

AGENDA

REGULAR MEETING OF COUNCIL

Monday, January 25, 2021

7:00 p.m.

**To be held virtually but streamed at
dnv.org/council-live**

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



www.dnv.org

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REGULAR MEETING OF COUNCIL

7:00 p.m.

Monday, January 25, 2021

To be held virtually but streamed at
dnv.org/council-live

AGENDA

BROADCAST OF MEETING

- Online at dnv.org/council-live

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8262 – OCP Amendment 1923 Purcell Way
- Bylaw 8263 – Rezoning 1923, 1935, 1947 and 1959 Purcell Way
- Bylaw 8449 – Rezoning 840 St. Denis Avenue
- Bylaw 8451 – OCP Amendment 267 Orwell Street
- Bylaw 8452 – Rezoning 267 Orwell Street
- Bylaw 8423 – Rezoning 904-944 Lytton Street
- Bylaw 8455 – OCP Amendment 220 Mountain Hwy & 1515-1555 Oxford Street
- Bylaw 8456 – Rezoning 220 Mountain Hwy & 1515-1555 Oxford Street

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

Recommendation:

WHEREAS:

- the Minister of Public Safety and Solicitor General has issued Order M192; and,
- Order M192 requires British Columbia municipalities to use best efforts to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,
- the District has assessed its ability to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,
- the District has taken into consideration its Covid-19 Safety Plan as required by Worksafe BC; and,
- the District has determined that, at this time, it cannot safely allow members of the public to physically attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* or its Covid-19 Safety Plan;

THEREFORE, this meeting of the Council for the District of North Vancouver is to be held virtually and without members of the public, or Council, being physically present;

AND THAT the principles of openness, transparency, accessibility and accountability are being ensured through:

- Providing an online subscription service for residents to sign up and be apprised of upcoming meetings and the post-meeting availability of meeting minutes and meeting videos;
- Providing advance notice of this meeting in accordance with the *Community Charter* and advising the public on how they may participate in the meeting by providing public input;
- Providing the availability of the agenda for this meeting on the District's webpage six days in advance of the meeting;
- The live streaming of this meeting via a link readily available on the District's webpage;
- Maintaining the thirty minute public input opportunity at each regular meeting and the discretionary public input opportunity at each workshop;
- The ability of the public to provide input on agenda items by full two-way audio and video means;
- Adhering the rules of procedural fairness and acting with respect and courtesy at all times when hearing the public;
- Conducting meetings in a manner that resembles in-person meeting as much as possible;
- And reminding the public that they may contact Mayor and Council at any time on any topic via its council@dnv.org email address.

1. ADOPTION OF THE AGENDA

1.1. January 25, 2021 Regular Meeting Agenda

Recommendation:

THAT the agenda for the January 25, 2021 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

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

3. RECOGNITIONS

4. DELEGATIONS

- 4.1. MLA Karin Kirkpatrick** p. 11
Re: Introduction and Term Priorities
- 4.2. Julia Staub French and Laurie Kohl, Family Services of the North Shore** p. 13-14
Re: An Update – Changing Lives Together

5. ADOPTION OF MINUTES

- 5.1. January 11, 2021 Regular Council Meeting** p. 17-24

Recommendation:

THAT the minutes of the January 11, 2021 Regular Council meeting are adopted.

6. RELEASE OF CLOSED MEETING DECISIONS

7. COUNCIL WORKSHOP REPORT

8. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation:

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

- 8.1. Bylaws 8451, 8452, and 8453: OCP Amendment, Rezoning and Development Cost Charge Waiver Bylaws for 267 Orwell Street** p. 27-101
File No. 08.3060.20/016.20

Report: Deputy Municipal Clerk, December 22, 2020

Attachment 1: Bylaw 8451

Attachment 2: Bylaw 8452

Attachment 3: Bylaw 8453

Attachment 4: Staff Report dated November 17, 2020

Recommendation:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" is ADOPTED;

AND THAT "Orwell Street Development Cost Charges Waiver Bylaw 8453, 2020" is ADOPTED.

8.2. Bylaw 8449: Rezoning Bylaw for 840 St. Denis Avenue **p. 103-162**
File No. 08.3060.20/012.19

Report: Deputy Municipal Clerk, December 22, 2020
Attachment 1: Bylaw 8449
Attachment 2: Staff Report dated November 12, 2020

Recommendation:

THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is ADOPTED.

8.3. Development Permit 12.19 - 840 St. Denis Avenue **p. 163-195**
File No. 08.3060.20/012.19

Report: Planning Assistant, January 6, 2021
Attachment 1: Development Permit 12.19

Recommendation:

THAT Development Permit 12.19 for a three-unit ground-oriented residential development at 840 St. Denis Avenue is ISSUED.

8.4. Bylaws 8436 and 8437: Solid Waste Management Bylaw 8436 and Bylaw Notice Enforcement 8437 **p. 197-227**
File No. 11.5360.90/007.00

Report: Manager – Public Works, January 7, 2021
Attachment 1: Solid Waste Management Bylaw 8436 Matrix
Attachment 2: Bylaw 8436
Attachment 3: Bylaw 8437

Recommendation:

THAT "Solid Waste Management Bylaw 8436, 2021" is given FIRST, SECOND, and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8437, 2021 (Amendment 52)" is given FIRST, SECOND, and THIRD Readings.

8.5. 2021 Social Service Grants - Core Funded Agencies **p. 229-237**
File No. 05-1930-Grants/Sponsorship 2021

Report: Community Planner, January 5, 2021
Attachment 1: 2021 Budget for Core Grants and Allocation to Agencies

Recommendation:

THAT a budget of \$1,156,414 is approved for social service core funding grants in 2021 and disbursed to agencies, as outlined in the January 5, 2021 report of the Community Planner entitled 2021 Social Service Grants – Core Funded Agencies.

8.6. Lynn Canyon Pay Parking Pilot Project - Council Endorsement

p. 239-247

File No. 11.5210.00/000.000

Report: Transportation Engineer, January 11, 2021

Attachment 1: Staff Report dated December 1, 2020

Recommendation:

THAT the plan for the Lynn Canyon Park Pay Parking Pilot is approved by Council for implementation.

8.7. 3155 and 3175 Canfield Crescent - Detailed OCP Amendment and Rezoning Application

p. 249-290

File No.

Report: Councillor Jordan Back, January 8, 2021

Attachment A: 3155 and 3175 Canfield Crescent Early Input Report dated November 18, 2019

Recommendation:

THAT staff be directed to prepare bylaws for Council's consideration, based on the applicant's OCP amendment and rezoning application for an eight unit townhouse development, prior to the completion of the targeted review of the OCP.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

9.4.1. Housing Committee – Councillor Bond

9.4.2. Indigenous Relations Committee – Councillor Hanson

9.4.3. Board – Councillor Muri

9.4.4. Regional Culture Committee – Councillor Muri

9.4.5. Regional Parks Committee – Councillor Muri

9.4.6. Regional Planning Committee – Councillor Muri

9.4.7. COVID-19 Response & Recovery Task Force – Mayor Little

9.4.8. Liquid Waste Committee – Mayor Little

9.4.9. Mayors Committee – Mayor Little

9.4.10. Mayors Council – Translink – Mayor Little

9.4.11. Zero Waste Committee – Mayor Little

10. ADJOURNMENT

Recommendation:

THAT the January 25, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

DELEGATIONS

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MLA Karin Kirkpatrick

Re: Introduction and Term Priorities

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Delegation to Council Request Form

4.2

District of North Vancouver
Clerk's Department

355 West Queens Rd. North Vancouver BC V7N 4N5

Form submission: Questions about this form Phone 604-990-2311
Submit to address above or email to gordonia@dnv.org

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

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

Name of group wishing to appear before Council: Family Services of the North Shore

Title of Presentation: Changing Lives Together: An update from Family Services of the North Shore

Name of person(s) to make presentation: Julia Staub French, Laurie Kohl

Purpose of Presentation:

- ☒ Information only
☐ Requesting a letter of support
☐ Other – please describe:

Note: Delegation requests will not be accepted if they are requesting financial assistance of any kind or are in relation to any potential or current development application with the District.

Contact person (if different than above): Valerie Dolgin

Daytime telephone number: 604.375.4879 (email contact preferred)

Email address: levdolgin@familyservices.bc.ca (email preferred)

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes: ☒ Handout ☐ Digital Format ☒ PowerPoint Presentation

**Note: All supporting documentation must be provided 14 days prior to your appearance date.
This form and any background material provided will be published in the public agenda.**

Presentation requirements: ☒ Laptop ☐ Tripod for posterboard
☒ Multimedia projector ☐ Flipchart
☐ Overhead projector

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

Delegation to Council Request Form

Rules for Delegations:

- 1 Delegations must submit a Delegation to Council Request Form to the Municipal Clerk. Submission of a request does not constitute approval nor guarantee a date. The request must first be reviewed by the Clerk.
- 2 The Clerk will review the request and, if approved, arrange a mutually agreeable date with you. You will receive a signed and approved copy of your request form as confirmation.
- 3 Only one delegation will be permitted at any Regular Meeting of Council.
- 4 Delegations must represent an organized group, society, institution, corporation, etc. Individuals may not appear as delegations.
- 5 Delegations are scheduled on a first come, first served basis, subject to direction from the Mayor, Council, or Chief Administrative Officer.
- 6 The Mayor or Chief Administrative Officer may reject a delegation request if it regards an offensive subject, has already been substantially presented to council in one form or another, deals with a pending matter following the close of a public hearing, or is, or has been, dealt with in a public participation process.
- 7 Supporting submissions for the delegation should be provided to the Clerk by noon 14 days preceding the scheduled appearance.
- 8 Delegations will be allowed a maximum of five minutes to make their presentation.
- 9 Any questions to delegations by members of Council will seek only to clarify a material aspect of a delegate's presentation.
- 10 Persons invited to speak at the Council meeting may not speak disrespectfully of any other person or use any rude or offensive language or make a statement or allegation which impugns the character of any person.
- 11 Please note the District does not provide grants or donations through the delegation process.
- 12 Delegation requests that are non-jurisdictional or of a financial nature may not be accepted.

Helpful Suggestions:

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

I understand and agree to these rules for delegations

Valerie Delgin
Name of Delegate or Representative of Group

Oct 26, 2020
Date

Signature [Signature]

For Office Use Only

Approved by:

Municipal Clerk [Signature]

Deputy Municipal Clerk _____

Appearance date: Jan. 25, 21

Receipt emailed on: Oct. 28, 20

Rejected by:

Mayor _____

CAO _____

Applicant informed on: _____

Applicant informed by: _____

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

MINUTES

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:03 p.m. on Monday, January 11, 2021. The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Bridger, Section Manager – Engineering, Planning & Design
Ms. G. Lanz, Deputy Municipal Clerk
Mr. M. Hartford, Section Manager – Development Planning
Ms. E. Moxon, Project Engineer
Ms. S. Dale, Confidential Council Clerk
Ms. C. Archer, Clerk Typist 3
Ms. S. Clarke, Clerk Typist 3

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

MOVED by Councillor MURI

SECONDED by Councillor BACK

WHEREAS:

- the Minister of Public Safety and Solicitor General has issued Order M192; and,
- Order M192 requires British Columbia municipalities to use best efforts to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,
- the District has assessed its ability to allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* and Public Health Officer orders; and,
- the District has taken into consideration its Covid-19 Safety Plan as required by Worksafe BC; and,
- the District has determined that, at this time, it cannot safely allow members of the public to attend open meetings of council in a manner that is consistent with the applicable requirements or recommendations of the *Public Health Act* or its Covid-19 Safety Plan;

THEREFORE, this meeting of the Council for the District of North Vancouver is to be held without members of the public being physically present;

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- Conducting meetings in a manner that resembles in-person meeting as much as possible;
- And reminding the public that they may contact Mayor and Council at any time on any topic via its council@dnv.org email address.

CARRIED

1. ADOPTION OF THE AGENDA

1.1. January 11, 2021 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the January 11, 2021 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Peter Teevan:

- Spoke regarding household hazardous waste disposal programs;
- Suggested working jointly with all three North Shore municipalities;
- Opined that the household hazardous waste disposal events should be held outside the District's Operation Centre;
- Commented that all persons dropping off should have to show proof of residency;
- Noted that there should be limits on quantity of materials dropped off; and,
- Suggested that the District pays the fees for safe disposal.

2.2. Ms. Taylor Slater:

- Spoke regarding the impact of the Opioid Crisis on youth in the community; and,
- Commented on the need for youth-focused long-term addiction recovery programs.

3. RECOGNITIONS

Nil

4. DELEGATIONS

4.1. MLA Susie Chant

Re: Introduction and Term Priorities

MLA Susie Chant introduced herself noting that she was the elected as the representative for the North Vancouver – Seymour riding in the October 24, 2020 provincial election. MLA Chant provided an overview of term priorities, highlighting COVID-19 response management, affordable housing, transportation, environmental health, and sustainable health services.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the delegation from MLA Susie Chant is received for information.

CARRIED

4.2. North Shore Young Citizens' Council

Re: Young Adult Perspectives on Housing

Mr. Louis Wong and Ms. Andrea Davidson, North Shore Young Citizens' Forum, provided an overview of civic engagement of young citizens. They expressed a desire to build a stronger community with better civic engagement and provided recommendations for enhanced community engagement.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the delegation from North Shore Young Citizens' Council is received for information.

CARRIED

5. ADOPTION OF MINUTES

5.1. November 23, 2020 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 23, 2020 Special Council meeting are adopted.

CARRIED

5.2. December 7, 2020 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the December 7, 2020 Regular Council meeting are adopted.

CARRIED

5.3. November 17, 2020 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 17, 2020 Public Hearing are received.

CARRIED

5.4. December 8, 2020 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the December 8, 2020 Public Hearing are received.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

- 8.1. UBCM Community Emergency Preparedness Fund – Structural Flood Mitigation 2020 Application for Debris Hazard Management on Panorama Drive at Mathews Brook and Gavles Creek**
File No. 11.5225.01/002.000

MOVED by Councillor MURI
SECONDED by Councillor BACK

THAT the application for grant funding through the *UBCM Community Emergency Preparedness Fund - Structural Flood Mitigation 2020 Application for Debris Hazard Management on Panorama Drive at Mathews Brook and Gavles Creek* is approved.

CARRIED

Councillor CURREN declared a potential conflict related to items 8.2 and 8.3 due to owning a business on Gallant Avenue in Deep Cove and left the meeting at 8:10 p.m.

8.2. Grant Funding Application - Livable Deep Cove Covid Resilience Project

File No. 11.5250.20/131.000

MOVED by Councillor MURI
SECONDED by Mayor LITTLE

THAT Council supports the Livable Deep Cove Covid Resilience Project;

AND THAT staff submit an application for grant funding of the Livable Deep Cove Covid Resilience Project through the *Canada Infrastructure Program – Covid-19 Resilience Infrastructure Stream*;

AND THAT the District of North Vancouver commits to any associated ineligible costs and cost overruns, to be funded through the Infrastructure Reserve.

CARRIED

Absent for Vote: Councillor CURREN

8.3. Grant Funding Application – Gallant Creek Flood Conveyance Works

File No. 11.5225.80/006.000

MOVED by Councillor MURI
SECONDED by Councillor BACK

THAT staff submit an application for grant funding for the Gallant Creek Flood Conveyance Works through the *Investing in Canada Infrastructure Program - COVID-19 Resilience Infrastructure Stream – Adaptation, Resilience, & Disaster Mitigation (ARDM)*;

AND THAT Council supports the project and commits to any associated ineligible costs and cost overruns.

CARRIED

Absent for Vote: Councillor CURREN

Councillor CURREN returned to the meeting at 8:36 p.m.

8.4. Election Sign Limitation

File No.

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT staff are directed to report back to Council on options for limiting the size and height of election signs in the District of North Vancouver.

CARRIED

Opposed: Mayor LITTLE and Councillors FORBES and MURI

The meeting recessed at 9:45 p.m. and reconvened at 9:49 p.m.

8.5. Bylaws 8455, 8456, 8457, and 8458: Rental Housing Project at 220 Mountain Highway, 1515-1555 Oxford Street

File No. 08.3060.20/083.18

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8455, 2020 (Amendment 41)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1402 (Bylaw 8456)" is given SECOND and THIRD Readings;

AND THAT "Mountain Highway Development Cost Charge Waiver Bylaw 8457, 2020" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8458, 2020 (220 Mountain Highway)" is given SECOND and THIRD Readings.

CARRIED

8.6. Bylaws 8423, 8424 and 8425: 904-944 Lytton Street (Seymour Estates)

File No. 08.3060.20/025.17

MOVED by Councillor BACK

SECONDED by Councillor BOND

THAT "District of North Vancouver Rezoning Bylaw 1396 (Bylaw 8423)" is given SECOND Reading, as amended, and THIRD Reading;

AND THAT "Housing Agreement Bylaw 8424, 2020 (904 Lytton Street – No Rental Restrictions)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8425, 2020 (904 Lytton Street – Rental Housing)" is given SECOND and THIRD Readings.

CARRIED

Opposed: Councillors HANSON and MURI

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

Nil

9.4. Metro Vancouver Committee Appointees

9.4.1. Housing Committee – Councillor Bond

Nil

9.4.2. Indigenous Relations Committee – Councillor Hanson

Nil

9.4.3. Board – Councillor Muri

Nil

9.4.4. Regional Culture Committee – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Nil

9.4.6. Regional Planning Committee – Councillor Muri

Nil

9.4.7. COVID-19 Response & Recovery Task Force – Mayor Little

Nil

9.4.8. Liquid Waste Committee – Mayor Little

Nil

9.4.9. Mayors Committee – Mayor Little

Nil

9.4.10. Mayors Council - TransLink – Mayor Little

Nil

9.4.11. Zero Waste Committee – Mayor Little

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the January 11, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:28 p.m.)

Mayor


Municipal Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>January 25, 2021</u>
<input type="checkbox"/> Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

December 22, 2020
File: 08.3060.20/016.20

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaws 8451, 8452, and 8453: OCP Amendment, Rezoning and Development Cost Charge Waiver Bylaws for 267 Orwell Street

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" is ADOPTED;

AND THAT "Orwell Street Development Cost Charges Waiver Bylaw 8453, 2020" is ADOPTED.

BACKGROUND:

Bylaws 8451 and 8452 received First Reading on October 19, 2020. A Public Hearing for Bylaws 8451 and 8452 was held and closed on November 10, 2020. Bylaws 8451 and 8452 received Second and Third Readings on December 7, 2020. Bylaw 8453 received First, Second, and Third Readings on October 19, 2020.

Pursuant to section 52(3)(a) of the *Transportation Act*, Bylaw 8452 received approval from the Ministry of Transportation and Infrastructure on December 16, 2020.

The bylaw is now ready to be considered for Adoption by Council.

OPTIONS:

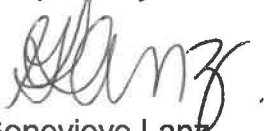
1. Adopt the bylaws;
2. Give no further Readings to the bylaws and abandon the bylaws at Third Reading;
or,
3. Rescind Third Reading, debate possible amendments to the bylaws and return Bylaws 8451 and 8452 to a new Public Hearing if required.

SUBJECT: Bylaws 8451, 8452, and 8453: OCP Amendment, Rezoning and Development Cost Charge Waiver Bylaws for 267 Orwell Street

December 22, 2020

Page 2

Respectfully submitted,



Genevieve Lanz
Deputy Municipal Clerk

Attachments:

- Bylaw 8451
- Bylaw 8452
- Bylaw 8453
- Staff Report dated November 17, 2020

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

The Corporation of the District of North Vancouver

Bylaw 8451

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 5: Low Density Apartment" (RES5) to "Commercial Residential Mixed-Use Level 3" (CRMU3)

READ a first time October 19th, 2020 by a majority of all Council members.

PUBLIC HEARING held November 10th, 2020

READ a second time December 7th, 2020 by a majority of all Council members.

READ a third time December 7th, 2020 by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

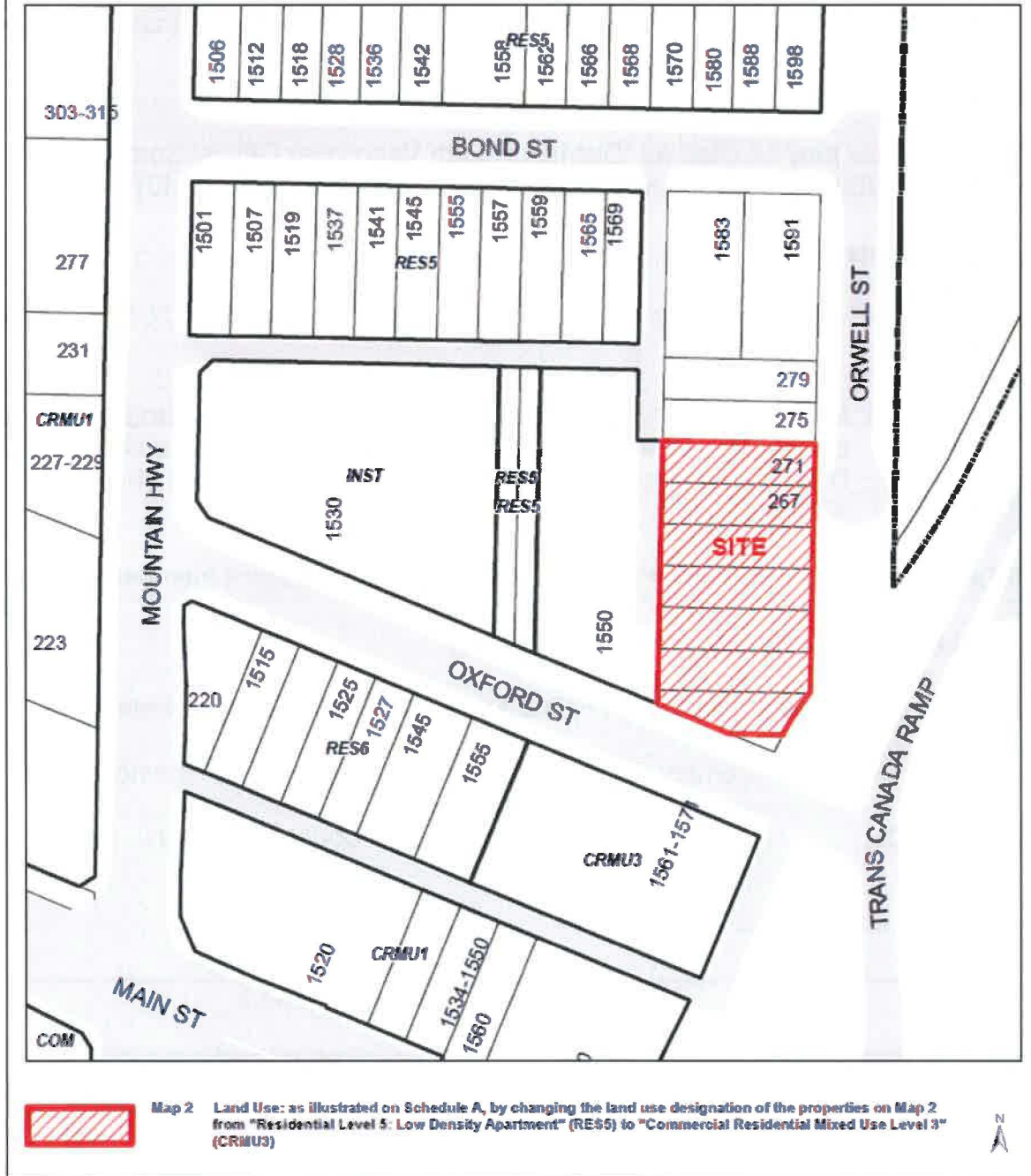
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8451

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)



The Corporation of the District of North Vancouver

Bylaw 8452

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)".

2. Amendments

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

- (a) Part 2A, Definitions is amended by adding CD132 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 132 CD132"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B132 Comprehensive Development Zone 132 CD132"

The CD132 zone is applied to:

- i) Lot I Block 42 District Lot 204 Plan 18318 (PID: 007-194-170);
- ii) Lot J Block 42 District Lot 204 Plan 18318 (PID: 007-194-196);
- iii) Lot 20 Block 42 District Lot 204 Plan 1340 (PID: 014-742-284);
- iv) Lot 21 Block 42 District Lot 204 Plan 1340 (PID: 014-742-292);
- v) Lot 22 Block 42 District Lot 204 Plan 1340 (PID: 014-742-306);
- vi) Lot 23 Block 42 District Lot 204 Plan 1340 (PID: 014-742-314); and
- vii) Lot 24, Except Part in Highway Plan 11, Block 42 District Lot 204 Plan 1340 (PID: 014-742-331).

4B 132 – 1 Intent

The purpose of the CD 132 Zone is to permit a medium-density residential development.

4B 132 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD 132 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

Residential use

4B 132 – 3 Conditions of Use

a) ***Residential:*** *Residential uses* are only permitted when the following conditions are met:

- (i) Each dwelling unit has access to private or semi-private outdoor space;
- (ii) Balcony and deck enclosures are not permitted.

4B 132 – 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

4B 132 – 5 Density

a) The maximum permitted density is 6,563m² (70,644 sq. ft.) *gross floor area* and 90 units.

b) For the purpose of calculating *gross floor area* the following are exempted:

- i. Any floor areas below finished grade;
- ii. Amenity space to a maximum of 65m² (700 sq. ft.);
- iii. Mechanical and electrical rooms and shafts up to a maximum of 65m² (700 sq. ft.);
- iv. Above grade bicycle storage room(s) up to a maximum of 72m² (775 sq. ft.)
- v. Garbage room(s) up to a maximum of 53m² (570 sq. ft.)
- vi. The area of balconies and covered patios.

c) For the purposes of calculating FSR the lot area is deemed to be 2,522.37m² (27,150.54 sq. ft). being the site size at the time of rezoning.

4B 132 – 6 Setbacks

- a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	3.0m (9.8 ft)
East (Orwell St)	4.5m (14.7 ft)
West	4.5m (14.7 ft)
Southeast	2.0m (6.5 ft)
South (Oxford St)	3.5m (11.5 ft)

- b) Decks and patios are excluded from the setback requirement for the east, west, and south setbacks.
- c) No projecting features may be located within 2.0m (6.5 ft) of the north property line.

4B132 – 7 Height

The maximum permitted height is:

- a) Multi-family apartment building: 19.5m (64.0 ft);

4B 132 – 8 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 132 – 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with minimum 90% opacity, is required to screen from view:
- i) any utility boxes, vents or pumps that are not located underground and/or within a building; and

- ii) any solid waste facility(garbage, recycling, compost with the exception of temporary, at-grade staging areas) or loading areas that are not located underground and/or within a building.

4B 132 – 10 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

Use	Parking Requirement
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	0.65 spaces per unit
Visitor	0.1 spaces per unit

- b) Bicycle storage for residents shall be provided on the basis of 1.25 spaces per unit.
- c) Except as specifically provided in 4B132 - 10 (a) and (b) parking shall be provided in accordance with Part 10 of this Bylaw.”
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single Family Residential 6000 zone (RS4) to Comprehensive Development Zone 132 (CD132).

READ a first time October 19th, 2020

PUBLIC HEARING held November 10th, 2020

READ a second time December 7th, 2020

READ a third time December 7th, 2020

Certified a true copy of “District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on December 16th, 2020

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8452



The Corporation of the District of North Vancouver

Bylaw 8453

A bylaw to waive Development Cost Charges

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

Citation

- 1) This bylaw may be cited as "Orwell Street Development Cost Charges Waiver Bylaw 8453, 2020".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means not more than 90 affordable rental housing units in a building not exceeding 6 storeys, where the affordable rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time October 19th, 2020

READ a second time October 19th, 2020

READ a third time October 19th, 2020

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8453



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>December 7, 2020</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 17, 2020
File: 08.3060.20/016.20

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: Bylaws 8451 and 8452: Non-Market Housing Project at 267 Orwell Street

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaws 8451 and 8452 received First Reading on October 19, 2020 and a Public Hearing was held and closed on November 10, 2020. Related Development Cost Charges Waiver Bylaw (Bylaw 8453) received First, Second and Third Reading on October 19, 2020.

REASON FOR REPORT:

During the Public Hearing, a member of Council directed a question to staff for clarification on whether noise mitigation barriers were planned to be installed as part of the Phibbs Exchange Project or the Main Street/Dollarton Highway Interchange project.

As the main travel lanes of Highway 1 in this location are approximately 130 metres (427 feet) from the site, it is anticipated that this physical separation will assist in reducing the scale of noise impacts. To potentially further address noise impacts, District staff have raised the issue with the Ministry of Highways and Infrastructure (MOTI) and will continue to explore with ministry staff any options to reduce noise impacts in the area as part of work related to Highway 1 and Phibbs Exchange.

SUBJECT: Bylaws 8451 and 8452: 267 Orwell Street - Second and Third Readings
November 17, 2020

Page 2

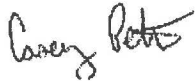
CONCLUSION:

Bylaws 8451 and 8452 are now ready to be considered by Council for Second and Third Readings. Development Cost Charges Waiver Bylaw (Bylaw 8453) is attached for reference.

OPTIONS:

1. Give Second and Third Reading to Bylaws 8451 and 8452; (staff recommendation) or,
2. Give no further Readings to the bylaws and abandon Bylaws 8451 and 8452 at First Reading.

Respectfully submitted,



Casey Peters
Senior Development Planner

Attachments:

1. District of North Vancouver Official Community Plan, Amendment 40 (Bylaw 8451)
2. District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)
3. District of North Vancouver Development Cost Charge Bylaw (Bylaw 8453)
4. Public Hearing Minutes – November 10, 2020
5. Staff Report – dated September 30, 2020

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	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		

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The Corporation of the District of North Vancouver

Bylaw 8451

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 5: Low Density Apartment" (RES5) to "Commercial Residential Mixed-Use Level 3" (CRMU3)

READ a first time October 19th, 2020 by a majority of all Council members.

PUBLIC HEARING held November 10th, 2020

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

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

ADOPTED by a majority of all Council members.

Mayor

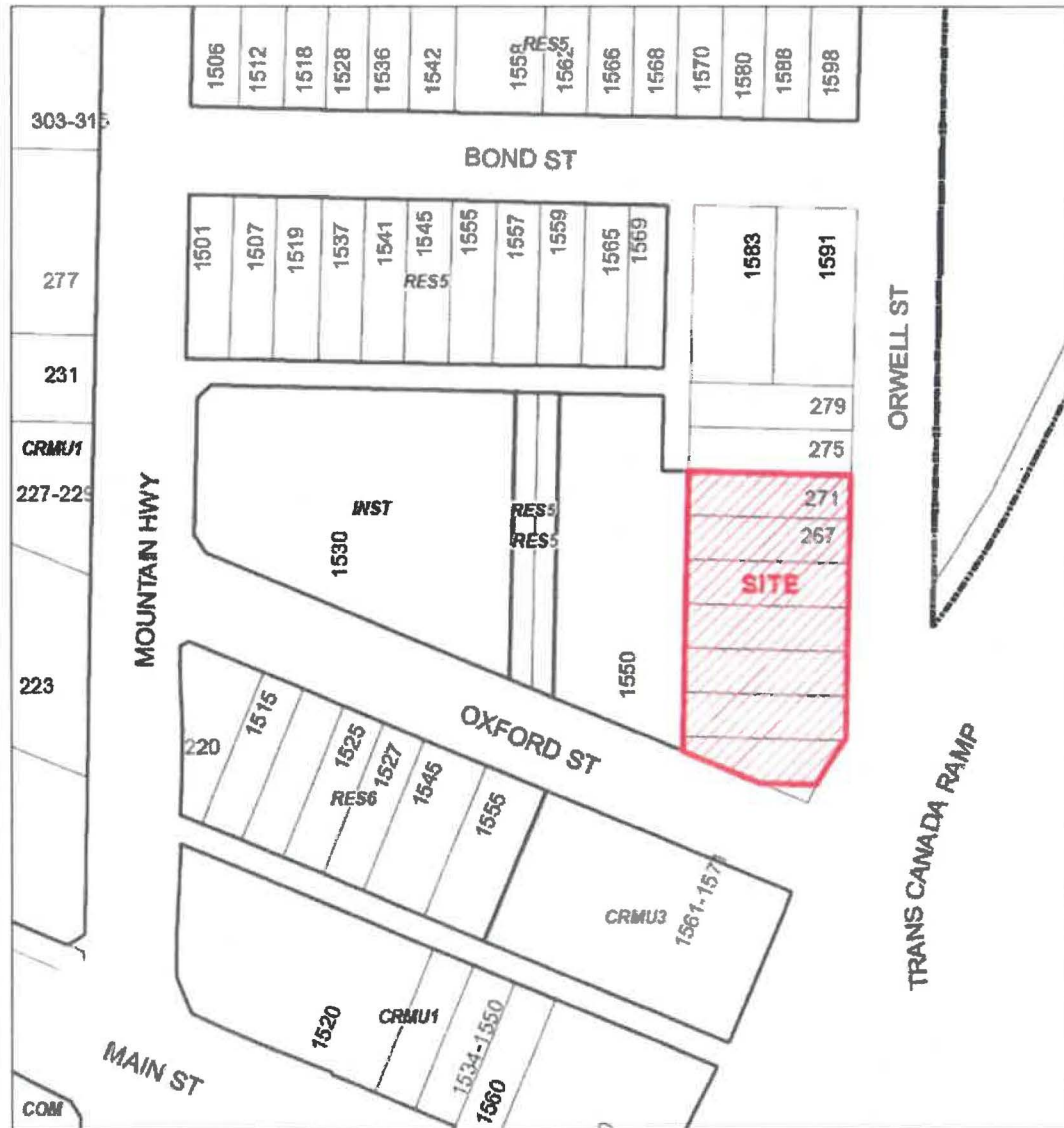
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8451

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 5: Low Density Apartment" (RES5) to "Commercial Residential Mixed Use Level 3" (CRMU3)



The Corporation of the District of North Vancouver

Bylaw 8452

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)".

2. Amendments

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

- (a) Part 2A, Definitions is amended by adding CD132 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 132 CD132"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B132 Comprehensive Development Zone 132 CD132"

The CD132 zone is applied to:

- i) Lot I Block 42 District Lot 204 Plan 18318 (PID: 007-194-170);
- ii) Lot J Block 42 District Lot 204 Plan 18318 (PID: 007-194-196);
- iii) Lot 20 Block 42 District Lot 204 Plan 1340 (PID: 014-742-284);
- iv) Lot 21 Block 42 District Lot 204 Plan 1340 (PID: 014-742-292);
- v) Lot 22 Block 42 District Lot 204 Plan 1340 (PID: 014-742-306);
- vi) Lot 23 Block 42 District Lot 204 Plan 1340 (PID: 014-742-314); and
- vii) Lot 24, Except Part in Highway Plan 11, Block 42 District Lot 204 Plan 1340 (PID: 014-742-331).

4B 132 – 1 Intent

The purpose of the CD 132 Zone is to permit a medium-density residential development.

4B 132 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD 132 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

Residential use

4B 132 – 3 Conditions of Use

a) ***Residential:*** *Residential uses* are only permitted when the following conditions are met:

- (i) Each dwelling unit has access to private or semi-private outdoor space;
- (ii) Balcony and deck enclosures are not permitted.

4B 132 – 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

4B 132 – 5 Density

a) The maximum permitted density is 6,563m² (70,644 sq. ft.) *gross floor area* and 90 units.

b) For the purpose of calculating *gross floor area* the following are exempted:

- i. Any floor areas below finished grade;
- ii. Amenity space to a maximum of 65m² (700 sq. ft.);
- iii. Mechanical and electrical rooms and shafts up to a maximum of 65m² (700 sq. ft.);
- iv. Above grade bicycle storage room(s) up to a maximum of 72m² (775 sq. ft.)
- v. Garbage room(s) up to a maximum of 53m² (570 sq. ft.)
- vi. The area of balconies and covered patios.

c) For the purposes of calculating FSR the lot area is deemed to be 2,522.37m² (27,150.54 sq. ft). being the site size at the time of rezoning.

4B 132 – 6 Setbacks

- a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	3.0m (9.8 ft)
East (Orwell St)	4.5m (14.7 ft)
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- b) Decks and patios are excluded from the setback requirement for the east, west, and south setbacks.
- c) No projecting features may be located within 2.0m (6.5 ft) of the north property line.

4B132 – 7 Height

The maximum permitted height is:

- a) Multi-family apartment building: 19.5m (64.0 ft);

4B 132 – 8 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 132 – 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with minimum 90% opacity, is required to screen from view:
- i) any utility boxes, vents or pumps that are not located underground and/or within a building; and

- ii) any solid waste facility(garbage, recycling, compost with the exception of temporary, at-grade staging areas) or loading areas that are not located underground and/or within a building.

4B 132 – 10 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Parking Requirement
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	0.65 spaces per unit
Visitor	0.1 spaces per unit

- b) Bicycle storage for residents shall be provided on the basis of 1.25 spaces per unit.
- c) Except as specifically provided in 4B132 - 10 (a) and (b) parking shall be provided in accordance with Part 10 of this Bylaw.”
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single Family Residential 6000 zone (RS4) to Comprehensive Development Zone 132 (CD132).

READ a first time October 19th, 2020

PUBLIC HEARING held November 10th, 2020

READ a second time

READ a third time

Certified a true copy of “District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

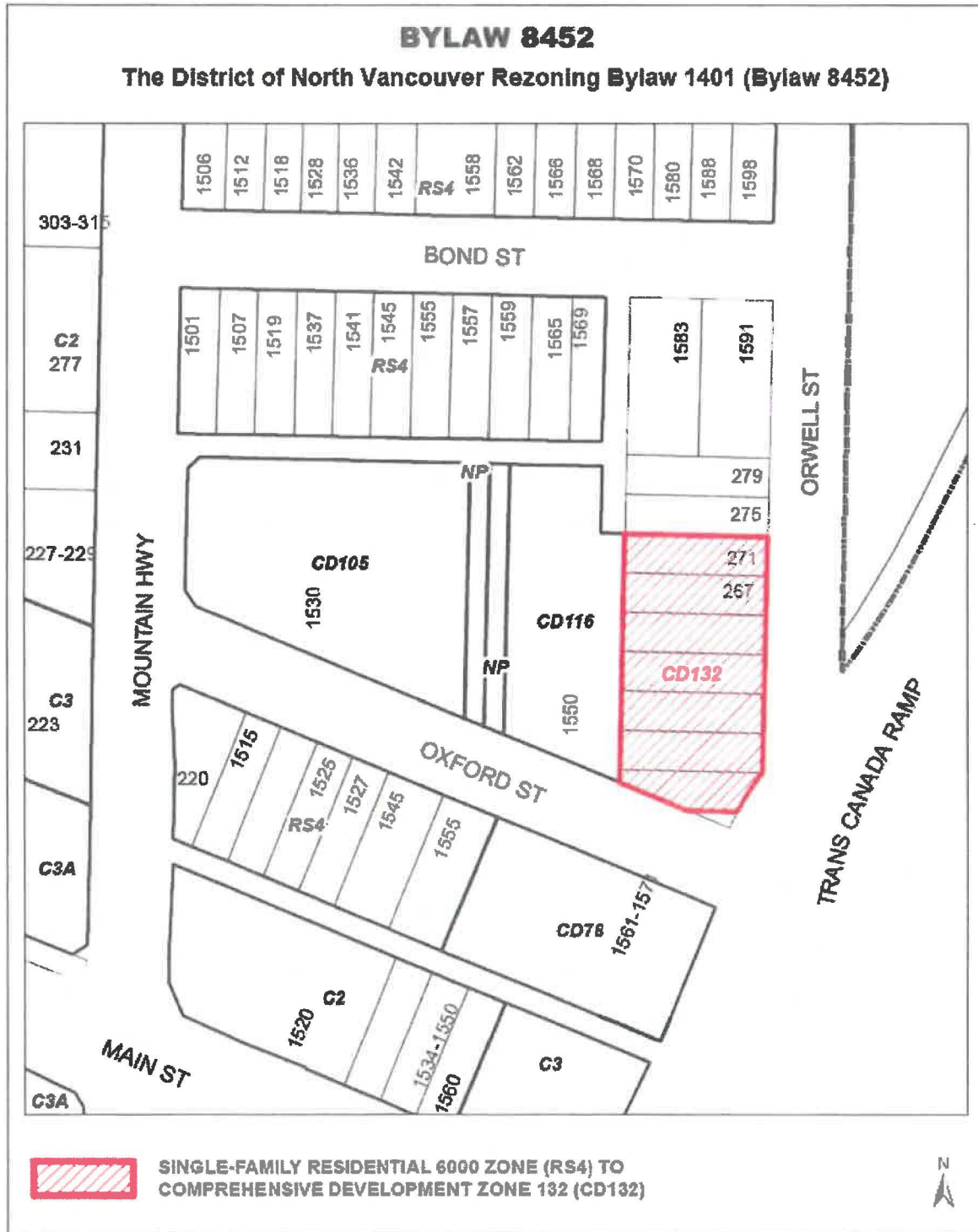
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8452



The Corporation of the District of North Vancouver

Bylaw 8453

A bylaw to waive Development Cost Charges

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

Citation

- 1) This bylaw may be cited as "Orwell Street Development Cost Charges Waiver Bylaw 8453, 2020".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means not more than 90 affordable rental housing units in a building not exceeding 6 storeys, where the affordable rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time October 19th, 2020

READ a second time October 19th, 2020

READ a third time October 19th, 2020

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8453



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**267 Orwell Street
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, November 10, 2020 commencing at 7:58 p.m.
The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Ms. C. Peters, Senior Development Planner
Ms. S. Dale, Confidential Council Clerk
Ms. A. Bellwood, Planning Assistant
Ms. C. Archer, Clerk Typist 3

1. OPENING BY THE MAYOR

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

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as being streamed live over the internet. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the WebEx Events software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaws under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaws under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaws. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaws which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8451 proposes to amend the District's Official Community Plan land use designation of the subject site from Residential Level 5: Low Density Apartment (RES5 to Commercial Residential Mixed-Use Level 3 (CRMU3). Bylaw 8452 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 6000 Zone (RS4) to a new Comprehensive Development Zone 132 (CD132). The CD132 Zone addresses permitted and accessory uses, provisions such as density, height, setbacks, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

Ms. Casey Peters, Senior Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Peters advised that:

- The subject site is approximately 2500m²;
- The site includes existing seven parcels and two single-family houses and all seven lots are owned by the District;
- Phibbs Exchange Bus Loop is located to the east;
- The Phibbs Exchange upgrade project is currently in the design phase and it is anticipated that the project will be tendered for construction in the Spring of 2021 with an anticipated eighteen month construction period;
- The current informal park and ride will close as part of the Ministry of Transportation and Infrastructure works;
- An existing multi-family rental building is located to the south and a multi-family rental building under construction to the west;
- Creekstone Care Centre is located at the corner of Oxford Street and Mt. Hwy;
- Single-family uses are located to the north and are designated in the Official Community Plan for future multi-family development;
- The OCP designates the site as Residential Level 5 which permits density of residential development up to 1.75 FSR;
- Bylaw 8451 proposes to amend the OCP to Commercial Residential Mixed Use Level 3 which would accommodate the proposed density of approximately 2.65 FSR;
- The existing zoning is Single-Family 6000 Zone (RS4) and Bylaw 8452 would rezone the site to a new Comprehensive Development Zone 132 allowing the proposed density of up to 2.65 FSR;
- The proposal is for a 6-storey non-market rental building with 90 units;
- Access to the underground parkade is from a shared ramp with the project to the west from the existing north-south lane;
- The principal access to the building is off Orwell Street with a secondary access on Oxford Street;
- An indoor amenity space is located on the ground floor and is adjacent to a large outdoor courtyard;
- The project been reviewed against development permit area guidelines for Form and Character of Multi-Family Housing, Energy and Water Conservation and Greenhouse Gas Emission Reduction and Protection from Natural Hazards (Creek Hazard);
- The project has been reviewed against the Lower Lynn Implementation Plan and the Lynn Creek Town Centre Public Realm Guidelines. The project achieves housing goals of the OCP and Implementation plan including providing a range of unit sizes and providing new rental housing;
- The project will create new sidewalks on Oxford Street and Orwell Street, a bike lane on Orwell Street, a multi-use path on Oxford Street and a new cul-de-sac on Orwell Street to improve the ability of vehicles to turnaround;
- The project is adjacent to the Phibbs Exchange bus loop and will be well served by transit;
- The project has been reviewed against the District's Residential and Affordable Housing Strategy and the project meets several goals including:
 - Expanding the supply and diversity of housing;
 - Expanding the supply of new rental housing; and,

- Partnering with other agencies to help deliver affordable housing;
- The District has partnered with Sanford Affordable Housing Society who will be the operator of this building;
- The proposal includes a total of 90 units with 52 1-bedroom units, 72 2-bedroom units and 11 3-bedroom units;
- The proposal includes 42% of the units as family oriented units;
- Sanford's rent structure includes:
 - 20% (18 units) of units will be rented to people on social assistance, who will pay rent between \$375 to \$660 per month);
 - 50% of units (45 units) will be rented to households whose annual income is below the Housing Income Limits. Rents in this category will range from \$1,287 for one-bedroom \$2,262 to for three-bedroom unit); and,
 - 30% of units (27 units) will be rented to households will be rented at slightly below market rents with households paying rent ranging from \$1,650 per month for a one-bedroom unit to \$2,450 per month for a three-bedroom unit;
- The project is proposing 68 vehicle parking spaces includes 117 for residents and 18 for visitors;
- The parking proposed reflects the site's location adjacent to Phibbs Exchange and the CD bylaw will reflect a parking ration of 0.75 per dwelling unit;
- The proposal includes 117 bicycle spaces for residents and an additional 18 spaces for visitors;
- Due to Covid-19, a virtual Public information meeting was held during a four week period from August 24 to September 21, 2020;
- Approximately 450 notices were delivered in the neighbourhood;
- Participants in the virtual meeting were eligible to ask questions and responses were provided and overall the virtual meeting website had 368 visits;
- Four comments were received from members of the public and were generally supportive of the project and provided input on the need for units and the support for this project in this location;
- The proposal will meet Step Code Level 3 with proposed green building measures that include:
 - Low-flow plumbing fixtures to reduce water usage and energy consumption.
 - Retention of rainwater from roofs and decks with slow release to the storm sewer;
 - Electric baseboard heating in dwelling units; and,
 - Anticipated emissions of 6.4 kg of CO2e per square meter per year.

4. PRESENTATION BY APPLICANT

4.1. Ms. Allyson Muir:

- Provided history and context of the proposed project;
- Noted that the project was awarded capital funding with ongoing operating subsidy from BC Housing's Community Housing Fund which was established to help communities with the support of much-needed rental housing; and,
- Commented that the proposed development is in close proximity to Phibbs Exchange.

4.2. Mr. Steve McFarlene:

- Provided an overview of the key features of the proposed building;
- Commented that the communal courtyard creates a sense of community;

- Commented that more affordable housing options are needed in the District;
- Commented that immediate neighbouring properties were taken into consideration when determining the massing of the building;
- Opined that the balconies animate the building;
- Noted that the proposal fulfils the requirements of the District's Accessible Design Policy for Multi-family housing as all of the apartment units meet the basic accessible design criteria;
- Summarized the constraints of the single-level basement parking; and,
- Noted that the proposed development meets the BC Energy Step Code Level 3.

5. REPRESENTATIONS FROM THE PUBLIC

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

- Spoke in support of the proposed project;
- Commented that more supportive housing is needed in the District;
- Spoke in support of rent being tied to income levels; and,
- Expressed concern with parking issues.

5.2. Ms. Laurie Parkinson, 600 Block East 4th Street:

- Opined that baseboard heating is financially expensive and not environmentally friendly;
- Suggested that new buildings have fossil-fuel-free space and hot water heating; and,
- Suggested building to Step 4 of the BC Building Code.

In response to a question from Council, the applicant advised that District residents will be prioritized as tenants.

In response to a question from Council, staff advised that all of the apartment units will meet the Basic Accessible Design criteria and six of the units will meet Enhanced Accessible Design criteria.

In response to a question from Council, staff advised that there will be additional charges for the following:

- Parking is currently proposed to be \$60 per month for those tenants requiring parking;
- Hydro is to be paid by the tenant with the exception for social assistance tenants, in which case hydro is included in the rent as required by BC Housing;
- Internet, phone and cable are to be paid directly by tenants to communications service companies; and,
- Laundry is paid per load in a shared facility and it is anticipated that three-bedroom units will have in-suite laundry.

There will be no additional charges for:

- Household storage;
- Bicycle storage; and,
- Hot water.

In response to a question from Council, the applicant advised that tenants will be made aware of limited street parking and restricted street parking.

In response to a question from Council, the applicant advised that the proposed balconies are not decorative and will be useable and accessible outdoor space.

In response to a question from Council, the applicant advised that the proposed building does not have air conditioning.

5.3. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke in support of the proposed project; and,
- Expressed concern with baseboard heating.

5.4. Alison, 1500 Block Bond Street:

- Spoke in support of the proposed project; and,
- Commented on off-site improvements highlighting the extension of sidewalks and improved landscaping.

5.5. Ms. Margaret Mennie: 1500 Block Bond Street:

- Expressed concern with parking issues on Bond Street;
- Expressed concern that sites in this neighbourhood are not being planned in its entirety;
- Expressed concern with traffic issues; and,
- Questioned when the proposed development would be completed.

In response to a question from Council, the applicant advised that Metro Vancouver regulates air quality and although the proposed development is in close proximity to the highway there are no known issues.

Council requested that staff report back on screening the east side of the highway expansion to shelter the proposed development.

In response to a question from Council, the applicant advised that the principal access to the building is off Orwell Street with a secondary access on Oxford Street.

5.6. Mr. Peter Teevan, SPEAKING A SECOND TIME:

- Spoke regarding cars spilling over onto neighbouring streets;
- Opined that providing parking stalls is less expensive than providing street parking;
- Commented that not enough parking was provided when developing the Lynn Creek Apartments;
- Urged the District to work with the developer to make parking more manageable within the Lynn Creek Town Centre; and,
- Spoke regarding greenhouse gas intensity targets and solutions for heating this building.

5.7. Ms. Laurie Parkinson, SPEAKING A SECOND TIME:

- Spoke regarding global warming.

5.8. Mr. Corrie Kost, SPEAKING A SECOND TIME:

- Proposed that triple-glaze windows be included in the design.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the November 10, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" be returned to Council for further consideration.

CARRIED
(9:19 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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AGENDA INFORMATION

☒ Regular Meeting
☐ Other:

Date: Oct. 19, 2020
 Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 30, 2020
 File: 08.3060.20/016.20

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: Bylaws 8451, 8452, and 8453: OCP Amendment, Rezoning, and Development Cost Charge (DCC) Waiver Bylaws for a Multi-family Residential Non-market Rental Development at 267 Orwell Street

RECOMMENDATION

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)" is given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" is given FIRST reading;

AND THAT the "Orwell Street Development Cost Charge Waiver Bylaw 8453, 2020" is given FIRST, SECOND, and THIRD readings;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8451;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8451 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8451 and Bylaw 8452 be referred to a Public Hearing;

AND THAT Staff be directed to proceed with waiving any additional District of North Vancouver fees, subject to securing the affordable rental units in a lease agreement.



REASON FOR REPORT

Implementation of the proposed project requires Council's consideration of:

- Bylaw 8451 to amend the Official Community Plan designation (**Attachment B**);
- Bylaw 8452 to rezone the subject properties (**Attachment C**);
- Bylaw 8453 to waive Development Cost Charges (**Attachment D**); and
- Issuance of development permits.

The OCP Amendment Bylaw and Rezoning Bylaw are recommended for introduction and referral to a Public Hearing. The DCC Waiver Bylaw is recommended for first, second, and third readings. A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

Terra Housing has applied on behalf of Sanford Affordable Housing Society to develop the existing seven single family lots on Orwell Street that are owned by the District of North Vancouver. The proposal is for a six-storey, 90-unit, non-market rental building.

The development site is located at the south end of the Lynn Creek Town Centre and is currently occupied by two single family houses in the north portion of the site. The remainder of the site is undeveloped and is currently used for construction staging for the site to the west (Adera's market rental building). The property is approximately 2,522 m² (27,151 sq. ft.) in area.

Phibbs Exchange bus loop is located to the east, an existing six-storey market rental building to the south, a six-storey market rental building to the west (under construction), and single family houses with future development potential to the north.



BACKGROUND

The District has identified this District-owned land at the corner of Orwell Street and Oxford Street as a potential site for a non-market rental building and has selected Sanford Affordable Housing Society as the operating partner. Council directed staff to prepare bylaws necessary for the purpose of permitting a six-storey building with low to moderate income rental housing. The Province has announced funding for the project from the Community Housing Fund.

EXISTING POLICY

Official Community Plan

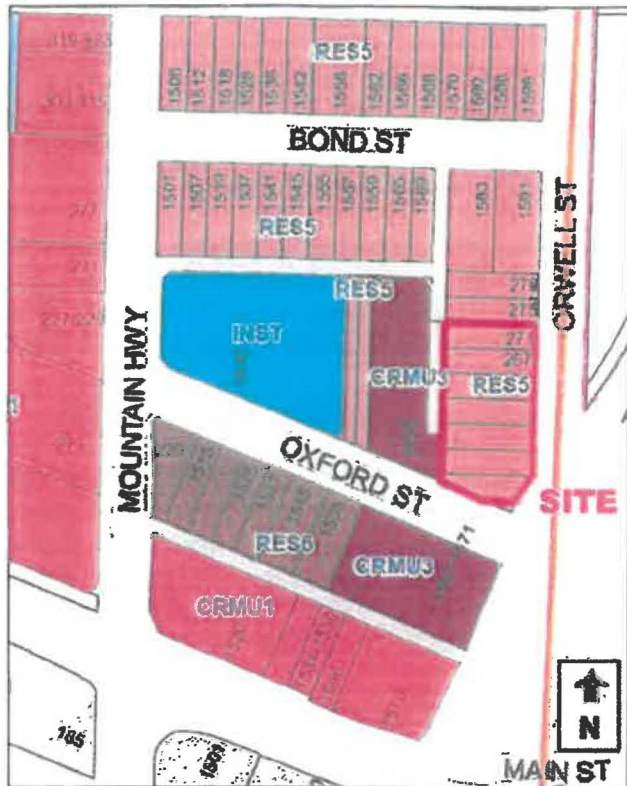
The Official Community Plan (OCP) designates the site as "Residential Level 5: Low Density Apartment" (RES5) which envisions medium-rise apartments at a density of up to approximately 1.75 FSR.

At approximately 2.65 FSR, the proposal does not comply with the Official Community Plan designation and an amendment to the OCP is required. Bylaw 8451 proposes to change the designation of the site to "Commercial Residential Mixed-use Level 3" (CRMU3) which permits density up to approximately 3.5 FSR.

The proposal addresses a number of OCP goals and policies including:

- "Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing."
- "Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units";
- "Focus a higher proportion of affordable housing in designated growth areas"; and
- "Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing".

"Lynn Creek Apartments" a 98 unit market rental apartment development to the south of the site was approved by Council in September 2014 with a density of approximately 3.02 FSR and six storeys in height. The "Creekstone Care Centre" seniors' housing development to the west at the corner of Oxford Street and Mountain Highway was approved by Council in January 2018 with a density of approximately 3.1 FSR and seven storeys in height. "Pivot" an 88 unit market rental apartment development immediately to the west of the site, was approved by Council in September 2018 with a density of approximately 3.09 FSR and six storeys in height. OCP amendments were approved to accommodate each of these three developments.



OCP Designation Map

Implementation Plan

The project has been reviewed against the Lower Lynn Town Centre Implementation Plan (Lynn Creek Plan) and the Lynn Creek Public Realm Guidelines. The project achieves the public realm objectives and provides improved infrastructure for pedestrians, bicyclists, and drivers.

The Lynn Creek Plan anticipates multi-family residential development in the form of mid-rise apartments on this site, at a height of approximately three to five storeys. At six storeys, the proposal exceeds the heights anticipated for this site. The developments approved to the south and west of the site are also six storeys in height.

Rental and Affordable Housing Strategy

The proposed bylaws, if adopted, will permit development of the site for a six-storey building with low to moderate income rental housing. This responds to the following goals of the District's Rental and Affordable Housing Strategy (RAHS):

- Goal 1: Expand the supply and diversity of housing;
- Goal 2: Expand the supply of new rental and affordable housing; and
- Goal 6: Partner with other agencies to help deliver affordable housing.

The RAHS indicates that the 10 year (2016-2026) estimated demand for affordable rental units in the District is 600 to 1,000 units. To date, 298 units* have been created towards this goal and the proposal would create an additional 90 units. (*Source: *Pace of Development - 2019 Update*, July 12, 2020).

Council Directions, 2019-2022

The proposed bylaws respond to the following Council Priority Directions to 2022:

- Key Issue 2: Increasing Housing Diversity and Addressing Affordability

Projects that deliver rental housing for low and moderate income earners and for those in need of social housing have been identified as priorities.

Zoning

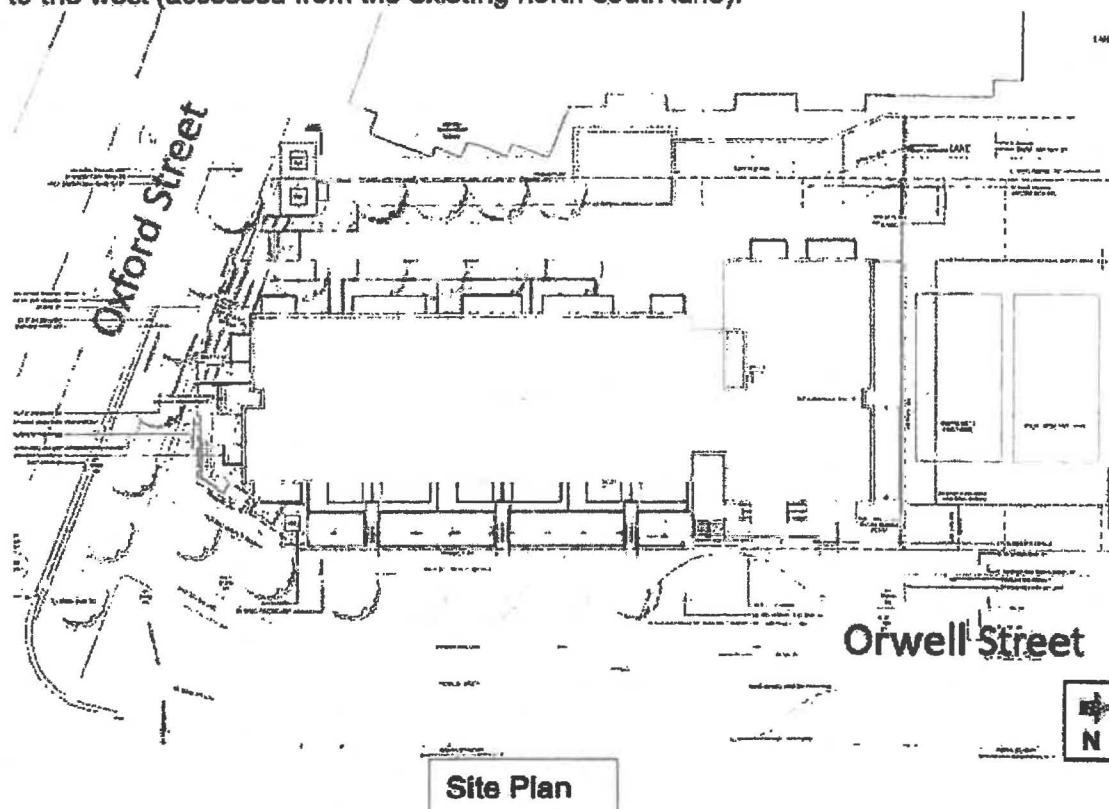
The subject properties are currently zoned Single Family Residential 6000 Zone (RS4) which allows for a maximum FSR of 0.35. Rezoning is required to accommodate the project and Bylaw 8452 proposes to create a new Comprehensive Development Zone 132 (CD132) tailored specifically to this project. The proposed CD132 zone prescribes permitted uses and zoning provisions such as a maximum density of 2.65 FSR, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of a 90-unit, six-storey, non-market rental building. The main pedestrian entrance to the building is from Orwell Street at the north end of the site and there is a secondary entrance on Oxford Street.

The project includes 68 parking spaces in a single-level garage. Access to the underground parking is from a ramp shared with the rental building under construction to the west (accessed from the existing north-south lane).



The units are a mix of one, two, and three bedroom units, ranging in size from approximately 48 m² to 96 m² (516 sq. ft. to 1,033 sq. ft.). The unit mix includes 52 one-bedroom units, 27 two-bedroom units, and 11 three-bedroom units with approximately 42% of the units as two and three bedroom layouts considered suitable for families.

The Ministry of Highways and Infrastructure (MOTI) in partnership with Translink is undertaking an upgrade to Phibbs Exchange. This project is currently in the design

phase and it is anticipated that the project will be tendered for construction in the Spring of 2021 with an anticipated construction period of 18 months. The Main Street/Dollarton Highway interchange work has already begun but it is not anticipated to impact the development site.

There is an existing informal park and ride located immediately to the east of the subject site at the end of the existing Orwell Street cul-de sac. The southern portion of this road is owned by the Province and the northern portion is owned by the District. It is anticipated that MOTI will use the provincially-owned portion of the park and ride for construction staging for Phibbs Exchange and that the District will permit the northern portion to be used for construction staging for the proposed non-market rental building.

Housing Affordability

Sanford Affordable Housing Society ("Sanford") will be the building operator and has partnered with Hollyburn Family Services Society who will be selecting tenants for 20 of the 90 units. The project was awarded capital funding with ongoing operating subsidy from BC Housing's Community Housing Fund, which was established to help communities with the supply of much-needed non-market rental housing. The District will retain ownership of the land and has entered into an Agreement to Lease with Sanford.

Should the Bylaws be adopted, the rental housing will be operated by Sanford as the non-profit housing provider pursuant to the long term ground lease.

As secured in the lease agreement, the rents would be as follows:

- 20% of units will be rented to people on social assistance, who will pay rent at "shelter rates" (which range from \$375 to \$660 per month, depending on family size).
- 50% of units will be rented to people whose annual household income is below the Housing Income Limits (HILs) for the applicable unit size. In 2019, the HILs were \$51,500 for a 1-bedroom unit, \$63,000 for a 2-bedroom unit, and \$90,500 for a 3-bedroom unit. Rents in this category will be geared-to-income, so that tenants pay 30% of gross annual income on rent.
- 30% of units will be rented to people with annual household incomes up to \$71,200 for 1-bedroom units, or up to \$104,440 for 2- and 3-bedroom units. These tenants will pay rent ranging from about \$1,650 per month for a 1-bedroom unit to \$2,450 per month for a 3-bedroom unit. These rents are based on 2019 income data.

For comparison, the table below includes 2019 median rental rates for Metro Vancouver and District of North Vancouver from CMHC's Rental Market Survey.

	Studio	1-bedroom	2-bedroom	3+ -bedroom
Metro Vancouver	\$1,200	\$1,350	\$1,600	\$1800
District of North Vancouver	\$1,248	\$1,538	\$2,000	\$1,931

The applicant notes there will be additional charges for the following:

- **Parking:** currently proposed to be \$60 per month for those tenants requiring parking
- **Hydro:** to be paid by tenant (exception is for social assistance tenants, in which case hydro is included in the rent as required by BC Housing)
- **Internet, phone, cable, etc.:** to be paid directly by tenants to communications service companies
- **Laundry -** pay per load in a shared facility (amount to be determined). It is anticipated that three-bedroom units will have in-suite laundry

There will be no additional charges for:

- Household storage
- Bicycle storage
- Hot water

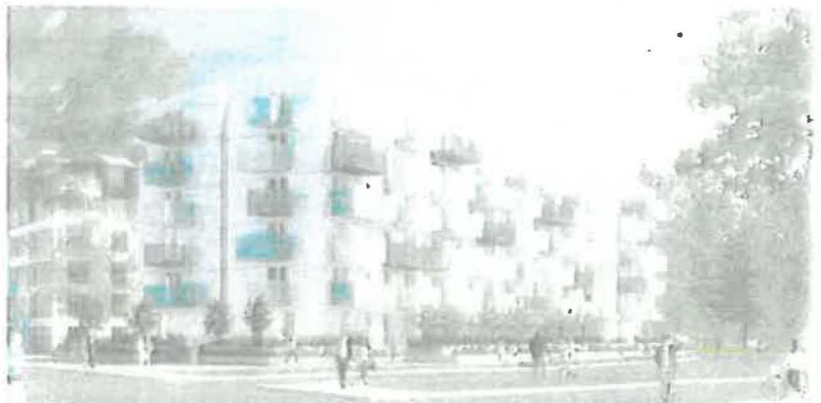
Development Permits

The site is within the following Development Permit Areas:

- Form and Character of Multi-Family Housing
- Energy and Water Conservation and Greenhouse Gas Emission Reduction
- Protection from Natural Hazards (Creek Hazard)

a) Form and Character of Commercial, Industrial, and Multifamily Development

The proposal is in keeping with the Official Community Design Guidelines for Multi-Family Housing.

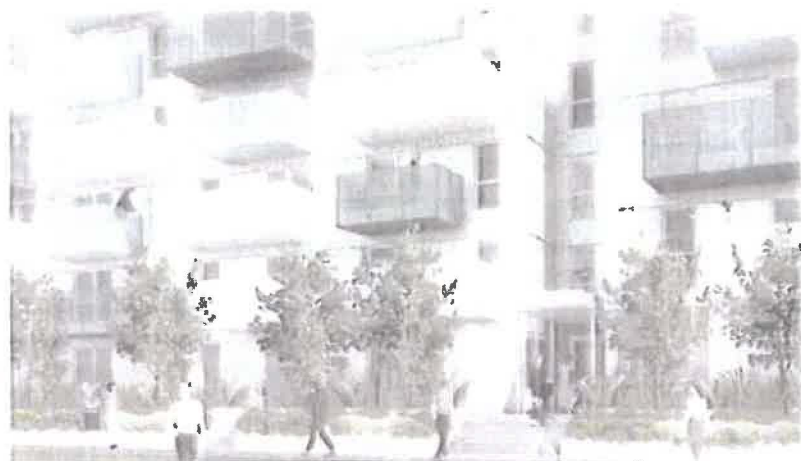


Corner of Oxford Street and Orwell Street - Looking North-West

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on June 11, 2020 and the Panel recommended approval of the project subject to resolution of the Panel comments.

Of note, the Panel indicated support for the project and stated that the design appears well-balanced and represents a modern approach to affordable housing.



Main Entrance on Orwell Street

The Panel identified a number of opportunities for exploration by the design team including:

- A review of the secondary entrance on Oxford Street to improve accessibility;
- Enhancements to the outdoor amenity space; and
- A review of the colours for siding and balconies.

The project design team is exploring ways to address these items, and a summary of the design responses will be included in a report to Council at the Development Permit stage.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction

The proposal as designed is consistent with the Official Community Plan Design Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

In accordance with the District's Construction Bylaw, this project is required to meet Step 3 of the BC Energy Step Code. The applicant has considered the District's draft Community Energy and Emissions Plan (CEEP) and Council's recent declaration of a Climate Emergency and proposes the following:

- Anticipated emissions of 6.4 kg of CO₂e per square meter per year. This results in emissions of approximately 44.4 tonnes for the building for one year (approximately 0.5 tonnes per dwelling unit per year).
- Low-flow plumbing fixtures to reduce water usage and energy consumption.
- Retention of rainwater from roofs and decks with slow release to the storm sewer to reduce the impact on District infrastructure.
- Electric baseboard heating in dwelling units.

c) Protection from Natural Hazards (Creek Hazard)

The proposal is in keeping with the Official Community Plan Design Guidelines for Protection from Natural Hazards (Creek Hazard). A flood hazard assessment report was submitted by Stirling Geoscience Ltd. and the building is designed in accordance with the recommendations of that report.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.

Accessibility

The proposal fulfils the requirements of the District's Accessible Design Policy for Multifamily Housing as all of the apartment units meet the 'Basic Accessible Design' criteria and 6.5% of the apartment units meet the 'Enhanced Accessible Design' criteria, exceeding the minimum requirement of 5%. A total of six units, including three 1-bedroom suites, two 2-bedroom suites and one 3-bedroom suites, will include 'enhanced accessible design' features. The project includes six accessible parking spaces and provides for barrier-free access from the lobby to the amenity spaces.

Vehicle Parking

All parking is proposed in a one-level underground garage with access to the underground parking shared with the rental building under construction to the west, and accessed from the existing north-south lane.

An easement has been registered that secures the location and design details of the ramp. The ramp will be constructed by the adjacent developer.

Parking proposed in the project is 0.65 spaces per dwelling unit with 0.1 spaces per dwelling unit for visitor parking. The project includes a total of 68 parking spaces. Parking requirements are reflected in the proposed CD132 zone.

The District's "Reduced Parking Rates for Multifamily Residential Developments Policy" would require 0.75 spaces per dwelling unit plus 0.1 spaces per unit for visitor parking which would result in a requirement for 77 spaces.

The District OCP includes statements related to reducing parking requirements including:

- Section 5.1 (8): Consider, where appropriate, reducing vehicle parking requirements for new developments in centres and corridors well served by transit to encourage alternate modes of transportation and increase housing affordability

- Section 7.2 (8): Support, where appropriate, parking reductions for purpose built market and affordable rental units
- Section 7.3 (3) Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing

The applicant has submitted a Transportation Impact Assessment prepared by Bunt and Associates. The report notes that the proposed parking at 68 spaces will be adequate based on a review of observed parking demand documented by Translink and Metro Vancouver for non-market rental housing close to frequent transit.

Staff are supportive of the proposed parking rate as the site is adjacent to Phibbs Exchange and is well-served by transit. The Lynn Creek Town Centre includes numerous long-term transportation improvements for pedestrians and bicyclists.

Bicycle Parking and Storage

The proposal includes 117 bicycle spaces residents (1.25 spaces per unit) and 18 bicycle spaces for visitors (0.2 spaces per unit).

The indoor bicycle parking spaces will include 49 spaces in the underground parkade and 68 spaces in an at-grade bicycle room with direct outdoor access (secured and weather-protected). Visitor bicycle parking spaces are proposed adjacent to the building entrances on Orwell Street and Oxford Street. The requirements for the bicycle spaces are secured in the proposed CD132 zone.

The District's "Bicycle Parking and End-of-Trip Facilities Policy" was approved in December 2019 as the design for this project was nearing completion. The policy proposes the following rates for bicycle parking:

- A minimum of 1.5 spaces for a studio or one-bedroom unit
- A minimum of 2 spaces for a two or more bedroom unit

A total of 154 bicycle spaces would be required under this policy. Due to the site constraints and significant costs of constructing a second level in the underground garage, the project is not able to achieve the number of bicycle spaces suggested under this new District policy. It is noted that the proposed 18 bicycle spaces for visitors do meet the requirement in the District's bicycle parking policy, and staff believe the total of 135 bicycle spaces proposed for the project will be adequate.

Overall, the bicycle parking proposed, along with the proximity to transit service, will help to support alternate transportation options for residents and visitors to the project.

Off-site improvements

The project will extend the sidewalk, construct a separated two-way cycle facility, and boulevard improvements on Oxford Street to match what is currently being installed in front of the two developments to the west. In addition, Oxford Street will include street trees, curb, gutter and lighting. The project will also provide a new cul-de sac on Orwell Street with pedestrian and cycling infrastructure.

As review of the proposed civil works is still underway at this time, the estimated total value of off-site works (engineering and landscaping) is unknown and the full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage.

Community Amenity Contribution

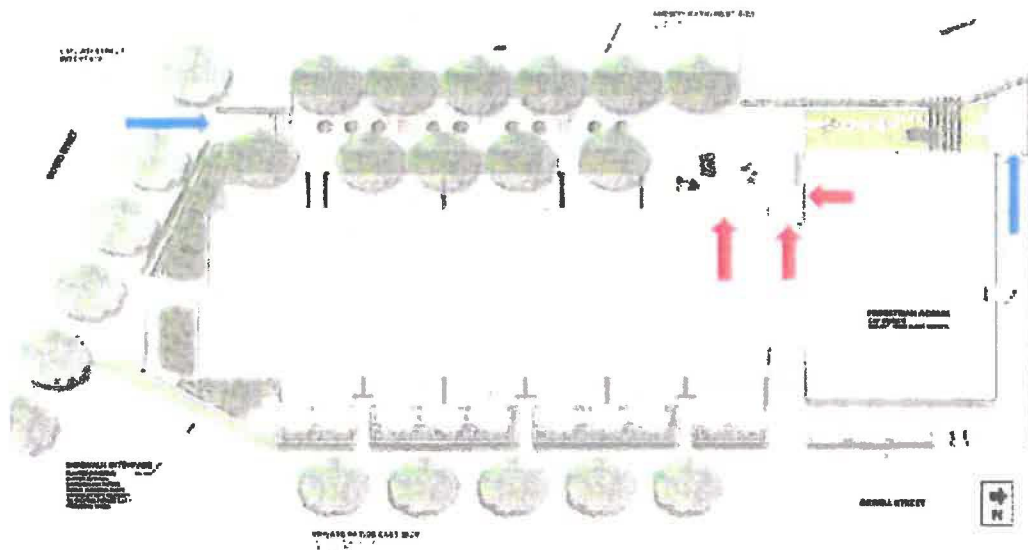
The District's Community Amenity Contribution (CAC) Policy outlines expectations for projects and includes a list of potential in-kind contributions that can be considered in lieu of a cash CAC including "land for, or provision of, affordable, rental or special needs housing." The proposal includes 90 non-market rental units that are secured in perpetuity which represents the in-kind amenity for this project.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application showing landscaping along Oxford Street and Orwell Street with new street trees and privacy planting adjacent to the proposed Orwell Street patios.

The project also includes an outdoor amenity space for residents on the west side of the site. The space can be accessed via a gate on Oxford Street, a pedestrian path from Orwell Street along the north side of the building, or through the building with access from the lobby, indoor amenity room, and laundry room.

Exterior access to the amenity space is shown with blue arrows and interior access is shown with red arrows on the landscape plan below.



Landscape Plan

The outdoor amenity space includes urban agriculture, an outdoor dining area, moveable tables and chairs, and a children's play area with a climbing boulder.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Financial Impacts:

The District of North Vancouver anticipates supporting this project in the following ways:

- providing 0.25 hectares of land at a nominal fee of \$10/year;
- completing professional reports to address unique circumstances on the site;
- waiving the typical application fees for the OCP Amendment, Rezoning; and Development Permit (approximately \$23,000).

In addition the District will consider:

- waiving the Building Permit fees should the rezoning be supported by District Council. Staff estimate the building permit application fees at \$305,000;
- waiving the applicable Development Cost Charges estimated to be \$849,013.35; and
- supporting a property tax exemption for the non-profit society operating the units.

The District's housing reserve fund will support the waived fees and charges and other one-time costs associated with the project.

Concurrence:

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Parks, Development Engineering, Community Planning, Urban Design, Finance, Real Estate and Properties, and the Fire Department.

The District of North Vancouver Rezoning Bylaw 8452 affects land lying within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

School District 44 was provided a copy of the application materials to ensure the School District is aware of these potential new residential units. No response was received from the School District.

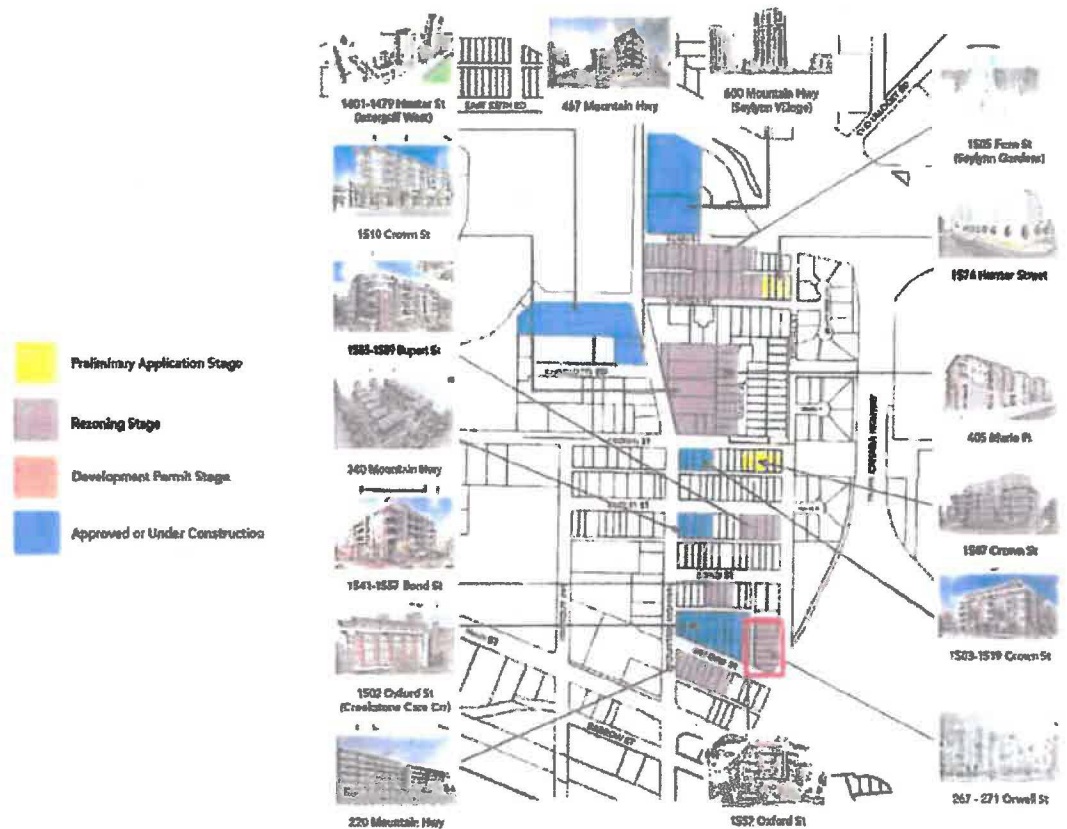
Construction Traffic Management Plan:

The site, outlined in red, is shown on the map on the following page in relation to other current and potential residential construction projects.

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a Development Permit.

The Plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Oxford Street, with particular attention paid to impacts to bus movements. The plan is required to be approved by the District prior to issuance of a building permit.

In particular, the Construction Traffic Management Plan must:



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

Public Input

The applicant held a virtual Public Information Meeting between August 24 and September 21, 2020.

Approximately 450 notices were distributed to neighbours within 250m of the site which is in excess of the distance included in the District's policy on Non-Statutory Public Consultation for Development Applications. Two signs were placed on the property to notify passers-by of the meeting, and advertisements were placed in the North Shore News.

A webpage was established for the virtual Public Information Meeting on the District's website and included a video and display boards prepared by the applicant as well as information on the District's rezoning process and a context map. The virtual PIM allowed participants to ask questions which were posted with a response within two business days. Participants were also able to submit a comment form.



Photo of PIM sign on Orwell Street

A summary of the participation in the virtual meeting included:

- Project webpage on DNV.org: 314 unique visitors, 368 total
- PIM page: 107 unique visitors, 167 total
- Views of video: 73
- Virtual Q&A page: 33 unique visitors, 69 total
- Questions asked via Q&A form: 6
- Virtual feedback form: 39 unique visitors, 52 total
- Comments received: 3 via feedback form, 1 by email

A copy of the Q&A page from the webpage is attached. Questions were asked on a range of topics including:

- Definition of "below-market rental";
- Unit mix and the possibility of including 4-bedroom units;
- Clarification on what is included in the rent for the units; and
- District financial contributions.

Attachment E includes a copy of the questions and responses and a redacted set of comments.

Implementation

Implementation of this project will require an OCP amendment and a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8451 (Attachment B) amends the OCP designation for subject properties from RES5 to CRMU3.

Bylaw 8452 (Attachment C) rezones the subject site from RS4 to a new Comprehensive Development Zone 132 (CD132) which:

- establishes the permitted residential uses;
- establishes the maximum permitted floor area for the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

Bylaw 8453, (Attachment D) authorizes the District to reduce the DCCs to 'zero'.

A legal framework will be required to support the project and it is anticipated that the lease agreement will be used to secure items such as the details of off-site servicing. Additional legal documents required for the project will include:

- subdivision plan to consolidate the site
- stormwater management covenant

CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives and the Lower Lynn Town Centre Implementation Plan (Lynn Creek) and helps to fulfil District housing objectives. The rezoning proposal is now ready for Council's consideration.

**SUBJECT: Bylaws 8451, 8452, and 8453: OCP Amendment, Rezoning, and DCC Waiver Bylaw,
for a Non-Market Rental Development at 267 Orwell Street**

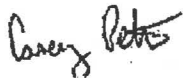
September 30, 2020

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Options:

The following options are available for Council's consideration:




1. Give Bylaws 8451 and 8452 First Reading, give Bylaw 8453 First, Second and Third Reading, refer Bylaws 8451 and 8452 to a Public Hearing, and authorize staff to waive any additional District fees (staff recommendation);
2. Give the bylaws no readings; or,
3. Return the bylaws to staff.



Casey Peters
Senior Development Planner

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8451 – OCP Amendment
- C. Bylaw 8452 – Rezoning
- D. Bylaw 8453 – DCC Waiver Bylaw
- E. Virtual PIM summary

			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 checked="" type="checkbox"/> Finance	_____		<input type="checkbox"/> NS Health	_____	
<input type="checkbox"/> Utilities	_____		<input type="checkbox"/> Fire Services	_____		<input type="checkbox"/> RCMP	_____	
<input type="checkbox"/> Engineering Operations	_____		<input type="checkbox"/> ITS	_____		<input type="checkbox"/> NVRC	_____	
<input type="checkbox"/> Parks	_____		<input type="checkbox"/> Solicitor	_____		<input type="checkbox"/> Museum & Arch.	_____	
<input type="checkbox"/> Environment	_____		<input type="checkbox"/> GIS	_____		<input type="checkbox"/> Other:	_____	
<input type="checkbox"/> Facilities	_____		<input checked="" type="checkbox"/> Real Estate	_____				
<input type="checkbox"/> Human Resources	_____		<input type="checkbox"/> Bylaw Services	_____				
<input type="checkbox"/> Review and Compliance	_____		<input checked="" type="checkbox"/> Planning	_____				

06

ADDITIONAL INFORMATION 3D PERSPECTIVES



SOUTH EAST PERSPECTIVE

omb office of mcfarlane biggar
architects + designers

ORWELL NON-MARKET HOUSING
DETAILED PLANNING APPLICATION | 30 APRIL 2020

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06 ADDITIONAL INFORMATION 3D PERSPECTIVES



ENTRANCE PERSPECTIVE

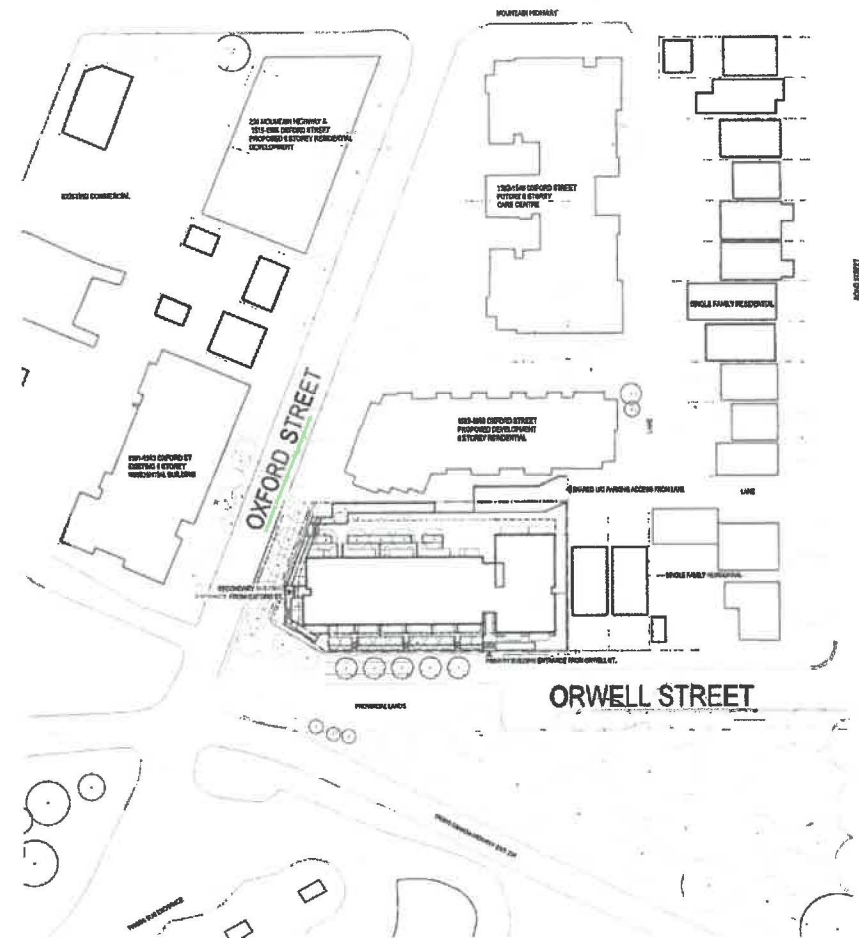
omb office of mcFarlane biggar
architects + designers

ORWELL NON-MARKET HOUSING
DETAILED PLANNING APPLICATION | 30 APRIL 2020

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05

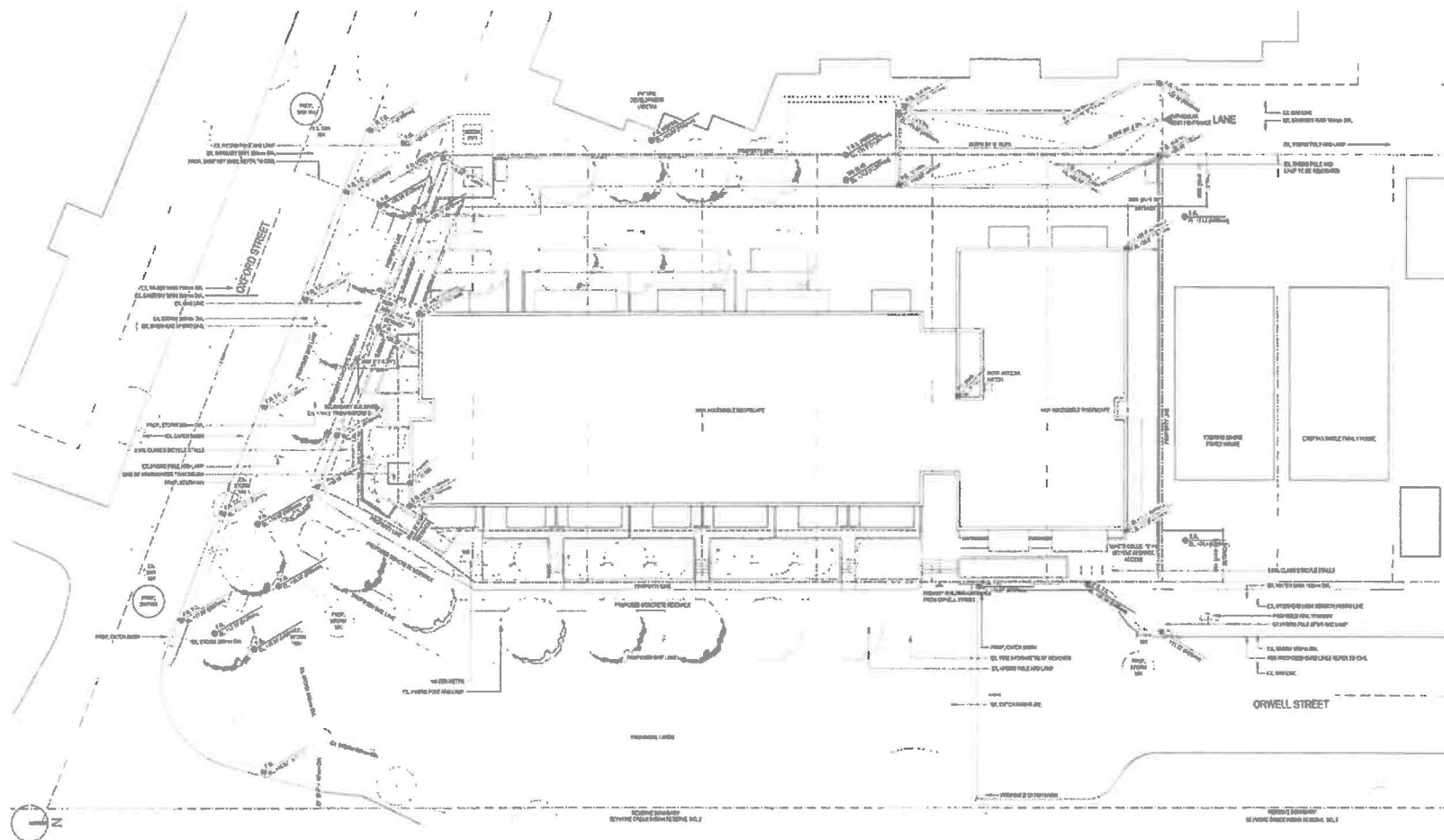
DESIGN PROPOSAL CONTEXT PLAN



omb office of mcfarlane biggar
architects + designers

ORWELL NON-MARKET HOUSING
DETAILED PLANNING APPLICATION | 30 APRIL 2020

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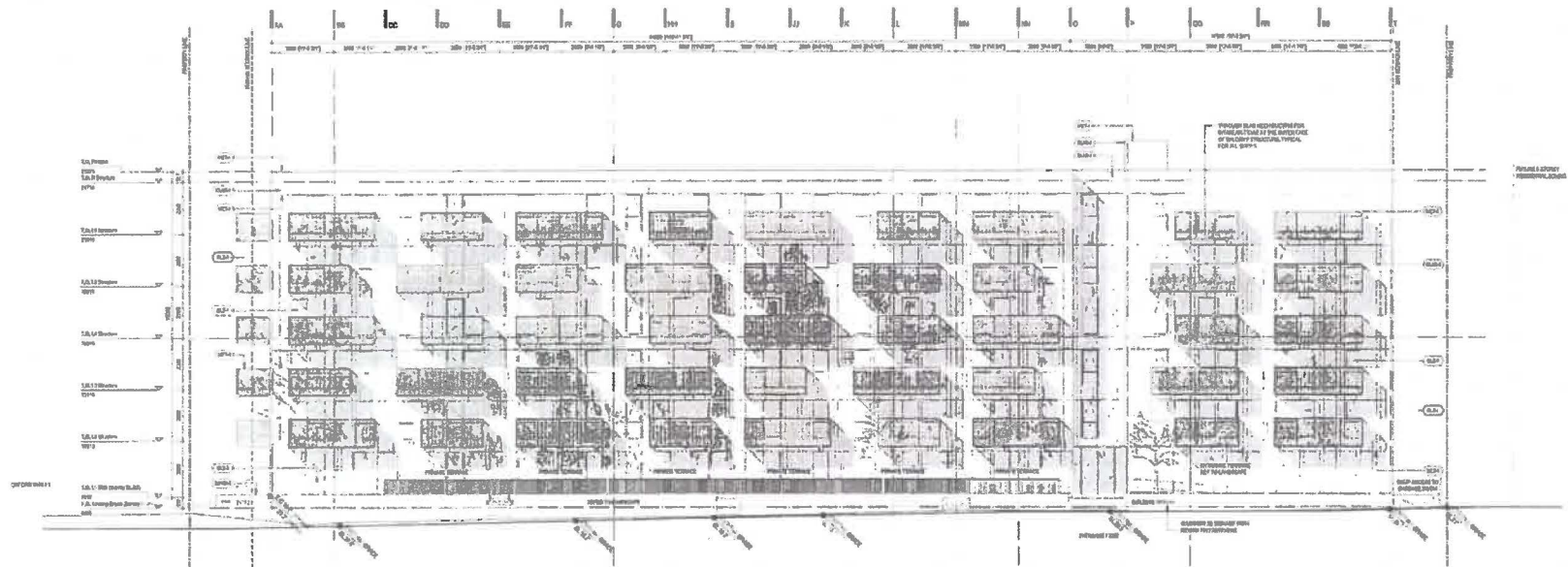




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architects + designers

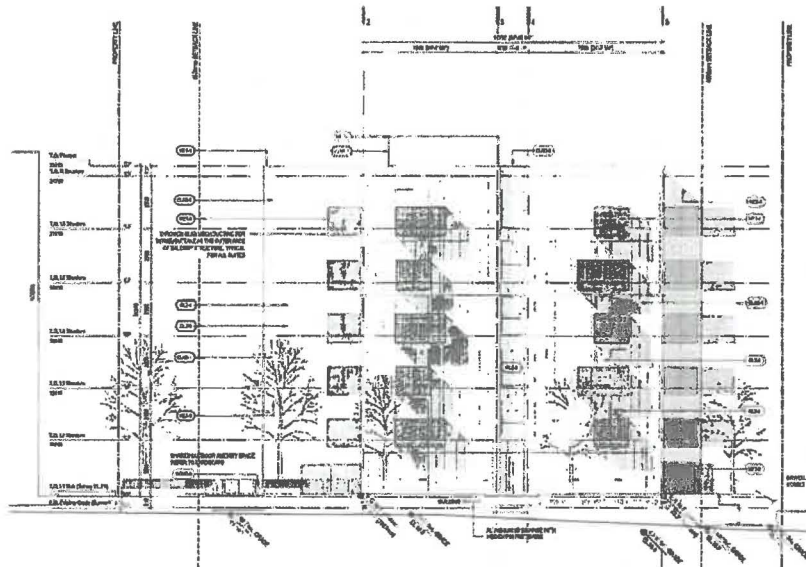
ORWELL NON-MARKET HOUSING
DETAILED PLANNING APPLICATION | 30 APRIL 2020

05 DESIGN PROPOSAL EAST ELEVATION

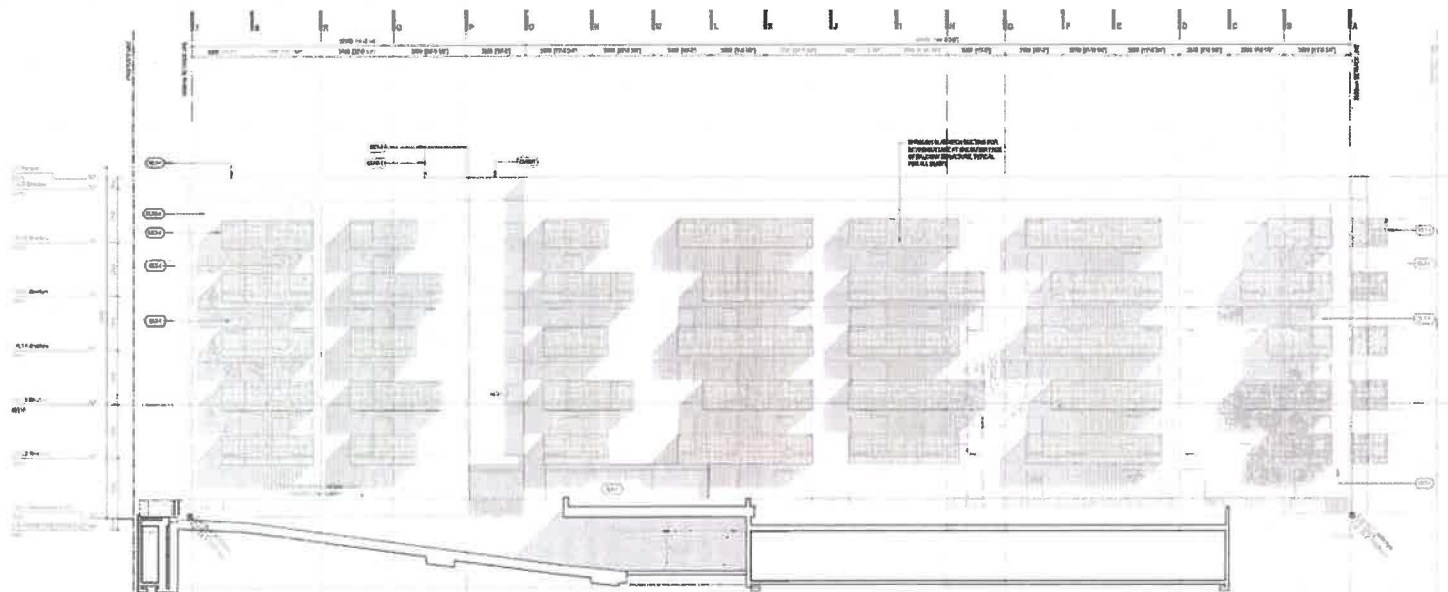


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DESIGN PROPOSAL NORTH+SOUTH ELEVATION

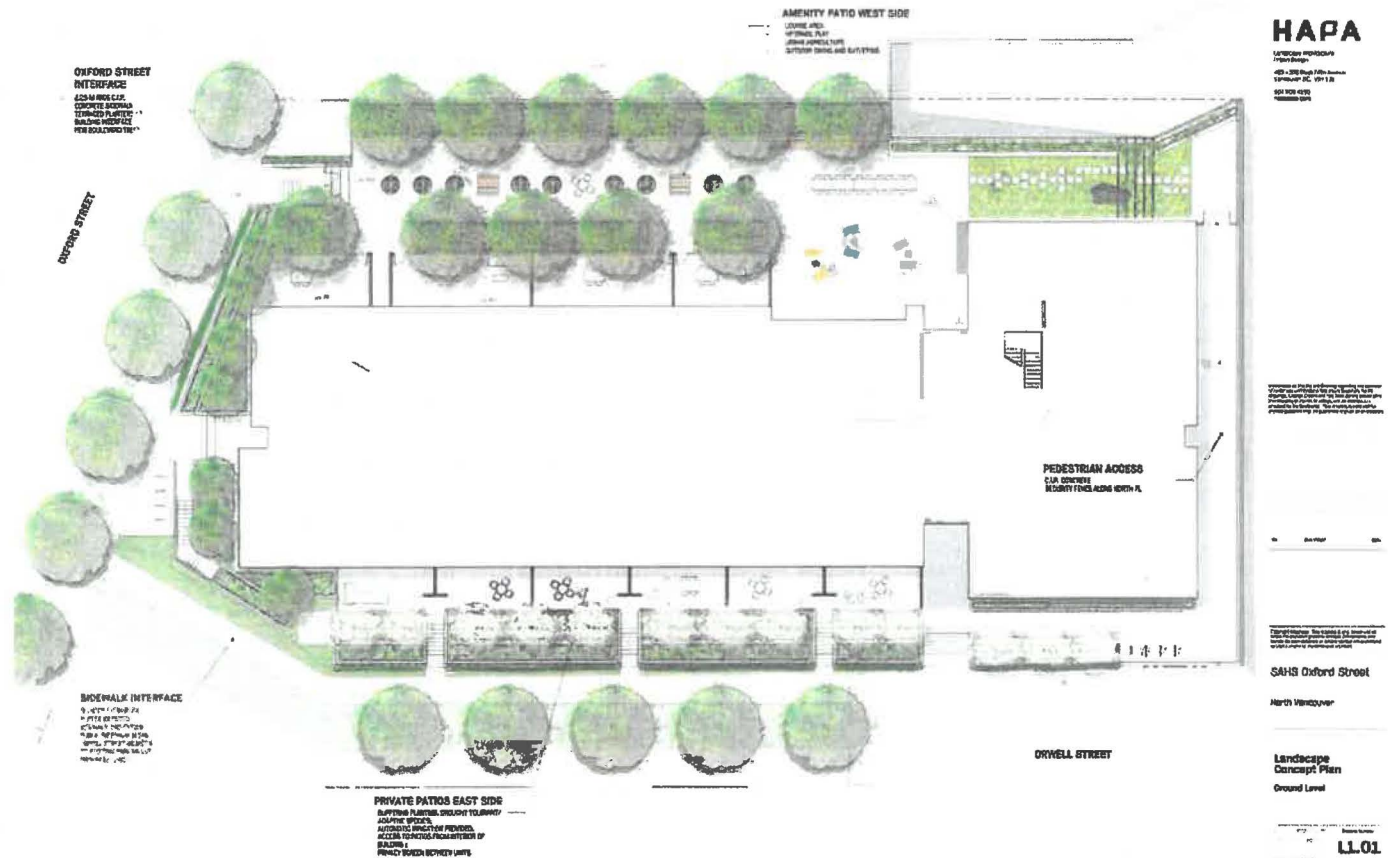


05 DESIGN PROPOSAL WEST ELEVATION



06

ADDITIONAL INFORMATION LANDSCAPE CONCEPT PLAN



The Corporation of the District of North Vancouver

Bylaw 8451

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)".

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
- a) Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Residential Level 5: Low Density Apartment" (RES5) to "Commercial Residential Mixed-Use Level 3" (CRMU3)

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

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

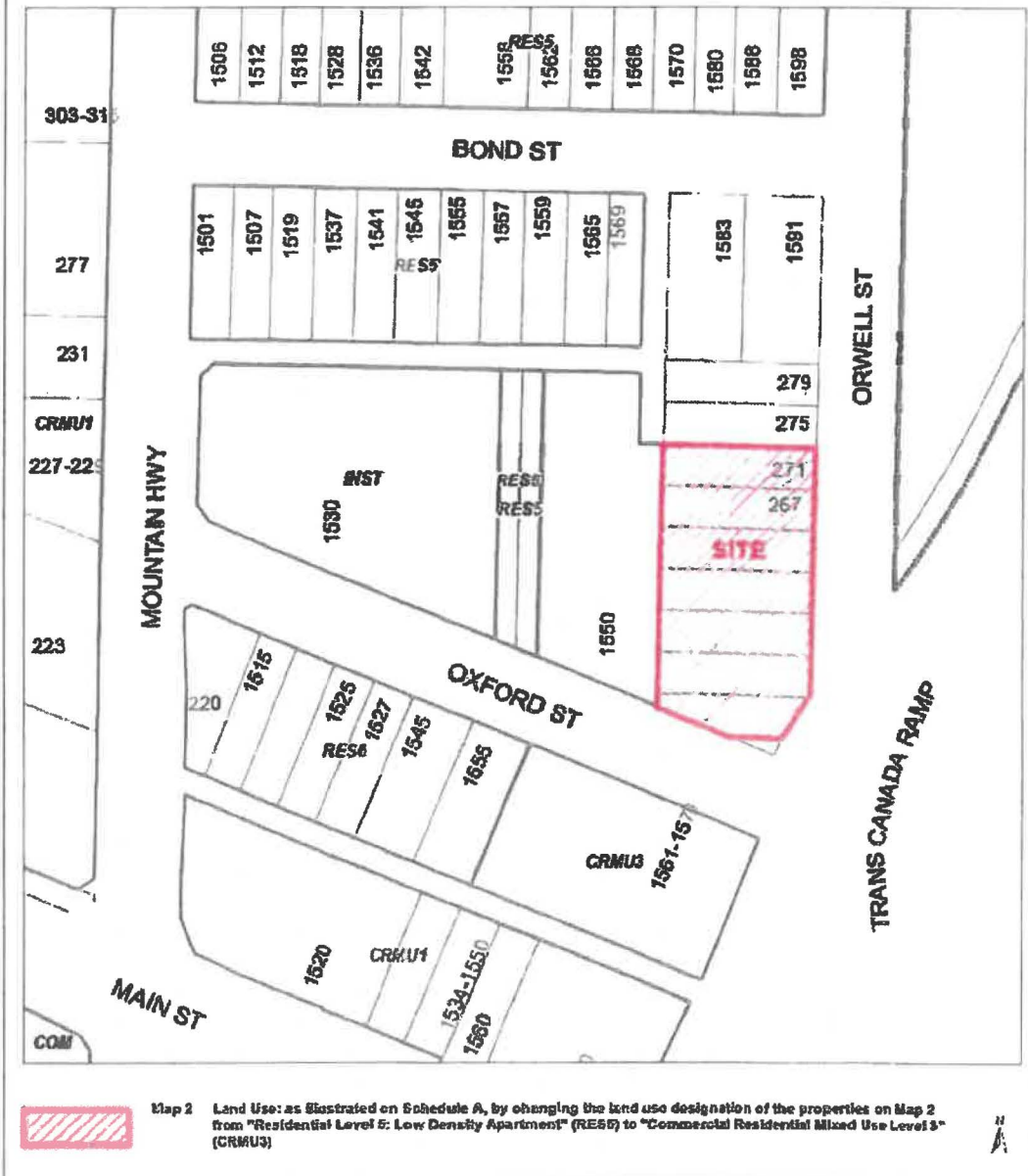
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8451

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8451, 2020 (Amendment 40)



The Corporation of the District of North Vancouver

Bylaw 8452

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

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

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)".

2. Amendments

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

- (a) Part 2A, Definitions is amended by adding CD132 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 132 CD132"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B132 Comprehensive Development Zone 132 CD132"

The CD132 zone is applied to:

- i) Lot I Block 42 District Lot 204 Plan 18318 (PID: 007-194-170);
- ii) Lot J Block 42 District Lot 204 Plan 18318 (PID: 007-194-196);
- iii) Lot 20 Block 42 District Lot 204 Plan 1340 (PID: 014-742-284);
- iv) Lot 21 Block 42 District Lot 204 Plan 1340 (PID: 014-742-292);
- v) Lot 22 Block 42 District Lot 204 Plan 1340 (PID: 014-742-306);
- vi) Lot 23 Block 42 District Lot 204 Plan 1340 (PID: 014-742-314); and
- vii) Lot 24, Except Part in Highway Plan 11, Block 42 District Lot 204 Plan 1340 (PID: 014-742-331).

4B 132 – 1 Intent

The purpose of the CD 132 Zone is to permit a medium-density residential development.

4B 132 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD 132 Zone:

a) **Uses Permitted Without Conditions:**

Not applicable

b) **Conditional Uses:**

Residential use

4B 132 – 3 Conditions of Use

a) ***Residential:*** *Residential uses* are only permitted when the following conditions are met:

- (i) Each dwelling unit has access to private or semi-private outdoor space;
- (ii) Balcony and deck enclosures are not permitted.

4B 132 – 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

4B 132 – 5 Density

- a) The maximum permitted density is 6,563m² (70,644 sq. ft.) *gross floor area* and 90 units.
- b) For the purpose of calculating *gross floor area* the following are exempted:
 - i. Any floor areas below finished grade;
 - ii. Amenity space to a maximum of 65m² (700 sq. ft.);
 - iii. Mechanical and electrical rooms and shafts up to a maximum of 65m² (700 sq. ft.);
 - iv. Above grade bicycle storage room(s) up to a maximum of 72m² (775 sq. ft.)
 - v. Garbage room(s) up to a maximum of 53m² (570 sq. ft.)
 - vi. The area of balconies and covered patios.
- c) For the purposes of calculating FSR the lot area is deemed to be 2,522.37m² (27,150.54 sq. ft.) being the site size at the time of rezoning.

4B 132 – 6 Setbacks

- a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	3.0m (9.8 ft)
East (Orwell St)	4.5m (14.7 ft)
West	4.5m (14.7 ft)
Southeast	2.0m (6.5 ft)
South (Oxford St)	3.5m (11.5 ft)

- b) Decks and patios are excluded from the setback requirement for the east, west, and south setbacks.
- c) No projecting features may be located within 2.0m (6.5 ft) of the north property line.

4B132 – 7 Height

The maximum permitted height is:

- a) Multi-family apartment building: 19.5m (64.0 ft);

4B 132 – 8 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 60%.

4B 132 – 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, all with minimum 90% opacity, is required to screen from view:
- i) any utility boxes, vents or pumps that are not located underground and/or within a building; and

- ii) any solid waste facility(garbage, recycling, compost with the exception of temporary, at-grade staging areas) or loading areas that are not located underground and/or within a building.

4B 132 – 10 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Parking Requirement
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	0.65 spaces per unit
Visitor	0.1 spaces per unit

- b) Bicycle storage for residents shall be provided on the basis of 1.25 spaces per unit.
- c) Except as specifically provided in 4B132 - 10 (a) and (b) parking shall be provided in accordance with Part 10 of this Bylaw."
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Single Family Residential 6000 zone (RS4) to Comprehensive Development Zone 132 (CD132).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8452)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

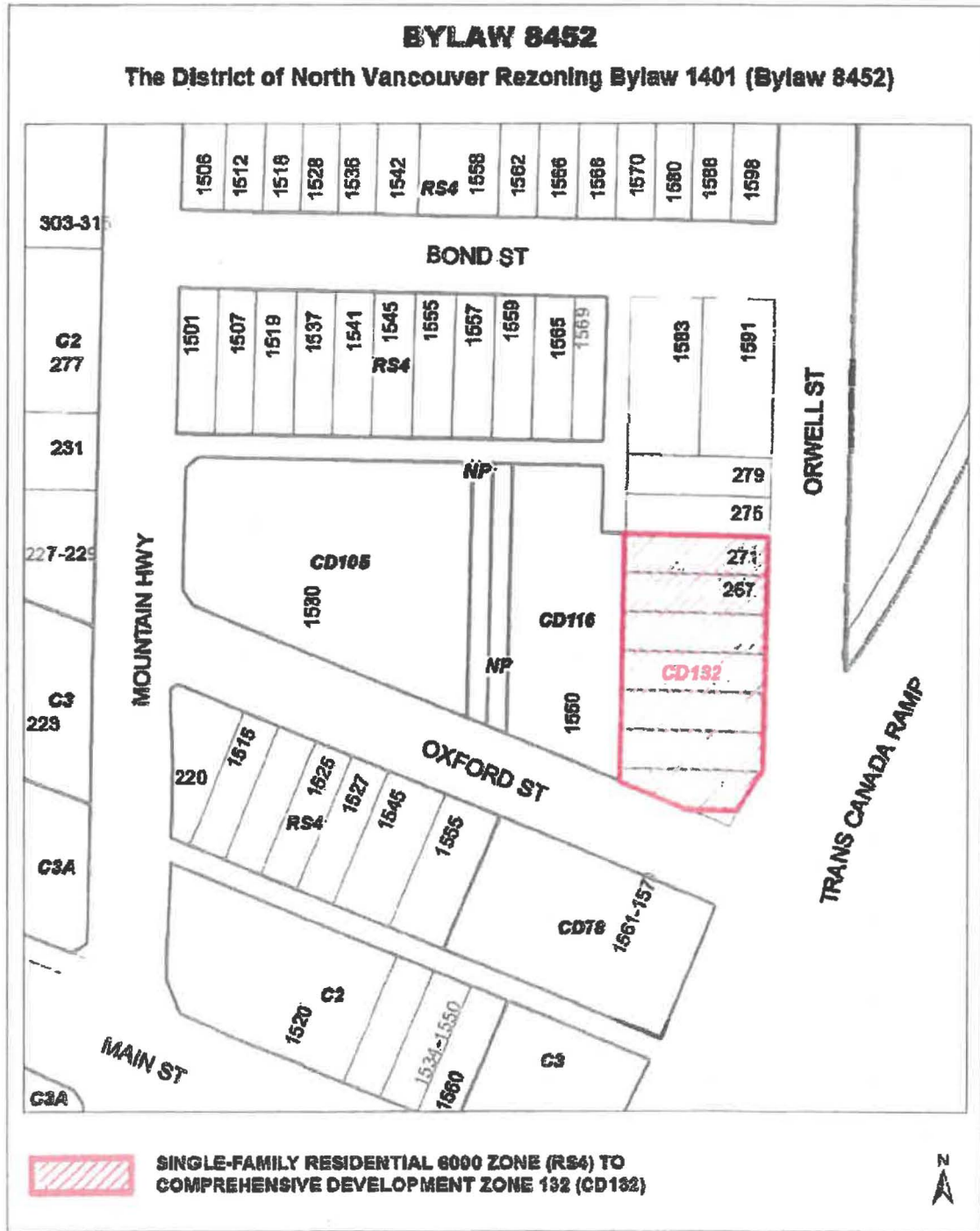
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8452



The Corporation of the District of North Vancouver

Bylaw 8453

A bylaw to waive Development Cost Charges

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

Citation

- 1) This bylaw may be cited as "Orwell Street Development Cost Charges Waiver Bylaw 8453, 2020".

Waiver

- 2) Development Cost Charges are hereby waived in relation to the Eligible Development proposed to be constructed on the site as shown outlined in red on the attached map (Schedule A), and the development cost charge rates for the Eligible Development are hereby set at zero.
- 3) For the purpose of this Bylaw "Eligible Development" means not more than 90 affordable rental housing units in a building not exceeding 6 storeys, where the affordable rental rate structure is secured by way of a lease agreement, affordable housing agreement bylaw, restrictive land use covenant or other measure acceptable to the Municipal Solicitor.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8453



Virtual PIM: Q&A

When and how can we put our name on the list for low income senior rental housing in these buildings?

We would expect that the waitlist would be open about 6 months prior to the anticipated completion of the building. This building is not designated specifically for low income seniors, but all applicants will be able to apply through BC Housing.

Please fully define what is meant by "below market rental."

The District uses the term "below market rental" to refer to a rental unit that is secured (by bylaw or legal agreement) to be rented at rates lower than what the same unit would cost in a traditional (market) rental building.

Specifically for this building, below market rental rates will be allocated as follows:

- 20% of units will be rented to people on social assistance, who will pay rent at "shelter rates" (which range from \$375 to \$660 per month, depending on family size).
- 50% of units will be rented to people whose annual income is below the Housing Income Limits (HILs) for the applicable unit size. In 2019, the HILs were \$51,500 for a 1-bedroom unit, \$63,000 for a 2-bedroom unit, and \$90,500 for a 3-bedroom unit. Rents in this category will be geared-to-income, so that tenants pay 30% of gross annual income on rent.
- 30% of units will be rented to people with annual incomes up to \$71,200 for 1-bedroom units, or up to \$104,440 for 2- and 3-bedroom units. These tenants will pay a flat rent ranging from about \$1,650 per month for a 1-bedroom unit to \$2,450 per month for a 3-bedroom unit.* (*Numbers are based on 2019 figures)

Could consideration be given to adding some 4-bedroom units for larger families whose income is below housing income levels?

The development team has looked carefully at different scenarios for including 4-bedroom units. All scenarios result in a decrease in building efficiency due to higher construction costs per unit and / or the loss of overall number of units, resulting in increased operating and capital costs. In a project where affordability for tenants is paramount, we need to maximize efficiency to keep rents down.

What financial contribution is required by the District of North Vancouver at the start and on an annual basis?

The District of North Vancouver anticipates supporting this project in the following ways:

- DNV is providing the land at a nominal fee of \$10/year
- DNV is funding a portion of the required professional reports to support the project including an arborist report, environmental assessment, and geotechnical report
- DNV has waived the typical application fees for the OCP Amendment, Rezoning, and Development Permit
- DNV will consider waiving the Building Permit fee should the rezoning be supported by District Council

Attachment E

- District Council will consider a waiver of the applicable Development Cost Charges at the time of consideration of the OCP amendment and Rezoning Bylaw
- The non-profit society operating the units may apply for a property tax exemption, which would apply on an annual basis

How much allowance will be in place on the north side of your building, between the actual wall and the fence presently separating the buildings in place?

The setback on the north side of the building is proposed to be 3m (9.84 ft). The architect has considered the relationship with the property to the north and has designed the building without balconies on the north side and focused the views from those units to the east and west.

What are the hours and days of operation?

The District's Noise Bylaw regulates construction noise and is permitted from 7am-8pm, Monday to Friday, 9am-8pm on Saturdays, and not permitted on Sunday. <https://www.dnv.org/bylaws/noise-regulation-bylaw>

When would construction start?

It is anticipated that the project will be brought to Council for Bylaw consideration in late 2020. If the Bylaws are adopted and a Development Permit issued, then the project would proceed to a Building Permit. It is expected that construction would begin mid-2021.

What are the plans for construction parking? There's already an issue with parking in the area from construction workers.

The applicant has submitted a construction management plan with their application which is under staff review. This plan notes that Construction parking is currently being arranged by their contractor who are exploring opportunities with local businesses and churches to accommodate construction parking. Workers will be shuttled to and from parking locations.

What is the mix of apartments, 1-bedroom, 2-bedroom etc.?

The unit mix is 52 one-bedroom, 27 two-bedroom, and 11 3-bedroom

What additional fees apply, e.g. for parking, storage and utilities?

Additional fees will apply to the following:

- Parking – currently proposed to be \$60 per month for those tenants who require parking
- Hydro – to be paid by tenant (exception is for social assistance tenants, in which case hydro is included in the rent as required by BC Housing)
- Internet, phone, cable, etc. - to be paid directly by tenants to communications service companies
- Laundry - pay per load in shared facility (amount to be determined). It is anticipated that three-bedroom units will have in-suite washer/dryer

There will be no additional charges for:

- storage or bike storage
- hot water

What is the rationale for balconies? The building is located metres from a bus terminus which generates a huge amount of dust, diesel fumes, other exhaust etc. In addition, concrete balconies have another problem which is that they are a conduit for energy escape from the building increasing operating costs.

Balconies are generally considered a desirable design feature and are encouraged in the District's development permit guidelines as they provide people access to outdoor space from their own units. Neighbouring buildings in the area, including the Lynn Creek Apartment on the south side of Oxford Street have balconies. Balconies on the east side of the building are approximately 45 metres from the nearest bus bay, and while there may be some impacts arising from Phibbs Exchange for the proposed east-facing balconies, these impacts would be expected to vary during the day and all tenants will have the option to take advantage of access to a private balcony space.

In regard to the concern of dust, the bus loop is paved so the applicant team and staff are not overly concerned regarding this impact on these balconies. The applicant team acknowledges there may be impacts arising from transit vehicle exhaust which would be true on any project built adjacent to a major road

Regarding the concern around energy escape and operating costs, the building is wood frame construction and the applicant team notes that properly detailed balconies in wood framed buildings do not have a large impact on the energy performance of the building. Any heat loss through the balcony would be made up elsewhere in the design to ensure the project is still meeting energy modeling targets, which will be the same whether or not balconies are included. The balconies also act as shading for the glazing in the units below, thereby reducing heat gain in the summer.

Will the District be covering the costs for the adjacent pedestrian and bike way improvements? I've heard that typically developers pay for the cost of sidewalk and bike path upgrades in the immediate area, so if this is a non-profit venture, how do the improvements get funded, or do they just not happen?

Typically BC Housing projects include improvements to the area immediately adjacent to the site. In this case, it is anticipated that a pedestrian connection, lighting, and bicycle path in the immediate area would be constructed as part of the project. BC Housing would not typically pay for improvements beyond the immediate area as any additional costs end up reflected in the rents and the ongoing operating subsidy.

I'd like to see included in the application the District's plan for Orwell Street in the immediate area, and the pedestrian and cycling infrastructure planned for making this block accessible and safe for its residents to get to and from, especially if they aren't driving.

Improvements in the Lynn Creek Town Centre are set out in the Lower Lynn Implementation Plan and Lynn Creek Town Centre Public Realm Guidelines (available here: <https://www.dnv.org/property-and-development/lynn-creek-town-centre>) and further details in the District's Development Servicing Bylaw.

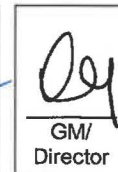
Virtual PIM: Comments

1. We strongly support this project. It creates direly needed non-market and affordable housing through a strong partnership. Given the local area context, its development capacity and the strong demand and need for affordable housing on the north shore, the City should entertain providing greater density to the proponent.
2. Great project, but it's missing the \$105k-\$200k spectrum, and has no 4 beds, and I suspect the units are very small. This falls significantly short of the quality of life enjoyed by home owners.
3. Will there be other parks proposed in the area? I know there is Seylynn Park but it is difficult to access since the sidewalks especially on the East side of Mountain hwy between Rupert and Crown are not stroller or wheelchair friendly.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>January 25, 2021</u>
<input type="checkbox"/> Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

December 22, 2020
File: 08.3060.20/012.19

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaw 8449 Rezoning Bylaw for 840 St. Denis Avenue

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is ADOPTED.

BACKGROUND:

Bylaw 8449 received First Reading on October 19, 2020. A Public Hearing for Bylaw 8449 was held and closed on November 10, 2020. Bylaw 8449 received Second and Third Readings on December 7, 2020.


Pursuant to section 52(3)(a) of the *Transportation Act*, Bylaw 8449 received approval from the Ministry of Transportation and Infrastructure on December 16, 2020.

The bylaw is now ready to be considered for Adoption by Council.

OPTIONS:

1. Adopt the bylaw;
2. Give no further Readings to the bylaw and abandon the bylaw at Third Reading; or,
3. Rescind Third Reading, debate possible amendments to the bylaw and return Bylaw 8449 to a new Public Hearing if required.

Respectfully submitted,



Genevieve Lanz
Deputy Municipal Clerk

Attachments:

- Bylaw 8449
- Staff Report dated November 12, 2020

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

The Corporation of the District of North Vancouver

Bylaw 8449

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)".

Amendments

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

- (a) Part 2A, Definitions is amended by adding CD129 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:
"Comprehensive Development Zone 129 CD129"
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 129 Comprehensive Development Zone 129 CD129

The CD129 zone is applied to:

Lot 4 of Lot 5, Block A, District Lot 613, Plan 2459 PID: 013-739-808

4B 129 – 1 Intent

The purpose of the CD129 Zone is to establish specific land use and development regulations for a three-unit ground-oriented housing project.

4B 129 – 2 Permitted Uses:

The following *principal* uses shall be permitted:

- a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

Residential use

4B 129 – 3 Conditions of Use

a) **Residential:** *Residential uses* are only permitted when the following conditions are met:

- i. Each dwelling unit has access to private or semi-private outdoor space;
- ii. Balcony and deck enclosures are not permitted.

4B 129 – 4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* units.

4B 129 – 5 Density

- a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and a maximum of one unit;
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i. Garages to a maximum of 27 m² (290 sq. ft.) per unit;
 - ii. Storage areas to a maximum of 9.29 m² (100 sq. ft.) per unit;
 - iii. Residential garbage enclosures and bicycle storage lockers; and
 - iv. Porches, patios, verandas and balconies.
- c) For the purposes of calculating FSR the lot area is deemed to be 844.12 m² (9,086 sq. ft.) at the time of rezoning.

4B 129 – 6 Amenities

- a) Despite Subsection 4B 129 – 5, the maximum permitted density in the CD129 Zone is increased to 422.1 m² (4,543 sq. ft.) of *gross floor area*, and three units, if \$3,089.24 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): the affordable housing fund; public art; natural environment, park, trails, pedestrian or other public realm or infrastructure improvements, including flood protection; and/or municipal, recreation or community services, or social service facility or improvements.

4B 129 – 7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face in accordance with the following table:

Setbacks	Minimum Required Setback
Front (west)	4.57 m (15 ft.)
Rear (east)	6.1 m (20 ft.)
Side (north) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line	1.2 m (4 ft.) for the first storey; and 1.8 m (6 ft.) for the second storey. 3.4 m (11.2 ft.)
Side (south) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line	5.4 m (17.7 ft.) 4.0 m (13.1 ft.)

- b) Decks, balconies, and patios may encroach into the setback requirements noted in Section 4B 129-7, but must be set back a minimum of 1.0 m (3.3 ft.) from any property line.

4B 129 – 8 Height

The maximum permitted height as calculated from the average grade of a particular building is regulated as follows:

- (a) For buildings or portions of buildings located within 26.6 m (77 ft.) of the west property line:
- 9 m (29.5 ft.)
- (b) For buildings located more than 26.6 m (77 ft.) from the west property line:
- 8.1 m (26.5 ft.)

4B 129 – 10 Flood Construction Requirements:

No basement or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction level as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 129 – 11 Coverage

- a) Building Coverage: The maximum building coverage is 40%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 129 – 12 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and
- b) All electrical kiosks, garbage and recycling container pads, and bicycle parking not located within a building shall be screened.

4B 129 – 13 Parking and Loading Regulations

- a) All off-street parking spaces shall comply with the minimum standards established in Part 10 of the District of North Vancouver Zoning Bylaw, except as follows:
 - i. Small car parking spaces may be provided in accordance with the requirements in Section 1007, except that up to three small car parking spaces are permitted;
 - ii. The driveway shall be a minimum of 3.66 m (12 ft.) in width."
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD129 (CD129).

READ a first time October 19th, 2020

PUBLIC HEARING held November 10th, 2020

READ a second time December 7th, 2020

READ a third time December 7th, 2020

Certified a true copy of "Bylaw 8449" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on December 16, 2020

ADOPTED

Mayor

Municipal Clerk

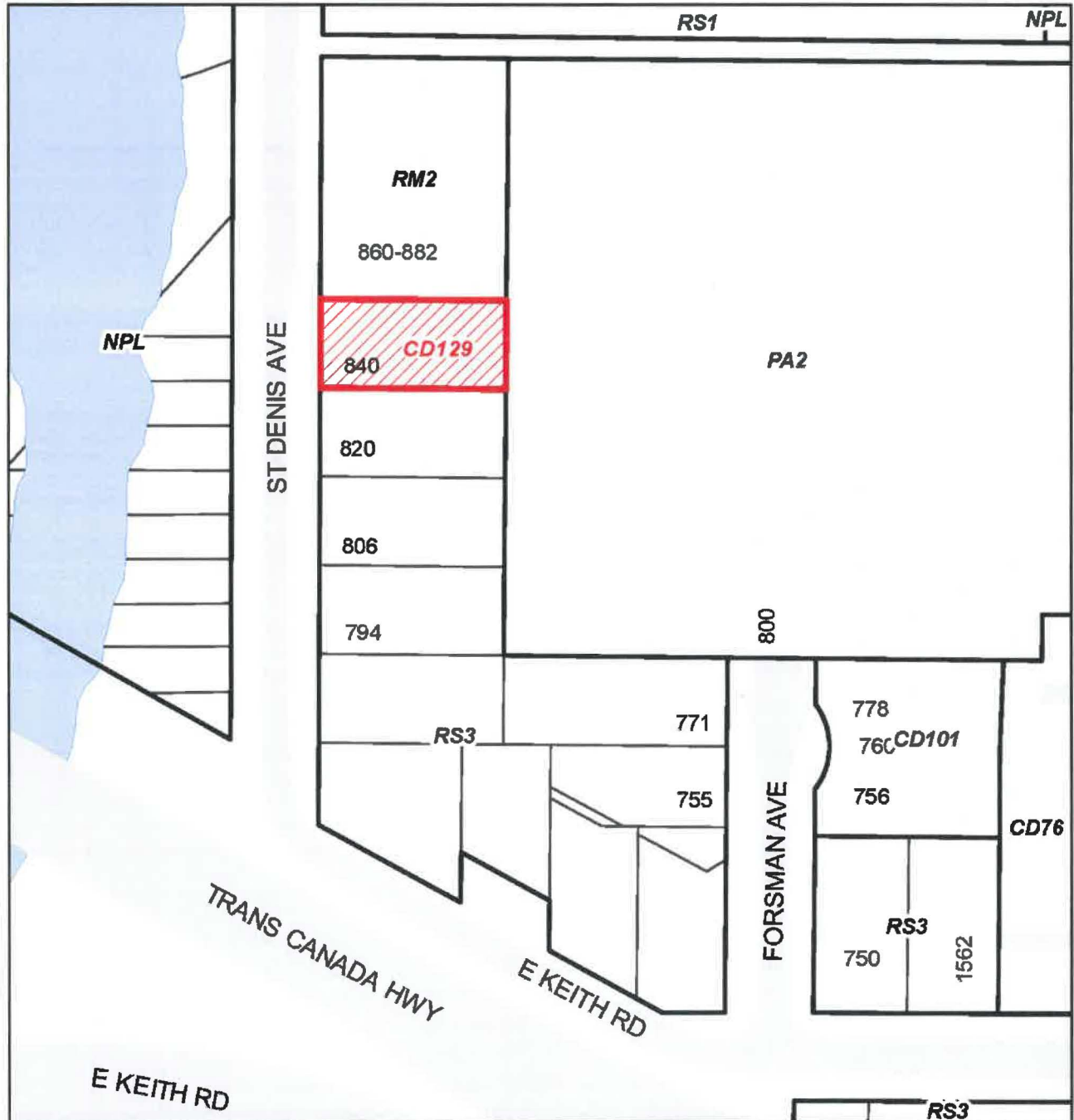
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8449

BYLAW 8449




The District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8449)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
COMPREHENSIVE DEVELOPMENT ZONE 129 (CD129)



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>December 7, 2020</u>
<input type="checkbox"/> Other:	Date: _____

ATTACHMENT <u>2</u>		
 Dept. Manager	 GM/ Director	 CAO

The District of North Vancouver REPORT TO COUNCIL

November 12, 2020
File: 08.3060.20/012.19

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaw 8449: Rezoning for 840 St. Denis Avenue

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is given Second and Third Readings.

BACKGROUND:

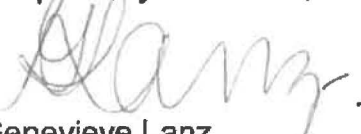
Bylaw 8449 received First Reading on October 19, 2020. A Public Hearing for Bylaw 8449 was held and closed on November 10, 2020.

The bylaw is now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaw Second and Third Readings;
2. Give no further Readings to the bylaw and abandon the bylaw at First Reading; or,
3. Debate possible amendments to the bylaw at Second Reading and return Bylaw 8449 to a new Public Hearing if required.

Respectfully submitted,


Genevieve Lanz
Deputy Municipal Clerk

Attachments:

- Bylaw 8449
- Public Hearing report – November 10, 2020
- Staff report dated September 29, 2020

REVIEWED WITH:

☐ Community Planning _____
☐ Development Planning _____
☐ Development Engineering _____
☐ Utilities _____
☐ Engineering Operations _____
☐ Parks _____
☐ Environment _____
☐ Facilities _____
☐ Human Resources _____

☐ Clerk's Office _____
☐ Communications _____
☐ Finance _____
☐ Fire Services _____
☐ ITS _____
☐ Solicitor _____
☐ GIS _____
☐ Real Estate _____
☐ Bylaw Services _____

External Agencies:

☐ Library Board _____
☐ NS Health _____
☐ RCMP _____
☐ NVRC _____
☐ Museum & Arch. _____
☐ Other: _____

b) Conditional Uses:

Residential use

4B 129 – 3 Conditions of Use

a) ***Residential:*** *Residential uses* are only permitted when the following conditions are met:

- i. Each dwelling unit has access to private or semi-private outdoor space;
- ii. Balcony and deck enclosures are not permitted.

4B 129 – 4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* units.

4B 129 – 5 Density

- a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and a maximum of one unit;
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i. Garages to a maximum of 27 m² (290 sq. ft.) per unit;
 - ii. Storage areas to a maximum of 9.29 m² (100 sq. ft.) per unit;
 - iii. Residential garbage enclosures and bicycle storage lockers; and
 - iv. Porches, patios, verandas and balconies.
- c) For the purposes of calculating FSR the lot area is deemed to be 844.12 m² (9,086 sq. ft.) at the time of rezoning.

4B 129 – 6 Amenities

- a) Despite Subsection 4B 129 – 5, the maximum permitted density in the CD129 Zone is increased to 422.1 m² (4,543 sq. ft.) of *gross floor area*, and three units, if \$3,089.24 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): the affordable housing fund; public art; natural environment, park, trails, pedestrian or other public realm or infrastructure improvements, including flood protection; and/or municipal, recreation or community services, or social service facility or improvements.

4B 129 – 7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face in accordance with the following table:

Setbacks	Minimum Required Setback
Front (west)	4.57 m (15 ft.)
Rear (east)	6.1 m (20 ft.)
Side (north) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line	1.2 m (4 ft.) for the first storey; and 1.8 m (6 ft.) for the second storey. 3.4 m (11.2 ft.)
Side (south) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line	5.4 m (17.7 ft.) 4.0 m (13.1 ft.)

- b) Decks, balconies, and patios may encroach into the setback requirements noted in Section 4B 129-7, but must be set back a minimum of 1.0 m (3.3 ft.) from any property line.

4B 129 – 8 Height

The maximum permitted height as calculated from the average grade of a particular building is regulated as follows:

- (a) For buildings or portions of buildings located within 26.6 m (77 ft.) of the west property line:
- 9 m (29.5 ft.)
- (b) For buildings located more than 26.6 m (77 ft.) from the west property line:
- 8.1 m (26.5 ft.)

4B 129 – 10 Flood Construction Requirements:

No basement or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction level as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 129 – 11 Coverage

- a) Building Coverage: The maximum building coverage is 40%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 129 – 12 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and
- b) All electrical kiosks, garbage and recycling container pads, and bicycle parking not located within a building shall be screened.

4B 129 – 13 Parking and Loading Regulations

- a) All off-street parking spaces shall comply with the minimum standards established in Part 10 of the District of North Vancouver Zoning Bylaw, except as follows:
 - i. Small car parking spaces may be provided in accordance with the requirements in Section 1007, except that up to three small car parking spaces are permitted;
 - ii. The driveway shall be a minimum of 3.66 m (12 ft.) in width.”
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD129 (CD129).

READ a first time October 19th, 2020

PUBLIC HEARING held November 10th, 2020

READ a second time

READ a third time

Certified a true copy of “Bylaw 8449” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

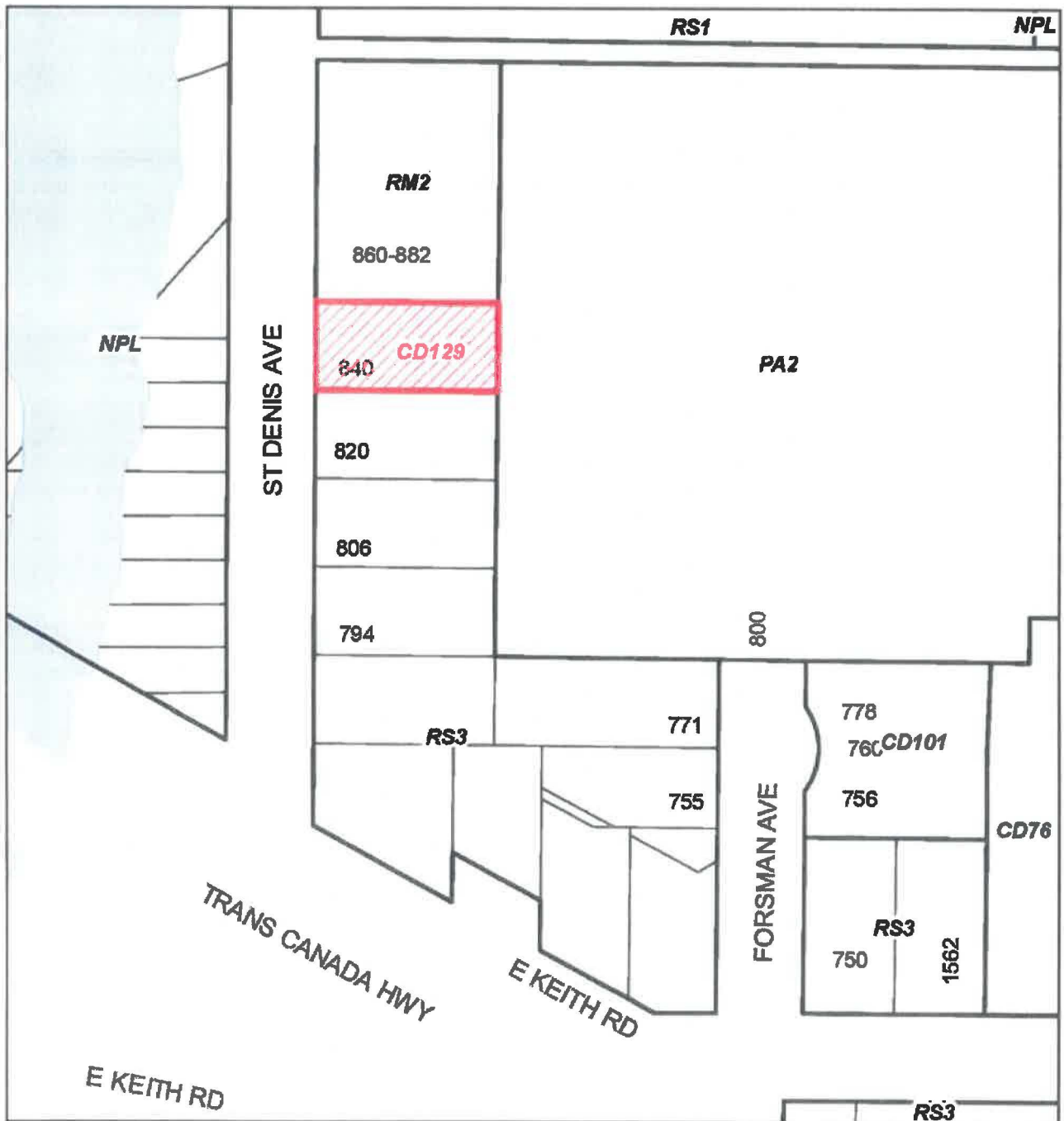
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8449

BYLAW 8449

The District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8449)



SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
COMPREHENSIVE DEVELOPMENT ZONE 129 (CD129)



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**840 St. Denis
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, November 10, 2020 commencing at 7:02 p.m.
The meeting was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren (7:03 p.m.)
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Ms. G. Lanz, Deputy Municipal Clerk
Ms. C. Peters, Senior Development Planner
Ms. S. Dale, Confidential Council Clerk
Ms. A. Bellwood, Planning Assistant
Ms. C. Archer, Clerk Typist 3

1. OPENING BY THE MAYOR

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

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as being streamed live over the internet. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the WebEx Events software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to input@dnv.org

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions.

Councillor CURREN arrived at this point in the proceedings.

Mayor Little stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaw under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaw under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaw. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaw which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8449 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Single-Family Residential 7200 Zone (RS3) to a new Comprehensive Development Zone 129 (CD129). The CD129 Zone addresses permitted and accessory uses and zoning provisions such as density, height, setbacks, amenities, flood construction requirements, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

Ms. Ashley Bellwood, Planning Assistant, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Bellwood advised that:

- The site is located mid-block on the east side of St. Denis Avenue with existing multi-family homes, the old District Fire Training Centre to the north, Lynnmour Elementary School to the east, single-family residential homes to the south and Lynn Creek to the west;
- The site is approximately 9,100 sq. ft., is zoned RS-3 and is currently developed as one single-family home;
- The project has been measured against the Official Community Plan, and the Lynnmour/Inter-River Local Plan Reference Policy document;
- The site is designated within the OCP as Residential Level 3, which is intended for ground-oriented housing with a density of up to approximately 0.8 FSR;
- The Lynnmour/Inter-River Plan, which is used as a reference policy, limits the density to 0.5 FSR and the proposal as submitted complies;
- The site is also located within Development Permit Areas for:
 - Form and Character for Ground Oriented Housing;
 - Energy and Water Conservation and GHG Emission Reduction; and,
 - Protection of the Natural Environment for Creek Hazard;
- The proposal has been reviewed against the Form and Character and Lynnmour/Inter-River Area One guidelines;
- The project complies with the use, density and height provisions of the OCP and Lynnmour/Inter-River Local Area Plan;
- The applicant has proposed to include provisions to accommodate stair lifts for the interior stairways and the exterior access stairs of each unit;
- As required by the Construction Bylaw the proposed development will meet BC Step Code Level 3, and is proposing to use electric baseboard heaters;
- They have also proposed to include rough-ins for Level 2 electric vehicle charging stations in the unenclosed parking spaces;
- A construction traffic management plan has been submitted and a final version will be required prior to building permit approval;
- The proposal is for three, two-storey residential units situated in two buildings with a 0.5 FSR;
- The site is configured with a duplex building at the front of the site and a single-unit in a second building in the rear;
- A total of six on-site parking spaces are provided in a configuration of three garages and three unenclosed spaces, all of which are accessed through a driveway from St. Denis Avenue;
- Each unit has an attached single-car garage;
- All of the units are three-bedrooms, which addresses the OCP goals of providing family-oriented units and a mix of housing types;
- The units range in size from approximately 1,550 sq. ft. to 1,725 sq. ft. and each of the three units has private outdoor spaces in the form of grade level decks and small balconies at the second floor levels;

- During the preliminary application stage, the District sent notices to owners and occupants within a 100 m radius and no comments were received at that stage of the application;
- On June 19, 2019, at the detailed application stage, the developer held a facilitated public information meeting and one member of the public attended the meeting and commented in support of the rezoning proposal;
- Notification was completed again prior to tonight's Public Hearing;
- In accordance with the District's Community Amenity Contribution policy, the CAC for this project is calculated to be \$3,089;
- The project will also be paying Development Cost Charges currently estimated to be approximately \$37,200; and,
- Additional public benefits include offsite works along St. Denis Avenue including new sidewalks and street trees.

3. PRESENTATION BY APPLICANT

3.1. Ms. Carman Kwan, Architectural Collective Inc.:

- Provided history and context of the proposed development;
- Acknowledged the modest scale of the roof line;
- Opined that the development will provide affordable housing options;
- Commented on the site's close proximity to amenities;
- Highlighted the outdoor space and amenities which promote a place for residents to gather;
- Noted that the proposal is consistent with the official Community Plan guidelines for Energy Conservation and Greenhouse Gas Emissions Reduction and the proposal will meet Level 3 of the BC Energy Step Code in accordance with the District's Construction Bylaw;
- Opined that the building design is in keeping with the character of the neighbourhood;
- Mentioned the gentle density increase; and,
- Spoke to the environmental and sustainable aspects of the project

4. REPRESENTATIONS FROM THE PUBLIC

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

- Suggested that the proposed development may increase the property value of the surrounding single-family homes;
- Urged Council to be sensitive to the residents in this neighbourhood; and,
- Opined that the proposed reduction in Energy and Water Conservation and Greenhouse Gas emission may increase housing costs.

4.2. Ms. Laurie Parkinson, 600 Block East 4th Street:

- Opined that baseboard heating is financially expensive and not environmentally friendly;
- Suggested that new buildings have fossil-fuel-free space and hot water heating; and,
- Encouraged Council to make decisions through a climate lens.

4.3. Ms. Christy Gold, 1700 Block Scott Road:

- Spoke in support of the proposed development; and,
- Commented that the proposed townhome development will provide housing diversification.

In response to a question from Council, staff advised that the applicant has committed to the usage of heat pumps.

4.4. Mr. Michael Oord, 1500 Block Edgewater Road:

- Spoke in support of the proposed development;
- Opined that more townhouse developments are needed in the District;
- Commented on the need for affordable housing; and,
- Remarked that the proposed development is in close proximity to amenities.

4.5. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern regarding the Public Hearing process.

Staff advised that relevant background material and copies of the bylaws are available for review online at [DNV.org/public-hearing](https://dnv.org/public-hearing). It was further noted that the hearing is streamed over the internet at [app.DNV.org/councillive](https://app.dnv.org/councillive).

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

- Expressed concern with the process of connecting to the Public Hearing meeting and opined that it is not intuitive;
- Spoke in support of the project;
- Opined that electric base board heaters are inefficient; and,
- Suggested that there is a less expensive approach to heating.

4.7. Mr. Peter Teevan, SPEAKING A SECOND TIME:

- Questioned the cost of the proposed units; and,
- Questioned what the capital and operating costs would be to secure Level 5 electric vehicle charging stations.

5. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the November 10, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" be returned to Council for further consideration.

CARRIED
(7:57 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk


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AGENDA INFORMATION

☒ Regular Meeting
☐ Other:

Date: Oct. 19, 2020
 Date: _____


 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

September 29, 2020
 File: 08.3060.20/012.19

AUTHOR: Ashley Bellwood, Planning Assistant

SUBJECT: Bylaw 8449: Rezoning for a Three-Unit Ground-Oriented Housing Project at 840 St. Denis Avenue

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is given FIRST reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)" is referred to a Public Hearing.

REASON FOR REPORT

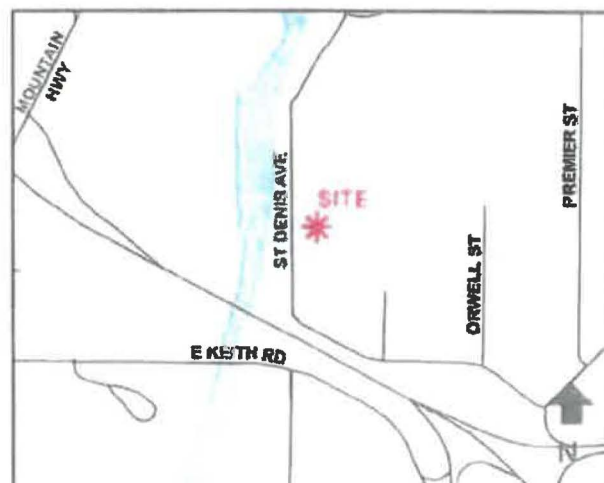
Implementation of the proposed project requires Council's consideration of:

- Bylaw 8449 to rezone the subject property; and
- Issuance of a development permit.

The rezoning bylaw is recommended for introduction and referral to a Public Hearing. A development permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

Ms. Carman Kwan of Architectural Collective Inc. has applied on behalf of the owners of the property to develop the site as a three-unit ground-oriented residential development comprising one duplex and one single unit.



SUBJECT: Bylaw 8449: Rezoning for a Three-Unit Ground-Oriented Housing Project at 840 St. Denis Avenue

September 29, 2020

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The development site is located on St. Denis Avenue, north of East Keith Road and Highway 1. Surrounding properties include a multi-family residential development to the north and single-family residential homes to the south; park land adjacent to Lynn Creek to the west; and Lynnmour Elementary School to the east.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as "Residential Level 3: Attached Residential" (RES3), which envisions ground-oriented multifamily housing of up to approximately 0.8 FSR.

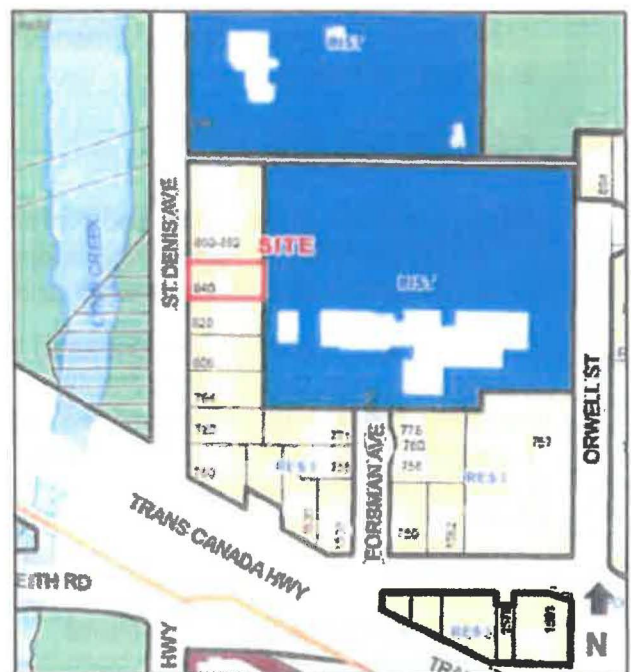
The Lynnmour/ Inter-River Local Plan reference policy document supports the redevelopment of single lots that are sized between 743.3 m² (8,001 sq. ft.) and 1,114.8 m² (12,000 sq. ft.) with duplex or triplex development to a maximum density of 0.5 FSR.

The proposal is consistent with the provisions of both the Official Community Plan and the reference policy document, as it proposes a density of 0.5 FSR.

The proposed units all contain three bedrooms, which will be attractive to families, and as such responds to Goal #2 of the OCP to "encourage and enable a diverse mix of housing types....to accommodate the lifestyles and needs of people at all stages of life." It also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing neighbourhood infill near Town and Village Centres (Policy 7.1.2).



Context Map



OCP Designation Map

SUBJECT: Bylaw 8449: Rezoning for a Three-Unit Ground-Oriented Housing Project at 840 St. Denis Avenue

September 29, 2020

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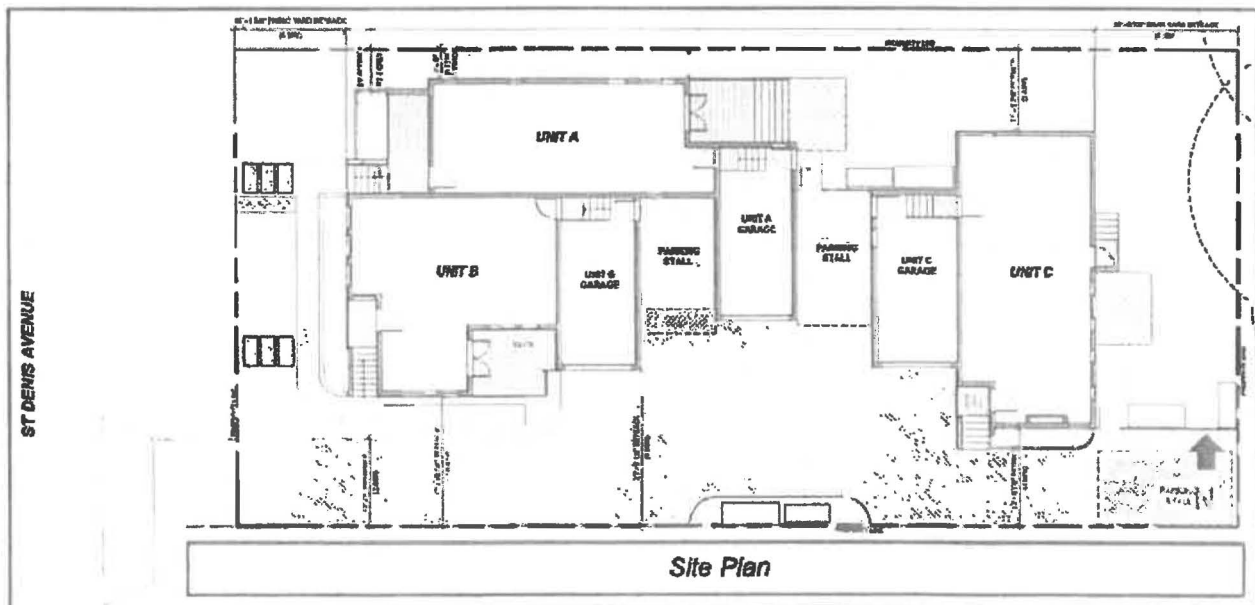
Zoning

The subject property is currently zoned Single Family Residential 7200 Zone (RS3). Rezoning is required to accommodate the project and Bylaw 8449 proposes to create a new Comprehensive Development Zone 129 (CD129) tailored specifically to this project. The proposed CD129 zone prescribes permitted uses and zoning provisions including a maximum density of 0.5 FSR, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of three residential units within two buildings. A duplex building is located at the front of the site, and a second building with a single unit at the rear. The units are each two storeys in height and have an attached single-car garage. A total of six on-site parking spaces are provided, in a configuration of three garages and three unenclosed spaces, all accessed through a driveway from St. Denis Avenue.



All of the units have three bedrooms on the second floor, and range in size from 146 m² (1,549 sq. ft.) to 160 m² (1,723 sq. ft.), excluding garages. Two of the units have decks on the second floor that face the driveway or the street, and away from the multi-family development to the north. The buildings are approximately 9.14 m (30 ft.) in height. Project renderings are included on the following page.



Development Permit Areas

The subject property is located within the following Development Permit Areas (DPA's):

- Form and Character of Multi-Family Development (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reduction; and
- Protection of Development from Hazardous Conditions (Wildfire Hazard and Creek Hazard).

a) Form and Character of Multi-Family Development (Ground-Oriented Housing):

Under the BC Building Code, a project of this size is not required to be designed by a registered architect, and therefore, was not considered by the Advisory Design Panel. The application was reviewed by the District's Urban Design Planner for conformity with the Official Community Plan's design guidelines for ground-oriented housing and the Lynnmour / Inter-River Area One Design Guidelines for Multiplexes and Townhouses. Staff note that the proposed development provides a suitable transition from the existing multi-family site to the north and the existing single family site to the south.

b) Energy and Water Conservation and Greenhouse Gas Emission Reduction:

The proposal is consistent with the Official Community Plan guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction, and the proposal will meet Step 3 of the BC Energy Step Code, in accordance with the District's Construction Bylaw.

The applicant is proposing to include rough-ins for "Level 2" electric vehicle charging stations for the exterior parking spaces and conduits to allow for future solar panel installation. These features will be secured through a development covenant should the application proceed through the rezoning process.

c) Protection of Development from Hazardous Conditions (Wildfire Hazard):

The proposal is consistent with the Official Community Plan guidelines for Protection from Natural Hazards (Wildfire Hazard). A Wildfire Hazard Assessment Report by B.A. Blackwell & Associates Ltd. was submitted as part of the application and the project is designed in accordance with the recommendations of the report.

d) Protection of Development from Hazardous Conditions (Creek Hazard):

The proposal is consistent with the Official Community Plan guidelines for Protection from Natural Hazards (Creek Hazard). A Creek Hazard Assessment Report by Ground Up Geotechnical was submitted as part of the application and the project is designed in accordance with the recommendations of the report.

A detailed development permit review, outlining the project's compliance with the applicable DPA guidelines, will be provided for Council's consideration at the Development Permit stage should the rezoning advance.

Accessibility

The District's Accessible Design Policy for Multifamily Housing applies only to multi-family rezoning applications proposing four or more ground-oriented multi-family units. As this project is proposing three ground-oriented multifamily units, compliance with the policy is not mandatory.

Due to flood protection requirements, all habitable space needs to be built above a minimum flood construction level and cannot be accessed without stairs. While not required by the policy, the applicant is proposing to include provisions for stair lifts at the exterior unit entrances. Provisions for a stair lift within each unit are also included. These features will be secured through a development covenant should the application proceed through the rezoning process.

Vehicle Parking

The application provides six parking stalls for residential uses (including one visitor parking stall), as required by the Zoning Bylaw. All parking provided is at surface level, and is in a combination of three private single car-garages and three unenclosed parking stalls. The Zoning Bylaw permits a maximum of two small car parking spaces. As the proposal includes three, the CD129 zone is written to permit a maximum of three small-car parking spaces.

The Lynnmour/ Inter-River Area One Guidelines indicate that any single lots developing on their own must design their driveway so that it can be later shared if the neighbouring property develops. The applicant has designed the driveway to accommodate future development to the south, and shared access will be secured via an easement.

Bicycle Parking and Storage

The District's Bicycle Parking and End-of-Trip Facilities policy requires a minimum of six bicycle parking spaces. The development proposes to provide one secured bicycle locker for each dwelling unit, for a total of three dedicated bicycle parking spaces. Additional bicycle parking, in compliance with the policy, will be available within the garage and private storage space in each unit. By providing secured bicycle storage for the residents of the site, the proposal supports the use of alternate transportation to access nearby amenities in Lynn Creek Town Centre via new cycling infrastructure nearby.

Off-site Improvements

The application will provide improved street frontages with street tree plantings, streetlight upgrades, sidewalk and boulevard improvements, as well as curb, gutter, and paving installations along the property frontage on St. Denis Avenue.

The estimated total value of off-site works (engineering and landscaping) is approximately \$85,000. This estimate has been provided by the applicant, and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

The project will pay Development Cost Charges (DCC's) at the applicable rate at the date of Building Permit submission, should the rezoning be successful. The District's DCC's, at the 2020 rate, are currently estimated at \$37,159.95.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. A CAC of \$3,089.24 is included in the proposed CD129 Zone. It is anticipated that the CAC's from this

SUBJECT: Bylaw 8449: Rezoning for a Three-Unit Ground-Oriented Housing Project at 840 St. Denis Avenue

September 29, 2020

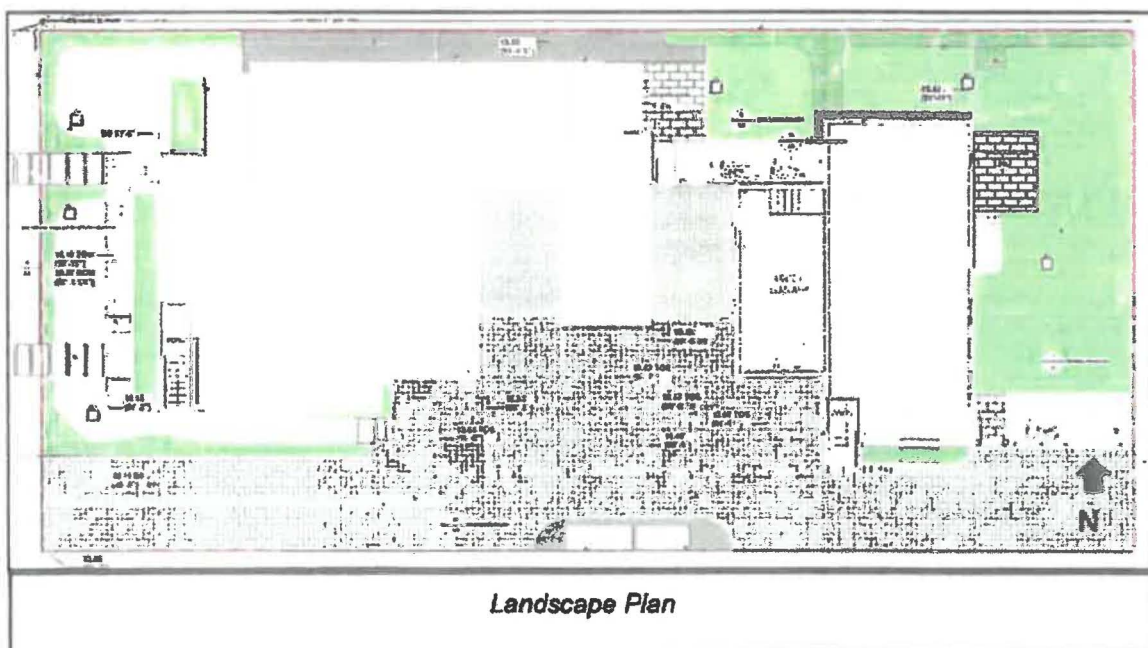
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development will be directed toward the affordable housing fund; park and trail improvements; public art; or other public realm infrastructure improvements.

Landscaping

Landscaping is proposed in accordance with the Wildfire Hazard Development Permit Area and FireSmart Guidelines. A more detailed review of the landscape plan will be included in the development permit report should the rezoning proposal proceed.

Five on-site trees, including one large diameter tree and four smaller trees, as well as one additional tree on the neighbouring property to the south are slated for removal. Neighbour consent has been provided for removal of the off-site tree. As compensation for the removal of the large diameter tree, the applicant is proposing to replant four deciduous trees.



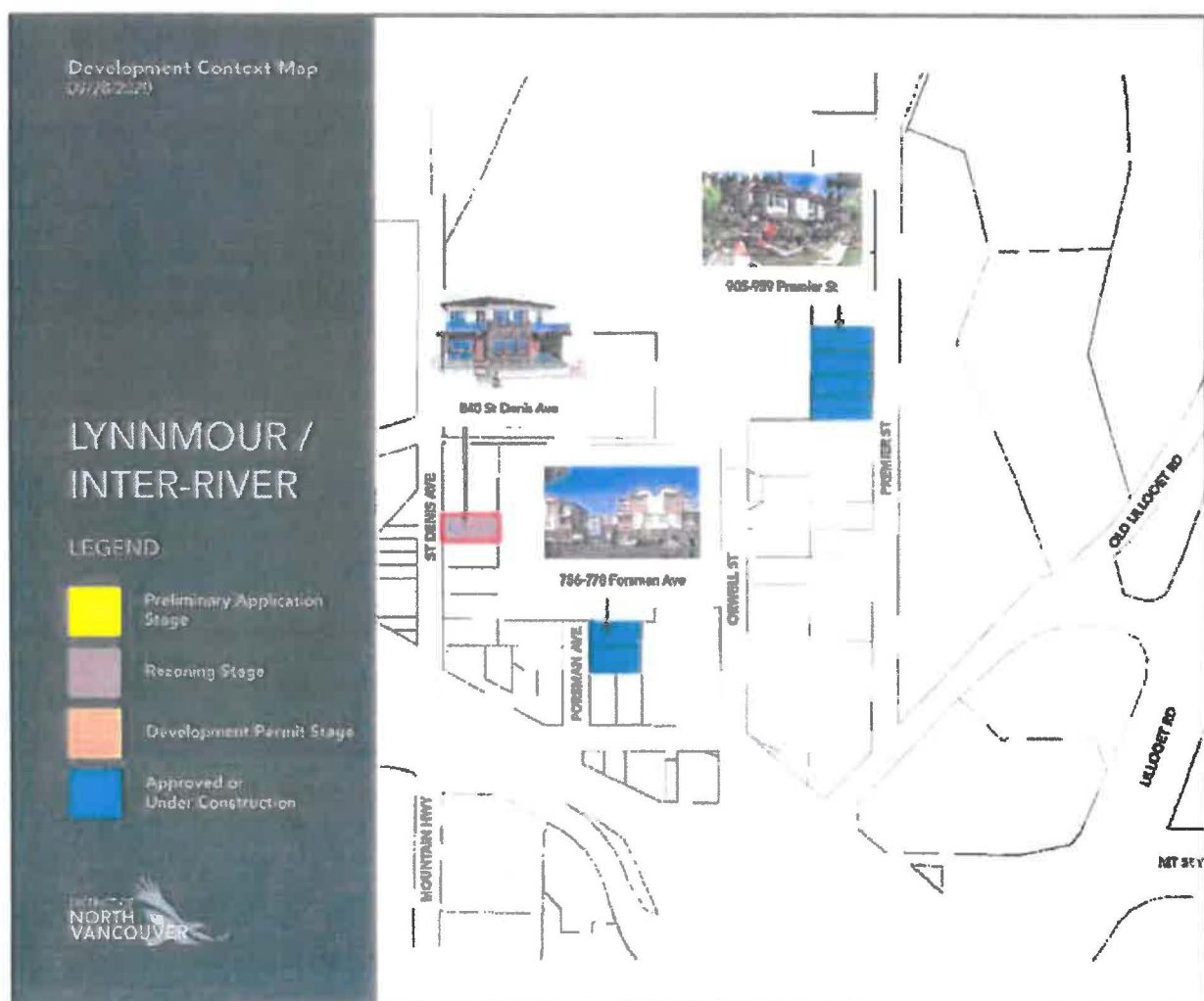
Concurrence:

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Engineering, Community Planning, Urban Design, Transportation, and Fire Departments.

As District of North Vancouver Rezoning Bylaw 8449 affects land lying within 800 m of a controlled access intersection, approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

Construction Traffic Management Plan:

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of a development permit. The CTMP must outline how the applicant will coordinate with any other projects in the area (including Highway 1 improvements) to minimize construction impacts on pedestrian and vehicle movement on St. Denis Avenue. The plan is required to be approved by the District prior to issuance of a building permit.



In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);

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

Public Input

The applicant held a facilitated Public Information Meeting on June 26, 2019.

Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Two signs were installed to notify passers-by of the meeting; one was placed on the site and the other was placed at the corner of St. Denis Avenue and E. Keith Road. Advertisements were placed in the North Shore News.

The meeting was attended by one resident. Comments provided noted support for the development as long as it integrated well with the surrounding neighbourhood. The facilitator's report is attached as Attachment C.

Following the Public Information Meeting, the applicant revised their design to include balconies at the second floor level in two of the units. The applicant contacted adjacent neighbours for comments on the change; the neighbour to the south confirmed that they had no concerns and the neighbour to the north did not provide any comments. For reference, the second floor balconies that were added are situated on the south side of the development, away from the neighbour to the north.

Implementation

Implementation of this project will require a rezoning, as well as issuance of a development permit and registration of legal agreements.

Bylaw 8449 (Attachment B) rezones the subject site from RS3 to a new Comprehensive Development Zone 129 (CD129) which:

- establishes the permitted residential use;
- allows home occupations as an accessory use;
- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and,
- establishes parking regulations specific to this project.

A legal framework will be required to support the project and it is anticipated that a development covenant will be used to secure items such as the details of off-site servicing requirements. Additional legal documents required for the project will include:

- development covenant to reference the general form and layout of project as well as requirements for off-site servicing;
- flood protection covenant;
- stormwater management covenant; and
- easement granting the property to the south access through the proposed driveway to accommodate future potential development.

CONCLUSION:

This project assists in implementation of the objectives of the District's Official Community Plan and reflects the expectations outlined in the Lynnmour/ Inter-River Local Plan reference policy document. The rezoning proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Give Bylaw 8449 First Reading and refer Bylaw 8449 to a Public Hearing (staff recommendation);
2. Refer Bylaw 8449 back to staff; or,
3. Give Bylaw 8449 no readings and abandon Bylaw 8449.



Ashley Bellwood
Planning Assistant

Attachments:

- A. Architectural and Landscape Plans
- B. Bylaw 8449 – Rezoning
- C. Facilitator Report for Public Information Meeting

SUBJECT: Bylaw 8449: Rezoning for a Three-Unit Ground-Oriented Housing Project at 840 St. Denis Avenue

September 29, 2020

Page 11

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	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		

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DATE	DESCRIPTION	AMOUNT	BALANCE
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28			
29			
30			
31			
TOTAL			



848 ST. DENIS AVENUE, DISTRICT OF
NORTH VANCOUVER

SITE PLAN

2026 SEPT 21

100-1-10

RZ1

ATTACHMENT

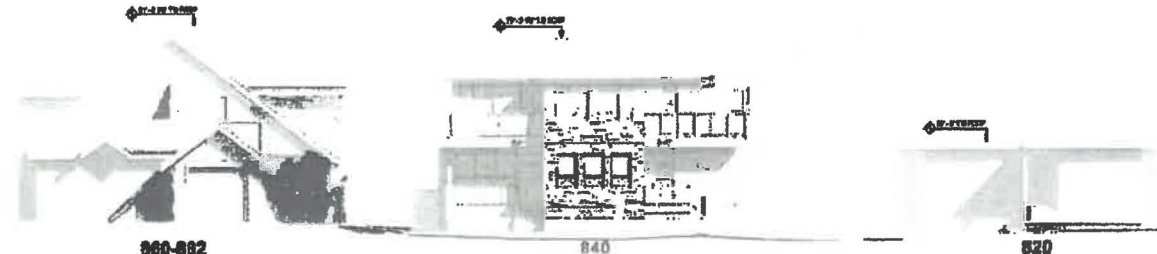


ST DENIS AVENUE STREETSCAPE
880-882

840

820

806

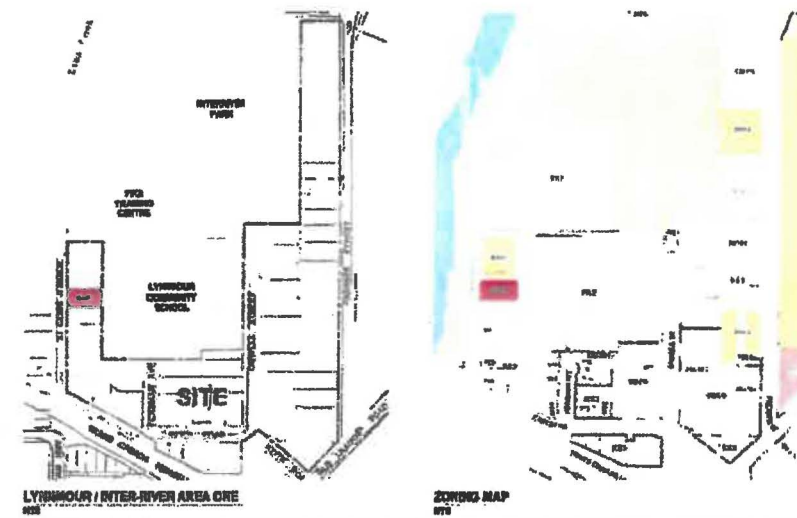


880-882

840

820

ST DENIS AVENUE STREETSCAPE
880-882



LYNDHURST / INTER-RIVER AREA ONE

CONTEXT MAP



394-820 CLIMBING STREET
VANCOUVER, BC V6E 4P7
P: 604.681.8878
E: INFO@ARCHITECTURALCOLLECTIVE.COM

NOTES:
1. THE PROPOSED DEVELOPMENT IS A 10-UNIT TOWNHOUSE DEVELOPMENT.
2. THE PROPOSED DEVELOPMENT IS A 10-UNIT TOWNHOUSE DEVELOPMENT.
3. THE PROPOSED DEVELOPMENT IS A 10-UNIT TOWNHOUSE DEVELOPMENT.
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10. THE PROPOSED DEVELOPMENT IS A 10-UNIT TOWNHOUSE DEVELOPMENT.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2020 SEPT 25
2	ISSUED FOR PERMIT	2020 SEPT 25
3	ISSUED FOR PERMIT	2020 SEPT 25
4	ISSUED FOR PERMIT	2020 SEPT 25
5	ISSUED FOR PERMIT	2020 SEPT 25
6	ISSUED FOR PERMIT	2020 SEPT 25
7	ISSUED FOR PERMIT	2020 SEPT 25
8	ISSUED FOR PERMIT	2020 SEPT 25
9	ISSUED FOR PERMIT	2020 SEPT 25
10	ISSUED FOR PERMIT	2020 SEPT 25



LOT 4 OF 8, BLOCK A, DISTRICT LOT
612, GROUP 1, RND PLAN 268

840 ST. DENIS AVENUE, DISTRICT OF
NORTH VANCOUVER

REVISION

**SITE CONTEXT &
STREETSCAPE**

2020 SEPT 25
NO REVISION
NO
CL
DP101



FRONT (WEST PERSPECTIVE AT DRIVEWAY)



SOUTH PERSPECTIVE



FRONT (WEST PERSPECTIVE AT NORTH CORNER)



NORTHWEST VIEW OF NORTH ELEVATION

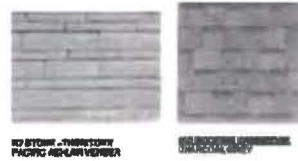
ENTRANCE CANOPY - NON
COMBUSTIBLE FINISH PANEL

REINFORCED GLASS DOORS
FINISHED W/ POLYCARBONATE
GLASS PANELS (FINISHING
PRODUCTS UNFINISHED INSIDE)

ENTRANCE CLADDING - NON
COMBUSTIBLE FINISH PANEL

MATERIALS AND COLOURS

UNIT 1 & 2



UNIT 3



ARCHITECTURAL FIRM
VANCOUVER, BC V6C 1G7
TEL: 604-271-1111
WWW.ArchitecturalFirm.com

As the responsible architect, I warrant that the design and construction of the building shown on this plan is in accordance with the applicable laws, codes and regulations of the City of Vancouver and the Province of British Columbia. I warrant that the building is designed to meet the minimum requirements of the applicable laws, codes and regulations of the City of Vancouver and the Province of British Columbia.

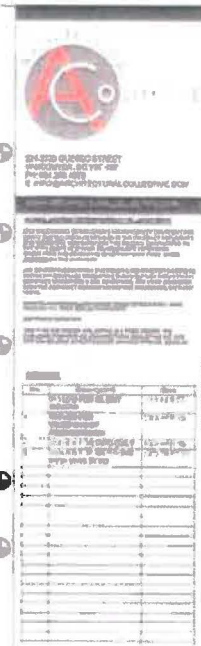
DATE: 2015-10-25
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

NO.	DESCRIPTION	DATE
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2	REVISED	2015-10-25
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4	REVISED	2015-10-25
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6	REVISED	2015-10-25
7	REVISED	2015-10-25
8	REVISED	2015-10-25
9	REVISED	2015-10-25
10	REVISED	2015-10-25

PROJECT: LOT 4 OF 6, BLOCK A, DISTRICT LOT 613, GROUP 1, WIND PLAN 108
840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER

PERSPECTIVES, COLOURS & MATERIALS

DATE: 2015-10-25
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
DP102

[illegible]

LOT 4 OF 8, BLOCK A, DISTRICT LOT
011 GROUP 1, NWD PLAN 269

440 ST. CLAIR AVENUE, DISTRICT OF
NORTH VANCOUVER

BLDG 1 - (UNIT A
& B) EAST &
WEST ELEVATION

Date 2520 SEPT 25 Time $7:40^{\circ} = 9-20^{\circ}$ Frequency MD Appointment by CK	Project # DP302
---	---------------------------

[illegible]

CHARGE:
LOT 4 OF 8, BLOCK A, DISTRICT LOT
813, GROUP 1, HND PLAN 280

840 ST. DENIS AVENUE, DISTRICT OF
NORTH VANCOUVER

**BLDG 2 - (UNIT C)
ELEVATIONS**

2000 SEP 23 1 2000

DATE 1-6-78
FILE NO. DB303

Approved By:

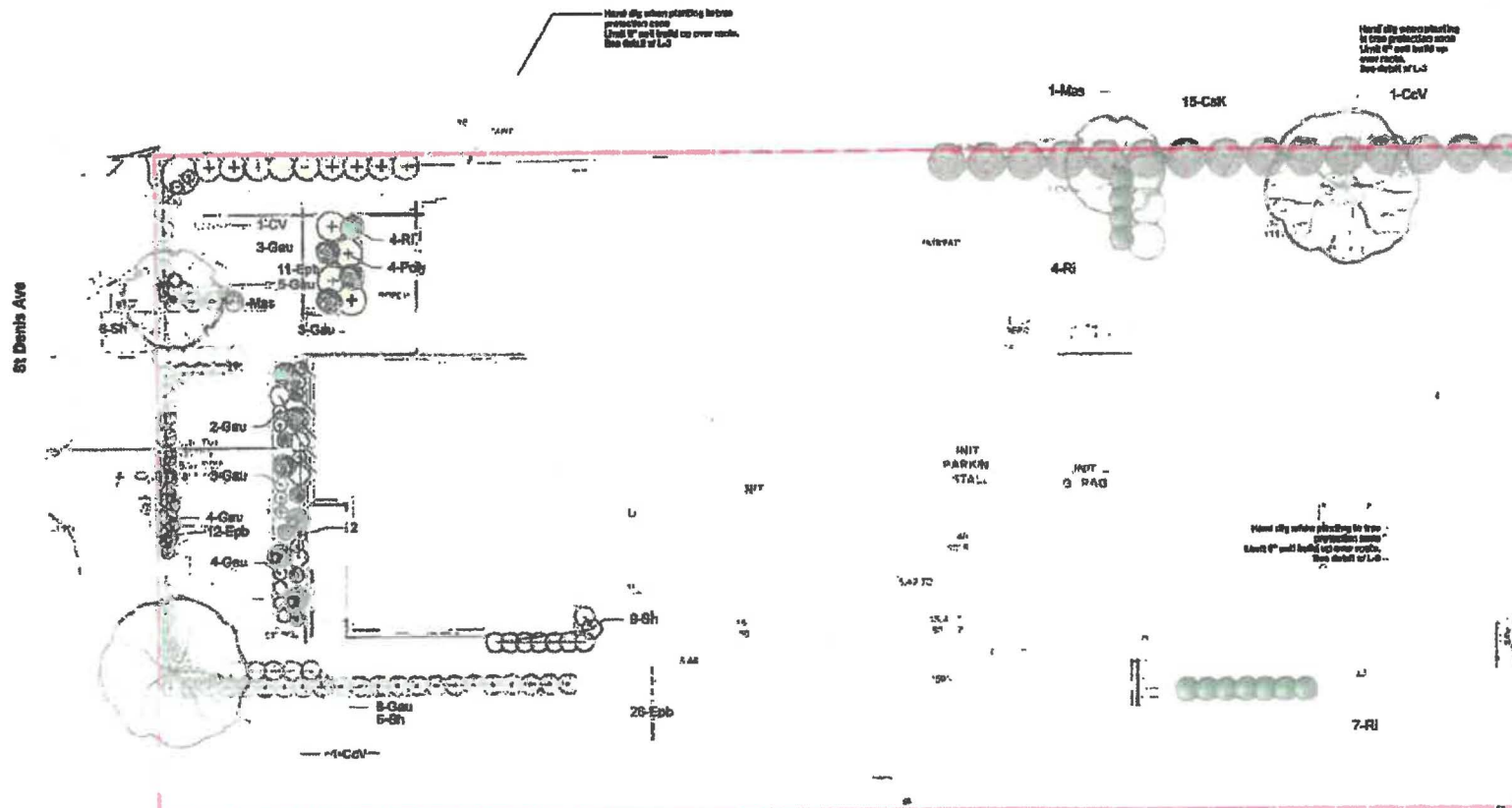
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3-Gau	3	3-Gau	3-Gau	3	3-Gau
11-Eph	11	11-Eph	11-Eph	11	11-Eph
5-Gau	5	5-Gau	5-Gau	5	5-Gau
4-RJ	4	4-RJ	4-RJ	4	4-RJ
4-Poly	4	4-Poly	4-Poly	4	4-Poly
2-Gau	2	2-Gau	2-Gau	2	2-Gau
3-Gau	3	3-Gau	3-Gau	3	3-Gau
4-Gau	4	4-Gau	4-Gau	4	4-Gau
12-Eph	12	12-Eph	12-Eph	12	12-Eph
4-Gau	4	4-Gau	4-Gau	4	4-Gau
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5-Sh	5	5-Sh	5-Sh	5	5-Sh
1-CV	1	1-CV	1-CV	1	1-CV
7-RJ	7	7-RJ	7-RJ	7	7-RJ

PLANTING NOTES

Plants are labeled in accordance with the University of California Plant Catalog. Plants are labeled in accordance with the University of California Plant Catalog. Plants are labeled in accordance with the University of California Plant Catalog.

LANDSCAPE NOTES

1. All landscape construction shall be in accordance with the University of California Plant Catalog. Plants are labeled in accordance with the University of California Plant Catalog. Plants are labeled in accordance with the University of California Plant Catalog.
2. All landscape construction shall be in accordance with the University of California Plant Catalog. Plants are labeled in accordance with the University of California Plant Catalog. Plants are labeled in accordance with the University of California Plant Catalog.
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1	1-CV	1-CV
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7	7-RJ	7-RJ
8	8-Sh	8-Sh
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97	97-Gau	97-Gau
98	98-Gau	98-Gau
99	99-Gau	99-Gau
100	100-Gau	100-Gau



Prospect & Refuge
LANDSCAPE ARCHITECTS

840 St Denis St
Berkeley, CA 94702
Tel: 415/841-1111
Fax: 415/841-1112

Landscape Planting Plan

Scale: 1" = 10'-0"

Sheet: 1 of 1

File: 100

12

The Corporation of the District of North Vancouver

Bylaw 8449

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1400 (Bylaw 8449)".

Amendments

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

- (a) Part 2A, Definitions is amended by adding CD129 to the list of zones that Part 2A applies to.

- (b) Section 301 (2) by inserting the following zoning designation:

"Comprehensive Development Zone 129 CD129"

- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 129 Comprehensive Development Zone 129 CD129"

The CD129 zone is applied to:

Lot 4 of Lot 5, Block A, District Lot 613, Plan 2459 PID: 013-739-808

4B 129 – 1 Intent

The purpose of the CD129 Zone is to establish specific land use and development regulations for a three-unit ground-oriented housing project.

4B 129 – 2 Permitted Uses:

The following *principal* uses shall be permitted:

- a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

Residential use

4B 129 – 3 Conditions of Use

a) ***Residential:*** *Residential uses* are only permitted when the following conditions are met:

- i. Each dwelling unit has access to private or semi-private outdoor space;
- ii. Balcony and deck enclosures are not permitted.

4B 129 – 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* units.

4B 129 – 5 Density

a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and a maximum of one unit;

b) For the purpose of calculating *gross floor area*, the following are exempted:

- i. Garages to a maximum of 27 m² (290 sq. ft.) per unit;
- ii. Storage areas to a maximum of 9.29 m² (100 sq. ft.) per unit;
- iii. Residential garbage enclosures and bicycle storage lockers; and
- iv. Porches, patios, verandas and balconies.

c) For the purposes of calculating FSR the lot area is deemed to be 844.12 m² (9,086 sq. ft.) at the time of rezoning.

4B 129 – 6 Amenities

a) Despite Subsection 4B 129 – 5, the maximum permitted density in the CD129 Zone is increased to 422.1 m² (4,543 sq. ft.) of *gross floor area*, and three units, if \$3,089.24 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): the affordable housing fund; public art; natural environment, park, trails, pedestrian or other public realm or infrastructure improvements, including flood protection; and/or municipal, recreation or community services, or social service facility or improvements.

4B 129 – 7 Setbacks

- a) Buildings shall be set back from property lines to the closest building face in accordance with the following table:

Setbacks	Minimum Required Setback
Front (west)	4.57 m (15 ft.)
Rear (east)	6.1 m (20 ft.)
Side (north) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line	1.2 m (4 ft.) for the first storey; and 1.8 m (6 ft.) for the second storey. 3.4 m (11.2 ft.)
Side (south) - for buildings located within 26.6 m (77 ft.) of the west property line - for buildings located more than 26.6 m (77 ft.) from the west property line	5.4 m (17.7 ft.) 4.0 m (13.1 ft.)

- b) Decks, balconies, and patios may encroach into the setback requirements noted in Section 4B 129-7, but must be set back a minimum of 1.0 m (3.3 ft.) from any property line.

4B 129 – 8 Height

The maximum permitted height as calculated from the average grade of a particular building is regulated as follows:

- (a) For buildings or portions of buildings located within 26.6 m (77 ft.) of the west property line:
- 9 m (29.5 ft.)
- (b) For buildings located more than 26.6 m (77 ft.) from the west property line:
- 8.1 m (26.5 ft.)

4B 129 – 10 Flood Construction Requirements:

No basement or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction level as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 129 – 11 Coverage

- a) Building Coverage: The maximum building coverage is 40%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 129 – 12 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and
- b) All electrical kiosks, garbage and recycling container pads, and bicycle parking not located within a building shall be screened.

4B 129 – 13 Parking and Loading Regulations

- a) All off-street parking spaces shall comply with the minimum standards established in Part 10 of the District of North Vancouver Zoning Bylaw, except as follows:
 - i. Small car parking spaces may be provided in accordance with the requirements in Section 1007, except that up to three small car parking spaces are permitted;
 - ii. The driveway shall be a minimum of 3.66 m (12 ft.) in width."
- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single-Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD129 (CD129).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8449" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

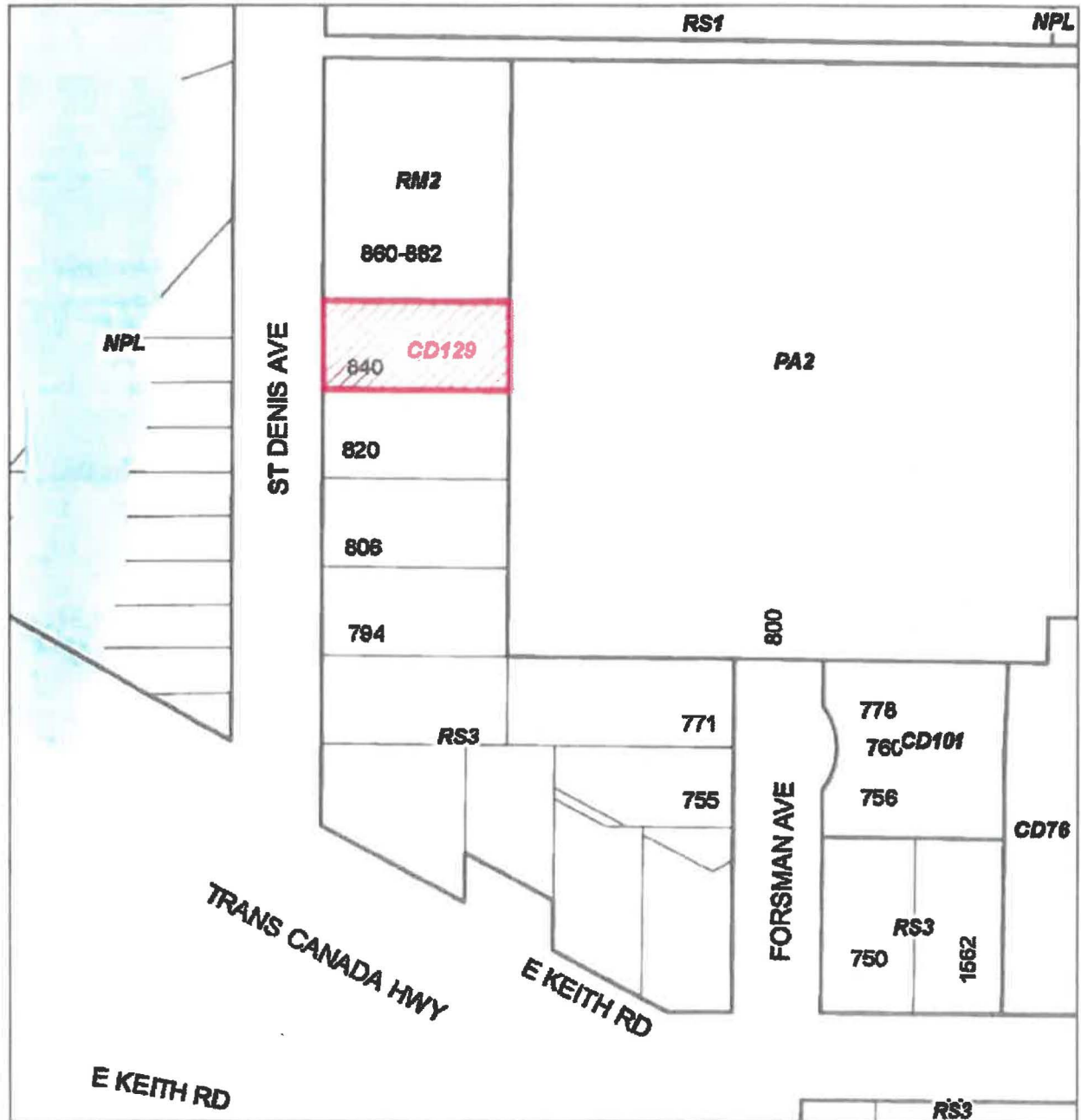
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8449

BYLAW 8449

The District of North Vancouver Rezoning Bylaw 1401 (Bylaw 8449)



**SINGLE-FAMILY RESIDENTIAL 7200 ZONE (RS3) TO
COMPREHENSIVE DEVELOPMENT ZONE 129 (CD129)**



840 St. Denis Avenue, North Vancouver**Public Information Meeting Summary Report**

Event Date: June 19, 2019
Time: 6:30pm – 8:30pm
Location: Lynnmour Elementary School, 800 Forsman Avenue, North Vancouver
Attendance: 1 member of the public signed in.
Comments: One comment sheet and one phone call were submitted.

Meeting Purpose:

- 1) To present development proposal materials to neighbours
- 2) To provide an opportunity for the public to ask questions about the proposal
- 3) To provide an opportunity for neighbours to comment on the proposal

Notification:
In accordance with District of North Vancouver policies:

Invitation Brochures

Invitations and informational packages were delivered to 45 addresses within a 100m radius from the site, meeting District requirements. Appendix A includes a copy of this package and a map of the distribution area.

Newspaper Ad

A newspaper ad was placed in the North Shore News on Wednesday, June 12, 2019 and Friday, June 14 2019. A copy of the ad is included in Appendix A.

Notification Signs

Two signs were installed on the property on June 5, 2019 providing two weeks' notice to neighbours of the meeting. Photographs of the installed signs are provided in Appendix A.

Attendance:

1 member of the public signed in for the meeting. A copy of the redacted sign-in sheet is included in Appendix B.

The following City staff and project team members were in attendance:

District of North Vancouver:

- Ashley Rempel, Planning Assistant

Project Team:

- Bobby Purba, Developer, By Design Construction

Facilitators:

- Steven Petersson, Petersson Planning Consulting
- Katrina May, Petersson Planning Consulting

Overview:

The meeting was held in a Public Information Meeting format. Meeting participants could browse the display boards and engage with the project team directly. The member of the public who attended the meeting was able to engage in a one-on-one conversation with the developer. The facilitator noted questions and comments on a flip chart for all to see.

The participants were invited to submit written comments to the facilitator or to the municipal planner. The comment period remained open from the night of the meeting, June 19, 2019 to July 3, 2019. One comment sheet, as well as one phone call were submitted to the municipal planner.

The tone of the evening was support for this development proposal. The one community member who attended was from West Vancouver and is a member of the Edgemont and Upper Capilano Community Association. They were particularly interested in the design details of this town house proposal and in learning more about active development applications in the DNV. There has been a lot of redevelopment in this neighbourhood already, of former single-family homes into higher density low-rise or high-rise properties. This project is proposed on one of the only remaining underdeveloped sites, and likely did not generate much interest from the community as a result of the timing of the application relative to other nearby new developments that are already underway or completed. The lack of attendance by the public may be indicative of support for, or lack of opposition to, the project application.

The overall development proposal was supported by the participant.

Public Dialogue:

(Q = Question, A = Answer, C = Comment, and the number is to track the dialogue)

- Q1** How did you arrive at the design for this project?
A1 We took inspiration from the surrounding neighbourhood's form and character.
- Q2** Are you subject to a development permit for the creek, to manage storm water?
A2 Yes we are.
- Q3** What will the parking for these homes be like?
A3 There will be a mix of open carports, encouraging owners to park on their property instead of on the street, as well as enclosed garages, for storage and security.
- Q4** Where will the bicycle storage be?
A4 The exact location is to be determined, with input from the engineering department.

Q5 Are you planning on using solar panels?

A5 This project will be solar ready. We would love to also add radiant heat, air conditioning, and more. It will depend on the price comparables of other nearby projects, and on market demand.

Q6 Would you consider using different colours or materials to provide some distinction to the units?

A6 Yes, we will distinguish each unit using design elements such as door colour, window casings, etc.

Comment Sheet and Email Summary

Participants were invited to submit comments for a two-week response period after the meeting. One comment sheet, as well as one phone call were submitted. The main themes from the comments received included:

- Support for the project
- Support for the design of the project
- The project conforms to the OCP

Conclusion

The purpose of this public information meeting was to present to neighbours the proposed rezoning application, and to provide them with an opportunity to ask clarifying questions and comment on the proposal. 45 invitations were distributed by hand to the surrounding community, and one community member signed in. Two newspaper ads notified the community of the meeting, and a sign was posted on the property. One comment form and one phone call were submitted to the municipal planner.

The public could participate in this process in several ways:

- browsing boards
- talking to the project team and DNV Planner and asking questions
- submitting written comments.

The meeting length and format was sufficient to provide the participant an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. The one participant who attended asked the developer very specific questions around his design decisions and the permitting process at the DNV. There has been a lot of redevelopment in this neighbourhood already, of former single-family homes into higher density low-rise or high-rise properties. This project is proposed on one of the only remaining underdeveloped sites, and likely did not generate much interest from the community as a result of the timing of the application relative to other nearby new developments that are underway or completed already. The lack of public attendance at the meeting may be indicative of support for, or lack of opposition to, the project application. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, Wednesday, June 12, 2019

WEDNESDAY, JUNE 12, 2019 north shore news nsnews.com



Park & Tilford Gardens director Mag Kozłowska sits with City of North Vancouver Mayor Linda Buchanan at a celebratory garden had planted especially for the 50th anniversary celebration. PHOTOS: GARY GOODBLANK

MAILBOX

P&T Gardens a gem to be respected and cherished

Dear edition

Park & Tilford Gardens is a special place for me.

Growing up within walking distance of the garden, I remember family visits. Childhood memories from the late '70s and early '80s were the smell of the distillery, the bird houses, the globe lanterns along the north perimeter and the bronze busts of prominent historical botanists in the colonnade.

As a young adult, I studied horticulture and trained at Park & Tilford Gardens as a student. Later in my career, I worked at the garden for five years as an apprentice.

The garden's brilliant design by Justice and Webb Landscape Architects allowed me to explore a broad range of gardening styles. Horticulture students from Capilano University worked in the garden every day and this provided me with the opportunity to



Chris McDonald stands beside a bust of his grandfather George Kuhn, which sits at the entrance to the gardens. The site was originally a distillery, and owner Kuhn had a vision of it becoming a garden for the public.

learn how to train emerging professionals.

The garden's relationship with the local community and the Friends of the Garden taught me the value of community engagement. I want to thank Todd

Major for mentoring me through my apprenticeship at Park & Tilford Gardens. Todd was responsible for making sure that I was provided with opportunities to learn every facet of horticulture. He was dedicated to the garden and cared very much for the students, POGs and local community. As director of Park & Tilford Gardens, Todd demonstrated a professional drive and commitment to high standards that I have sought to emulate in my career.

Park & Tilford Gardens has been a cornerstone of my life and provided me with the training that has been the foundation of my horticulture career. It is a gem for the City of North Vancouver that should be respected and cherished.

Bravo, Park & Tilford Gardens. Here's to the next 50 years! Egan Davis Vancouver

THULE[®] Trailway

4 Bike Rack

- Carries up to 4 bikes
- Fits 1.25" & 2" hitchhikes
- Arms fold down
- Rack tilts away for easy hitch access
- Compare at \$324.98

\$249⁹⁵

RACK STOP
CAR RACK EXPERTS

324 East Esplanade, N Van
604.987.7474

Ends June 30, 2019
Rack not exactly as shown

WE SELL HITCHES

GERRY WEBER

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20 - 60% OFF

GERRY WEBER
WEST VANCOUVER
edwardchopman@me.com

1849 Marine Drive, West Vancouver
604 922 9144

NEWS | A11

Capsule comments

YOUR HEALTH TEAM

This is allergy season. There are many good oral allergy medications available without a prescription that will alleviate those annoying allergy symptoms. As well as oral medications, there are some effective nose sprays, some containing cortisone which bring much relief. If it's red, itchy eyes that are your problem, there are also some soothing eye drops that will help that symptom. Again, pharmacists are a great source of good information on allergies.

Davies Pharmacy
1401 St. Georges Ave.
NORTH VANCOUVER
604-985-1481
www.daviespharm.com

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 840 St. Denis Avenue to construct a three unit two-storey townhouse project. You are invited to a meeting to discuss the project.

Date: Wednesday, June 19, 2019
Time: 7:00 pm - 8:30 pm
Location of Meeting: Lynnmuir Elementary School
800 Forsman Avenue, North Vancouver

The applicant proposes to rezone the site from a single-family zone to a new comprehensive development zone, to permit a 3-unit ground oriented housing project. Each unit is between 1,400 and 1,500 square feet in size and includes an attached single car garage and one covered parking stall.

Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Bobby Purba of By Design Construction at 604-351-8814, or Ashley Rempel of the Development Planning Department at 604-690-2337, or bring your questions and comments to the meeting.

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

Newspaper Advertisement: North Shore News, Friday, June 14, 2019

A28 |

nsnews.com north shore news FRIDAY, JUNE 14, 2019

AGING PARENTS?

Do they need a little extra help to live safely at home?

Call us to find out how our services can give you peace of mind.

- ✓ Caregivers matched to your needs
- ✓ No contracts, flexible hours
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Brent Dor, R.D.
Ask us about Dentures over Implants

PUBLIC INFORMATION MEETING

A redevelopment is being proposed for 840 St. Denis Avenue to construct a three unit two-storey townhouse project. You are invited to a meeting to discuss the project.

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Time: 7:00 pm - 8:30 pm
Location of Meeting: Lynnmuir Elementary School
888 Forsman Avenue, North Vancouver

The applicant proposes to rezone the site from a single-family zone to a new comprehensive development zone, to permit a 3-unit ground oriented housing project. Each unit is between 1,400 and 1,500 square feet in size and includes an attached single car garage and one covered parking stall.



Information packages are being distributed to residents within a 100 meter radius of the site. If you would like to receive a copy or if you would like more information, contact Bobby Purba of By Design Construction at 604-351-8814, or Ashley Rempel of the Development Planning Department at 604-990-2337, or bring your questions and comments to the meeting.

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

CENTENNIAL THEATRE PRESENTS
Juno Award winning singer-songwriter & multi-instrumentalist

SHARI ULRICH

Celebrating the Borealis Records release of her new album, *Back To Shore*

TUESDAY, JUNE 18TH
AT 7:30 PM
CENTENNIAL THEATRE
2300 Lonsdale Ave. North Vancouver



Tickets \$35/\$30
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604.984.4484



Notification Signs: Installed June 5, 2019





Developer's Public Information Meeting

Proposal: 3-Unit Townhouse Development



**7 PM, Wednesday, June 19
Lynnmour Elementary School
800 Forsman Avenue**



**By Design Construction Inc.
Bobby Purba
604-351-8614**



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

Notification Area Map



Sign-in Sheet

E-MAIL (Optional)

This image shows a blank white page. There are dark horizontal bars at the top and bottom edges, which appear to be scanning artifacts or the edges of the paper. The central area is completely white and contains no text or other markings.

Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207

Document: 3296451

Appendix C – Public Comments: Written Submissions:

From: [REDACTED]
To: Ashley Burrows
Subject: 840 St. Denis Avenue - 3 Unit town home development
Date: July 02, 2019 11:35:04 PM

FAO DNV Planning

I attended the Public information meeting on June 19th and was glad to see that developers are taking on the challenge of creating extra density which we hear so much about.

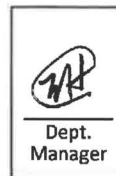
I understand that the proposal conforms to the OCP requirements and also rezoning to comply with RS3. Therefore I defer to the neighborhood consultation process utilized by Planning Staff in their assessment of this type of one-off application.

The lack of public attendance may have indicated that the neighborhood is accepting of the proposal. Overall, as long as the project integrates harmoniously with the street scene and provides a good environment for the occupiers then I am in favour of the application.

Yours Sincerely,

[REDACTED]

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Jan. 25, 2021</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 6, 2021
File: 08.3060.20/012.19

AUTHOR: Taylor Jenks, Planning Assistant

SUBJECT: Development Permit 12.19 - 840 St. Denis Avenue

RECOMMENDATION:

THAT Development Permit 12.19 (Attachment 1) for a three-unit ground-oriented residential development at 840 St. Denis Avenue be issued.

REASON FOR REPORT:

The site is in Development Permit Areas for:

- Form and Character of Ground-Oriented Housing;
- Energy and Water Conservation and Green House Gas Emission Reduction; and
- Protection from Hazardous Conditions (Wildfire Hazard and Creek Hazard).



The proposed three-unit ground-oriented residential development requires issuance of a Development Permit by Council.

SUMMARY:

Ms. Carman Kwan of Architectural Collective Inc., has applied on behalf of the owners of the property to develop the site as a three-unit ground-oriented residential development comprising one duplex and one single unit.

Bylaw 8449, to rezone the site to a new CD129 zone, received Second and Third Readings on December 7, 2020 and is scheduled for consideration of adoption on January 25, 2021.

The building and landscape design was fairly advanced at the time of the Public Hearing and has not changed significantly. Since consideration of Third Reading the colour scheme of the buildings has been revised to reflect comments from the District's Urban Design Planner. No other changes have been made since consideration of Third Reading.

If the rezoning bylaw is adopted, the project is ready to be considered for issuance of a development permit. This report recommends issuance of Development Permit 12.19 to accommodate redevelopment of the site under the CD129 zoning.

SUBJECT PROPERTY:

The development site is located on St. Denis Avenue, north of East Keith Road and Highway 1. Surrounding properties include a multi-family residential development to the north and single-family residential homes to the south; park land adjacent to Lynn Creek to the west; and Lynnmour Elementary School to the east. The site is approximately 844 m² (9,086 sq. ft.) in size.

EXISTING POLICY:

Official Community Plan

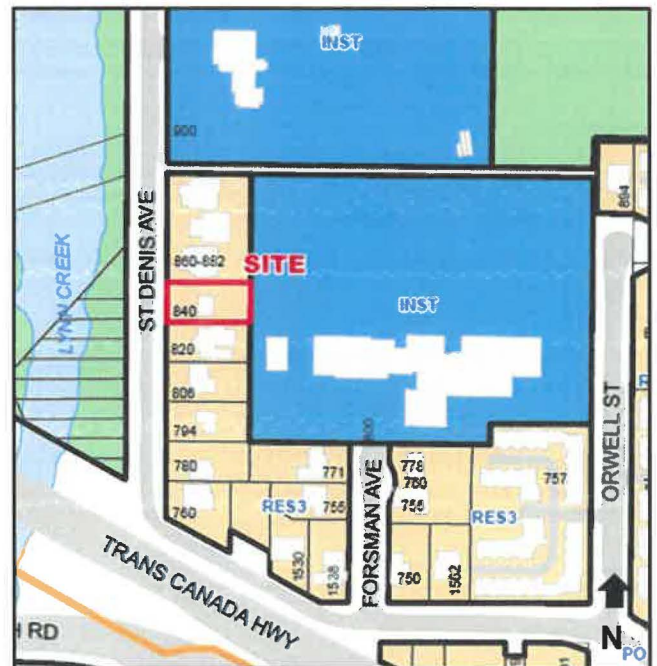
The Official Community Plan (OCP) designates the site as "Residential Level 3: Attached Residential" (RES3), which envisions ground-oriented multifamily housing of up to approximately 0.8 FSR.

The Lynnmour/Inter-River Local Plan reference policy document supports the redevelopment of single lots that are sized between 743.3 m² (8,001 sq. ft.) and 1,114.8 m² (12,000 sq. ft.) with duplex or triplex development to a maximum density of 0.5 FSR.

The proposal is consistent with the provisions of both the Official Community Plan and the reference policy document, as it proposes a density of 0.5 FSR.



Context Map



OCP Designation Map

The proposed units all contain three bedrooms, which will be attractive to families, and as such responds to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types... to accommodate the lifestyles and needs of people at all stages of life.” It also addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing neighbourhood infill near Town and Village Centres (Policy 7.1.2).

Zoning

The site's CD129 zoning allows for up to three residential units in two buildings, each two storeys in height, with an overall density of approximately 0.5 FSR.

The CD129 zone regulates the density for the project, the permitted height, and the vehicle and bicycle parking requirements on the site. The project fully complies with the CD129 Zone regulations.

In addition to the zoning requirements, development at the site must conform to the Development Covenant registered on the property as a condition of the rezoning.

Development Permit Areas

The property is designated in the OCP as Development Permit Areas for the following purposes:

- Form and Character of Ground-Oriented Housing
- Energy and Water Conservation and Green House Gas Emission Reduction
- Protection of Development from Hazardous Conditions (Wildfire Hazard and Creek Hazard)

All new development within these Development Permit Areas is required to attain a development permit, and development proposals are measured against the OCP's Schedule B Development Permit Area Guidelines.

THE PROPOSAL:

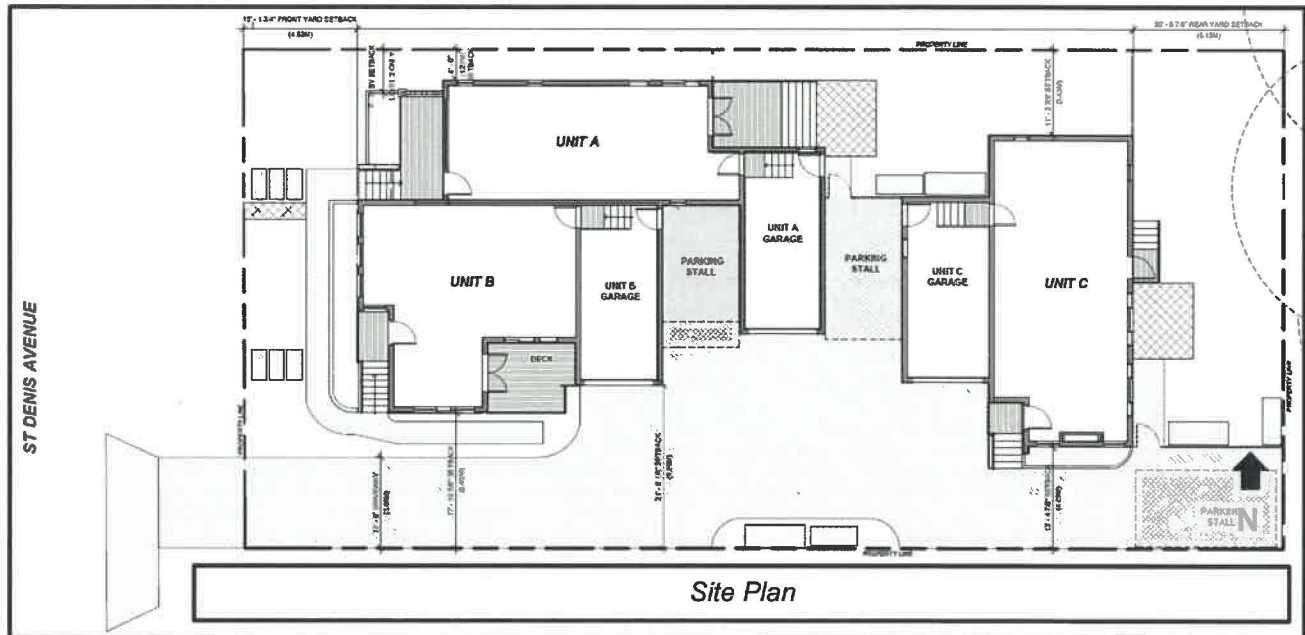
The project consists of three units in two, two-storey residential buildings. The units are all three bedroom layouts and range in size from 146 m² (1,549 sq. ft.) to 160 m² (1,723 sq. ft.), excluding garages. The buildings are approximately 9.14 m (30 ft.) in height.

Parking

Parking is provided at grade in a combination of three private single-car garages and three unenclosed parking stalls, for a total of six on-site parking spaces.

The proposal includes one secured bicycle locker for each dwelling unit, for a total of three dedicated bicycle parking spaces. Additional bicycle parking, would be available within the garage and private storage space in each unit.

Vehicle and bicycle parking proposed complies with the CD129 Zone, and Part 10 of the Zoning Bylaw.



Building Design:

Under the BC Building Code, a project of this size is not required to be designed by a registered architect, and therefore, was not considered by the Advisory Design Panel. The application was reviewed by the District's Urban Design Planner for conformity with the Official Community Plan's design guidelines for ground-oriented housing and the Lynnmour/Inter-River Area One Design Guidelines for Multiplexes and Townhouses.



SOUTH PERSPECTIVE

Notable highlights for the Form and Character Guidelines for Ground Oriented Housing include:

C1.1: Height and Massing:

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

- The height and massing of this project is sympathetic to neighbouring properties with a height between that of the ground-oriented multi-family housing to the north and the single family home to the south (designated for future development), and sited so there are greater setbacks to the adjacent one-storey single family home. The use of light colours on the second-level of the building minimizes the perception of the massing.



C1.2: Roof Treatment:

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

- The roof pitch is compatible with that of the adjacent multi-family development and the ridgelines are oriented in a manner that will limit shadowing on adjacent properties.

C1.3: Street Orientation:

Units are encouraged to be oriented towards, and have a visual connection to the street.

- The entrances for each unit have been designed to have connectivity with the street.



FRONT (WEST PERSPECTIVE AT DRIVEWAY)

Landscaping proposed is concentrated around the perimeter of the site to comply with the FireSmart Guidelines, as is specified in the guidelines of the Wildfire Hazard Development Permit Area. Planting throughout the site includes a variety of shrubs and ornamental trees. Notable highlights from the guidelines include:

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

- At least 9 square metres of usable private outdoor space should be provided for all units.*

- [illegible]

The Development Covenant registered on title includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating that the design of the project will enable these standards to be met.

Accessibility

The District's Accessible Design Policy for Multifamily Housing applies to multi-family rezoning applications proposing four or more ground-oriented multi-family units. As this project includes three ground-oriented multifamily units, compliance with the policy is not mandatory.

Due to flood protection requirements, all habitable space needs to be built above a minimum flood construction level and cannot be accessed without stairs. While not required by the policy, the applicant has included provisions for stair lifts at the exterior unit entrances and within each unit. These features are secured through the Development Covenant registered on the property as a condition of the rezoning.

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

In accordance with the guidelines for the Energy and Water Conservation and Greenhouse Gas Emission Reduction development permit area, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. Notable highlights from the OCP guidelines include:

Energy Conservation:

An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption.

- The project includes installation of electric heat pumps for heating and cooling, and will utilize a solar electric system for hot water heating.

Water Conservation:

An integrated design process should be utilized to identify opportunities to reduce a building's water consumption.

- The project includes plumbing fixtures that reduce water consumption and specifies drought tolerant landscaping.

Greenhouse Gas Emission Reduction:

An integrated design process should be utilized to identify opportunities to reduce a building's greenhouse gas emissions.

- The project has committed to using no fossil fuels in the mechanical systems for the homes, and
- Rough-ins for "Level 2" electric vehicle chargers are to be included in each garage.

Development Permit for the Protection of Development from Hazardous Conditions – Wildfire Hazard

In accordance with the guidelines for the Protection of Development from Hazardous Conditions for Wildfire Hazard development permit area, the project is designed to minimize the risk to property and people from wildfire hazards, and minimize the risk of fire to the District's forests.

The project will be constructed in accordance with the Wildfire Hazard Assessment and Arborist Report prepared by B.A. Blackwell & Associates dated October 16, 2018 and updated April 14, 2020. The recommendations of the report are in alignment with the OCP guidelines, and include the use of fire resistive materials and construction practices, the use of plantings of appropriate species and locations, as well as removal of trees and vegetation to limit potential wildfire risk.

Development Permit for the Protection of Development from Hazardous Conditions – Creek Hazard

In accordance with the guidelines for the Protection of Development from Hazardous Conditions for Creek Hazard development permit area, the project is designed to minimize the risk to people and property from creek hazards.

This project will be constructed in accordance with the flood protection measures as indicated in the Creek Hazard Assessment Report prepared by Ground Up Geotechnical, dated September 24, 2018. The recommendations of the report are in alignment with the Lynnmour/Inter-River "Area One" Design Guidelines for Multifamily Townhouses and flood hazard abatement work completed since the adoption of the Lynnmour/Inter-River Plan. Of note is the construction of all habitable space above the minimum flood construction level of 16.4 m geodetic, and lot grading to promote drainage to the west and away from homes.

OFF-SITE IMPROVEMENTS:

The application will provide improved street frontages with street tree plantings, streetlight upgrades, sidewalk and boulevard improvements, as well as curb, gutter, and paving installations along the property frontage on St. Denis Avenue.

The estimated total value of off-site works (engineering and landscaping) is approximately \$85,000. This estimate has been provided by the applicant, and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

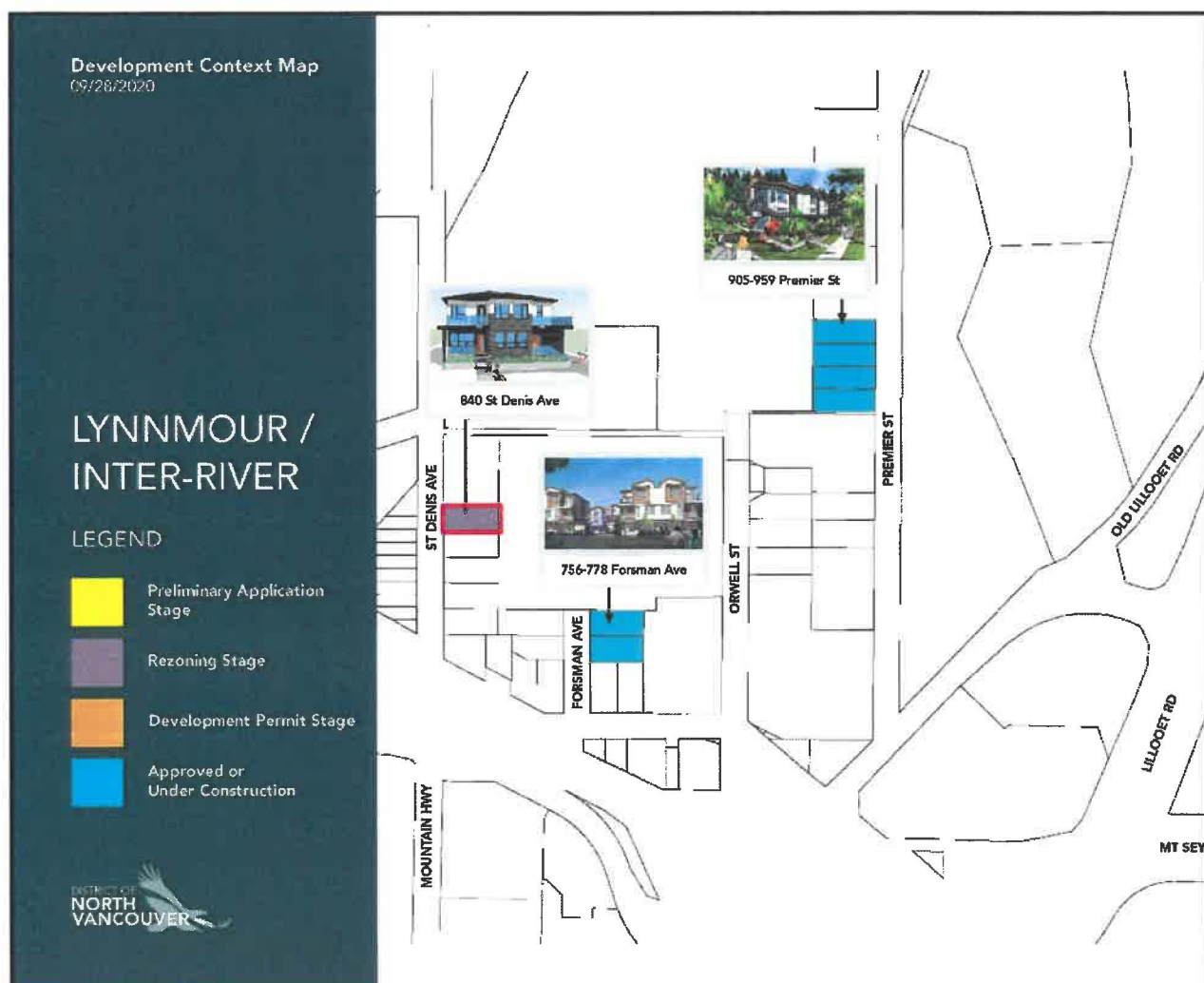
The project will pay Development Cost Charges (DCC's) at the applicable rate on the date of Building Permit submission. The District's DCC's, at the 2021 rate, are currently estimated at \$37,156.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contributions for rezoning applications which result in an increase in density. A CAC of \$3,089 is included in the site's CD129 Zoning. It is anticipated that the CAC's from this development will be directed toward the affordable housing fund, park and trail improvements, public art, or other public realm infrastructure improvements.

Construction Traffic Management Plan:

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) as a condition of the Development Permit. The CTMP must outline how the applicant will coordinate with any other projects in the area (including Highway 1 improvements) to minimize construction impacts on pedestrian and vehicle movement on St. Denis Avenue. The plan is required to be approved by the District prior to issuance of a Building Permit.



In particular, the Construction Traffic Management Plan must:

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

The requirement for an accepted construction traffic management plan is secured within the Development Covenant and referenced as a requirement in Development Permit 12.19.

CONCURRENCE:

Staff

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Engineering, Community Planning, Urban Design, Transportation, and Fire Departments.

PUBLIC INPUT:

The applicant held a facilitated Public Information Meeting on June 26, 2019. The meeting was attended by one resident. Comments provided noted support for the development as long as it integrated well with the surrounding neighbourhood. The Public Hearing was held on November 10, 2020 and general support was expressed for the project.

CONCLUSION:

The project has been designed in accordance with the CD129 Zone regulations and the applicable development permit area guidelines. The project assists in implementation of the objectives of the District's Official Community Plan and reflects the expectations outlined in the Lynnmour/Inter-River Local Plan reference policy document. Development Permit 12.19 is now ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Permit 12.19 (Attachment 1) to allow for the proposed construction (staff recommendation); or
2. Deny Development Permit 12.19 and provide direction to staff.



Taylor Jenks
Planning Assistant

Attachments:

1. Development Permit 12.19

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	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 12.19

This Development Permit 12.19 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the property located at 840 St. Denis Avenue, legally described as Lot 4 of Lot 5 Block A District Lot 613 Plan 2459, (PID: 013-739-808) subject to the following terms and conditions:

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

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

B. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP 12.19 – 1-17) and in accordance with the following specifications:
 - i. The site shall be developed in accordance with the recommendations of the Wildfire Hazard Assessment and Arborist Report prepared by B.A. Blackwell & Associates dated October 16, 2018 and updated April 14, 2020 and a qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Wildfire Hazard Assessment and Arborist Report referenced above, or meet an equivalent or higher degree of protection.
 - ii. A post construction report by the Registered Professional(s) is required, stating that the development has been carried out in accordance with all the above mentioned reports, shall be submitted including, but not limited to:
 - a. Building construction has occurred using the building materials as cited in the Wildfire Hazard Assessment Report or their fire resistant equivalents have been implemented to meet the requirements for development within the Wildfire Hazard Development Permit Area;
 - b. Landscaping is installed in accordance with the recommendations of the Wildfire Hazard Assessment Report; and
 - c. Mitigation measures have been carried out in accordance with the recommendations of the Wildfire Hazard Assessment Report.

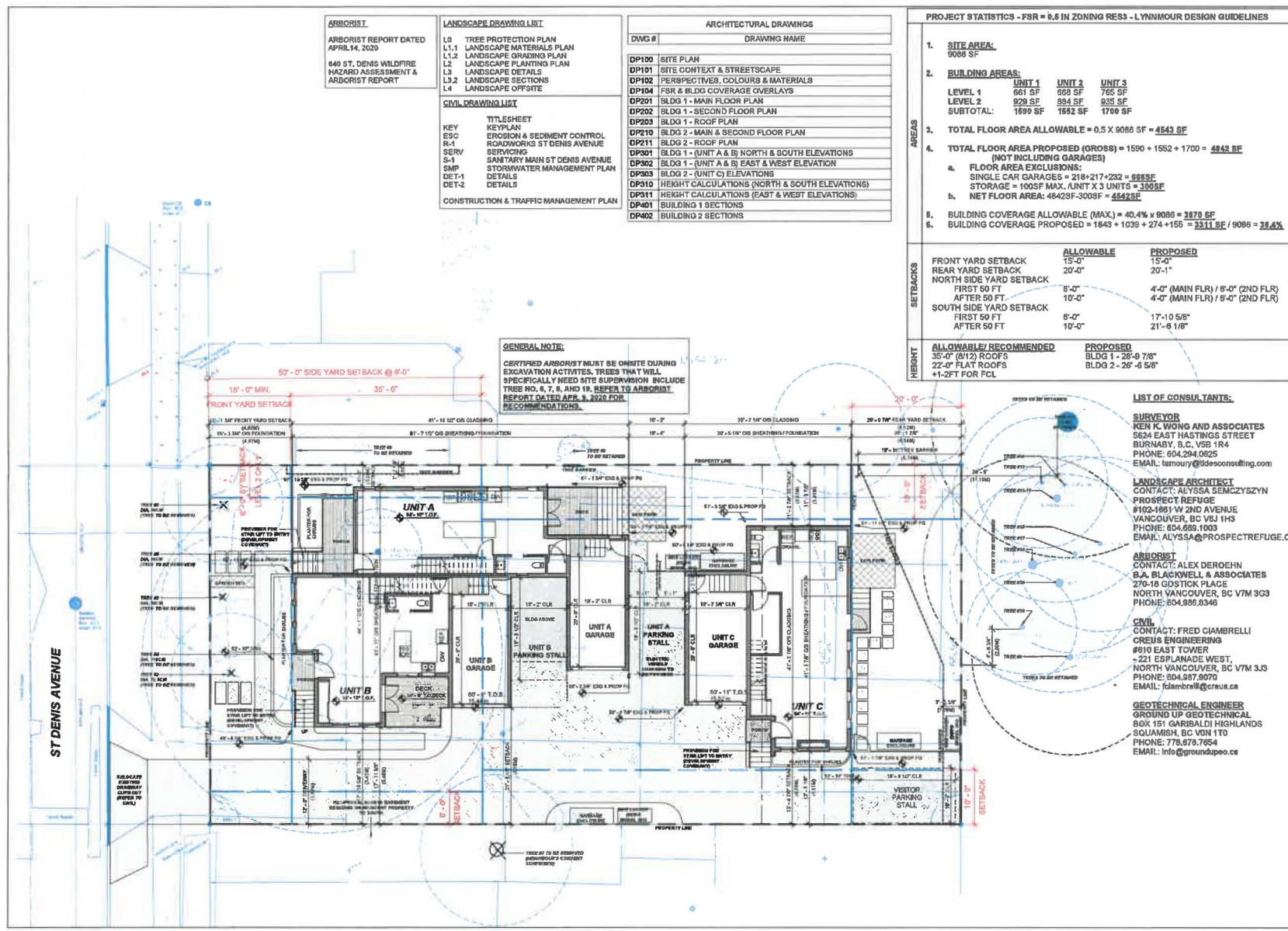
-
- iii. The site shall be developed in accordance with the recommendations of the Creek Hazard Assessment Report and Geotechnical Report prepared by Ground Up Geotechnical both dated September 24, 2018, and a qualified professional engineer shall confirm that the building permit drawings meet the recommendations of these reports, or meet an equivalent or higher degree of protection.
 - iv. A post construction report by the Registered Professional(s), stating that the development has been carried out in accordance with the recommendations of the Creek Hazard Assessment Report and Geotechnical Report prepared by Ground Up Geotechnical both dated September 24, 2018, shall be submitted including, but not limited to:
 - a. Construction mitigation measures have been carried out in accordance with the recommendations of the Creek Hazard Assessment Report; and
 - b. Creek hazard mitigation measures as outlined in the Registered Professional report have been constructed and inspected to the satisfaction of the Registered Professional.
 - v. Confirmation of registration of a Section 219 Restrictive Covenant for flood protection is required prior to issuance of a building permit.
 - vi. Post construction reports, shall be submitted prior to issuance of Occupancy Permit and release of security deposit monies held by the District.
- C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:
- 1. The site shall be developed in accordance with the attached plans DP 12.19 – 1-17.
 - 2. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - i. Parks Department:
 - a. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
 - b. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,
 - c. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

-
- ii. Engineering Department:
 - a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
 - b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site infrastructure on St. Denis Avenue. Upgrades will include, but are not limited to, street lighting, boulevard, sidewalk, street trees, curb, gutter, and street improvements.
- D. The following requirement is imposed under Subsections 491 (9) and (10) of the Local Government Act:
- 1. Prior to issuance of the Building Permit the following is required:
 - i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines as shown on DP 12.19 – 16-17.
- E. The following requirements are imposed under Subsection 502 of the Local Government Act:
- 1. Prior to issuance of the Building Permit the following deposits are required:
 - i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building, hazard mitigation, and environmental works.
 - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.
- F. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in the Development Covenant registered against the Land in favour of the District under number CA_____.

Mayor

Municipal Clerk

Dated this _____ day of _____, _____



ARBORIST
ARBORIST REPORT DATED
APRIL 14, 2020
640 ST. DENIS WILDFIRE
HAZARD ASSESSMENT &
ARBORIST REPORT

LANDSCAPE DRAWING LIST

L0	TREE PROTECTION PLAN
L1.1	LANDSCAPE MATERIALS PLAN
L2	LANDSCAPE GRADING PLAN
L3	LANDSCAPE PLANTING PLAN
L4	LANDSCAPE DETAILS
L5	LANDSCAPE OFFSITE

CIVIL DRAWING LIST

KEY	TITLE SHEET
ESC	KEY PLAN
R-1	EROSION & SEDIMENT CONTROL
SERV	ROADWORKS ST DENIS AVENUE
S-1	SERVICING
SMP	SANITARY MAIN ST DENIS AVENUE
DET-1	STORMWATER MANAGEMENT PLAN
DET-2	DETAILS
	CONSTRUCTION & TRAFFIC MANAGEMENT PLAN

ARCHITECTURAL DRAWINGS

DWG #	DRAWING NAME
DP100	SITE PLAN
DP101	SITE CONTEXT & STREETSCAPE
DP102	PERSPECTIVES, COLOURS & MATERIALS
DP104	FSR & BLDG COVERAGE OVERLAYS
DP201	BLDG 1 - MAIN FLOOR PLAN
DP202	BLDG 1 - SECOND FLOOR PLAN
DP203	BLDG 1 - ROOF PLAN
DP210	BLDG 2 - MAIN & SECOND FLOOR PLAN
DP211	BLDG 2 - ROOF PLAN
DP301	BLDG 1 - (UNIT A & B) NORTH & SOUTH ELEVATIONS
DP302	BLDG 1 - (UNIT A & B) EAST & WEST ELEVATION
DP303	BLDG 2 - (UNIT C) ELEVATIONS
DP310	HEIGHT CALCULATIONS (NORTH & SOUTH ELEVATIONS)
DP311	HEIGHT CALCULATIONS (EAST & WEST ELEVATIONS)
DP401	BUILDING 1 SECTIONS
DP402	BUILDING 2 SECTIONS

PROJECT STATISTICS - FSR = 0.6 IN ZONING RES3 - LYNNMOUR DESIGN GUIDELINES

- SITE AREA:**
9086 SF
- BUILDING AREAS:**

	UNIT 1	UNIT 2	UNIT 3
LEVEL 1	661 SF	663 SF	765 SF
LEVEL 2	929 SF	894 SF	935 SF
SUBTOTAL:	1590 SF	1557 SF	1700 SF
- TOTAL FLOOR AREA ALLOWABLE** = 0.5 X 9086 SF = **4543 SF**
- TOTAL FLOOR AREA PROPOSED (GROSS)** = 1590 + 1552 + 1700 = **4842 SF** (NOT INCLUDING GARAGES)
 - FLOOR AREA EXCLUSIONS:**
SINGLE CAR GARAGES = 218+217+232 = **665 SF**
STORAGE = 1005F MAX, UNIT X 3 UNITS = **3005F**
 - NET FLOOR AREA:** 4842SF-3005SF = **1837 SF**
- BUILDING COVERAGE ALLOWABLE (MAX.)** = 40.4% X 9086 SF = **3670 SF**
- BUILDING COVERAGE PROPOSED** = 1843 + 1039 + 274 + 155 = **3311 SF** / 9086 = **36.4%**

	ALLOWABLE	PROPOSED
FRONT YARD SETBACK	15'-0"	15'-0"
REAR YARD SETBACK	20'-0"	20'-1"
NORTH SIDE YARD SETBACK		
FIRST 50 FT	5'-0"	4'-0" (MAIN FLR) / 5'-0" (2ND FLR)
AFTER 50 FT	10'-0"	4'-0" (MAIN FLR) / 5'-0" (2ND FLR)
SOUTH SIDE YARD SETBACK		
FIRST 50 FT	5'-0"	17'-0 5/8"
AFTER 50 FT	10'-0"	21'-6 1/8"

	ALLOWABLE/RECOMMENDED	PROPOSED
35'-0" (812) ROOFS		BLDG 1 - 25'-0 7/8"
22'-0" FLAT ROOFS		BLDG 2 - 26'-6 5/8"
+1-2FT FOR FCL		

LIST OF CONSULTANTS:

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LANDSCAPE ARCHITECT
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GROUND UP GEOTECHNICAL
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REVISIONS

No.	Description	Date
1	ISSUED FOR CLIENT	2020 FEB 07
2	REVISION	
3	ISSUED FOR REZONING APPLICATION	2020 APR 15
4	REVISION	
5	ISSUED FOR REZONING APPLICATION	2020 APR 15
6	REVISION	
7	ISSUED FOR REZONING APPLICATION	2020 SEP 21
8	REVISION	
9	ISSUED FOR REZONING APPLICATION	2020 DEC 23

PROPOSED
LOT 4 OF 5, BLOCK A, DISTRICT LOT
613, GROUP 1, NWD PLAN 2459

640 ST. DENIS AVENUE, DISTRICT OF
NORTH VANCOUVER

DRIVING TITLE

SITE PLAN

Date	2020 DEC 23	Project number	2005
Scale	1/8" = 1'-0"		
Drawn by	HD		
Approved by	CK		

DP100



FRONT (WEST PERSPECTIVE AT DRIVEWAY)



FRONT (WEST PERSPECTIVE AT NORTH CORNER)

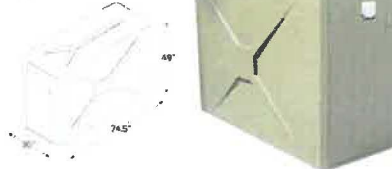


NORTHWEST VIEW OF NORTH ELEVATION



SOUTH PERSPECTIVE

BIKE LOCKER - DERO MODEL #301



MATERIALS AND COLOURS

UNIT 1 & 2



UNIT 3



224-0223 QUEBEC STREET
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PAVE PROJECTS ARCHITECTURAL COLLECTIVE

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Rev.	Description	Date
1	ISSUED FOR CLIENT REVIEW	2020 FEB 07
2	ISSUED FOR REVISIONS	2020 APR 15
3	REVISIONS FOR REVISIONS	2020 APR 15
4	REVISIONS FOR REVISIONS	2020 SEP 21
5	REVISIONS FOR REVISIONS	2020 DEC 08
6	REVISIONS FOR REVISIONS	
7	REVISIONS FOR REVISIONS	
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20	REVISIONS FOR REVISIONS	

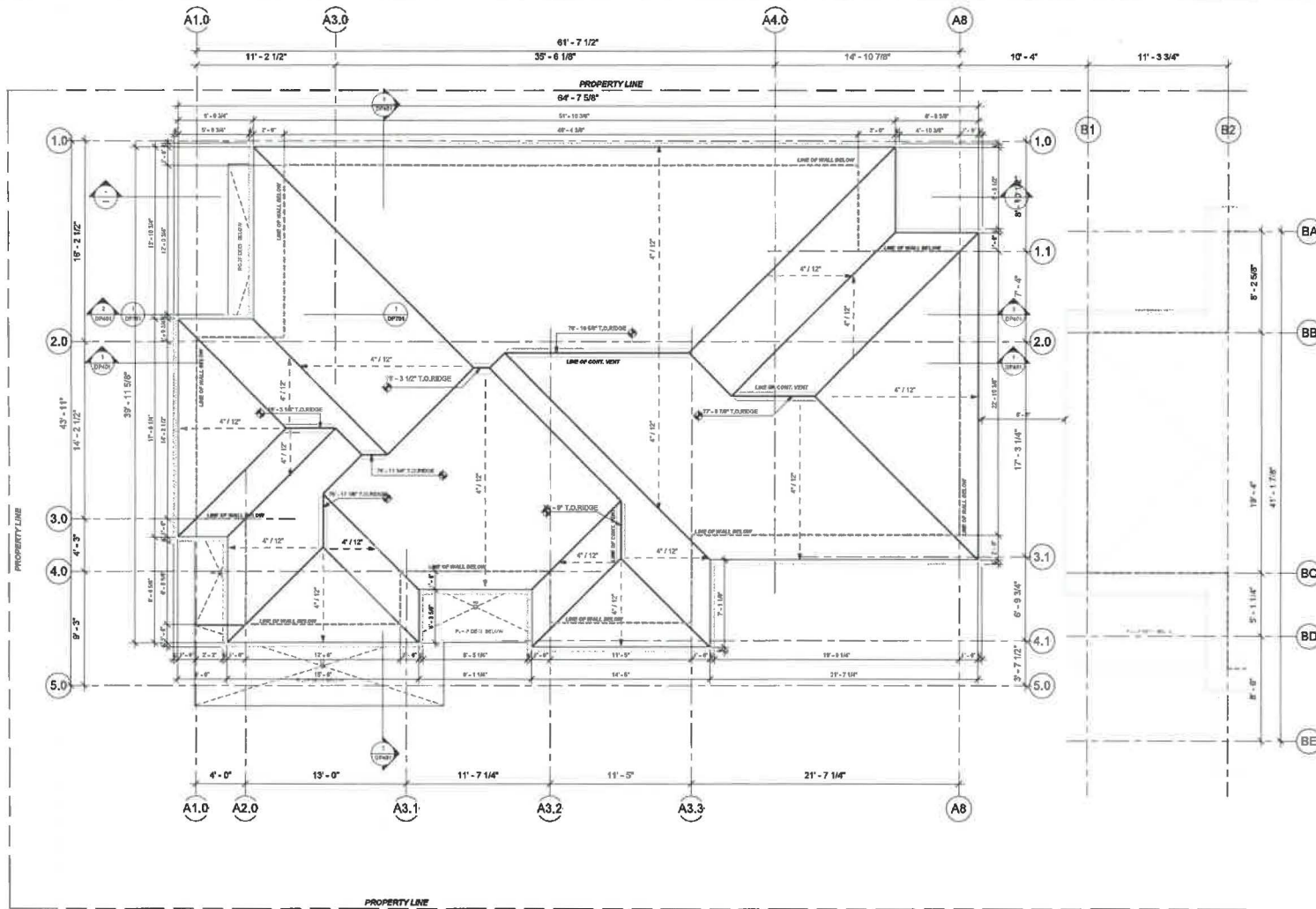
PROJECT: LOT 4 OF 5, BLOCK A, DISTRICT LOT 613, GROUP 1, NWD PLAN 2459

840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER

PERSPECTIVES, COLOURS & MATERIALS

Date	2020 DEC 23	Project number	2005
Scale	1/2" = 1'-0"		
Drawn by	HD		
Approved by	CK		
			DP102

DP 12.19 - 2





224-2023 QUEBEC STREET
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PROJECT
LOT 4 OF 5, BLOCK A, DISTRICT LOT
613, GROUP 1, NWD PLAN 2459

**840 ST. DENIS AVENUE, DISTRICT OF
NORTH VANCOUVER**

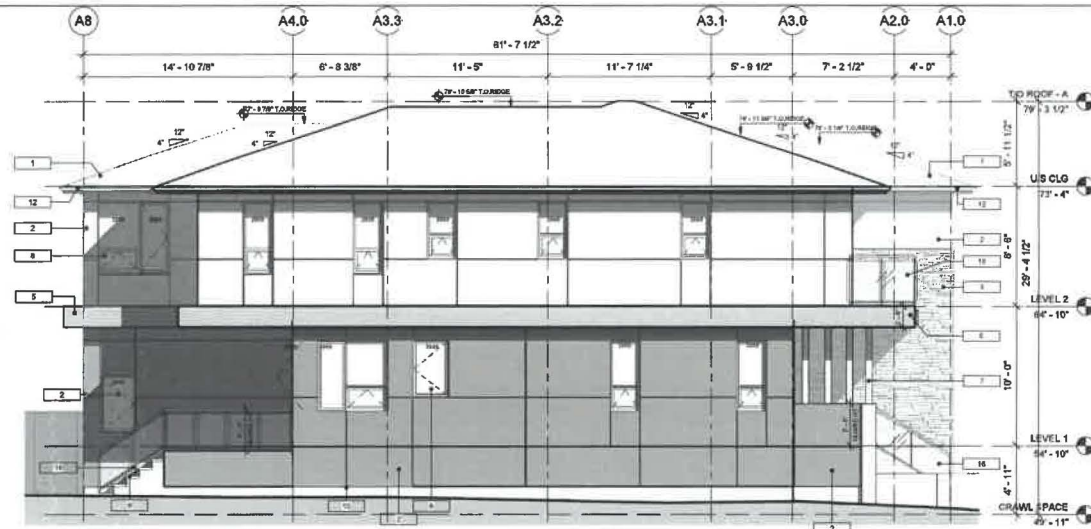
**BLDG 1 - ROOF
PLAN**

Date	Project number
2020 DEC 23	2005

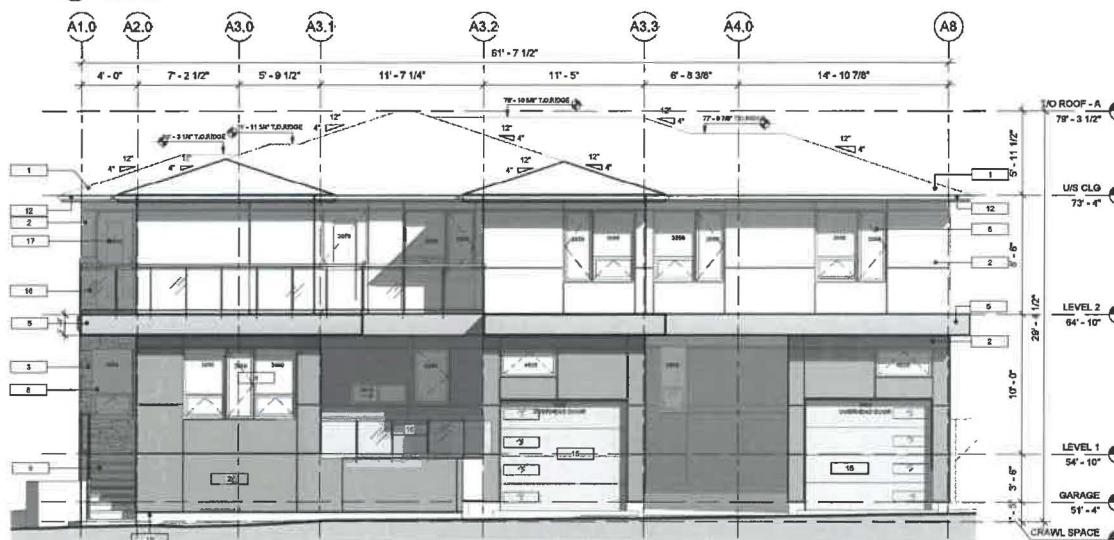
Scale	1/4" = 1'-0"
Drawn by	HD
Approved by	CK

DP203

DP 12.19 - 3



1-4 BLDG 1 - NORTH
ELEVATION (UNIT 1 & 2)
1/4" = 1'-0"



1-4 BLDG 1 - SOUTH
ELEVATION (UNIT 1 & 2)
1/4" = 1'-0"

MATERIAL LEGEND	
#	DESCRIPTION
1	LAMINATED ROOFING SHINGLES
2	COMPOSITE (NON-COMBUSTIBLE) PANEL CW 1" REVEAL HARDIE EASY TRIM TRANSITIONS PTD TO MATCH PANEL COLOUR
3	STONE VENEER CLADDING
5	PANEL CLADDING FASCIA
7	PTD WOOD TRIMMED POSTS
8	VINYL DOUBLE GLAZED WINDOWS
9	PTD WOOD STAIRS
10	CONCRETE FOUNDATION
12	PREFINISHED ALUMINUM GUTTER
15	OVERHEAD SECTIONAL DOOR CW TEMPERED GLAZED LITES
16	TEMPERED GLAZED GUARDS FASTENED TO BOTTOM ALUM RAIL CW POWDERCOATED ALUM STANCHIONS 4" O/C & TOP RAIL
17	PTD SOLID WOOD DBL GLAZED EXTERIOR DOOR

224-2021 QUEBEC STREET
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DATE: 2020 DEC 23
SHEET: 1/4" = 1'-0"
DRAWN BY: HD
APPROVED BY: CK

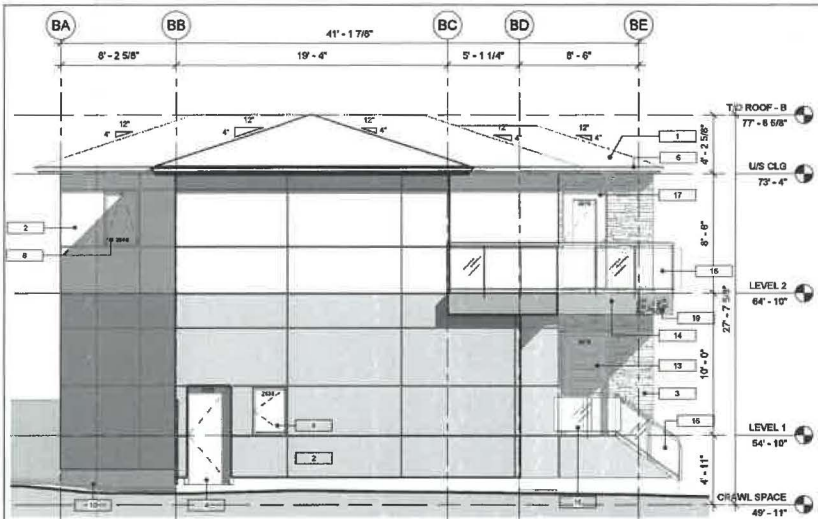
PROJECT: LOT 4 OF 5, BLOCK A, DISTRICT LOT 613, GROUP 1, NWD PLAN 2459
840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER

BLDG 1 - (UNIT A & B) NORTH & SOUTH ELEVATIONS

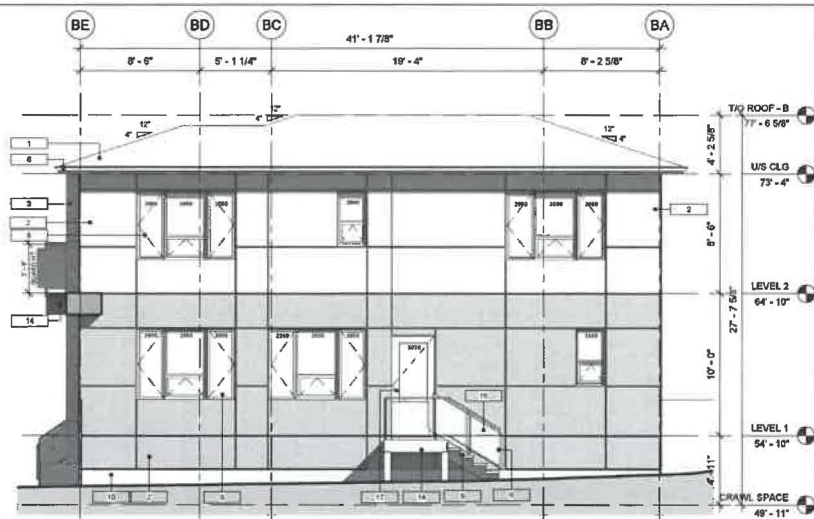
DATE: 2020 DEC 23
SHEET: 1/4" = 1'-0"
DRAWN BY: HD
APPROVED BY: CK

DP301

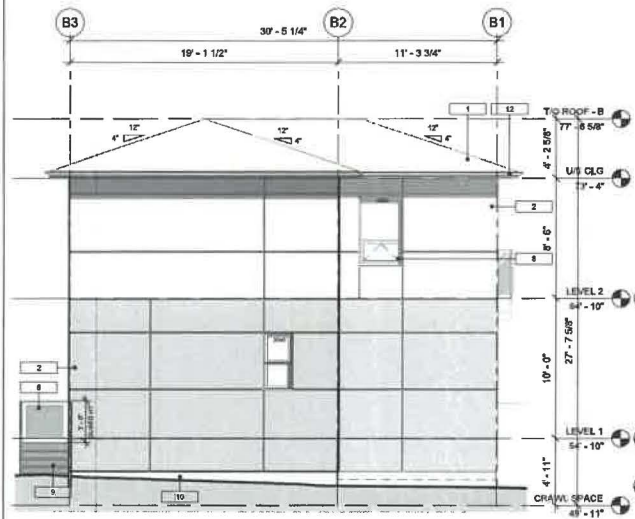
DP 12.19-6



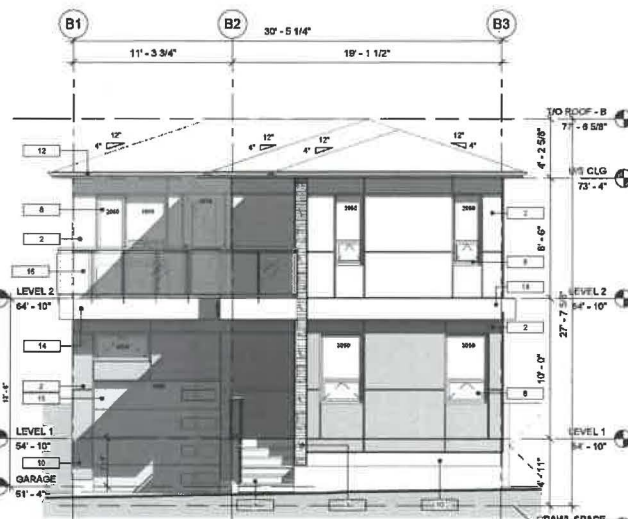
1-4 BLDG 2 WEST
ELEVATION
1/4" = 1'-0"



1-4 BLDG 2 EAST
ELEVATION
1/4" = 1'-0"



1-4 BLDG 2 NORTH
ELEVATION
1/4" = 1'-0"



1-4 BLDG 2 SOUTH
ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
#	DESCRIPTION
1	LAMINATED ROOFING SHINGLES
2	COMPOSITE (NON-COMBUSTIBLE) PANEL C/W 1" REVEAL
3	STONE VENEER CLADDING
4	SOLID WOOD
5	POWDERCOATED ALUMINUM GUARDRAIL
6	VINYL DOUBLE GLAZED WINDOWS
7	PTD WOOD STAIRS
8	CONCRETE FOUNDATION
9	PREFINISHED ALUMINUM GUTTER
10	PTD SOLID WOOD DOOR C/W TEMPERED GLAZED LITES
11	METAL CAP FLASHING OVER 2X12 WOOD TRIM
12	OVERHEAD SECTIONAL DOOR C/W TEMPERED GLAZED LITES
13	TEMPERED GLAZED GUARDS FASTENED TO BOTTOM ALUM RAIL C/W POWDERCOATED ALUM STANCHIONS 4" C/W & TOP RAIL
14	PTD SOLID WOOD DBL GLAZED EXTERIOR DOOR
15	ALUM EXTERIOR CHANNEL SIGNAGE FOR ADDRESSING ON STANDOFFS

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WE warrant that the drawings and specifications are a true and correct representation of the work to be performed. We warrant that the drawings and specifications are a true and correct representation of the work to be performed. We warrant that the drawings and specifications are a true and correct representation of the work to be performed.

REVISIONS		
No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	2020 FEB 07
2	ISSUED FOR RECOMMENDATION	2020 APR 15
3	ISSUED FOR INFO ONLY	2020 APR 15
4	ISSUED FOR RECOMMENDATION	2020 SEPT 27

PROJECT
LOT 4 OF 5, BLOCK A, DISTRICT LOT
813, GROUP 1, MWD PLAN 2459

840 ST. DENIS AVENUE, DISTRICT OF
NORTH VANCOUVER

**BLDG 2 - (UNIT C)
ELEVATIONS**

Date	2020 DEC 23	Project number	2005
Scale	1/4" = 1'-0"		
Drawn by	HD		
Approved by	CK		

DP303

2242323 QUEBEC STREET
VANCOUVER, BC V6T 4B7
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PROJECT INFORMATION

PROJECT: LOT 4 OF 5, BLOCK A, DISTRICT LOT 613, GROUP 1, NWD PLAN 2459

840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER

DRAWING TITLE

HEIGHT CALCULATIONS (NORTH & SOUTH ELEVATIONS)

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	2020 FEB 07
2	ISSUED FOR RECONSTRUCTION	2020 APR 15
3	ISSUED FOR INFO ONLY	2020 APR 15
4	ISSUED FOR RECONSTRUCTION	2020 SEPT 21

Date: 2020 DEC 23

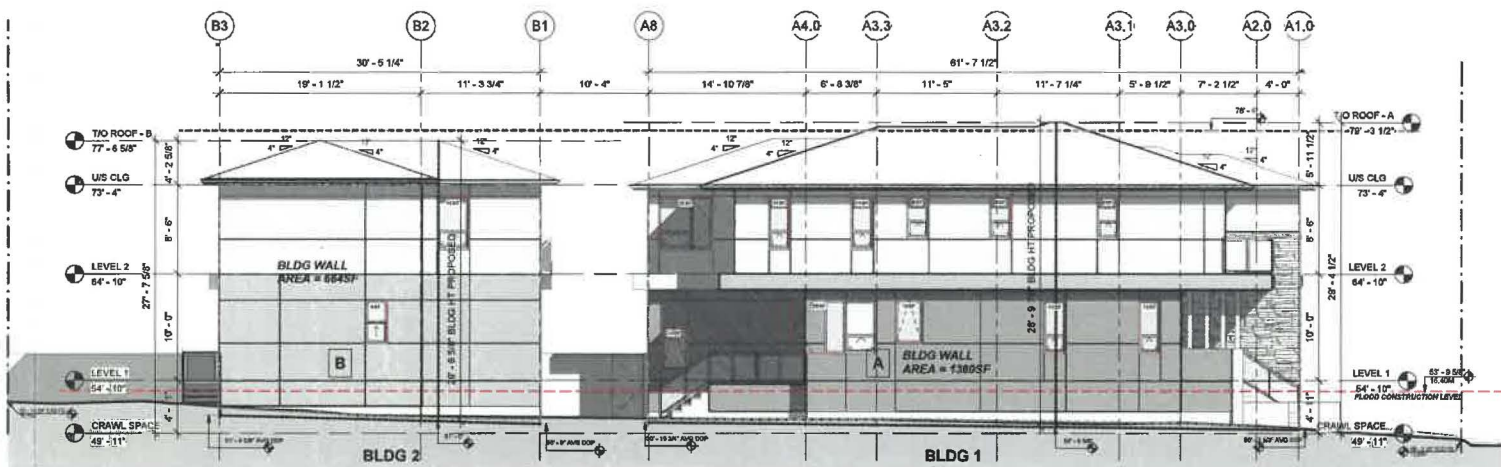
Project number: 2005

Scale: 3/16" = 1'-0"

Drawn by: HD

Approved by: CK

DP310



- 3-16 HT CALC NORTH ELEVATIONS**

1. LIMITING DISTANCE = 11.41 FT (3.48M)

2. TOTAL WALL AREA = 864 SF (80.20 SM)

3. ALLOWABLE OPENINGS (CBC 2015 TABLE 9.10.15.4)

SPRINKLERED BUILDING = 20.85% X 2 = 41.7% = 357 SF

4. PROPOSED UNPROTECTED OPENINGS = 23 SF (2.14 SM)

5. CONSTRUCTION REQ'D (CBC 2015 TABLE 9.10.15.5) = 60 MIN. FRR COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & NON-COMBUSTIBLE CLADDING REQUIRED
- UNPROTECTED OPENING CALCULATION**

1. LIMITING DISTANCE = 4 FT (1.23M)

2. TOTAL WALL AREA = 1388 SF (128.35 SM)

3. ALLOWABLE OPENINGS (CBC 2015 TABLE 9.10.15.4)

SPRINKLERED BUILDING = 20.85% X 2 = 41.7% = 357 SF

4. PROPOSED UNPROTECTED OPENINGS = 124 SF

5. CONSTRUCTION REQ'D (CBC 2015 TABLE 9.10.15.5) = 60 MIN. FRR COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & NON-COMBUSTIBLE CLADDING REQUIRED



3-16 HT CALC SOUTH ELEVATIONS

1. LIMITING DISTANCE = 11.41 FT (3.48M)

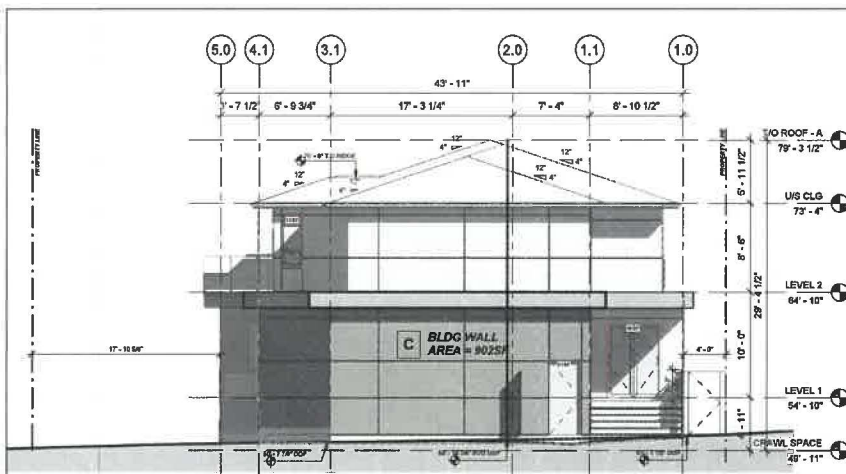
2. TOTAL WALL AREA = 864 SF (80.20 SM)

3. ALLOWABLE OPENINGS (CBC 2015 TABLE 9.10.15.4)

SPRINKLERED BUILDING = 20.85% X 2 = 41.7% = 357 SF

4. PROPOSED UNPROTECTED OPENINGS = 23 SF (2.14 SM)

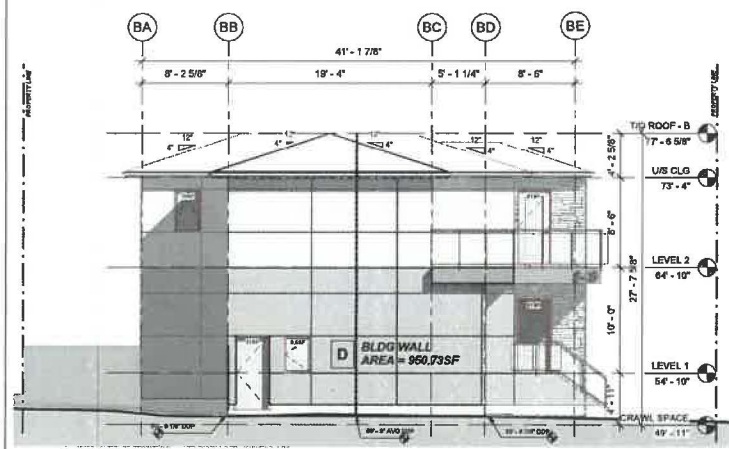
5. CONSTRUCTION REQ'D (CBC 2015 TABLE 9.10.15.5) = 60 MIN. FRR COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & NON-COMBUSTIBLE CLADDING REQUIRED



3-16 BLDG 1 - UPO EAST ELEVATION
 3/16" = 1'-0"

C UNPROTECTED OPENING CALCULATION

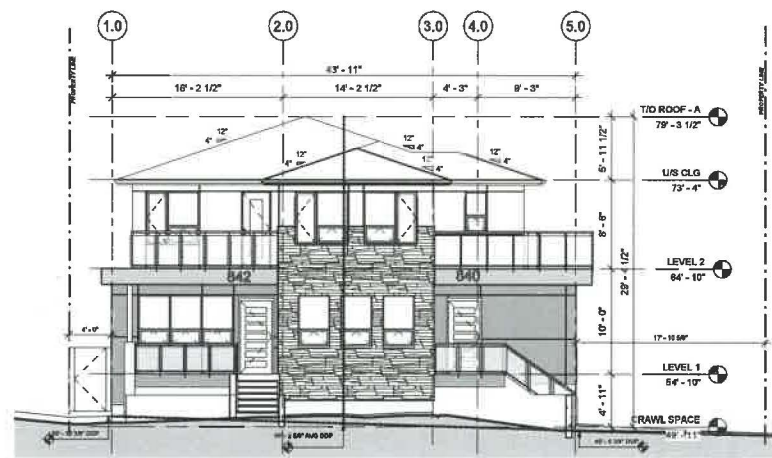
1. LIMITING DISTANCE = 5.17 FT (1.58M)
2. TOTAL WALL AREA = 8025 SF (83.653SM)
3. ALLOWABLE OPENINGS (BCSC 2018 TABLE 9.10.15.4) SPRINKLERED BUILDING = 8% X 2 = 18% = 1443 SF
4. PROPOSED UNPROTECTED OPENINGS = 688 SF
5. CONSTRUCTION REQ'D (BCSC 2018 TABLE 9.10.15.5) = 60 MIN. FRR COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & NON-COMBUSTIBLE CLADDING REQUIRED



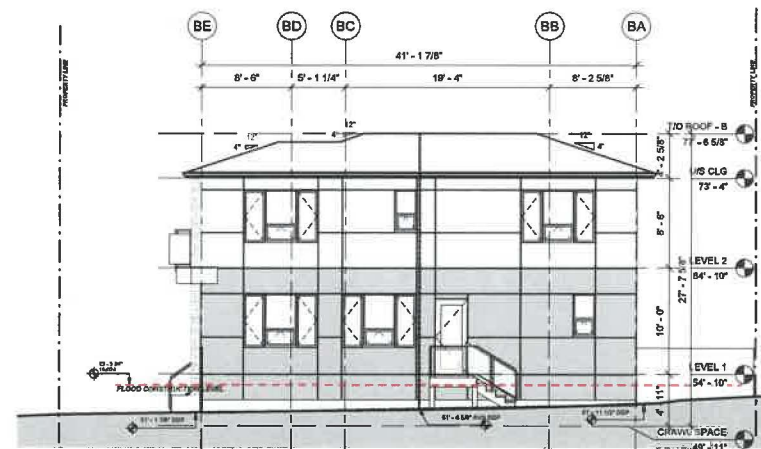
3-16 BLDG 2 - UPO WEST ELEVATION
 3/16" = 1'-0"

D UNPROTECTED OPENING CALCULATION

1. LIMITING DISTANCE = 5.17 FT (1.58M)
2. TOTAL WALL AREA = 8545 SF (88.63SM)
3. ALLOWABLE OPENINGS (BCSC 2018 TABLE 9.10.15.4) SPRINKLERED BUILDING = 8% X 2 = 18% = 1538 SF
4. PROPOSED UNPROTECTED OPENINGS = 615 SF
5. CONSTRUCTION REQ'D (BCSC 2018 TABLE 9.10.15.5) = 60 MIN. FRR COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & NON-COMBUSTIBLE CLADDING REQUIRED



3-16 BLDG 1 - HT CALC WEST ELEVATION
 3/16" = 1'-0"



3-16 BLDG 2 - HT CALC EAST ELEVATION
 3/16" = 1'-0"

224-2323 QUEBEC STREET
 VANCOUVER, BC V6T 4S7
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 E: INFO@ARCHITECTURALCOLLECTIVE.COM

REVISIONS

Rev	Description	Date
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2	ISSUED FOR RECOMMENDATION	2020 APR 15
3	ISSUED FOR INFO ONLY	2020 APR 15
4	ISSUED FOR RECOMMENDATION	2020 SEPT 21

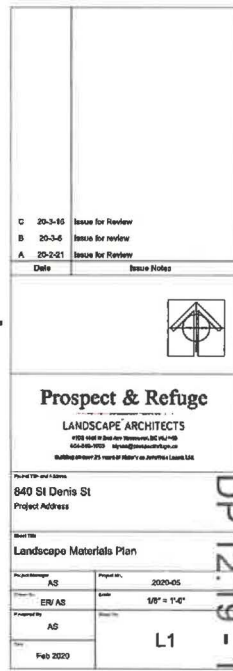
PROJECT
 LOT 4 OF 5, BLOCK A, DISTRICT LOT 813, GROUP 1, NWD PLAN 2459

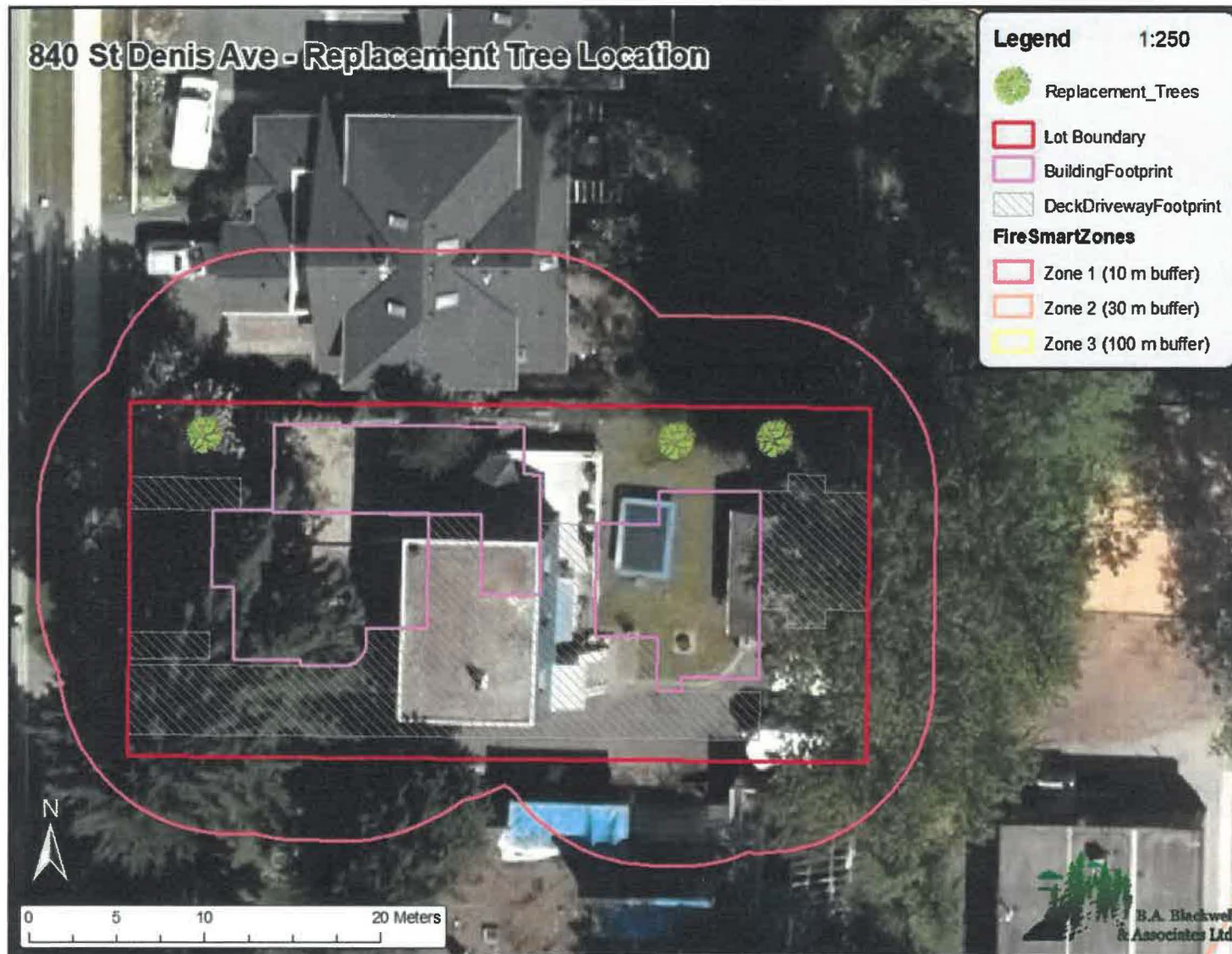
840 ST. DENIS AVENUE, DISTRICT OF NORTH VANCOUVER

HEIGHT CALCULATIONS (EAST & WEST ELEVATIONS)

Date	2020 DEC 23	Project number	2005
Scale	3/16" = 1'-0"		
Drawn by	HD		DP311
Approved by	CK		

Chlor Creek Gravel 347 in two modifications from

[illegible]



Map 4. Recommended replacement tree locations for 840 St Denis Ave

April 14, 2020

840 St Denis Ave Wildfire DPA/Arborist Report | 37

January 5, 2021

Attn: Ashley Bellwood
 Planning Assistant
 District of North Vancouver
 355 West Queens Road
 North Vancouver
 V7N 4N5
 Email: bellwooda@dnv.org

Re: **840 St. Denis Avenue, North Vancouver**
PART 6 – Energy and Water conservation and Greenhouse Gas Emissions Reduction Development Permit Area

This letter is a summary of the design strategies for the proposed development of 840 St. Denis Avenue that address the objectives for the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA guidelines.

For Energy Conservation the following items will be provided:

- 1) In home energy display unit will be installed in a visible location in a common room such as the dining/ kitchen area for residents to see the real time energy usage.
- 2) All windows to be vinyl frame and thermally broken.
- 3) Roof overhangs have been provided throughout and in particular over west and south facing elevations with substantial overhangs over decks and porches to address heat gain and thermal comfort in living areas.
- 4) Roof laminated shingle colours can be reconsidered for a lighter colour to address heat island effect.
- 5) Solar panels will be provided for the domestic hot water system for on-site renewable energy. [A backup electrical hot water on demand system will be provided to supplement high use days where the tank storage is insufficient.](#)
- 6) [Electric heat pumps will be used for heating and cooling.](#)
- 7) Natural daylighting has been integrated into the design and all rooms have been considered and include natural daylighting. All windows will be clear glazed.
- 8) Landscape pavers specified are light grey in colour and will help to reduce urban heat island effect.

For Water Conservation the following items will be provided:

- 1) All plumbing fixtures will meet the building code requirements for reduced water consumption.
- 2) A Stormwater management covenant is being provided and civil design has included storm water retention on site. A sediment pond and mechanical treatment system will be located on site. The stormwater detention tank will be located below the main driveway along the south property line.
- 3) Permeable pavers have been specified for the driving surface of southerly driveway and parking stalls.
- 4) Planting specified are drought tolerant and native species.
- 5) An existing ditch along the west of the property adjacent to the city boulevard will receive the cleaned water discharge from the site.

For Greenhouse Gas Emission Reductions the following items will be provided:

- 1) Building materials selected are durable and include cultured stone veneer and Hardie composite panel. The materials are likely to last the life of the building.
- 2) Cultured stone and wood will be locally supplied from British Columbia.
- 3) Building materials upon demolition of the existing will be recycled as per requirements set by Metro Vancouver. Gypsum wallboard, wood waste, concrete, rebar and cardboard will be diverted from the landfill.
- 4) Low VOC materials will be selected as much as possible.
- 5) No fossil fuels will be used in the buildings.
- 6) Electric vehicle charger rough ins will be provided.

If you require any further clarifications, please contact me at your convenience.

Sincerely,



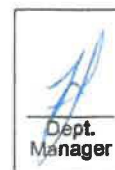
Carman Kwan Architect AIBC, LEED® AP
Principal Architect

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AGENDA INFORMATION

- ☐ Regular Meeting
☐ Other:

Date: _____
 Date: _____



The District of North Vancouver

REPORT TO COUNCIL

January 7, 2021

File: 11.5360.90/007.00

AUTHOR: Len Jensen, Manager of Public Works
 Michael Toland, Section Manager – Fleet and Solid Waste

SUBJECT: Solid Waste Management Bylaw 8436 and Bylaw Notice Enforcement Bylaw 8437

RECOMMENDATION:

THAT the Solid Waste Management Bylaw 8436, 2021, is given FIRST, SECOND, and THIRD readings.

AND THAT the Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8437, 2021, is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT:

To seek Council's approval of the Solid Waste Management Bylaw 8436, to replace the Solid Waste Removal Bylaw 7631.

SUMMARY:

The proposed Solid Waste Management Bylaw 8436 and corresponding amendment to the Bylaw Notice Enforcement Bylaw 7458, are presented for approval, further to the October 5th regular meeting and the November 9th Council workshop. During these meetings, Council provided staff with guidance and feedback regarding the proposed bylaw. Feedback has since been incorporated, and the bylaw with revisions is now presented for Council's attention.

As noted in previous reports, a new bylaw is required in order to update the Solid Waste Removal Bylaw 7631, as it was last revised in 2007. It was recommended by District Legal staff to repeal the existing bylaw and introduce a new bylaw to better reflect current solid waste operations and services. The proposed bylaw reflects changes to the District's solid waste collection systems, Metro Vancouver's Integrated Solid Waste and Resource Management Plan, and includes improvements to the management of municipal solid waste.

SUBJECT: Solid Waste Management Bylaw 8436 and Bylaw Notice Enforcement Bylaw

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BACKGROUND:

The proposed Solid Waste Management Bylaw 8436 was first introduced during the October 5, 2020 regular Council meeting, and Council passed a resolution for staff to return with amendments to the existing Solid Waste Removal Bylaw 7631 and Bylaw Notice Enforcement Bylaw 8468 to address wildlife attractant management and enforcement.

At the November 2, 2020 meeting, Council adopted the Solid Waste Removal Bylaw 7631, 2007 Amendment Bylaw 8468, 2020 (Amendment 18) and Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8469, 2020 (Amendment 55) to incorporate attractant management language and enforcement.

Staff returned with the proposed Solid Waste Management Bylaw 8436 to a Council workshop on November 9, 2020 to discuss the draft bylaw in full and receive guidance and feedback from Council.

The Solid Waste Management Bylaw 8436 was updated to include Council's feedback from the workshop. Following this, the next steps are for the bylaw to be given first, second, and third readings prior to being adopted.

In particular, staff have clarified the language used in the bylaw so that any lasting change to solid waste single family collection frequency would be first authorized by Council. Additionally, small edits were made to definitions in the "Part II – Interpretation" section of the bylaw, including *bulk container collection service*, *District*, *food waste*, *garbage*, and *North Shore Recycling and Waste Centre* (formerly the *North Shore Transfer Station*).

EXISTING POLICY:

Solid Waste Removal Bylaw 7631, 2007
Bylaw Notice Enforcement Bylaw 7458, 2004

Metro Vancouver's Integrated Solid Waste and Resource Management Plan

ANALYSIS:

A matrix summarizing key additions and changes to the Solid Waste Management Bylaw, first introduced to Council during the October 5th regular meeting, is attached for reference. Note, one change not reflected in the matrix but in the bylaw as per Council direction, is that the service fee proposed for the Assisted Collections program has been removed from Schedule A and the fee for centralized collection has also been excluded.

Timing/Approval Process:

The approval of the proposed bylaw at the beginning of 2021 would allow for further solid waste programming to proceed, as the bylaw reflects current practices and procedures employed in the management of solid waste within the District.

**SUBJECT: Solid Waste Management Bylaw 8436 and Bylaw Notice Enforcement
Bylaw**

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Concurrence:

The proposed new Solid Waste Management Bylaw has been developed by Solid Waste staff in collaboration with the Municipal Solicitor. The Finance Department and Bylaw Services were consulted in reviewing the proposed bylaw.

Financial Impacts:

Schedule A of the proposed bylaw has been updated to match the 2021 Solid Waste utility rates and fees adopted by Council in December 2020.

Public Input:

Opportunity to comment on the proposed bylaw occurred during the regular Council meeting on October 5th when it was first introduced, and further during the November 9th Council workshop. Comments have also been received intermittently via email and phone from members of the public.

Conclusion:

Approval of the Solid Waste Management Bylaw 8436, 2021 will provide the tools to manage daily operations, assist with waste reduction programming and reaching regional diversion targets, and support enforcement efforts by Solid waste and Bylaw staff.

Options:

Option 1 – That the bylaw be given FIRST, SECOND, and THIRD readings.

Option 2 – That the bylaw not be given FIRST, SECOND, and THIRD readings.

Respectfully submitted,



Len Jensen
Manager, Public Works



Michael Toland
Section Manager, Fleet and Solid Waste

Attachment 1 – Solid Waste Management Bylaw 8436 Matrix

**SUBJECT: Solid Waste Management Bylaw 8436 and Bylaw Notice Enforcement
Bylaw**

January 7, 2021

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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	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		

Solid Waste Bylaw Matrix

Current Solid Waste Removal Bylaw 7631	Proposed Solid Waste Management Bylaw 8436	Rationale
Solid Waste Removal Bylaw 7631 The original bylaw was developed in 2007.	Solid Waste Management Bylaw 8436	The new title represents the scope of Solid Waste services.
Interpretation Section The defined terms reflect an older collection system, prior to the use of carts.	Interpretation Section New definitions include: assisted collections, attractants, centralized collection location, construction and demolition waste, food waste, garbage container, organics container, prohibited waste, solid waste collection calendar, Waste Compliance Officer.	New definitions have been added, some definitions have been consolidated or edited, and others have been removed to provide clarity to staff and the public.
Prohibitions Requires more specific language. Lacks sections that have come to the Solid Waste Department's attention through operational experience.	Prohibitions Refers to "prohibited waste" instead of "garbage" as defined in the Interpretation section. All prohibitions are under one header in the bylaw, whereas previously prohibitions were dispersed throughout.	Additional sections are required to provide clear direction for what is and is not acceptable for the management and collection of solid waste. This section will assist Solid Waste staff when encountering issues and disputes that pertain to daily operations.
Wildlife Attractant Management Limited mention of wildlife attractant management.	Wildlife Attractant Management Provides very specific requirements for management attractants, including: <u>A person must not:</u> Store solid waste outdoors except in a container that is wildlife resistant or in a wildlife resistant enclosure. <u>A person ought to:</u> Pick up fallen fruit within three days, keep bird feed inaccessible to wildlife, compost effectively, keep barbecues and equipment clean, keep outdoor refrigerators and freezers inaccessible, store grease, and keep bees and beehives so to not attract wildlife.	Attractant management information is required to be in the bylaw, given waste is a known attractant and non-natural food source for black bears and other wildlife. Adding this section provides staff with the enforcement tools to prevent black bears in particular, from becoming habituated to areas with known food sources.

Current Solid Waste Removal Bylaw 7631	Proposed Solid Waste Management Bylaw 8436	Rationale
Containers (Single Family) Refers to 77L cans, and does not refer to District-owned carts. Limited reference to what is expected of homeowners and tenants when managing solid waste containers.	Containers (Single Family) Notes that the solid waste containers used for storage and collection are the property of the District. Expands upon the requirements for using solid waste containers, such as all carts must remain at the property they are assigned to, and missing, damaged, additional, or stolen carts, subject to fees outlined in Schedule A.	Changes are required due to the transfer to a carted collection system, and the need for specific cart set out requirements. For waste reduction purposes, cart capacity limits were set to encourage residents to divert recyclables and organics from the landfill when the carts were first introduced. The existing bylaw only refers to the previous capacity limits and the use of garbage tags, which are no longer applicable.
Containers (Multi Family and ICI) Limited reference to what is expected of homeowners and tenants when managing solid waste containers.	Containers (Multi Family and ICI) Includes MF and ICI collection requirements, such as: Requires bulk container collection service to store and dispose of all solid waste generated on a property.	Multi-family and ICI's who receive the District bulk container service, must have recycling containers, to encourage diversion from landfill.
Collection of Waste (Single Family) Refers to old collection system and set out requirements. Refers to garbage tags for excess waste which are no longer permitted.	Solid Waste Collection (Single Family) Refers to how and when the carts must be set out for curbside collection. Expands on set out requirements and operational requirements for collection service. Notes that where at all applicable, curbside collection service can be provided to multi-family properties.	More explicit mention of cart set out procedure due to the transition to a carted system. Some townhomes and row houses can be included in the single family collection schedule and be provided garbage and organics carts.
Collection of Waste (Multi Family and ICI) Refers to multi-family recycling collection service.	Solid Waste Collection (Multi Family and ICI) Excludes mention of recycling service, as it is the responsibility of Recycle BC.	Residential recycling service is no longer a function of the District, and is now the responsibility of Recycle BC.

Current Solid Waste Removal Bylaw 7631	Proposed Solid Waste Management Bylaw 8436	Rationale
Assisted Collection No mention of cart assistance for residents with limited physical mobility.	Assisted Collection Assisted Collections program for residents with limited physical mobility, who have been approved by the Solid Waste Department for regular cart assistance.	Requests for assistance with receptacles increased as a result of changing to a carted system and with enforcement of the cart set out times, as residents cannot leave carts at the curb. To formalize the program, ensure it is for the intended users only.
Recyclable Material Collection Fee Lists the annual Recyclable Material Collection fee for single family and multi-family property owners.	Environmental Fee Renamed Recyclable Material Collection fee to Environmental Fee.	Renaming is required to ensure the fee reflects the services that it funds. Residential recycling service is no longer a function of the District. This annual fee funds services such as streetscape collection, illegal dumping clean up, use of the recycling area of the North Shore Transfer Station and education programs.
Centralized Collection Fee No mention of fee for multi family properties with centralized waste collection services.	Centralized Collection Fee Inclusion of a centralized collection fee to multi family properties where bulk container service is required.	Where deemed appropriate, a centralized collection fee would be charged to MF properties such as row houses, where carted curbside collection service is not feasible. As an alternative for these properties, solid waste can be collected using bulk containers.
Schedules B and C Lists all accepted and prohibited items from the waste streams.	Schedules B and C Removed Schedules B and C as this information is now included in the interpretation section.	To avoid the use of lists which can become outdated. To keep the bylaw current if any disposal ban changes, EPR program changes, or other updates are to occur.

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The Corporation of the District of North Vancouver

Bylaw 8436

A bylaw to establish and maintain a system for the collection of solid waste pursuant to section 8 of the *Community Charter* (SBC 2003, c.26)

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

PART I – TITLE

Title

1. This bylaw may be cited as "Solid Waste Management Bylaw 8436, 2021".

PART II - INTERPRETATION

Definitions

2. In this bylaw:

“*Assisted collection*” means the provision of assistance by the *Collector* as authorized by the *General Manager of Engineering* pursuant to section 26 of this bylaw;

“*Attractant*” means any substance or material, with or without an odour, which could reasonably be expected to attract *wildlife* or does attract *wildlife* and includes, without limitation, household waste, food products (whether intended for humans, animals, or birds), diapers, grease, oil, antifreeze, paint and petroleum products;

“*Bulk container*” means bulk *solid waste containers*, bulk *organics containers*, bulk cardboard containers and bulk *recyclable containers*;

“*Bulk Container Collection Service*” means the system established under this bylaw by the *District* for the collection and disposal of *solid waste* from *multi-family properties* and commercial, institutional or industrial *properties*;

“*Bylaw Enforcement Officer*” means the person(s) appointed to this position by the *District* whose duties include enforcing and carrying out the provisions of this bylaw;

“*Bylaw Notice*” means a bylaw notice issued for violation of this bylaw pursuant to the *Bylaw Notice Enforcement Bylaw 7458, 2004*;

“*Centralized collection location*” means the placing of *solid waste* from two or more dwelling units for collection at a location and in a manner as approved by the *General Manager of Engineering* pursuant to subsection 17(d);

“Collection day” means the day scheduled for the collection of *solid waste* from a given *property* in accordance with the *Collection Calendar*;

“Collection Calendar” means the schedule for *solid waste* collection approved by the *General Manager of Engineering* which is produced by the *District* and delivered to residents of the *District* and/or published on the *District’s* website;

“Collector” means a person who is contracted, employed or appointed by the *District* to collect and remove *solid waste* and includes Recycle BC and any successor or replacement;

“Community Charter” means the Community Charter, SBC 2003, c. 26, as amended or replaced;

“Construction and demolition waste” means any and all debris and rubbish that originates and is discarded, rejected, or abandoned from any construction site or demolition site (partial or total) and includes, without limitation, building materials, glass, wood, earth, rocks, trees, stumps and debris removed from excavations;

“Curbside Collection Service” means the system established under this bylaw by the *District* for the collection and disposal of *solid waste*, but does not include the *Bulk Container Collection Service*;

“District” means the Corporation of the District of North Vancouver or the geographic area within the municipal boundaries of the District, as the context requires;

“Environmental Protection Officer” means the person(s) appointed to this position by the *District* whose duties include enforcing and carrying out the provisions of this bylaw;

“Food waste” includes fruit and vegetables, meat, fish, bones, seafood shells, coffee grounds and filters, tea bags and leaves, eggshells, dairy, pasta, rice, baked goods, food-soiled paper and any other such material identified and communicated by the *District* to the residents as suitable for collection and composting as food waste;

“Garbage” means materials that are acceptable for collection under the *solid waste collection service*, including rubbish, non-recyclable materials, waste, litter, refuse or other discarded materials, but excluding *hazardous waste*, *organics*, *recyclable material* or other materials communicated by the *District* to the residents as not acceptable for collection;

“Garbage container” means a container owned and supplied by the *District* to contain *garbage* to be put out for collection under the *Curbside Collection Service*;

“General Manager of Engineering” means the General Manager Engineering, Parks and Facilities or a person designated in writing by the General Manager Engineering, Parks and Facilities to act in his/her place;

“*Hazardous waste*” means waste, natural or man-made, which is radioactive, toxic, pathogenic, corrosive or explosive, or any substances now or hereafter included in the definition of hazardous waste in the *Hazardous Waste Regulations* BC Reg. 63/88 under the *Environmental Management Act*, SBC 2003, c. 53, as amended or replaced, or any other substance which constitutes or creates a health or safety risk;

“*Highway*” means a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property and includes the boulevard and sidewalk;

“*Invasive species*” means any invasive plant species that has the potential to pose undesirable or detrimental impacts on people, animals or ecosystems and includes the plants listed in Schedule A of the *Weed Control Regulation*, BC Reg. 143/2011, as amended or replaced;

“*Multi-family property*” means a *property* upon which is located a multi-family complex, duplex, triplex, row-house, condominium building or any other residential building (including a mixed use building) containing more than 3 dwelling units;

“*Non-compliance Tag*” means a notice placed on a *solid waste container* that was not collected describing which requirements of this bylaw were not complied with;

“*North Shore Recycling and Waste Centre*” means the facility operated by the Greater Vancouver Sewerage and Drainage District for the transfer of *solid waste* collected on the North Shore to other facilities;

“*Occupant*” means a person occupying a *property* within the *District* and, where the *property* is unoccupied, means the *owner*, but does not include a person who is a boarder, roomer or lodger;

“*Offence Act*” means the Offence Act, RSBC 1996, c. 338, as amended or replaced;

“*Organics*” means *food waste* and *yard trimmings*;

“*Organics container*” means a container owned and supplied by the *District* to contain *food waste* and *yard trimmings* to be put out for collection under the *Curbside Collection Service*;

“*Owner*” has the meaning prescribed in the *Community Charter*;

“*Park Ranger*” means the person(s) appointed to this position by the *District* whose duties include enforcing and carrying out the provisions of this bylaw;

“*Prohibited waste*” means all waste of any kind, including *solid waste*, *construction and demolition waste*, *invasive species* and includes, without limitation, any material defined as “Banned Material” in the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017*, as amended or replaced;

“*Property*” means a parcel of land in the *District* upon which any building or group of buildings is located, and includes strata lots and separately occupied or leased areas within a building;

“*Recyclable material*” means the materials described in Schedule 5 of the Recycling Regulation, BC Reg. No. 449/2004, as amended or replaced and any other such material identified and communicated by the *District* or the *collector* to the residents as suitable for collection as *recyclable material*;

“*Recycling container*” means a container approved by the *District* or the *collector* to store *recyclable material*;

“*Residential dwelling*” means a *property* upon which is located a single family residential building, a two-family residential building as defined in the *District of North Vancouver Zoning Bylaw 3210*, as amended or replaced, a townhouse, or any other *property* approved by the *General Manager of Engineering* pursuant to subsection 17(a) or (b) of this bylaw to receive *Curbside Collection Service*;

“*Secondary Suite*” has the meaning prescribed in the *District of North Vancouver Zoning Bylaw 3210*, as amended or replaced;

“*Solid waste*” means *garbage*, *food waste*, *recyclable material* and *yard trimmings*;

“*Solid Waste Collection Service*” means the *District’s* system of collection and disposal of residential and commercial *solid waste* and includes the *Curbside Collection Service* and the *Bulk Container Collection Service*;

“*Solid waste container*” means a *garbage container* or *organics container*;

“*Unacceptable organics*” includes *invasive species*, rocks, dirt, sod, used mushroom medium, manure, pet feces or litter, dead animals, and lumber;

“*Waste Compliance Officer*” means the person(s) appointed to this position by the *District* whose duties include enforcing and carrying out the provisions of this bylaw;

“*Wildlife*” means birds and any mammal not normally domesticated, including but not limited to bears, cougars, coyotes, wolves, foxes, raccoons and skunks;

“*Wildlife resistant container*” means a *solid waste container* or other refuse container that is designed to discourage and prevent access by *wildlife* whose material and construction is of sufficient strength and design to prevent access by *wildlife* during storage and which has a sturdy cover capable of being completely closed and secured with a latching device (or an alternative acceptable to the *General Manager of Engineering*). For use other than residential, such container must be made of metal and be self-latching;

“Wildlife resistant enclosure” means a fully enclosed structure consisting of walls, roof and door(s), with no more than a one-centimetre gap or opening at any location, capable of being securely latched and of sufficient strength and design to prevent access to the contents by *wildlife*;

“Yard trimmings” includes weeds, leaves, grass and tree, plant or shrubbery cuttings less than 7.5 cm in diameter and less than one metre in length.

PART III – PROHIBITIONS

3. A person must not:

- (a) cause, allow or permit any *prohibited waste* to collect, accumulate or remain on real *property*, unless it is securely contained in a *solid waste container* meeting the specifications in this bylaw or is being composted;
- (b) deliver, place, bury or dump, or cause or allow to be delivered, placed, buried or dumped, any *prohibited waste* on any *highway*, public place or land in the *District* other than at the *North Shore Recycling and Waste Centre*, other authorized recycling or waste disposal facility or the land on which the *prohibited waste* was generated;
- (c) transport any *prohibited waste* unless such *prohibited waste* is adequately secured either in a closed container or by tarping or other method to ensure the *prohibited waste* does not escape from the vehicle;
- (d) cause, allow or permit any *recyclable material* or *organics* to be discarded as *garbage*;
- (e) place *hazardous waste* at curbside, *centralized collection location* or in a *bulk container* for collection by the *District*;
- (f) remove, take, salvage or convert for his or her own use *solid waste* placed at any *property*, *centralized collection location* or in any *bulk container* as part of the *Solid Waste Collection Service* unless the person is:
 - (i) the person who initially placed the material for collection; or
 - (ii) an employee or agent of the *District*; or
 - (iii) a *collector*.
- (g) place *solid waste* that originates from one *property* in front of another person's *property*, in another person's *solid waste container*, or in the *solid waste container* of a different *property* without the permission of the *owner* or *occupant* of that *property*;

- (h) place wet solid waste in any solid waste container unless it is drained of excess moisture;
 - (i) place or allow liquid, rainwater or other free water to run into or accumulate in any *solid waste container*;
 - (j) interfere with, threaten or in any way obstruct any *District* employee, *collector*, contractor or agent while they are engaged in the provision of the *Solid Waste Collection Service*; or
 - (k) cause, allow or permit any *solid waste container* to be filled above the top of the container or such that the lid cannot be closed.
4. Every *owner* or *occupant* must clean up any *prohibited waste* deposited by such *owner* or *occupant* onto any *highway* or which has escaped from the *solid waste container* put out for collection by such *owner* or *occupant*.
 5. No land within the *District* other than the *North Shore Recycling and Waste Centre* may be used as a *solid waste* disposal site unless authorized by the *General Manager of Engineering*.

Wildlife Attractant Management

6. A person must not store any *attractant* outdoors except where such *attractant* is secured in:
 - (a) a *wildlife resistant container*; or
 - (b) a container that is located within a *wildlife resistant enclosure*.

This section 6 does not apply to refuse put out for collection in *solid waste containers* on the *collection day* and put out in accordance with all applicable requirements of this bylaw.
7. Every *owner* and *occupant* of a *residential dwelling* must ensure that in respect of such *property*:
 - (a) any fruit that has fallen from a tree is removed from the ground within 3 days and, if stored outdoors, stored in a *wildlife resistant container*;
 - (b) any bird feeder containing bird feed, suet, nectar or other bird food is suspended on a cable or other device in such a manner that it is inaccessible to *wildlife*, except birds, and that the area below such feeder is kept free of accumulations of seeds and *attractants*;

- (c) any composting activity is carried out and any composting device or equipment is maintained in such a manner so as not to attract *wildlife*;
- (d) barbecue or other outdoor cooking equipment and tools that remain outdoors are kept clean and free of residual food or grease;
- (e) any refrigerator, freezer, storage container or similar appliance or apparatus located outdoors that contains *attractants* is located and locked so as to be inaccessible to *wildlife*;
- (f) any *attractants* are stored so as to be inaccessible to *wildlife*;
- (g) bees and beehives are kept in such a manner so as to not attract *wildlife*.

PART IV – NOTICE TO REMOVE SOLID WASTE

8. Where an *owner* or *occupant* has caused, allowed or permitted any *prohibited waste* to accumulate or remain on a *property* in contravention of section 3(a), a *bylaw enforcement officer* may deliver a notice to the *owner* or *occupant* of the *property* requiring the removal of the *solid waste* within the time specified in the notice.
9. A person who has received a notice under section 8 of this bylaw must comply with the requirements of that notice within the time specified in the notice.
10. Where a notice is given pursuant to section 8 of this bylaw and, in the opinion of the *bylaw enforcement officer*, the *solid waste* has not been removed:
 - (a) within the time specified on the notice; or
 - (b) in the manner specified in the notice; or
 - (c) sufficiently to satisfy the requirements of the notice,

the *District* may, by its employees, agents or contractors, enter the *property* and remove the *solid waste* in the manner the *bylaw enforcement officer* considers necessary and appropriate and charge the cost of the work to the *owner* of the *property*.
11. The cost of carrying out the work pursuant to section 10 must be paid by the *owner* of the *property* and is due and payable upon receipt of notice from the *District*. Any such charges remaining unpaid at December 31 of that year will be added to and form part of the taxes payable on the *property* as taxes in arrears.

PART V – SOLID WASTE COLLECTION SYSTEM

12. Every *owner* or *occupant* of a *property* in the *District* must dispose of all *garbage*, *organics*, and *recyclable material* produced on such *property* through any of the following:
 - (a) the *Solid Waste Collection Service*;
 - (b) a private solid waste collection service; or
 - (c) by otherwise removing or arranging for the removal of the *solid waste* to the *North Shore Recycling and Waste Centre* or other authorized *solid waste* disposal location.
13. Only *solid waste* generated within the geographical boundaries of the *District* is eligible for collection under the *Solid Waste Collection Service*.
14. The *Curbside Collection Service* is provided to *owners* and *occupants* of *properties* that have been approved to receive *curbside collection service* by the *General Manager of Engineering* pursuant to subsection 17(a) or (b) of this bylaw.
15. The *Bulk Container Collection Service* is provided to *owners* and *occupants* of *multi-family properties* and commercial, institutional or industrial properties that have been authorized to receive the *Bulk Container Collection Service* by the *General Manager of Engineering* pursuant to subsection 17(a) or (b) of this bylaw.
16. Only the *District* and commercial *collectors* may collect *solid waste* that has been put out for collection in accordance with this bylaw.

PART VI – AUTHORITY OF GENERAL MANAGER OF ENGINEERING

17. The *General Manager of Engineering* is authorized to:
 - (a) for any *property* receiving the *solid waste collection service*, determine whether the *property* will receive the *Curbside Collection Service* or the *Bulk Container Service*;
 - (b) approve the application by an *owner* or *occupant* to receive the *Curbside Collection Service* or *Bulk Container Service* on the terms and conditions prescribed by the *General Manager of Engineering*;
 - (c) approve the application by an *owner* or *occupant* to receive *assisted collection* in accordance with section 26 of this bylaw;
 - (d) approve a *centralized collection location* for the *Curbside Collection Service*;

- (e) make changes to the number and type of *solid waste containers* that are supplied to or which may be purchased by *owners* or *occupants* of *property*;
- (f) specify the placement of a *solid waste container* in a manner, location or at times that differ from the requirements in section 24;
- (g) deliver a notice requiring an *owner* or *occupant* of a *residential dwelling* to store any *solid waste* generated at such *residential dwelling* in a *wildlife resistant enclosure*, except when such *solid waste* is placed out for collection, where satisfied that the *solid waste* from such *residential dwelling* is not being managed in compliance with the requirements in sections 6(a), 7(e) or (f), 22(g) or 24(a) of this bylaw. The authority to deliver notices in this section 17(g) may also be exercised by *bylaw enforcement officers*. Any *owner* or *occupier* who has been issued a notice under this section must comply with the conditions specified in the notice; and
- (h) deliver a notice to temporarily suspend the delivery of the *Solid Waste Collection Service* to a *property* where, in the opinion of the *General Manager of Engineering*, the *owner* or *occupant* has obstructed or interfered with delivery of the *Solid Waste Collection Service* or has been issued two or more *Bylaw Notices* in relation to violations of sections 22, 23 or 24 of this bylaw and the duration of such suspension will be determined by the *General Manager of Engineering*, acting reasonably.

PART VII – CURBSIDE COLLECTION SERVICE

Solid Waste Containers

- 18. The *Curbside Collection Service* will only be provided to *residential dwellings* that utilize the *solid waste containers* owned and supplied by the *District* and comply with all applicable requirements of this bylaw.
- 19. All *District*-supplied *solid waste containers* remain the property of the *District* and must remain with the *property* to which they were issued.
- 20. The *owner* of a *residential dwelling* may, upon paying the applicable fee prescribed in Schedule A to this bylaw, exchange or obtain additional *solid waste containers* as set out in Schedule A.
- 21. An *owner* or *occupant* of a *residential dwelling* may request that the *District* repair or replace a *solid waste container* that has been lost, damaged or stolen and in the case of replacement, the *owner* or *occupant* must pay the applicable fees prescribed in Schedule A.

Requirements for Putting Solid Waste Containers Out for Collection

22. Every *owner* or *occupant* of a *residential dwelling* must ensure that:

- (a) all *garbage* is deposited, contained and put out for collection in a *garbage container*;
- (b) all *organics* are deposited, contained and put out for collection in an *organics container*;
- (c) all *recyclable material* is deposited, contained and put out for collection in a *recycling container*;
- (d) only acceptable materials as specified in this bylaw are put out for collection and that no *unacceptable organics* are put out for collection in an *organics container*;
- (e) the *solid waste containers* supplied to such *residential dwelling* are maintained in a clean and sanitary condition, without modification, free of liquids and free of paint or graffiti;
- (f) dust (including vacuum dust), dog hair and human hair is securely bagged and sanitary products are double bagged;
- (g) where a *solid waste container* is stored outside of a building, the lid of the *solid waste container* remains closed and locked at all times, except when the container is put out for collection on a *collection day*;
- (h) no *solid waste container* put out for collection has an aggregate weight that exceeds:
 - (i) 55 kilograms for a 140-litre *solid waste container*;
 - (ii) 100 kilograms for a 240-litre *solid waste container*;
- (i) the *solid waste containers* are marked with the address of the *residential dwelling* to which the container was supplied by the *District* (noting that per section 19 the *District* remains the owner of the container and that the container must remain with the *residential dwelling* when an *owner* or *occupant* moves); and

- (j) the *solid waste containers* are stored in a location which does not encroach upon or project over a *highway* or other public place and does not impede or endanger vehicle, bicycle or pedestrian traffic.
23. The *owner* or *occupant* of a *residential dwelling* must:
- (a) store and put out for collection *solid waste* generated from such *residential dwelling*, including *solid waste* generated by any tenants of such *residential dwelling*, in accordance with all applicable requirements of this bylaw; and
 - (b) ensure that any tenant or *occupant* of such *residential dwelling*:
 - i. has the *solid waste containers* necessary to dispose of the *solid waste* generated by the tenant or *occupant*; and
 - ii. stores such *solid waste containers* in accordance with the requirements of this bylaw.
24. The *owner* or *occupant* of a *residential dwelling* must put *solid waste containers* out for collection on the *collection day* designated in the *Collection Calendar* in accordance with the following requirements, except as otherwise authorized by the *General Manager of Engineering* pursuant to section 17(f):
- (a) placed at the curb for collection not earlier than 5:30 a.m. and not later than 7:30 a.m. on the designated *collection day* and removed from the curb by no later than 9:00 p.m. the same day;
 - (b) not overflowing or filled or compacted such that the contents cannot be completely emptied;
 - (c) placed as near as possible to the road or lane and positioned with cart handles facing the travelled portion of the road or lane and in a location that permits convenient handling from ground level;
 - (d) if picked up from the road, positioned as near as possible and not more than one metre from the curb or edge of pavement, placed on the road (not up at top of curb level), and with at least 1 metre of clearance space on all sides from any parked vehicles or other obstacles and in a manner that not does not interfere with the passage of vehicles, bicycles or pedestrians;
 - (e) if picked up from the lane, placed near to the *property* line, at ground level and readily accessible from the lane, and with at least 1 metre of clearance space on all sides from any parked vehicles or other obstacles and in a

manner that not does not interfere with the passage of vehicles, bicycles or pedestrians; and

(f) not exceed the following container limits:

- i) *Garbage* – maximum of one *garbage container* (either 140-litre or 240-litre); (*Residential dwellings* with a *secondary suite* may utilize either one 240-litre *garbage container* or two 140-litre *garbage containers*);
- ii) *Organics* – as many 240-litre *organic containers* as have been paid for in accordance with Schedule A of this bylaw.

25. Any *solid waste container* placed out for collection in a manner which does not comply with this bylaw will be marked with a *non-compliance tag* and will not be collected until the requirements of this bylaw are met.

Assisted Collection

26. The *owner* or *occupant* of a *residential dwelling* who is unable to comply with the requirements of section 24(a) as a result of limited physical mobility and who does not have an able-bodied person assisting with their household activities may apply to the *General Manager of Engineering* for *assisted collection*. If satisfied that the individual requires such assistance, the *General Manager of Engineering* may authorize the provision of *assisted collection* by the *Collector*. The *General Manager of Engineering* may require an applicant to provide proof of the physical challenge from a physician. *Assisted collection* may be cancelled by the *General Manager of Engineering* at any time.

PART VIII – BULK CONTAINER COLLECTION SERVICE

27. *Multi-family*, commercial, industrial and institutional properties must arrange for the removal and disposal of *garbage*, *recyclable material* and *organics* using either the *Bulk Container Collection Service* provided the *District* under this bylaw or by a service provided by a commercial *solid waste* collector, provided however that a *property* may receive the *Curbside Collection Service* where approved by the *General Manager of Engineering* pursuant to subsection 17(a) or (b).

28. Upon acceptance of an application by the *owner*, the *District* will provide the *Bulk Container Collection Service* to *multi-family*, commercial, industrial and institutional *properties* with collection in accordance with the terms and conditions and for the cost prescribed in Schedule A.

Bulk Containers

29. All *solid waste* collected from any *multi-family property* or from any commercial, industrial or institutional *property* must (unless approved for the *Curbside Collection Service* in accordance with subsection 17(a) or (b) of this bylaw) be put out for collection in *bulk containers* which meet the following requirements:
- (a) designed to store and dispose of *solid waste* and be emptied mechanically by and into a *solid waste* collection vehicle;
 - (b) constructed of rigid plastic or galvanized or painted steel and equipped with a lid;
 - (c) have a capacity of more than 0.75 cubic metres;
 - (d) installed on a concrete pad and screened from public view;
 - (e) kept with lid closed and maintained so as to prevent access to the contents by *wildlife*;
 - (f) stored in a manner and location that does not encroach upon or project over a *highway* or other public place, does not impede or endanger vehicle, bicycle or pedestrian traffic and that is, in the opinion of the *General Manager of Engineering*, reasonably accessible; and
 - (g) meet such other requirements as may be required by the *General Manager of Engineering*;
30. *Owners* and *occupants* who receive a *bulk container collection service*, whether or not provided by the *District*, must have sufficient *bulk containers* to store and dispose of all *solid waste* generated on the *property* in accordance with the requirements of this bylaw.
31. *Owners* or *occupants* who receive the *District's Bulk Container Collection Service* must rent *bulk container(s)* from the *District* for the fee prescribed in Schedule A.

PART IX – HEALTH ACT PROVISIONS

32. Nothing contained in this bylaw will be construed as prohibiting any *owner* or *occupant* of *property* from disposing of *solid waste* in any manner permitted pursuant to the *Public Health Act*, SBC 2008, c. 28, as amended or replaced.

PART X – FEES, BILLING AND COLLECTION

33. Every *owner* of a *residential dwelling* to which *Curbside Collection Service* is available must pay all applicable collection and other fees prescribed in Schedule A of this bylaw which are due and payable at the same time and in the same manner as property taxes and are payable regardless of whether or not the *owner* utilizes the *Curbside Collection Service*.
34. Every *owner* or *occupant* to which the *Bulk Container Collection Service* is provided by the *District* must pay:
- (a) the applicable monthly bulk container fees prescribed in Schedule A of this bylaw. Fees are billed monthly in respect of the preceding month and are due and payable within 30 days from the date of the billing. The *owner* is responsible for the payment of all accounts in arrears and fees are subject to interest if unpaid after the due date at a rate of 2% per month, calculated monthly and not in advance; and
 - (b) the annual environmental fee prescribed in Schedule A of this bylaw which is due and payable at the same time and in the same manner as property taxes.

PART XI – OFFENCES AND ENFORCEMENT

Entry

35. *Bylaw enforcement officers, environmental protection officers, waste compliance officers* and *park rangers* are authorized, in accordance with section 16 of the *Community Charter* to enter at any reasonable time onto property to inspect and determine whether the regulations of this bylaw are being met.

Obstruction

36. A person must not interfere with, delay, obstruct or impede a *bylaw enforcement officer* or designate or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

Violations

37. Every person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this bylaw will be liable to the penalties hereby imposed and each day that such violation is permitted to exist will constitute a separate offence.

Penalty

38. Every person who commits an offence contrary to the provisions of this bylaw is liable on summary conviction to a penalty of not more than the maximum permitted under the *Offence Act* in addition to the costs of the prosecution.

Designation of Bylaw

39. This bylaw is designated under section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed.

Designation of Bylaw Enforcement Officer

40. *Bylaw enforcement officers, environmental protection officers, waste compliance officers, park rangers* and members of the Royal Canadian Mounted Police are designated to enforce this bylaw by means of a ticket under section 264 of the *Community Charter*.

Ticketing

41. Pursuant to Sections 264(1)(c) and 265(1)(a) of the *Community Charter*, the table below sets out the designated expressions for offences under this bylaw with the corresponding bylaw section number and fine amount:

DESIGNATED EXPRESSION	SECTION	FINE
		\$
Allow <i>prohibited waste</i> to accumulate	3(a)	300
Dump or bury <i>prohibited waste</i>	3(b)	500
Transport unsecured <i>prohibited waste</i>	3(c)	300
Discard of <i>recyclable material</i> as <i>garbage</i>	3(d)	200
Place <i>hazardous waste</i> out for collection	3(e)	500
Scavenge	3(f)	200
Place <i>solid waste</i> at another's property	3(g)	200
Place wet waste in <i>solid waste container</i>	3(h)	150
Allow water to accumulate in <i>solid waste container</i>	3(i)	150
Obstruct or interfere with <i>District</i> employee	3(j)	500
Over-fill <i>solid waste container</i>	3(k)	150
Fail to clean up <i>prohibited waste</i>	4	200
Use land as disposal site	5	500
Store <i>attractants</i> outdoors not in <i>wildlife resistant container</i>	6(a)	300
Store <i>attractants</i> outdoors not in <i>wildlife resistant enclosure</i>	6(b)	500
Fail to remove fruit	7(a)	250
Fail to manage bird feeder	7(b)	250

DESIGNATED EXPRESSION	SECTION	FINE
Fail to manage compost	7(c)	250
Fail to keep barbecue clean	7(d)	250
Fail to make appliance inaccessible to wildlife	7(e)	300
Fail to store <i>attractants</i> so inaccessible to <i>wildlife</i>	7(f)	500
Fail to manage bees	7(g)	250
Fail to comply with notice to remove <i>prohibited waste</i>	8	300
Fail to comply with notice to store <i>solid waste</i> in <i>wildlife resistant enclosure</i>	17(g)	500
Place garbage not in <i>garbage container</i>	22(a)	150
Place organics not in <i>organics container</i>	22(b)	150
Place <i>recyclable material</i> not in <i>recycling container</i>	22(c)	150
Place unacceptable materials out for collection	22(d)	150
Fail to keep <i>solid waste container</i> in sanitary condition	22(e)	150
Fail to bag dust	22(f)	150
Fail to lock lid of <i>solid waste container</i>	22(g)	300
Overweight <i>solid waste container</i>	22(h)	250
<i>Solid waste container</i> encroaching	22(j)	500
Fail to dispose of solid waste per bylaw	23(a)	250
Fail to ensure tenant has <i>solid waste container</i>	23(b)(i)	150
Fail to ensure tenant stores <i>solid waste container</i> per bylaw	23(b)(ii)	150
Place <i>solid waste container</i> out for collection outside times permitted	24(a)	First violation: 100 2 nd & subsequent Violations: 500
Over-fill <i>solid waste container</i>	24(b)	150
Place <i>solid waste container</i> too far from road	24(c)	150
Place <i>solid waste container</i> improperly on road	24(d)	150
Place <i>solid waste container</i> improperly on lane	24(e)	150
More <i>solid waste containers</i> than permitted	24(f)	150
Obstruct <i>bylaw enforcement officer</i>	36	500

PART XII – MISCELLANEOUS

Severability

42. If a section, subsection, paragraph, subparagraph or phrase of this bylaw is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw.

Repeal

43. Solid Waste Removal Bylaw 7631, 2007 is hereby repealed and all references in other *District* bylaws to Solid Waste Removal Bylaw 7631, 2007 are hereby amended to refer to Solid Waste Management Bylaw 8436, 2021.

READ a first time

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READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8436

1. Annual Solid Waste Collection Fees

Description	Single & Multi-Family Property with Curbside Collection	Multi-Family Property without Curbside Collection
Garbage and organics collection		
240L Garbage and up to two 240L Organics	\$295.90	N/A
140L Garbage and up to two 240L Organics	\$252.10	
Two 140L Garbage and up to two 240L Organics (available only to houses with secondary suites)	\$383.40	
Additional organics carts, per cart	\$46.40	N/A
Exchange fee for exchange, replacement, return or acquisition of additional Solid Waste Container (per transaction)	\$50.00	N/A
Container Replacement Fee (lost/stolen/damaged) – these fees refunded if container recovered and replacement container returned to District	\$145 – 240L \$135 – 140L	N/A
Environmental fee	\$23.70	\$14.60

All flat rate annual charges are due and payable at the same time and in the same manner as taxes.

Exchanges after March 31st 2021:

- Cart additions which result in a collection fee increase, will be pro-rated from the first quarter following the change and the pro-rated collection fee increase is payable upon request of the change.
- Cart exchanges which result in a collection fee increase will not be pro-rated in the year of the exchange; the increased annual collection fee will apply beginning January 1 of the following year.
- Cart exchanges or returns resulting in a collection fee decrease, will be pro-rated from the quarter in which the change occurs and will be offset against the exchange fee. Any balance owing is payable upon request of the change. Credit balances will be applied to the property tax account.

2. Bulk Container Collection Fees

Description	Container Size				
	1 Yard	2 Yard	3 Yard	4 Yard	6 Yard
Container Rental:					
Cardboard Container Monthly Rental Fee	N/A	\$52.25	\$52.25	\$52.25	\$52.25
Cardboard Container Monthly Rental Fee with Jitney	N/A	\$64.00	\$64.00	\$64.00	\$64.00
Solid Waste Container Monthly Rental Fee	\$17.00	\$18.00	\$19.25	\$20.25	\$22.50
Solid Waste Container Tipping Fees: (Charge per Tip)					
(a) Residential					
(i) 1 - 3 containers	\$23.75	\$29.00	\$35.00	\$42.25	\$52.25
(ii) 4 - 7 containers	N/A	\$27.25	\$33.50	\$40.00	\$49.50
(iii) 8 - 11 containers	N/A	\$25.75	\$31.50	\$38.00	\$47.25
(iv) 12+ containers	N/A	\$23.00	\$24.25	\$34.25	\$41.50
(b) Schools, Churches, Institutional	N/A	\$31.75	\$38.50	\$46.25	\$60.00
(c) Commercial, Industrial (1 tip/ week)	N/A	\$34.25	\$43.00	\$51.25	\$59.50
1 tip/ 2 weeks	N/A	\$38.75	\$47.75	\$58.50	\$61.50
1 tip/ 4 weeks	N/A	\$42.00	\$50.75	\$59.50	\$64.00
On request	N/A	\$45.25	\$53.25	\$61.50	\$66.00
Organic Waste Cart Tipping Fees: (Fee per 240 L cart per month)					
First Cart – tipped weekly		\$79.00			
Second, Third and Fourth Cart – tipped weekly		\$39.75			
Five and more Carts – tipped weekly		\$17.25			
Charges per Tip in addition to Container Tipping Fees:					
(a) Casters	\$4.50				
(b) Locks	\$1.50				
(c) Jitney (Includes Casters)	\$24.50				
Other Fees:					
Service Requests	\$50/hour				

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The Corporation of the District of North Vancouver

Bylaw 8437

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

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

Citation

1. This bylaw may be cited as “Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8437, 2021 (Amendment 52)”.

Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by:

- a. deleting subsection 8(b) and replacing with the following:

- (b) The following are designated classes of persons that may be appointed as screening officers:

Chief Bylaw Officer, Supervisor-Bylaw Enforcement, Bylaw Enforcement Officer, Parking Bylaw Enforcement Officer, Community Service Clerk-Bylaw, Animal Services Coordinator, Animal Welfare Officer, Manager-Development Services, Section Manager – Environmental Sustainability (Operations), Environmental Protection Officer, Environmental Control Technician, Assistant Chief Building Official, Building Inspector 2, Plumbing Inspector 2, Section Manager-Natural Parkland and Operations, Community Forester, Section Manager – Garage, Fleet and Solid Waste, Solid Waste Coordinator, Water Conservation Officer, Assistant Fire Chief-Public Safety, Captain-Public Safety, Property Use/Business Licence Bylaw Enforcement Coordinator, Traffic Technologist, Traffic Technician, Program Manager-Construction Traffic Management, Program Coordinator-Utilities.

- b. deleting section 10(b) and replacing with the following:

- (b) Bylaw Enforcement Officer, Parking Bylaw Enforcement Officer, Animal Services Coordinator, Animal Welfare Officer, Park Ranger, Section Manager Environmental Sustainability (Operations), Environmental Protection Officer, Environmental Control Technician, Field Arborist, Community Forester, Property Use/Business Licence Bylaw Enforcement Coordinator, Building Inspector, Mechanical Inspector, Electrical Inspector, Traffic Technologist, Traffic Technician, Program Manager-Construction Traffic Management, Waste Compliance Officer, Program Coordinator-Utilities and Water Conservation Officer;

- c. deleting the provisions relating to Solid Waste Removal Bylaw 7631, 2007 in Schedule A and replacing with the following:

Bylaw Section	Description	A1 Penalty Amount	A2 Discounted Penalty: Within 14 days	A3 Late Payment: After 28 days	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	The following fines apply to the contraventions below:	(\$)	(\$)	(\$)		(\$)
Solid Waste Management Bylaw 8436, 2021						
3(a)	Allow <i>prohibited waste</i> to accumulate	300	225	450	NO	N/A
3(b)	Dump or bury <i>prohibited waste</i>	500	375	750	NO	N/A
3(c)	Transport unsecured <i>prohibited waste</i>	300	225	450	NO	N/A
3(d)	Discard of <i>recyclable material</i> as <i>garbage</i>	200	150	300	NO	N/A
3(e)	Place <i>hazardous waste</i> out for collection	500	375	750	NO	N/A
3(f)	Scavenge	200	150	300	NO	N/A
3(g)	Place <i>solid waste</i> at another's property	200	150	300	NO	N/A
3(h)	Place wet waste in <i>solid waste container</i>	150	115	225	NO	N/A
3(i)	Allow water to accumulate in <i>solid waste container</i>	150	115	225	NO	N/A
3(j)	Obstruct or interfere with <i>District</i> employee	500	375	750	NO	N/A
3(k)	Over-fill <i>solid waste container</i>	150	115	225	NO	N/A
4	Fail to clean up <i>prohibited waste</i>	200	150	300	NO	N/A
5	Use land as disposal site	500	375	750	NO	N/A
6(a)	Store <i>attractants</i> outdoors not in <i>wildlife resistant container</i>	300	225	450	NO	N/A
6(b)	Store <i>attractants</i> outdoors not in <i>wildlife resistant enclosure</i>	500	375	750	NO	N/A
7(a)	Fail to remove fruit	250	190	375	NO	N/A
7(b)	Fail to manage bird feeder	250	190	375	NO	N/A
7(c)	Fail to manage compost	250	190	375	NO	N/A
7(d)	Fail to keep barbecue clean	250	190	375	NO	N/A
7(e)	Fail to make appliance inaccessible to wildlife	300	225	450	NO	N/A
7(f)	Fail to store <i>attractants</i> so inaccessible to <i>wildlife</i>	500	375	750	NO	N/A
7(g)	Fail to manage bees	250	190	375	NO	N/A
8	Fail to comply with notice to remove <i>prohibited waste</i>	300	225	450	NO	N/A
17(g)	Fail to comply with notice to store <i>solid waste</i> in <i>wildlife resistant enclosure</i>	500	375	750	NO	N/A
22(a)	Place garbage not in <i>garbage container</i>	150	115	225	NO	N/A
22(b)	Place organics not in <i>organics container</i>	150	115	225	NO	N/A
22(c)	Place <i>recyclable material</i> not in <i>recycling container</i>	150	115	225	NO	N/A
22(d)	Place unacceptable materials out for collection	150	115	225	NO	N/A

22(e)	Fail to keep <i>solid waste container</i> in sanitary condition	150	115	225	NO	N/A
22(f)	Fail to bag dust	150	115	225	NO	N/A
22(g)	Fail to lock lid of <i>solid waste container</i>	300	225	450	NO	N/A
22(h)	Overweight <i>solid waste container</i>	250	190	375	NO	N/A
22(j)	<i>Solid waste container</i> encroaching	500	375	750	NO	N/A
23(a)	Fail to dispose of solid waste per bylaw	250	190	375	NO	N/A
23(b)(i)	Fail to ensure tenant has <i>solid waste container</i>	150	115	225	NO	N/A
23(b)(ii)	Fail to ensure tenant stores <i>solid waste container</i> per bylaw	150	115	225	NO	N/A
24(a)	Place <i>solid waste container</i> out for collection outside times permitted First violation: 2 nd and subsequent violation:	100 500	75 375	150 750	NO	N/A
24(b)	Over-fill <i>solid waste container</i>	150	115	225	NO	N/A
24(c)	Place <i>solid waste container</i> too far from road	150	115	225	NO	N/A
24(d)	Place <i>solid waste container</i> improperly on road	150	115	225	NO	N/A
24(e)	Place <i>solid waste container</i> improperly on lane	150	115	225	NO	N/A
24(f)	More <i>solid waste containers</i> than permitted	150	115	225	NO	N/A
36	Obstruct <i>bylaw enforcement officer</i>	500	375	750	NO	N/A

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

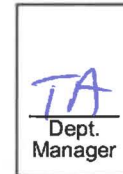
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Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Jan 25, 2020</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

January 5, 2021

File: 05-1930-Grants/Sponsorship 2021

AUTHOR: Eirikka Brandson, Community Planner

SUBJECT: 2021 Social Service Grants - Core Funded Agencies

RECOMMENDATION:

THAT a budget of \$1,156,414 is approved for social service core funding grants in 2021 and disbursed to agencies in accordance with **Attachment 1**.

REASON FOR REPORT:

To outline the disbursement of annual core funded operating grants to Youth Services and Community Services.

BACKGROUND:

The Official Community Plan acknowledges that most citizens need community support and social services at some point in their lives. The District of North Vancouver seeks to facilitate and support a range of community programs and services to meet the needs of residents. A strong network of community programs and services for children, youth, adults, families, seniors, at risk populations, and those with a range of abilities and means, supports individuals and a healthy community.

The City and District of North Vancouver Municipal operating grant policies recognize the role that non-profit organizations play in contributing to the social well-being of the citizens of the municipality and the improvement of their quality of life.

In addition to the \$1,156,414 proposed in 2021 to support core funded agencies, non-profit organizations can apply for community service grants (\$303,994 awarded in 2020) and child care grants (\$55,954 awarded in 2020). Together, these programs annually provide approximately \$1.5 million in available grants.

EXISTING POLICY:

- City and District of North Vancouver Funding Policy: Outreach Youth Services 10-5120-2
<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611176>
- District of North Vancouver Outreach Youth Services – Core Funding Policy 10-5120-3
<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611177>

- District of North Vancouver Municipal Community Service Grants 5-1850-2
<https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611249>
- Official Community Plan Bylaw 7900, Section 6.3 "Community Services, Programs and Facilities", supports the District's commitment in providing assistance to social service agencies.

ANALYSIS:

The proposed 2021 budget for core grants and allocation to the agencies is outlined in **Attachment 1**. It includes an inflation adjustment of 2% from 2020. It also includes an additional 1% for three agencies (Norvan Boys and Girls Club, Harvest Project, Parkgate Community Services Society). This will allow for one-time-only COVID-19 response efforts (such as increased staffing to accommodate smaller group programming while maintaining overall participant levels, additional costs for cleaning and sanitation, and personal protective equipment).

The section below provides a description of the organizations receiving core grants. It is the District's practice to provide grants in either one or two instalments, in January and July, or July of each year.

Youth Services (2021 Core Grant Budget = \$539,563)

Youth Outreach

Youth agencies strive to create relationships and opportunities that enable youth to become meaningfully involved in their municipality and to be healthy and valued community members. The youth agencies allocate their funding into six service areas: 1.) one-to-one and/or group work with at-risk youth; 2.) drop-in centre based work; 3.) improved coordination and multi-service planning; 4.) inclusion and diversity; 5.) youth engagement, and; 6.) community development.

The youth outreach agencies proposed to be provided core grants in 2021 include Norvan Boys and Girls Club, Capilano Community Services Society, North Shore Neighbourhood House (in Lynn Valley), and Parkgate Community Services Society. Each of these agencies receive approximately 50% of their funding in January and the balance is allocated in July.

Youth Safe House – Hollyburn Family Services Society

The North Shore Youth Safe House is a non-profit emergency resource operated by Hollyburn Family Services Society. Staffed 24 hours a day, it provides services and supports to approximately 120 youth annually. It is the only safe house in the Lower Mainland accessible to youth under 16 years of age without a social worker referral. Services are designed to help youth return to a home safely or to an alternate living environment. The District also supports the Society by providing a community lease for the house at \$1/year.

The youth services grants are recommended as follows:

SUBJECT: 2021 Social Service Grants - Core Funded Agencies

January 5, 2021

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Youth Service Grants			
Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Norvan Boys and Girls Club	\$31,447	\$15,724	\$15,723
Capilano Community Services Society	\$133,107	\$66,554	\$66,553
North Shore Neighbourhood House	\$128,982	\$64,491	\$64,491
Parkgate Community Services Society	\$234,271	\$117,136	\$117,135
Hollyburn Family Services Society - Youth Safe House	\$11,756		\$11,756
Total	\$539,563	\$263,905	\$275,658

Community Services (2021 Core Grant Budget = \$616,851)*Child Services – North Shore Child Care Resource and Referral*

The North Shore Child Care Resource and Referral program provides assistance and training to child care providers and early childhood educators, and assistance to families to find quality affordable child care. Achievements from 2020 include:

- 1,030 families assisted with Affordable Child Care Benefit Program;
- 5,933 people received child care consultations;
- 4,288 drop-in participants; and
- 27 workshops with 658 attendees.

The core grant from the District has been used to support an Early Childhood conference, information sessions, library, diversity services, child care data and analysis, community development, and a range of other programs and services (e.g. parent referrals, professional development and training opportunities, and equipment loans). A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Children - NS Childcare Resource and Referral	\$41,447	\$20,724	\$20,723

Family Services - Family Services of the North Shore

Family Services of the North Shore has been providing services, including counselling, support, education, and volunteer opportunities for families and children for over 60 years. Services are available to all citizens regardless of race, gender, religion, culture, socio-economic status, sexual orientation, gender identity or physical ability. The funding received from the District, which includes community service grants, are used for Individual, Couple and Family/Child and Youth Counselling programs to ensure access to their services through a sliding fee scale that helps to reduce cost as a barrier to service.

Achievements from 2020 include:

- over 3,314 counselling hours via online and phone (pivot from in-person due to COVID-19 pandemic); and
- the development of a new COVID-19 counselling support line that offers up to six sessions at no cost, available in multiple languages (English, Farsi, Mandarin).

SUBJECT: 2021 Social Service Grants - Core Funded Agencies

January 5, 2021

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This service is specifically targeted for vulnerable people, first responders, essential service workers, overwhelmed parents, those who have lost their jobs, people suffering from grief or loss, and any person suffering from anxiety, depression or mental health concerns due to COVID-19. A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Family – Family Services of the North Shore	\$39,584		\$39,584

Senior Services - Silver Harbour Seniors' Centre Society

Core funding enables Silver Harbour to serve as a gathering place for local seniors and provide more than 70 programs and services in areas such as physical wellness, creative arts, mental fitness, social connectedness, food security and transportation. Over 80,000 instances of programming and services are delivered annually to 1,500 District residents 55+ years of age. In response to the COVID-19 pandemic, many programs and services were shifted temporarily to a contactless model (e.g. wellness outreach phone calls and paid meals for delivery or pick up).

Silver Harbour was able to restart 30 in-person programs in July 2020, in addition to continuing virtual programming. The Society is part of the North Shore Services to Seniors Coalition. Funding provided to Silver Harbour is applied towards general operations of the organization including maintenance, salaries, and outreach. A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Seniors – Silver Harbour Seniors' Centre Society	\$125,930	\$62,965	\$62,965

Community Services Operating Funding - Lynn Valley Services Society

Lynn Valley Services Society (LVSS) is a not-for-profit organization that is governed by a volunteer Board of Directors. The LVSS's original function was to operate the District-owned Mollie Nye House, a heritage house built in 1913 and previously owned by one of Lynn Valley's pioneer families. Today it functions as a small community centre at the heart of Lynn Valley, with a mission to provide a place where everyone feels welcome to gather and connect with, engage in and celebrate community.

A range of programs are offered at Mollie Nye House to multiple age groups (youth, adult, seniors) and in different formats (drop in and long term rentals). These include educational, cultural, and health programs. Programs and special events are chosen based on inclusion and benefits to the community.

An additional \$20,000 per year for a 3-year period has been requested to expand LVSS scope and improve leadership capacity (e.g. increase the Executive Director's hours from 8 to 15 weekly). During this period, the LVSS will continue to seek other funding sources, such as grants, and the amount of requested District core funding will continue to be assessed

SUBJECT: 2021 Social Service Grants - Core Funded Agencies

January 5, 2021

Page 5

annually. Staff support this request as it allows the Society to better serve the current and evolving needs of Lynn Valley residents. A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Community – Lynn Valley Services Society – Mollie Nye House	\$71,665	\$35,833	\$35,832

Community Services Operating Funding - Capilano Community Services Society

Capilano Community Services Society provides low and no cost social and community services to youth and seniors in Lower and Upper Capilano.

The new Lions Gate Community Recreation Centre is anticipated to open later in 2021 and the Society will relocate to the new facility. The Society is collaborating with District staff and the North Vancouver Recreation and Culture Commission (NVRCC) to develop enhanced services and programs to address the needs of this emerging community, including expanding their mandate to serve families.

The Society will require increased staffing capacity in the new facility and developing a detailed business plan for operational funding. Impacts from this business plan will be included in a financial plan amendment in 2021. An increase to Capilano Community Services Society's core grant will be required before the new centre opens and will be brought forward for Council's approval at a later date.

The proposed core grant for Capilano Community Services Society, excluding new operational funding Council approves in future.

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Community – Capilano Community Services Society	\$33,512		\$33,512

Community Services Operating Funding – Parkgate Community Services Society

Parkgate Community Services Society (PCSS) provides community inspired and community supported low-cost and no-cost programs and services for children, youth, families and seniors. In 2019 the Partnership Agreement between North Vancouver Recreation and Culture Commission (NVRCC) and PCSS was dissolved and was replaced by a core funding model between the District and PCSS. PCSS submits an annual work plan that describes goals, activities and outcomes. In collaboration with NVRCC, the community is provided with enhanced social, cultural, educational, health, fitness, and activity-based programs and services – a community living room in the heart of the Seymour community. A grant is recommended as follows:

SUBJECT: 2021 Social Service Grants - Core Funded Agencies

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Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Community – Parkgate Community Services Society	\$241,638	\$120,819	\$120,819

Restorative Justice Services - North Shore Restorative Justice Society

The North Shore Restorative Justice Society was established in 1997 to promote and support restorative justice principles. The mission of the Society is to develop, promote, and provide restorative approaches to prevent and heal the harm caused by conflict and crime. The Society offers several programs including the Restorative Response Program (RRP), Community Dialogue Series, and Restorative Justice in Education (RJEI). In 2020, over 90 referrals were reviewed for suitability to the RRP and over 60 files accepted. Over 400 children and youth in elementary and high schools across North Vancouver were trained in communication and conflict resolution skills, empathy and self-awareness, as part of the RJEI program. A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Restorative Justice – NS Restorative Justice Society	\$38,000	\$19,000	\$19,000

Homeless Outreach Services - Lookout Housing and Health Society

Funding for the Homeless Outreach Services Program began as a three-year pilot project in 2017. Achievements from the pilot project (2017-2020) have included:

- Park Rangers, RCMP, and Lookout Housing and Health Society outreach staff communicating more regularly and working together to support homeless living in camps across the North Shore;
- regular monitoring of camp activity;
- mitigating negative community impacts; and
- offering services on the spot (a low-barrier harm-reduction approach with greater success of uptake).

Outreach workers connect homeless individuals with shelter and emergency needs, and assist those who require supportive and permanent housing. By providing connections with health and financial resources and liaising with community agencies, outreach workers are able to help meet the unique needs of each homeless person.

Staff support transitioning the Homeless Outreach Services Program to District core funding. This will enhance the ability of outreach workers to provide stabilized and proactive strategies to address homelessness. It also allows the District to continue to play an integral role in supporting the homeless in our community. A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Homeless Outreach Services Program – Lookout Housing & Health Society	\$22,500	\$11,250	\$11,250

SUBJECT: 2021 Social Service Grants - Core Funded Agencies

January 5, 2021

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Harvest Project

The Harvest Project helps people who are experiencing challenging life circumstances by providing them with free food, clothing, counselling and connection to other resources. As part of its food program, the Harvest Project collects food from food retailers and distributes it to its clients. A grant is recommended as follows:

Agency	2021 Budget	First Instalment (January)	Final Instalment (July)
Harvest Project	\$2,575		\$2,575

Accountability:

In support of their 2021 grant applications, agencies have provided their recent unaudited financial statements, proposed 2021 budgets, annual reports, goals and objectives for 2021, and accomplishments from 2020. Staff have reviewed these supporting materials and are satisfied that these agencies meet the District's accountability requirements.

Financial Impacts:

Proposed core funded operating grants for youth and community service agencies included in the 2021 budget total \$1,156,414. This amount has been inflation adjusted 2% from 2020. If approved, payments will be disbursed to the agencies in either one or two installments as noted in Attachment 1.

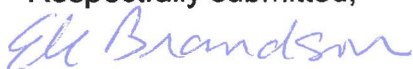
Social Policy Implications:

Providing support to non-profit organizations that create and provide services prioritizing the overall health and vitality of District residents, achieves the policy goals as set out in the 'Social Well Being' section of the Official Community Plan. Of particular importance is the work these agencies do to assist and support the District's most vulnerable and marginalized populations. Financial assistance further facilitates the ability for organizations to leverage other sources of funding from senior levels of government and other funding sources (e.g. through Foundations and the private sector).

Conclusion:

Staff have reviewed the reports and financial statements of the organizations requesting core grants, and confirmed these agencies meet the accountability requirements of the District's budget process. Staff are confident the work being done by these agencies is critical to supporting people living in the District of North Vancouver.

Respectfully submitted,



Eirikka Brandson
Community Planner

Attachment 1: 2021 Budget for Core Grants and Allocation to Agencies

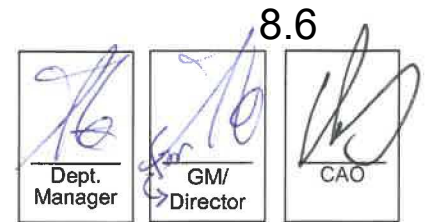
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<input type="checkbox"/> Development Engineering _____	<input checked="" type="checkbox"/> Finance <i>EL</i>	<input type="checkbox"/> NS Health _____
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<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Bylaw Services _____	
<input type="checkbox"/> Review and Compliance _____	<input checked="" type="checkbox"/> Planning <i>P</i>	

Attachment 1: 2021 Budget for Core Grants and Allocation to Agencies

Agency	2021 Budget	First Instalment	Final Instalment
Norvan Boys and Girls Club	\$31,447	\$15,724	\$15,723
Capilano Community Services Society	\$133,107	\$66,554	\$66,553
North Shore Neighbourhood House	\$128,982	\$64,491	\$64,491
Parkgate Community Services Society	\$234,271	\$117,136	\$117,135
Hollyburn Family Services Society - Youth Safe House	\$11,756		\$11,756
Total Youth Services	\$539,563	\$263,905	\$275,658
Children - NS Childcare Resource and Referral	\$41,447	\$20,724	\$20,723
Family - Family Services of the North Shore	\$39,584		\$39,584
Seniors - Silver Harbour Centre Society	\$125,930	\$62,965	\$62,965
Community - Lynn Valley Services Society - Mollie Nye House	\$71,665	\$35,833	\$35,832
Community - Capilano Community Services Society	\$33,512		\$33,512
Community - Parkgate Community Services Society	\$241,638	\$120,819	\$120,819
Restorative Justice - NS Restorative Justice Society	\$38,000	\$19,000	\$19,000
Homeless Outreach Services - Lookout Housing and Health Society	\$22,500	\$11,250	\$11,250
Harvest Project	\$2,575		\$2,575
Total Community Services	\$616,851	\$270,591	\$346,260
Grand Total	\$1,156,414	\$534,496	\$621,918

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



The District of North Vancouver REPORT TO COUNCIL

January 11, 2021
File: 11.5210.00/000.000

AUTHOR: Banafsheh Rahmani, PEng, Transportation Engineering

SUBJECT: Lynn Canyon Pay Parking Pilot Project - Council Endorsement

RECOMMENDATION:

THAT the plan for the Lynn Canyon Park Pay Parking Pilot be endorsed by Council for implementation.

REASON FOR REPORT:

To seek Council endorsement for implementation of the Lynn Canyon Park Pay Parking Pilot Project.

SUMMARY:

A report to Committee on Lynn Canyon Pay Parking Pilot Project was submitted to Committee of the Whole (CoW) on December 01, 2020. In a December 14, 2020 workshop, CoW recommended the project to be endorsed. The following addresses the Committee's comments received during the December 14, 2020 workshop. The December 01, 2020 Report to Committee is attached as an Appendix to this Report to Council for reference.

BACKGROUND:

Lynn Canyon Park attracts over a million visitor each year. With growing popularity, the park's parking demand reaches 2,500 vehicles per day during peak summer periods. This volume has resulted in considerable strain not only on park trails, stairs, boardwalks, and supporting amenities, but also on surrounding neighbourhoods from spill-over parking demand.

During several recent Council Workshops, including the On-Street Parking Management Strategy Workshop (November 04, 2019), the Parking Policy Workshop (June 22, 2020) and the most recent Lynn Canyon Pay Parking Pilot Workshop (December 14, 2020), the use of pay parking as a DNV Park demand management tool has been discussed and recommended for endorsement by DNV Council. Additionally, it has been recommended that the Lynn Canyon Pay Parking Pilot be implemented in combination with increased on-street parking restrictions in surrounding neighbourhoods in accordance with the District's On Street Parking Policy (adopted November 23, 2020) to mitigate livability impacts caused by increased overflow parking pressure on surrounding residential streets from park visitors.

Lynn Canyon Park's west parking lot (accessed from Peters Road) has had a maximum time restriction of 3 hours in place for several years based on park visitation user patterns. The pay parking pilot will not change this 3 hour limit. The Lynn Canyon Park east parking lot (accessed from Lillooet Road east of Lynn Creek) remains free of charge.

While the Lynn Canyon Park pay parking pilot is being coordinated with Metro Vancouver Regional District's pay parking initiative at nearby Lynn Headwaters Regional Park, the District has no jurisdiction over Lynn Headwaters Regional Park.

ANALYSIS:

1.0 PAY PARKING EXEMPTIONS

DNV residents will have the option of purchasing an annual DNV park pass to exempt them from payment at the Lynn Canyon Park parking lot, with the requirement that park passes are displayed in vehicles similar to Resident Parking Only (RPO) parking passes. DNV residents will be eligible to purchase an annual DNV Park Pass for an annual fee of \$10.00. Vehicles displaying a disability card issued by the Social Planning and Research Council of BC (SPARC) are exempt from payment at the lot.

2.0 PROJECT ASSESSMENT

In order to measure the effectiveness of the Lynn Canyon Park Pay Parking Pilot as a Transportation Demand Management (TDM) tool, the following metrics will be tracked:

- Hourly parking demand and parking duration within the Lynn Canyon Park parking lot;
- Parking demand on adjacent residential streets;
- Pedestrian and cyclist volumes on approach to Lynn Canyon Park;
- Lynn Canyon Park visitation through DNV Park trail counters; and
- TransLink ridership statistics at nearby transit stops.

Existing Policy:

The DNV On-Street Parking Policy identifies pay parking as an available tool to advance TDM objectives. This policy also establishes criteria for RPO and Time Restricted with Resident Exemption (RE) eligibility. These tools will be applied to residential streets surrounding Lynn Canyon Park in coordination with the pay parking pilot to ensure continued liveability of neighbourhoods.

Timing/Approval Process:

The Lynn Canyon Pay Parking Pilot is scheduled to be operational beginning March 01, 2021 in coordination with the Metro Vancouver pay parking pilot planning for Lynn Headwaters Park. The pilot will be seasonal from March 01 to October 31, and is scheduled to be in place for a 2 year period.

Financial Impacts: Revenue is expected to be between \$250,000 and \$480,000 per season. The generated revenue is expected to be directed towards DNV Park capital improvements, maintenance and operations, and potentially additional park-related TDM initiatives pending future budget approvals.

Environmental Impact: Pay parking is considered a highly effective TDM tool in reducing the use of personal vehicles, while encouraging the use of active and sustainable modes of transportation including walking, cycling, and transit. This mode shift will result in a reduction of greenhouse gas emissions.

Public Input: Following initial public notification and implementation of the Lynn Canyon Pilot Project, public input will be collected and reviewed so that adjustments can be considered throughout the duration of the pilot.

3.0 COMMUNICATION STRATEGY

A variety of communication tools will be used, such as on-site signage, newspaper ads, web content and social media posts, to effectively communicate the changes and charges to visitors and residents.

Concurrence: DNV parks, DNV Finance, DNV Communications, and DNV Bylaws.

Conclusion:

- The Lynn Canyon Park Pay Parking Pilot, in combination with surrounding on-street parking restrictions are expected to be effective tools in managing vehicle demand both at the park and within adjacent residential neighbourhoods;
- The Lynn Canyon Park Pay Parking Pilot is expected to encourage the use of other modes of transportation such as walking, cycling, and transit;
- Pay parking will be seasonal, effective from March 01 to October 31;
- DNV residents will be exempt from paying at the Lynn Canyon Park parking lot;
- DNV Park parking passes will be available for purchase at an annual cost of \$10.00;
- DNV Transportation, Parks, and Bylaws will track several metrics to enable analysis and assessment of the effectiveness of pay parking as an effective TDM tool.

Options:

THAT DNV Council endorse the Pay Parking Pilot Project at Lynn Canyon Park (RECOMMENDED).

THAT DNV Council does NOT endorse the Pay Parking Pilot Project at Lynn Canyon Park (NOT RECOMMENDED).

Respectfully submitted,



Banafsheh Rahmani, PEng
Transportation Engineer

Attached: Report to Committee - Lynn Canyon Pay Parking Pilot Project Update

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	_____
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AGENDA INFORMATION	
<input type="checkbox"/> Council Workshop	Date: December 14, 2020
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

December 1, 2020
File: 16.8620.01/009.000

AUTHOR: Banafsheh Rahmani, PEng Transportation Engineering

SUBJECT: Lynn Canyon Pay Parking Pilot Project- Update

RECOMMENDATION:

THAT the proposed implementation plan for the Lynn Canyon Park Pay Parking Pilot be endorsed and referred to Council.

REASON FOR REPORT:

The reason for this report is to provide Council with an update on the Lynn Canyon Park Pay Parking Pilot Project implementation plan and seek endorsement.

SUMMARY:

During the Nov 04, 2019 Transportation Workshop, Council endorsed the use of pay parking as a demand management tool. Further, the implementation of a seasonal pay parking pilot at the Lynn Canyon Park parking lot was endorsed for the beginning of the 2021 season following recent parking lot safety and circulation improvements completed in 2020.

The pay parking pilot will be coordinated with a Metro Vancouver pay parking pilot planned for the Lynn Headwaters Regional Park, with implementation scheduled for March 01, 2021. Council has directed that revenues generated from the Lynn Canyon Pay Parking pilot are invested back into DNV Parks and/or active transportation infrastructure or other transportation demand management (TDM) initiatives.

In addition, the District's On-Street Parking Policy should be applied to the residential streets surrounding Lynn Canyon Park to ensure that park-related parking demand does not adversely impact adjacent neighbourhoods. It is proposed that this pilot is run for a minimum of 2-year seasonally from March 01 and Oct 31, with dynamic (variable) pricing to reflect demand. Initial rates are proposed at \$3.00/hr to a maximum of 3hrs to facilitate turn-over within the parking lot. DNV residents will be eligible to purchase an annual 'DNV Park Parking Pass' at a cost-neutral price designed to cover administrative fees, similar to the DNV resident parking only program. Per Council's direction, a DNV Park Parking Pass will exempt residents from the hourly rate.

BACKGROUND:

Attracting more than one million visitors annually, Lynn Canyon Park is one of our most popular destinations. Lynn Canyon Park parking lot demand reaches 2,500 vehicles per day during peak summer periods. In 2017 the Lynn Canyon Ecology Centre welcomed 90,000 visitors, prompting the introduction of a tour bus permitting system to help regulate the volume of daily visitors. On-street parking regulations were also introduced in 2018 to better manage impacts to residential neighbourhoods.

During the Nov 04, 2019 Transportation Workshop, Council endorsed the use of pay parking as a demand management tool, and on Nov 23, 2020 Council endorsed a comprehensive on-street parking policy. This policy presents an array of regulatory tools such as pay parking, resident parking only, and time limited with/without resident exemption for use by transportation staff to better and more consistently manage parking demand across the District.

Transportation staff also prepared a June 10 Lynn Canyon Pay Parking Pilot Project Information Report to Committee outlining project scope, schedule, financial impacts, and expected revenues. The Lynn Canyon Pay Parking pilot was also discussed in detail during a June 22, 2020 Parking Policy Workshop.

ANALYSIS:

1.0 TIMELINE AND SEASONAL CHARGES

The Lynn Canyon Pay Parking Pilot Project is proposed as a two year pilot, effective seasonally from Mar 1st to Oct 31st.

2.0 COORDINATION WITH ON-STREET PARKING REGULATIONS

It is anticipated that unless increased on-street regulatory controls are established surrounding Lynn Canyon Park, implementation of the pay parking pilot would impact surrounding neighbourhood. The on-street parking regulations on the adjacent streets will be respectively coordinated with the pay parking implementation. This will likely involve a combination of resident parking only, and time limited with/without resident exemption. Expanded parking regulations will be implemented in coordination with the start of the Lynn Canyon Pay Parking pilot in accordance with the District's On-Street Parking Policy.

3.0 PAY PARKING EXEMPTIONS

The District of North Vancouver's residents are exempt from payment at the lot. The District residents can apply for a parking season pass (1 pass per household) to be purchased. The season passes are cost neutral. Vehicles with a disability decal are exempt from payment at the lot.

Financial Impacts:

1.0 PARKING RATES AND ALLOWED TIMING

Based on various parking rates throughout Vancouver, Table 2 shows the recommended rates to be applied to the Lynn Canyon Park:

Hours	Rate
1 Hour	\$3
2 Hour	\$6
3 Hour (Maximum)	\$9

Table 2: Recommend Parking Rates

Note: The maximum 3 hour parking is a demand management strategy during peak periods to encourage a higher visitor turnover rate. The parking rates per hour can be adjusted so the projected revenue remains unchanged. Also, if vehicles park beyond 3 hours, a higher rate could be charged for those additional hours. We will be monitoring the proposed parking fee as part of a dynamic pricing initiative to address parking demand in the lot and adjacent streets.

2.0 REVENUE GENERATION

Based on the available stalls, the conservative estimation of the revenue generated by the parking lot will be maximum of \$4,000 on a busy day when all the stalls are occupied. On a busy season, it is estimated to generate an annual maximum of \$960,000. Based on the industry-standard, average parking lot of 133 spot size generates about \$480,000 per annum. The assumption is that 50% of the residents will apply for a season pass. Therefore, the range for the revenue is expected to be between \$250,000 and \$480,000 per season. There is a potential for the pilot pay parking project to be expanded to other high use parks depending on learnings from the Lynn Canyon Pay Parking Pilot Project.

The generated revenue can be used towards mitigation of park use demand impacts, TDM initiatives and advance traveller information. It is noted that Council direction proposes significant investment in active transportation over the next ten years. Pay parking revenues could assist in supporting that investment.

Social Policy Implications:

Some concern expressed that pay parking may be a potential impediment for access to parks. Lynn Canyon Park is accessible by transit with a stop on Peters Road about two blocks away. Access via bicycle and on foot is reasonable, and free parking remains available at the Lower Seymour Conservation Reserve via Lillooet Road.

Travellers with a valid Handi-cap Permit issued by the Social Planning and Research Council of BC (SPARC) are exempt from parking fees.

Environmental Impact:

Pay parking is an effective Transportation Demand Management (TDM) tool which will encourage alternative transportation modes to the personal motor vehicle and reduce carbon emissions pursuant to the District Community Energy and Emissions Plan (CEEP).

3.0 COMMUNICATION STRATEGY

A communications strategy will be developed to raise awareness about Lynn Canyon Pay Parking and to notify residents about pay parking exemptions once all program details are finalized.

Concurrence:

DNV Parks, DNV Bylaws, DNV Finance.

Conclusion:

- The pay parking system is anticipated to be initiated in March 1st, 2021 and be in effect from March 1st to October 31st. This is a 2-year pilot project.
- Parking rates are in coordination with Metro Vancouver parking rates at \$3/hour. The generated revenue is expected to support park use demand impact, TDM initiatives and advanced traveller information.
- New on-street parking regulations will be implemented on the adjacent streets in accordance with the District's On-Street Parking Policy.
- The District residents are exempt from payment upon displaying a season pass in their vehicle.

Options:

It is recommended that the plan for pay parking pilot project implementation be endorsed and referred to Council.

Respectfully submitted,



Banafsheh Rahmani P.Eng
Transportation Engineer

REVIEWED WITH:		
<input type="checkbox"/> Community Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Planning _____	<input checked="" type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
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Dept. Manager	GM/ Director	CAO
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The District of North Vancouver REPORT TO COUNCIL

January 8, 2021

AUTHOR: Councillor Jordan Back

SUBJECT: 3155 and 3175 Canfield Crescent - Detailed OCP Amendment and Rezoning Application

RECOMMENDATION

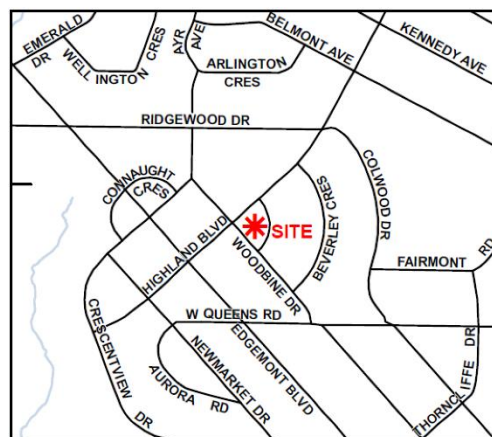
THAT staff be directed to prepare bylaws for Council's consideration, based on the applicant's OCP amendment and rezoning application for an eight unit townhouse development, prior to the completion of the targeted review of the OCP.

REASON FOR REPORT

In view of delays to the targeted review of the Official Community Plan (OCP) caused by the ongoing COVID-19 pandemic, the purpose of this report is to allow Council to provide direction to staff on how to proceed with the development application at 3155 and 3175 Canfield Crescent.

BACKGROUND

The development application for 3155 and 3175 Canfield Crescent was presented to Council for early input on December 2, 2019, (See Attachment 1 for the previous Staff report) and in response Council passed the following resolution:



THAT Council's consideration of the OCP amendment and rezoning application be deferred until after the targeted review of the Official Community Plan.

At that time, it was anticipated that the targeted review of the OCP would be completed in 2020. However, the ongoing COVID-19 pandemic has caused delays to the targeted OCP review timeline, with the final action plan now expected to be delivered to Council in the fall of 2021. This has caused a delay in Council's consideration of the subject development application.

As a result of the December 2, 2019, Council resolution staff are not authorized to prepare bylaws for the proposed OCP amendment and rezoning application, or to place the matter on a Council agenda for consideration of first reading prior to completion of the targeted OCP review. For staff to do so, further direction is required by way of a new Council resolution directing staff to bring forward the bylaws for first reading prior to completion of the targeted OCP review. The resolution recommended in this report would constitute new direction to staff. However, the recommended resolution does not commit Council to approving the application, rather it recommends Council consider the application sooner.

Respectfully submitted,



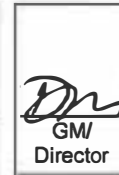
Jordan Back
Councillor

Attachments:

Attachment A: 3155 and 3175 Canfield Crescent Early Input Report dated November 18, 2019

REVIEWED WITH:		
<input type="checkbox"/> Community Planning	_____	
<input type="checkbox"/> Development Planning	_____	
<input type="checkbox"/> Development Engineering	_____	
<input type="checkbox"/> Utilities	_____	
<input type="checkbox"/> Engineering Operations	_____	
<input type="checkbox"/> Parks	_____	
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<input type="checkbox"/> Human Resources	_____	
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<input type="checkbox"/> GIS	_____	
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<input type="checkbox"/> Bylaw Services	_____	
<input type="checkbox"/> Planning	_____	
		External Agencies:
		<input type="checkbox"/> Library Board
		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
		<input type="checkbox"/> Other:

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Dec 2, 2019</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver

REPORT TO COUNCIL

November 18, 2019

File: 08.3060.20/051.18

AUTHOR: Emel Nordin, Development Planner

SUBJECT: 3155 and 3175 Canfield Crescent – 8 Unit Townhouse Project - Detailed OCP Amendment and Rezoning Application

RECOMMENDATION

THAT Council provide direction to staff regarding the consideration of an OCP amendment and rezoning application for an eight unit townhouse project.

REASON FOR REPORT

The applicant proposes to redevelop two existing single-family residential lots to create an eight unit townhouse development comprising four two-storey buildings. The proposal is consistent with the Edgemont Plan which envisioned an OCP amendment to allow for multi-family housing on the subject site.

Implementation of the proposed project, will require Council's consideration of bylaws to amend the Official Community Plan (OCP) and rezone the subject properties.

In light of Council's direction to undertake a targeted review of the Official Community Plan (OCP), staff are seeking direction from Council with respect to next steps for this application.

The following four alternative resolutions are presented for Council's consideration:

1. Proceed – "THAT Staff be directed to prepare bylaws based on the applicant's OCP amendment and rezoning application";
2. Revise – "THAT Council is not supportive of the OCP amendment and rezoning application as proposed, and requests that the applicant revise their application";
3. Reject – "THAT Council is not supportive of the OCP amendment and rezoning application and that the application be rejected"; or
4. Defer – "THAT Council's consideration of the OCP amendment and rezoning application be deferred until after the targeted review of the Official Community Plan".

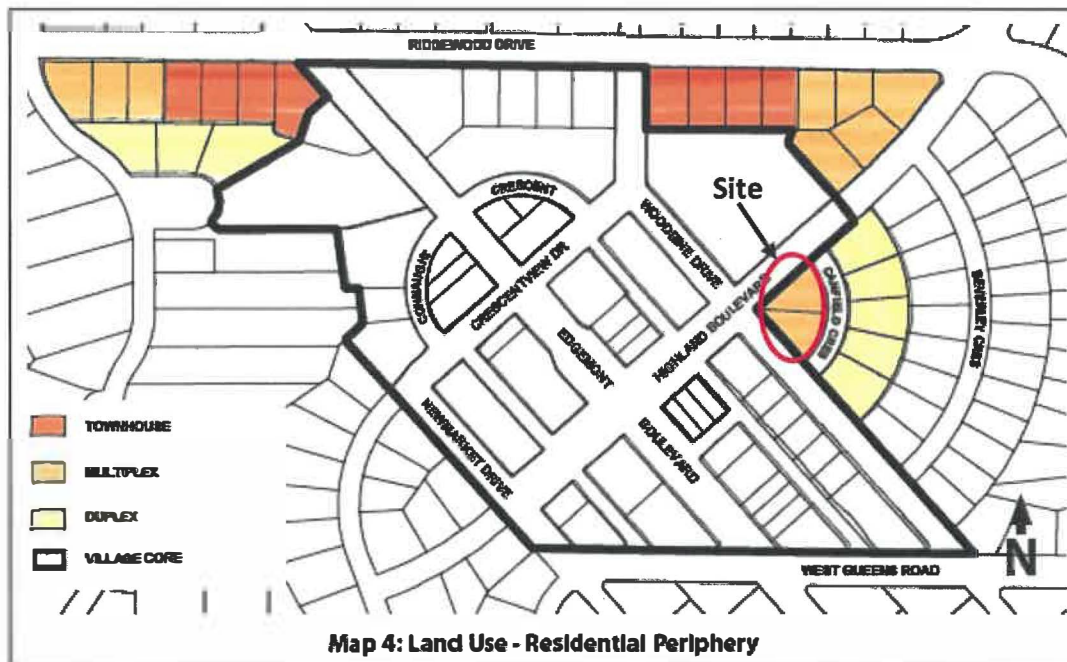
ANALYSIS

Site and Surrounding Area

The development site is 1,330 m² (14,316 sq. ft.) in area and is comprised of two single-family residential lots located at 3155 and 3175 Canfield Crescent.

The site is located at the east corner of Highland Boulevard and Woodbine Drive and is bordered by Canfield Crescent to the east. Surrounding properties include single-family residential homes to the east, Amica Edgemont Village (seniors' independent living and care facility) to the northwest on Highland Boulevard, and commercial and mixed-use properties to the west and south along Woodbine Drive.





As the Edgemont Plan is a policy and was never adopted into the OCP, an OCP amendment is required to change the designation of the lots to “Residential Level 3: Attached Residential (RES3)”, with a density of up to 0.8 FSR and designate the site as a Development Permit Area for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal addresses the intent of the housing diversity policies in Section 7.1 of the OCP by providing units suitable for families and encouraging a range of multi-family housing sizes (Policy 7.1.4). The units are all three bedroom floor plans, which will be attractive to both families and downsizers. These units respond to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types...to accommodate the lifestyles and needs of people at all stages of life.”

Zoning

The subject properties are currently zoned Single Family Residential Edgemont Zone (RSE) which allows for a maximum density of 0.35 FSR + 350 sq. ft. Rezoning to a new Comprehensive Development (CD) Zone is required to accommodate the project.

PROPOSAL

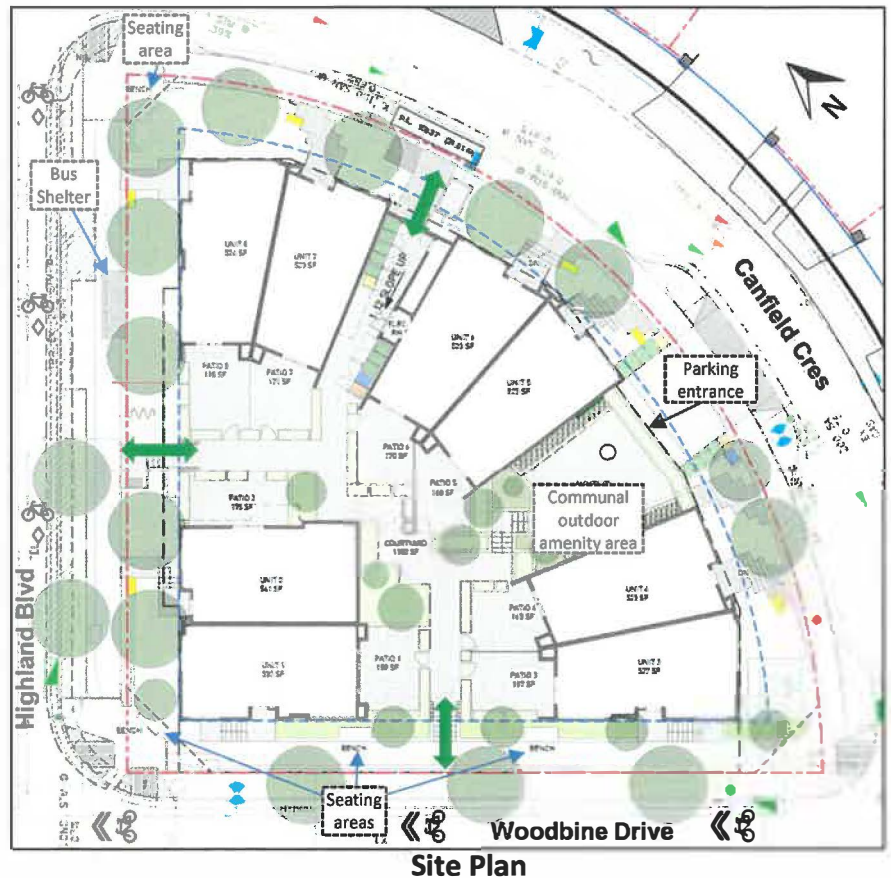
Site Plan and Project Description

The proposal is for an eight unit townhouse development in four two-storey buildings over a single level of underground parking. Units are proposed to have roof decks with associated access stair and landing enclosures.

The townhouses are sited around a central courtyard. Each unit has a door to the street and includes private outdoor space. A communal outdoor amenity space is located in the middle of the site fronting Canfield Crescent. The units are all three bedroom layouts ranging in size from 129.6 m² (1,395 sq. ft.) to 136.3 m² (1,467 sq. ft.). All units have basements or mudrooms on the parkade level with internal staircases that provide access to the main floor of each unit.

Access to the underground parking garage is proposed from Canfield Crescent. The driveway ramp will be covered overhead by a communal outdoor amenity area which will have a landscaped edge to soften the view from Canfield Crescent.

The subject site slopes approximately 0.9 m (3 ft.) from the corner of Highland and Canfield to the corner of Woodbine and Canfield. The proposed building design and layout respond to the site's topography and triangular shape.



Aerial view – conceptual rendering only

The four duplex buildings have been configured so that unit entrances and landscaped front yards provide a residential street presence on all three frontages.

A pedestrian corridor through the central courtyard provides connections from all three fronting streets with an accessible entrance to the courtyard from Canfield Crescent.



View of central courtyard – conceptual rendering only

Green Building Measures

The District's Construction Bylaw requires Part 9 buildings (residential developments up to 3 storeys in height) to achieve Step 3 of the BC Energy Step Code. The applicant has considered the District's draft Community Energy and Emissions Plan (CEEP) and Council's recent declaration of a Climate Emergency and is striving to redesign the project to achieve Passive House certification or Step 4 as alternative compliance paths to the BC Energy Step Code. In addition, the applicant is exploring building systems with zero fossil fuel use. For reference, Passive House is comparable to Step 5 of the Step Code for Part 9 buildings and is a leading model of enhanced energy efficiency.

In order to achieve Passive House certification, it is anticipated that building design modifications will be required in order to satisfy increased roof and wall insulation requirements. Revisions to the design will only be made as required to achieve Passive House standards and will not significantly impact the overall character of the current project. If Council supports advancing this application for bylaw consideration, the applicant will work with staff to determine the feasibility of achieving the requirements of the Passive House standard while still meeting the applicable District design guidelines. In the event that it is not feasible to achieve a Passive House design, the applicant has committed, at a minimum, to achieve Step 4 of the BC Energy Step Code.

While not exhaustive, the following is a list of some of the energy efficiency components that are applicable to both Step 4 and Passive House compliance:

- Triple-paned windows
- Enhanced wall and roof insulation
- Enhanced insulation in parkade conditioned living space
- Enhanced exterior air barrier

- Heat Recovery Ventilation
- Electric air source heat pumps as primary heating and cooling

The applicant has indicated a commitment to working with the District to design a project with enhanced energy efficiency. In addition, the concept of a fossil fuel free project has been raised, and the applicant has proposed to explore the inclusion of mechanical systems within the project that do not rely on fossil fuel energy sources.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on September 13, 2018 and the Panel recommended approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by reconfiguring the interior site landscaping to provide a functional inner courtyard with a clear and accessible path of travel through the site; creating well-defined courtyard entrances bordered by planters and a trellis; expanding the communal amenity area; and modifying the exterior cladding material by increasing the use of vertical wood siding. Further, as outlined previously in this report, the applicant is proposing to revise the project to achieve either Passive House certification, or, at a minimum, Step 4 of the BC Energy Step Code, efforts that are consistent with an ADP recommendation to consider additional sustainable building options.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed to the OCP amendment and rezoning process.



View from Canfield Crescent – conceptual rendering only

Accessibility

As noted in the District's Accessible Design Policy for Multifamily Housing, ground-oriented multi-family developments are expected to provide 15% basic accessible units, where it is feasible to do so, and to explore the provision of enhanced accessible design features.

Due to the constraints of the site, the two-level townhouse unit form, and the layout of the units, the applicant has noted that it is not feasible to provide 15% of units that meet all basic accessible design features. However, the applicant has designed two units (25% of the development) to include the majority of the “basic” accessible design features, and one unit has been designed to include a number of the “enhanced” accessible design features.

Vehicle Parking

All parking is proposed in a one-level underground garage accessed through a driveway ramp from Canfield Crescent. The Zoning Bylaw requires 16 parking stalls for residential use (including visitor parking) and the applicant is proposing to meet the Zoning Bylaw requirement of two parking stalls per dwelling unit. The proposed parking rate is supported by the conclusions of the traffic and parking study completed by the applicant and responds to community concerns regarding availability of parking in Edgemont Village.

Four Level 2 EV charging stations will be provided in the parking garage, each of which can service four vehicles, and will provide Level 2 EV charging to all 16 parking stalls. This exceeds the minimum requirement for 20% of spaces to include Level 1 EV electrical outlets.

One universal parking stall will be provided.

While no designated visitor parking stalls are proposed within the parking garage, the proposal includes the addition of parking pockets on the Canfield Crescent frontage which will provide approximately six new on-street parking spaces for use by visitors or the public. There is currently no formal on-street parking on either side of Canfield Crescent.

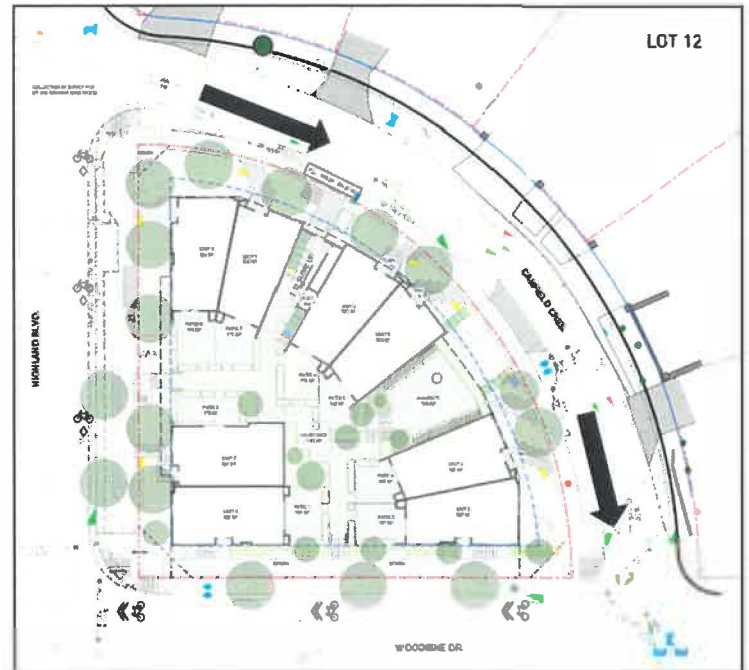
Bicycle Parking and Storage

The proposal includes private storage areas for each unit in the underground parking garage. Each private storage area will include space for two bicycles, for a total of 16 Class 1 secure bicycle parking spaces. Each unit will also have one EV-ready bike stall for a total of 8 EV-ready bike stalls. Four Class 2 visitor bicycle parking spaces are proposed to be located adjacent to the pedestrian entrance on Highland Boulevard. Bicycle parking as proposed complies with existing District requirements. In addition to bicycle parking, a bicycle repair area is proposed in the underground garage.

Off-site Improvements

The application proposes a number of improvements to the street frontages which include street light upgrades, street tree planting, and curb, gutter and paving improvements along the roadways adjacent to the development. Existing overhead hydro lines along Woodbine Drive will be undergrounded and an existing storm main on Highland Boulevard will be relocated to allow for street tree planting on this frontage.

Following consideration of feedback received from residents of Canfield Crescent regarding safety and accessibility, review of the applicant's Transportation Assessment, and review of the existing road conditions, the District's Transportation group has approved the conversion of Canfield Crescent to a one-way southbound street from Highland Boulevard to Woodbine Drive as requested by residents. This proposal includes the reconstruction and widening of Canfield Crescent to accommodate a one-way southbound vehicle travel lane, as shown on the adjacent map, that is accessible to emergency and service vehicles, and parking pockets along the west side of the street on the project site frontage.



Canfield Crescent as one-way southbound street

Pedestrian improvements along the site frontages include:

- A new sidewalk and planted boulevard along Woodbine Drive
- A new sidewalk along Canfield Crescent
- A wider sidewalk and planted boulevard along Highland Boulevard
- Accessible wheelchair let-downs at each of the three corners of the site

The proposal includes a public seating area at the corner of Highland Boulevard and Woodbine Drive as part of a land dedication at that corner. Additional public seating at the corner of Highland Boulevard and Canfield Crescent and benches along the Woodbine Drive frontage which will be secured through a right of way.

Active transportation improvements include a dedicated northbound bicycle lane on Highland Boulevard and a shared northwest-bound bicycle/vehicle travel lane on Woodbine Drive, in accordance with the Edgemont Plan.

The proposal includes upgrades to the existing transit stop on Highland Boulevard, located adjacent to the site, to include a wheelchair pad, bus shelter and bench in accordance with Translink's "Universally Accessible Bus Stop Design Guidelines".

The estimated total value of off-site engineering works is \$747,206.

The project will pay Development Cost Charges at the applicable rate at the date of Building Permit submission should the OCP amendment and rezoning be approved.

Landscaping

A conceptual landscape plan (as shown below) has been submitted with the application showing a central landscaped courtyard, communal outdoor amenity area, private patios and roof decks, and landscape improvements around the perimeter of the site.

The communal amenity area is proposed to include a heavily planted edge facing Canfield Crescent to assist in softening the view of the underground parkade ramp entrance, as well as planter boxes and a green wall. Private roof decks will feature tall planter boxes around the perimeter to provide privacy for residents and a lush green streetscape for adjacent properties.

Concrete planters are proposed along the edge of the building fronting Woodbine Drive, which will frame the individual unit entries and shared pathway, and soften the interface between the development and the public realm.

Landscaping is utilized to define the corners of the site adjacent to proposed public seating areas and to provide a natural buffer between the new transit shelter on Highland Boulevard and adjacent units. Trees are proposed around the perimeter of the site, both on-site and within the new boulevards on Woodbine Drive and Highland Boulevard.



Conceptual landscape plan

Should the OCP amendment and rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Community Amenity Contribution

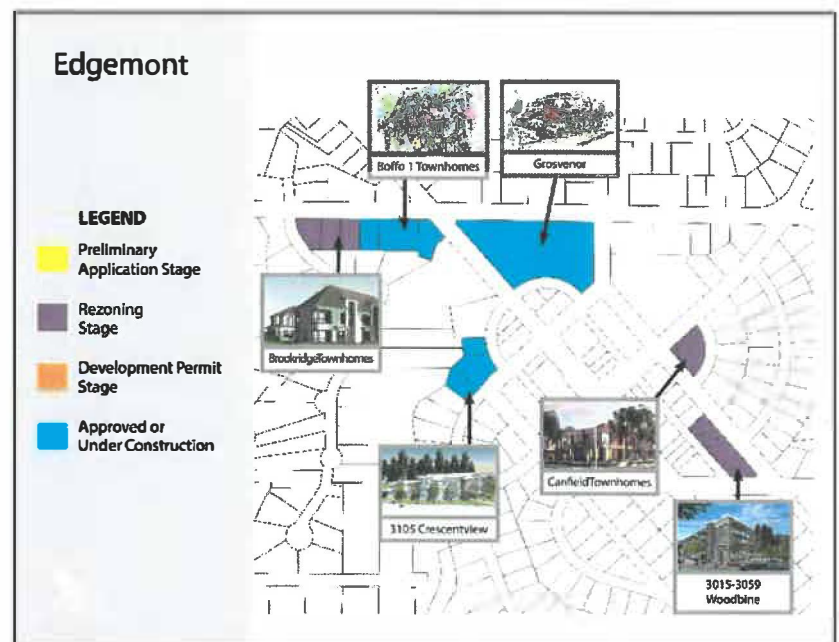
The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. Should the OCP amendment and rezoning proceed, a CAC of \$172,782 (based on 2019 rates) will be included in the CD Zone. It is anticipated that the CACs from this development will be directed toward the affordable housing fund; park and trail improvements; public art; or other public realm infrastructure improvements.

Construction Traffic Management Plan

Should the OCP amendment and rezoning proceed and in order to reduce development's impact on pedestrian and vehicular movements, the applicant will be required to provide a Construction Traffic Management Plan (CTMP) as a condition of a development permit. The plan must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement along Woodbine Drive, Highland Boulevard and Canfield Crescent. The plan is required to be approved by the District prior to issuance of a building permit.

The site is shown in relation to other multi-family residential construction projects and potential development projects in the image to the right.

The Grosvenor project has partial occupancy with final paving of fronting streets anticipated to be completed in Spring 2020. The Boffo 1 townhomes project has occupancy and the developer is currently working with District staff to complete final off-site improvements. The building permit for the 3105 Crescentview project is currently under review and, once issued, construction of the project is anticipated to take approximately 15 months to complete.



Any CTMP for the subject development at Canfield Crescent would be required to take into account scheduled construction at nearby sites in Edgemont Village.

Concurrence

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, the Fire Department and the Arts Office.

The site is located within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required prior to adoption of a rezoning bylaw, should the proposal proceed.

School District 44 was provided a copy of the application materials and asked to confirm that students expected to reside in the development can be accommodated. No concern with the development proposal has been expressed by the School District.

Public Input

The applicant held a facilitated Public Information Meeting on September 26, 2018. Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Two signs were placed on the property to notify passersby of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

The meeting was attended by approximately 31 residents. The majority of community members expressed support for the project, with a few voicing concerns.

Some positive comments provided regarding the proposal include:

- The project is well-designed and has made good use of a difficult site
- The proposal reflects the anticipated transition between the commercial core and the adjacent residential area
- Appreciation of the consideration given to both the design within the surrounding neighbourhood and limiting impacts on adjacent properties
- The development would bring more needed multi-family housing options to the area, suited for families and downsizers
- The proposed sidewalk, bus stop and bike lane upgrades would be a big improvement for the neighbourhood
- The site is close to existing good public transit services

A key concern raised by residents was regarding the existing condition of Canfield Crescent and a desire to convert Canfield Crescent to a one-way street. Canfield Crescent is a short and narrow crescent-shaped local road that currently serves seven single-family homes. Residents of Canfield have noted issues with limited visibility, high occurrence of non-local vehicle traffic, and unofficial on-street parking, all of which contribute to a perception of an unsafe environment for pedestrians, cyclists and local traffic. Following consideration of an official request to the District from the residents of Canfield Crescent, review of the applicant's Transportation Assessment, and review of the existing road conditions, the District's Transportation group has approved the conversion of Canfield Crescent to a one-way southbound street from Highland Boulevard to Woodbine Drive.

As part of this proposal, Canfield Crescent will also be widened to provide a 6 m wide travel lane that is accessible to emergency and service vehicles, and parking pockets on the west side of the street on the development site frontage. The applicant has consulted with neighbours regarding the impacts that these improvements may have on their property frontages and will continue to work with neighbours to address concerns.

Implementation

If this proposal proceeds, it will require an OCP amendment bylaw, rezoning, and a Housing Agreement, as well as issuance of a development permit and registration of legal agreements.

It is anticipated that a development covenant would be used to secure items such as the details of off-site servicing.

CONCLUSION

This project is consistent with the Edgemont Village Centre: Plan and Design Guidelines and has responded to public input received. The applicant is an early adopter of a higher level of green building features than is required by the District's draft Community Energy and Emissions Plan (CEEP). The information in this report has been prepared to provide information to Council early in the application review process and to seek Council's direction on how to proceed with the project review.

Options:

In light of Council's direction to undertake a targeted review of the Official Community Plan (OCP), staff are seeking direction from Council with respect to next steps for this application. The following four alternative resolutions are presented for Council's consideration:

1. Proceed – "THAT Staff be directed to prepare bylaws based on the applicant's OCP amendment and rezoning application";
2. Revise – "THAT Council is not supportive of the OCP amendment and rezoning application as proposed, and requests that the applicant revise their application";
3. Reject – "THAT Council is not supportive of the OCP amendment and rezoning application and that the application be rejected"; or
4. Defer – "THAT Council's consideration of the OCP amendment and rezoning application be deferred until after the targeted review of the Official Community Plan".

Respectfully submitted,



Emel Nordin
Development Planner

Attachments:

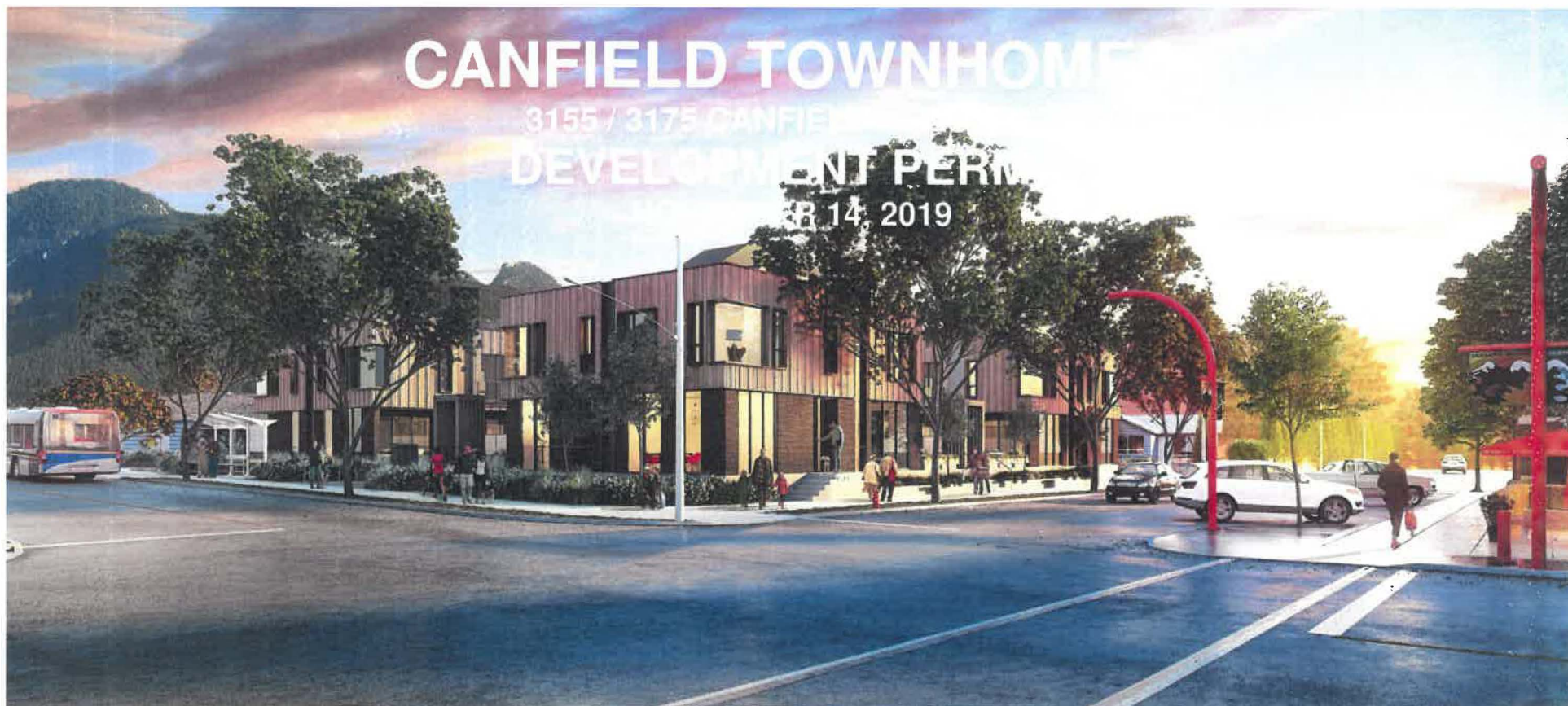
- A. Detailed Application Drawing Package

SUBJECT: 3155 and 3175 Canfield Crescent – 8 Unit Townhouse Project - Detailed OCP
Amendment and Rezoning Application

November 18, 2019

Page 13

			REVIEWED WITH:			
<input checked="" type="checkbox"/> Planning			<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Permits and Licences	_____		<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____		<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
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<input type="checkbox"/> Human Resources	_____		<input type="checkbox"/> Real Estate	_____		



ARCHITECTURAL DRAWINGS

SHEET NUMBER	SHEET NAME
DP.0	COVER SHEET
DP.1	PROJECT DATA
DP.1a	PROJECT DESCRIPTION
DP.1b	DESIGN RATIONALE
DP.2a	RENDERINGS
DP.2b	RENDERINGS
DP.2c	RENDERINGS
DP.3	PRECEDENTS
DP.4	PRECEDENTS
DP.5	SITE CONTEXT
DP.6	SURVEY
DP.7	SITE PLAN
DP.8	PARKADE FLOOR PLAN
DP.9	FIRST LEVEL FLOOR PLAN
DP.10	SECOND LEVEL FLOOR PLAN
DP.11	ROOF DECK FLOOR PLAN
DP.12	ROOF PLAN
DP.13	ACCESSIBLE - UNIT D
DP.14	AREA PLANS
DP.15	HIGHLAND BLDG. & CANFIELD CRES. ELEVATIONS
DP.16	WOODBINE DR. & COURTYARD ELEVATIONS
DP.17	COURTYARD ELEVATIONS
DP.18	SECTIONS
DP.18a	WALL SECTIONS THRU PARKADE
DP.19	MATERIAL BOARD
DP.20	SHADOW STUDIES
DP.21	FIRE DEPARTMENT ACCESS SITE PLAN

CIVIL DRAWINGS

SHEET NUMBER	SHEET NAME
KEY	KEY PLAN
ESC	EROSION CONTROL PLAN
SMP	STORMWATER MANAGEMENT
R-1	ROADWORKS - WOODBINE DRIVE
R-2	ROADWORKS - HIGHLAND BOULEVARD
R-3	ROADWORKS - CANFIELD CRESCENT
S-1	SANITARY/SERVICING
W-1	WATER SERVICING
D-1	STORM SERVICING
XS-1	CROSS SECTIONS - WOODBINE DRIVE
XS-2	CROSS SECTIONS - HIGHLAND BOULEVARD
XS-3	CROSS SECTIONS - CANFIELD CRESCENT
XS-4	CROSS SECTIONS - CANFIELD CRESCENT
EL.0	STREET LIGHTING - SITE PLAN
E2.0	DETAILS & SCHEDULES

LANDSCAPE DRAWINGS

SHEET NUMBER	SHEET NAME
L1	LANDSCAPE TREE PLAN
L2	SHRUB PLAN GROUND LEVEL
L3	LANDSCAPE PLAN ROOF
L4	MATERIALS PLAN
L5	GRADING PLAN
L6	LANDSCAPE SPECIFICATIONS

GREEN BUILDING

SHEET NUMBER	SHEET NAME
	LETTER OF INTENT
	REPORT

4
I4 PROPERTY
GROUP

GRIMWOOD
DP.0

ATTACHMENT **A**

PROPOSED DEVELOPMENT:

MUNICIPAL ADDRESS:
3155 / 3175 CANFIELD CRESCENT

COMMUNITY:
NORTH VANCOUVER DISTRICT, BC

LAND USE ZONING:
ZONE: EDGEMONT RESIDENTIAL PERIPHERY
PERMITTED ZONE USES: MULTIPLEX

LOT AREA:
14,326 SF
ST COVERAGE:
PROPOSED: 5,905 SF (41.22%)

FSR:
PERMITTED: 0.8
PROPOSED: 11,440 SF / 14,326 SF = 0.80

1 TOWNHOUSE UNITS (4 BUILDINGS) + UNDERGROUND PARKADE

FLOOR AREA:
PERMITTED: 11,441 SF
PROPOSED: 11,440 SF

SETBACKS:
PROPOSED:
HIGHLAND BLVD: 10'0"
WOODBINE DR: 10'0"
CANFIELD CRES: 10'0"

BUILDING HEIGHT:
PERMITTED: 2.5 STOREYS
PROPOSED: 2.55 STOREYS
T.O. PARAPET HEIGHT: 24.65' (7.51m)
T.O. ROOF HEIGHT: 31.65' (9.65m)

PARKING STALLS:
REQUIRED: 2 PER UNIT = 16
PROPOSED: 2 PER UNIT = 16 - SEE BELOW BREAKDOWN:

2.7m x 5.7m PARKING STALLS = 11 (STANDARD SPACE)
2.4m x 4.9m PARKING STALLS = 4 (SMALL SPACE)
3.7m x 5.7m PARKING STALLS = 1 (ACCESSIBLE SPACE)
TOTAL = 16

ELECTRIC VEHICLE CHARGING REQUIREMENTS:

REQUIRED: EV-READY LEVEL 1 (110V) CHARGERS = 20% 4
EV-READY LEVEL 1 (110V) ROUGH-IN FOR FUTURE WIRING = 80% 12
PROPOSED: EV-READY LEVEL 2 (240V) CHARGERS = 100% 16

SECURED BICYCLE STORAGE:

REQUIRED (0.25 SPACES PER UNIT) = 16

PROPOSED (2 PER UNIT) = 16

EV-READY LEVEL 1 BICYCLE CHARGERS:

REQUIRED: 20% OF TOTAL: 1

PROPOSED: 16

ACCESSIBLE UNITS:

REQUIRED: 1
PROPOSED: 1 (REFER TO SHEET AOP.14)

UNIT	FIRST LEVEL	SECOND LEVEL	ROOF DECK
UNIT 1	800 SF	400 SF	800 SF
UNIT 2	800 SF	400 SF	800 SF
UNIT 3	800 SF	400 SF	800 SF
UNIT 4	800 SF	400 SF	800 SF
UNIT 5	800 SF	400 SF	800 SF
UNIT 6	800 SF	400 SF	800 SF
UNIT 7	800 SF	400 SF	800 SF
UNIT 8	800 SF	400 SF	800 SF
UNIT 9	800 SF	400 SF	800 SF
UNIT 10	800 SF	400 SF	800 SF
UNIT 11	800 SF	400 SF	800 SF
UNIT 12	800 SF	400 SF	800 SF
UNIT 13	800 SF	400 SF	800 SF
UNIT 14	800 SF	400 SF	800 SF
UNIT 15	800 SF	400 SF	800 SF
UNIT 16	800 SF	400 SF	800 SF
UNIT 17	800 SF	400 SF	800 SF
UNIT 18	800 SF	400 SF	800 SF
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UNIT 21	800 SF	400 SF	800 SF
UNIT 22	800 SF	400 SF	800 SF
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UNIT 25	800 SF	400 SF	800 SF
UNIT 26	800 SF	400 SF	800 SF
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UNIT 35	800 SF	400 SF	800 SF
UNIT 36	800 SF	400 SF	800 SF
UNIT 37	800 SF	400 SF	800 SF
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UNIT 41	800 SF	400 SF	800 SF
UNIT 42	800 SF	400 SF	800 SF
UNIT 43	800 SF	400 SF	800 SF
UNIT 44	800 SF	400 SF	800 SF
UNIT 45	800 SF	400 SF	800 SF
UNIT 46	800 SF	400 SF	800 SF
UNIT 47	800 SF	400 SF	800 SF
UNIT 48	800 SF	400 SF	800 SF
UNIT 49	800 SF	400 SF	800 SF
UNIT 50	800 SF	400 SF	800 SF
UNIT 51	800 SF	400 SF	800 SF
UNIT 52	800 SF	400 SF	800 SF
UNIT 53	800 SF	400 SF	800 SF
UNIT 54	800 SF	400 SF	800 SF
UNIT 55	800 SF	400 SF	800 SF
UNIT 56	800 SF	400 SF	800 SF
UNIT 57	800 SF	400 SF	800 SF
UNIT 58	800 SF	400 SF	800 SF
UNIT 59	800 SF	400 SF	800 SF
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UNIT 64	800 SF	400 SF	800 SF
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UNIT 69	800 SF	400 SF	800 SF
UNIT 70	800 SF	400 SF	800 SF
UNIT 71	800 SF	400 SF	800 SF
UNIT 72	800 SF	400 SF	800 SF
UNIT 73	800 SF	400 SF	800 SF
UNIT 74	800 SF	400 SF	800 SF
UNIT 75	800 SF	400 SF	800 SF
UNIT 76	800 SF	400 SF	800 SF
UNIT 77	800 SF	400 SF	800 SF
UNIT 78	800 SF	400 SF	800 SF
UNIT 79	800 SF	400 SF	800 SF
UNIT 80	800 SF	400 SF	800 SF
UNIT 81	800 SF	400 SF	800 SF
UNIT 82	800 SF	400 SF	800 SF
UNIT 83	800 SF	400 SF	800 SF
UNIT 84	800 SF	400 SF	800 SF
UNIT 85	800 SF	400 SF	800 SF
UNIT 86	800 SF	400 SF	800 SF
UNIT 87	800 SF	400 SF	800 SF
UNIT 88	800 SF	400 SF	800 SF
UNIT 89	800 SF	400 SF	800 SF
UNIT 90	800 SF	400 SF	800 SF
UNIT 91	800 SF	400 SF	800 SF
UNIT 92	800 SF	400 SF	800 SF
UNIT 93	800 SF	400 SF	800 SF
UNIT 94	800 SF	400 SF	800 SF
UNIT 95	800 SF	400 SF	800 SF
UNIT 96	800 SF	400 SF	800 SF
UNIT 97	800 SF	400 SF	800 SF
UNIT 98	800 SF	400 SF	800 SF
UNIT 99	800 SF	400 SF	800 SF
UNIT 100	800 SF	400 SF	800 SF

UNIT	FIRST LEVEL	SECOND LEVEL	ROOF DECK
UNIT 1	800 SF	400 SF	800 SF
UNIT 2	800 SF	400 SF	800 SF
UNIT 3	800 SF	400 SF	800 SF
UNIT 4	800 SF	400 SF	800 SF
UNIT 5	800 SF	400 SF	800 SF
UNIT 6	800 SF	400 SF	800 SF
UNIT 7	800 SF	400 SF	800 SF
UNIT 8	800 SF	400 SF	800 SF
UNIT 9	800 SF	400 SF	800 SF
UNIT 10	800 SF	400 SF	800 SF
UNIT 11	800 SF	400 SF	800 SF
UNIT 12	800 SF	400 SF	800 SF
UNIT 13	800 SF	400 SF	800 SF
UNIT 14	800 SF	400 SF	800 SF
UNIT 15	800 SF	400 SF	800 SF
UNIT 16	800 SF	400 SF	800 SF
UNIT 17	800 SF	400 SF	800 SF
UNIT 18	800 SF	400 SF	800 SF
UNIT 19	800 SF	400 SF	800 SF
UNIT 20	800 SF	400 SF	800 SF
UNIT 21	800 SF	400 SF	800 SF
UNIT 22	800 SF	400 SF	800 SF
UNIT 23	800 SF	400 SF	800 SF
UNIT 24	800 SF	400 SF	800 SF
UNIT 25	800 SF	400 SF	800 SF
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UNIT 27	800 SF	400 SF	800 SF
UNIT 28	800 SF	400 SF	800 SF
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UNIT 98	800 SF	400 SF	800 SF
UNIT 99	800 SF	400 SF	800 SF
UNIT 100	800 SF	400 SF	800 SF

LEGEND

- DEVELOPMENT SITE (DESIGNATED FOR MULTIPLEX - 0.8 FSR)
- SENIORS LIVING RESIDENCE
- INSTITUTIONAL
- COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1
- DESIGNATED FOR DUPLEX 0.35 FSR + 230 S.F.
- FUTURE DEVELOPMENTS



CONTEXT PLAN
SCALE: N.T.S.



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PROJECT DESCRIPTION

Canfield Crescent Limited Partnership is seeking re-development of 3155 & 3175 Canfield Crescent (known as the 'Site') in Edgemont Village, North Vancouver. The proposed development would provide eight ground-oriented multiplex housing units. The built form would include four two-storey duplex buildings each containing two townhomes of approximately 1400 square feet. The homes would surround a well landscaped courtyard with private outdoor living space for each unit and a community fire pit area with integrated seating. A secure underground parkade would accommodate two parking stalls per home and include secure storage for two bicycles with electric charging outlets.

PARKING

Each unit receives two secure underground parking stalls with direct access to their units from the parkade. Additional secure bike storage space with electric charging outlets is provided below-grade, and an internal staircase connects the direct access parkade entry to the unit main floor. A wheelchair accessible parking stall is provided in the parkade.

Required:	2 per unit
Proposed:	2 per unit
Total:	16 stalls

Standard Space:	(2.7mx5.7m)	11
Small Space:	(2.6mx4.9m)	4
Accessible Space:	(3.7mx5.7m)	1

EV - Car Charging

Required:	Level 1	= 3.2	(20%)
	Level 1 Rough-In's	= 12.8	(80%)
Proposed:	Level 2	= 16	(100%)

Bike Storage

Required:	(0.2 per unit)	1.6
Proposed:	(2.0 per unit)	16

EV Bike Storage

Required:	(0.2 per unit)	1
Proposed:	(2.0 per unit)	16

UNIT MIX

Townhomes are approximately 1400 sf in size and feature three bedrooms, open kitchens with a chef's triangle layout, generous living space with 9' ceilings, a private rooftop terrace, private outdoor patio space at grade, below-grade storage space and direct access from the parkade. Unit layouts allow for accessible design additions including an adaptable stair lift and wheelchair accessible bathrooms.

TYPE	No. BDRM	AREA (SF)	QTY
Type A	(3 Bdrm)	1453 SF	4
Type B	(3 Bdrm)	1395 SF	2
Type C	(3 Bdrm)	1398 SF	1
Type D	(3 Bdrm)	1467 SF	1

FSR

The proposed development complies with the FSR contemplated in the EDMONT VILLAGE CENTRE: PLAN AND DESIGN GUIDELINES with a total of 0.8 FSR. The site will require an OCP amendment to Residential Level 3: Attached Residential (RES3).

Proposed FSR:	0.8 (11,460SF/14,326 SF)
Allowable FSR:	0.8

OPPORTUNITIES/CONSTRAINTS

Site Characteristics

The site shape is unique and triangular in design, which creates a number of design and construction challenges. With a 360' circumference the Site is void of any distinct front, rear, or side-yard conditions, nor a shared rear lane.

Relaxation

The Site slopes approximately three feet from the corner of Highland and Canfield to the corner of Woodbine and Canfield forcing the underground parkade structure to project approximately three feet above grade. Given the unconventional geometry of the Site, the applicant seeks the District's approval to exclude the following basement areas from the FSR calculations:

- Parkade structure areas that protrude more than three feet above natural grade
- Parkade basement areas that protrude more than three feet above natural grade

Statutory Right of Way (S.R.O.W.)

A SROW (rather than a dedication) has been proposed on Woodbine Drive to allow the wall of the parkade to extend to the P.L. This is necessary to facilitate functional vehicle circulation/drive aisle in the parkade.

- Public sidewalk (1.8m wide) to be located on top of our parkade structure inside the property line along Woodbine Drive

Dedication

As per the District's request, we are required to provide a 0.40m (approx.) dedication along Canfield Crescent to allow for a new 1.8m sidewalk. Please refer to Sheet DP.7. The Building Setback along Canfield Crescent is taken from the old Property Line

LAND USE ZONING

The Site is within an OCP Centre (Edgemont Village). According to the EDMONT VILLAGE CENTRE: PLAN AND DESIGN GUIDELINES the Site is located on the edge of the 'Residential Periphery', which is designated for low-density multifamily residential uses that transitions outwards from the Village core, and contemplates a variety of building forms including Duplex, Multiplex and Townhouses ranging in density from 0.35-1.2 FSR.

Current:	Single Family Residential (RSE).
Proposed:	RES3/Residential Level 3: Attached Residential (OCP amendment required) in Multiplex Form as a Comprehensive Development (CD).

DEVELOPMENT PERMIT AREAS

The Site is identified in the EDMONT VILLAGE CENTRE: PLAN AND DESIGN GUIDELINES as the residential periphery to the Village Core and the proposed development complies with the built form design guidelines in the plan (pg. 21). Thus, the following DPAs would be added to the subject site through an OCP amendment:

- Energy and Water Conservation and GHG Emissions Reduction DPA
- Form and Character DPA

DESIGN GUIDELINES

Based on The 2014 EDMONT VILLAGE CENTRE: PLAN AND DESIGN GUIDELINES, the proposed development complies with the following:

- Reflects contemporary architecture, construction and urban design (pg.10)
- Responds to the unique geometry of crescent street frontages (pg.10)
- Presents a soft edge to neighboring detached residential areas (pg.24)
- Long frontages broken up with courtyards and midblock connections (pg.23)
- Massing compatible with adjacent single-family homes (pg.23)
- Scale and design transitions between densities (pg.19)
- Relates to newly established setbacks (pg.23)

PROJECT DESCRIPTION

CANFIELD TOWNHOMES

NOVEMBER 14, 2019

3155 / 3175 CANFIELD CRESCENT

GRIMWOOD

DP.1a

DESIGN RATIONALE

Form + Massing

The proposed design provides a defined and gentle transition between residential and commercial buildings of the village. The massing is broken into four duplex buildings to soften the impact on the adjacent single family homes and to create a natural opportunity for pedestrian connectivity through a shared outdoor courtyard. Each duplex building contains two residential units approximately 1400 square feet in size with spacious private outdoor living spaces adjacent to the main level. Each of the eight residential units includes three bedrooms and two bathrooms on the second floor, designed to support both growing families and downsizers. Each home also features a rooftop patio, set back from the adjacent road and neighboring properties.

Access + Circulation

The project maintains a consistent 10ft setback around the perimeter (8.83ft along Canfield after dedication) which serves to define a strong urban edge and allows space internally for a successful daylight courtyard. This strategy allows the project to formally and functionally address all three frontages without turning its back in any one direction. Unit entries and landscaped front yards front Highland, Woodbine, and Canfield maintain the village's characteristic residential feel, while creating three strongly defined corners in the heart of the village core.

Two unit entrances face Woodbine and two more on Highland. This orientation creates an urban presence on both commercial streets.

Trellised midblock connections/public entrances are created along Woodbine and Highland to the open space between buildings.

Moments of public engagement are created with public seating along Woodbine and Highland with stone planters and inset benches set into a soft landscape around the perimeter of the Site.

Vehicle Access

The proposed design includes a 20 feet wide driveway that allow vehicles to pass each other. We are also proposing a single family style garage door, complimentary in both scale and design to the neighbouring Canfield homes. Based on the District of North Vancouver Development Servicing Bylaw 8145 (Section 5.14.3),

Driveway openings shall be designed to be the smallest feasible dimension to accommodate the use and to optimize visibility and safety amongst all Highway users (vehicular and non-vehicular) and to moderate speeds of turning vehicles.

In instances where a corner parcel adjoins roads of different classification the principal driveway must be constructed so as to access the road of the lower classification. The driveway edge and surrounding curb bulges are designed to improve driver site lines. The proposed driveway access/parking ramp on Canfield Crescent meets the bylaw requirements with a single lane ramp with an interior idle area to reduce the visual impact of the overhead door and compliment the driveway sizes of the neighboring Canfield homes.

The discreet ramp design includes a roof top amenity area with planting extending the whole width of the ramp, preventing the access point from being perceived as a 'rear lane' or service area.

Detail + Materiality

The architectural expression merges the clean language of contemporary architecture with familiar and warm tactile materiality of traditional West Coast residential homes. Each unit is clearly delineated and legible as a 'home' accessed by well defined, private entry pathways leading to recessed (covered) entries.

The massing is softened with the use of dark grey brick on the lower level with warm vertical wood siding on the upper level. Punctuated by framed windows, that are sized and located to maximize daylight and maintain privacy. The brick is intended to anchor the project on the site, create a feeling of quality and permanence and emphasize the pedestrian movement around and through the project on the ground plane. The vertical wood is a warmer visually lighter counterpoint and serves to give the upper bedroom level a feeling of elevation being lofted above the ground plan. The material combination is intended to soften the perceived height of the two-storey townhomes and not overwhelm the neighboring residential lots.

The character of each of the three main elevations is consistent with subtle variation in form to represent the unique character of each façade. On the 'public' side of the project along Highland and Woodbine, the form is more restrained, limited to brick and vertical wood siding in relatively on the same plan punctuated with black metal accents, to reflect the commercial nature of the street.

Detail + Materiality (Continue)

The elevation along Canfield as well as the facades in the courtyard area have a slightly more playful character, with the introduction of bay windows on the upper level which relate to the single family homes across the street and serve to break up the elevation and create additional weather protection at the entries below.

Landscape

Landscape design has been developed to offer a street friendly presence. Along Highland and Woodbine streets, a new street edge has been created with grass boulevard, sidewalk and new street trees. Pedestrian seating pockets have been added along Woodbine and a small plaza at each end of the Highland Blvd give opportunities for pedestrians to rest. The Canfield street edge is sidewalk up to the curb except where there are bump outs and these along with all boulevards are planted with sod grass. The plant palette is quite extensive given the size of the site, because we wanted to give year-round colour, texture and interest. We are using drought tolerant native adaptive or ornamental species which also have pollinator values. Each unit has an address sign that is lit at night. The interior courtyard has large scale pavers in the grey tones. Each unit has its own outdoor patio that is separated from the semi-public spaces by metal planters in various sizes. The amenity area is raised and is over the parking ramp. A green wall is situated on the wall by unit 5 and can be viewed from the amenity area as well as from Canfield. The amenity space has a fire pit, lounge seating and large communal table. Each unit will have wall mounted lights, at the front entrance and in the courtyard, as well as the address sign has a light as well. Additionally, there will be lights in the paving along the path in the courtyard. The pedestrian/wheelchair accessible corridor features planters and trees of differing heights. Rooftop patios are framed with 42" high metal planters with various grasses, creating 'green' views from the street, while providing privacy for occupants from neighboring buildings. All landscaped areas will be irrigated with a high efficient system.

Green Building Policy

Refer to the Report from the Certified Energy Advisor indicating target performance standards to be met submitted with this application.

Site Services

Garbage/Recycling

Each unit will have a single-family sized garbage bin for exclusive use, and all eight units will share a combined recycling and compost area. All garbage and recycling facilities are behind a gated door located along the pathway between Units 6 & 7 and completely enclosed with metal screening. The service area is not seen from Canfield, and garbage pick-up will not include a staging area for large bins or recycling boxes. This design complements the existing Canfield garbage pick-up practices and allows the same size garbage truck to service the proposed development without affecting current garbage pick-up practices along Canfield. Additionally, we are providing a concrete pad on either side of the driveway to allow for the bins to be temporarily placed if public waste/recycling pick-up is decided. Please refer to sheets DP.7 & DP.9.

Surrounding Properties

The proposed site sits on the Northeast corner of Highland Boulevard and Woodbine Drive opposite the recently completed Amica Seniors Living Complex. It merges the commercial core of the Village with the residential periphery. Adjacent to Canfield Crescent North currently includes five single-family homes with an OCP land designation for duplex. The Village Core commercial and mixed-use corridor is adjacent to the South and East of the Site. Grosvenor's Connaught project and Boffo's Edgemont Walk are within a 5 minute walk Northeast of the Site. Omicron's proposed mixed-use development is steps away at the corner of Woodbine and Queens Road.

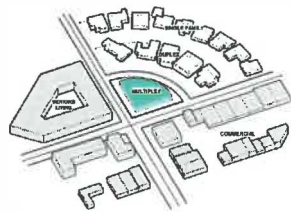
Community Associations and

Neighbor Input

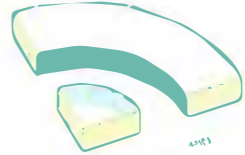
The applicant has met with the EUCCA Executive and received support for the proposed design. The applicant has met with the Canfield Crescent neighbors to discuss their concerns regarding the proposed development. Comments were received from the neighbors through group discussions and emails. The Project Team has reviewed all of the correspondence from the Canfield neighbors, and the Canfield neighbors have reviewed a revised site plan prior to Detailed Application Submission.

CEPT

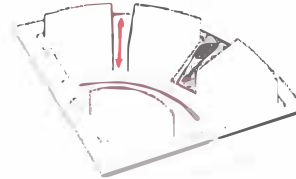
Crime prevention has been accommodated with well lit open side yards landscaped with low vegetation to minimize opportunities to be undetected by residents. Another strength of this proposal is its close proximity to shops and services. Services include major public transit, close proximity to shopping, as well as to public services, such as the Hospital, Police, Ambulance, Fire services, Elementary and High Schools, and City Hall.



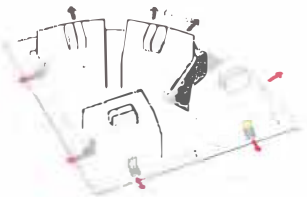
01 PLANNING



02 URBAN EDGE -vs- PRIVATE



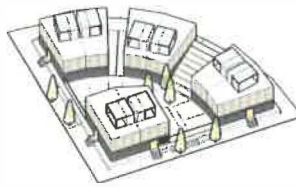
03 DESIGN CONFIGURATION



04 UNIT ENTRANCES



05 GREEN SPACE



06 DETAIL + MATERIALITY

DESIGN RATIONALE CANFIELD TOWNHOMES

NOVEMBER 14, 2019

3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.1b

DEVELOPMENT PERMIT



AERIAL VIEW [RENDERINGS ARE CONCEPTUAL ONLY]

RENDERINGS **CANFIELD TOWNHOMES**

NOVEMBER 14, 2019
 3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.2a



CANFIELD CRESCENT VIEW (RENDERINGS ARE CONCEPTUAL ONLY)

RENDERINGS CANFIELD TOWNHOMES

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3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.2b



COURTYARD VIEW (RENDERINGS ARE CONCEPTUAL ONLY)

RENDERINGS CANFIELD TOWNHOMES

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.2c

DEVELOPMENT PERMIT

LANDSCAPE



PRECEDENTS
CANFIELD TOWNHOMES

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.3

DEVELOPMENT PERMIT

BUILDING



PRECEDENTS
CANFIELD TOWNHOMES

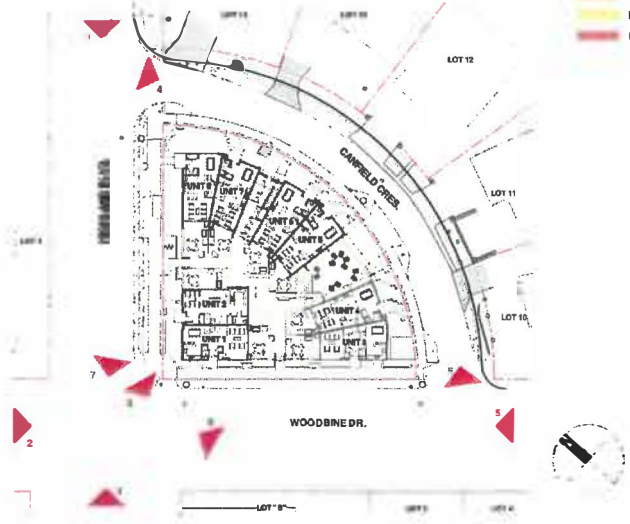
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GRIMWOOD
DP.4

DEVELOPMENT PERMIT



CONTEXT PLAN
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

SITE CONTEXT **CANFIELD TOWNHOMES**



1. CORNER OF HIGHLAND BLVD. & WOODBINE DR. FACING EAST



2. CORNER OF HIGHLAND BLVD. & WOODBINE DR. FACING SOUTH



3. CORNER OF HIGHLAND BLVD. & CANFIELD CRES. FACING WEST



4. CORNER OF HIGHLAND BLVD. & CANFIELD CRES. FACING SOUTH



5. CORNER OF WOODBINE DR. & CANFIELD CRES. FACING NORTH



6. CORNER OF WOODBINE DR. & CANFIELD CRES. FACING EAST



7. CORNER OF HIGHLAND BLVD. & WOODBINE DR. FACING WEST



8. VIEW OF 2-STORY DEVELOPMENT AT SOUTH-WEST CORNER OF HIGHLAND BLVD. & WOODBINE DR.



9. WEST SIDE OF WOODBINE DR. FACING NORTH

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.5

DEVELOPMENT PERMIT

SURVEY **CANFIELD TOWNHOMES**

NOVEMBER 14, 2019
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GRIMWOOD
DP.6

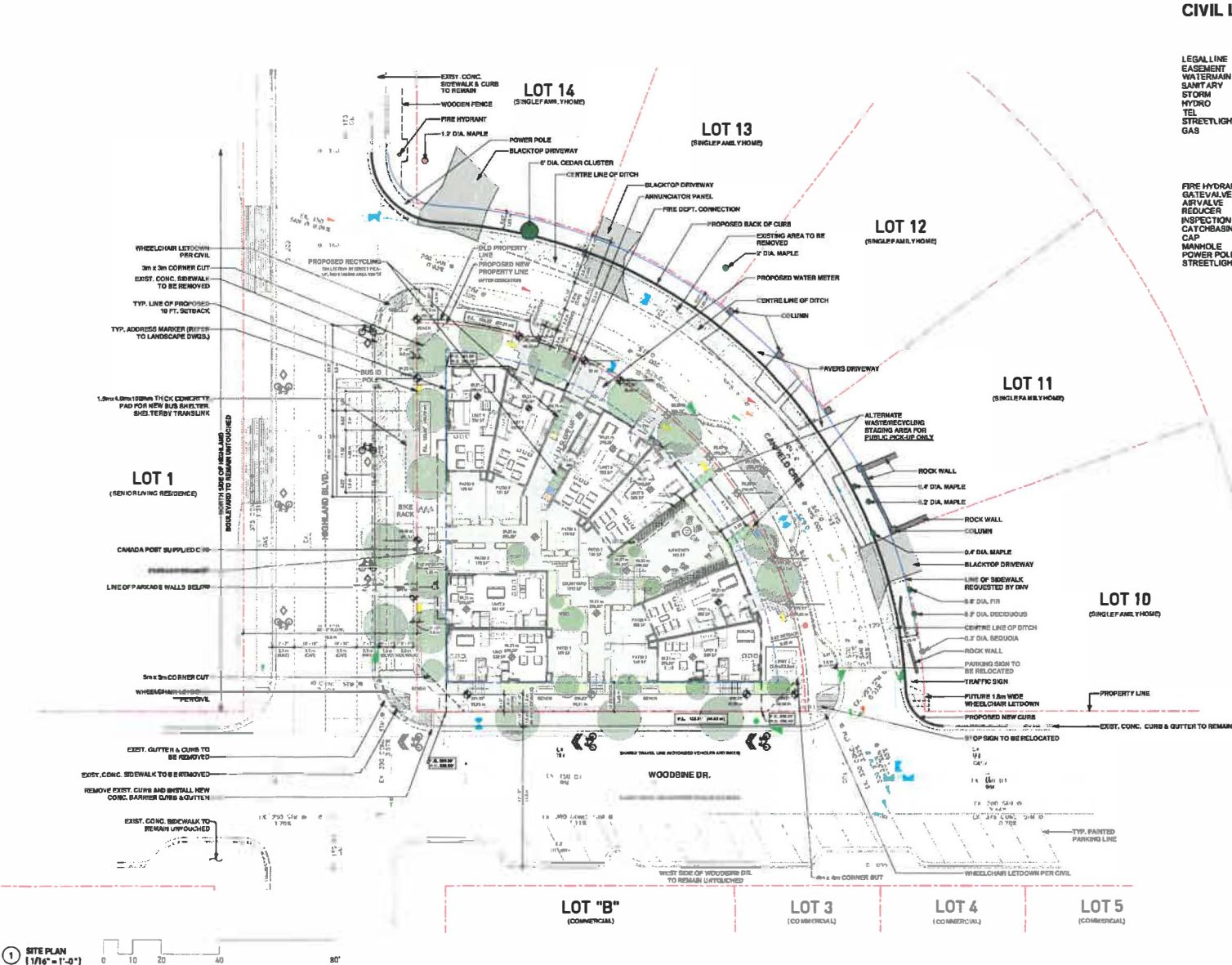


DEVELOPMENT PERMIT

SITE PLAN CANFIELD TOWNHOMES

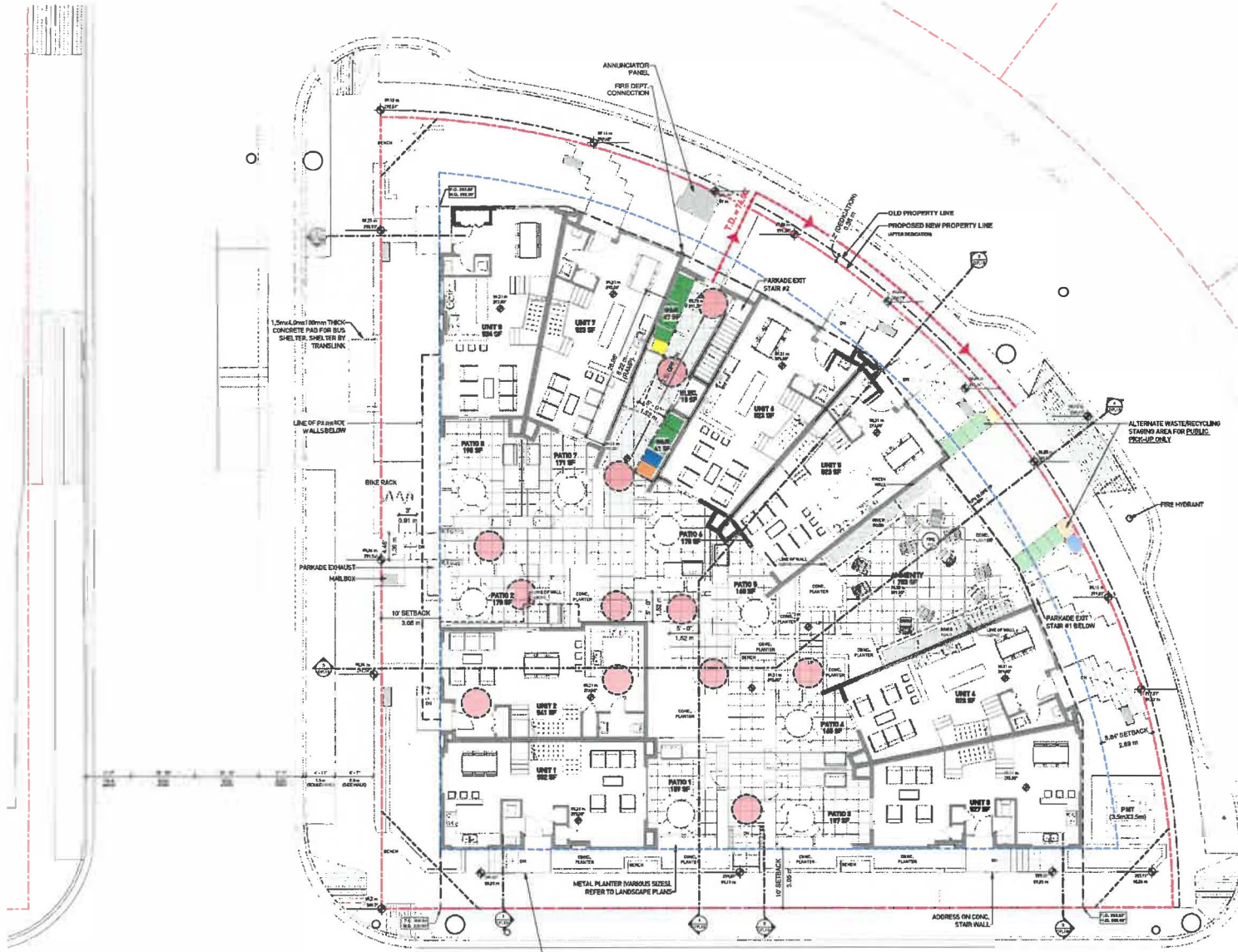
NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

GRIMWOOD
DP.7



DEVELOPMENT PERMIT



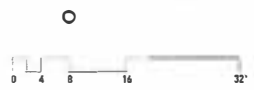


LEGEND

SYMBOL	DESCRIPTION	QTY
[Green Box]	96 GALLON SOLID WASTE BIN	1
[Blue Box]	96 GALLON MIXED PAPER (CARDBOARD) BIN	1
[Orange Box]	96 GALLON MIXED CONTAINERS BIN	1
[Yellow Box]	64 GALLON ORGANICS BIN	1
[Red Arrow]	TRAVELPATH / DIRECTION	
[Red Line]	T.D. = X TOTAL TRAVEL DISTANCE (LINEAR FEET)	
[Pink Circle]	5FT TURNING RADIUS	

NOTE: DISPOSAL COLLECTION FREQUENCY: 1x / WEEK

① FIRST LEVEL FLOOR PLAN
(1/8" = 1'-0")

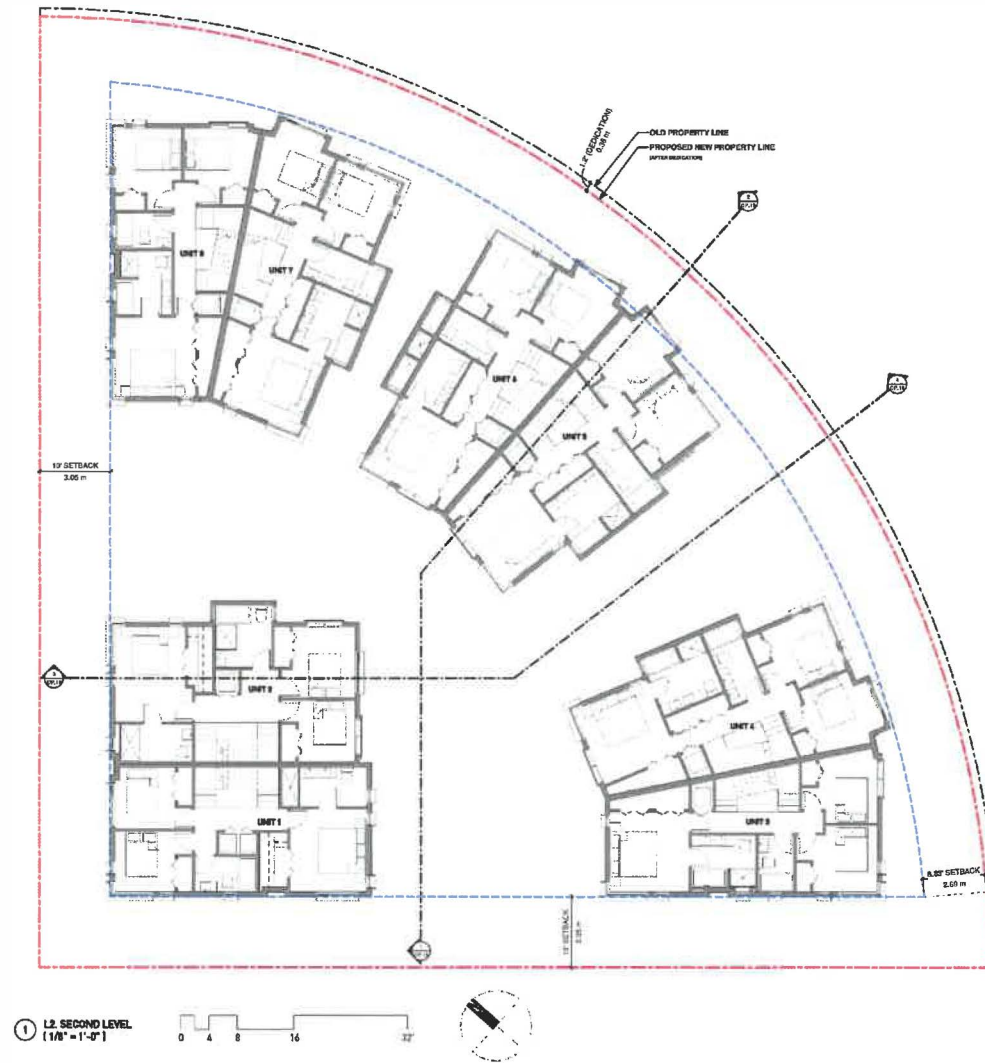


FIRST LEVEL FLOOR PLAN CANFIELD TOWNHOMES

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

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DP.9

DEVELOPMENT PERMIT



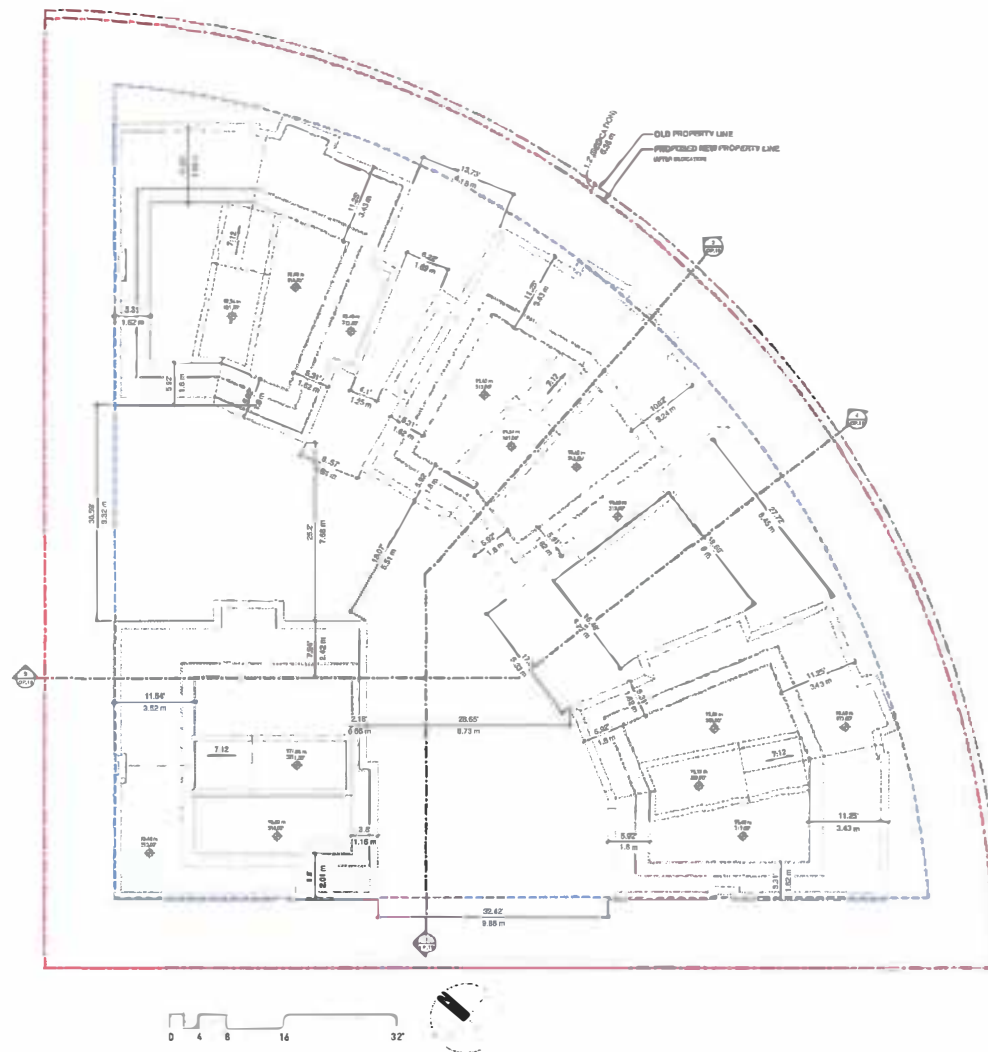
SECOND LEVEL FLOOR PLAN
CANFIELD TOWNHOMES

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

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① MARCH 21 - 2 PM
1/8" = 1'-0"

ROOF PLAN
CANFIELD TOWNHOMES

NOVEMBER 14, 2019
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DP.12

1 PROPOSED ACCESSIBLE UNIT

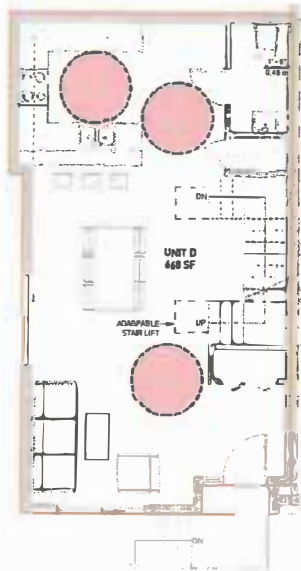
- MINIMUM 5'x5' CANYON PROVIDED
- DOORREEL TO BE MAX 42" ABOVE FLOOR
- LAMP, JAR, 1" TRAIL, ACCESSIBLE, FINISHED, FINISHED
- MAX 1/2" THRESHOLD BETWEEN DOOR AND FINISHED GRADE
- LAMP, JAR, 1" TRAIL, ACCESSIBLE, FINISHED, FINISHED
- SOLID BACKING PROVIDED IN WALLS OF TUB, SHOWER, AND TOILET
- ONE 5A THRESHOLD ADAPTABLE TO PERMIT ENTRY AND WHEELCHAIR TURNING RADIUS
- ONE BATHROOM TO HAVE ADJUSTABLE HEIGHT SHOWER HEAD OR HANDHELD SHOWER ON ADJUSTABLE BRACKET
- DUPLEX OUTLETS BESIDE TELEPHONE JACKS
- SOLID BACKING PROVIDED IN STAIRS TO PROVIDE ADAPTABLE AIRLIFT



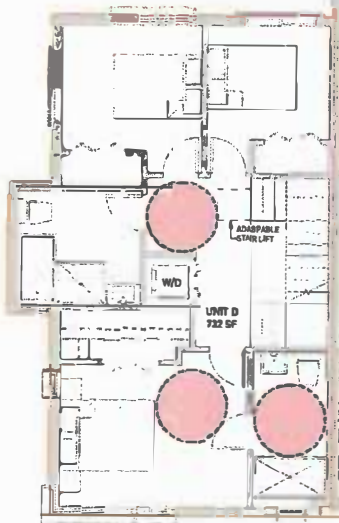
ACCESSIBLE UNIT D AREAS	
LEVEL	AREA (SF)
FIRST LEVEL	1,418 SF
SECOND LEVEL	1,922 SF
ROOF DECK STAIR	143 SF



1 PARKADE FLOOR PLAN
(1/4" = 1'-0")



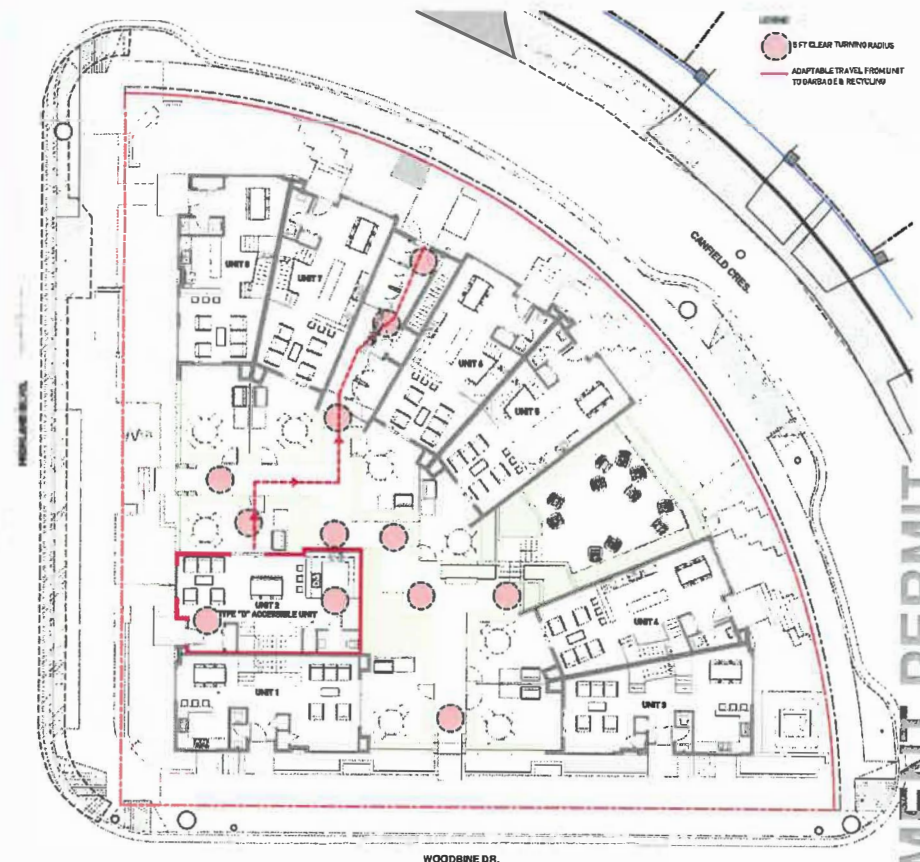
2 FIRST LEVEL FLOOR PLAN
(1/4" = 1'-0")



3 SECOND LEVEL FLOOR PLAN
(1/4" = 1'-0")



4 ROOF DECK FLOOR PLAN
(1/4" = 1'-0")

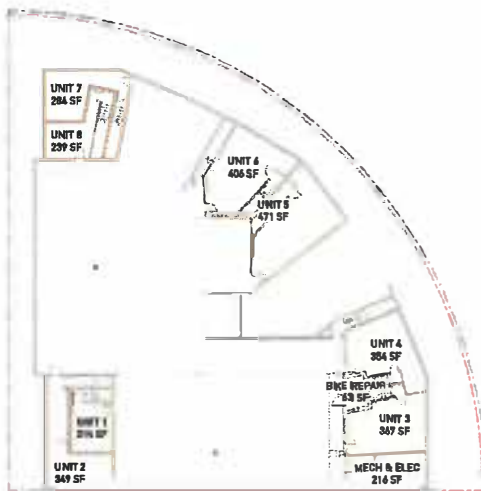


5 SITE PLAN - ADAPTABLE CIRCULATION
(3/32" = 1'-0")

ACCESSIBLE - UNIT D CANFIELD TOWNHOMES

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① PARKADE AREA PLAN
[1/16" = 1'-0"]

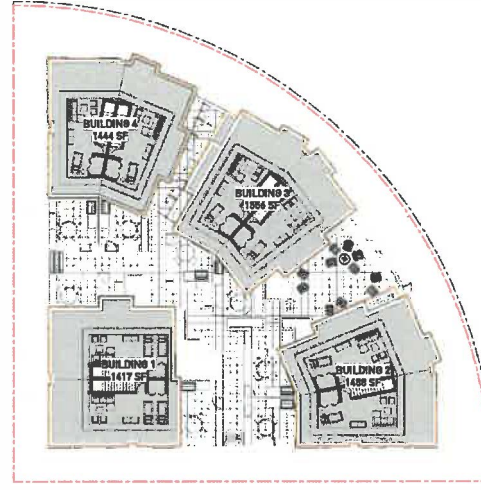


④ ROOF DECK AREA PLAN
[1/16" = 1'-0"]

0 4 8 16 32'



② FIRST LEVEL AREA PLAN
[1/16" = 1'-0"]



⑤ SITE COVERAGE
[1/16" = 1'-0"]



③ SECOND LEVEL AREA PLAN
[1/16" = 1'-0"]

AREA CALCULATIONS

BUILDING	AREA (SF)	%
BUILDING 1	1444 SF	16.8%
BUILDING 2	1444 SF	16.8%
BUILDING 3	1444 SF	16.8%
BUILDING 4	1444 SF	16.8%
TOTAL	5776 SF	67.2%

AREA CALCULATIONS - 12

BUILDING	AREA (SF)	%
BUILDING 1	1444 SF	16.8%
BUILDING 2	1444 SF	16.8%
BUILDING 3	1444 SF	16.8%
BUILDING 4	1444 SF	16.8%
TOTAL	5776 SF	67.2%

AREA CALCULATIONS - 12

BUILDING	AREA (SF)	%
BUILDING 1	1444 SF	16.8%
BUILDING 2	1444 SF	16.8%
BUILDING 3	1444 SF	16.8%
BUILDING 4	1444 SF	16.8%
TOTAL	5776 SF	67.2%

AREA CALCULATIONS - 12

BUILDING	AREA (SF)	%
BUILDING 1	1444 SF	16.8%
BUILDING 2	1444 SF	16.8%
BUILDING 3	1444 SF	16.8%
BUILDING 4	1444 SF	16.8%
TOTAL	5776 SF	67.2%

AREA CALCULATIONS - 12

BUILDING	AREA (SF)	%
BUILDING 1	1444 SF	16.8%
BUILDING 2	1444 SF	16.8%
BUILDING 3	1444 SF	16.8%
BUILDING 4	1444 SF	16.8%
TOTAL	5776 SF	67.2%

AREA CALCULATIONS - 12

BUILDING	AREA (SF)	%
BUILDING 1	1444 SF	16.8%
BUILDING 2	1444 SF	16.8%
BUILDING 3	1444 SF	16.8%
BUILDING 4	1444 SF	16.8%
TOTAL	5776 SF	67.2%

AREA PLANS CANFIELD TOWNHOMES

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

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DP.14



① ELEVATION - HIGHLAND BLVD.
(3/16" = 1'-0")

- MATERIAL LEGEND**
- 1 CAST-IN-PLACE CONCRETE
 - 2 BRICK - DARK GRAY
 - 3 WOOD VERTICAL SIDING - TREATED
 - 4 GREENSCREEN - WALL MOUNTED - REFER TO LANDSCAPE DRAWINGS
 - 5 WOOD ENTRY DOOR WITH TEMPERED GLASS INSERT - CEDAR LIGHT STAIN
 - 6 ALUMINUM VERTICAL GLASS DOOR - PRE-FINISHED - COLOUR BLACK
 - 7 METAL WINDOWS - PRE-FINISHED - COLOUR BLACK
 - 8 CAST-IN-PLACE CONCRETE STAIRS
 - 9 ALUMINUM VERTICAL GLASS DOOR - PRE-FINISHED - COLOUR BLACK
 - 10 PRE-FINISHED METAL WALL SHELF - PAINTED - COLOUR BLACK
 - 11 PRE-FINISHED METAL CAP FLASHING - COLOUR BLACK
 - 12 CAST-IN-PLACE CONCRETE PLANTER - PRE-CAST
 - 13 ALUMINUM PLANTERS - REFER TO LANDSCAPE PLANS
 - 14 ROOF DECK PLANTERS - PAINTED - BLACK
 - 15 24" HILL LUMINUM / CLEAR TEMPERED GLASS RAIL - COLOUR BLACK
 - 16 48" HILL LUMINUM / FROSTED TEMPERED GLASS RAIL - COLOUR BLACK
 - 17 ALUMINUM & GLASS ALLEYWAY GUARDRAIL - COLOUR BLACK
 - 18 WOOD DOOR - REFER TO LANDSCAPE PLANS
 - 19 BULK - COLOUR BLACK
 - 20 METAL SCREEN - COLOUR BLACK
 - 21 HARDENED VERTICAL SIDING - 5/8" THICK - COLOUR BROWN
 - 22 STANDOFFS - METAL - COLOUR TO MATCH HARDWARE PANEL SIDING
 - 23 ROLL UP METAL DOORS WITH INSULATION - COLOUR TO MATCH HARDWARE PANEL SIDING
 - 24 STONE CLAD CONCRETE DETAIL - REFER TO LANDSCAPE PLANS
 - 25 WOOD TRILLIS - STAIN-FINISH - COLOUR BLACK
 - 26 WINDOW SPANDREL PANEL - COLOUR TO MATCH WINDOW FRAME
 - 27 METAL WINDOW DOORS - PRE-FINISHED - COLOUR BLACK
 - 28 PRE-CAST CONCRETE CHIMNEY
 - 29 INSULATED METAL DOOR WITH TEMPERED GLASS - COLOUR TO MATCH HARDWARE PANEL SIDING



② ELEVATION - CANFIELD CRES.
(3/16" = 1'-0")

DEVELOPMENT PERMIT

HIGHLAND BLVD. & CANFIELD CRES. ELEVATIONS CANFIELD TOWNHOMES

NOVEMBER 14, 2019

3155 / 3175 CANFIELD CRESCENT

GRIMWOOD

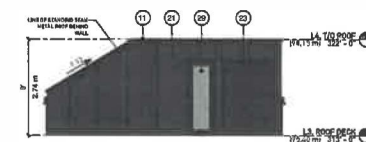
DP.15



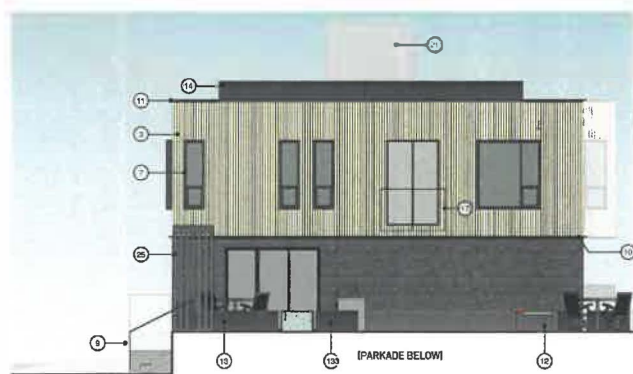
1 ELEVATION - WOODBINE DR.
(3/16" = 1'-0")

MATERIAL LEGEND

- 1 CAST-IN-PLACE CONCRETE
- 2 BRICK - DARK GRAY
- 3 WOOD VERTICAL SIDING - TREATED
- 4 WOOD ENTRY DOOR WITH TYPED GLASS SPLIT - COLOUR LIGHT STAIN
- 5 ALUMINUM / GLASS SLIDING DOOR - PRE-FINISHED - COLOUR BLACK
- 6 METAL SCREEN - COLOUR BLACK
- 7 PRE-FINISHED METAL WALL SHEET - COLOUR BLACK
- 8 PRE-FINISHED METAL WALL SHEET - COLOUR BLACK
- 9 ALUMINUM / GLASS SLIDING DOOR - PRE-FINISHED - COLOUR BLACK
- 10 ALUMINUM / GLASS SLIDING DOOR - PRE-FINISHED - COLOUR BLACK
- 11 PRE-FINISHED METAL WALL SHEET - COLOUR BLACK
- 12 CAST-IN-PLACE CONCRETE PLANTER - FINISH TBD
- 13 LANDSCAPE PLANTERS - REFER TO LANDSCAPE PLANS
- 14 ROOF DECK PLANTERS - PAINTED - BLACK
- 15 24" x 96" ALUMINUM / CLEAR TEMPERED GLASS - COLOUR BLACK
- 16 48" x 96" ALUMINUM / PROTECTED TEMPERED GLASS - COLOUR BLACK
- 17 ALUMINUM / GLASS SLIDING DOOR - COLOUR BLACK
- 18 WOOD SIDING - REFER TO LANDSCAPE PLANS
- 19 METAL SCREEN - COLOUR BLACK
- 20 METAL SCREEN - COLOUR BLACK
- 21 HANDHELD PANEL VERTICAL SIDING - SHADOW FRESH - COLOUR BROWN
- 22 STANDING SEAM METAL ROOF - COLOUR MATCH HANDHELD PANEL SIDING
- 23 HOLLOW METAL DOOR WITH PROTECTION - COLOUR MATCH HANDHELD PANEL SIDING
- 24 STONE CLAD CONCRETE PEDESTAL - REFER TO LANDSCAPE PLANS
- 25 WOOD TRAILER - STAIN FRESH - COLOUR BLACK
- 26 WINDOW FRAME PANEL - COLOUR MATCH WINDOW FRAME
- 27 METAL SLIDING DOORS - PRE-FINISHED - COLOUR BLACK
- 28 PRE-CAST 34" x 34" CONCRETE COLUMNS
- 29 INSULATED METAL DOOR WITH TYPED GLASS - COLOUR MATCH HANDHELD PANEL SIDING



8 ELEVATION - TYPICAL ROOF DECK WALL
(3/16" = 1'-0")



9 ELEVATION - UNIT 1 & 2 - EAST COURTYARD
(3/16" = 1'-0")



2 ELEVATION - UNIT 3 & 4 - WEST COURTYARD
(3/16" = 1'-0")



4 ELEVATION - UNIT 4 - NORTH COURTYARD
(3/16" = 1'-0")

WOODBINE DR. & COURTYARD ELEVATIONS CANFIELD TOWNHOMES

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DP.16

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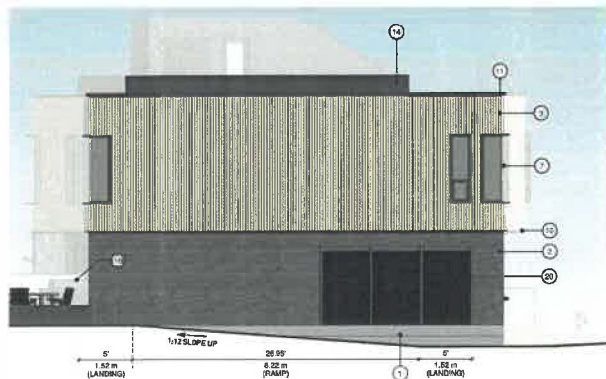
1 ELEVATION - UNIT 2 - NORTH COURTYARD
[3/16" = 1'-0"]



2 ELEVATION - ELEC. R.M. & COURTYARD
[3/16" = 1'-0"]



3 ELEVATION - UNIT 7 & 8 - SOUTH COURTYARD
[3/16" = 1'-0"]



4 ELEVATION - UNIT 7 EAST COURTYARD
[3/16" = 1'-0"]



5 ELEVATION - FIRE PIT GREEN WALL
[3/16" = 1'-0"]



6 ELEVATION - UNITS 6 & 7 - SOUTH COURTYARD
[3/16" = 1'-0"]

MATERIAL LEGEND

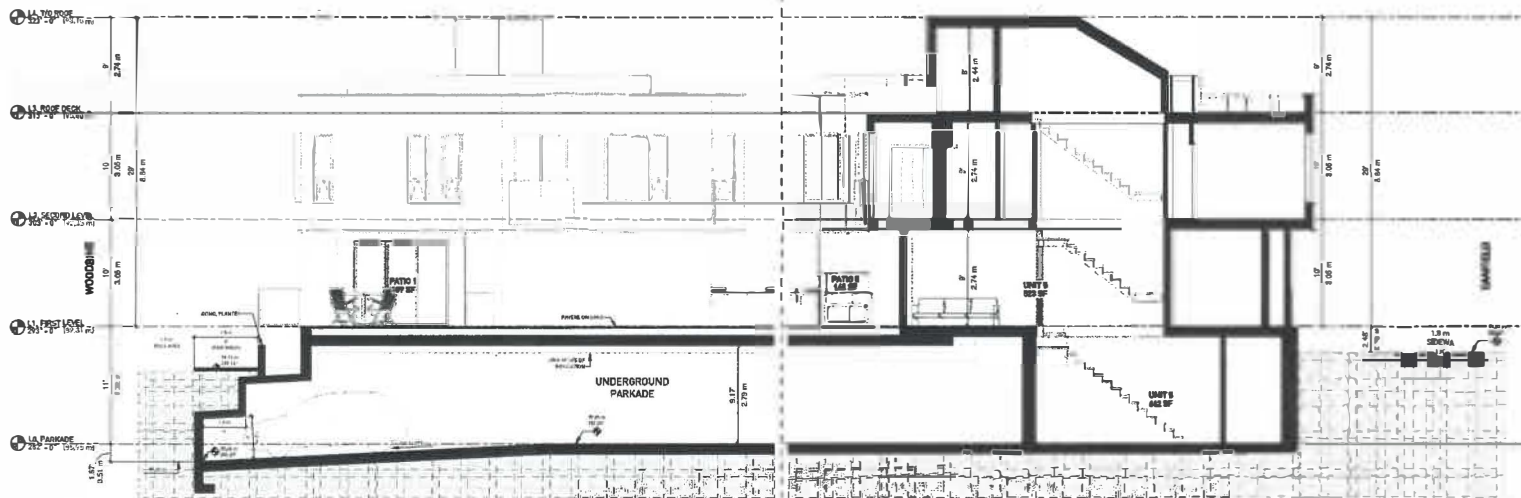
- 1 CAST-IN-PLACE CONCRETE
- 2 BRICK - DARK GRAY
- 3 WOOD VERTICAL SIDING - TREATED
- 4 GREEN SCREEN WALL - MOUNTED TO LANDSCAPE OR RAMPS
- 5 WOOD ENTRY DOOR WITH TEMPERED GLASS SIDE LIGHT - CEDAR LIGHT STAIN
- 6 ALUMINUM / GLASS BALANCE DOOR - PRE-FINISHED - COLOUR BLACK
- 7 METAL HANDRAILS - PRE-FINISHED - COLOUR BLACK
- 8 CAST-IN-PLACE CONCRETE STAIRS
- 9 ALUMINUM & GLASS GUARDRAIL - PAINTED - COLOUR BLACK
- 10 PRE-FINISHED METAL WALL SHEET - PAINTED - COLOUR BLACK
- 11 PRE-FINISHED METAL CAP FLASHING - COLOUR BLACK
- 12 CAST-IN-PLACE CONCRETE PLANTER - FINISH TO
- 13 ALUMINUM PLANTER - RECESSED TAILOR MADE PLANTER
- 14 ROOF DECK PLANTERS - PAINTED - BLACK
- 15 1/2" x 1/2" x 1/2" ALUMINUM / CLAMP TEMPERED GLASS DOOR - COLOUR BLACK
- 16 1/2" x 1/2" x 1/2" ALUMINUM / PRECAST TOP CIRCULAR SPINACH PARTITION - BLACK
- 17 ALUMINUM / GLASS BALANCE DOOR - COLOUR BLACK
- 18 WOOD ENCH - REFER TO LANDSCAPE PLANS
- 19 FIN - COLOUR BLACK
- 20 METAL SCREEN - COLOUR BLACK
- 21 GUARDRAIL VERTICAL SIDING - SHEDDING WITH - COLOUR DARK GRAY
- 22 STANDING SEAM METAL ROOF - COLOUR DARK GRAY AND SHEDDING
- 23 HOLLOW METAL DOORS WITH GLASS - COLOUR DARK GRAY AND SHEDDING
- 24 STONE CLAD CONCRETE PIERCEMENT - REFER TO LANDSCAPE PLANS
- 25 WOOD TRELLIS - STAIN FINISH OR COLOUR
- 26 WOOD SPANDELPANEL - COLOUR MATCHES DOOR FRAME
- 27 METAL SLIDING DOORS - PRE-FINISHED - COLOUR BLACK
- 28 PRE-FINISHED - CONCRETE OVER
- 29 INSULATED METAL DOOR WITH TEMPERED GLASS - COLOUR MATCH GUARDRAIL SIDING

COURTYARD ELEVATIONS CANFIELD TOWNHOMES

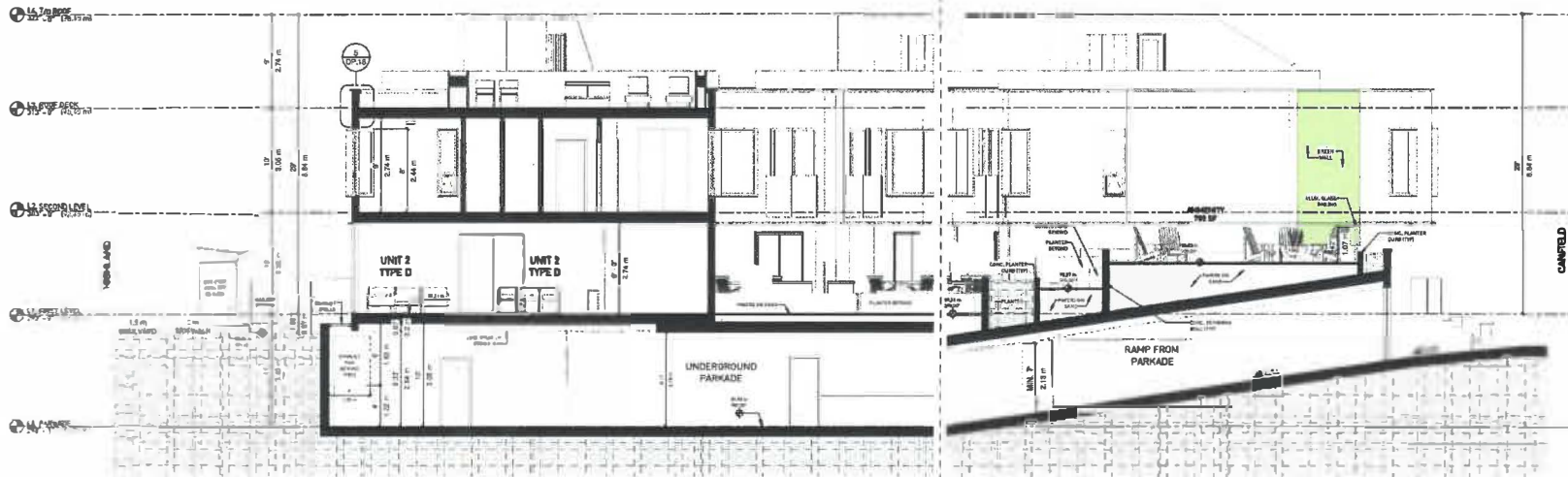
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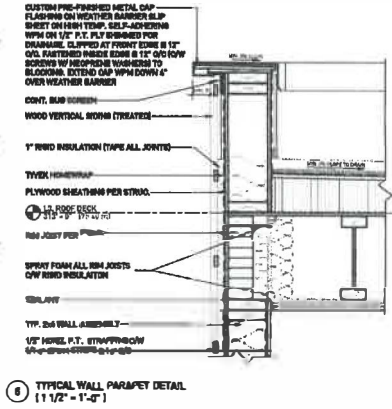
DEVELOPMENT PERMIT



1 SEGMENTED SECTION THRU UNDERGROUND PARKADE & UNIT 8
(3/16" = 1'-0")



2 SEGMENTED SECTION THRU PARKADE RAMP & UNIT 2
(3/16" = 1'-0")



3 TYPICAL WALL PARAPET DETAIL
(1 1/2" = 1'-0")

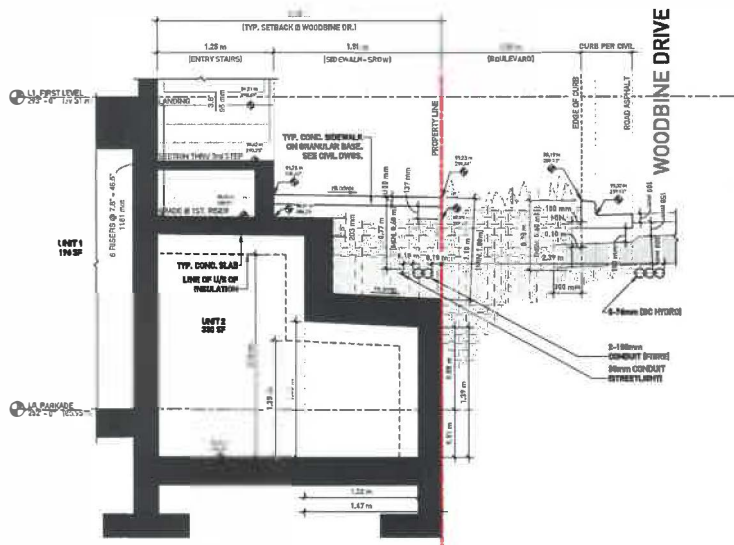
SECTIONS

CANFIELD TOWNHOMES

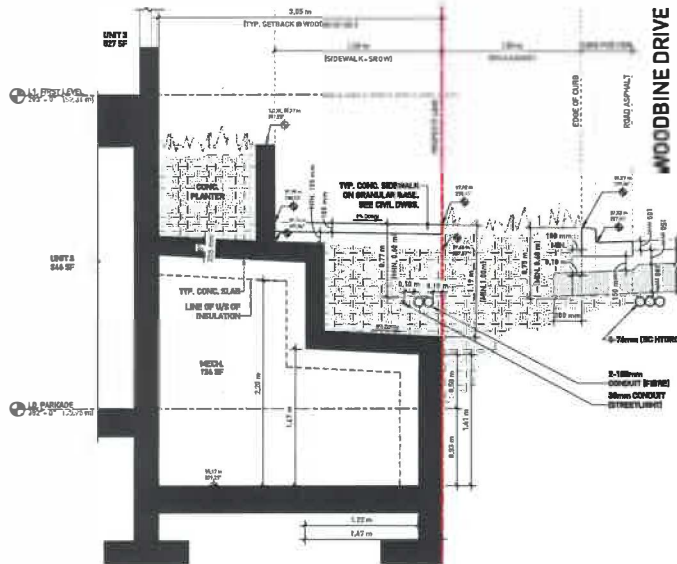
NOVEMBER 14, 2019
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DP.18

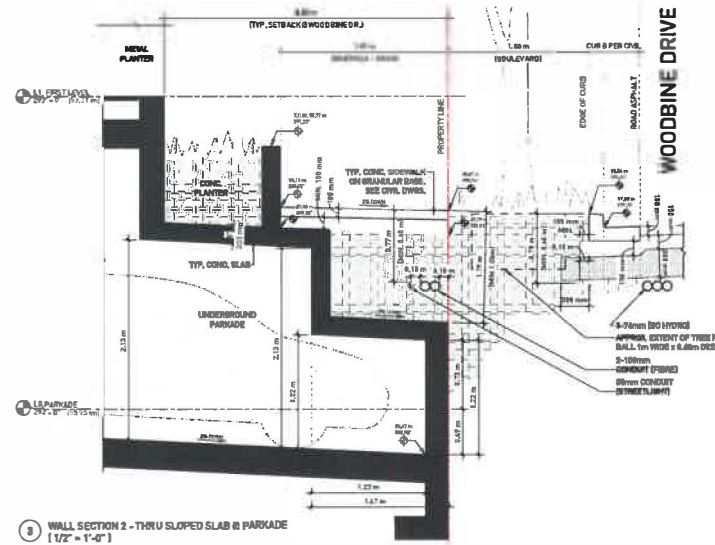
DEVELOPMENT PERMIT



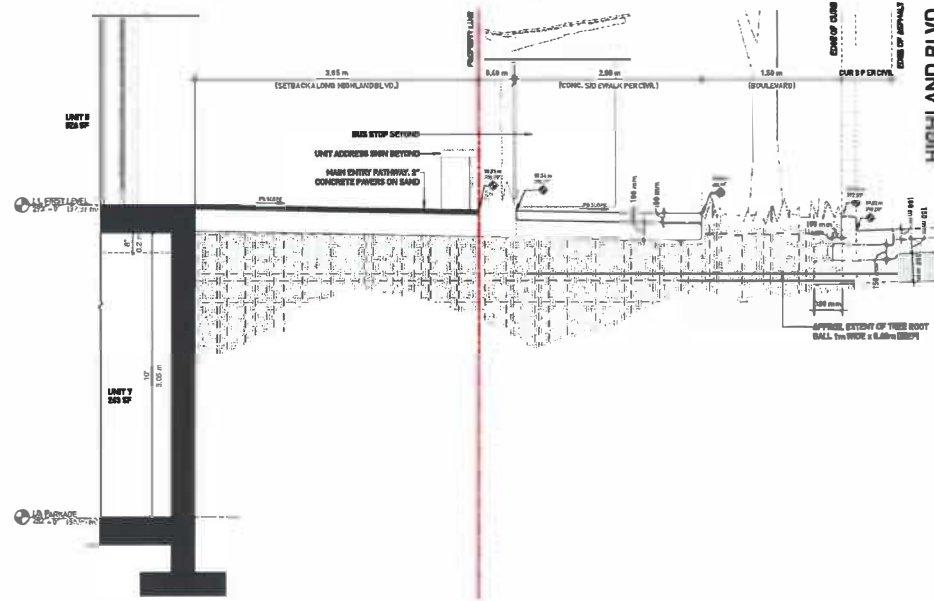
1 WALL SECTION 1 - THRU UNIT 2 @ PARKADE
(1/2" = 1'-0")



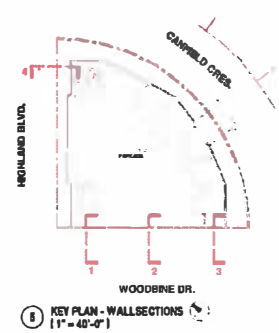
3 WALL SECTION 3 - THRU MECH. RM. @ PARKADE
(1/2" = 1'-0")



2 WALL SECTION 2 - THRU SLOPED SLAB @ PARKADE
(1/2" = 1'-0")



4 WALL SECTION 4 - THRU PARKADE
(1/2" = 1'-0")



KEY PLAN - WALL SECTIONS
(1" = 40'-0")

WALL SECTIONS THRU PARKADE CANFIELD TOWNHOMES

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1 CLP. CONCRETE, SMOOTH FINISH



2 BRICK, DARK GREY



3 VERTICAL CEDAR SIDING



4 BLACK WINDOWS & DOORS



5 METAL, PAINTED BLACK



6 CLEAR, TEMPERED GLASS GUARDRAIL



7 BUILT-IN CEDAR BENCH, LIGHT STAIN



8 CEDAR TIMBER, BLACK STAIN



9 GREEN WALL



10 HARDIE PANEL, SMOOTH, IRON GREY



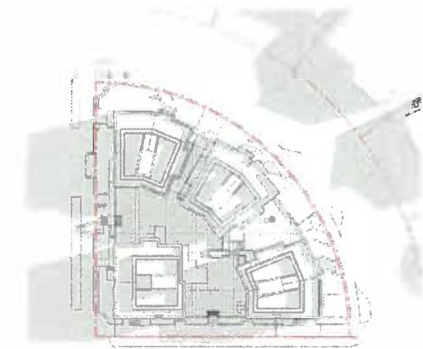
11 STANDING SEAM METAL ROOF, DARK GREY

MATERIAL BOARD CANFIELD TOWNHOMES

NOVEMBER 14, 2019
3155 / 3175 CANFIELD CRESCENT

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DP.19

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① MARCH 21 - 10AM



② MARCH 21 - 12PM



③ MARCH 21 - 2PM



⑩ MARCH 21 - 6PM



④ JUN 21 - 10AM



⑤ JUN 21 - 12PM



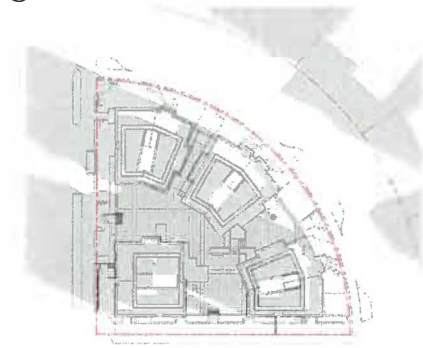
⑥ JUN 21 - 2PM



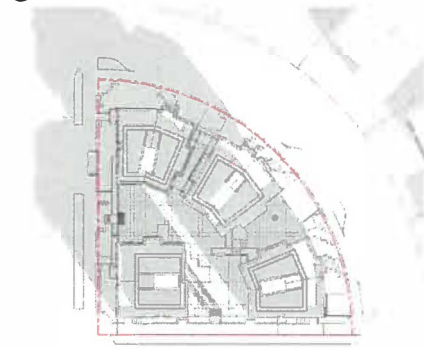
⑪ JUN 21 - 6PM



⑦ DEC 21 - 10AM



⑧ DEC 21 - 12PM



⑨ DEC 21 - 2PM



⑫ DEC 21 - 6PM

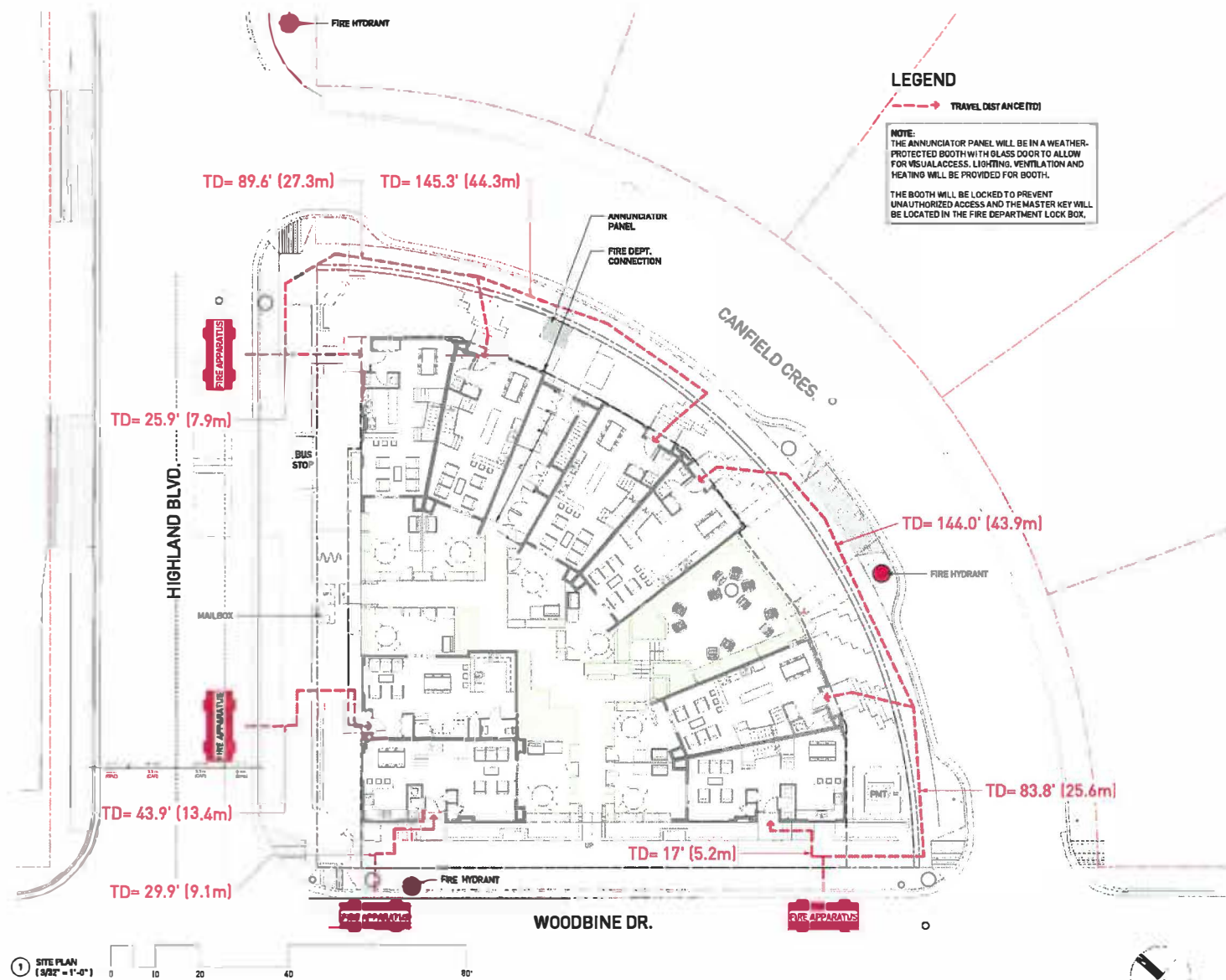


SHADOW STUDIES CANFIELD TOWNHOMES

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3155 / 3175 CANFIELD CRESCENT

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FIRE DEPARTMENT ACCESS SITE PLAN **CANFIELD TOWNHOMES**

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