: Section 3: Employment Lands, Sub-section 3.5 “Land Use Designations for Employment Lands” by adding the following land use designation following the land use designation “Industrial”:

Light Industrial Artisan

Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted.

AND by adding the following land use designations following the land use designation “Light Industrial Commercial”:

Light Industrial Commercial Mixed Use – Innovation District

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and,

Light Industrial Residential Mixed Use – Innovation District

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- b) Part 3: Plan Management: Section 12: Plan Implementation, Sub-section 12.5 “Consolidated List of Land Use Designations” by adding the following land use designation following the land use designation “Industrial”:

Light Industrial Artisan

Areas designated for light industrial artisan are intended predominantly for a mix of small-scale light industrial, warehouse, service, utility and residential uses up to approximately 2.50 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited office, and limited retail uses may be permitted;

AND by adding the following land use designations following the land use designation “Light Industrial Commercial”:

Light Industrial Commercial Mixed Use – Innovation District

Areas designated for light industrial commercial mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and commercial uses, such as retail, service and office, are typically expected above street level. Supportive uses including limited institutional, and limited recreational uses may be permitted; and

Light Industrial Residential Mixed Use – Innovation District

Areas designated for light industrial residential mixed-use - innovation district are intended predominantly for a mix of industrial, warehouse, office, service, utility, and business park type uses up to approximately 1.10 FSR. Light industrial uses at street level are generally encouraged, and residential uses are typically expected above street level. Supportive uses including limited institutional, limited recreational, and residential-only uses may be permitted.

- c) Schedule A: “Town and Village Centre Policies – Maplewood Village Centre” is replaced in its entirety as per Schedule 1 attached.

- d) Schedule B: Development Permit Areas: Part 5: Map 3.1 "Form and Character Development Permit Area" by adding the properties to Map 3.1 as illustrated in Schedule 2.
- e) Schedule B: Development Permit Areas: Part 6: Map 4.1 "Energy and Water Conservation and GHG Emission Reduction Development Permit Area" by adding the properties to Map 4.1 as illustrated in Schedule 3.
- f) Part 1: Community Structure: Map 2: "The District of North Vancouver Official Community Plan - Land Use Map" is deleted and replaced with new Map 2 attached as Schedule 4.

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

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8279

SCHEDULE A MAPLEWOOD VILLAGE CENTRE

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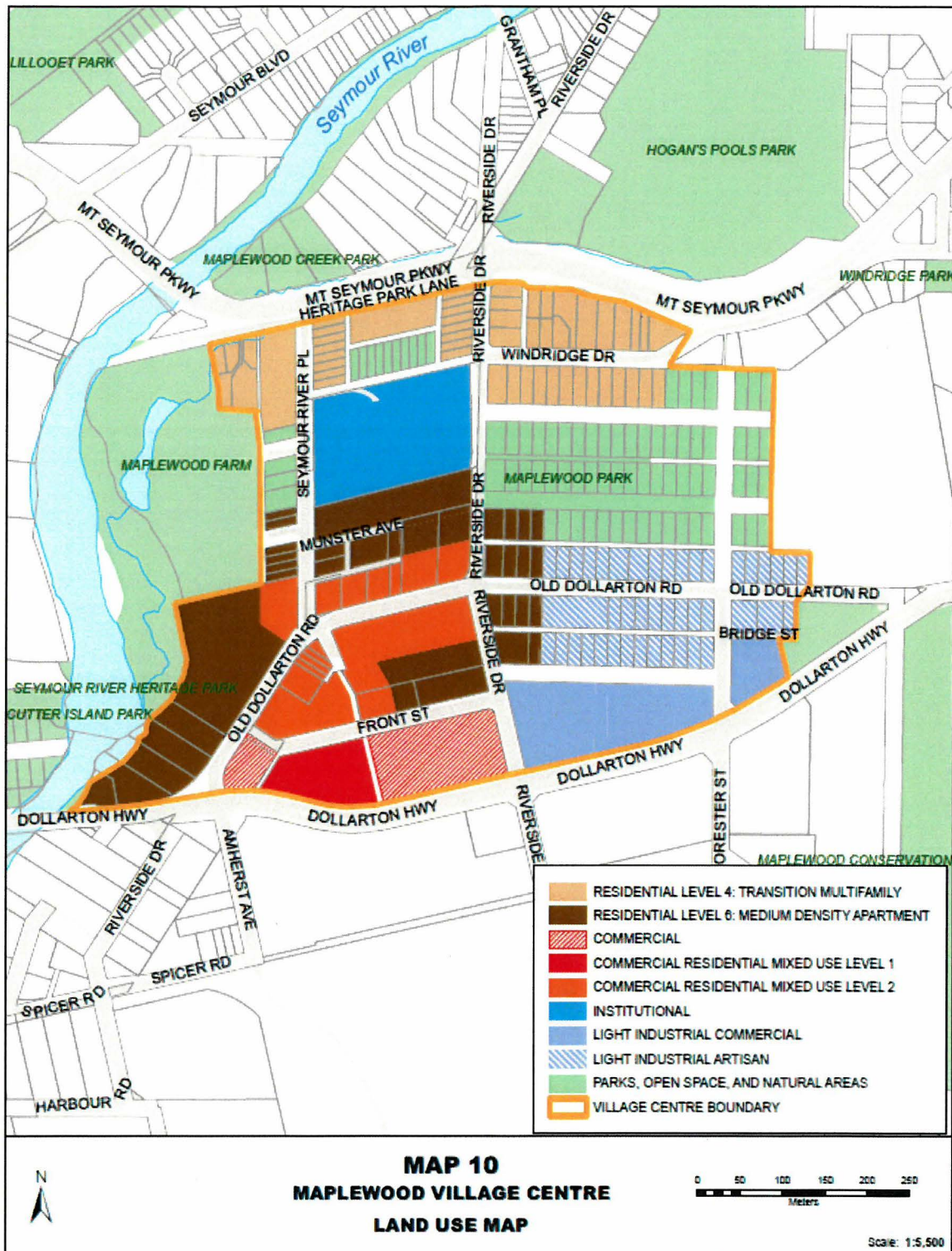
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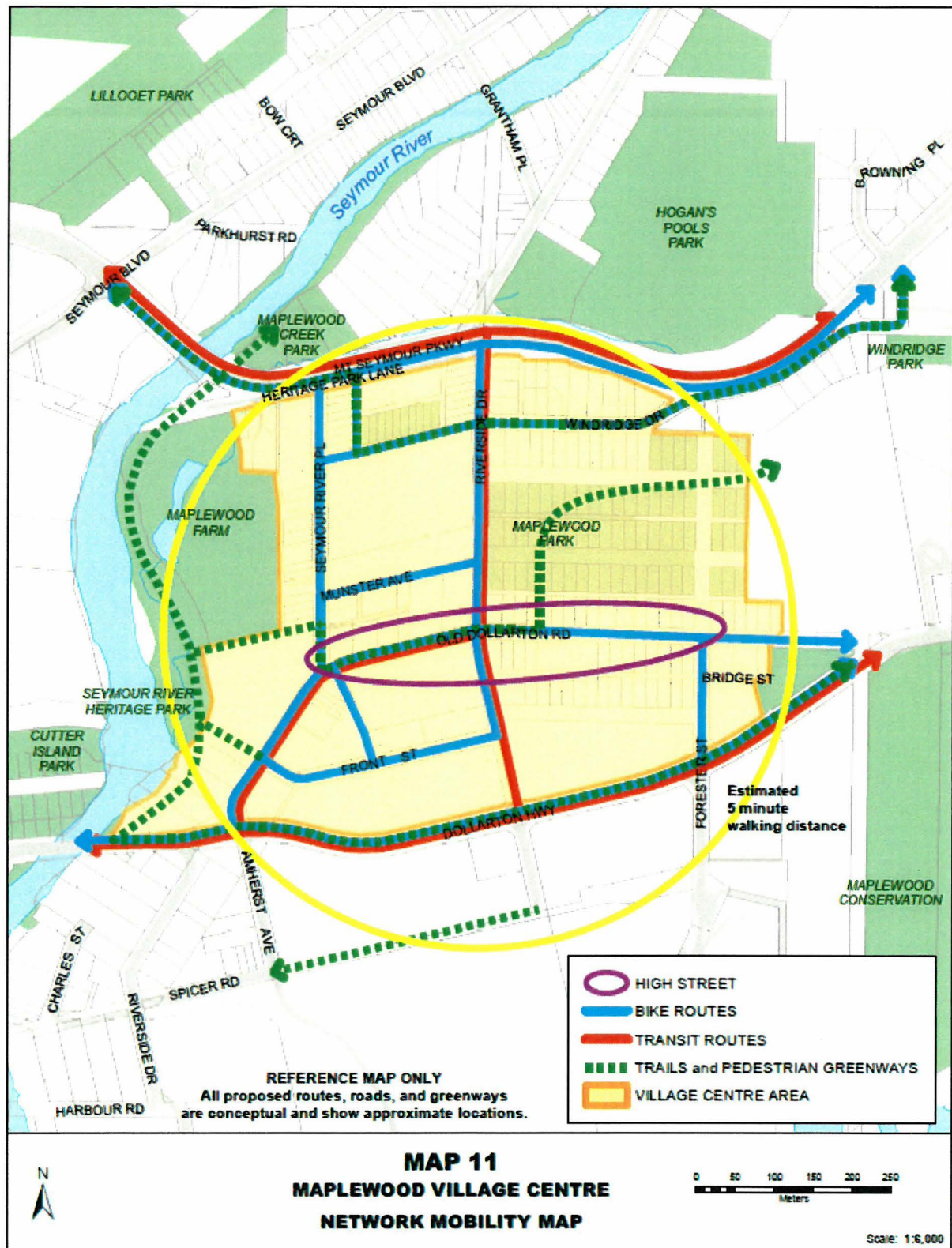
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Map 11. Maplewood Village Centre Network Mobility Map

Schedule 2 to Bylaw 8279

BYLAW 8279

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)
Amendment Bylaw 8279 (2017)



Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule 2, by adding the properties to Map 3.1, designating them as a Form and Character of Commercial, Industrial, and Multi-Family Development Development Permit Area



Schedule 3 to Bylaw 8279

BYLAW 8279

The District of North Vancouver Official Community Plan Bylaw 7900 (2011)
Amendment Bylaw 8279 (2017)



Map 4.1 Energy and Water Conservation and Reduction of Greenhouse Gas Emissions Development Permit Area:
as illustrated on Schedule 3, by adding the properties to Map 4.1, designating them as an Energy
and Water Conservation and Greenhouse Gas Emissions Reduction Development Permit Area.



Schedule 4 to Bylaw 8279

