

# AGENDA

## *SPECIAL MEETING OF COUNCIL*

**Monday, June 24, 2019**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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## SPECIAL MEETING OF COUNCIL

7:00 p.m.  
Monday, June 24, 2019  
Council Chamber, Municipal Hall,  
355 West Queens Road, North Vancouver

### AGENDA

#### BROADCAST OF MEETING

- Online at <http://app.dnv.org/councillive/>

#### 1. REPORTS FROM COUNCIL OR STAFF

**1.1. Cates Park/Whey-ah-Wichen Canoe Festival June 27-30, 2019** **p. 7-8**

File No. 5810.01

Report: Manager – Parks, June 13, 2019

*Recommendation:*

THAT the Parks Regulation Bylaw 8310 is relaxed to permit overnight camping in Cates Park Whey-ah-Wichen for the Tsleil Waututh Nation Canoe Festival from June 27-30, 2019.

**1.2. Maplewood Fire & Rescue Centre** **p. 9-87**

File No. 02.0720/Firehall 2

Memo: General Manager – Engineering, Parks & Facilities and Fire Chief, June 18, 2019

Attachment 1: March 20, 2019 Report to Council: Maplewood Fire & Rescue Centre

Attachment 2: May 9, 2019 Report to Council: Maplewood Fire & Rescue Centre – Information Regarding Environmental Considerations

Attachment 3: May 24, 2019 Report to Council: Maplewood Fire & Rescue Centre – Information Regarding Siting and Costs to Date

Attachment 4: June 3, 2019 Report to Council: Public Input Maplewood Fire and Rescue Centre

*Recommendation:*

THAT the June 18, 2019 joint memo of the General Manager – Engineering, Parks & Facilities and Fire Chief entitled Maplewood Fire & Rescue Centre is received for information.

**1.3. 2018 Annual Report**

**p. 89-98**

File No. 01.0645.20/001.000

Report: General Manager – Corporate Services, June 12, 2019

Attachment 1: Accessing the 2018 Annual Report

Attachment 2: District of North Vancouver 2018 Annual Report Presentation

Opportunity for public input.

*Recommendation:*

THAT Council receive the District of North Vancouver 2018 Annual Report, including: the consolidated audited financial statements for 2018, permissive tax exemptions, a report on municipal services and operations, and municipal objectives for the period 2015 to 2018, with an outlook to 2020.

**2. ADJOURNMENT**

*Recommendation:*

THAT the June 24, 2019 Special Meeting of Council for the District of North Vancouver is adjourned.



## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 24, 2019</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

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

June 13, 2019

File: 5810-01

**AUTHOR:** Susan Rogers , Manager of Parks

**SUBJECT:** Cates Park / Whey-ah-Wichen Canoe Festival June 27– 30, 2019

### RECOMMENDATION:

THAT the Parks Regulation Bylaw 8310 be relaxed to permit overnight camping in Cates Park Whey-ah-Wichen for the Tsleil Waututh Nation Canoe Festival from June 27 – June 30.

### REASON FOR REPORT:

The Tsleil Waututh Nation Canoe Club has approached the Cates Park / Whey-ah-Wichen Co-Management Committee and the Parks Events Office to request support to host their annual Canoe Race Event at Cates Park / Whey-ah-Wichen between June 27 – June 30, and to permit overnight camping for the visiting First Nations canoe race teams on June 28 and 29. This would require Council to relax the Parks Regulation Bylaw because the park closes at night, 10 pm – 6 am, and overnight camping is not permitted under the present Parks Regulation Bylaw.

### SUMMARY:

The Tsleil Waututh Canoe Race event has had a long, rich cultural history in Cates Park Whey-ah-Wichen. The Canoe Race event will be the 10th consecutive year that the Tsleil Waututh Nation has hosted Canoe Races at Cates Park / Whey-ah-Wichen. The Parks Event Office and Cates Park / Whey-ah-Wichen Co-Management Committee supports this event. The previous events have all been very well organized and successful with no reported incidents. The costs for the travelling canoe race teams have been kept low by allowing overnight camping within the park. The local Peace Keepers and Tsleil Waututh Canoe Club Event Organizers will close and watch over the park at night during the event weekend.

### BACKGROUND:

The Tsleil Waututh Nation has hosted an annual Canoe Race event in Cates Park / Whey-ah-Wichen for many years, and it is normally held on a weekend in June or July each year. First Nations Canoe Race Teams from around the Lower Mainland and Vancouver Island have come to race their ocean canoes and camped overnight in the park. The Canoe Race event has been one of the District's more successful and popular community events. Roughly 500 people will gather in the park to participate in the canoe races.

### EXISTING POLICY:

12-5900-02 Community Events in Parks and Public Open Spaces.

**ANALYSIS:**

The Tsleil Waututh Canoe Club is encouraging their Nation's youth to stay involved in canoe racing and wish to continue their traditional cultural canoe race event. The previous Tsleil Waututh Canoe Race Events were all very well run and enjoyed by the public, as well as the First Nations participants. The Tsleil Waututh Nation will welcome the race teams to their traditional lands and be their hosts for the weekend. The previous canoe races also included overnight camping in the park and this helped keep the costs low for travelling teams. There have not been any incidents or issues in the previous canoe race events. The canoe races are held just off the shoreline in Cates Park / Whey-ah-Wichen from the swimming area up to the point of Little Cates. The races can be viewed from the concession, Malcolm Lowry trail and the eastern shoreline of the park. The event is free and there are ceremonies, prizes and trophies for the winning teams. The local Peace Keepers and Tsleil Waututh Canoe Club Event Organizers will watch over the park at night during the event weekend.

**Timing/Approval Process:**

The Parks Regulation Bylaw 8310 needs to be relaxed by Council before the Canoe Race Event: June 27 – 30, 2019.

**Social Policy Implications:**

The Cates Park / Whey-ah Wichen Protocol Agreement encourages and supports the Tsleil Waututh Canoe Race Event in regards to First Nation cultural activities within the park.

**Conclusion:**

The Tsleil Waututh Nation Canoe Club Race Even has been a successful First Nation athletic event that follows a long tradition of canoe races in Cates Park / Whey-ah-Wichen and is supported by the Parks Department.



Susan Rogers  
Manager, Parks

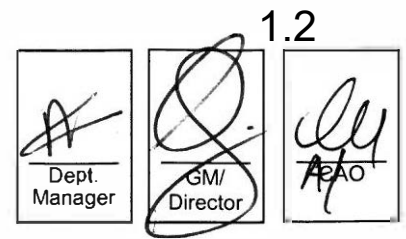
**REVIEWED WITH:**

- ☐ Sustainable Community Dev. \_\_\_\_\_
- ☐ Development Services \_\_\_\_\_
- ☐ Utilities \_\_\_\_\_
- ☐ Engineering Operations \_\_\_\_\_
- ☐ Parks & Environment \_\_\_\_\_
- ☐ Economic Development \_\_\_\_\_
- ☐ Human resources \_\_\_\_\_

- ☐ Clerk's Office \_\_\_\_\_
- ☐ Communications \_\_\_\_\_
- ☐ Finance \_\_\_\_\_
- ☐ Fire Services \_\_\_\_\_
- ☐ ITS \_\_\_\_\_
- ☐ Solicitor \_\_\_\_\_
- ☐ GIS \_\_\_\_\_

**External Agencies:**

- ☐ Library Board \_\_\_\_\_
- ☐ NS Health \_\_\_\_\_
- ☐ RCMP \_\_\_\_\_
- ☐ Recreation Com. \_\_\_\_\_
- ☐ Museum & Arch. \_\_\_\_\_
- ☐ Other: \_\_\_\_\_



## The District of North Vancouver

### MEMO

June 18, 2019  
File: 02.0720/Firehall 2

TO: Mayor & Council

FROM: Gavin Joyce, General Manager, Engineering, Parks & Facilities  
Brian Hutchinson, Fire Chief

**SUBJECT:** Maplewood Fire & Rescue Centre

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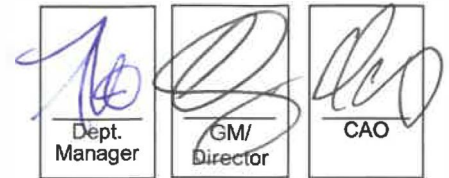
In light of the June 24<sup>th</sup> regular Council agenda item regarding the Maplewood Fire & Rescue Centre, please find attached the four recent Council reports that have been previously issued on this project.

**Attachments:**

1. March 20, 2019 (RTC): Maplewood Fire & Rescue Centre
2. May 9, 2019 (IRTC): Maplewood Fire & Rescue Centre - Information regarding environmental considerations
3. May 24, 2019 (IRTC): Maplewood Fire & Rescue Centre - Information regarding siting and costs to date
4. June 3, 2019 (IRTC): Public Input Maplewood Fire and Rescue Centre

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: <u>April 15, 2019</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

March 20, 2019  
File: 02.0720/Firehall 2

**AUTHOR:** Brian Hutchinson, Fire Chief  
Gavin Joyce, General Manager, Engineering, Parks & Facilities

**SUBJECT:** Maplewood Fire & Rescue Centre

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### RECOMMENDATION:

THAT the Maplewood Fire & Rescue Centre Briefing Report dated March 20, 2019 from the Fire Chief and General Manager, Engineering, Parks & Facilities, be received for Information.

### REASON FOR REPORT:

The purpose of this report is to update the Mayor and Council on the Maplewood Fire & Rescue Centre (MFRC) project that is currently in detailed design and scheduled for tender during summer 2019

### SUMMARY:

Over a decade ago, the District of North Vancouver Fire & Rescue Services developed a strategy to update their operational capacity to meet future community needs. In alignment with this strategy, and anticipating the need to replace Fire Halls (FH) #1 and #2 and the Fire Training Centre, due to facility age, staff began a decade-long process to analyse the suitability of nine potential alternate sites across the District, eventually identifying the Maplewood site for the new Fire and Rescue Centre as the optimal location. (See Appendix A & B)

Several areas of operational interest were considered when evaluating the nine original sites.

The primary **Fire Operations** needs were:

1. to improve response times east of Highway 1 in the Blueridge/Mount Seymour Parkway/Dollarton areas
2. the ability to meet mandatory industry standard training benchmarks
3. the accommodation of new workforce gender composition
4. the ability to mitigate health risks to staff due to contaminant exposure and meet industry standards for turn out gear, decontamination, and separation between clean & dirty activities

5. to accommodate staff and visitor parking on-site, instead of relying on adjacent residential streets

The District created a multi-disciplinary staff team of professionals from across the organization to examine the site options. The team's specialist expertise allowed them to identify the following opportunities at the Maplewood site:

- **Environmental Improvement** (see Appendix C)
  1. Rehabilitation of a former landfill site contaminated with hydrocarbons, arsenic and zinc (formerly used for dumping demolition and construction debris)
  2. Removal of invasive plants and establishment of defensible space for wildfire protection
  3. Buffering and protection of existing adjacent wetlands and environmentally sensitive riparian area
  4. Combined Training Centre, Admin, and replacement for FH #2 in a smaller, more energy efficient (LEED Gold equivalent) building than if all these Fire & Rescue services were renewed in separate facilities (25% smaller building footprint than if separate facilities were built for required Fire services)
- **Disaster Preparedness**
  1. Creation of a resilient post-disaster community facility
  2. Capable of serving as Department Operations Centre in a large emergency event
  3. Sited on north portion of site above flood construction elevation (see Appendix B)
  4. Sited on north portion of site away from and above potential chlorine gas leak plume from waterfront industry
- **Facilities Planning and Asset Management**
  1. Replaces and modernises FH #2 and Fire Training Centre which are both approaching 40 years old, in poor condition, and deficient in function
  2. Replaces Admin component of FH #1 which is approaching 50 years old, and in poor condition
  3. Major components of FH #1, FH #2, and the Fire Training Centre are in need of replacement and would require some \$10M for individual component renewal to keep the buildings functioning physically but without providing any functional improvement to meet current needs.
- **Financial Planning**
  1. Consolidation of programs onto one site reduces capital cost by \$15M, required land by 35%, and energy consumption by 25% vs. continuing with separate buildings
  2. Compact, efficient facility reduces annual operating costs



- **Real Estate & Properties**

1. Consolidation of key Fire Operation Services in this compact facility frees up residual land from the FH #2 site and the Fire Training Centre site that can be used for other Council priorities
2. Transfer of the administration, tower, and rescue functions from FH#1 to this new site provides a smaller footprint requirement and thus flexibility for the future replacement of FH #1

- **Community Planning**

1. MFRC fulfils current Fire Rescue response needs east of Highway 1 in the Blueridge/Mt Seymour Parkway/Dollarton area
2. MFRC also fulfils future community plan needs for Lynn Creek Town Centre
3. The location of the old Fire Training Centre has a single two lane road access, and can leave firefighters inaccessible if the single access route is blocked
4. The new MFRC location for the Fire Training Facility meets the functional requirements for fire training and is buffered from nearby neighbours who may otherwise find the training activities to be a nuisance
5. MFRC access and circulation is compatible with the planned Berkley Extension which will provide essential north/south route redundancy east of Seymour if it is built in the future
6. Opportunity to add natural park space with enhanced trails on the rest of the site
7. MFRC site remainder maximised enabling flexibility for other future priorities as determined by Council

Through a process of elimination, and evaluation of benefits and opportunities, the Maplewood site was selected as the best choice to meet the District's current and future needs.

**BACKGROUND:**

Council approved proceeding with a consolidated Fire Training/FH #2/Fire Admin facility at the MFRC site in 2015. Since that time, over three years of work including geotechnical site investigation, environmental assessment, program refinement, and conceptual design has occurred.

Significant progress has been made and ongoing detailed design of MFRC is now over 75% complete.

**EXISTING POLICY:**

Corporate Policy 8-3060-5 "PUBLIC INFORMATION MEETINGS – DISTRICT FIRE HALLS AND FIRE TRAINING CENTRES" applies to this project. This policy was satisfied through the public consultation process that was undertaken through the Maplewood Village Centre Planning and Engagement process.

**ANALYSIS:****Site Selection and Service Consolidation**

The location of the District's Fire Halls is based on an outdated fire service response model and an old community footprint, which leaves the area east of the Seymour River underserved. At the same time, Fire Hall #2 in Lynn Creek primarily serves areas of the City of North Vancouver that are also served by their own fire services.

By relocating Fire Hall #2 further east, it will provide proper coverage to the previously underserved areas in the Seymour area, and much-needed back-up support to Fire Hall #4 in Deep Cove in the event of a major emergency or evacuation.

Nine different sites have been evaluated extensively since 2009 and the proposed District-owned parcel in Maplewood is the only one that is suitable for this use (see Appendix A). It meets fire response and training site needs, complies with current zoning and community plans, and presents an opportunity to rehabilitate a contaminated former landfill site.

In designing the site, great care has been taken to optimize fire response, maximize enhancements to the environment, minimize the amount of land used, mitigate potential nuisance to neighbours, and tie into existing terrain grades. It is important to note that regardless of the inclusion or layout of other functions, or any plans for a future Berkeley Connector, the location of the apparatus bays must remain in the proposed location, with access off of the east property line, in order to achieve adequate response times and work with the existing road network and site grades.

Co-locating Training and HQ/Admin along with the new Fire Hall is critical to the goals of the department's strategic plan to improve operational efficiency and reach for best practices. Administration staff provide critical support to the training staff and many spaces can be shared by the three functions, thereby reducing the amount of built space and land required. The old facilities housing these functions are in poor condition and do not meet standards with regards to training, workplace health and safety, and inclusivity. The new co-located facility will help us recruit a more diverse workforce by accommodating all genders and a wider range of training. Also of importance is our ability to reduce exposure to carcinogens by providing proper decontamination areas for firefighters returning from incident scenes, and make better use of on-shift staff for training.

The existing Fire Hall #2 and Fire Training Centre are approaching 40 years old and are outdated and in poor condition. Most major building components (including roofs, electrical, mechanical, and life safety systems, as well as interior and exterior finishes) are in need of replacement or renewal. The old buildings are also built using old technology that uses twice as much energy and emits far more green-house gases (GHGs) than buildings built to today's standards.

Similarly, Fire Hall #1 is 46 years old, in poor condition, and we must replace it. By relocating the HQ/Admin functions and the tower and rescue functions to the new Maplewood Fire & Rescue Centre, Fire Hall #1 can be replaced with a much smaller building.

The plan is to combine Fire Hall #2, the Fire Training Centre, the Fire HQ/Admin function and tower & rescue functions at the new Maplewood Fire & Rescue Centre site because all these existing Fire facilities are reaching the end of their service life, and the District-owned Maplewood site is better situated for the Fire department's operational needs, and large enough to combine multiple functions for greater efficiency.

### **Site and Access Plan**

The decision to locate the MFRC to the north of the remaining developable area of the site rather than to the south was made in consultation with staff from Fire & Rescue Service, Environment, Engineering Design, Development Planning, Development Engineering, Community Planning, Transportation, and Real Estate & Properties, and was informed by the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines that was [approved by Council](#) on November 20, 2017.

The six key drivers for this decision were:

1. **Better response times:** As a major east/west connection, direct access from the site to Dollarton Highway is critical to emergency response times and can only be achieved by creating an access road along the east property line. Note that this means the main building and apparatus bays have to be in the same location for either the north or south site placement, due to clearance requirements from the existing intersection at Dollarton Highway (see Appendix B).
2. **Reduced environmental impact:** Situating the MFRC on the northern portion of the site reduces the provincial permitting requirements and impacts to environmentally sensitive riparian and wetland areas which traverse the southern portion of the site. Site footprint is also reduced due to topography and shape of developable area remaining outside of riparian area setbacks. Use of the north portion of the site also places training activities further from the Maplewood Conservation Area to the south while taking advantage of the north escarpment to buffer the training area from residential neighbours.
3. **Safer and more secure dedicated access:** Ensuring that the MFRC does not share an access point with other future development or uses on the site is critical for safety and security. Siting MFRC to the south would limit dedicated access to be from Old Dollarton which is not acceptable for response times.
4. **Future-proof:** The facility (and particularly the apparatus bays) have been situated to work with both the current road network, as well as the potential future Berkley Connector (per the approved Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines) without compromising response times. If the Berkley Connector is built in the future, response times to the north will be improved and be more reliable due to road network redundancy. It is not possible to locate the apparatus bays further south without precluding the Berkley Connector, and

any intersection with Dollarton Highway needs to be consolidated with access for the adjacent international school regardless of the scenario.

5. **Site Topography:** MFRC siting on the main plateau in the north area of the site places it above the flood construction elevation of 4m, and away from the steep escarpment further north. This has added benefits of being further away and above any potential industrial chlorine gas leak plume, buffering training activity from neighbours due to the escarpment, and provides suitable grades for access to the future Berkley connector road.
6. **Maximize the potential of the remaining site area:** Great care has been made to minimize the footprint of the MFRC and maximize the value and versatility of the remaining site area to accommodate future Council priorities.

**Timing/Approval Process:**

Construction of this new facility is critical to meeting the timeline to relocate Fire Hall #2, and the Fire Training and Administration functions in order to improve response times and fire protection services to the community, and vacate aging and inefficient facilities.

Preliminary design started in 2016 and detailed design has been in progress since Council approval in July 2018.

A Development Permit application for Protection from Natural Hazards, Protection of the Environment, and Energy and Water Conservation and GHG Emission Reduction was submitted in late 2018 and will be followed by a building permit application in the spring of 2019.

A Form and Character Development Permit is not required but staff will work to ensure the design meets the intent of the form and character design guidelines for the Maplewood Innovation District, and the project has been reviewed favourably by the Advisory Design Panel.

The construction project will be tendered in summer 2019, with site preparation and piling anticipated to start in fall 2019, and building construction to start in early 2020. The facility will be operational in fall 2021.

Staff will report back to Council with updated project cost information prior to contract award.

**Concurrence:**

This project has been a well-integrated, multi-disciplinary effort including Fire & Rescue, Facilities, Transportation, Environment, Engineering, Finance, Real Estate & Properties, and Planning.

The Advisory Design Panel considered this project favourably in February 2019.

**Financial Impacts:**

The current project budget for the design and construction of the Maplewood Fire & Rescue Centre on-site works and building is approximately \$34M.

By mid-April of 2019, approximately \$1.6M in funding and three years of staff and consultant resources will have been expended for site investigation and design work for the centre.

Aging and inefficient fire facilities have been identified in the District's building asset management plan, as costly essential assets needing modernization and renewal. A holistic strategy to meet community fire protection service needs by consolidating Fire Hall #2, a portion of Fire Hall #1, and the Fire Training Centre in a cost-effective manner consistent with town centre implementation plans has been adopted.

While the project was already included in the Financial Plan it will now be updated for latest information and will place pressures on reserves over the short term. Based on future Council direction on the Long Term Financial Plan (LTFP) and final cost estimates prior to contract award, this project may require debt service to complete.

**Liability/Risk:**

Efficient and effective fire protective services requires fire stations to be located so as to minimize response times, as well as regular training of staff to meet regulatory requirements and mitigate risk.

**Social Policy Implications:**

Effective fire protective services ranging from fire prevention and inspection to response and suppression by well-trained, efficient staff are key aspects of a socially supportive community.

**Environmental Impact:**

From about 1960 to 1980 the MFRC site was used as a dump site for road construction material. The area contains a contaminated 8m deep fill pile over the entire developable area, which includes unsorted concrete, asphalt, aggregate material, coiled wires, old telephone poles and other debris. Vegetation has since overgrown the previously cleared area, but due to the poor soil the existing trees are malnourished and struggling, and the area is completely infested with invasive species.

This project will remediate the soil and groundwater contamination, remove invasive species, create a defensible space for wildfire protection and protect the environmentally sensitive riparian and wetland areas to the north, west and south of the old landfill.

Other environmental benefits of the new building includes a net reduction in energy use and greenhouse gas (GHG) emissions compared to the existing buildings. The proposed building exceeds the District's green building policy for corporate buildings. It is being designed to be the most energy efficient and lowest GHG emitting facility of any District-owned building to date.

Runoff from the training facility is to meet the Aquatic Life Water Quality Criteria per the provincial guidelines. The runoff must also not cause erosion or other downstream issues due to energy and volume.

Smoke from training activities will be contained and scrubbed, and any emissions are to meet Metro Vancouver's Air Discharge Regulation and Bylaw.

**Public Input:**

Information about MFRC is available publicly [on the DNV web site](#) linked to Maplewood Town Centre.

**Conclusion:**

Because Fire Hall #2, the Fire Training Centre, the Fire HQ/Admin function and Tower & Rescue functions are reaching end of life they are being combined at the new Maplewood Fire & Rescue Centre site. The District-owned Maplewood site is better situated for the Fire department's operational needs and large enough to combine multiple functions for greater efficiency.

The current site layout, with the MFRC located to the north of the remaining developable area of the site, is the preferred layout to optimize response times, reduce environmental impact, buffer neighbours, increase safety, and maximize future opportunities to accommodate Council's priorities.

Respectfully submitted,



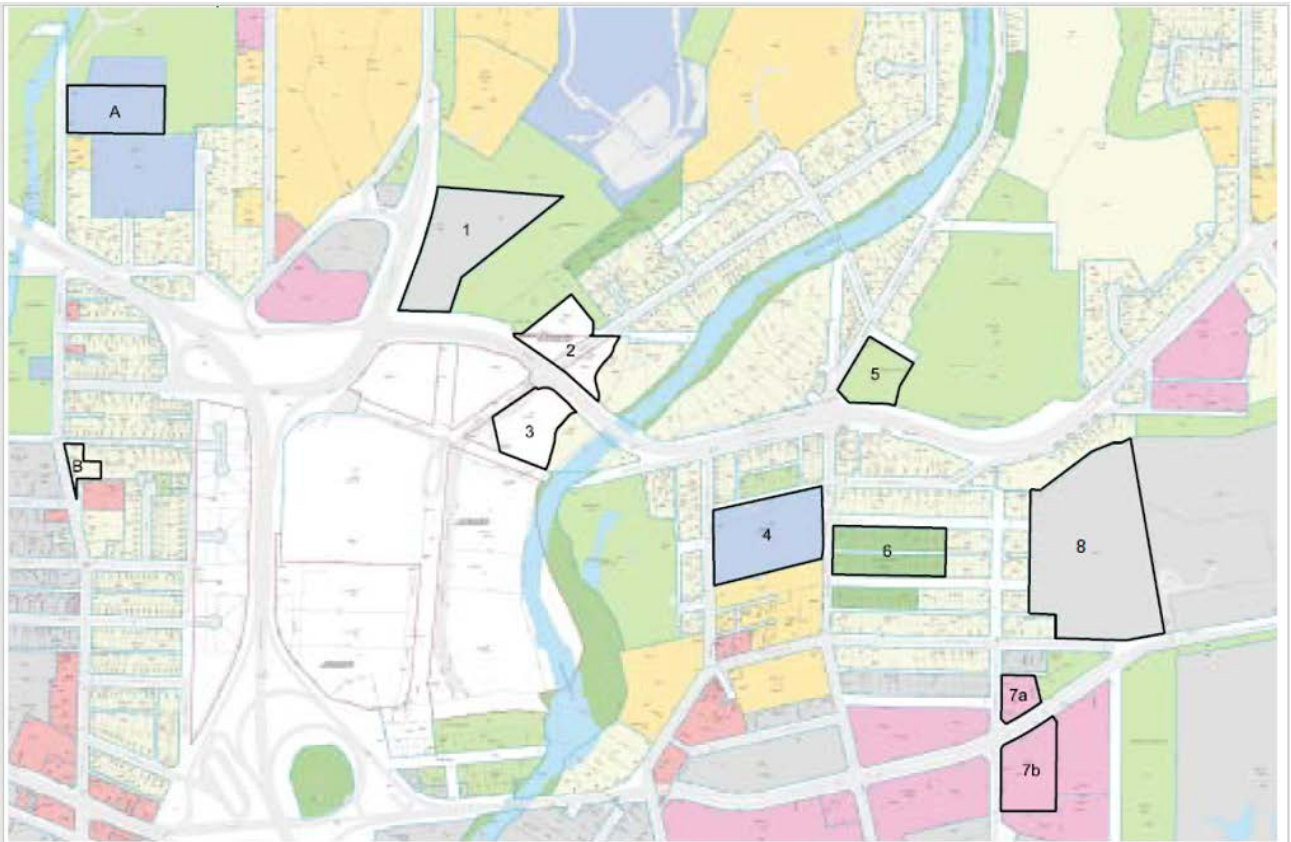
Brian Hutchinson, Fire Chief



Gavin Joyce, General Manager, Engineering,  
Parks & Facilities

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

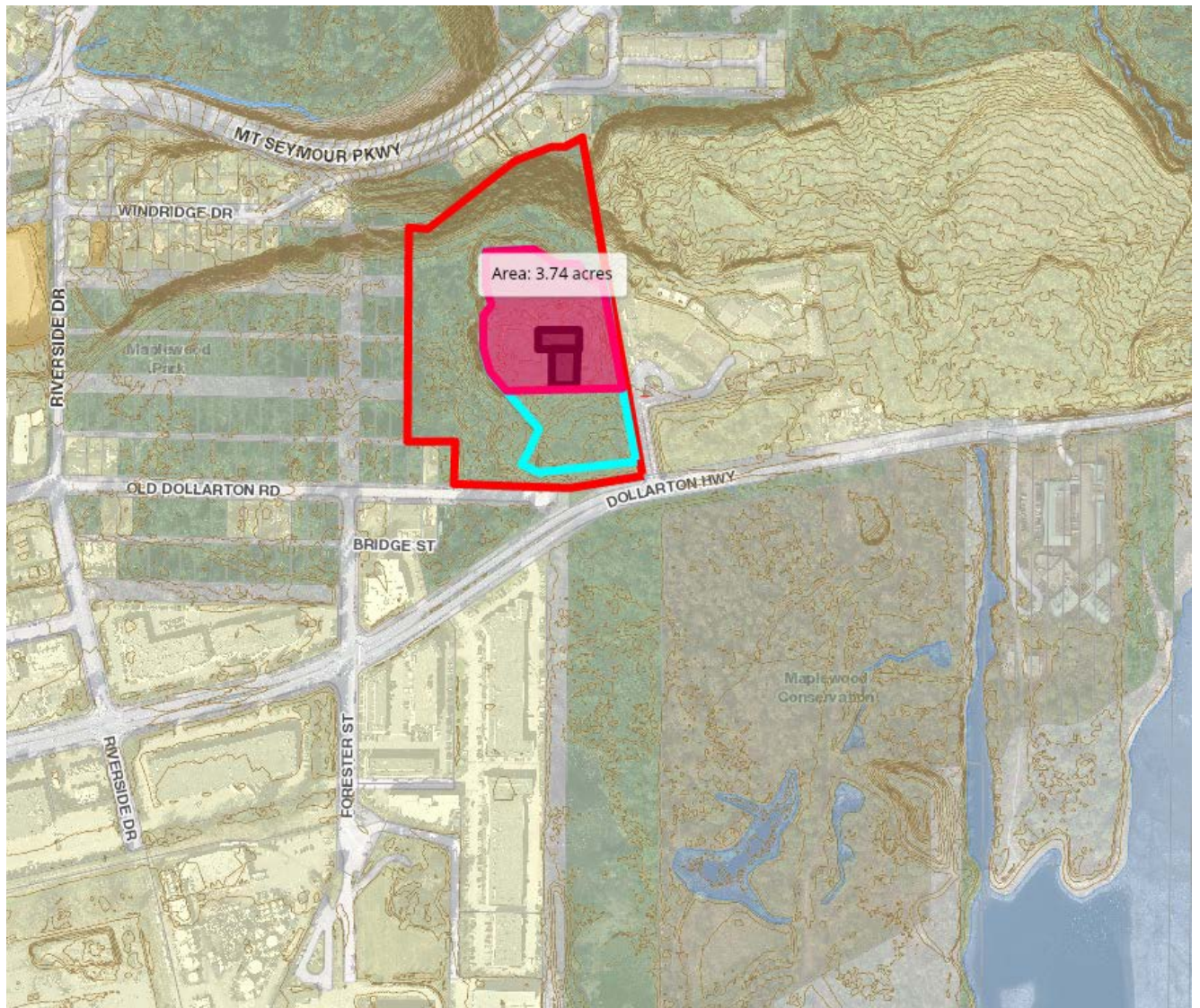
**APPENDIX A**  
**OTHER SITES CONSIDERED**



**Multiple Sites Analyzed**  
2009 HCMA Report



## **APPENDIX B SITE**

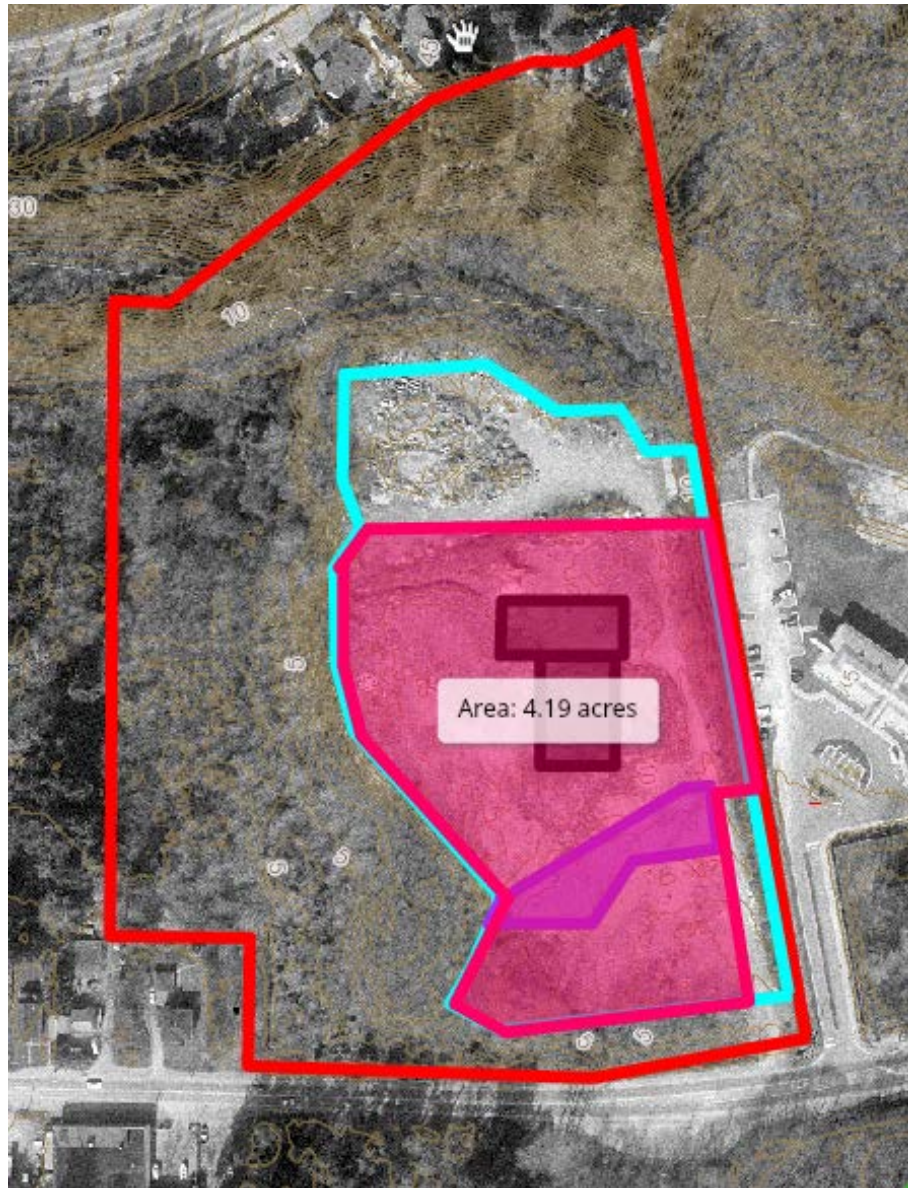


**Site Context**



**Aerial Photo of Former Landfill circa 1992 at Maplewood Fire Rescue Centre Site**





**MFRC Site Footprint overlain on Landfill Location, (South Option 1)**  
**Note apparatus bays are located in optimum location for access to Dollarton Hwy, site grading, existing and future road network**  
**Note Wetlands to be Protected to North, South and West of Site**



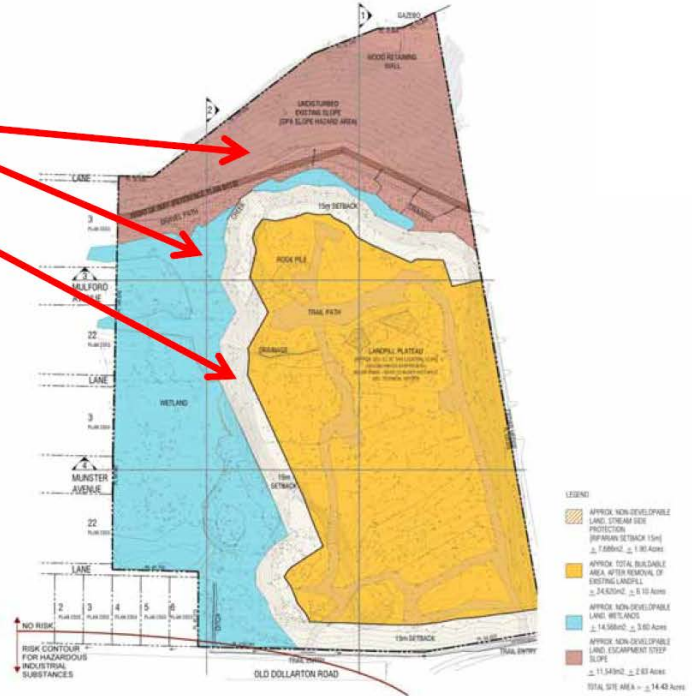
**MFRC Site footprint overlain on Landfill Location (North Option 2)**  
**Note apparatus bays are located in optimum location for access to Dollarton Hwy, site grading, existing and future road network**  
**Note Wetlands to be Protected to North, South and West of Site**



**General:** Treed  
**Lower:** Partial Wetland  
**Embankment:** Riparian Edge

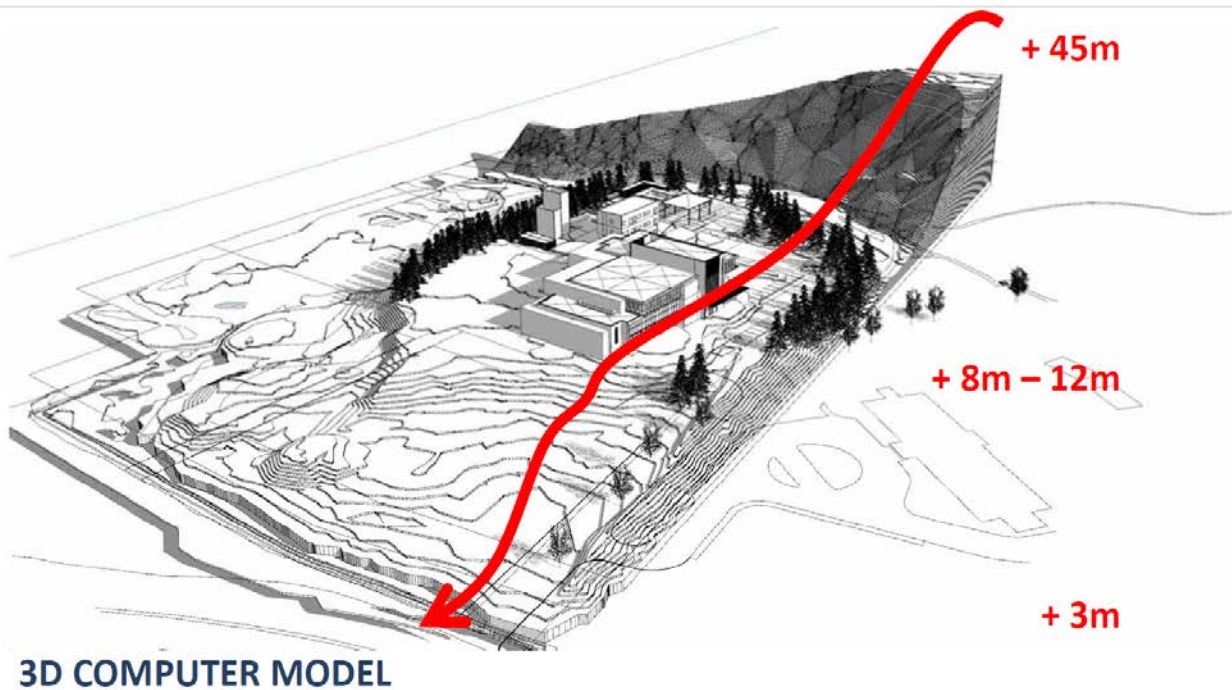


## PROJECT DESCRIPTION



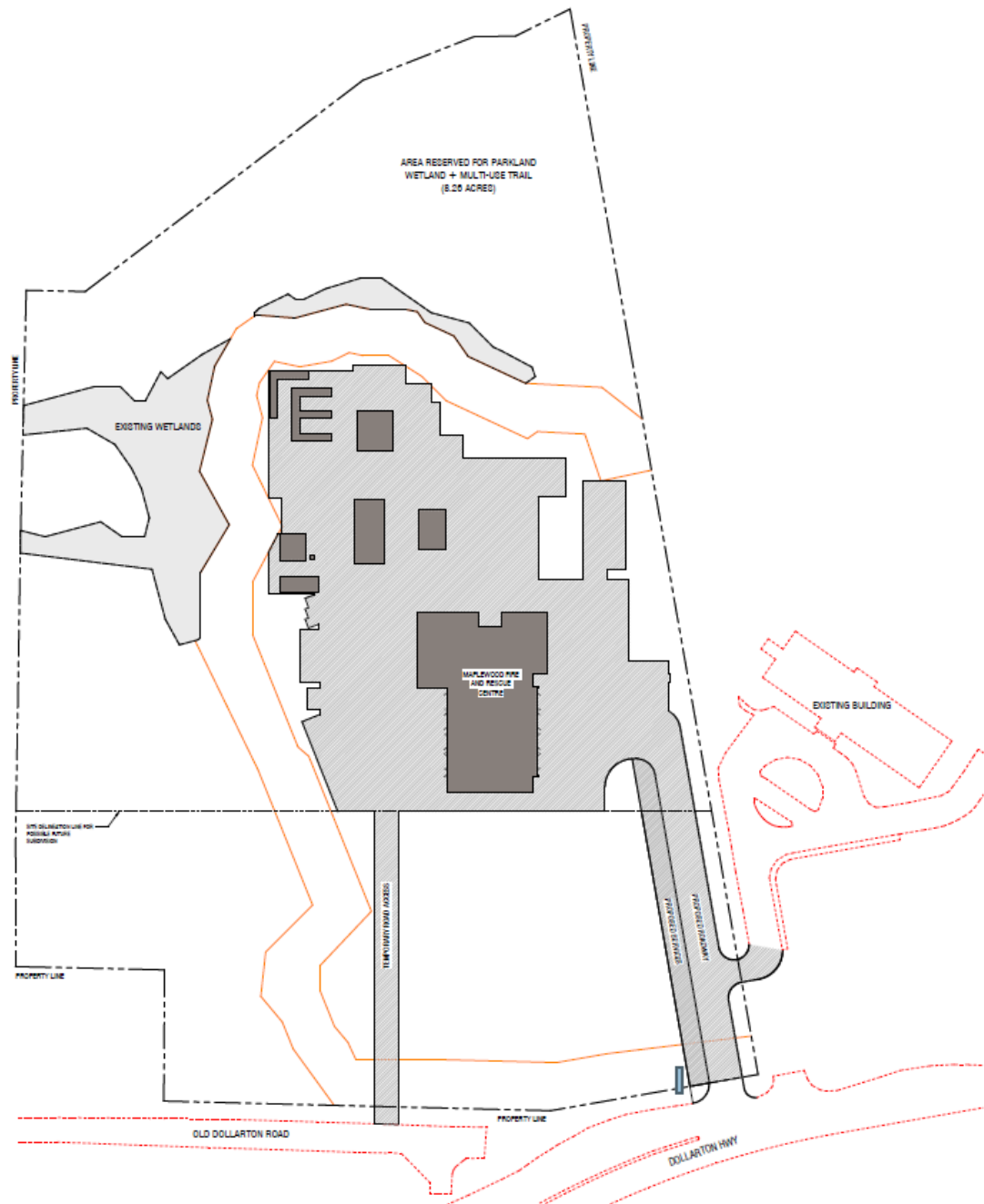
## Maplewood Fire & Rescue Centre Advisory Design Panel Presentation

**MFRC Site Showing Riparian Buffer and Wetland to be Protected**



## Maplewood Fire & Rescue Centre Advisory Design Panel Presentation

**MFRC Site Topographic Model Looking Northwest**  
**Note siting of building and apparatus bays is on central plateau above flood construction level of 4.5m and away from steep escarpment to north**

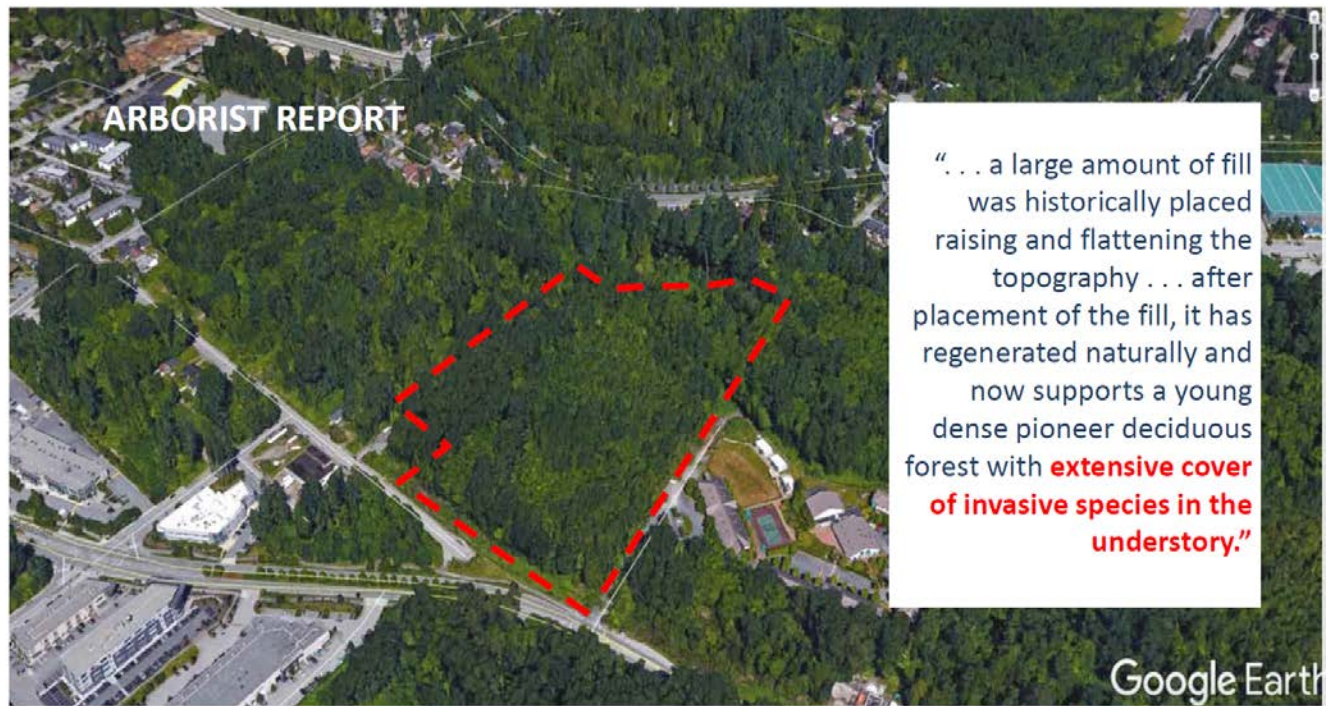


Document: 3849812

## MFRC Site, General Arrangement



**APPENDIX C**  
**EXCERPTS FROM ENVIRONMENT RELATED REPORTS**



## Maplewood Fire & Rescue Centre Advisory Design Panel Presentation



View of the stand to be cleared



Invasive Himalayan blackberry dominates the understory in most areas

"It is **recommended that in most areas that all of the trees up to the top of bank of the fill slope be cleared.** This area is highly infested with invasive species and requires restoration. Clearing to the top of bank will create a defensible space for wildfire protection and allow this area to be restored to a healthy and fire-resistant plant community."

Diamond Head



## Maplewood Fire & Rescue Centre Advisory Design Panel Presentation





Photo 5 – Detail of two Chevron moto oil drums present at the Site.



Photo 6 – Detail of an empty automotive product container.

**CLIENT**

**District of North Vancouver (DNV)**

**CONSULTANT**



YYYY-MM-DD 2016-12-12

TAKEN BY AGH

CHECKED BY AB

**PROJECT**

**Stage 1 & 2 and Detailed Site Investigation Report, Maplewood Precinct, North Vancouver, BC**

**TITLE**

**Photographic Record**

PROJECT No: 1667312

FIGURE

**H3**

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☒ Info Package

Date:



## The District of North Vancouver INFORMATION REPORT TO COUNCIL

May 9, 2019

File: PLN 2018-00097/3060-20-91-18

**AUTHOR:** Nicola Chevallier, Section Manager, Facilities  
Richard Boase, Section Manager, Environmental Sustainability

**SUBJECT:** Maplewood Fire and Rescue Centre – Information regarding environmental considerations

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### REASON FOR REPORT:

To provide responses to questions received from a member of Council regarding the Maplewood Fire and Rescue Centre.

### DISCUSSION:

The questions received are listed below along with staff's response:

1. **Remediation:** *Was the decision to build on the old landfill site based on economic or environmental criteria? Please provide a detailed response on the rationale to build on fill (rather than remove), as well as a copy of the site profile. Was a cost/benefit analysis conducted on remediating the entire site? What is the cost for planned remediation and if known, the cost for remediating the entire site?*

Selection of the Maplewood site for the Maplewood Fire and Rescue Centre (MFRC) was driven by fire protection service needs.

Through evaluation of nine candidate sites over several years this site was deemed the best suited primarily because its location and size are ideally suited to provide optimal fire protection services to the community. The decision to locate the facility on the area of the site that was previously disturbed by landfill activities was based on the other 8 acres being deemed "non-developable" as a protected wetland area and wildlife and drainage corridor that is vulnerable to flooding.

The environmental benefit of remediating a former landfill site is a fortuitous opportunity because of the suitability of the site for the MFRC.

With regards to addressing the old fill pile and any contamination within it, based on site investigation to date, two basic options for remediation are allowed under provincial regulations; ie. either remove it completely and treat the groundwater, or only remove (and cap) the top layer and remediate pockets of contaminated soil that are affecting the quality of groundwater. As remediation work proceeds, the contamination levels are monitored and tested to validate that the entire site will be considered remediated in accordance with provincial regulation, and does not pose any risk to the environment or the public.

The decision to keep in place a portion of the old fill pile, rather than remove it completely and bring in new soil to achieve the required flood construction level, was largely made to avoid the significant environmental impact, and associated cost, of trucking, disposing and replacing all of that material. The project team felt the more sustainable and responsible action was to avoid the unnecessary movement of debris and soil by remediating and re-using as much of the existing material as possible on the District's own property.

The reports related to site contamination are considered draft until remediation is complete and validated through monitoring and testing to the satisfaction of the Ministry of Environment. The reports are substantial, and staff are available to walk through hard copies of any of these reports with interested members of Council.

2. **Wildlife:** *Please provide copies of all wildlife studies conducted. Were all staff recommendations (in regards to wildlife analysis) completed?*

The McElhanney study (Oct 2016) commissioned by the District included a full year of on-site assessment using current standards of practice by Qualified Environmental Professionals (QEPs). The QEPs conducted both terrestrial (land based) as well as avian (birds) wildlife monitoring. The work included both the District-owned lands (MFRC site) as well as the adjoining private lands (Darwin). They also conducted a comprehensive literature review that included both published reports as well as anecdotal interviews and review of stakeholder knowledge dating back to 1991. Field studies were conducted “with respect to seasonal timing anticipated to provide the greatest likelihood of observations.” Staff directed that the studies use the most current standard of practice for this type of work and included the following;

- Resource Inventory Standards Committee (RISC) biodiversity inventory methods for presence detection (MELP 1998b)
- Inventory Methods for Raptors (SRM 2001)
- Inventory Methods for Owl Surveys (MOE 2006)
- Inventory Methods for Pond-breeding Amphibians and Painted Turtle (MELP 1998c)
- Inventory Methods for Forest and Grassland Songbirds (MELP 1999)

District staff were satisfied with the methods used and that the resulting *Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines* properly addressed the findings of the McElhanney report.

A link to the report is publicly available under background reports for the Maplewood village centre plan on the District's website at <https://www.dnv.org/property-and-development/maplewood-village-centre> or directly at <https://www.dnv.org/sites/default/files/edocs/maplewoods-environment-report.pdf>.

The in depth McElhanney work is also being supplemented by site specific studies conducted by Diamond Head who has been retained by the project team to ensure the design meets the Streamside Protection, Natural Environment and Wildfire Hazard Development Permit requirements. These studies are considered draft until they are signed off as part of the normal Development Permit review process. Staff are available to walk through hard copies of any of these reports with interested members of Council.

3. **Hydrology:** *The Wildbird Trust has indicated concerns with the current proposal and has made suggestions for improvements. Has staff met with Wildbird Trust to hear their concerns over the movement of water from the site into the flats? There are opportunities to make improvements that will be lost without proper consultation and planning.*

District staff have met with the Wildbird Trust (WBT) on a number of occasions to discuss the Maplewood Area Plan, including the Innovation District application and the proposed MFRC. The conceptual drainage and stormwater management plan for both the innovation District as well as the Fire and Rescue Centre site have been discussed at length with the WBT. The District was informed by the WBT that the western portion of the conservation area known as the Park Street Marsh is in need of an increased supply of freshwater to maintain the aquatic environment of this marsh complex and several concepts on how to reconfigure the existing drainage system that include the ditch, Willow wetland and the culvert under Dollarton Hwy to achieve this have been discussed with them.

Staff are in the process of awarding the off-site drainage engineering and environmental work to McElhanney to do a detailed down gradient assessment of the proposed drainage system. This portion of the work will be kicking off very shortly and is expected to involve a number of direct engagement sessions with the WBT.

4. **Provincial Environmental Policies:** *At the tour, there was mention of something being done in a way to avoid provincial legislation/involvement (I can't recall what it was, but I think it had to do with water?). Can we please receive clarification on what provincial regulation we are bypassing with the current design?*

All of the applicable Provincial and Federal regulations as they relate to the MFRC project are and will be followed. Remediation of the entire site will be achieved using an approach that complies with the Environmental Management Act and any work in or near a stream will be subject to review by the Province under the Water Sustainability Act. That said, strategies are being taken to minimize the amount of contaminated soil to be relocated and the amount of in-stream work needed as a matter of good practice.

Specifically, situating the MFRC on the northern portion of the site reduces the provincial permitting requirements and impacts to environmentally sensitive riparian and wetland areas

which traverse the southern portion of the site. Site footprint is also reduced due to topography and shape of developable area remaining outside of riparian area setbacks. This is not to 'bypass' provincial regulation, it is to comply with it.

5. **Energy Source:** Nicola mentioned that this would be the DNV's most energy-efficient building to date. What is the heating/cooling system proposed and what is the energy source? What step in the BC step code is proposed?


The building's systems are all powered by electricity in order to minimize GHG emissions and increase resiliency. A portion of the electricity is generated on-site through photovoltaics. Heating and cooling is provided by highly efficient air source heat pumps and a state of the art heat recovery system.

The BC step code is not yet applicable to this type of institutional building. However, our consultants have designed it to meet or exceed the performance requirements of Step 3.

**Concurrence:**

Facilities and the Environmental Sustainability departments concur with the content of this report.

Respectfully submitted,






Nicola Chevallier, P.Eng.  
Section Manager, Facilities

Richard Boase, P.Geo  
Section Manager, Environmental Sustainability

REVIEWED WITH:		
<input type="checkbox"/> Community Planning		<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Planning		<input type="checkbox"/> Communications
<input type="checkbox"/> Development Engineering		<input type="checkbox"/> Finance
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		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
		<input type="checkbox"/> Other:



<input checked="" type="checkbox"/> Info Package	Date:
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 Dept. Manager	 GM/ Director	 CAO
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## The District of North Vancouver INFORMATION REPORT TO COUNCIL

May 24, 2019

File: PLN 2018-00097/3060-20-91-18

**AUTHOR:** Nicola Chevallier, Section Manager, Facilities

**SUBJECT:** Maplewood Fire and Rescue Centre – Information regarding siting and costs to date

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### REASON FOR REPORT:

To provide responses to questions received from members of Council regarding the Maplewood Fire and Rescue Centre.

### DISCUSSION:

The questions received are listed below along with staff's response:

#### ***1. Why is the main building not located along the south frontage of the site?***

There are several critical factors driving the site layout of the Maplewood Fire & Rescue Centre, which prevent the main building from being located at the south frontage of the site:

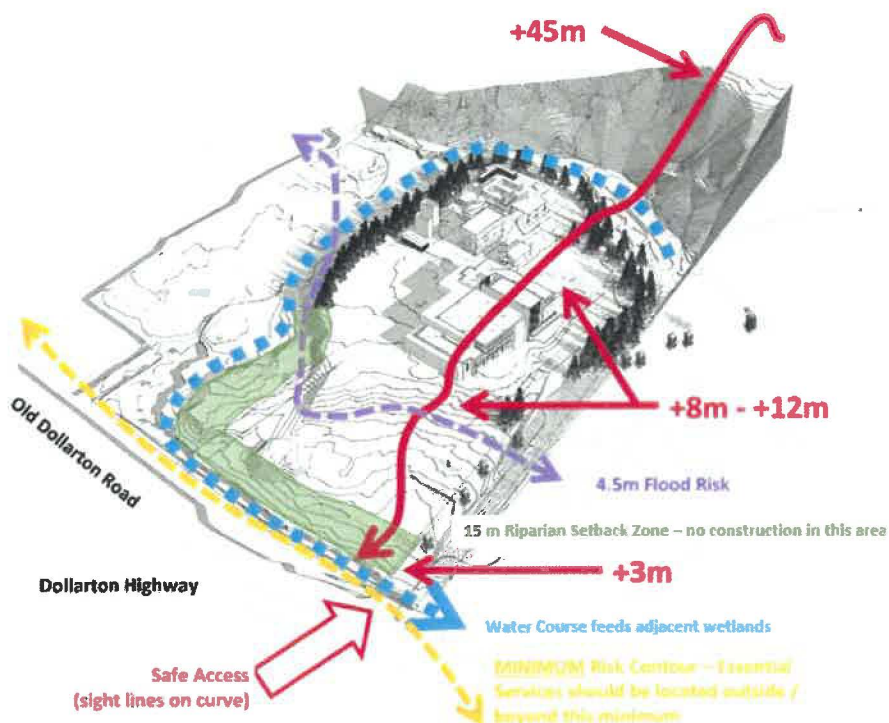
- **Safe shared intersection to existing road network:** A shared intersection at the apex of the curve on Dollarton Hwy is needed in order to provide safe access to all vehicles (not just firetrucks) either coming or going in any direction from either the Fire facility (training, administration or emergency response purposes) or the adjacent international school. This is particularly important, especially for emergency response, if the Berkeley Connector never gets built or is delayed for many years since Dollarton Hwy will be the only east/west arterial road connection to these sites.

Old Dollarton cannot fulfill the requirement to provide access to the east because it cannot connect to Dollarton Hwy due to the acute intersection angle. Likewise, a shared intersection with the International School at Dollarton Hwy is needed because two separate intersections would be too close to each other. Accordingly, the driveways for the Fire facility and the International School from the shared roadway are separated from each other and set back from Dollarton Hwy for better function.

- **Riparian Setback** – the watercourse along the south frontage is a key link in the network of wetlands that provide drainage and support the ecology in the Maplewood area, including the Wildbird Trust Conservation Area and the wetland to the north of the site. Only roadway crossings are legally permitted in the 15m riparian protection area.
- **Flood Construction Level (FCL)** – a building permit cannot legally be issued if the main building is proposed below the minimum flood construction level, which is currently set at 4.5m for this site. The site was filled in the past to above the minimum FCL with construction debris, most of which is expected to be inert and suitable as a sub-base for construction (although pockets of contamination must be remediated). The fill forms a relatively level plateau in the north central portion of the site, making for a practical, flood protected building site for the MFRC structure and training area. It is cost-effective to minimise earthworks and site grading where possible. It is also appropriate to stay as far above the projected flood level as practical in the interest of resiliency given the emergency services nature of the facility and the need to adapt to future climate change, while keeping driveway grades as gradual as possible for safe emergency response in large fire vehicles under all weather conditions.
- **Tarmac** – fire halls are designed with an area in front of the truck bays to accommodate truck turning. The minimum recommended depth for this “tarmac” area is 22 metres, though 25-30 metres is preferred.
- **Fire Truck Queuing** – the recommended alignment for safe and efficient emergency egress from the tarmac onto Dollarton Highway is a driveway configuration that allows trucks to queue in a line prior to entering this intersection. This also ensures that non-emergency vehicles from the fire facility and the international school do not block the tarmac. This results in a recommended 50 metre queuing distance.
- **Site remediation and preparation** – the site is required to be remediated to the satisfaction of the Ministry of Environment by removing any pockets of contamination from the fill pile that could contaminate the groundwater or pose a health risk. The north central area of the site chosen for construction is the most contaminated area and would need to be disturbed for remediation even if the MFRC was shifted to the south. Site preparation activities that are needed prior to building includes some excavation and regrading. Therefore, by building on the elevated and relatively flat contaminated area of the fill pile, remediation and site preparation will both be achieved together in the most cost- and time-efficient manner.

Note there is a steep slope in the mid southern portion of the site that would impede creation of the outdoor fire training area in the south without significant earth works and site disturbance to regrade the site.

See the following illustrations for more information.



## 2. What is the breakdown of costs to date on the project?

A total of \$1.53M has been invoiced to date, with additional invoices pending for work that has been completed recently or is underway. These costs represent less than 5% of the total project budget and are primarily related to consulting fees per the detailed breakdown below.

Consulting costs are typically 10-15% of the total project budget and these are expected to be 60-70% spent by the time of tender award. In the case of this project, we forecast \$2.5M will be spent prior to the start of construction.

Category	Description	Invoices Paid	Invoices Received, Payment Pending	Total	Notes
Consulting	Architectural and Engineering	\$864,010	\$341,211	\$1,205,221	Architectural and engineering services for building and site
Consulting	Environmental Remediation	\$133,497		\$133,497	Preliminary and Detailed Site investigation
Consulting	Surveying	\$21,895		\$21,895	Site, boundaries, elevations and tree location surveys
Consulting	Cost Consulting	\$28,000		\$28,000	Cost Estimation
Consulting	DPA Consultants	\$11,927		\$11,927	Creek Hazard, Natural Environment, Streamside
Consulting	Geotechnical	\$94,715		\$94,715	2016 pre study, 2018 detailed work
Consulting	Chemical Hazard Risk Assessment	\$6,284		\$6,284	Chemical Hazard Risk Assessment Study
Contracting	Small Site works	\$15,525		\$15,525	Site Gate, Access, Test Pits for Geotech and Environmental,
Municipal Fees	DP Application Fee	\$10,704		\$10,704	DP Application Fee
Expenses	Expenses	\$3,334		\$3,334	Meeting expenses, BC Hydro design deposit
<b>Total</b>		<b>\$1,189,891</b>	<b>\$341,211</b>	<b>\$1,531,102</b>	

**Additional Notes:**

**Costs for work completed but not yet invoiced have not been included in this report.**

**Costs in this report are for the Maplewood Fire and Rescue Centre Project only. Costs for background reports for the Maplewood Implementation Plan and other studies in the area have not been included.**

Respectfully submitted,

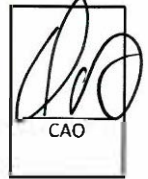
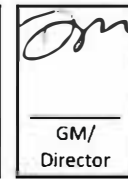


Nicola Chevallier, P.Eng.  
Section Manager, Facilities

REVIEWED WITH:					
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<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
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## The District of North Vancouver INFORMATION REPORT TO COUNCIL

June 3, 2019

File: 08.3060.20/091.18

**AUTHOR:** Tamsin Guppy, Facilities Planner

**SUBJECT:** Public Input Maplewood Fire and Rescue Centre

### REASON FOR REPORT:

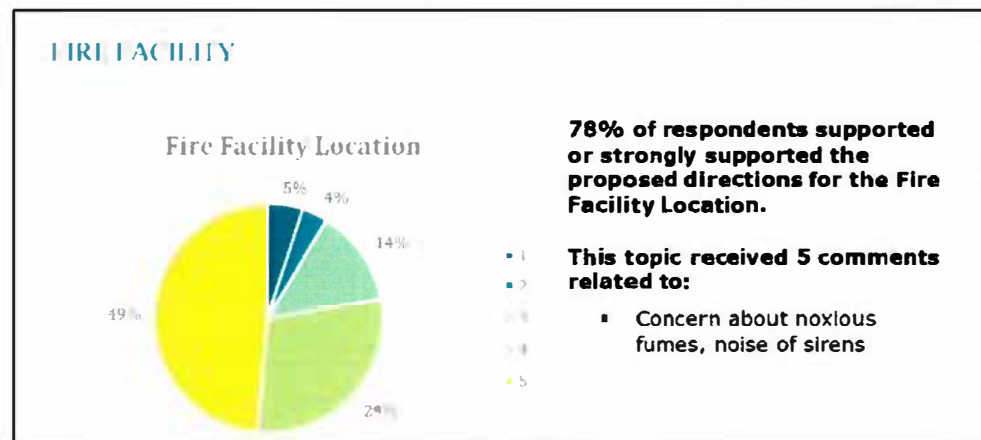
The purpose of this report is to inform Council of the results of a public process held in May, 2019.

### SUMMARY:

Fire and Rescue Services hosted a public information meeting on May 15, 2019, to provide an update to the community of the proposed Maplewood Fire and Rescue Centre.

### BACKGROUND:

The Maplewood Planning process was undertaken between January 2016 and November 2017 and included three phases of public input. By Phase 2, the Charrette, the current site for the fire facility was highlighted and discussed. Phase 3 included a specific survey question about the fire facility. Of the 434 survey respondents to the Phase 3 survey, 78% supported or strongly supported the proposed directions for the Fire Facility location.



*Participants rated answers from 1 to 5 where 1 (shown in blue) was not in support and 5 (shown in yellow) equalled strong support.*

**SUBJECT:**

June 3, 2019

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Staff provided a detailed project update at the Regular Council meeting on April 15, 2019. At that meeting, Council instructed staff to hold a public information meeting on the proposed Maplewood Fire and Rescue Facility.

**SITE AND SURROUNDING AREA:**

The subject site is a 5.84 hectare (14.43 acre) located on the edge of Maplewood Village. The site includes a portion of the Windridge Escarpment, a wetland area and a large pile of construction debris from a former municipal operations dump.

The proposal is to construct the fire facility on the former dump site, and protect the adjacent ecological features.

**PROJECT DESCRIPTION:**

The Maplewood Fire and Rescue Centre is an essential service facility that will house an operational fire hall as well as administration and training facilities. As an essential service, the facility is designed to be resilient, constructed to post disaster standards, and located outside of hazard areas



to ensure the fire facility can remain operational during and after most foreseeable emergency events.

**PUBLIC NOTIFICATION:**

The notification for the meeting included:

- a) A notification flyer in addressed mail to approximately 120 properties (158 notices to owners and occupants) located within 100 metres of the site;
- b) A notification flyer delivered by Canada Post in direct mail to 871 addresses including residents and businesses within the Maplewood Village Centre area and beyond (following the public information meeting Canada Post confirmed the flyer had been delivered);
- c) Two notification signs erected on the site (one facing Dollarton Highway and one facing Old Dollarton Road);
- d) Newspaper advertisements placed in two editions of the North Shore News;
- e) Updates to the website <https://www.dnv.org/programs-services/maplewood-fire-and-rescue-centre>; and
- f) Email and or written notification to all local community associations east of Lynn Creek and the umbrella group NVCAN; and
- g) DNV Twitter posts in the days leading up to the public meeting.

**PUBLIC INPUT:**

The public information meeting was held on May 15, 2019 and the period for public input extended to May 31<sup>st</sup>, 2019. The public information meeting included a public open house, a presentation and a question and answer period. The meeting was facilitated by an independent facilitator whose report is attached.

Approximately 30 people attended the public input meeting and 16 comments were received (a combination of phone calls, comment sheets, emails and web submissions).

Of the written comments received:

- 6 people voiced support of the application;
- 5 people wanted to ensure the adjacent wetlands or wildlife corridors were protected;
- 2 people wanted to ensure the future east-west trail was provided for;
- 1 person wrote in asking the facility be moved farther south on the site away from Windridge Drive;
- 1 person wrote in voicing a concern that the notification was inadequate;
- And 2 people wrote in suggesting taxes be spent on other things (health care or parks).

These comments echo many of the comments that were received as part of the Maplewood Planning Process and have already been addressed:

- Detailed environmental studies were undertaken and the proposed siting protects the local ecology including protecting the wetlands, the riparian setbacks, the wildlife corridors, the

**SUBJECT:**

June 3, 2019

Page 4

Windridge Escarpment, and the flow of water and wildlife between the Escarpment and the Maplewood Conservation Area.

- The siting of the facility also protects for the future alignment of an east-west multi use trail.
- The siting of the project places the facility away from immediate neighbours.
- The siting of the facility enables safe and effective access for regular and emergency response to both the fire facility and the adjacent school (currently housing for Capilano University) and day care.

**NEXT STEPS:**

The project is under review by staff and further minor design refinements are under consideration. Once the project designs are refined the Development Permit may be issued by staff.



Tamsin Guppy

Facilities Planner

*Attachment: Public Information Meeting Summary prepared by CitySpaces*

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	_____
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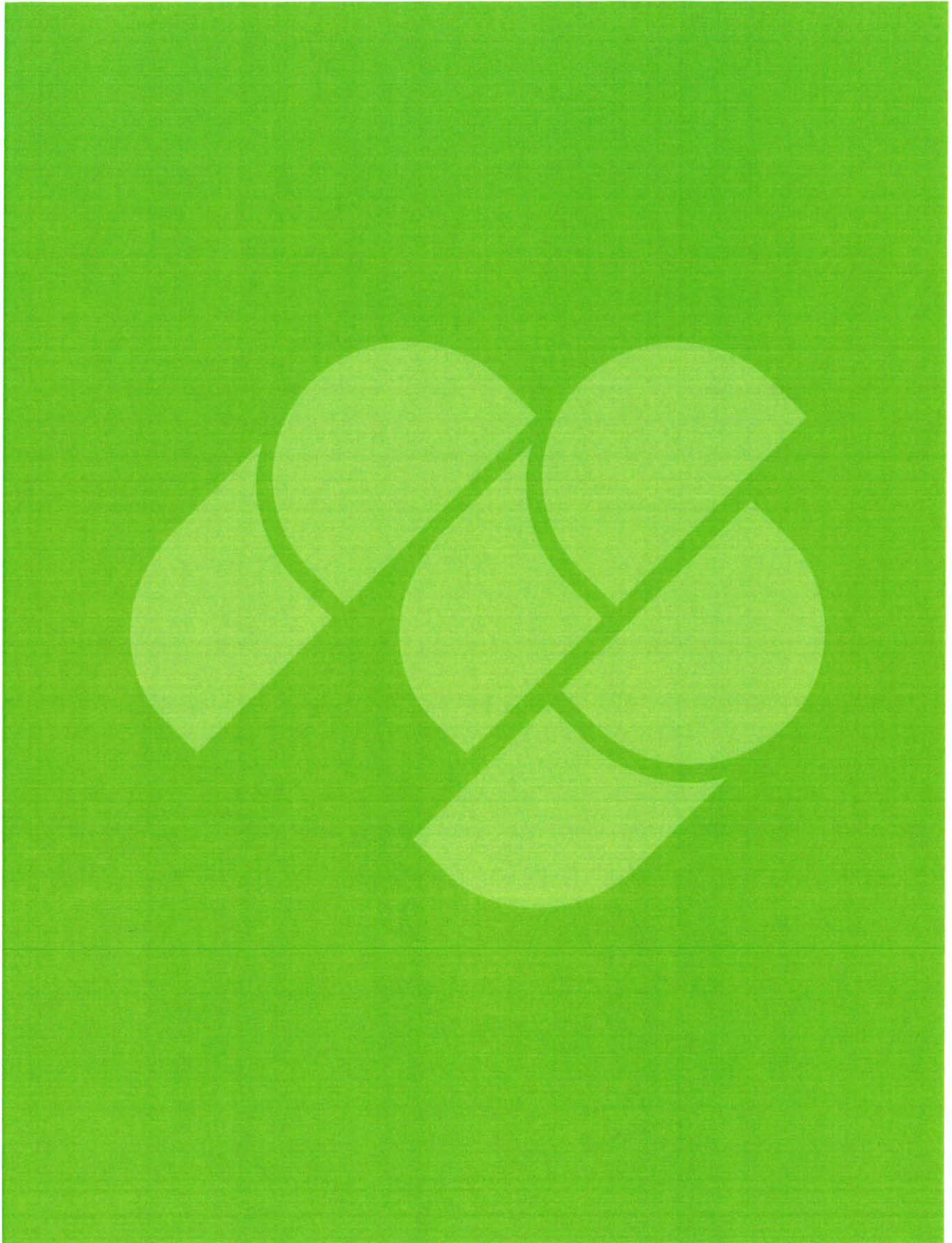
*Maplewood Fire Rescue Centre*

# PUBLIC INFORMATION MEETING SUMMARY

Prepared by CitySpaces Consulting on behalf of the  
District of North Vancouver

May 15, 2019





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Appendix B : Record of Questions and Comments	
Appendix C : Additional Feedback	
Appendix D : Comment Sheets	
Appendix E : Sign-In Sheet	

## Overview

On behalf of the District of North Vancouver (District), CitySpaces Consulting provided third-party facilitation for a Public Information Meeting for the Maplewood Fire and Rescue Centre being developed by the District. The evening included an open house, followed by a presentation, and an extensive question and answer period. The District recommends that the facilitation be provided by a third-party facilitator to help ensure a fair, open, and honest meeting process.

Overall, the response to the proposal was positive. The comments and questions raised at the meeting, on feedback forms and submitted online, are summarized in this report.



# Meeting Quick Facts

## Public Information Meeting Quick Facts

<b>Date</b>	May 15, 2019
<b>Time</b>	Open House at 6:30pm, presentation at 7:00pm
<b>Location</b>	Kenneth Gordon School in Maplewood
<b>Attendance</b>	Approximately 30 local residents
<b>Feedback</b>	Feedback was gathered through comment sheets at the event, submissions online, recorded during the question and answer period, and noted during information meeting discussions with representatives.
<b>Representation</b>	<p><b>Development Project Team</b></p> <p><b>Nicola Chevallier</b> <i>Section Manager of Facilities and Special Projects, District of North Vancouver</i></p> <p><b>Mathew Schofield</b> <i>Project Manager, District of North Vancouver</i></p> <p><b>Mike Coulthard</b> <i>Principal + Senior Forester/Biologist, Diamond Head Consulting Ltd.</i></p> <p><b>District of North Vancouver Staff</b></p> <p><b>Richard Boase</b>, <i>Section Manager Environmental Sustainability (Operations)</i></p> <p><b>Tamsin Guppy</b>, <i>Senior Planner</i></p> <p><b>Fire and Rescue Services Representatives</b></p> <p><b>Brian Hutchinson</b>, <i>Fire Chief</i></p> <p><b>Wayne Kennedy</b>, <i>Deputy Fire Chief</i></p> <p><b>Mayor and Councillors in attendance</b></p> <p><b>Mike Little</b>, <i>Mayor</i></p> <p><b>Megan Curren</b>, <i>Councillor</i></p> <p><b>Lisa Muri</b>, <i>Councillor</i></p>
<b>Attachments</b>	Notifications, Record of Questions and Comments, Additional Feedback, Comment Sheets, Sign-In Sheets



## Project Description

This project proposes the replacement of the Fire Training Centre, Fire Station #2, and the administrative offices currently located at Fire Station #1 into one location at the Maplewood site. This would improve operational readiness and response capabilities.

The vacant site is located where Old Dollarton Road and Dollarton Highway meet and was formerly used as a municipal gravel dump. The property is approximately 5.84 hectares (14.43 acres), although only 25% of it will be used for the proposed development.

## Notifications

Notification for the Public Information Meeting included:

- ▶ Information flyers mailed to adjacent properties;
  - ▶ 158 notices were sent in addressed mail to the properties within 100 metres of the site (see figure 1).
  - ▶ 871 flyers were delivered by mail drop to addresses in the Maplewood Village area and beyond (see figure 2).
- ▶ Newspaper advertisement published in the North Shore News on Wednesday May 8<sup>th</sup> and Friday May 10<sup>th</sup>;
- ▶ Information sign installed on the proposed development site;
- ▶ Email and regular mail sent to community associations in the area;
- ▶ Posted on the City's website; and,
- ▶ Posted on the City's social media channels (Twitter and Facebook).

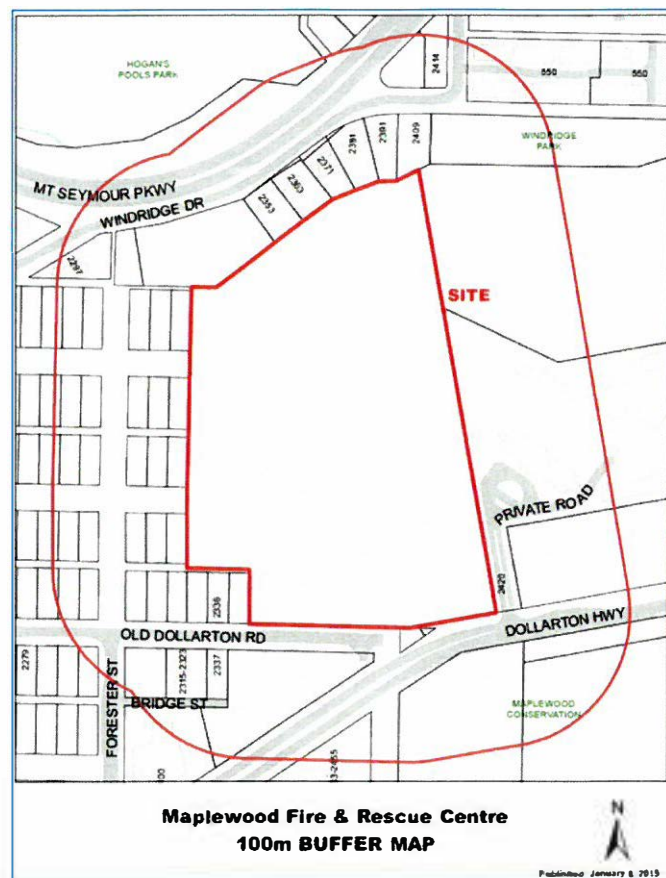


Figure 1: Addressed envelope mail drop area, 100m buffer from the proposed site



The flyers were mailed out to 871 addresses and sent in an addressed envelope to 158 addresses within 100 metres of the proposed site (see figure 1). Canada Post has confirmed that the pieces were delivered. Printing and the mail-drop was prepared by RMI Root Management Inc. on behalf of the project.

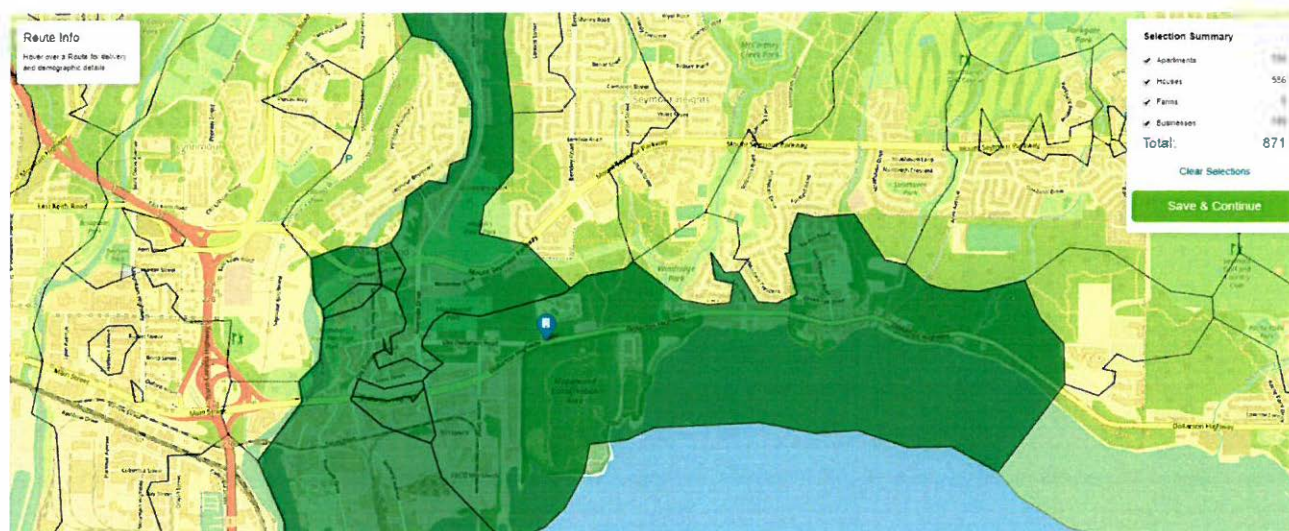


Figure 2: Flyer mail drop area, including the Maplewood Village area

Two signs were placed in front of the site. One sign on Dollarton Highway, angled for traffic to view. The other sign was on Old Dollarton Road, recognizing that there is commercial parking on the street and some pedestrian traffic.

All active community associations in the Seymour community were contacted and informed of the public meeting including the: Strathcona Community Association, Seymour Community Association, Maplewood Community Association, Blueridge Community Association, and Seymour Valley Community Association. The Inter-River Community Association was also informed due to their location proximity to the two potentially closing facilities and the umbrella group, NVCAN was contacted as well.

The District of North Vancouver's webpage carried the details of the public meeting at the following address: <https://www.dnv.org/programs-services/maplewood-fire-and-rescue-centre>.

# Meeting Summary

The meeting was held at the Kenneth Gordon School in Maplewood at 420 Seymour River Place. Commencing at 6:00pm, the public was invited to review display material and speak with the applicant, representatives from the consultant team, District staff, Fire and Rescue Services representatives, and Council representatives including the Mayor.

Attendees were asked to sign-in, and were provided with a feedback form to record their comments or questions about the proposed development. Approximately 30 members of the public attended the event and were present for the presentation and question period. Attendees included neighbouring residents, business owners, and other interested members of the public.

At 7:00pm, third-party facilitator Lani Brunn welcomed attendees, and introduced the representatives present. The presentation was given by Fire Chief Brian Hutchinson and Nicola Chevallier, the Section Manager of Facilities and Special Projects at the District of North Vancouver; Nicola oversees the development and consultant team.

An additional 13 comments were received through the online form, by email or by phone.



## Summary of Key Issues Raised

Feedback on the project was provided through a variety of methods:

- ▶ At the Public Information Meeting, the public had the opportunity to ask questions and provide feedback directly to representatives. This happened during one-on-one discussions during the meeting, as well as during the question period after the presentation. For a complete list, see Appendix B: Record of Questions and Comments.
- ▶ Comment forms were provided to all attendees at the beginning of the meeting to collect comments and questions. These were helpful for those uncomfortable with speaking in public. The forms were collected in a box by the exit. For a complete list, see Appendix D: Comment Forms.
- ▶ The public was invited to submit feedback through an online form. For a complete list, see Appendix C: Online Feedback.

Form of Feedback	Number of Responses
Questions (during the Public Information Meeting)	18
Comments (during the Public Information Meeting)	7
Feedback forms	3
Online, email and phone call feedback submissions	13

Generally, there was support for the facility during the meeting. Feedback can be categorized as follows:

### BUDGET

Questions were asked about how the project will be funded. There were concerns about the District spending funds on this project, when other areas are underfunded, including public parks and hospital services.

### FLOOD PLAINS

Questions were asked about how the flood plains would affect the site, and firetrucks' ability to use the roads in the surrounding area.

### ROADWAYS

There was discussion about whether it is possible to raise the Dollarton Highway to the berm level at this time. Also questioned was if it was possible to open the Old Dollarton Road to Dollarton Highway. There was a suggestion to upgrade the cycling infrastructure along Dollarton Highway. People also wanted to know how Fire Services would respond to fires on or next to water, now that the District does not have a fire boat.



## DISCOMFORT BY NEIGHBOURS

Questions were asked about what discomfort (if any) neighbours would experience once the new development was functioning. A community member living by the current training centre noted that they experience minor-to-no disruption.

## PLANS FOR THE OLD PROPERTIES

Questions were asked about whether there are any plans for the old properties once the proposed site is built. One person commented that they would like to see the Lynn Valley Fire Hall stay open even if the administration offices move to Maplewood.



## OTHER PLANS ON THE SITE

The public was interested to know what other plans are proposed for the site (eg. training, muster station) and if these plans are already incorporated into the design.

## PROPERTY TAXES INCREASES

A business owner who has property close to the site asked if there would be a property tax increase after the development is complete.

## CONTAMINATION ON THE SITE

Questions were asked about where the contamination is on the site and if it will be removed.

## GREEN INITIATIVES

Positive comments were given about the green initiatives that will be a part of the project. A question as to whether the project will have solar panels was raised.

## ANIMALS AND NATURAL AREAS

Requests were made to preserve the wetlands and natural areas between the escarpment and Hall. There was a request to replace trees that may be lost during the removal of contamination. Questions were asked about whether there has been adequate bird, small animal, and amphibian surveys done, and if monthly bird studies have been completed in a specific location.

## SUPPORT FOR THE FIRE AND RESCUE SERVICES

Comments were very supportive of the Fire and Rescue services and increasing their resources.

## THE PROPOSED MAPLEWOOD LOCATION

The majority of comments about location are in support of the proposed Maplewood location, with two people who did not agree. One concern is that it is too close to the chlorine plant, and due diligence is recommended. The other comment is that it is ok if the facility is in the vicinity, but they do not want it at this location. A question was asked about the alternate site options not chosen.

## THE BUILDING LOCATION ON THE SITE

While the majority of people commented that they are happy with the proposed location of the buildings on the site, there were some questions and comments about this issue. One family lives above the site, and their preference is that the buildings move as far south on the land as possible, closer to Dollarton Highway. They disagree with the reasons to locate the fire facility as proposed. A comment was made that if the building location on the site goes ahead as planned, no one will see the buildings from the road and there is no need for them to be beautiful. It was suggested that removing beautification measures could provide cost savings.

## THE PROJECT'S RELATION TO OTHER DISTRICT PLANS AND POTENTIAL PROJECTS

Questions were asked about how this site relates to the Official Community Plan (OCP) refresh, the Maplewood Implementation Plan, the Innovation District, and the potential Berkeley Connector.



## Conclusion

The Public Information Meeting for the development of the Maplewood Fire Facility was advertised according to the District's requirements. The meeting provided attendees with an open forum to learn about the proposal, ask questions and provide comments to the applicant and the District. The majority of the questions were answered and people provided feedback in an open and fair environment.

Overall the feedback on the project was positive. The primary concerns are from neighbours who live overlooking the site (and would like the building moved further South on the site, closer to Dollarton Highway) and from concerned members of the public who want to ensure that the appropriate studies and due diligence has taken place in terms of wildlife, contamination, and infrastructure including roads, bike, and walking paths.

Members of the public shared their support for the site location, the building's location within, the green initiatives incorporated into the project, and for increasing support of fire and safety services infrastructure.



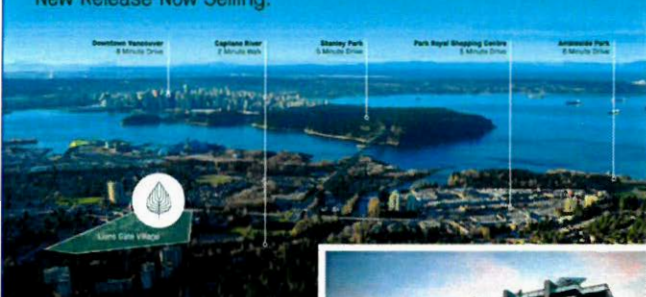
# APPENDIX A

## Notifications

# Newspaper Advertisement

## The North Shore's Hottest Townhomes. A World Class Location. Close To Everything.

New Release Now Selling.



**BELLE ISLE**  
1000 BAY BLVD, NORTH VANCOUVER

OFF SITE PRESENTATION CENTRE NOW OPEN AT 88 LONSDALE AVENUE  
Open daily 12pm - 6pm (Friday by appointment only)

**604.788.2728** [livebelleisle.ca](http://livebelleisle.ca)

### TALL SHIP IN PORT

The impressive BAP Union Peruvian tall ship is one of the largest sailing vessels in the world. Those eager to find their sea legs can do so from May 10 and 11, from 11 a.m. to 6 p.m. daily for a story and video, visit [news.com](http://news.com). PHOTO: PAUL MCGEEHAN

### Some members don't show up on CSE records

News page 21

While the B.C. Labour Relations Board (BLRB) has determined that Mr. Jackson presented a credible case for the distribution of large amounts of money raised by the company through senior placements to persons who are responsible to the public, the BLRB has ruled against a claim for a share of the money.

However, some of the shareholders of the company have received payments from the company and are now up to 10% of the share distributions in 2017.

For instance, Tullman and company did not pay their share of the company's principal in November 2016 and has since then received 10% of the share distributions.

While the BLRB has ruled against a claim for a share of the money, it has also ruled in favour of a claim for a share of the money.

The BLRB has also ruled in favour of a claim for a share of the money.

The BLRB has also ruled in favour of a claim for a share of the money.

### Custom Safety Grab Bars and Hand Rails

- Looks architectural
- Fast, simple installation
- Stylish and versatile
- Inside or outside your home
- Many colours
- Device certified installation services


**Davies Home Healthcare**  
604.985.8771 • [www.davies.com](http://www.davies.com)  
1417 St. Georges Ave., North Vancouver

## Maplewood Fire & Rescue Centre

PUBLIC INFORMATION MEETINGS

### Open House: May 15, 2019

Doors open at 6:30. Presentation 7:00pm - 7:30pm  
Kenneth Gordon Maplewood School Gym 1420 Seymour River Pl.



### The new facility will offer:


- Improved response times
- Reduced impact on environment
- Better workplace health and safety
- Long term benefits

### Proposal

The District needs to replace two old fire facilities at a new location that meets the needs of the community today and into the future. The District is proposing to build a new fire station and a new fire hall. The new fire station will include a fire hall, fire administration offices and fire training facilities.

### Location

The property is a vacant site on Oak Dell Road and Oak Dell Road. The property is located west of 2470 Oak Dell Road.



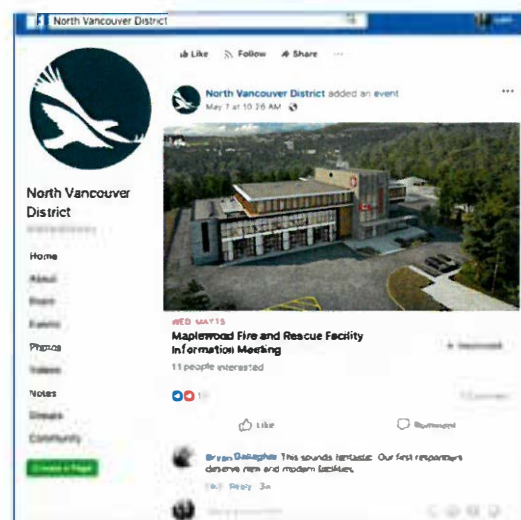
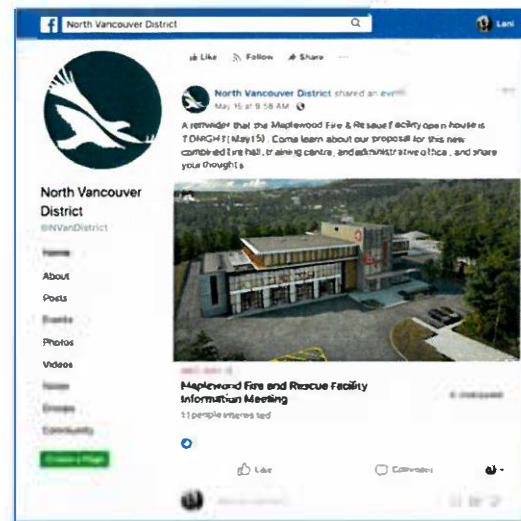
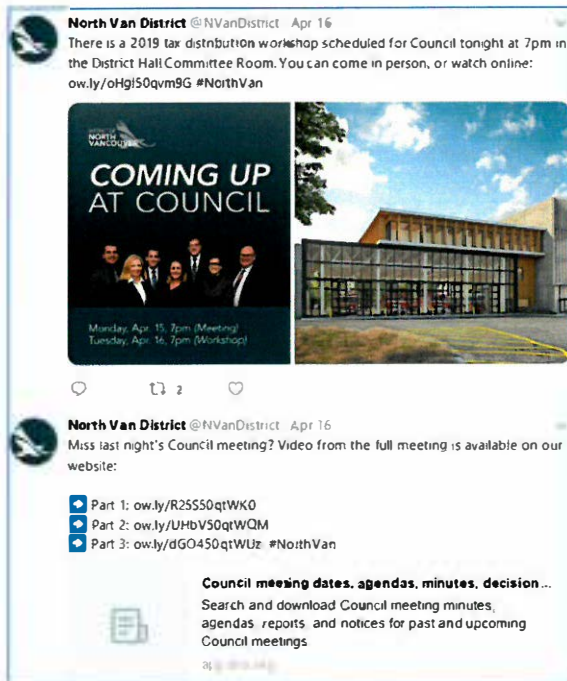
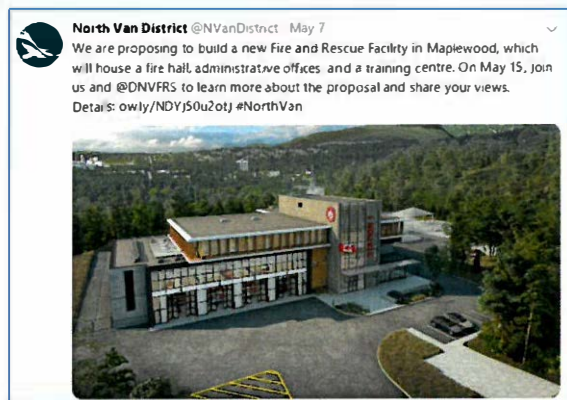
### Questions?

**Matthew Schofield**  
Facilities Project Manager  
[schofieldm@dnv.org](mailto:schofieldm@dnv.org)  
604.990.7326

**Iman Guppy**  
DNV Planner  
[guppy@dnv.org](mailto:guppy@dnv.org)  
604.990.7391

**DNV.org/MaplewoodFire**

## Social Media





## Site Signage

PROPOSAL:

# Maplewood Fire & Rescue Centre

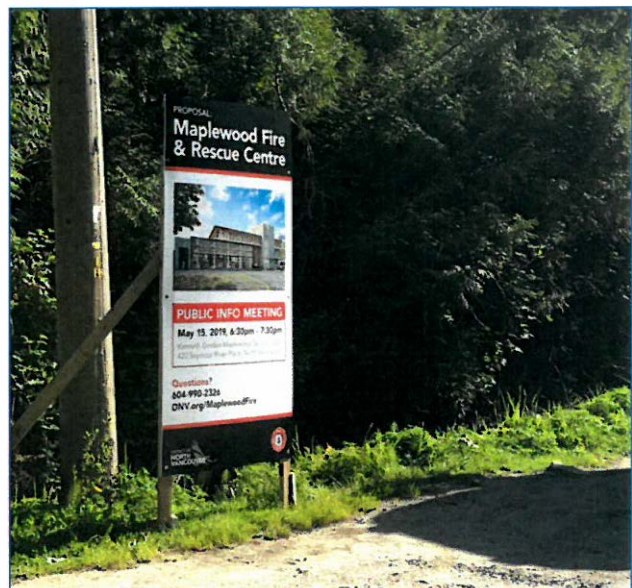


**PUBLIC INFO MEETING**

**May 15, 2019, 6:30pm - 7:30pm**  
Kenneth Gordon Maplewood School - Gym  
420 Seymour River Place, North Vancouver

**Questions?**  
**604-990-2326**  
**[DNV.org/MaplewoodFire](http://DNV.org/MaplewoodFire)**

DISTRICT OF  
**NORTH VANCOUVER**





## Flyer and Mail Out Locations

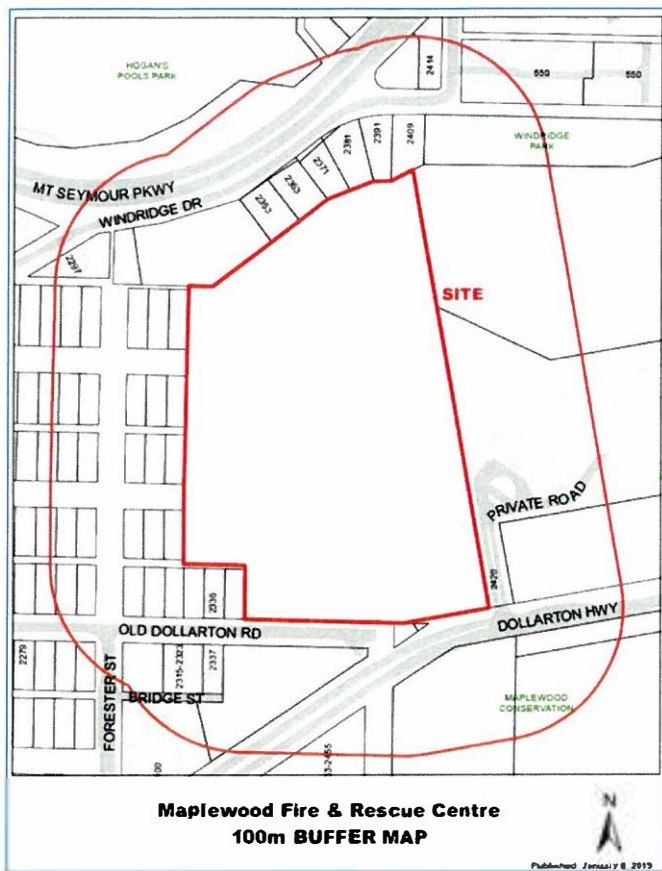


Figure 1: Addressed envelope mail drop area, 100m buffer from the proposed site

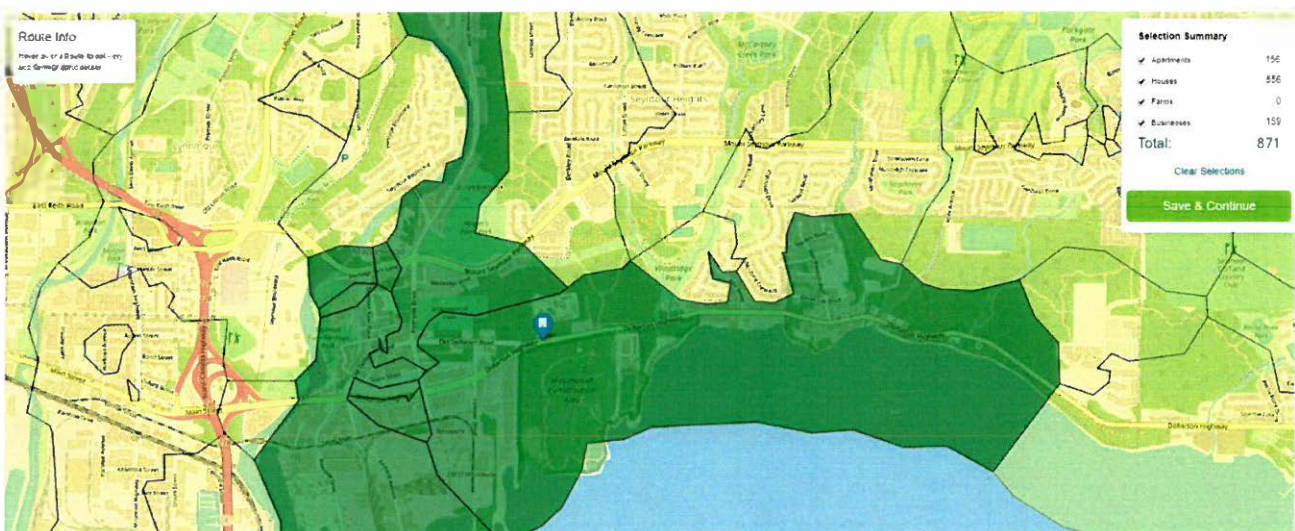


Figure 2: Flyer mail drop area, including the Maplewood Village area

[Programs & Services](#)
[Property & Development](#)
[Recreation & Leisure](#)
[Permits & Licences](#)
[Our Government](#)

Fire and Rescue Services

[2018 annual report](#)
[Our fire and rescue team](#)
[How we support our community](#)
[Find your local fire hall](#)
[Tips for fire safety](#)
[Get a fireworks permit](#)

Maplewood Fire and Rescue Centre

QUESTIONS OR COMMENTS?

Questions about the permit application:  
Tamsin Guppy, Development Planner  
604.990.2391  
guppyt@dnv.org

Questions about the building:  
Matt Schofield, Facilities Project Manager  
604.990.2326  
schofieldm@dnv.org

## Maplewood Fire and Rescue Centre

Rendering of the new fire and rescue centre being planned for Maplewood

We are planning a new fire and rescue centre in Maplewood to replace both Firehall #2 in Lynn Creek and the Fire Training Centre on St. Denis Avenue, as well as to house management and administrative staff currently located at Firehall #1 in Lynn Valley.

Combining the fire station, training centre, and administrative functions into one new facility will improve fire response times, create operational efficiencies, and optimize the capital investment required to accommodate these functions over the long term.

We expect construction to begin in fall 2019, and last for about 18 to 24 months. The new centre should open in fall 2021.

[Open all](#)
[Close all](#)

Development application process

### Upcoming

#### May 15, 2019 — Public information meeting

Fire and Rescue Services is hosting a public information meeting, where you can learn more about this proposal, and share your views

District of North Vancouver | Maplewood Fire Rescue Centre | Public Information Meeting Summary

15

64



# APPENDIX B

## Record of Questions and Comments

## Public Information Meeting Questions and Comments

The following questions and comments were raised after the Public Information Meeting presentation and during the question and answer period. The questions and comments from the public are in black and the responses from the applicant, District representatives, Fire and Rescue Services, and District Councillors are in blue.

### Public Information Meeting Questions and Comments

- 1 A question for the Councillors in attendance, how could the budget for this project be a priority when the hospital does not have the funds it needs?

Councillor Muri responded, on behalf of the Councillors in attendance, that health care services are provincially funded, and Lions Gate Hospital is currently being expanded. The District is responsible for fire protection and, as part of that, our job is to maintain the infrastructure required for fire services.

- 2 How will flooding on the flood plain affect the building?

The building will be on a disaster resilient location that is above flood risk.

- 3 If floods happen, how will the fire engines get out of the area?

The fire department has different types of vehicles that are designed to be able to function under different circumstances, including flooding.

- 4 How valuable is this public meeting, how were people informed?

The project was discussed at the prior Maplewood Planning meetings, so many residents are already aware of the proposal. This recent notification included:

- ▶ flyers delivered to approximately 1,000 addresses in the Maplewood area;
- ▶ signs on the front of the site; and,
- ▶ ads in the local paper.

## Public Information Meeting Questions and Comments

- 5 What discomfort will happen for people who are close by?

We do not expect much discomfort for people who live close by. In general, the training activities will not affect the community. From the training centre, there may be a small amount of theatrical smoke that simulates real smoke. However, the fire and smoke will be contained within the teaching structure with minimal release.

In terms of noise, the fire facility's location is in the middle of a 14-acre site, making the closest single detached neighbour over 400 feet away. Noise from the emergency sirens will be minimized as the sirens will not be turned on until the fire trucks reach a major thoroughfare.

- 6 A community member commented that they live next to the current training centre. Besides a small amount of odour once in a while, they hardly notice anything from the centre.
- 7 A community member commented that this project will only provide benefit to the community and they are glad it is being developed where it is as it makes them feel safer.
- 8 What is the cost of the facility and where is the budget coming from?

The District has an Infrastructure Replacement Reserve Fund with the purpose of funding the replacement of infrastructure in accordance with the District's Asset Management Plan, which recognizes that aging buildings must eventually be replaced. Combining two facilities reduces both construction costs and land costs. The cost of this proposed facility is estimated at \$34 million.

- 9 What will happen to the old properties and, in particular, the fire training centre?

The use for the old properties has not been determined. Any decision about use will be voted on by Council. The use will be dependent on the zoning of the properties.

- 10 Are there any other plans for the fire facility besides the fire station? For example, will it be used for a muster station. If so, is this already incorporated into the design?

Yes, the facility has been designed with classrooms that can function as an EOC or DOC; similarly, there is the potential have public classes like first aid or disaster management training sessions in this building.

## Public Information Meeting Questions and Comments

- 11 As a neighbouring landowner with commercial property, I would like to know if having this facility at this location will affect my taxes or the roads?

Councillor Muri responded that yes, these are potential issues when there are improvements in an area.

- 12 I live above the site, on Windridge Drive. Could you speak to why the development is placed on this specific location on the site? Why is not closer to Dollarton Highway? We want as much green space as possible, as a buffer for the residents above. If it is necessary to take out the trees in the back, we want you to replace them.

The facility's location within the site was chosen for several reasons, starting by protecting the bluff, the wetland and the riparian areas; the buildings were then situated on high ground above the flood risk. The proposed location takes advantage of the existing fill pile, using a portion of the old fill pile and bringing in new soil to achieve the required flood construction level, environmental impact is avoided, and costs are minimized. The location also creates a functional driveway for the fire trucks with an ideal maximum road slope.

A follow-up comment was made regarding the desire to minimize tree loss and a question as to whether moving the project forward on the lot would change the amount of trees that are impacted.

Staff explained that because the fill pile includes pockets of the contamination, a large portion of the fill area will need to have trees removed to get at the contaminated soil and debris and remove the contamination in accordance with Provincial requirements. As the contamination appears to be limited to the fill area, there is no need to remove trees from the bluff or the wetland areas.

- 13 A community member commented that if the District is going to build a beautiful building, it should be further south on the site so that it is visible from Dollarton Highway. If the building is not going to be visible, the project team should do value engineering to make it less beautiful, because it will be hidden.
- 14 A community member commented that they feel the end result will be good, will look good and will accommodate a number of people.
- 15 A community member commented that they are glad the fire hall will be built where it is planned to be built.



## Public Information Meeting Questions and Comments

**16** Will the facility share a road with the innovation district?

The proposal is to construct a new driveway on municipal land that accesses Dollarton Highway at the safest location based on sitelines. As we do not own the adjacent private driveway, we cannot use the existing school's driveway so will instead shift the existing intersection west to serve the Fire Facility driveway, and connect the existing school driveway to our municipal driveway.

**17** I am concerned for the fire trucks going to Berkeley and Mount Seymour Parkway. Does Council have input into the Berkeley Connector and what happens to Riverside?

The facility is sited in a manner that will work with the Berkeley connector, if it is built, but it is in no way dependent on it.

**18** Does all the contaminated land have to be removed from the site?

It is our responsibility to clean up the site, which includes remediating all pockets of contamination. Not all the site is contaminated and it is only the areas of contaminated debris and soil that need to be remediated.

In addition to contaminated soils, there will also be removal of invasive plants.

**19** I am impressed with the green initiatives that are a part of this project. Will there also be solar panels?

In terms of green initiatives, the building will use innovative best practices and 32% less energy than the code requirements for emergency service buildings. The building will be electric. The windows will not only be energy efficient but are designed not to shatter in the case of an earthquake (because of laminated glazing) and are a bird-friendly design. There will be solar panels.

**20** I am disappointed there is no bird, small animal, amphibian surveys. There needs to be monthly bird surveys in a specific location. If there has been such surveys, can I see a copy of the field notes?

Studies and surveys have been completed by biologists with McElhanney Consulting Services. They have studied the area and mapped the dominant wildlife corridors, the local ecology and hydrology. The study included a full year of on-site assessment using current standards of practice by Qualified Environmental Professionals (QEPs). We have the final report, but we do not have a copy of the field notes from the qualified professionals who undertook the field studies for this report. However, if you are interested, we can put you in touch with the biologists and team that did the work. District staff are satisfied with the methods and result.

## Public Information Meeting Questions and Comments

### 21 What were the second and third choices for the site?

A total of nine sites were analyzed, with four sites shortlisted. Of the shortlisted sites, Site 1 is the Lillooet Road and Mount Seymour Parkway location. It was determined as not viable due to the challenging topography, challenges for exit and entry to the site and impacts to the future growth of Capilano University. Site 2 is the Mount Seymour Parkway and Seymour Boulevard location. This location is owned by the Squamish Nation. In early conversations with the Squamish Nation, they communicated they have other plans for the land. Site 6 is the Riverside Drive location. This location was determined as not viable because all of the facility functions would not fit on the site. In addition, there were community objections sent to the District and challenges ensuring the structure would meet the flood construction level required in a post disaster facility. At the end of this review it was determined that this site was the best choice for this facility.

## General Comments and Questions During the Open House

- ▶ How do Fire Services respond to fires on or next to the water now that DNV no longer has a fire boat?
- ▶ What is the status of the DARWIN application for the Innovation District?
- ▶ How does this project relate to the Maplewood Implementation Plan?
- ▶ How does the OCP refresh relate to the recently approved Maplewood Implementation Plan?
- ▶ The desire to see Riverside improved with better sidewalks etc.

# APPENDIX C

## Additional Feedback

## Online Feedback

Comments were submitted by the public in response to information about the Maplewood Fire Facility project. The following comments were submitted online in response to the question “What would you like to tell us about this proposal?”.

### Online Feedback Form Submissions

Comment #1 Hi - the City of North Vancouver undergoing massive development has only one medium sized firehall while the DNV has 5 and is adding this large structure. I have lived in the DNV for 35 years and have only seen one small basement suite fire.

In my opinion, the money should be spent on the Parks department as the parks badly need upgrades. Where is all the massive amounts of developer money going? It's not to the Parks! We need more parks to service the increase in population caused by wholesale development.

Comment #2 We support the proposal. The location will enhance the Fire Departments ability to service both Land (and possibly) Sea call outs.

A Shared (Port Moody, Vancouver) Water Responsibility to service areas not easily accessible by this land based department could/would be of strategic importance.

Comment #3 Please make every effort to preserve the wetlands and natural areas between the escarpment and the hall. I'm enthusiastic about plans for bike/pedestrian trails in that area and I would be very disappointed if this project interferes with that.

As well, the location of this project marks the start of the Dollarton Cycling Death Zone which I assume (hope) will be radically transformed in the near future (As a recent new resident to the area I'm astounded at how bad it is and how nothing is being done about it). The plans for the fire hall development need to at least anticipate vastly better cycling infrastructure along its frontage.

Comment #4 Wrong location at this time. It is paramount that such a facility be located in a very safe location. Any location within 1-to-2km from the existing chlorine plant should be out of bounds until 2030 when the chlorine production is supposed to cease. I highly recommend due diligence on this matter.



## Online Feedback Form Submissions

**Comment #5** I attended the meeting last night and took it upon myself to walk the proposed property today. This fire hall and all the auxiliary buildings should be built as close to the south property line as possible and the buffer of wetlands at the north end of the proposed property should be maximized. I also took it upon myself to survey a few elevations and I do not see any issues with the flood plain. I was told last night that the design criteria is to be 7 meters above sea level and that Dollarton Highway is at 4 meters above sea level and that the fire hall needs to be at 3 meters above Dollarton Highway. FYI the proposed property slopes uphill from Dollarton and you do not have to go very far onto the property from Dollarton (south property line) to be 3 meters higher and reach the alleged flood plane. I was also informed that Dollarton Highway may get raised several meters in the near future. I ask the district: Will you please consider not approving a construction budget to enhance architectural features and then hide the building several hundred feet away out of sight of everyone other than those going to the facility. The community should be proud of a beautiful building like this but if it cannot be seen what's there to be proud of? If it cannot be showcased by moving it south on the property then let's go back to the drawing board and get down to basic construction practice and basic construction materials. I'm very confident that the district could easily save over a million dollars if the architect is instructed to build this facility with function as a priority. Do we really need all the expensive glass so we can have natural light? What's the R-value of that glass? Is the energy savings by eliminating some LED lights a fair trade off for the energy increase because of heat loss? Very unlikely, not in this lifetime.

I am a business owner of Dollarton Highway.

**Comment #6** good idea but ensure that the Lynn Valley fire hall stays open  
also put one ambulance at LV hall after the admin folks move to Maplewood.

**Comment #7** I would hope to see additional capacity and capabilities added to deal with wild fire risks on the North Shore. Would this facility add to those resources? I fully support seeing our existing fire and rescue teams supported with additional resources.

## Phone Calls

Phone Calls	Date
Discussion of sustainability measures and support for bird-friendly design, preserving wetland and preserving wildlife corridors	May 7
No comment on centre, discussion of his desire to use the farm for a local event	May 8
Concern about the wording of the flyer & importance of distinguishing between fire service and DNV	May 10

## **Tamsin Guppy**

---

**From:** [REDACTED]  
**Sent:** May 09, 2019 1:31 PM  
**To:** Mathew Schofield; Tamsin Guppy  
**Subject:** Maplewood Fire RC

Hello;

I received your info mailout regarding the proposed MFRC. It looks very good. Unfortunately, I will be unable to attend the meeting next week and I do have a couple of questions I hope you can answer for me, largely around pedestrian and cycle access through the site – it occupies a key space for connectivity within the District.

1. The site plan mentions a “multi-use trail”. What is envisioned for that? Will it have connections to Windridge, Dollarton or the proposed Berkeley extension?
2. How does the proposed Centre fit with and further the District’s commitment to the Spirit Trail?
3. Will there be any North-South trail/walkways to connect Windridge to Dollarton/Old Dollarton?
4. How does the entranceway and reconfiguration of the School’s entrance fit with the proposed Berkeley extension?

Thank you very much,

[REDACTED]

**Tamsin Guppy**

---

**From:** [REDACTED]  
**Sent:** May 09, 2019 7:27 AM  
**To:** Tamsin Guppy  
**Cc:** Mayor and Council - DNV  
**Subject:** Firehall at Maplewood

Hi Tasmin:

I'd like to comment on the water flow aspect of the new firehall. I am familiar with the DNV study done for the Innovation development.

I've been in the area for many years and am a keen conservationist.

I would like DNV to direct any available water into the Park Street Marsh. This marsh is prime habitat protected from human disturbance and it is used by hundreds of waterfowl in the winter, as I have seen as a birdwatcher and former member of WBT. When the area was developed to the west of the marsh and Dollarton Highway realigned, the water flow into the marsh was sharply reduced so that it dries out early in the year. The former board of WBT, when Patricia Banning Lover was president, advocated to restore water flow into the marsh. I totally support this idea.

The present board at WBT wants a salmon channel. The present board are focused, too narrowly in my opinion, on "habitat and cultural use." Many members of WBT are not aware of the board's position and would prefer the water to go to Park Street Marsh. The water could go via Maplewood Conservation Area's pond system that drains into the marsh or directly into the marsh. It would be a real accomplishment to do something to restore this valuable wetland.

Thanks for your time,  
[REDACTED]



**Tamsin Guppy**

---

**From:** [REDACTED]  
**Sent:** May 16, 2019 5:12 PM  
**To:** Tamsin Guppy  
**Subject:** Maplewood Fire Hall

Hi there,

Sorry I missed the meeting about the new fire hall.

My hope is to retain nature's needs along with our growing community needs.

Animals need a few green through spaces to access the beaches and streets adjacent to these routes need to be thoughtfully considered for both animal and human safety.

I also hope any new development has ample parking for employees and guests.

Additionally nature is the best artist.

Buildings are best set back and out of view with tall tree and shrub landscaping with minimal water needs or personnel maintenance.

So much wildlife needs our progressive efforts to build in their best chance.

I think green roofs for mason bees, birds, butterflies and human connection with nature are a vital real estate commodity under utilized so far.

Those are my thoughts.

Thank you,

[REDACTED]

Sent from my iPhone

# APPENDIX D

## Comment Forms

# Comment Sheet:

## DISTRICT OF NORTH VANCOUVER

### PROPOSAL: Maplewood Fire & Rescue Centre

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

I am good with the concept of a new fire, rescue and training facility on the proposed site.

My concern is the ingress / egress of vehicles in and out of the facility in case of flooding. The building will be fine but will trucks float?

Also how much interaction (effort?) is put into marine rescue by district firefighters? Would an amphibious vehicle be appropriate?

No response required. I'm sure you've thought out these and many other concerns.

Thank you for the presentation May 15. Nice recovery on the tech failure.

Your Name

Street Address

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 this public consultation process unless its release is authorized by its owner 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.



DISTRICT OF  
NORTH  
VANCOUVER



Please return, by mail or email, by May 29, 2019 to:

Tamsin Guppy, District Planner  
604-990-2391, GuppyT@dnv.org

District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

# Comment Sheet:

## DISTRICT OF NORTH VANCOUVER

### PROPOSAL: Maplewood Fire & Rescue Centre

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

As a long term resident of DNU and Windridge Dr I have the following two comments:

- 1- The public was not properly notified on this event and it is evident from a low turn out. I do not comprehend the whole secrecy and staying under radar.
- 2- I will be fine with a fire station in vicinity but I am totally against the training facility so near our area. I am certain if you do proper public input you will get negative opinion on the proposed plan.

Your Name

Street Address

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 this public consultation process unless its release is authorized by its owner 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.



Please return, by mail or email, by May 29, 2019 to:

Tamsin Guppy, District Planner  
604-990-2391, GuppyT@dnv.org

District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5



# Comment Sheet:

## DISTRICT OF NORTH VANCOUVER

### PROPOSAL: Maplewood Fire & Rescue Centre

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

1. Very pleased that Fire Station to be built in Maplewood.
2. Need Affordable Housing for firemen to live closer to work.
3. Thanks for listening to Community & treating people with respect.

Your Name

Address

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 this public consultation process unless its release is authorized by its owner 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.



Please return, by mail or email, by May 29, 2019 to:

Tamsin Guppy, District Planner  
604-990-2391, GuppyT@dnv.org

District of North Vancouver  
355 West Queens Road  
North Vancouver, BC V7N 4N5

# APPENDIX E

## Sign-In Sheet

# Please Sign in:

Name:

Address:

Email/Phone# (Optional):

[REDACTED] [REDACTED] OLD DOLLARTON

[REDACTED] Springside Dr. N.V. [REDACTED]

[REDACTED] old Dollarton Road

[REDACTED] Epps Ave [REDACTED]

Windridge Dr

Windridge Dr

Windridge Dr

Premier St

WINDRIDGE DR.

Windridge Dr NV

Forester St

# Please Sign in:

**Name:**

**Address:**

**Email/Phone# (Optional):**

[Redacted]	[Redacted] Seymour River Place	no Email
[Redacted]	[Redacted] Riverbend Dr	[Redacted]
[Redacted]	[Redacted] Edgemont Blvd	[Redacted]
[Redacted]	[Redacted] Strathcona N.V.	[Redacted]
[Redacted]	[Redacted] Seymour River	[Redacted]
[Redacted]	[Redacted] RIVERSIDE DR. N.V.A.	[Redacted]



# Please Sign in:

**Name:**

**Address:**

**Email/Phone# (Optional):**

Riverside & RKWY.

LAYTON DR. N.VAN

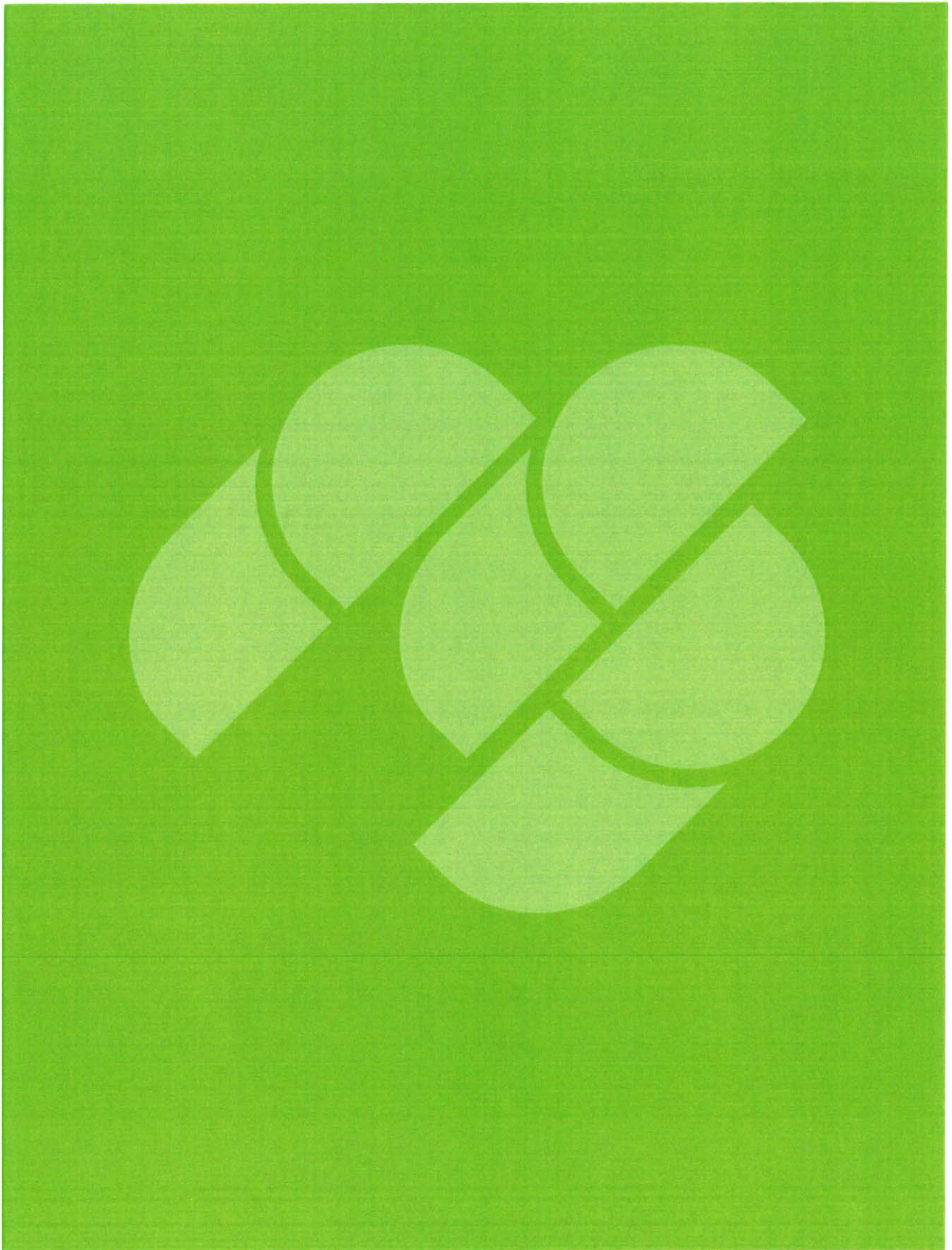
Kimloch Lane N-Van

RIVERSIDE Dr.

E. 10th N.Van

BLYTHWOOD DRIVE








585 - 1111 West Hastings Street, Vancouver BC V6E 2J3 | 604.687.2281

101 - 848 Courtney Street, Victoria BC V8W 1C4 | 250.383.0304

[www.cityspaces.ca](http://www.cityspaces.ca)

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: June 24, 2019
<input type="checkbox"/> Other:	Date: _____

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

June 12, 2019  
File: 01.0645.20/001.000

**AUTHOR:** Charlene Grant, General Manager, Corporate Services

**SUBJECT:** 2018 Annual Report

### RECOMMENDATION:

THAT Council receive the District of North Vancouver 2018 Annual Report, including: the consolidated audited financial statements for 2018, permissive tax exemptions, a report on municipal services and operations, and municipal objectives for the period 2015 to 2018, with an outlook to 2020.

### REASON FOR REPORT:

In accordance with section 98 of the Community Charter, Council must, before June 30th of each year, prepare an annual report, make it available for public inspection and consider it, along with submissions from the public, at an annual meeting.

### SUMMARY:

The 2018 Annual Report was made publicly available June 3, 2019 and the annual meeting is scheduled for June 24, 2019. The report is available at [DNV.org/annualreport](http://DNV.org/annualreport), District Hall and the three District libraries and includes:

- The consolidated audited annual financial statements
- A list of permissive tax exemptions provided by Council, including the amount of tax that would have been imposed had the exemption not been granted
- Review of municipal services and operations in 2018, with a consistent set of performance and activity measures
- Summary of progress in 2018 on previously-established objectives, by reference to the 2015-2018 Corporate Plan
- A statement of broad municipal objectives for 2019 and 2020, subject to approval by the Council elected in late 2018
- Supplemental information including five-year performance trends for key indicators of the District's fiscal health, select performance and benchmark measures.

There are no declarations of disqualification made under section 111 to report.

**EXISTING POLICY:**

Community Charter Part 4, Division 5, Section 98.

**ANALYSIS:**

The 2018 Annual Report meets the requirements of the Community Charter. It includes the consolidated audited financial statements for 2018 and a detailed listing of permissive tax exemptions for that year. The 2015-2018 Corporate Plan is referenced to report on progress against established municipal objectives for the period ending in 2018. Specifically, the 2018 Annual Report reviews progress on eleven strategic priorities directed towards the aims of: *Achieving the Community Vision of the OCP, Providing Strong Governance and Service and Protecting and Enhancing the Environment and Building Resilience.*

Supplemental financial information includes five-year trends and descriptions for key indicators, such as results from operations, taxation, debt financing, surpluses and reserves. Additional information is provided in the form of select performance measures including: municipal taxes per capita and benchmarked, operating costs for governance, solid waste diversion rates, water consumption and crime rate, for example.

Municipal services and operations are described by the same set of activity measures as those provided in previous annual reports.

The entire online report, including both required and supplemental information, is in PDF format and printable. Complete hard copies are available for viewing at District Hall and libraries, where staff can assist viewing in either format.

**Concurrence:**

Production of the 2018 Annual Report was led by the Finance division, coordinated with Corporate Services and with input from all District divisions.

**Financial Impacts:**

The 2018 annual report was produced in-house. Direct costs, estimated at \$2,500.00, are attributable to advertising and printing of a limited number of hard copies to facilitate public review.

**Public Input, Timing and Approval Process:**

The Community Charter requires that the annual report be made available for public inspection a minimum of two weeks before holding the annual meeting for Council to consider it, along with submissions from the public. The report was made available on June 3, 2019 and will be considered, along with public input, at the June 24 2019 Special Meeting of Council at 7 pm. Public notice was provided in accordance with Community Charter requirements. Stand-alone ads were booked in the June 12 and 19 issues of the North Shore News. Notification was also provided through website and social media.



Respectfully submitted,



Charlene Grant  
General Manager, Corporate Services

Attachment:

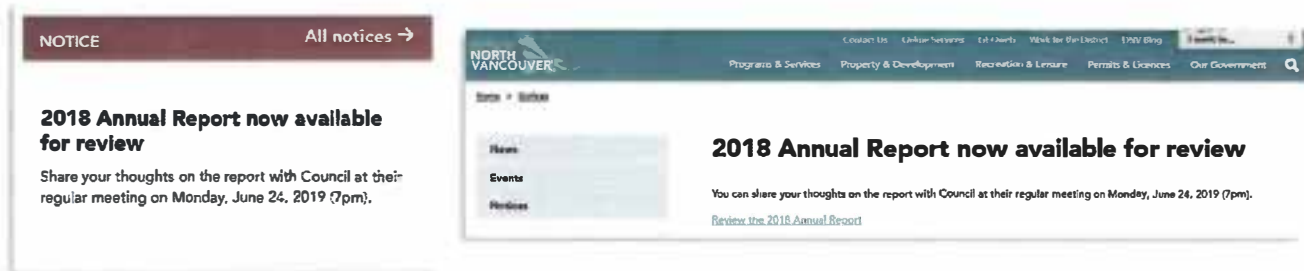
1. Accessing the 2018 Annual Report
2. District of North Vancouver 2018 Annual Report presentation

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

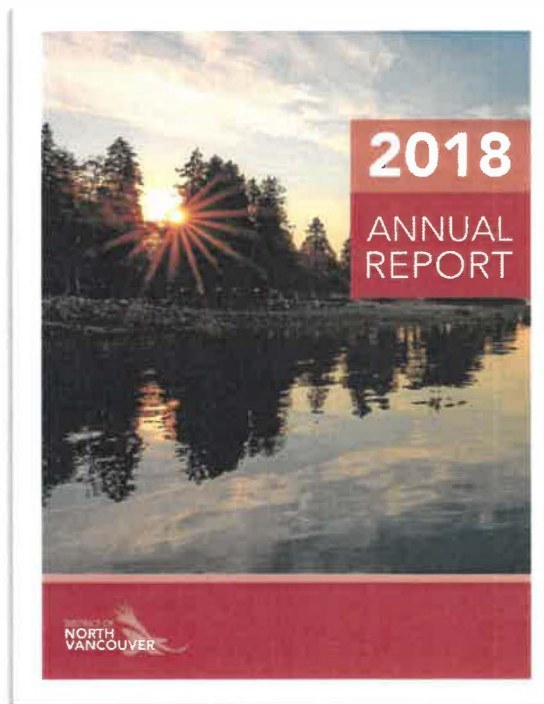
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## 2018 Annual Report

### From dnv.org (*online*)



### At District Hall and Libraries (*hard copy version*)



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## Charter Requirements (Section 98)

- (1) Before June 30 in each year, a council must
  - (a) prepare an annual report,
  - (b) make the report available for public inspection under section 97, and
  - (c) have the report available for public inspection at the meeting required under section 99.
- (2) The annual report must include the following:
  - (a) the audited annual financial statements referred to in section 167 (4) for the previous year;
  - (b) for each tax exemption provided by a council under Division 7 [Permissive Tax Exemptions] of Part 7 [Municipal Revenue], the amount of property taxes that would have been imposed on the property in the previous year if it were not exempt for that year;
  - (c) a report respecting municipal services and operations for the previous year;
  - (d) a progress report respecting the previous year in relation to the objectives and measures established for that year under paragraph (f);
  - (e) any declarations of disqualification made under section 111 [application to court for declaration of disqualification] in the previous year, including identification of the council member or former council member involved and the nature of the disqualification;
  - (f) a statement of municipal objectives, and the measures that will be used to determine progress respecting those objectives, for the current and next year



[dnv.org/annualreport](http://dnv.org/annualreport)



#### 2018 Annual Report now available for review

You can now view thoughts on the report with Council in their regular meeting on Monday, June 24, 2019 (7pm).

NOTICE

All notices →

#### 2018 Annual Report now available for review

Share your thoughts on the report with Council at their regular meeting on Monday, June 24, 2019 (7pm).



## Financial Information

- Audited Consolidated Financial Statements
- Permissive Tax Exemptions
- Supplemental Financial Information
- Notes & Highlights



## Notification

- Report available June 3, 2019
- Advertised June 12, June 19
- Web, social media
- As of noon, June 24<sup>th</sup>:
  - Unique visits to annual report web page = \*
  - Unique downloads of the annual report document = \*



## Public Submissions

- [annualreportfeedback@dnv.org](mailto:annualreportfeedback@dnv.org)
- Twitter @NVanDistrict
- Facebook NVanDistrict

**Public Input: June 24 Special Meeting**  
**7pm**



355 West Queens Road  
North Vancouver, BC  
V7N 4N5

604-990-2311

