

AGENDA

REGULAR MEETING OF COUNCIL

Monday, April 26, 2021

7:00 p.m.

Watch at <https://dnvorg.zoom.us/j/65345321120>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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REGULAR MEETING OF COUNCIL

7:00 p.m.

Monday, April 26, 2021

To be held virtually

Watch at <https://dnvorg.zoom.us/j/65345321120>

AGENDA

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 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
- Bylaw 8486 – OCP Amendment Rezoning West 16th Street & Lloyd Avenue
- Bylaw 8487 – Rezoning West 16th Street & Lloyd Avenue

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. April 26, 2021 Regular Meeting Agenda

Recommendation:

THAT the agenda for the April 26, 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. Mr. Peter Larose, Vancouver's North Shore Tourism Association **p. 11-14** Re: Value of Tourism

Application Form
Attachment 1: Backgrounder

5. ADOPTION OF MINUTES

5.1. March 29, 2021 Regular Meeting of Council

p. 17-26

Recommendation:

THAT the minutes of the March 29, 2021 Regular Meeting of Council are adopted.

5.2. March 30, 2021 Public Hearing

p. 27-37

Recommendation:

THAT the minutes of the March 30, 2021 Public Hearing are received.

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. Development Variance Permit 28.20 (Coach House)
4544 Capilano Road**

p. 41-58

File No. 08.3060.20/028.20

Report: Planning Assistant, March 31, 2020
Attachment 1: Development Variance Permit
Attachment 2: Public Input

Recommendation:

THAT Development Variance Permit 28.20, to allow for construction of a coach house at 4544 Capilano Road, is ISSUED.

8.2. Bylaw 8404: 2021-2025 Financial Plan Bylaw Amendment

File No.

Materials to be circulated via agenda addendum.

8.3. Bylaw 8503: Tax Rates Bylaw

File No.

Materials to be circulated via agenda addendum.

8.4. Bylaws 8486, 8487 & 8488: OCP Amendment, Rezoning and DCC Waiver for West 16th Street **p. 63-118**
File No. 09.3900.20/000.000

Report: Deputy Municipal Clerk, April 19, 2020
Attachment 1: Bylaw 8486
Attachment 2: Bylaw 8487
Attachment 3: Bylaw 8488
Attachment 4: Public Hearing Report – March 30, 2021
Attachment 5: Staff report dated January 19, 2021

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)” is given SECOND and THIRD Readings;

AND THAT “West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021” is given SECOND and THIRD Readings.

8.5. UBCM 2021 Local Government Development Approvals Program Grant **p. 119-128**
File No. 13.6410.01/000.000

Report: Senior Community Planner, April 8, 2021

Recommendation:

THAT staff are directed to submit a grant application to support the identification of challenges and potential opportunities to improve the efficiency and effectiveness of the District's development approval processes as described in the April 8, 2021 report of the Senior Community Planner entitled UBCM 2021 Local Government Development Approvals Program Grant.

8.6. 2021 Centennial Bursary Trust Fund **p. 129-130**
File No.

Report: Manager – Financial Services, April 9, 2021

Recommendation:

THAT bursaries are awarded to fourteen students from the District of North Vancouver in the amount of \$805 per bursary.

8.7. UBCM Resolution: Protection of Old Growth Forests **p.131-133**
File No.

Report: Councillor Lisa Muri, March 25, 2021

Recommendation:

THAT the UBCM Resolution: Protection of Old Growth Forests is supported for UBCM resolution:

WHEREAS ancient high productivity (big tree) old growth ecosystems are globally one of the most valuable climate mitigation and resiliency assets in terms of carbon storage, sequestration, protection against wildfire, storage of water and bank of biodiversity;

AND WHEREAS, of the miniscule fraction (2.7%) of the original high productivity (big tree) old growth forests (less than 1% of BC's total current forested area), 75% are still slated to be eliminated through logging;

BE IT RESOLVED THAT the District of North Vancouver call on the Government of British Columbia to immediately defer logging in all and at-risk old-growth forests, as identified by the independent April 2020 Old Growth Strategic Review Panel to the Minister of Forests, Lands, Natural Resource Operations and Rural Development¹, until all 14 of the panel's recommendations have been implemented;

AND THAT the District of North Vancouver formally oppose the logging of at-risk old-growth forests, including the headwaters of Fairy Creek watershed.

8.8. DNV Support for Penticton City Council Request to UBCM **p. 135-139**
File No.

Report: Councillor Lisa Muri, April 13, 2021

Attachment 1: City of Penticton Letter to UBCM, 2021-04-13

Attachment 2: City of Penticton Letter Announcement, 2021-04-13

Recommendation:

THAT Council write a letter to the Union of British Columbia Municipalities (UBCM) President in support of the City of Penticton as requested in the April 13, 2021 letter regarding reconsideration of the Provincial Paramountcy as it relates to the City of Penticton's Zoning Bylaws at 352 Winnipeg Street, Penticton, British Columbia;

AND THAT the letter of support be sent to UBCM members and the City of Penticton Council.

8.9. Bylaw 8470 & 8485: Pigeon Regulation Bylaw & Amendment to Bylaw Notice Enforcement Bylaw **p. 141-164**
File No. 09.3900.20/000.000

Report: Deputy Municipal Clerk, April 20, 2021

Attachment 1: Bylaw 8470

Attachment 2: Bylaw 8485

Attachment 3: Staff report dated February 18, 2021

Recommendation:

THAT "Pigeon Regulation Bylaw 8470, 2021" is given SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8485, 2021 (Amendment 58)" is given SECOND and THIRD Readings.

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. Liquid Waste Committee – Mayor Little

9.4.8. COVID-19 Response & Recovery Task Force – 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 April 26, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

DELEGATIONS

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Delegation to Council Request Form

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

Questions about this form: Phone: 604-990-2311
 Form submission: Submit to address above or email to gordonja@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: Vancouver's North Shore Tourism Association

Title of Presentation: Value of Tourism

Name of person(s) to make presentation: Peter Larose

Purpose of Presentation:

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

Attach separate sheet if additional space is required

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): Jennifer Belak

Daytime telephone number: 604-353-0038

Email address: jennifer@vancouvernorthshore.com

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

Jennifer Belak

January 28, 2021

Name of Delegate or Representative of Group

Date

Jennifer Belak Digitally signed by Jennifer Belak
Date: 2021.01.28 13:59:32 -08'00'

Signature

For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk

Appearance date:

Receipt emailed on:

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.

Backgrounder: “The Value of Tourism on Vancouver’s North Shore”

Vancouver’s North Shore Tourism Association (VNSTA) Delegation to DNV Council (Mar 8, 2021)

Jan 23, 2021

Purpose:

This document summarizes key information contained in the newly-released report of Vancouver’s North Shore Tourism Association (VNSTA), “The Value of Tourism on Vancouver’s North Shore” (Dec 2019).

The report updates a similar 2013 study conducted by Destination BC, with the same DBC Value of Tourism methodology. The report also provides a thematic summary of some of the region’s many “capacity management” strategies in place, which are the result of numerous coordinated efforts by governments, businesses, and residents to coordinate efforts to maximize benefits and limit negative impacts of non-resident travel in the area.

Number of Visitors and Economic Impacts

There were just over two-million visitors (non-residents) to the North Shore in 2018, who spent over \$350 million in the region. This is an increase from 1.4-million visitors in 2013 who spent \$103 million.

Type of Visitor	Volume of visitors	Type of Visitor	# Visitors	Average total spend (\$) per visitor per trip	Totals (\$)
Commercial Accommodation (Hotels, Motels, RV/Camping)		Leisure (paid accommodation)	334,300	\$400	\$134,280,000
Leisure	187,100	Business	34,200	\$500	\$17,200,000
Business	34,200	Visiting Friends & Relatives (VFR)	198,100	\$260	\$52,460,000
Short Term Rentals (AirBnB, Homeaway)	147,200	Day Visitors	1,439,900	\$110	\$151,800,000
Total Visitors in Paid Accommodations	368,500	Annual Direct Visitor Expenditures			\$355,740,000
Visiting Friends & Relatives (VFR)	198,100				
Day Visitors	1,439,900				
Overall Visitation	2,006,500				

The \$350 million in direct visitor spending generated approximately \$570 million in total economic impact to the B.C. economy. This resulted in roughly \$100-million in taxes generated to three levels of government. These tax estimates are high-level estimates based on Statistics Canada’s Input-Output Model and related studies on tax distributions in Canada.

Federal Tax Revenues (45.0%)	\$43,519,877
Provincial / Territorial Tax Revenues (48.9%)	\$47,278,062
Local Government Tax Revenues (6.1%)	\$5,856,618
Total Taxes Generated	\$96,654,558

These two-million visitors also directly supported more than four-thousand jobs in a variety of sectors in the region.

INDUSTRY	Direct Output	Direct Jobs Multiplier	Jobs
Accommodation / Food & Beverage	\$101,188,464.30	16.88	1,708
Transportation	\$75,110,054.25	6.8	511
Retail	\$80,454,158.40	13.31	1,071
Other Services*	\$64,211,070.00	13.41	861
TOTALS	\$320,963,746.95		4,151

Sharing Economy / Airbnb

Airbnb represented 42% of the total accommodation capacity on the North Shore, with approximately 18,400 monthly nights listed in Aug 2018, or 593 units per night in the peak month.

Current Visitor Capacity Management Strategies

The North Shore is host to a wide variety of partnerships to ensure that visitors are not just attracted to the region, but that visitation is distributed throughout different seasons, and even times-of-day to ensure more positive benefits and fewer negative impacts of tourism for the region.

Vancouver's North Shore Tourism Association (VNSTA) focuses its promotional campaigns on shoulder and low seasons, and undertakes a variety of tactics to spread visitor flows between different seasons. Information is provided to tourists by a number of businesses and governments to distribute visitor demand and limit traffic congestion.

Examples of successful capacity management strategies include Quarry Rock and Deep Cove, which are not actively promoted and/or de-marketed (visitors discouraged) during peak seasons & times. Other successful DNV capacity management strategies include tour bus access limitations and routing for Lynn Canyon.

Capilano Suspension Bridge has a comprehensive visitor management strategy, including steeply discounted "twilight rates" (30% off) outside of key traffic periods, permanent flaggers and traffic controllers, overflow parking leased, operating hour extensions, and a free visitor shuttle that eliminated 275,000 vehicle trips in 2018.

Mountain Biking B.C. and the North Shore Mountain Biking Association (NSMBA) have coordinated regional stakeholders to develop some of the most effective mountain biking trail management frameworks in the province. Current promotional strategies also focus on off-peak seasons (Fall and Spring), and a variety of trail stewardship campaigns are integrated into marketing efforts.

Tourism Marketing and Visitor Demand Management

The region's marketing strategies focus not just on growth, but on aligning visitor demand with local carrying capacities. VNSTA's communications channels are coordinated with Destination BC to manage crisis communications – linking businesses, travellers, and host community governments.

Sustainability and stewardship are core values of the region's brand, rooted in the area's history, geography, and residents. Indigenous culture is a core part of the North Shore brand, and the area has two of BC's longest-standing Indigenous tourism businesses, Takaya Tours and Talaysay Tours.

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 7:01 p.m. on Monday, March 29, 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. A. Wardell, General Manager – Finance/CFO
Mr. J. Duncan, Assistant Fire Chief
Mr. R. Danyluk, Manager – Manager – Business Planning and Decision Support
Mr. J. Gordon, Manager – Administrative Services
Ms. G. Lanz, Deputy Municipal Clerk
Mr. M. Hartford, Section Manager – Development Planning
Ms. C. Brondgeest, Communications Coordinator
Ms. K. Charters-Gabaneck, Corporate Planning & Reporting Coordinator
Ms. A. Reiher, Council Liaison/Support Officer
Ms. S. Dale, Confidential Council Clerk
Ms. S. Clarke, Committee Clerk

RESOLUTION TO HOLD PUBLIC MEETING WITHOUT THE PUBLIC IN ATTENDANCE

MOVED by Councillor BACK

SECONDED by Councillor BOND

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;
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- 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.

CARRIED

1. ADOPTION OF THE AGENDA

1.1. March 29, 2021 Regular Meeting Agenda

MOVED by Councillor HANSON

SECONDED by Councillor BOND

THAT the agenda for the March 29, 2021 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

The Mayor and Council of the District of North Vancouver provided comments related to the March 27, 2021 violent incident that occurred at Lynn Valley Village. Council offered condolences and words of support to residents and all those impacted by the act of violence. Council provided a special thank-you to those who provided help and acknowledged the quick response of the District of North Vancouver Fire and Rescue Services and RCMP. It was noted the North Shore Emergency Management, with the support of the North Shore municipalities, has set-up a Wellness and Resilience Centre at Karen Magnussen Community Centre, to provide support services for all those affected.

2. PUBLIC INPUT

2.1. Ms. Madeleine Hawkins:

- Spoke in support of items 8.4 and 8.6;
- Commented on the housing diversity provided by the proposed development, filling a need for those downsizing and growing families who want to stay in the community;
- Commented on the close proximity to amenities and transit;
- Commented that the proposed development will provide much-needed rental housing on the North Shore; and,
- Acknowledged the proposed childcare facility.

2.2. Mr. Jason Black:

- Spoke in support of items 8.4 and 8.6;
- Mentioned there will be affordable housing options for people who want to stay in the neighbourhood;
- Commented on the need for more rental and mixed-use housing on the North Shore; and,
- Noted that the proposed development is in a designated town center.

2.3. Ms. Isabella Schuss:

- Spoke in support of items 8.4 and 8.6;
- Commented that the proposed development provides residents an opportunity to stay on the North Shore;
- Commented favourably on the expansion of the nearby park;
- Noted the close proximity to transit; and,
- Opined that the proposed development will provide a sense of community.

2.4. Mr. Brodie Henrichsen:

- Spoke in support of items 8.4 and 8.6;
- Commented on the need for more housing options on the North Shore;
- Noted that the proposed development will provide affordable housing options for young families; and,
- Acknowledged a daycare facility and a grocery store are within walking distance of the proposed development.

2.5. Mr. Fred Rathje:

- Spoke in support of items 8.4 and 8.6;
- Noted that bicycle spaces are proposed on each floor of the buildings;

- Expressed concern that new developments continue to provide ample parking stalls;
- Commented on the site's proximity to transit and amenities; and,
- Spoke to the importance of creating a walkable community with better bicycle infrastructure and decreased reliance on vehicles.

2.6. Ms. Emilie Lok:

- Spoke in support of items 8.4 and 8.6;
- Opined that the proposed development will complete the Lynn Creek Town Centre and will provide vibrancy to the neighbourhood;
- Commented that the proposed development will provide a variety of housing options and amenities; and,
- Spoke to the importance of creating a walkable community.

2.7. Mr. Brad Jones:

- Spoke in support of items 8.4 and 8.6;
- Noted that more rental units are needed on the North Shore;
- Commented on the close proximity of the development to amenities; and,
- Commented on the challenge of finding suitable childcare.

2.8. Mr. Lucas Raynor:

- Spoke in support of items 8.4 and 8.6;
- Commented on the challenges of finding affordable housing options on the North Shore;
- Noted that the proposed development will provide housing for both young families and first-time homebuyers; and,
- Commented on the amenities and noted that bicycle spaces are proposed on each floor of the buildings.

2.9. Mr. Peter Teevan:

- Acknowledged the tragedy in Lynn Valley on Saturday, March 27, 2021;
- Spoke to item 8.3 regarding the Financial Plan Bylaw;
- Questioned why the District is increasing taxes during the COVID-19 Pandemic; and,
- Encouraged the District to be as transparent as possible;

3. RECOGNITIONS

Nil

4. DELEGATIONS

4.1. Mr. Adam Corneil, Unbuilders Deconstruction

Re: The Case for Mandating Deconstruction

Mr. Adam Corneil, Unbuilders Deconstruction, outlined the positive impacts of deconstruction including community health, social activism, job creation, economic stimulation and the preservation of history and historic materials and encouraged the District to mandate deconstruction.

MOVED by Councillor MURI
SECONDED by Councillor CURREN
THAT the Unbuilders Deconstruction delegation is received for information.

CARRIED

5. ADOPTION OF MINUTES

5.1. March 11, 2021 Special Council Meeting

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT the minutes of the March 11, 2021 Special Council meeting are adopted.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Bylaws 8472 and 8476: Standards and Regulations in Single-Family Zones
File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Councillor HANSON
THAT "District of North Vancouver Rezoning Bylaw 1404 (Bylaw 8472)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1405 (Bylaw 8476)" is ADOPTED.

CARRIED

Opposed: Councillors BACK, BOND, CURREN and FORBES

8.2. Bylaws 8498, 8499, and 8500: Lynn Canyon Pay Parking Pilot Bylaw Amendments
File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Councillor HANSON
THAT "District of North Vancouver Street and Traffic Bylaw 7125, 2004 Amendment Bylaw 8498, 2021 (Amendment 23)" is ADOPTED;

AND THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8499, 2021 (Amendment 73)" is ADOPTED;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8500, 2021 (Amendment 60)” is ADOPTED.

CARRIED

Opposed: Councillors BACK, BOND and CURREN

8.3. Bylaw 8502: 2021-2025 Financial Plan Bylaw

File No. 05.1780/2021

Mayor LITTLE left the meeting at 8:19 p.m.

Councillor FORBES assumed the Chair.

Mayor LITTLE returned to the meeting at 8:21 p.m. and assumed the Chair.

MOVED by Councillor BACK

SECONDED by Councillor HANSON

THAT “2021 – 2025 Financial Plan Bylaw” is given FIRST, SECOND, and THIRD Readings.

CARRIED

Opposed: Councillor FORBES

8.4. Bylaws 8496 and 8497: Rezoning and Housing Agreement for a Multi-Family Development at 405-485 Marie Place

File No. 08.3030.20/052.19

Public Input:

Ms. Vicky Chou, Vice-President Fairborne Homes:

- Advised that the proposed development meets the key components of the Lynn Creek Town Centre;
- Spoke to the proposed amenities including bike storage on each level to promote alternative modes of transportation;
- Noted that the proposal includes provision of energized outlets for Level 2 electric vehicle charging in all residential parking spaces;
- Noted the expansion of Marie Place Park and the improved connectivity of greenspaces;
- Commented on the proposed Community Amenity Contributions (CACs) and noted that the CACs are anticipated to be directed toward affordable housing and the provision or enhancement of public facilities; and,
- Ensured that the Construction Traffic Management Plan will reduce the impact on the community.

MOVED by Councillor BOND

SECONDED by Mayor LITTLE

THAT “District of North Vancouver Rezoning Bylaw 1409 (Bylaw 8496)” is given FIRST Reading;

AND THAT "Housing Agreement Bylaw 8497, 2021 (405 Marie Place)" is given FIRST Reading;

AND THAT Bylaw 8496 is referred to a Public Hearing.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

8.5. Bylaw 8501: Proposed Highway Closing and Dedication Removal
Bylaw 8501 – 400 Block Marie Place Highway Closure
File No. 02.0930.20/516.000

MOVED by Councillor BACK
SECONDED by Councillor BOND

THAT "400 Block Marie Place Highway Closure Bylaw 8501, 2021" is given FIRST Reading;

AND THAT staff is authorized to publish notification of the road closure for two consecutive weeks as per the provisions in the *Community Charter*.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

8.6. 1510-1530 Crown Street and 420-460 Mountain Highway Update on Revisions – Rezoning and Development Permit Application
File No. 08.3060.20/040.18

Public Input:

Mr. Christopher Philips, President – Fairborne Homes:

- Commented that the proposed development will create the heart of Lynn Creek Town Centre;
- Commented that the proposed development will provide diverse housing options;
- Noted the close proximity to childcare, greenspace, and grocery amenities;
- Mentioned the new north-south lane at the east side of the site that would connect Crown Street and Hunter Street;
- Advised that the revised application includes a decrease in the height of the high-rise building from twenty-nine storeys to twenty-four storeys;
- Advised that the middle mid-rise building which is proposed as a mix-market and non-market rental has been increased from five-storeys to eight-storeys;
- Advised that the northerly mid-rise building which is proposed as market rental has been increased from five storeys to seven storeys;
- Noted that additional modifications are still being explored which would reduce the number of parking spaces proposed at grade and allow for an enhanced childcare drop-off area; and,
- Mentioned the allocation of two bicycle parking spaces per residential unit.

MOVED by Councillor HANSON
SECONDED by Councillor MURI

THAT the proposal for 1510-1530 Crown Street and 420-460 Mountain Highway is not supported.

DEFEATED

Opposed: Mayor LITTLE and Councillors BACK, BOND and CURREN

MOVED by Councillor BOND

SECONDED by Councillor BACK

THAT staff is directed to prepare bylaws regarding the consideration of this application for rezoning and development permit for a mixed-use development in Lynn Creek Town Centre.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

8.7. Committee Terms of Reference

File No.

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT staff is directed to report back with an amendment to the Council Procedure Bylaw to allow for electronic meeting participation by members of Council advisory committees;

AND THAT staff is directed to report back with amendments to the Municipal Advisory Committee Policy outlining a new standard District of North Vancouver committee Terms of Reference.

CARRIED

8.8. District of North Vancouver Climate Action Advisory Committee

File No.

MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT Council approve the creation of the District of North Vancouver Climate Action Advisory Committee;

AND THAT Council approve the proposed Terms of Reference for the District of North Vancouver Climate Action Advisory Committee.

CARRIED

8.9. Safe Supply of Opioids - Overdose Crisis

File No.

This item was deferred to a future Council meeting.

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 HANSON
SECONDED by Councillor BACK

THAT the March 29, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:20 p.m.)

Mayor

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**West 16th Street and Lloyd Avenue
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, March 30, 2021 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
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri (7:05 p.m.)

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering
Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. G. Lanz, Deputy Municipal Clerk
Mr. M. McIntosh, Section Manager – IT Infrastructure & Customer Service
Ms. C. Peters, Senior Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Clarke, Committee Clerk
Ms. S. Ferguson, Committee Clerk

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 observers being provided the Zoom meeting information on the DNV. 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 Zoom 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 DNV.org/agenda;
- 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*.

Councillor MURI arrived at this point in the proceedings (7:05 p.m.)

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8486 proposes to amend the District's Official Community Plan land use designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1). He further stated that Bylaw 8487 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Employment Zone

Light Industrial (EZLI) to a new Comprehensive Development Zone 133 (CD133). The CD133 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

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

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 60-unit, five-storey supportive housing project on District owned land at West 16th Street and Lloyd Avenue for women and women-led families in need, at risk of homelessness, or experiencing homelessness;
- The District has identified in the OCP and the Rental and Affordable Housing Strategy the need for a wide range of housing types, including supportive housing;
- The proposal, if approved, will be the first supportive housing building of this kind for women and women-led families in the District and will complement other housing options across the North Shore;
- A supportive housing unit is a self-contained permanent rental home with various support services tailored to the individual resident;
- This is not a shelter and the support services provided on-site will help to ensure tenants can achieve and maintain housing stability;
- All residents sign a program agreement and pay subsidized rent equal to shelter rates or through a rent-geared-to-income program;
- This is a partnership with funding contribution from the Province for the capital construction and operating costs;
- As a partner in this process the District is contributing the following:
 - Contributing the District-owned land through a long-term lease at a nominal rate;
 - Waiving the application fees for the OCP Amendment, Rezoning, and Development Permit;
 - Acknowledging the supportive housing proposed is consistent with the District's Community Amenity Contribution (CAC) Policy;
- Should the bylaws be supported the District will consider:
 - Waiving the Building Permit fees;
 - Setting the applicable District Development Cost Charges to zero; and,
 - Supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment;
- The District has partnered with BC Housing and RainCity Housing on this project and RainCity Housing will be the operator should the rezoning proceed;
- The subject site is approximately 3,200m² (0.8 acres) in area;
- The site includes nine parcels and is currently used for car storage for nearby car dealerships and all nine lots are owned by the District and will continue to be owned by the District should the project proceed;
- Existing light industrial uses are located to the east, west, and south;
- The construction of new mixed-use buildings in the area show that the surrounding neighbourhood on Pemberton and Marine Drive is an area in transition;

- The site is located within 100m of a bus stop and is well-served by transit including Translink's new R2 Rapid Bus;
- The OCP designates the site as Light Industrial Commercial and Bylaw 8486 proposes to amend the OCP to Commercial Residential Mixed-use Level 1 which would accommodate the proposed density of approximately 1.52 Floor Space Ratio (FSR);
- The existing zoning is Employment Zone Light Industrial (EZLI) and is currently a paved site used for car storage;
- Bylaw 8487 would rezone the site to a new Comprehensive Development Zone 133;
- The proposed density is approximately 1.52 FSR and the CD133 Zone permits density up to approximately 1.6 FSR as design refinements may result in a modest increase in floor area;
- The CD133 Zone permits the residential use and the accessory uses including support services and common area facilities;
- The proposal includes sixty supportive housing units in a five-storey building;
- The main entrance would be located off Lloyd Avenue;
- Access to the underground parkade would be located at the southwest corner of the site off the laneway;
- The proposal includes one level of underground parking with a total of twenty-six parking spaces for staff and visitors;
- A multi-use path is proposed on the unopened West 16th Street road allowance to provide a connection to West 16th Street to the west;
- The primary outdoor amenity space is located on the north side of the site and a secondary outdoor amenity area is located on the south side;
- There is a rooftop amenity space proposed and will include picnic tables and garden beds;
- The amenity on the north side of the building includes a children's play area;
- The building is proposed to meet Step Code Level 4 which represents a high energy-efficiency standard and further details will be provided at the Development Permit stage should the Bylaws be adopted;
- As part of the redevelopment, new sidewalk on Lloyd Avenue and a new multi-use path on West 16th Street would be created and improvements to the existing laneway are also proposed;
- The project has been reviewed against the District's Rental 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 proposal includes a total of sixty-units with forty-two studio and 1-bedroom units, and eighteen family-oriented units of two bedroom or larger layouts;
- Rents will be secured in the lease agreement and will include a mix of rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and Rent-Geared-to-Income which currently ranges from \$901 to \$1,461 per month;
- Tenant selection will be based on need in the community;
- The proposed mix of rental rates includes flexibility to support under-employed women with rent geared to income units and is proposed to remain flexible to respond to the need;

- Public notice was fulfilled pursuant to the *Local Government Act*, including the following:
 - Over two thousand letters were sent to the neighbourhood including residents and businesses;
 - A number of information signs were installed on the site and on the surrounding streets;
 - Ads were placed in the newspaper and social media announcements were sent by both BC Housing and the District;
 - Project details were included on the District's website and on BC Housing's Let's Talk site;
 - Four virtual small group community meetings were held and a presentation was given by the District, BC Housing, and Raincity Housing at these meetings and participants were able to have their questions answered;
 - Two webinars were also held which had no cap on the number of participants;
 - The same presentation was provided and participants were able to ask questions;
 - In total, approximately seventy-two members of the public participated in a meeting or webinar;
 - A recording of the presentation given at the February 23, 2021 webinar was added to BC Housing's Let's Talk page;
 - A summary of the public engagement has been prepared and is available as background information to this public hearing;
 - As of Friday, March 26, 2021 approximately ninety-four written responses received by the District; and,
 - Additional notification was undertaken through signs, newspaper advertising, and mailed notices.

4. PRESENTATION BY PARTNERS

4.1. Ms. Amelia Ridgway, RainCity Housing:

- Provided history and context of the proposed development;
- Commented that supportive housing provides a safe home with access to on-site supports to ensure women and women-led families can achieve and maintain housing stability;
- Spoke to the program model;
- Noted that RainCity Housing is committed to being a good neighbour;
- Advised that the building would be purpose-built and security measures would include extensive camera monitoring, well lit outdoor areas, would include fencing and a controlled single point of entry;
- Commented that a Community Advisory Committee would be created prior to the building becoming operational and is an opportunity for the neighbourhood and community to participate in this building becoming a successful member of the District; and,
- Opined that this project has an opportunity to make a difference in people's lives.

4.2. Ms. Naomi Brunemeyer, BC Housing:

- Noted that women and women-led families will be from the North Shore;

- Spoke to the intentional approach to building a community;
- Commented on the program agreement and good neighbour agreement; and,
- Advised that this will not be a low barrier program.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Judith Brook:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide stable and affordable housing options; and,
- Suggested that supportive housing is desperately needed on the North Shore.

5.2. Mr. Nathan Davidowicz:

- Spoke in support of the proposed development; and,
- Expressed concern with transit issues on the North Shore.

5.3. Ms. Gyula Huszar:

- Commented that businesses in the area have spoken in opposition because of the onsite storage of drugs;
- Questioned the safe supply of drugs and if they will be provided by medical professionals;
- Expressed concern that males are allowed to live in the same facility and spoke to abusive relationships; and,
- Spoke in support of supportive housing facilities.

5.4. Mr. Corrie Kost:

- Questioned what the average length of tenancy is expected to be;
- Spoke regarding the Public Hearing process and the virtual Public Hearing binder;
- Spoke in support of the proposed development; and,
- Commented on the importance as a community to treat the District's most vulnerable citizens.

5.5. Ms. Kathryn Nairne:

- Spoke in support of the proposed development;
- Opined that supportive housing will have a positive effect on the community;
- Noted that women with children have challenges accessing affordable housing options; and,
- Remarked that the site is a great location and is in close proximity to transit, parks and schools.

5.6. Ms. Jenn Ohlhauser:

- Spoke in support of the proposed development;
- Opined that the proposed development will revitalize the area and strengthen the neighbourhood; and,
- Commented on how valuable a supportive community is.

5.7. Ms. Bowinn Ma:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide housing options for women in need;
- Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate;
- Remarked that RainCity Housing and BC Housing value women and recognize that supportive housing is critically important to women struggling in the community; and,
- Encouraged Council to support the proposed development.

5.8. Mr. Joe A. Kunzler:

- Spoke in support of the proposed development; and,
- Noted the close proximity to transit.

5.9. Ms. Kirsten Larsen:

- Spoke in support of the proposed development;
- Opined that supportive housing saves women lives; and,
- Commented on harm reduction and stated that having a well-run, well-staffed house in the neighbourhood can make the community safer.

5.10. Ms. Margaret Harman:

- Spoke in support of the proposed development;
- Commented on the challenges of finding safe and affordable long-term housing;
- Acknowledged that supportive housing is needed on the North Shore; and,
- Opined that supportive housing will provide a sense of community.

5.11. Ms. Carolyn Neilson:

- Spoke in support of the proposed development;
- Acknowledged increasing mental health challenges and acts of domestic violence;
- Commented that RainCity Housing and BC Housing are invested in the well-being and future of the North Shore;
- Spoke to the issue of affordable housing; and,
- Stated that housing is a critical human need and right.

5.12. Mr. Jeremy Dyson:

- Spoke in support of the proposed development; and,
- Commented that the proposed development is within close proximity to parks and schools.

5.13. Ms. Julia Kaisla:

- Spoke in support of the proposed development;
- Acknowledged that there is fear in the community;
- Noted that recovery services not only do not pose risks to children, but improve the health of the community;
- Acknowledged the need for the facility; and,
- Spoke to the opportunity to take action and help provide support.

5.14. Ms. Taylor Simone:

- Spoke in support of the proposed development;
- Commented that RainCity Housing and BC Housing are investing in the future of women;
- Spoke to the stigma of supportive housing;
- Addressed the issue of harm reduction;
- Commented on the importance of educating the community; and,
- Discussed the daily structure and programs to help residents develop life skills and take care of medical needs.

5.15. Mr. Dan Pistilli:

- Expressed concern that the proposed development may have a negative impact on the community;
- Expressed concerns related to illicit drug use; and,
- Expressed concern regarding the loss of industrial land.

5.16. Ms. Dana Anthony:

- Spoke in support of the proposed development;
- Commended RainCity Housing and BC Housing's reputation as well-run organizations; and,
- Spoke to the housing model used in Brooklyn, New York.

5.17. Ms. Laurie Parkinson:

- Spoke in support of the proposed development;
- Commented on the need to provide safe housing options for women and their children; and,
- Noted that staff are trained specifically to help women in need.

5.18. Ms. Sahar Jafari:

- Expressed concern with the risk and danger this proposal may bring to the neighbourhood;
- Expressed concern with regards to drug use, abusive relationships, and safety issues; and,
- Opined that the proposed development may drive homelessness into this neighbourhood.

5.19. Mr. Amir Amintabar:

- Spoke to the negative impacts the proposed development may have in the neighbourhood;
- Expressed concern for the safety of children;
- Suggested that low income women should not be living together in one place; and,
- Expressed concern that the value of his property may decrease.

5.20. Mr. Hazen Colbert:

- Spoke in support of the proposed development;
- Commented on the importance of educating the community;
- Acknowledged the concerns of residents living in this neighbourhood; and,

- Questioned the definition of the term woman in relation to the supportive housing project.

5.21. Mr. Rodrigo Horta:

- Spoke in opposition to the proposed development;
- Expressed general support of supportive housing;
- Expressed concern with drug and safety issues; and,
- Expressed concern that the value of his property may decrease.

5.22. Ms. Ally Mallalieu:

- Spoke in support of the proposed development;
- Stated that supportive housing is needed on the North Shore;
- Remarked that addiction is already in local neighbourhoods; and,
- Commented that supportive housing saves lives.

5.23. Ms. Kinga Wdowiak:

- Spoke in opposition to the proposed development;
- Expressed concern with regards to drug use; and,
- Expressed concern about property values.

5.24. Ms. Gyula Huszar, SPEAKING A SECOND TIME:

- Questioned how drugs used on this site will be procured.

5.25. Ms. Jennifer Lyon:

- Expressed support for the proposed development; and,
- Commented on the importance of diversity within the community.

Council recessed at 9:01 p.m. and reconvened at 9:07 p.m.

In response to a question from Council, BC Housing advised that the proposed building occupancy will be based on need in the community and the mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

In response to a question from Council, BC Housing advised that there is no set length of tenancy. Supportive housing is an important first step to getting people inside and receiving services and RainCity Housing will work with each resident to understand their needs and goals and provide the support they need to have successful tenancies.

In response to a question from Council, BC Housing advised that BC Housing's supportive housing buildings are operated based on the widely recognized and proven Housing First model. Residents of this housing, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regard to lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators would work with each tenant to ensure they use safely. This is a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use. RainCity would work with Vancouver Coastal Health in determining best practices to ensure tenants are safe and healthy. When residents are ready to make a change, staff on site would connect them with the appropriate support services. Shelter and supportive housing residents may make personal choices regarding their buying and consumption habits.

Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

In response to a question from Council, RainCity advised that residents would be expected to sign a Program Agreement and would be expected to abide by it. The Program Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Operational staff would work with residents and the neighbours to foster good neighbourhood relations.

In response to a question from Council, RainCity Housing advised that amenities include:

- Each unit has it's own kitchen;
- First floor amenity spaces;
- Single-point entry with staff;
- Office and clinic space;
- Full commercial kitchen;
- Playground;
- Cultural space likely serving the Indigenous population; and,
- General amenity area for movie nights and a place to gather and be apart of the community.

In response to a question from Council, RainCity advised that the term women is a broad definition and could include self-identifying women, cisgender, transgender or non-binary gender identity.

In response to a question from Council, staff advised that there are 119 day care spaces for infants, 181 spaces for toddlers, and 51 spaces for school aged care in the Lower Capilano area. It was noted that there is a shortage in the after school age category. RainCity Housing will work with each resident to understand their needs.

In response to a question from Council, BC Housing advised that they are committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and security measures would include well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If concerns or problems occur with specific individuals on the project property, the operator would work with the individual and police to find solutions. A Community Advisory Committee would be created to support the successful integration of the building into the neighbourhood and community, with representation from BC Housing, Vancouver Coastal Health, the District of North Vancouver, RainCity, RCMP, any relevant community partners such as school district, service providers and community members at large, to be facilitated by a neutral third party.

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

- Spoke to the article he submitted entitled After the Shouting, Do Shelters and Supportive Housing Harm Neighborhoods; and,
- Commented on the importance of community support and engagement.

5.27. Mr. Joe Kunzler, SPEAKING A SECOND TIME:

- Acknowledged that domestic violence is real.

5.28. Ms. Margaret Harrington:

- Spoke in support of the proposed development; and,
- Stated that those who choose recovery deserve support and encouragement from the community.

5.29. Mr. Amir Amintabar, SPEAKING A SECOND TIME:

- Questioned how to send his questions to staff; and,
- Noted that it is important to consider the concerns of immediate the neighbours.

5.30. Ms. Judith Brook, SPEAKING A SECOND TIME:

- Commented that immediate neighbours have spoken in support of the proposed development;
- Noted that that addiction is already in local neighbourhoods; and,
- Spoke to the advantages of providing support in one location to a localized group.

5.31. Ms. Sahar Jafari, SPEAKING A SECOND TIME:

- Urged Council to consider the residents that live in close proximity to the proposed development;
- Expressed concern with drug use and abusive relationships; and,
- Opined that the neighbourhood is already too busy.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT the March 30, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" be returned to Council for further consideration.

CARRIED
(9:53 p.m.)

CERTIFIED CORRECT:




Confidential Council Clerk

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 26, 2021</u>
<input type="checkbox"/> Other:	Date: _____


Dept. Manager


GM/ Director

CAO

The District of North Vancouver REPORT TO COUNCIL

March 31, 2021
Case: PLN2020-00028
File: 08.3060.20/028.20

AUTHOR: Daniel Broderick, Planning Assistant

SUBJECT: DEVELOPMENT VARIANCE PERMIT 28.20 (Coach House)
4544 Capilano Rd

RECOMMENDATION:

THAT Development Variance Permit 28.20 (Attachment 1) to allow for construction of a coach house at 4544 Capilano Road is ISSUED.

REASON FOR REPORT:

The proposed construction includes variances to the Zoning Bylaw that require Council's approval.

SUMMARY:

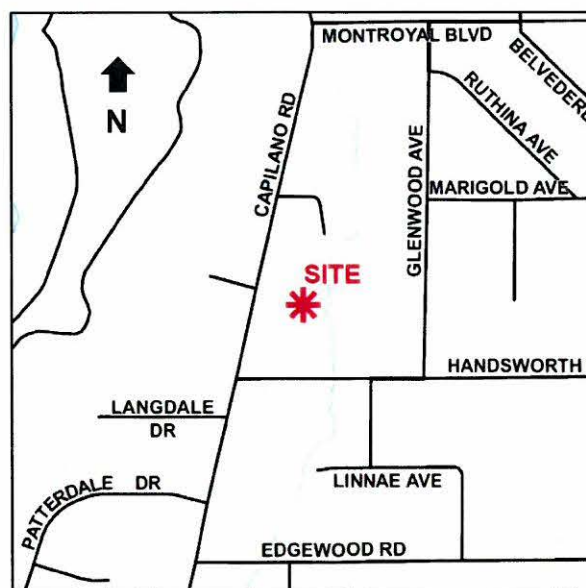
Mr Karl Wein of Karl Wein & Associates has applied on behalf of the owners of 4544 Capilano Road for a Development Variance Permit to construct a coach house in the rear yard of the property. The site is designated in a Development Permit Area for Streamside Protection.

The proposed construction requires variances to the Zoning Bylaw for the coach house vehicle access.

BACKGROUND:

Coach House Program:

On January 20, 2020, Council amended the Zoning Bylaw to permit single storey coach houses through the building permit process for lots with open rear lane or flanking street

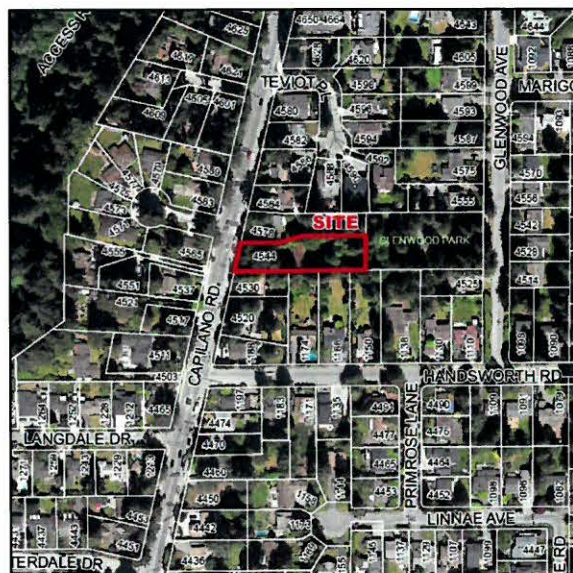


access. Council indicated a willingness to continue to use the Development Variance Permit process on a case by case basis for two-storey coach houses and for coach houses in other lot configurations, such as those without rear lane or flanking street access.

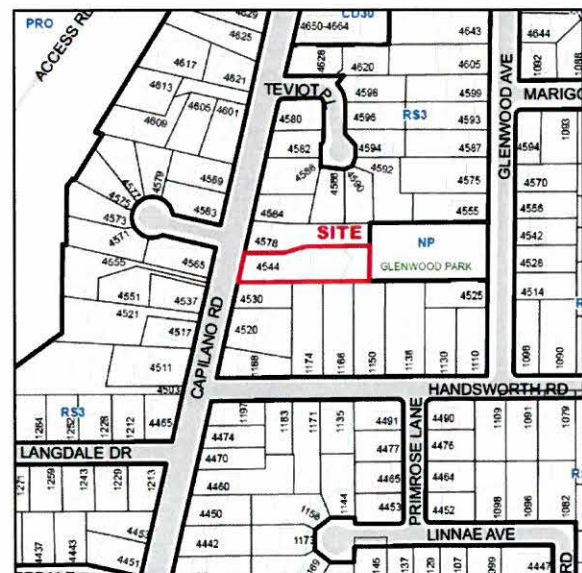
Site and Surrounding Area:

The subject site is located on the east side of Capilano Road, north of Handsworth Road. The site has an area of 1,924 m² (20,708 sq. ft.) and is currently occupied by a single-family home. Driveway access is via Capilano Road and the lot does not have rear lane access. There is a creek running north-south in the rear yard of the property.

The site and surrounding lots are zoned Single-family Residential 7200 Zone (RS3) as seen in the following air photo and context map. Glenwood Park is located immediately to the east of the property and is zoned Neighbourhood Park. The subject property is located in the Development Permit Area for Streamside Protection.



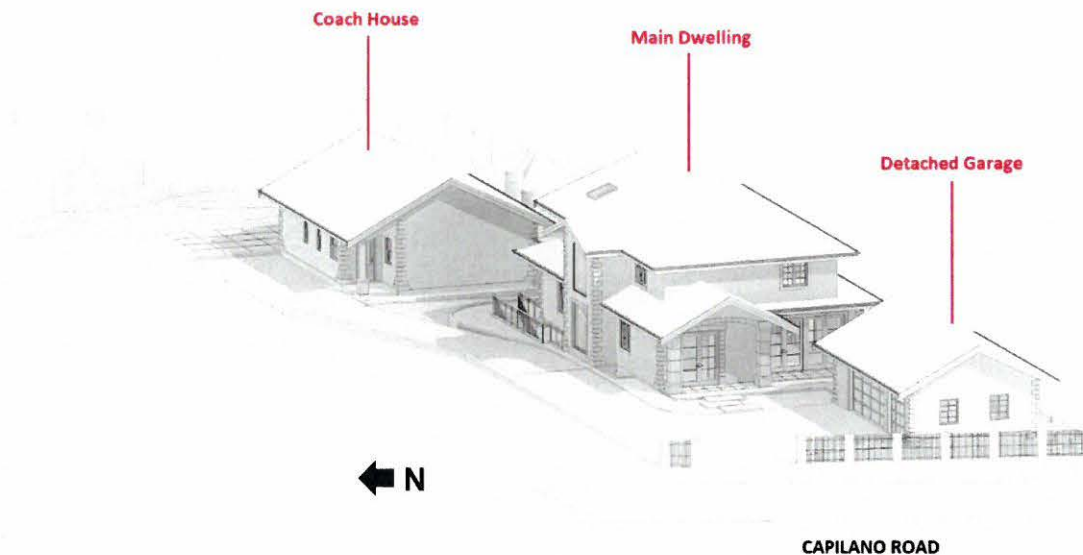
Air Photo



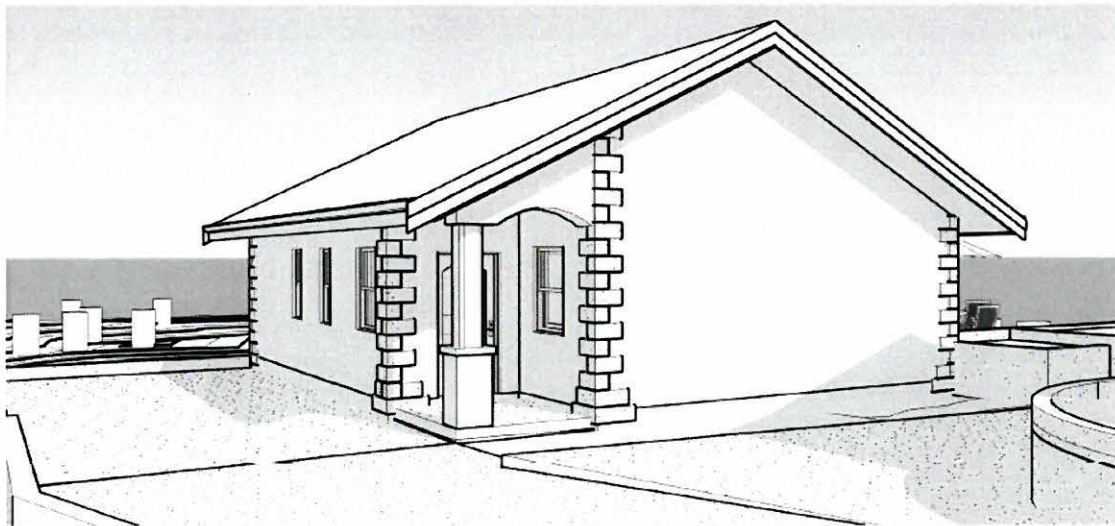
Context Map

PROPOSAL:

The applicant proposes to construct an 84.5 m² (910 sq. ft.) coach house in the rear yard of the property. A new single family house and detached garage are also proposed and do not require variances. A total of four parking spaces are being provided on site, including one required parking space for the proposed coach house. A permit to demolish the existing house has been issued and demolition of the house has commenced.



Bird's eye view of proposed coach house, principal dwelling and detached garage, as viewed from the north-west



Rendering of the proposed coach house, as viewed from the driveway
Design

The architectural design of the proposed coach house complements the design of the proposed new principal dwelling, while appearing secondary or accessory in scale. The proposed coach house and proposed detached garage similarly share design elements, including the sloped roof and building orientation. The coach house is formatted as a one-level, two-bedroom suite. A private outdoor space is proposed for the coach house to the south side of the building. The proposed coach house, driveway and patio are all located entirely outside the streamside protection area in the rear yard and the coach house siting maintains a 6.1 m (20 ft.) separation from the principal dwelling.

Tree Removal and Retention

The Arborist report submitted with the application assessed 63 trees located on the property and on neighbouring properties. A total of 41 trees are recommended by the Arborist for removal, including 7 large diameter trees and 34 unprotected trees. The majority of the trees proposed for removal are related to the construction of the proposed principal dwelling, detached garage, and coach house. A total of three trees will be removed specifically due to the poor condition of the trees.

There will be tree replanting and a riparian restoration plan prepared by a Qualified Environmental Professional and reviewed by the District's Environment staff.

Parking

Driveway access will be provided from Capilano Road at the northwest corner of the site and will be used to provide access for both the proposed coach house and the existing principal dwelling. A detached three-car garage is proposed in the front yard of the principal dwelling. A fourth parking space, for use by the resident of the coach house, will be provided in the rear yard immediately to the north of the coach house.

ANALYSIS:

Zoning Bylaw Compliance:

The construction requires the following variance:

Regulation	Required/ Permitted	New Work	Variance
Coach House Vehicle Access	Where abutting an open lane, or on a corner lot without open lane access	Coach House vehicle access on lot with no lane, nor on a corner lot	Coach House is permitted on a lot that does not have a rear lane and is not a corner lot

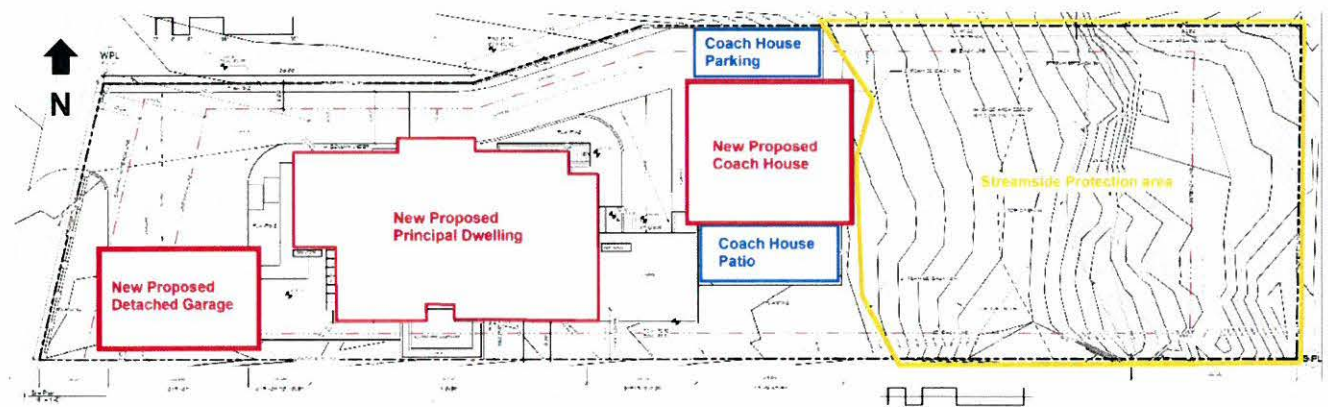
Variance:

Coach House Vehicle Access

Under the provisions of the District's Coach House Program and the requirements of the Zoning Bylaw, a single-storey coach house is permitted for a property with open rear lane access, or on a corner lot with vehicle access to the coach house provided from the lane or the flanking street. As this lot does not have lane access and is not a corner lot, vehicle access must be provided from the existing front driveway, which requires a variance.

Streamside Protection Development Permit Area:

The property is located within the Streamside Protection Development Permit Area. All proposed construction for the coach house, single family house, and detached garage is located outside the 15m protected area and is exempt from the requirements of a Streamside Protection Development Permit. The applicant has proposed to remove Japanese Knotweed, an invasive species, located in the streamside protection area.



Site Plan of 4544 Capilano Road with the Streamside Protection area indicated in yellow

Coach House Design Best Practices:

The proposal has been reviewed by staff and addresses the Best Practices outlined in the *Coach House How-to Guide* as follows:

- Windows have been focused along the north, south, and east elevations to maximize privacy of the coach house residents;
- Outdoor living areas have been defined for privacy with hard and soft landscaping;
- The architectural style of the proposed coach house is complementary in character to the style of the principal dwelling.



Rendering of the proposed construction, with the coach house in the rear yard, as viewed from Capilano Road

PUBLIC INPUT:

In accordance with the District's policy on Non-Statutory Public Consultation for Development Applications, an information letter was sent to the adjacent neighbours and the Edgemont and Upper Capilano Community Association to inform them of the application. A total of two responses were received, both in support of the proposal.

One response highlighted the retention of trees along the shared property line. The other response requested further information regarding the stream conditions in the rear yard. Staff have noted to the writer that the proposed construction is entirely outside the Streamside Protection area and the stream will not be altered as a result of the proposed construction.

As required by The Local Government Act, notification advising that Council will be considering whether to issue a Development Variance Permit will be sent to the adjacent property owners and the local community association. Response to the notification will be provided to Council prior to consideration of this application.

CONCLUSION:

Staff are supportive of the Development Variance Permit as the proposed coach house is appropriately sized and is sited on the property in such a manner that reduces the overall impact on neighbouring properties. The proposed coach house meets the design objectives of the coach house design guidelines found in the District's *Coach House How-to Guide*.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Variance Permit 28.20 (Attachment A) to allow for the construction of a coach house at 4544 Capilano Road (staff recommendation); or
2. Deny Development Variance Permit 28.20.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Broderick', with a large, stylized loop at the beginning.

Daniel Broderick
Planning Assistant

Attachments:

1. Development Variance Permit 28.20
2. Public Input

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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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT 28.20

This Development Variance Permit 28.20 is hereby issued by the Council for The Corporation of the District of North Vancouver to allow a coach house on the property located at 4544 Capilano Rd, legally described as Lot C Block B District Lot 595 Plan 11954 (PID: 008-986-070) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Part 14, Division 9, Subsection 498 (1) of the Local Government Act:

1. The coach house is permitted on a lot that does not have a rear lane and is not a corner lot;
2. The relaxations above apply only to the proposed coach house as illustrated in the attached drawings (DVP 28.20 - 1-3).

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

1. Substantial construction as determined by the Manager of Development Services shall commence within two years of the date of this permit or the permit shall lapse.

Mayor

Municipal Clerk

Dated this _____ day of _____, _____

KARL WEIN ASSOCIATES
 1352 1451 MARINE DV
 WEST VANCOUVER
 BC V8M 2K7
 778.292.3070 off
 804.772.3754 cell
 karl@karlwein.com

Project Name: NEW HOME
Address: 4544 CAPILANO RD
Site Plan

Revisions:

No.	Description	Date
1	PRELIMINARY SITE PLAN	SEP 27 2020
2	FINAL SITE PLAN	SEP 27 2020
3	REVISIONS TO TRUCK LANE	SEP 27 2020
4	REVISIONS TO TRUCK LANE	SEP 27 2020
5	REVISIONS TO TRUCK LANE	SEP 27 2020
6	REVISIONS TO TRUCK LANE	SEP 27 2020
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PUBLIC INPUT FOR 4544 CAPILANO ROAD
DEVELOPMENT VARIANCE PERMIT APPLICATION FOR COACH HOUSE IN REAR YARD

From: [REDACTED]
To: [Daniel Broderick](#)
Subject: 4544 Capilano Rd proposal
Date: October 27, 2020 10:01:45 PM

Dear Daniel,

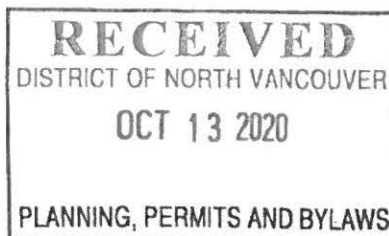
My name is [REDACTED]. I'm writing to you about the proposed 4544 Capilano road development.

Mr. Jaber and I met to discuss the development. I'm in favour of the development as Mr Jaber agreed to leave some trees on the property for privacy and control the Japanese knotweed.

There was one question I had, that we didn't really discuss. How will the stream be adjusted on his property?

Thanks,

[REDACTED]



October 9, 2020.

District of North Vancouver

355 West Queens Road

North Vancouver, B. C.

V7N4N5

Dear Sir,

**Re: Application for a development Variance permit – 4544 Capilano Road. File: 08.3060.20/023.20
Case PLN2020-00028**

On October 3, 2020, we met with Mr. Afshin Jaber [REDACTED] who we understand now owns the property at 4544 Capilano Road, to discuss his development proposal.

As residents at [REDACTED] we have worked hard to beautify our yard and preserve privacy and were concerned about the application.

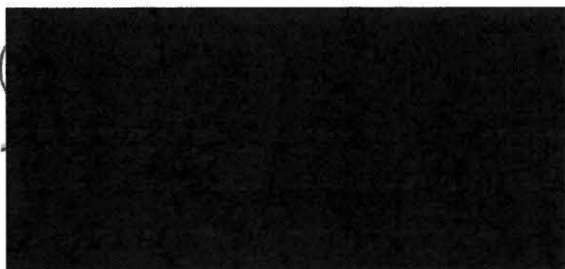
We want to maintain the mature trees [REDACTED] in particular three mature cedar trees (pictured) in order to preserve the current situation. Mr. Jaber confirmed to us his intention to agree to our request and not cut them down.

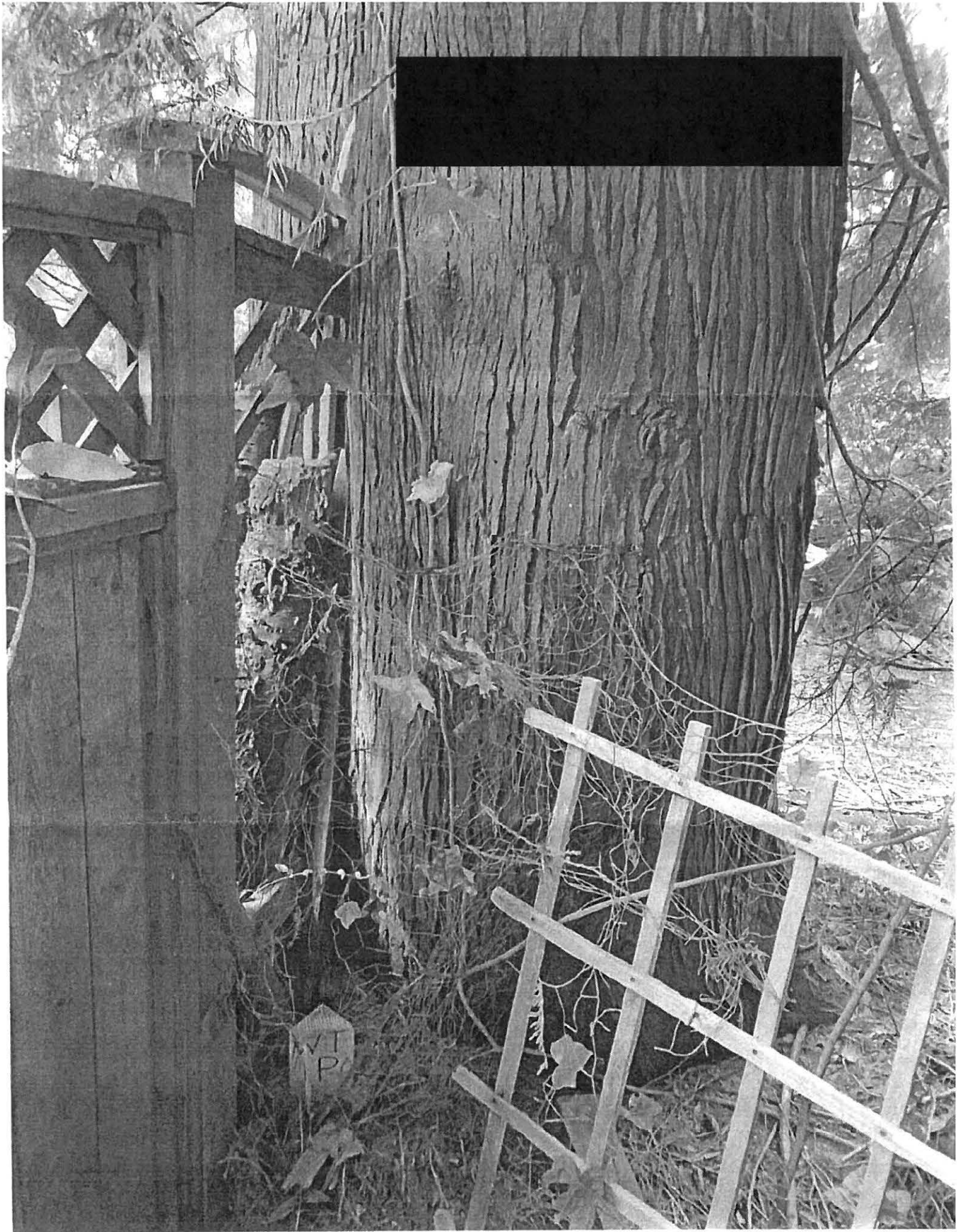
One of the trees [REDACTED] has previously been determined to reside partly within our land (we had a survey carried out by Hobbs, Winter & MacDonald in 2004), but we are unsure whether any others are similarly located.

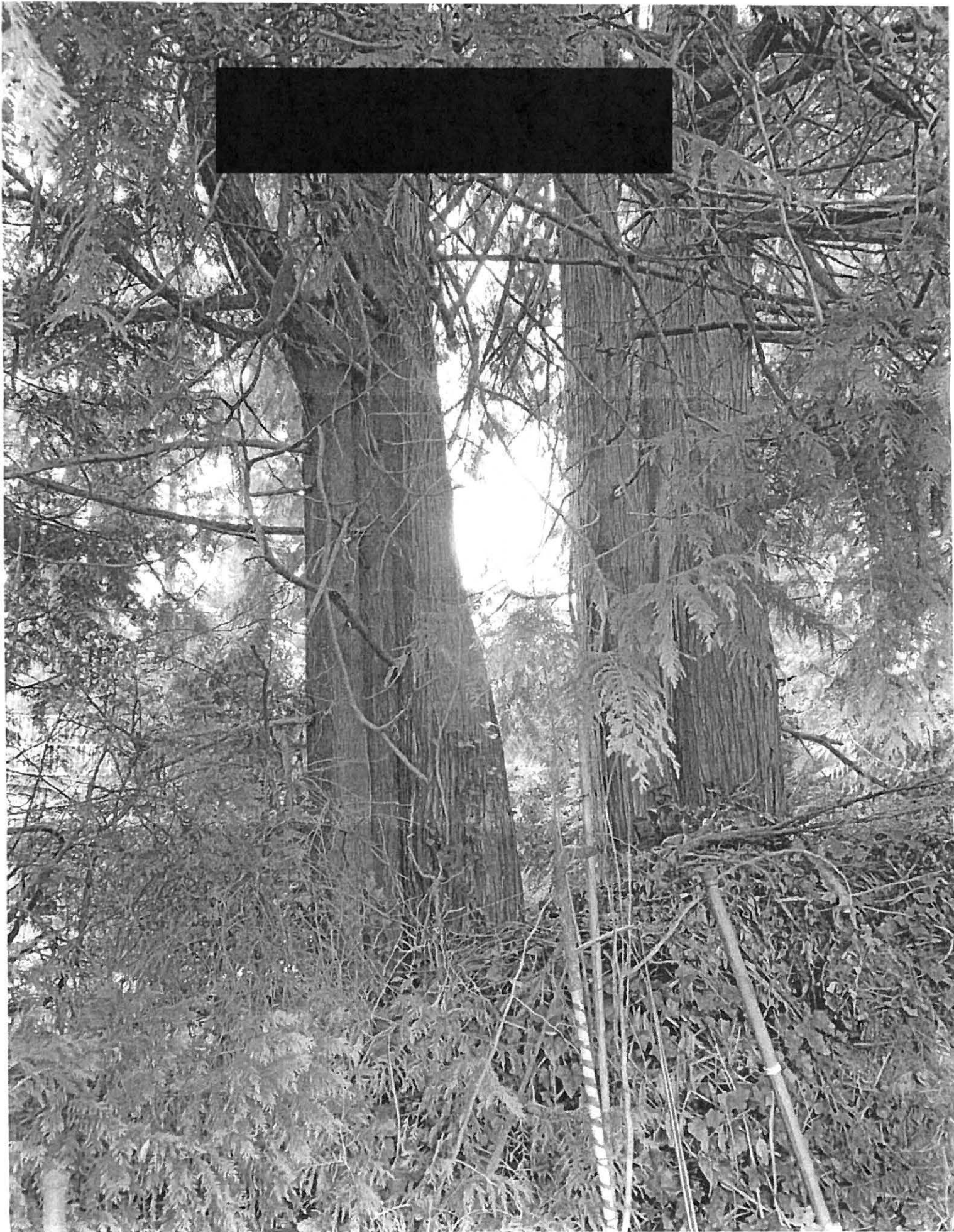
On the understanding that the existing status quo for the trees will remain, we do not object to Mr. Jaber's application.

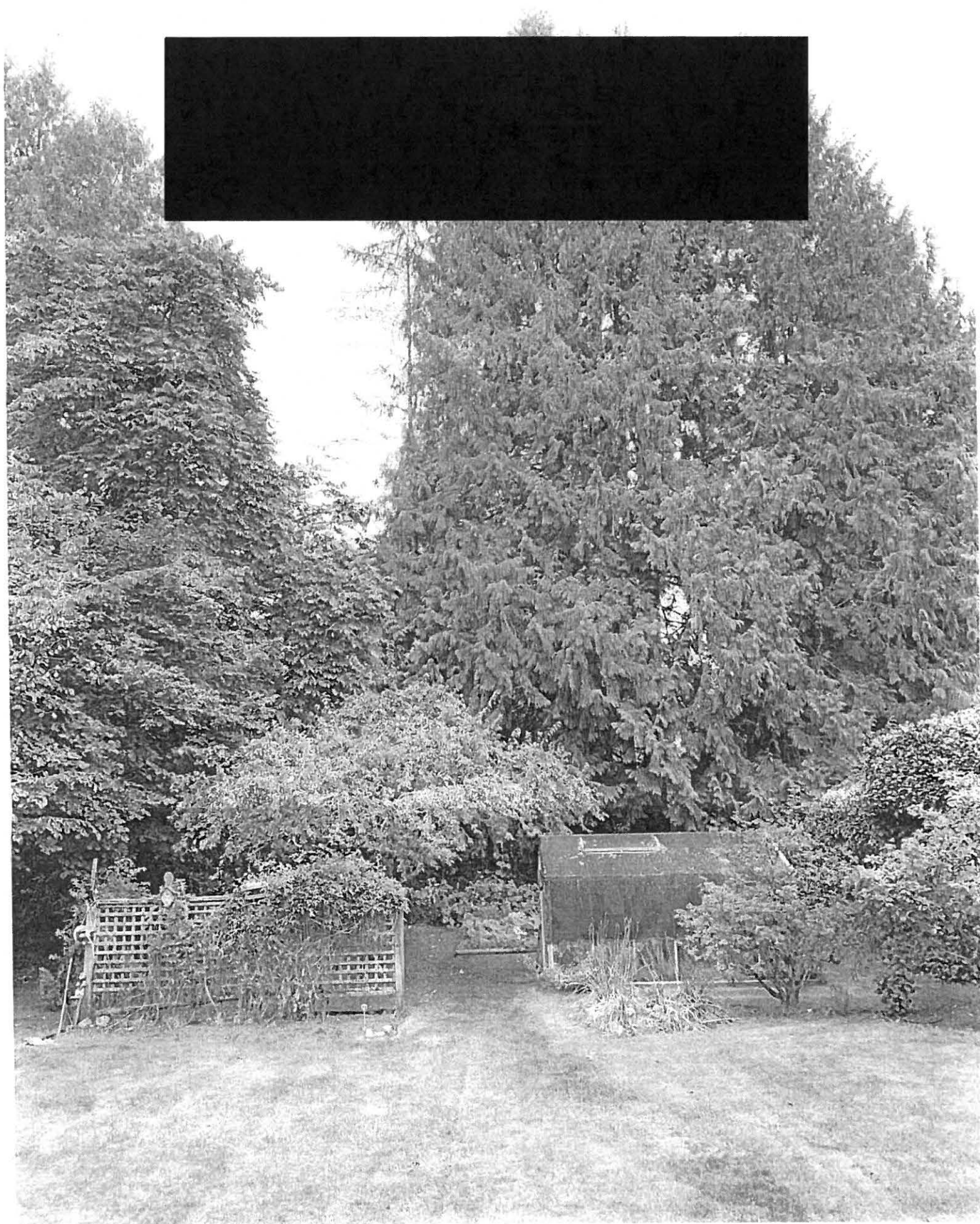
If you have any questions, please call us at 6049881455.

Thanking you in anticipation,









Bylaw 8504: 2021-2025 Financial Plan Bylaw Amendment

Materials to be circulated via agenda addendum.

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Bylaw 8503: 2021 Tax Rates Bylaw

Materials to be circulated via agenda addendum.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 26, 2021</u>
<input type="checkbox"/> Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

April 19, 2021
File: 09.3900.20/000.000

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaws 8486, 8487 & 8488: OCP Amendment, Rezoning and DCC Waiver for West 16th Street

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given SECOND and THIRD Readings;

AND THAT "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given SECOND and THIRD Readings.

BACKGROUND:


Bylaws 8486, 8487 and 8488 received First Reading on February 8, 2021. A Public Hearing for Bylaws 8486 and 8487 was held and closed on March 30, 2021.

The bylaws are now ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaws Second and Third Readings;
2. Give no further Readings to the bylaws and abandon the bylaws at First Reading; or,
3. Debate possible amendments to the bylaws at Second Reading and return Bylaws 8486 and 8487 to a new Public Hearing if required.

Respectfully submitted,


 Genevieve Lanz
Deputy Municipal Clerk

**SUBJECT: Bylaws 8486, 8487 & 8488: OCP Amendment, Rezoning and DCC Waiver
for West 16th Street**

April 19, 2021

Page 2

Attachments:

1. Bylaw 8486
2. Bylaw 8487
3. Bylaw 8488
4. Public Hearing report – March 30, 2021
5. Staff report dated January 19, 2021

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	_____
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The Corporation of the District of North Vancouver

Bylaw 8486

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 8486, 2021 (Amendment 43)".

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 "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

READ a first time by a majority of all Council members February 8th, 2021

PUBLIC HEARING held March 30th, 2021

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

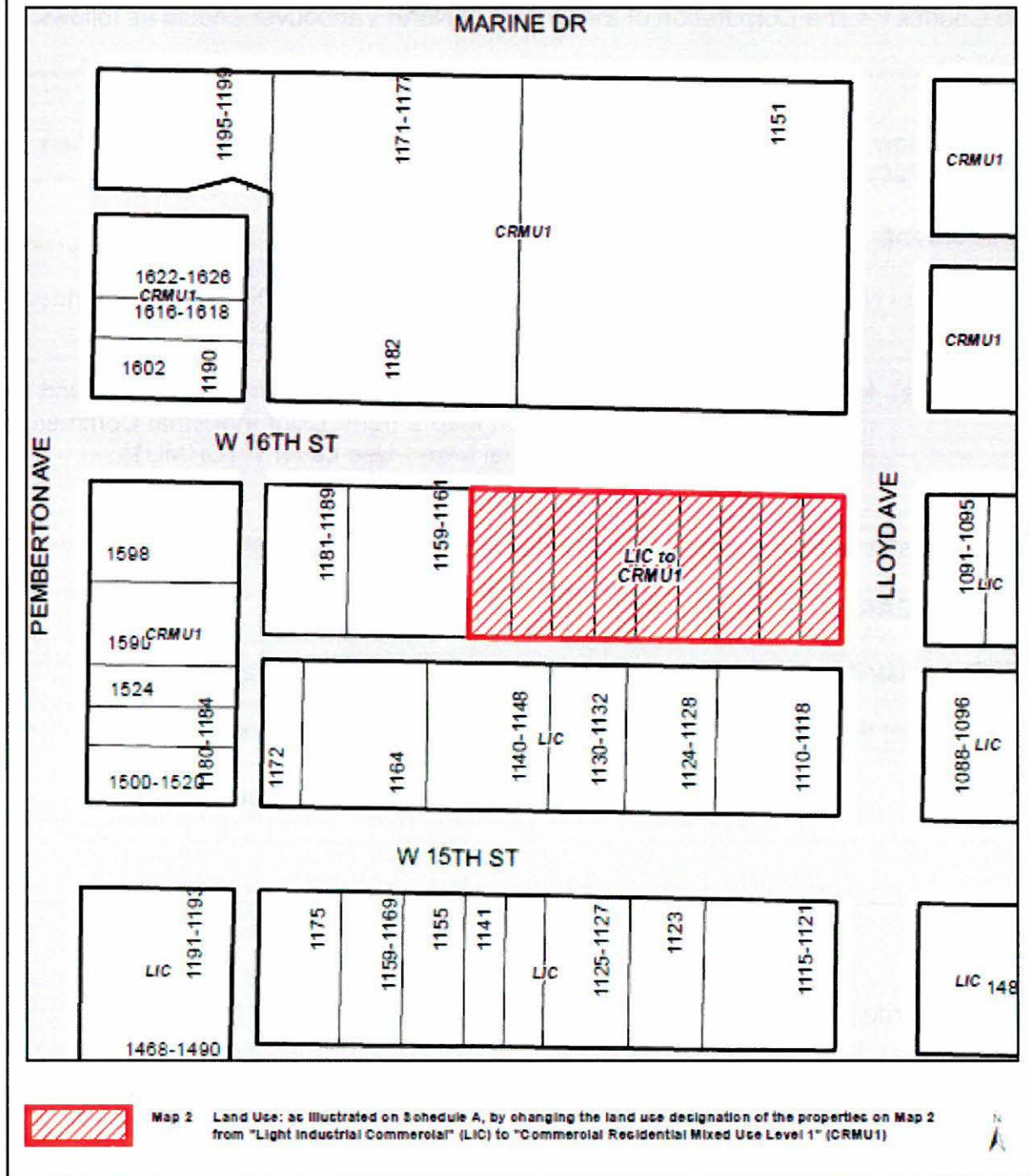
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



The Corporation of the District of North Vancouver

Bylaw 8487

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 1407 (Bylaw 8487)”.

Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

- (a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 133 CD133”
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B 133 Comprehensive Development Zone 133 CD133

The CD133 zone is applied to:

- i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
- ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
- iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
- iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
- v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
- vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
- vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
- viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
- ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

- a) Uses Permitted Without Conditions:

Residential use

- b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal use are permitted;
- b) *Office purposes* related to the operation of the building are permitted;
- c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

- a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.
- b) For the purpose of calculating *gross floor area* the following is exempted:
 - i. Any floor areas below finished grade.
- c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 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 Location	Buildings (Minimum Setback)
North (W. 16 th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

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

4B 133 – 7 Coverage

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

4B 133 – 8 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, outdoor amenity areas, 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 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 (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

- b) A minimum of 20 bicycle storage spaces shall be provided;
- c) Except as specifically provided in 4B133 - 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 Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time February 8th, 2021

PUBLIC HEARING held March 30th, 2021

READ a second time

READ a third time

ADOPTED

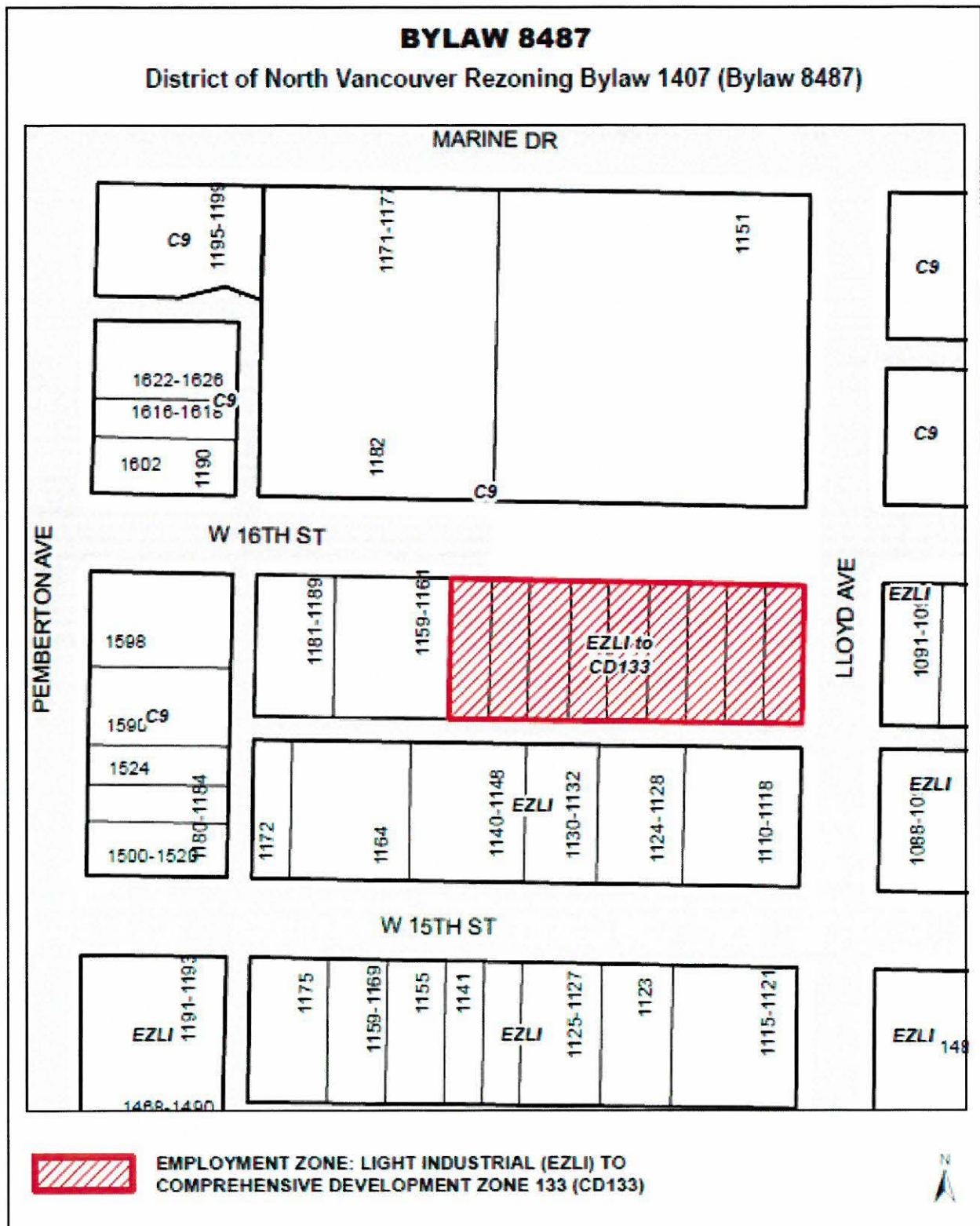
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8487



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The Corporation of the District of North Vancouver**Bylaw 8488****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 "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

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 supportive housing units where the 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 February 8th, 2021

READ a second time

READ a third time

ADOPTED

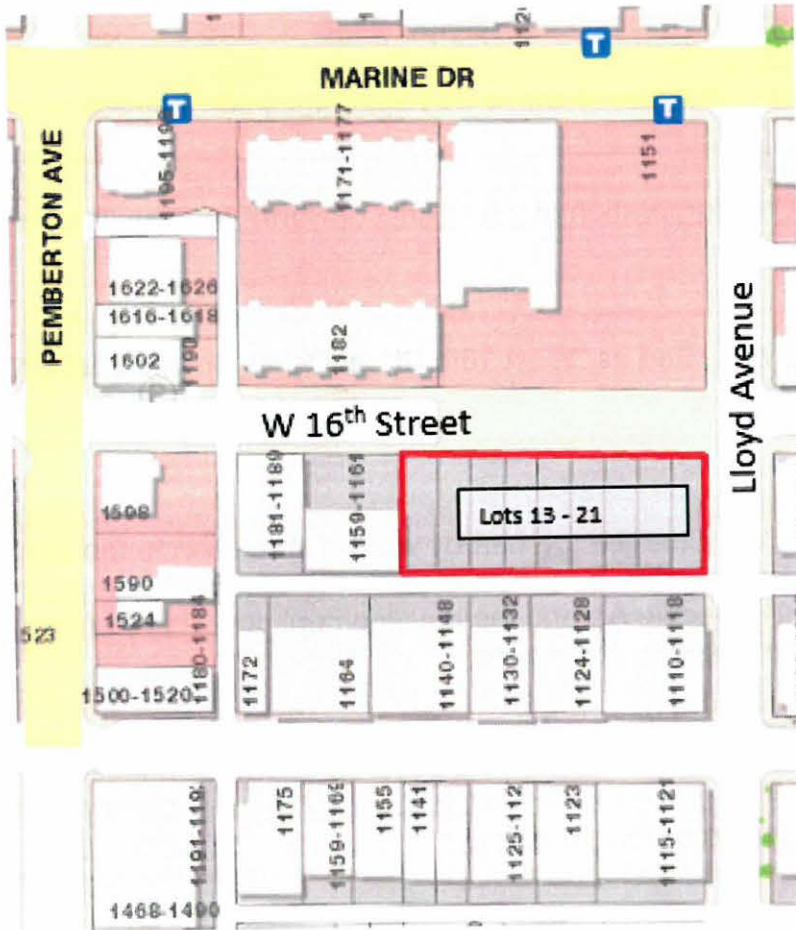
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**West 16th Street and Lloyd Avenue
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, March 30, 2021 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
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri (7:05 p.m.)

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. J. Paton, Assistant General Manager – Development Planning & Engineering
Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. G. Lanz, Deputy Municipal Clerk
Mr. M. McIntosh, Section Manager – IT Infrastructure & Customer Service
Ms. C. Peters, Senior Planner
Ms. S. Dale, Confidential Council Clerk
Ms. S. Clarke, Committee Clerk
Ms. S. Ferguson, Committee Clerk

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 observers being provided the Zoom meeting information on the DNV. 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 Zoom 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 [DNV.org/agenda](https://dnv.org/agenda);
- 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*.

Councillor MURI arrived at this point in the proceedings (7:05 p.m.)

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaws, stating that Bylaw 8486 proposes to amend the District's Official Community Plan land use designation of the subject site from Light Industrial Commercial (LIC) to Commercial Residential Mixed-Use Level 1 (CRMU1). He further stated that Bylaw 8487 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Employment Zone

Light Industrial (EZLI) to a new Comprehensive Development Zone 133 (CD133). The CD133 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping, storm water management, and parking requirements.

3. PRESENTATION BY STAFF

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

- The proposal is for an Official Community Plan (OCP) amendment and rezoning to accommodate a 60-unit, five-storey supportive housing project on District owned land at West 16th Street and Lloyd Avenue for women and women-led families in need, at risk of homelessness, or experiencing homelessness;
- The District has identified in the OCP and the Rental and Affordable Housing Strategy the need for a wide range of housing types, including supportive housing;
- The proposal, if approved, will be the first supportive housing building of this kind for women and women-led families in the District and will complement other housing options across the North Shore;
- A supportive housing unit is a self-contained permanent rental home with various support services tailored to the individual resident;
- This is not a shelter and the support services provided on-site will help to ensure tenants can achieve and maintain housing stability;
- All residents sign a program agreement and pay subsidized rent equal to shelter rates or through a rent-geared-to-income program;
- This is a partnership with funding contribution from the Province for the capital construction and operating costs;
- As a partner in this process the District is contributing the following:
 - Contributing the District-owned land through a long-term lease at a nominal rate;
 - Waiving the application fees for the OCP Amendment, Rezoning, and Development Permit;
 - Acknowledging the supportive housing proposed is consistent with the District's Community Amenity Contribution (CAC) Policy;
- Should the bylaws be supported the District will consider:
 - Waiving the Building Permit fees;
 - Setting the applicable District Development Cost Charges to zero; and,
 - Supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment;
- The District has partnered with BC Housing and RainCity Housing on this project and RainCity Housing will be the operator should the rezoning proceed;
- The subject site is approximately 3,200m² (0.8 acres) in area;
- The site includes nine parcels and is currently used for car storage for nearby car dealerships and all nine lots are owned by the District and will continue to be owned by the District should the project proceed;
- Existing light industrial uses are located to the east, west, and south;
- The construction of new mixed-use buildings in the area show that the surrounding neighbourhood on Pemberton and Marine Drive is an area in transition;

- The site is located within 100m of a bus stop and is well-served by transit including Translink's new R2 Rapid Bus;
- The OCP designates the site as Light Industrial Commercial and Bylaw 8486 proposes to amend the OCP to Commercial Residential Mixed-use Level 1 which would accommodate the proposed density of approximately 1.52 Floor Space Ratio (FSR);
- The existing zoning is Employment Zone Light Industrial (EZLI) and is currently a paved site used for car storage;
- Bylaw 8487 would rezone the site to a new Comprehensive Development Zone 133;
- The proposed density is approximately 1.52 FSR and the CD133 Zone permits density up to approximately 1.6 FSR as design refinements may result in a modest increase in floor area;
- The CD133 Zone permits the residential use and the accessory uses including support services and common area facilities;
- The proposal includes sixty supportive housing units in a five-storey building;
- The main entrance would be located off Lloyd Avenue;
- Access to the underground parkade would be located at the southwest corner of the site off the laneway;
- The proposal includes one level of underground parking with a total of twenty-six parking spaces for staff and visitors;
- A multi-use path is proposed on the unopened West 16th Street road allowance to provide a connection to West 16th Street to the west;
- The primary outdoor amenity space is located on the north side of the site and a secondary outdoor amenity area is located on the south side;
- There is a rooftop amenity space proposed and will include picnic tables and garden beds;
- The amenity on the north side of the building includes a children's play area;
- The building is proposed to meet Step Code Level 4 which represents a high energy-efficiency standard and further details will be provided at the Development Permit stage should the Bylaws be adopted;
- As part of the redevelopment, new sidewalk on Lloyd Avenue and a new multi-use path on West 16th Street would be created and improvements to the existing laneway are also proposed;
- The project has been reviewed against the District's Rental 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 proposal includes a total of sixty-units with forty-two studio and 1-bedroom units, and eighteen family-oriented units of two bedroom or larger layouts;
- Rents will be secured in the lease agreement and will include a mix of rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and Rent-Geared-to-Income which currently ranges from \$901 to \$1,461 per month;
- Tenant selection will be based on need in the community;
- The proposed mix of rental rates includes flexibility to support under-employed women with rent geared to income units and is proposed to remain flexible to respond to the need;

- Public notice was fulfilled pursuant to the *Local Government Act*, including the following:
 - Over two thousand letters were sent to the neighbourhood including residents and businesses;
 - A number of information signs were installed on the site and on the surrounding streets;
 - Ads were placed in the newspaper and social media announcements were sent by both BC Housing and the District;
 - Project details were included on the District's website and on BC Housing's Let's Talk site;
 - Four virtual small group community meetings were held and a presentation was given by the District, BC Housing, and Raincity Housing at these meetings and participants were able to have their questions answered;
 - Two webinars were also held which had no cap on the number of participants;
 - The same presentation was provided and participants were able to ask questions;
 - In total, approximately seventy-two members of the public participated in a meeting or webinar;
 - A recording of the presentation given at the February 23, 2021 webinar was added to BC Housing's Let's Talk page;
 - A summary of the public engagement has been prepared and is available as background information to this public hearing;
 - As of Friday, March 26, 2021 approximately ninety-four written responses received by the District; and,
 - Additional notification was undertaken through signs, newspaper advertising, and mailed notices.

4. PRESENTATION BY PARTNERS

4.1. Ms. Amelia Ridgway, RainCity Housing:

- Provided history and context of the proposed development;
- Commented that supportive housing provides a safe home with access to on-site supports to ensure women and women-led families can achieve and maintain housing stability;
- Spoke to the program model;
- Noted that RainCity Housing is committed to being a good neighbour;
- Advised that the building would be purpose-built and security measures would include extensive camera monitoring, well lit outdoor areas, would include fencing and a controlled single point of entry;
- Commented that a Community Advisory Committee would be created prior to the building becoming operational and is an opportunity for the neighbourhood and community to participate in this building becoming a successful member of the District; and,
- Opined that this project has an opportunity to make a difference in people's lives.

4.2. Ms. Naomi Brunemeyer, BC Housing:

- Noted that women and women-led families will be from the North Shore;

- Spoke to the intentional approach to building a community;
- Commented on the program agreement and good neighbour agreement; and,
- Advised that this will not be a low barrier program.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Judith Brook:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide stable and affordable housing options; and,
- Suggested that supportive housing is desperately needed on the North Shore.

5.2. Mr. Nathan Davidowicz:

- Spoke in support of the proposed development; and,
- Expressed concern with transit issues on the North Shore.

5.3. Ms. Gyula Huszar:

- Commented that businesses in the area have spoken in opposition because of the onsite storage of drugs;
- Questioned the safe supply of drugs and if they will be provided by medical professionals;
- Expressed concern that males are allowed to live in the same facility and spoke to abusive relationships; and,
- Spoke in support of supportive housing facilities.

5.4. Mr. Corrie Kost:

- Questioned what the average length of tenancy is expected to be;
- Spoke regarding the Public Hearing process and the virtual Public Hearing binder;
- Spoke in support of the proposed development; and,
- Commented on the importance as a community to treat the District's most vulnerable citizens.

5.5. Ms. Kathryn Nairne:

- Spoke in support of the proposed development;
- Opined that supportive housing will have a positive effect on the community;
- Noted that women with children have challenges accessing affordable housing options; and,
- Remarked that the site is a great location and is in close proximity to transit, parks and schools.

5.6. Ms. Jenn Ohlhauser:

- Spoke in support of the proposed development;
- Opined that the proposed development will revitalize the area and strengthen the neighbourhood; and,
- Commented on how valuable a supportive community is.

5.7. Ms. Bowinn Ma:

- Spoke in support of the proposed development;
- Commented that the proposed development will provide housing options for women in need;
- Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate;
- Remarked that RainCity Housing and BC Housing value women and recognize that supportive housing is critically important to women struggling in the community; and,
- Encouraged Council to support the proposed development.

5.8. Mr. Joe A. Kunzler:

- Spoke in support of the proposed development; and,
- Noted the close proximity to transit.

5.9. Ms. Kirsten Larsen:

- Spoke in support of the proposed development;
- Opined that supportive housing saves women lives; and,
- Commented on harm reduction and stated that having a well-run, well-staffed house in the neighbourhood can make the community safer.

5.10. Ms. Margaret Harman:

- Spoke in support of the proposed development;
- Commented on the challenges of finding safe and affordable long-term housing;
- Acknowledged that supportive housing is needed on the North Shore; and,
- Opined that supportive housing will provide a sense of community.

5.11. Ms. Carolyn Neilson:

- Spoke in support of the proposed development;
- Acknowledged increasing mental health challenges and acts of domestic violence;
- Commented that RainCity Housing and BC Housing are invested in the well-being and future of the North Shore;
- Spoke to the issue of affordable housing; and,
- Stated that housing is a critical human need and right.

5.12. Mr. Jeremy Dyson:

- Spoke in support of the proposed development; and,
- Commented that the proposed development is within close proximity to parks and schools.

5.13. Ms. Julia Kaisla:

- Spoke in support of the proposed development;
- Acknowledged that there is fear in the community;
- Noted that recovery services not only do not pose risks to children, but improve the health of the community;
- Acknowledged the need for the facility; and,
- Spoke to the opportunity to take action and help provide support.

5.14. Ms. Taylor Simone:

- Spoke in support of the proposed development;
- Commented that RainCity Housing and BC Housing are investing in the future of women;
- Spoke to the stigma of supportive housing;
- Addressed the issue of harm reduction;
- Commented on the importance of educating the community; and,
- Discussed the daily structure and programs to help residents develop life skills and take care of medical needs.

5.15. Mr. Dan Pistilli:

- Expressed concern that the proposed development may have a negative impact on the community;
- Expressed concerns related to illicit drug use; and,
- Expressed concern regarding the loss of industrial land.

5.16. Ms. Dana Anthony:

- Spoke in support of the proposed development;
- Commended RainCity Housing and BC Housing's reputation as well-run organizations; and,
- Spoke to the housing model used in Brooklyn, New York.

5.17. Ms. Laurie Parkinson:

- Spoke in support of the proposed development;
- Commented on the need to provide safe housing options for women and their children; and,
- Noted that staff are trained specifically to help women in need.

5.18. Ms. Sahar Jafari:

- Expressed concern with the risk and danger this proposal may bring to the neighbourhood;
- Expressed concern with regards to drug use, abusive relationships, and safety issues; and,
- Opined that the proposed development may drive homelessness into this neighbourhood.

5.19. Mr. Amir Amintabar:

- Spoke to the negative impacts the proposed development may have in the neighbourhood;
- Expressed concern for the safety of children;
- Suggested that low income women should not be living together in one place; and,
- Expressed concern that the value of his property may decrease.

5.20. Mr. Hazen Colbert:

- Spoke in support of the proposed development;
- Commented on the importance of educating the community;
- Acknowledged the concerns of residents living in this neighbourhood; and,

- Questioned the definition of the term woman in relation to the supportive housing project.

5.21. Mr. Rodrigo Horta:

- Spoke in opposition to the proposed development;
- Expressed general support of supportive housing;
- Expressed concern with drug and safety issues; and,
- Expressed concern that the value of his property may decrease.

5.22. Ms. Ally Mallalieu:

- Spoke in support of the proposed development;
- Stated that supportive housing is needed on the North Shore;
- Remarked that addiction is already in local neighbourhoods; and,
- Commented that supportive housing saves lives.

5.23. Ms. Kinga Wdowiak:

- Spoke in opposition to the proposed development;
- Expressed concern with regards to drug use; and,
- Expressed concern about property values.

5.24. Ms. Gyula Huszar, SPEAKING A SECOND TIME:

- Questioned how drugs used on this site will be procured.

5.25. Ms. Jennifer Lyon:

- Expressed support for the proposed development; and,
- Commented on the importance of diversity within the community.

Council recessed at 9:01 p.m. and reconvened at 9:07 p.m.

In response to a question from Council, BC Housing advised that the proposed building occupancy will be based on need in the community and the mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

In response to a question from Council, BC Housing advised that there is no set length of tenancy. Supportive housing is an important first step to getting people inside and receiving services and RainCity Housing will work with each resident to understand their needs and goals and provide the support they need to have successful tenancies.

In response to a question from Council, BC Housing advised that BC Housing's supportive housing buildings are operated based on the widely recognized and proven Housing First model. Residents of this housing, and all other supportive housing buildings that BC Housing is affiliated with, are permitted to make their own choices in regard to lifestyle. This includes the decision to abstain or use drugs/alcohol in the privacy of their homes. If they choose to use, the operators would work with each tenant to ensure they use safely. This is a harm reduction approach, which means staff is available to support any residents who are in various phases of substance use. RainCity would work with Vancouver Coastal Health in determining best practices to ensure tenants are safe and healthy. When residents are ready to make a change, staff on site would connect them with the appropriate support services. Shelter and supportive housing residents may make personal choices regarding their buying and consumption habits.

Residents can access on-site and community support services to assist them in maintaining their personal goals and manage challenges.

In response to a question from Council, RainCity advised that residents would be expected to sign a Program Agreement and would be expected to abide by it. The Program Agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Operational staff would work with residents and the neighbours to foster good neighbourhood relations.

In response to a question from Council, RainCity Housing advised that amenities include:

- Each unit has it's own kitchen;
- First floor amenity spaces;
- Single-point entry with staff;
- Office and clinic space;
- Full commercial kitchen;
- Playground;
- Cultural space likely serving the Indigenous population; and,
- General amenity area for movie nights and a place to gather and be apart of the community.

In response to a question from Council, RainCity advised that the term women is a broad definition and could include self-identifying women, cisgender, transgender or non-binary gender identity.

In response to a question from Council, staff advised that there are 119 day care spaces for infants, 181 spaces for toddlers, and 51 spaces for school aged care in the Lower Capilano area. It was noted that there is a shortage in the after school age category. RainCity Housing will work with each resident to understand their needs.

In response to a question from Council, BC Housing advised that they are committed to being good neighbours. All new supportive housing that we develop across the province provides a safe community both inside and outside the building. The most important security feature, both for residents and the community, is staffing. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in the timely manner. The safety of residents, staff and the surrounding community is a priority. This would be a purpose-built property and security measures would include well-lit and fenced grounds, extensive camera monitoring and a controlled single point of entry. If concerns or problems occur with specific individuals on the project property, the operator would work with the individual and police to find solutions. A Community Advisory Committee would be created to support the successful integration of the building into the neighbourhood and community, with representation from BC Housing, Vancouver Coastal Health, the District of North Vancouver, RainCity, RCMP, any relevant community partners such as school district, service providers and community members at large, to be facilitated by a neutral third party.

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

- Spoke to the article he submitted entitled After the Shouting, Do Shelters and Supportive Housing Harm Neighborhoods; and,
- Commented on the importance of community support and engagement.

5.27. Mr. Joe Kunzler, SPEAKING A SECOND TIME:

- Acknowledged that domestic violence is real.

5.28. Ms. Margaret Harrington:

- Spoke in support of the proposed development; and,
- Stated that those who choose recovery deserve support and encouragement from the community.

5.29. Mr. Amir Amintabar, SPEAKING A SECOND TIME:

- Questioned how to send his questions to staff; and,
- Noted that it is important to consider the concerns of immediate the neighbours.

5.30. Ms. Judith Brook, SPEAKING A SECOND TIME:

- Commented that immediate neighbours have spoken in support of the proposed development;
- Noted that that addiction is already in local neighbourhoods; and,
- Spoke to the advantages of providing support in one location to a localized group.

5.31. Ms. Sahar Jafari, SPEAKING A SECOND TIME:

- Urged Council to consider the residents that live in close proximity to the proposed development;
- Expressed concern with drug use and abusive relationships; and,
- Opined that the neighbourhood is already too busy.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT the March 30, 2021 Public Hearing is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" be returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" be returned to Council for further consideration.

CARRIED
(9:53 p.m.)

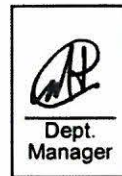
CERTIFIED CORRECT:



Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB. 8, 2021</u>
<input type="checkbox"/> Other:	Date: _____



ATTACHMENT 5

The District of North Vancouver REPORT TO COUNCIL

January 19, 2021
File: 10.5040.20/029.00

AUTHOR: Casey Peters, Senior Development Planner

SUBJECT: Bylaws 8486, 8487, and 8488: OCP Amendment, Rezoning, and Development Cost Charge (DCC) Waiver Bylaws for a Supportive Housing Development at W. 16th Street

RECOMMENDATION

THAT the "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)" is given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1407 (Bylaw 8487)" is given FIRST reading;

AND THAT the "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021" is given FIRST reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8486;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8486 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8486 and Bylaw 8487 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 supportive housing units in a lease agreement.



Location Map

REASON FOR REPORT

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

- Bylaw 8486 to amend the Official Community Plan (OCP) designation;
- Bylaw 8687 to rezone the subject properties;
- Bylaw 8488 to waive Development Cost Charges; and
- Issuance of Development Permits.

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

SUMMARY

The District has identified this District-owned land as a potential site for a supportive housing project and is proceeding with a District-led rezoning process. The District is proposing to redevelop the site as a supportive housing development comprising one five-storey building with approximately 60 units.

The development site is located at the southwest corner of W. 16th Street (currently closed) and Lloyd Avenue. Surrounding properties include industrial uses to the east, west, and south; mixed-use residential/commercial to the northwest and commercial to the north and northeast.



Aerial Map

The site includes nine parcels that are currently used for storage of vehicles for nearby car dealerships. The property is approximately 3,197 m² (34,412 sq. ft.) in size.

The proposal will require an amendment to the OCP and rezoning of the site to a new Comprehensive Development (CD) Zone. A development permit will be forwarded to Council if the OCP amendment and rezoning are approved.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates the site as “Light Industrial Commercial” (LIC) which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. The proposal does not comply with the OCP designation and an amendment to the OCP is required. Bylaw 8486 proposes to change the designation of the site to “Commercial Residential Mixed-use Level 1” (CRMU1) which permits density up to approximately 1.75 FSR. Properties to the north have this same designation.



Official Community Plan Map

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”; and
- “Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing”.

The units proposed are a mix of studio, one, two, three, and four-bedroom units. The target populations to be housed are women and women-led families in need, at risk of homelessness, or experiencing homelessness.

Lower Capilano Local Plan Reference Policy

The site is located outside of a designated town or village centre and the Lower Capilano Local Plan Reference Policy document designates this site as “Light Industrial”.

The proposal is broadly consistent in scale and density with recently-approved development within the Marine Drive corridor and with the future development potential of the lots to the north of the site.

Rental and Affordable Housing Strategy

The proposed bylaws, if adopted, will permit development of the site for a five-storey building with supportive 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, 414 units* have been approved towards this goal and the proposal would create an additional 60 units, bringing the total to 474 units. (*Source: *Pace of Development - 2019 Update*, dated July 12, 2020 reported 298 units. Since then the project at 600 W. Queens increased from 60 to 86 units and 90 units are anticipated to be approved at 267 Orwell Street on January 25, 2021).

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

A range of actions to support this priority include:

- Increasing the number of social and affordable housing units to fill gaps in the low to moderate income end of the housing continuum;
- Increasing housing diversity;
- Assessing available District land and its suitability for various housing forms.

Zoning

The subject properties are currently zoned "Employment Zone Light Industrial" (EZLI) which accommodates a mix of manufacturing and service businesses. The EZLI zone does not have a maximum FSR but the intensity of development is managed by height, setback, and coverage regulations.

Rezoning is required to accommodate the project and Bylaw 8486 proposes to create a new Comprehensive Development Zone 133 (CD 133) tailored specifically to this project. The proposed CD 133 zone prescribes permitted uses and zoning provisions such as a maximum density of 1.6 FSR, height, setbacks, and parking requirements.

ANALYSIS:

Site Plan and Project Description

The project consists of a five-storey building with a roof top amenity space with principal pedestrian access from Lloyd Avenue and an additional staff entrance at the southeast corner of the site. Vehicle access to the parking garage and a kitchen loading area are located at the southwest corner of the site.



Site Plan

The project as proposed includes 60 units with 40 studio units, 2 one-bedroom units, 12 two-bedroom units, 4 three-bedroom units, and 2 four-bedroom units. The units will meet BC Housing Design Guidelines and Construction Standards 2019 for net unit area and range in size from 31.7 m² (341 sq. ft.) to 116.6 m² (1,256 sq. ft.)

The CD 133 zone allows some minor flexibility in case of design changes or changes to unit types. The proposed building as currently designed is approximately 4,874 m² (52,461 sq. ft.) in size which is approximately 1.52 FSR. The CD133 zone permits up to 5,115 m² (55,047 sq. ft.) or approximately 1.6 FSR and design refinements may result in a modest increase in floor area, but the density will not exceed 1.6 FSR.

The ground floor of the proposed building includes a commercial kitchen, office and medical consultation rooms, cultural space, quiet room, resident laundry for the family-oriented units, staff lounge, and bike/stroller storage.

Levels two and three will be predominately family-oriented units and will include a counselling room. Levels four and five are studio units and will include additional laundry space and an amenity room. The outdoor amenity area on the roof includes picnic tables and garden beds. An outdoor play area will also be provided at grade.

Parking will be provided in a one-level underground garage accessed at the southwest corner of the site from the lane.



Bird's eye view – Looking southwest from Lloyd Avenue

Housing Affordability

BC Housing will be funding the project and RainCity Housing ("RainCity") will be the building operator. The District will retain ownership of the land and will enter into a long-term ground lease with BC Housing should the rezoning be approved.

Rents will be secured in the lease agreement and will include a mix of shelter rates for those on social assistance with a range from \$375 to \$660 per month (depending on family size) and "Rent Geared to Income" which currently ranges from \$901 to \$1,461 per month.

BC Housing notes that the proposed building occupancy will be based on need in the community. The proposed mix includes flexibility to support under-employed women with rent geared to income units. The tenant mix is proposed to remain fluid to respond to the need.

Of note, there will be no additional charges to residents for hydro, internet/wifi and cable, laundry, bike storage, and hot water.

Development Permits

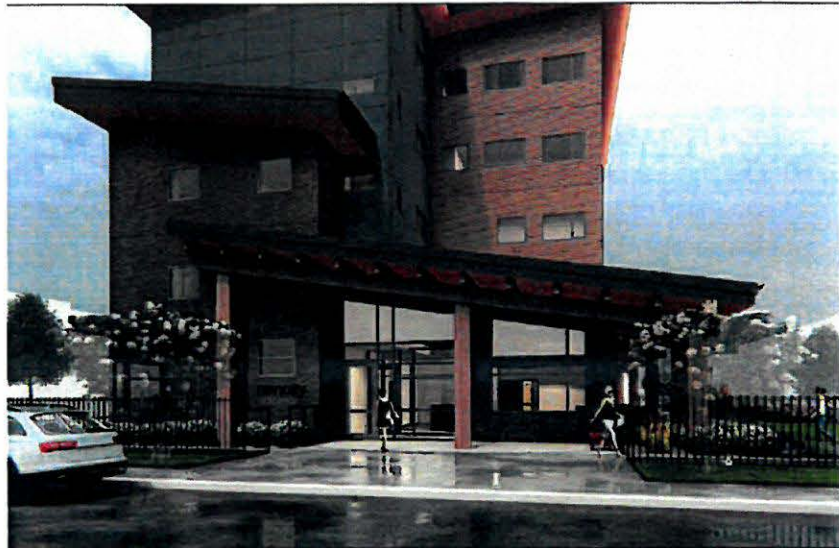
The site is located within the following Development Permit Areas:

- Form and Character of Commercial, Industrial, and Multifamily Development
- Energy and Water Conservation and Greenhouse Gas Emission Reduction
- Protection from Natural Hazards (Flood Hazard)

Advisory Design Panel

The application will be reviewed by the Advisory Design Panel (ADP) at the Development Permit stage.

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.



View from Lloyd Avenue

Accessibility

BC Housing's "Design Guidelines and Construction Standards 2019" requires that 5% of the units and all common areas be accessible. This aligns with the District's Accessible Design Policy for Multifamily Housing as all of the apartment units meet the 'Basic Accessible Design' criteria and 5% of the apartment units meet the 'Enhanced Accessible Design' criteria.

Green Building Measures

On December 7, 2020 the District adopted an update to the Construction Bylaw requiring projects to meet either Step Code 4 or Step Code 3 with a Low Carbon Emission System (LCES). BC Housing requires the project to meet Step Code 4 which will also comply with the update to the Construction Bylaw effective July 1, 2021.

Vehicle Parking

All parking is proposed in a one-level underground garage. A total of 26 parking spaces are proposed for the use of staff, trades, and medical and other professional visitors. The CD133 zone requires no parking for residents and a minimum of 22 spaces for staff and visitors.

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

Bicycle Parking and Storage

The proposal includes 20 bicycle storage spaces for residents, staff, and visitors. This storage space will be indoors and located on the ground floor adjacent to the main entrance.

Off-site improvements

Off-site improvements will be reviewed in detail at the Development Permit stage and it is anticipated that off-site improvements associated with the construction of the project will include a new sidewalk on Lloyd Avenue and improvements to the lane. The lane is currently used for informal parking and it is anticipated that this parking will need to be removed as part of the lane upgrades. A new multi-use path located to the north of the site is proposed to connect Lloyd Avenue to the opened portion of W. 16th Street to the west of the site. This path would be located on south side of the unopened W. 16th Street road allowance.

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 60 supportive rental units 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 a primary outdoor play area on the north side of the building with play equipment and seating areas. A secondary outdoor amenity area is included on the south side of the building with seating. An outdoor rooftop amenity is also provided that includes a picnic area and garden beds.

Landscaping is included around the perimeter of the site and around the outdoor amenity spaces on the north and south sides of the building.

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



View from Lloyd Avenue looking southwest

Financial Impacts:

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

- District-led rezoning of land;
- providing 0.3 hectares (0.8 acres) of land at a nominal fee of \$10/year;
- waiving the typical application fees for the OCP Amendment, Rezoning; and Development Permit (approximately \$24,000).

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 approximately \$193,000;
- waiving the applicable District Development Cost Charges estimated to be \$506,529; and
- supporting a property tax exemption (PTE) for the non-profit society operating the units should the housing be considered taxable by BC Assessment.

The District's housing reserve fund will support the waived fees and charges and one-time costs associated with the project. Staff are reviewing the District's property tax strategy and will report back on the need for PTE funding. BC Housing will contribute capital and operating costs, which will be reported should a PTE be necessary.

Concurrence:

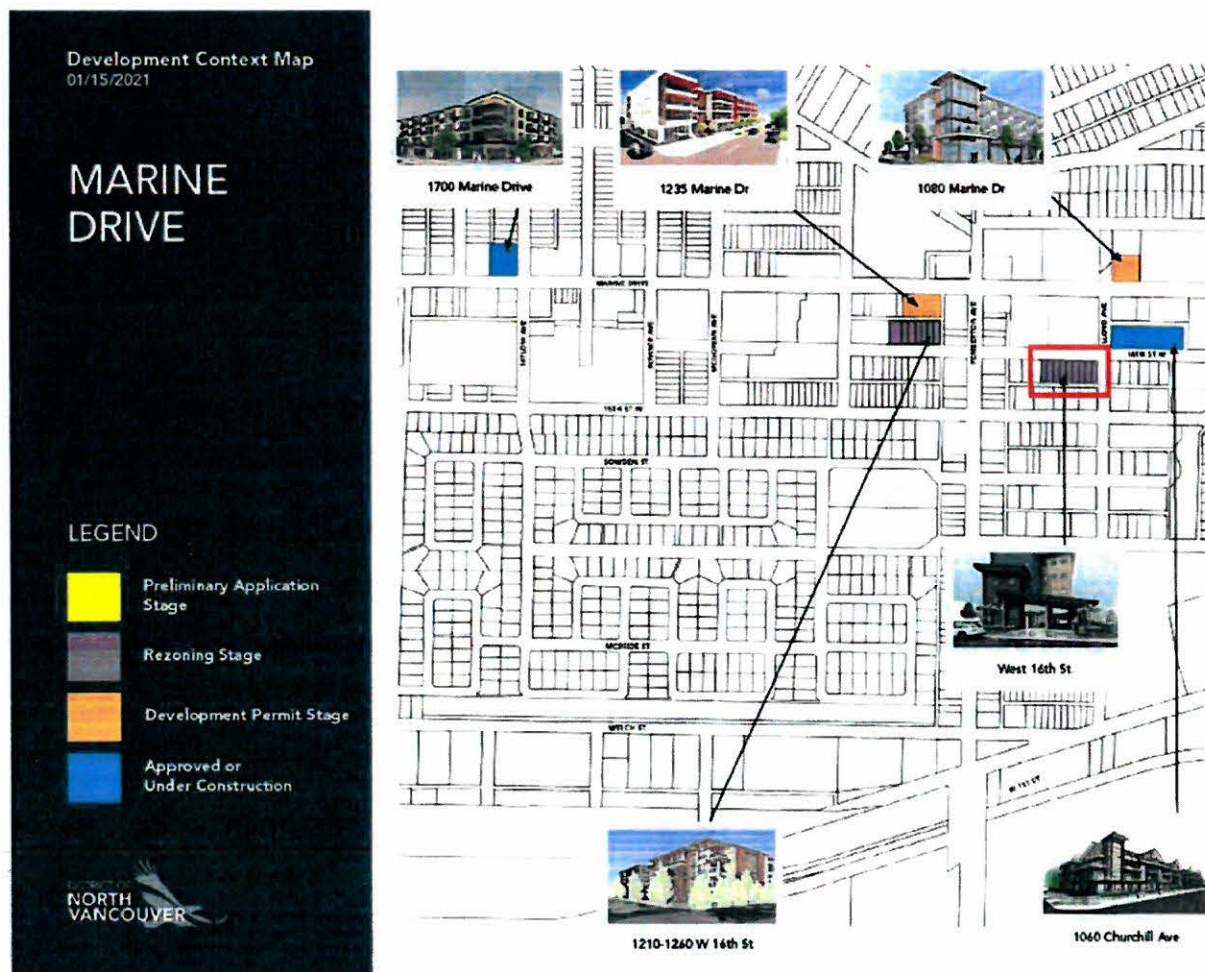
The project has been reviewed by staff from the Real Estate and Properties, Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, Fire, and Communications departments.

As an OCP amendment is part of the project, 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.

Of note, the North Vancouver School District Long Range Facilities Plan (2018 Update) indicates capacity at the nearest elementary school (Norgate Community Elementary - Xwemélch'stn). For reference, there are four existing childcare providers within 200 m (656 ft.) of the site.

Construction Traffic Management Plan:

The site is shown in relation to other residential construction projects and potential development projects in the image below.



Construction traffic management will be key for the development of the site. Impacts to surrounding street and neighbourhood must be minimized. A Construction Traffic Management Plan (CTMP) will be required.

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

An engagement plan was created, in partnership with BC Housing and RainCity, to provide information on the project to the public and to allow opportunities for the public to learn about the project, ask questions, and provide input.

Key elements of the plan include:

- initial outreach and notification;
- Provincial government news release;
- virtual meetings with stakeholders;
- sustained outreach via social media and DNV.org;
- ongoing engagement and Q&A through the BC Housing's "Let's Talk" interactive webpage.

A cornerstone of the engagement is the opportunity for community groups, First Nations, and stakeholders to participate in one of several small meetings (held virtually due to Covid-19) which are presented by a panel of staff from the District, BC Housing, and RainCity. These meetings are scheduled for February 10, 18, and 25 and additional meetings will be arranged as needed in advance of the required Public Hearing.

This engagement plan replaces the more typical Public Information Meeting and a summary of the public engagement will be provided to Council at the Public Hearing.

Implementation

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

Bylaw 8488 (Attachment B) amends the OCP designation for subject properties from LIC to CRMU1.

Bylaw 8487 (Attachment C) rezones the subject site from EZLI to a new Comprehensive Development Zone 133 (CD133) which:

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

Bylaw 8468, (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 a subdivision plan to consolidate the site.

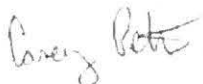
CONCLUSION:

This project assists in implementation of the District's Official Community Plan objectives and helps to fulfil District housing objectives. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Give Bylaws 8486, 8487, and 8488 First Reading, refer Bylaws 8486 and 8487 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:

1. Bylaw 8486 – OCP Amendment
2. Bylaw 8487 – Rezoning
3. Bylaw 8488 – DCC Waiver Bylaw
4. Architectural and Landscape Plans

REVIEWED WITH:		
<input checked="" type="checkbox"/> Community Planning <u>TA</u> <input type="checkbox"/> Development Planning _____ <input type="checkbox"/> Development Engineering _____ <input type="checkbox"/> Utilities _____ <input type="checkbox"/> Engineering Operations _____ <input type="checkbox"/> Parks _____ <input type="checkbox"/> Environment _____ <input type="checkbox"/> Facilities _____ <input type="checkbox"/> Human Resources _____ <input type="checkbox"/> Review and Compliance _____	<input type="checkbox"/> Clerk's Office _____ <input checked="" type="checkbox"/> Communications <u>[Signature]</u> <input checked="" type="checkbox"/> Finance <u>[Signature]</u> <input type="checkbox"/> Fire Services _____ <input type="checkbox"/> ITS _____ <input type="checkbox"/> Solicitor _____ <input type="checkbox"/> GIS _____ <input checked="" type="checkbox"/> Real Estate <u>[Signature]</u> <input type="checkbox"/> Bylaw Services _____ <input checked="" type="checkbox"/> Planning <u>[Signature]</u>	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: _____

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The Corporation of the District of North Vancouver

Bylaw 8486

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 8486, 2021 (Amendment 43)".

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 "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed-Use Level 1" (CRMU1)

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 8486

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8486, 2021 (Amendment 43)



Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation of the properties on Map 2 from "Light Industrial Commercial" (LIC) to "Commercial Residential Mixed Use Level 1" (CRMU1)

The Corporation of the District of North Vancouver

Bylaw 8487

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 1407 (Bylaw 8487)".

Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- (a) Part 2A, Definitions is amended by adding CD133 to the list of zones that Part 2A applies to.
- (b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 133 CD133”
- (c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

"4B 133 Comprehensive Development Zone 133 **CD133**

The CD133 zone is applied to:

- i) Lot 13 Block 57 District Lot 552 Plan 4680 (PID: 011-418-206);
- ii) Lot 14 Block 57 District Lot 552 Plan 4680 (PID: 011-418-214);
- iii) Lot 15 Block 57 District Lot 552 Plan 4680 (PID: 011-418-222);
- iv) Lot 16 Block 57 District Lot 552 Plan 4680 (PID: 011-418-249);
- v) Lot 17 Block 57 District Lot 552 Plan 4680 (PID: 011-418-257);
- vi) Lot 18 Block 57 District Lot 552 Plan 4680 (PID: 011-418-273);
- vii) Lot 19 Block 57 District Lot 552 Plan 4680 (PID: 011-418-281);
- viii) Lot 20 Block 57 District Lot 552 Plan 4680 (PID: 011-418-290); and
- ix) Lot 21 Block 57 District Lot 552 Plan 4680 (PID: 011-418-311).

4B 133 – 1 Intent

The purpose of the CD133 Zone is to permit a medium-density residential rental development.

4B 133 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 133 Zone:

- a) Uses Permitted Without Conditions:

Residential use

- b) Conditional Uses: Not Applicable

4B 133 – 3 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal use are permitted;
- b) *Office purposes* related to the operation of the building are permitted;
- c) Support services and common area facilities related to the operation of the building are permitted.

4B 133 – 4 Density

- a) The maximum permitted density is 5,115 m² (55,047 sq. ft.) *gross floor area*.
- b) For the purpose of calculating *gross floor area* the following is exempted:
- i. Any floor areas below finished grade.
- c) For the purposes of calculating FSR the lot area is deemed to be 3,197m² (34,412 sq. ft.) being the site size at the time of rezoning.

4B 133 – 5 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 Location	Buildings (Minimum Setback)
North (W. 16 th St)	5.5 m (18.1 ft.)
East (Lloyd Avenue)	5.5 m (18.1 ft.)
West	5.5 m (18.1 ft.)
South (Lane)	5.5 m (18.1 ft.)

4B133 – 6 Height

The maximum permitted height is:

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

4B 133 – 7 Coverage

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

4B 133 – 8 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, outdoor amenity areas, 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 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 (garbage, recycling, compost) or loading areas with the exception of temporary, at-grade staging areas that are not located underground and/or within a building.

4B 133 – 9 Parking, Loading and Servicing Regulations

- a) Parking and loading are required as follows:

Use	Minimum Parking Required
Residential Dwelling Unit	0
Staff and Visitor Parking	22

- b) A minimum of 20 bicycle storage spaces shall be provided;
- c) Except as specifically provided in 4B133 - 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 Employment Zone Light Industrial (EZLI) to Comprehensive Development Zone 133 (CD133).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

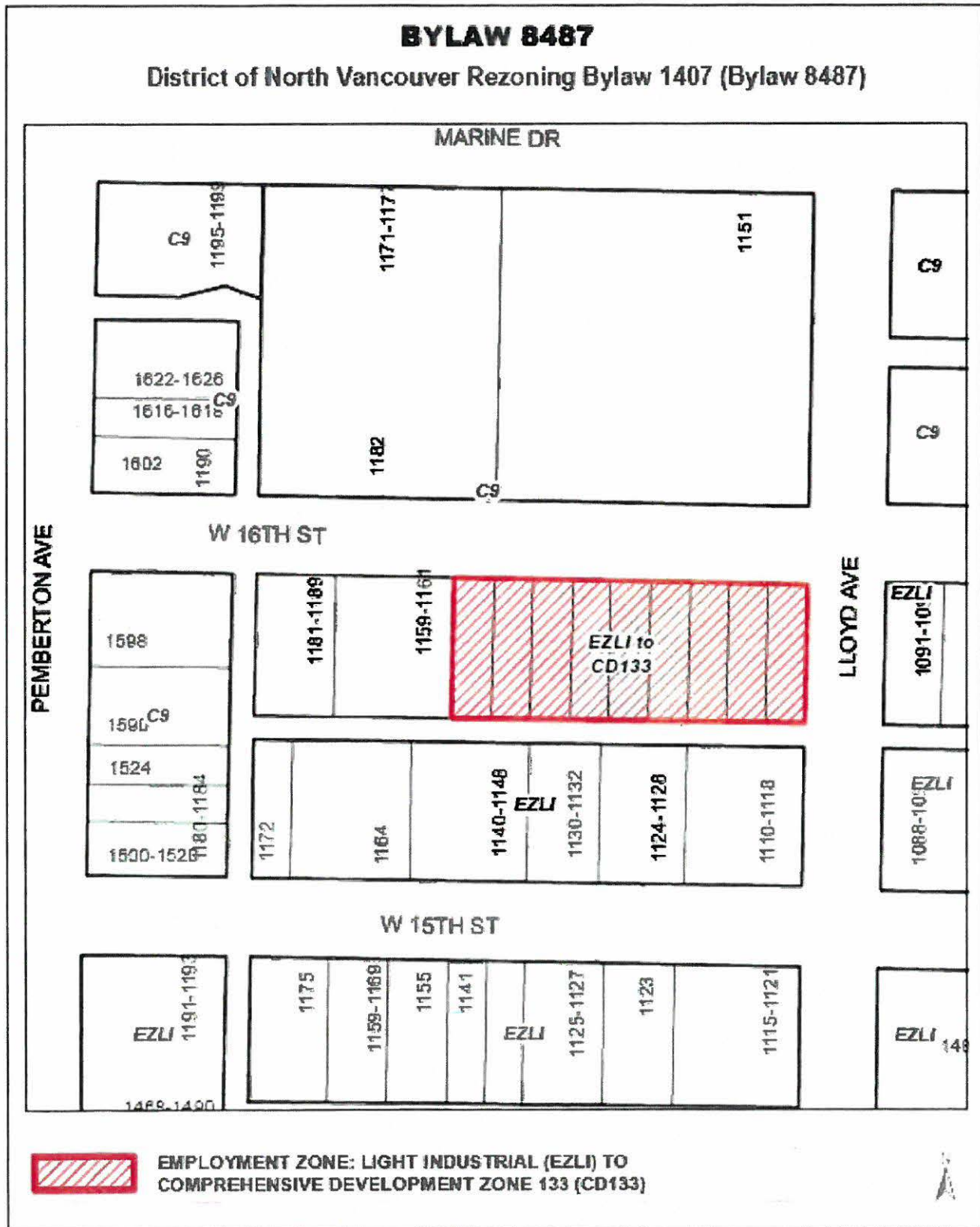
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8487



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The Corporation of the District of North Vancouver

Bylaw 8488

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 "West 16th Street Development Cost Charges Waiver Bylaw 8488, 2021".

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 supportive housing units where the 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

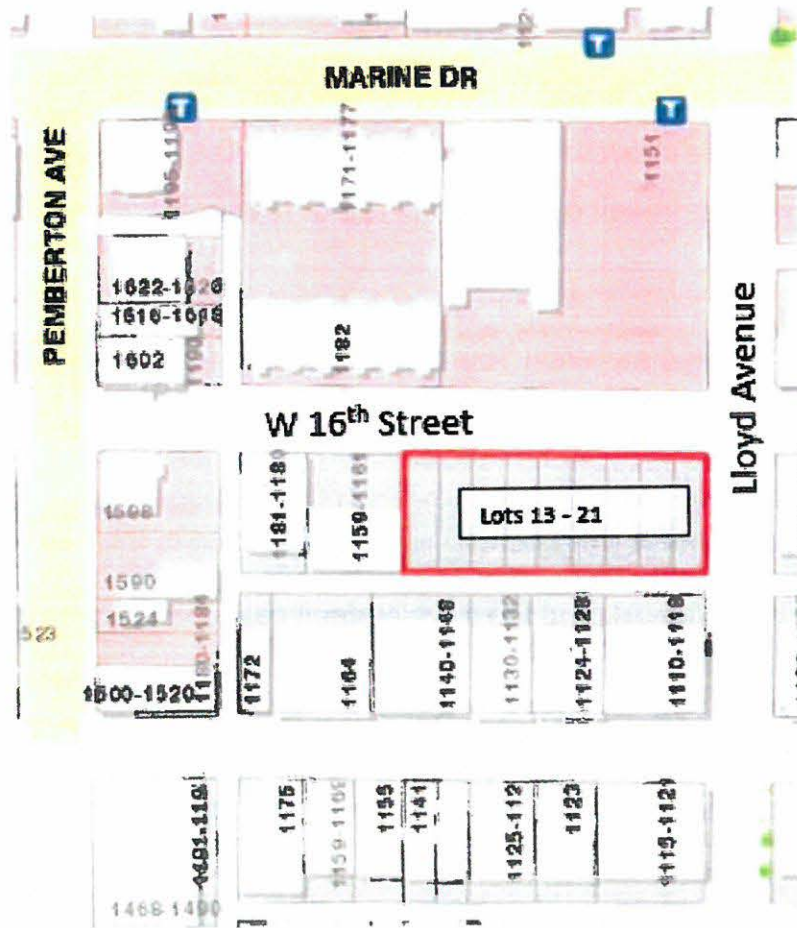
Mayor

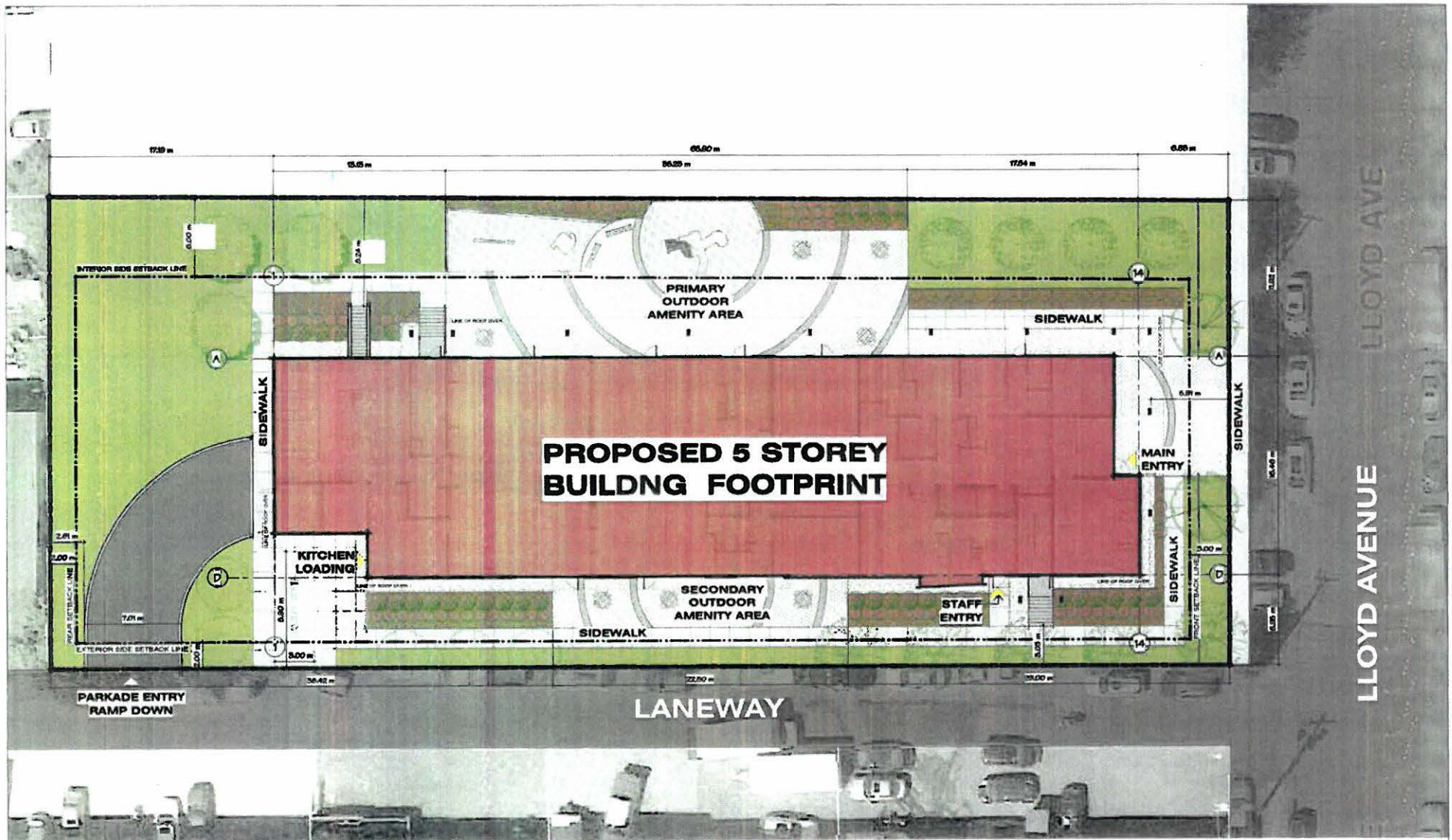
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8488





SITE PLAN

Women's Supportive Housing Lower Mainland
1151 MARINE DRIVE
NORTH VANCOUVER, B.C.

SCALE 1:120
JOB NO. 20081

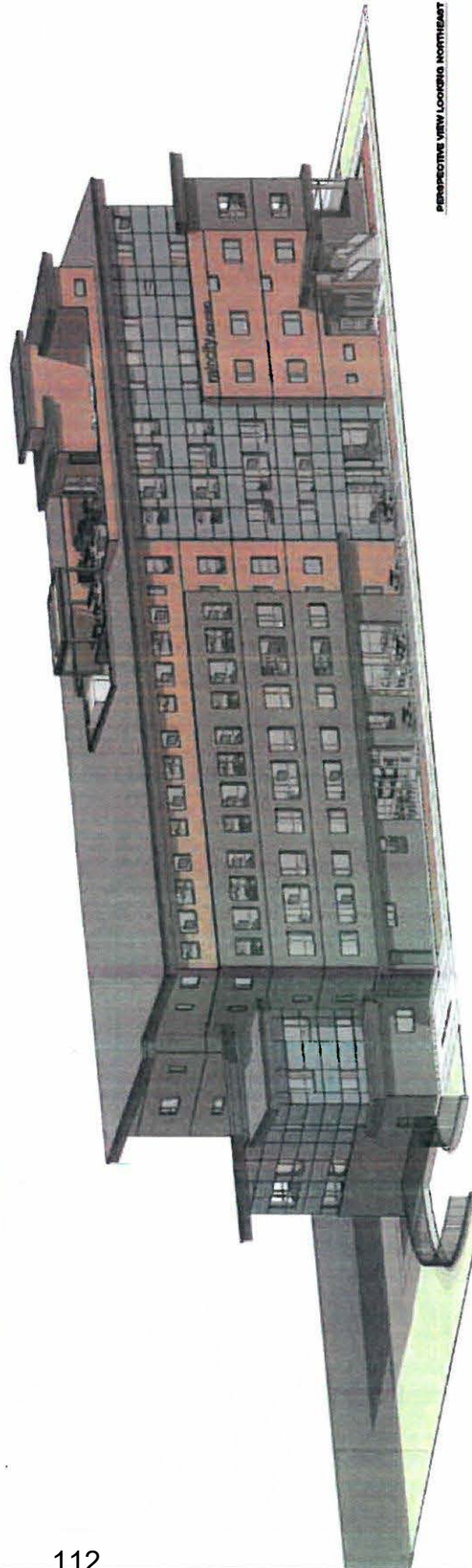
02

6986 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4G3
TEL: 604 | 793 | 9442
FAX: 604 | 793 | 9445
WWW: chparchitects.com

Claron | Heston | Penner Architects
CHPA



PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

3D PERSPECTIVE VIEWS

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JANUARY 2008

08

1000 DUNDAS STREET
CHICAGO, ILL. 60607
TEL: 312.321.1000
FAX: 312.321.1001
WWW.CHIPA.ORG

CHIPA
Central Housing Project
CHICAGO, ILL.



ELEVATIONS

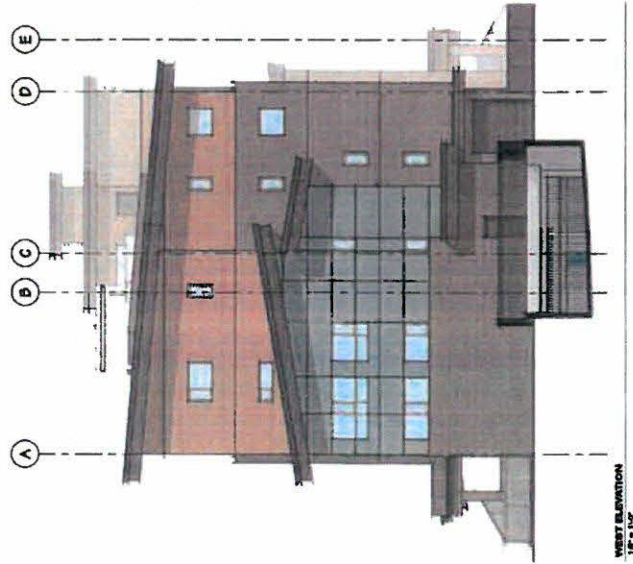
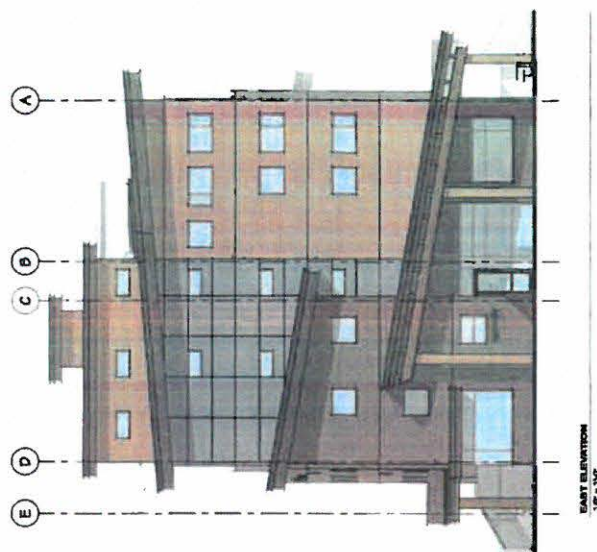
Women's Supportive Housing Lower Mainland

1151 Marine Dr.

SCALE: 1/8" = 1'-0"
JOB NO.: 20051

1151 MARINE DR.
VANCOUVER, B.C. CANADA
V6P 4S3
TEL: 604 792 1100
FAX: 604 792 1101
EMAIL: info@chpa.com

CHPA
Civical Renewal Planning Architects



ELEVATIONS

Women's Supportive Housing Lower Mainland

1151 Marine Dr.

SCALE 1/8" = 1' 4"

JOB NO. 200051

JUL 1992 200019

12

8328 YOUNG ROAD
CHELSEA, B.C. CANADA
V2P 4B3

TEL: 604 793 9408
FAX: 604 793 9448
EMAIL: info@genpart.ca



FRONT ENTRANCE

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

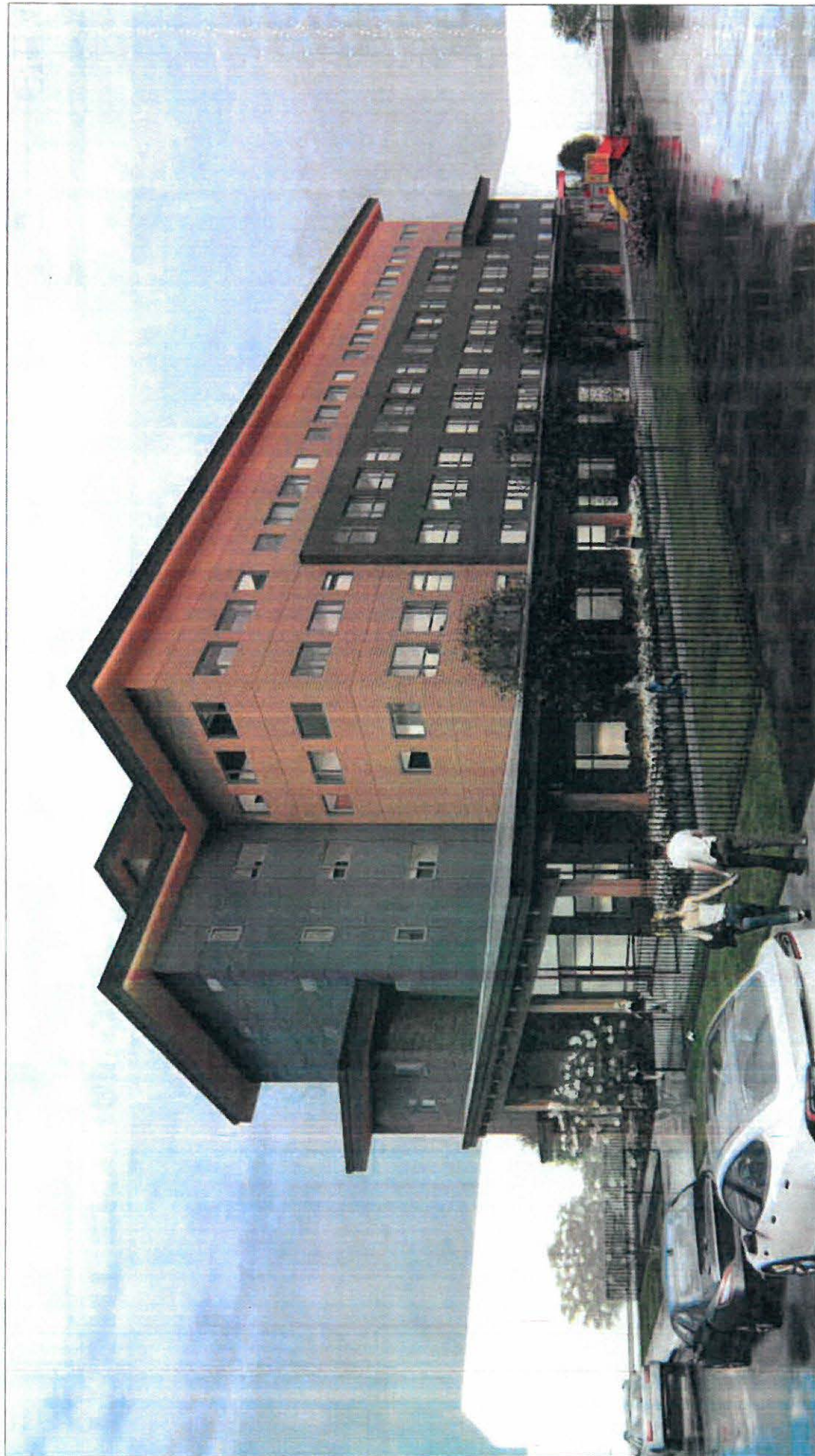
SCALE
JOB NO. 20061

15

8388 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V3P 4B7
TEL: 604 | 723 | 9646
FAX: 604 | 723 | 9646
EMAIL: info@chpaphoto.com

Greene|Horton|Powers&Associates

CHPA



STREET VIEW

Women's Supportive Housing Lower Mainland

1101 Marine Dr.

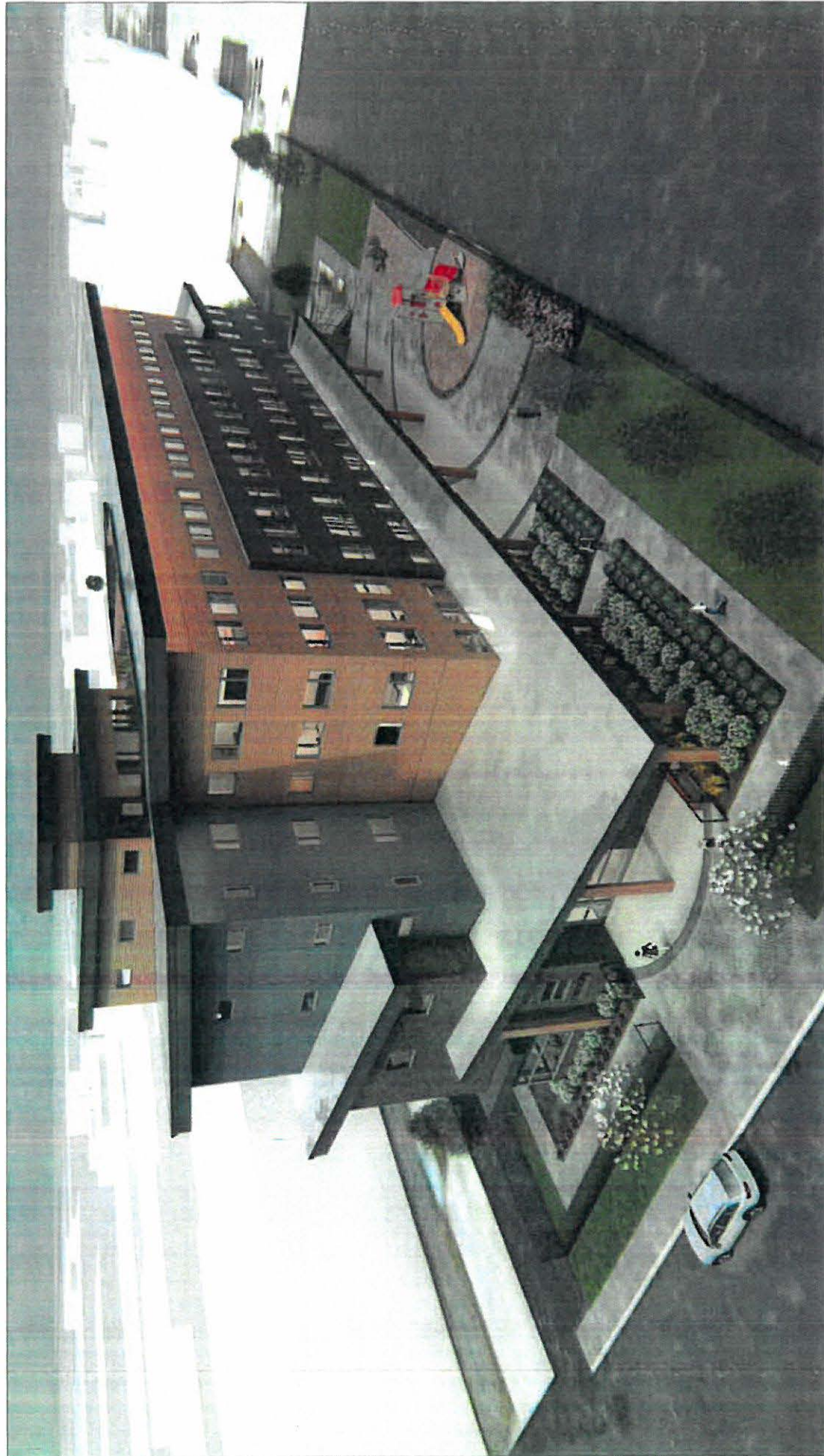
SCALE
JOB NO. 20081

16

3900 YOUNG ROAD
VANCOUVER, B.C. CANADA
V6P 4B3

TEL: 604 | 732 | 3444
FAX: 604 | 792 | 4444
WWW.CHIPA.COM

Crowell Rodden Partners
CHIPA



BIRDS EYE VIEW

Women's Supportive Housing Lower Mainland
1151 Marine Dr.

SCALE
JOB NO. 20081

17

1000 YOUNG ROAD
VANCOUVER, BC CANADA
V6P 4B3
TEL: 604 272 1144
FAX: 604 272 1144
WWW.CHIPA.COM

CHIPA
Creative Habitat Planning Architects

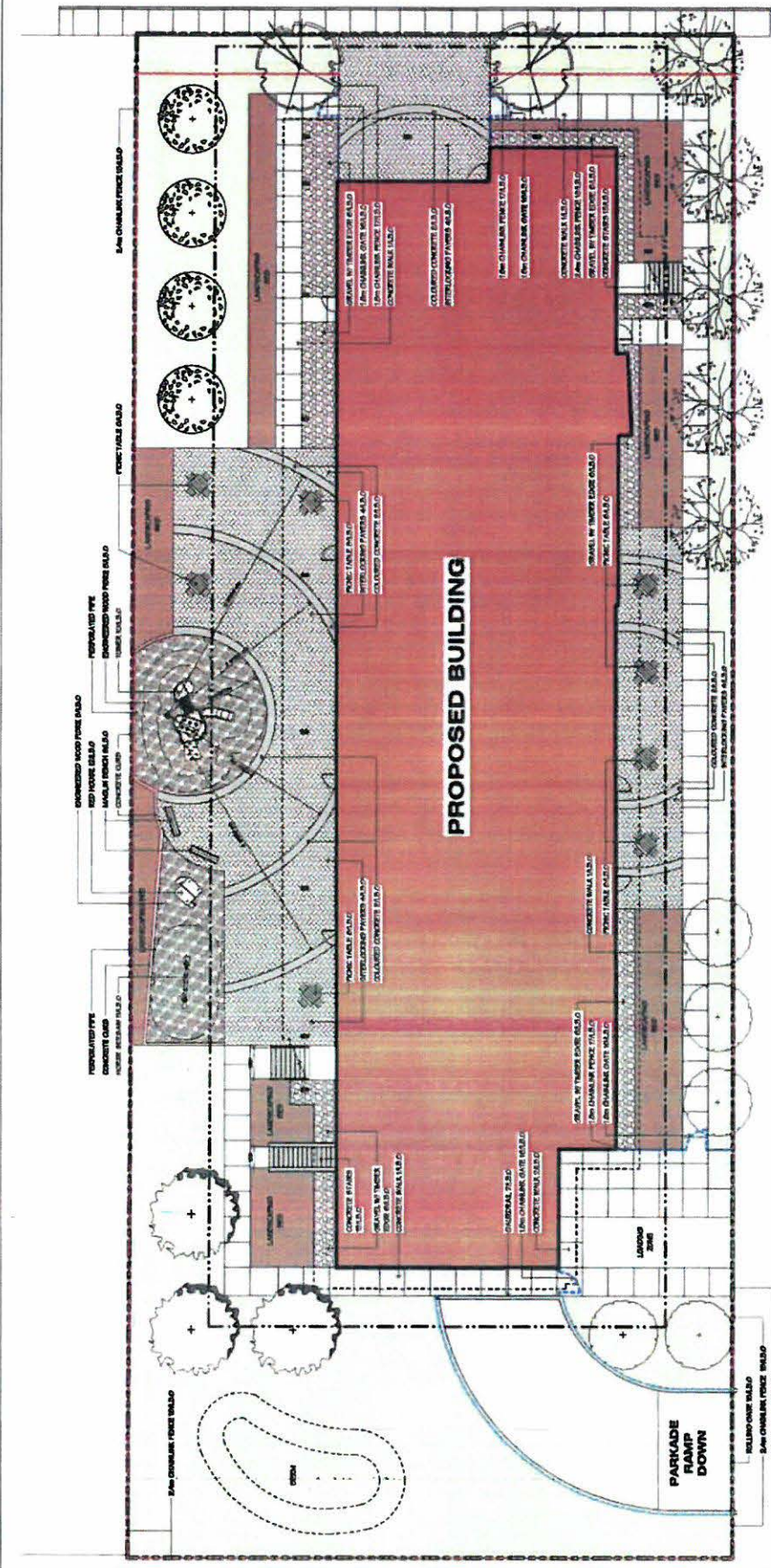


DATE	2020.11.20
DESIGNER	CRAYEN HUSTON POWERS ARCHITECTS
PROJECT	WOMEN'S SUPPORTIVE HOUSING LOWER
LOCATION	1151 MARINE DRIVE, NORTH VANCOUVER, B.C.
SCALE	1:100
PROJECT NO.	2020.11.20
CLIENT	CRAYEN HUSTON POWERS ARCHITECTS

Women's Supportive Housing Lower
1151 MARINE DRIVE
NORTH VANCOUVER, B.C.

3555 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445

CRAYEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE






LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
(Circle with cross)	Tree
(Circle with dots)	Shrub
(Circle with horizontal lines)	Grass
(Circle with vertical lines)	Gravel
(Circle with diagonal lines)	Concrete
(Circle with wavy lines)	Water
(Circle with solid black)	Path
(Circle with dashed line)	Boundary
(Circle with solid line)	Property Line
(Circle with solid line)	Right of Way
(Circle with solid line)	Setback Line
(Circle with solid line)	Utility Line
(Circle with solid line)	Proposed Building
(Circle with solid line)	Proposed Ramp
(Circle with solid line)	Proposed Wall
(Circle with solid line)	Proposed Gate
(Circle with solid line)	Proposed Path
(Circle with solid line)	Proposed Tree
(Circle with solid line)	Proposed Shrub
(Circle with solid line)	Proposed Grass
(Circle with solid line)	Proposed Gravel
(Circle with solid line)	Proposed Concrete
(Circle with solid line)	Proposed Water
(Circle with solid line)	Proposed Path
(Circle with solid line)	Proposed Boundary
(Circle with solid line)	Proposed Property Line
(Circle with solid line)	Proposed Right of Way
(Circle with solid line)	Proposed Setback Line
(Circle with solid line)	Proposed Utility Line

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR TO VERIFY ALL UTILITIES AND MEASUREMENTS.
2. PRESENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES.
3. PRIOR TO CLEANING, VERIFY LIMITS OF CLEANING WITH OWNER.
4. DISPOSE OF CLEARED AND GRASSED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
6. CONTROL EROSION AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE WARNING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION. TAKE MEASURES TO RE-ROUTE TRAFFIC ON MAIN HIGHWAYS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
9. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: April 26, 2021
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 For DCS CAO
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The District of North Vancouver

REPORT TO COUNCIL

April 8, 2021

File: 13.6410.01/000.000

AUTHOR: Jason Smith, Senior Community Planner

SUBJECT: UBCM 2021 Local Government Development Approvals Program Grant

RECOMMENDATION:

THAT staff are directed to submit a grant application to support the identification of challenges and potential opportunities to improve the efficiency and effectiveness of the District's development approval processes as described in the report dated April 8, 2021, titled UBCM 2021 Local Government Development Approvals Program Grant.

REASON FOR REPORT:

This report provides information on the UBCM 2021 Local Government Development Approvals Program Grant¹ for the purpose of obtaining Council approval to submit a grant application due May 7, 2021. The grant application can be for up to \$500,000. This would allow the District to undertake several projects to improve the development approvals process with the goal of improving efficiency and reducing processing including for applications involving rental and affordable housing or business initiatives. The grant application supports Council direction to increase business friendliness and District policy to work to reduce permit approval times for District businesses, non-profits and residents.

BACKGROUND:

In 2019, the Ministry of Municipal Affairs initiated the Development Approvals Process Review (DAPR). The Ministry engaged local governments and a broad range of stakeholders to discuss the challenges of the current development approvals processes in the Province, identify opportunities for addressing those challenges, and develop an informed list of ideas on how to improve development approval processes. The Ministry released a DAPR final report in September 2019 and the Local Government Development Approvals Program is one element of addressing some of the opportunities identified in the report. The Ministry of Municipal Affairs has provided \$15 million in funding for the Local Government Approvals Program.

¹ Local Government Development Approvals Program 2021 Grant Program & Application Guide
<https://www.ubcm.ca/EN/main/funding/lgps/local-government-development-approvals.html>

EXISTING POLICY: Improving the efficiency and effectiveness of the development approval process supports the delivery of our goals and initiatives as described in the following policies:

Council Strategic Directions 2019-2022

- Increasing housing diversity and addressing affordability
- Increase business friendliness in processes and service

Official Community Plan and Targeted OCP Review

- Work to reduce permit approval times and to simplify and streamline regulations.
- The Targeted OCP Review will identify actions to address housing diversity and affordability, expand support for business, address transportation issues and strengthen policies on climate action.
- Work to support economic and employment recovery stemming from COVID-19

Rental, Social, and Affordable Housing Strategy

- Expand the supply and diversity of housing
- Expand the supply of new rental and affordable housing

Other Initiatives

- District of North Vancouver Rental, Social and Affordable Housing Task Force recommendation to consider how to speed up development approvals for rental, social and affordable housing.
- District of North Vancouver Digital Strategy, which supports and enables the public to quickly, easily, and securely complete transactions, request services, access information, and share their thoughts with us at any time, from anywhere.

ANALYSIS:

Grant Opportunity

Local governments in BC have been invited to apply for a grant under the Local Government Development Approvals Program (Program). The Program can contribute to covering a 100% of eligible activities to a maximum of \$500,000.

The intent of the Program is to support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives (source: UBCM).

To be eligible for funding proposed projects must meet the intent of the grant program, include new activities or represent a new phase of an existing project and be capable of completion within 2 years of grant approval.

Proposed Project Activities

The District of North Vancouver is committed to good governance and ensuring that its citizens and those who interact with the District receive exceptional service, which is reflected in Council's Strategic Directions and in the Official Community Plan. Through ongoing surveys of citizens and clients who interact with the District, it is apparent that there is an opportunity to improve some aspects of the development approvals process.

District staff identified a series of projects that would meet the intent of the grant and address the following:

1. **Problem Definition:** The development and building permit processes can take a considerable amount of time to complete. This results in increased costs for applicants and delays in bringing much needed housing to market.
2. **Project Outcome:** Identify opportunities in the development approval processes to clarify requirements, reduce the time taken, ensure consistency and transparency for all applicants, move to fully digital submissions, support the delivery of stated District goals and policies, and help reduce costs for applicants and the District.

The District's UBCM proposed funding request is \$460,000.

The table below outlines the projects which would be included in the funding request. Each project in the list is intended to be undertaken as a standalone project and would go through its own process for hiring a consultant(s).

Project	Cost
Development Applications: Review of Best Practices and Opportunities to Implement This project would include an analysis of the opportunities identified in the DAPR final report ² and see a regional screen of other local government development application practices. There would be a specific focus on the preliminary development application processes, development submission requirements and building permit processes. These would be compared to the current District of North Vancouver process and result in recommendations for process improvement. <u>Research:</u> Research provincial and regional best practices to identify gaps and opportunities for process improvements and do an analysis	\$75,000.00

² Development Approvals Process Review – Final Report on Province-wide Stakeholder Consultation
https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/dapr_2019_report.pdf

Project	Cost
<p>against current District of North Vancouver process. A preferred process map and timelines would be generated.</p> <p><u>Preferred Improvements:</u> The outcome of this project is intended to be a series of recommendations on how the District could improve development approval processes in order to reduce the amount of time and cost it takes to complete an application.</p> <p><u>Document Areas for Improvement:</u> The recommendations would identify specific bylaw, policies or procedures that should be adjusted, how they can be adjusted and provide templates, guidance or form documents to implement.</p> <p><u>Communications Plan:</u> The recommendations will be accompanied by a proposed communications plan that will outline how to effectively engage with key stakeholders during the review stage to better inform the recommendations.</p> <p><u>Monitoring:</u> In order to evaluate the effectiveness of the changes a quantifiable basis to monitor timeline, requirements and process improvements to the approvals processes will be generated.</p>	
<p>Development Engineering Review Process</p> <p>District staff have identified the development engineering review process, and development engineering's administration and participation of off-site works construction, as needing improvement for servicing requirement certainty and processing timelines. To support the improvement of this process the District has allocated an initial budget of \$50,000.00 for this project. The District has further identified target areas where the scope of review can be expanded:</p> <p><u>Research:</u> A close examination will be needed to identify regional best practices, identify gaps and where/if consulting can be of assistance for various topics, such as:</p> <ul style="list-style-type: none"> • materials currently required and at what point in the review process they are required • analysis of inputs by, and consultation with, external service providers (eg BC Hydro, Telecommunications companies) • the role Development Engineering has in the construction phase of projects, and 	<p>Project Cost \$155,000.00 (- \$50,000.00 DNV Contribution) Grant Request \$105,000.00</p>

Project	Cost
<ul style="list-style-type: none"> • What staffing structure and resources are required in the organization to ensure servicing works are successfully delivered • Balancing time allotment to application reviews versus risk of unacceptable servicing outcomes • Regional screen and best practice review to guide the undergrounding of Hydro and telecommunication wires within redeveloping town centres • Review the corridor between Highway 1 and Deep Cove to refine preferred access approaches and determine function access guidelines <p><u>Preferred Improvements:</u> The project will deliver specific requirements for improving and clarifying the development engineering review process, submission requirements, staff roles and team structure.</p> <p><u>Document Areas for Improvement:</u> Identifying any necessary changes to policies and bylaws will be an outcome of this project.</p> <p><u>Communication Plan:</u> Engagement with key stakeholders in the development and building community will help inform this process.</p> <p><u>Monitoring:</u> Benchmarking of current review times may be necessary to measure effectiveness of any proposed changes to the current process.</p>	
<p>Legal Document Templates</p> <p>This project would see the development of commonly used legal document templates (e.g. covenants) for small to medium sized projects to help applicants move more quickly through the application process and save on legal costs.</p>	\$12,500.00
<p>Moving to Full Digital Submission and Processing</p> <p>The current development and building permit processes are a manual process for staff, with little ability for digital collaboration, rapid and real time information sharing, or transparency.</p> <p>This project would allow customers to apply for permits online and monitor the approval process, allow staff to review application submissions electronically, and allow the public to have greater insight into permits being considered. All aspects of application approval and permitting processes would be addressed by the online</p>	

Project	Cost
<p>system, including being able to provide timely digital re-submissions to meet requirements.</p> <p><u>Research</u>: Prior to commencement we would collaborate with internal and external stakeholders to thoroughly understand existing challenges. Throughout development of both internal and customer-facing platforms, we would engage stakeholders in regular progress review and user testing sessions.</p> <p><u>Preferred Improvements</u>: The outcome of this project is intended to be the implementation of processes and technology to improve the District's service delivery, including an online platform through which customers can interact and collaborate with District staff throughout the approval and development process. Both internal and customer-facing processes and systems would be tightly integrated with existing enterprise permitting systems and business intelligence tools in order to maximize efficiency, provide transparency throughout processes, and monitor key performance indicators to allow for continual iterative improvement of the system.</p> <p><u>Communications and Engagement Plan</u>: This project would be accompanied by a comprehensive communications plan developed in consultation with stakeholders, including training opportunities for both District staff and customers.</p> <p>Throughout design, development, and implementation of the system we would work closely with citizens and business owners to identify needs and expectations, and build a digital permitting system that works for them.</p> <p>Customers would gain insight into development applications and resulting projects through a new integrated public webpage. The page will display information and data collected by the system in open, machine-readable formats, including maps, statistics, and key performance indicators related to the District's service delivery.</p> <p><u>Monitoring</u>: In order to evaluate the effectiveness of the internal and customer-facing systems, performance indicators would be monitored and reported to identify opportunities for improvement.</p>	<p>\$180,000.00</p>

Project	Cost
<p>Resource document for including social housing in private development projects</p> <p>Applicants wanting to include social housing as part of development project are not able to easily access information about the applicable existing policies and regulations in one location to ensure that there is transparent and consistent expectations</p> <p><u>Research:</u> Work would need to be done to ensure all relevant information from across departments is considered and presented.</p> <p><u>Preferred Improvements:</u> The outcome of this project is a digital ready document that provides all the necessary information to consider for including social housing in a development project.</p> <p><u>Communication Plan:</u> Key stakeholder engagement during the review would be necessary to gauge challenges and existing information gaps.</p> <p><u>Monitoring:</u> This project does not entail developing new policies but in order to ensure that the document remains up to date - there will need to be a process in place to incorporate any new policies or regulations as they are adopted.</p>	<p>\$20,000.00</p>
<p>Stakeholder consultation on revised process to staff</p> <p>As a key part of improving customer service, engaging industry and meeting Council's strategic priority directions a series of stakeholder workshops will be required to gain insight and feedback on proposed process improvements (over and above problem definition).</p>	<p>\$17,500.00</p>
<p>Enabling Affordable and Rental Housing Through Zoning</p> <p>This project would focus on policy implementation direction, pre-zoning and/or implementing density bonuses for rental, affordable and special needs housing. Currently, taking an application through a full rezoning process is a lengthy process. Pre-zoning, rental only zoning or clear housing policy to support rental and affordable housing will assist to expedite these applications. Community Planning is expecting to undertake some of this work in the near future and the grant funding would enable the District to hire a consultant(s) to help provide specific information and/or expedite the work being undertaken by staff.</p>	<p>\$50,000.00</p>

Project	Cost
<p><u>Research:</u> Examples of other jurisdictions will be examined and undertaking financial modelling will be necessary to ensure that any proposed changes are viable.</p> <p><u>Preferred Improvements:</u> This project will deliver specific recommendations for potential changes to the Zoning Bylaw to deliver more timely affordable housing projects.</p> <p><u>Document Areas for Improvement:</u> Implementation through Zoning Bylaw amendments for consideration by Council for pre-zoning or rental only zoning. Drafting policy for metrics on affordable or special needs housing to meet District housing objectives.</p> <p><u>Communication Plan:</u> Engagement with key stakeholders, such as BC Housing, Metro Vancouver Housing Corporation, non-profit housing providers, other stakeholder groups and the development industry. A robust communications and engagement plan will be generated for proposed Zoning Bylaw changes.</p> <p><u>Monitoring:</u> Documenting the time taken currently to complete affordable housing projects will be necessary to assess the future effectiveness of any pre-zoning or density bonus schemes.</p>	
Total Grant Request	\$460,000.00

All approved projects would be required to meet physical distancing and other public health guidelines in relation to COVID-19 and comply with applicable privacy legislation under the *Freedom of Information and Protection of Privacy Act*.

Timing/Approval Process:

The application deadline for the UBCM grant is May 7, 2021. A Council resolution is required. Successful applicants will be notified within 90 days of the application deadline. All approved activities must be completed within two years of the date of the grant award.

Financial Impacts:

If successful, grant funding would pay for the activities proposed in the application. The District's contributions to the project would be comprised of in-kind staff resources to support coordination and implementation of the activities and monitoring of outcomes, in addition to the preciously budgeted \$50,000 for development engineering process review.

Conclusion:

An application to the UBCM 2021 Local Government Development Approvals Program is recommended. If successful, the proposed projects would provide valuable insight into how the District of North Vancouver could improve its development approvals processes and result in more efficient approval of projects that expand housing diversity and create affordable housing.

Options:

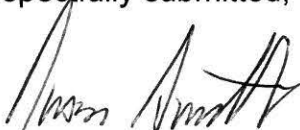
1. THAT Council directs staff to have District of North Vancouver apply for the UBCM 2021 Local Government Development Approvals Program Grant.

AND THAT Council supports the work associated with the Local Government Development Approvals Program Grant application to improve the development approvals process. **(Recommended)**

OR

2. THAT Council provides staff with alternative direction.


Respectfully submitted,



Jason Smith, Senior Community Planner

REVIEWED WITH:		
<input type="checkbox"/> Community Planning		
<input type="checkbox"/> Development Planning	<u>A</u>	
<input type="checkbox"/> Development Engineering		
<input type="checkbox"/> Utilities		
<input type="checkbox"/> Engineering Operations		
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<input type="checkbox"/> Environment		
<input type="checkbox"/> Facilities		
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<input type="checkbox"/> Clerk's Office		
<input type="checkbox"/> Communications	<u>A</u>	
<input type="checkbox"/> Finance		
<input type="checkbox"/> Fire Services		
<input type="checkbox"/> ITS		
<input type="checkbox"/> Solicitor		
<input type="checkbox"/> GIS		
<input type="checkbox"/> Real Estate		
<input type="checkbox"/> Bylaw Services		
<input checked="" 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: Digital Services	<u>A</u>	

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date: _____	Item # _____	
<input type="checkbox"/> Regular	Date: _____	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package	_____	_____	
<input type="checkbox"/> Council Workshop	DM# _____ Date: _____	Mailbox: _____	

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

April 9, 2021

File:

Tracking Number: RCA -

AUTHOR: Elio Iorio, Manager, Financial Services

SUBJECT: 2021 Centennial Bursary Trust Fund

RECOMMENDATION:

"That Council award bursaries to fourteen students from the District of North Vancouver in the amount of \$805 per bursary."

BACKGROUND:

In 2020 Council approved fourteen bursaries in the amount of \$790 to students from the District of North Vancouver. There is an expectation from year to year that the amount of the bursary will be equal or greater than the year before to keep pace with inflation so it is proposed that the District increase the 2021 bursaries to \$805 (2% inflation rounded to the nearest \$5).

ANALYSIS:

Following Council's decision, letters will be sent to each of the seven high schools in North Vancouver inviting bursary nominations.

Under the terms of the trust:

- The District can charge an administrative fee of 5% of annual income (not currently charged)
- A minimum of \$1,500 must be disbursed in any one year.
- Bursaries are limited to a maximum of \$300 per bursary. (Remainder augmented through Council Reserve)
- Up to a maximum of 20% of the principal of the Trust together with the whole of the income of the trust can be distributed to eligible students in any one year.

The Trust has the capacity to support fourteen bursaries totalling \$4,200.

The amount of income available for distribution in 2021 is \$628 which means that \$3,572 will need to be contributed from the principal of the trust. This is well within the 20% maximum principal contribution available of \$5,752.

The bursary amount must be supplemented by \$7,070 from the Council Reserve in order to fund the \$805 amount of each bursary. The Council Reserve available is currently \$100,000.

Timing/Approval Process: The bursaries are granted annually. The solicitation of nominations occurs in April/May, with the selection of recipients in June and the awards distributed in September.

Options:

1. Award Bursaries at \$790 (same level as last year). Council contributes \$6,860 from Council Reserve to supplement the Trust minimum contribution of \$4,200.
2. Award Bursaries at \$805. Council contributes \$7,070 from Council Reserve to supplement the Trust minimum contribution of \$4,200.

Respectfully submitted,



Elio Iorio
Manager, Financial Services

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

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: April 26, 2021
<input type="checkbox"/> Other:	Date: _____

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

March 25, 2021

File:

AUTHOR: Councillor Lisa Muri

SUBJECT: UBCM Resolution: Protection of Old Growth Forests

RECOMMENDATION:

THAT the UBCM Resolution: Protection of Old Growth Forests is supported for UBCM resolution.

WHEREAS ancient high productivity (big tree) old growth ecosystems are globally one of the most valuable climate mitigation and resiliency assets in terms of carbon storage, sequestration, protection against wildfire, storage of water and bank of biodiversity;

AND WHEREAS, of the miniscule fraction (2.7%) of the original high productivity (big tree) old growth forests (less than 1% of BC's total current forested area), 75% are still slated to be eliminated through logging; BE IT RESOLVED:

THAT the District of North Vancouver call on the Government of British Columbia to immediately defer logging in all and at-risk old-growth forests, as identified by the independent April 2020 Old Growth Strategic Review Panel to the Minister of Forests, Lands, Natural Resource Operations and Rural Development¹, until all 14 of the panel's recommendations have been implemented;

AND THAT the District of North Vancouver formally oppose the logging of at-risk old-growth forests, including the headwaters of Fairy Creek watershed.

REASON FOR REPORT:

To provide Council with a motion to consider and potentially endorse for UBCM resolution as it relates to old growth forests, their protection and relationship with GHGs and climate change.

SUMMARY:

On June 25, 2019, the District of North Vancouver Council declared a climate emergency, noting the need to incorporate more urgent climate action and ecological protection into strategic processes. As part of the climate emergency it cannot be ignored that old growth

¹ (<https://engage.gov.bc.ca/app/uploads/sites/563/2020/09/STRATEGIC-REVIEW-20200430.pdf>, n.d.)

forests need the protection of local governments and the action of the Provincial Government to ensure their ecosystems are protected and that greenhouse gas emissions (GHG) targets are met. There is plenty of scientific data that proves the urgent need to protect old growth forests for the health and continuance of not only citizens of BC, but also on a global scale.

The Government of British Columbia states the following data as it relates to climate change and forest management projects: “B.C.’s Provincial Inventory reports the GHG emissions included in the province’s legislated emissions reduction targets (a 16% decrease by 2025, 40% by 2030, 60% by 2040, and 80% by 2050). It also reports emissions from changes in land use and forest management for information purposes only.

The Climate Action Secretariat prepares and publishes the Provincial Inventory annually, with up to a two-year delay to allow time to assemble the information. The 1990-2018 Provincial Inventory was published in August 2020.

In 2018, British Columbia’s gross greenhouse gas (GHG) emissions, as reported in the Provincial Inventory, were 67.9 million tonnes of carbon dioxide equivalent (MtCO₂e). This is an increase of 4.5 MtCO₂e (7%) from 63.4 MtCO₂e in 2007, the baseline year for our emission reduction targets.

Net emissions in 2018, after including 1.0 MtCO₂e in offsets from forest management projects not covered in the inventory, were 66.9 MtCO₂e. This is an increase of 3.5 MtCO₂e (6%) from 2007”.²

The Intergovernmental Panel on Climate Change (IPCC) January 2020 Climate Change and Land report states, “Land provides the principal basis for human livelihoods and well-being including the supply of food, freshwater and multiple other ecosystem services, as well as biodiversity. Human use directly affects more than 70% (likely 69–76%) of the global, ice-free land surface (high confidence). Land also plays an important role in the climate system”.

Additionally, the report further states that, “Agriculture, Forestry and Other Land Use (AFOLU) activities accounted for around 13% of CO₂, 44% of methane (CH₄), and 81% of nitrous oxide (N₂O) emissions from human activities globally during 2007-2016, representing 23% of total net anthropogenic emissions of GHGs. The natural response of land to human-induced environmental change caused a net sink of around 11.2 GtCO₂ yr⁻¹ during 2007–2016 (equivalent to 29% of total CO₂ emissions; the persistence of the sink is uncertain due to climate change. If emissions associated with pre and post production activities in the global food system are included, the emissions are estimated to be 21–37% of total net anthropogenic GHG emissions”.³

Forest emissions are largely ignored because they are not counted as part of B.C.’s official emissions in provincial greenhouse gas inventories, as noted in the February 2019 Forest and Carbon in BC report by Dr. Jim Pojar.⁴ In addition, the Old Growth Strategic Review [STRATEGIC-REVIEW-20200430.pdf \(gov.bc.ca\)](https://engage.gov.bc.ca/app/uploads/sites/563/2020/09/STRATEGIC-REVIEW-20200430.pdf) concludes noting that the understanding of

² (<https://www2.gov.bc.ca/gov/content/environment/climate-change/data/provincial-inventory>, n.d.)

³ (https://www.ipcc.ch/site/assets/uploads/sites/4/2020/02/SPM_Updated-Jan20.pdf, n.d.)

⁴ (<https://engage.gov.bc.ca/app/uploads/sites/563/2020/09/STRATEGIC-REVIEW-20200430.pdf>, n.d.)

forest behaviour and management, as well as the effects of climate change, have made it clear that we can no longer continue to harvest timber and manage forests using the approaches we have in the past while also conserving the forest values we cherish.

Conclusion:

The District of North Vancouver, as part of the climate emergency declared in 2019, should forward a motion to the UBCM as it relates to old growth forests, their protection and relationship with GHGs and climate change to ensure the health and safety of BC forests for generations to come.

Options:

1. That the motion, as presented in UBCM Resolution: Protection of Old Growth Forests is supported.
2. That the motion is not supported.

Respectfully submitted,

(Signature)

Lisa Muri
Councillor

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 checked="" type="checkbox"/> Regular Meeting	Date: April 26, 2021
<input type="checkbox"/> Other:	Date: _____

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

April 13, 2021

File:

AUTHOR: Lisa Muri

SUBJECT: DNV Support for Penticton City Council Request to UBCM

RECOMMENDATION:

THAT Council write a letter to the Union of British Columbia Municipalities (UBCM) President in support of the City of Penticton as requested in the April 13, 2021 letter regarding reconsideration of the Provincial Paramountcy as it relates to the City of Penticton's Zoning Bylaws at 352 Winnipeg Street, Penticton, British Columbia;

AND THAT the letter of support be sent to UBCM members and the City of Penticton Council.

REASON FOR REPORT:

On April 13, 2021, Mayor John Vassilaki of the City of Penticton sent a letter to the Union of UBCM President Brian Frenkel requesting that UBCM forward a letter to Premier John Horgan for the reconsideration of the Provincial Paramountcy. The City of Penticton has also requested written support of their letter to UBCM by member municipalities.

Conclusion:

The District of North Vancouver can show their support to the City of Penticton by forwarding a letter to UBCM President Brian Frenkel. As noted in the correspondence by the City of Penticton, the actions of the Provincial Paramountcy could affect any of the municipalities in the Province of British Columbia.

Options:

1. That the motion, as presented, be supported.
2. That the motion, as presented, not be supported.

Respectfully submitted,



Lisa Muri
Councillor

Attachments:

Attachment 1: City of Penticton Letter to UBCM, 2021-04-13

Attachment 2: City of Penticton Letter Announcement, 2021-04-13

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	_____
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		



Mayor's Office, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Tel: 250-490-2400 Fax: 250-490-2402

www.penticton.ca

April 13, 2021

President Brian Frenkel
c/o Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8

Re: B.C. Government's Use of Provincial Paramourncy to Undermine Local Government Bylaws

Dear President Frenkel:

On behalf of Penticton City Council, I am requesting the Union of British Columbia Municipalities write a letter to Premier John Horgan requesting the reconsideration of invoking Provincial Paramourncy as it relates to the violation of Penticton City Council's authority and the City of Penticton's Zoning Bylaws at 352 Winnipeg Street, Penticton, BC.

The following is a timeline of events:

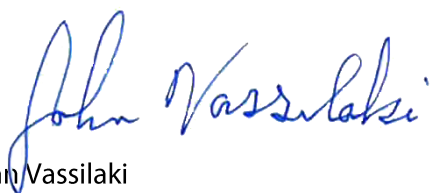
- When COVID-19 struck in March, 2020 many facilities that provided showers, laundry services, and meals to our most vulnerable in our community had to close and/or adapt. The City via its Emergency Operations Centre (EOC), Emergency Management BC and BC Housing worked together to find a temporary "hygiene station" and isolation shelter for anyone that was needing to isolate during COVID.
 - 352 Winnipeg Street was not an ideal site for a hygiene station as it was adjacent to two seniors' homes. However, as the site contained a vacant and free standing building that could quickly be fitted for a hygiene station, the EOC supported and worked with BC Housing to quickly stand-up the hygiene station.
- In September, 2020 BC Housing approached the City to turn the isolation shelter into a 42 bed Temporary Emergency Winter Shelter. This use was contrary to City Zoning Bylaws and although met with trepidation from the neighbourhood, Council ultimately approved a Temporary Use Permit (TUP) for the isolation shelter to be converted and operate as Temporary Winter Shelter until April 1, 2021.
 - Video of the lengthy Council debates from our October 6th and 20th, 2020 meetings can be found on our website to better understand how clear individual Council members were that this was not an appropriate location, but that in the midst of the pandemic, they would grant a TUP on this one occasion.

- In March 2021, BC Housing sought an extension to this TUP until March 31, 2022 in effect changing the use from a temporary, emergency winter shelter to a year round shelter. Council denied this request based on zoning bylaws and the previous clearly communicated unsuitability of this location.
 - Via resolution, Council further directed Penticton's Safety and Security Advisory Committee to develop location selection criteria for a new, permanent winter shelter for Penticton.
 - Council initially learned of the Province's interests in exploring the use of paramountcy via an interview on Global news with Minister David Eby, who had met with Council twice early in the year to discuss a supportive housing project at 3240 Skaha Lake Rd., Penticton, BC.
- Again in March, BC Housing stated their intention to continue operations of the facility "on a balance of convenience" and asked Council to reconsider. Having been presented no alternate location as requested or new information; based on zoning bylaws and the previously communicated unsuitability of this location Council did reconsider the request and again denied the request.
 - Via resolution, Council further directed staff to work with BC Housing to find alternate solutions.
- At the writing of this letter, 352 Winnipeg now operates in contravention of the City of Penticton bylaws as a newly established year round shelter following the threat of Provincial Paramountcy.

While the issue at hand is a matter of land use and planning, it is important to note according to data provided directly from the current Minister responsible for Housing to City Council, Penticton has the highest number of supportive housing beds per capita in the Interior region. Each of these beds was developed with Penticton City Council's input and with respect for their role in the local decision making process.

In closing, Penticton City Council is hoping Minister David Eby, whom has invoked paramountcy on behalf of the Province, or Premier John Horgan as the head of a Government that promised to work collaboratively with Local Governments, reconsiders their position and adheres to our City's bylaws. As this could happen to any one of the other 188 local governments in B.C., we ask that the Union of British Columbia Municipalities, on behalf of its membership, request Premier John Horgan reconsider the use of Provincial Paramountcy with respect to 352 Winnipeg Street, Penticton, BC.

Yours truly,



John Vassilaki

Mayor

cc. Penticton City Council
 Donny van Dyk, Chief Administrative Officer
 Dan Ashton, Member of Legislative Assembly
 BC Local Government Elected Officials

News Release

A decorative horizontal bar consisting of a series of colored squares in blue, orange, and red.

pentiction.ca

Council seeks support from UBCM to help challenge Provincial Paramountcy

(Penticton, BC – April 13, 2021) – On behalf of City Council, Penticton Mayor, John Vassilaki, has sent a letter to the Union of British Columbia Municipalities (UBCM) President, Brian Frenkel, requesting UBCM prepare a letter to BC Premier, John Horgan, supporting Council's position that the Province's recent use of Paramountcy is a violation of two Council decisions and the City's zoning Bylaws.

"My letter to Mr. Frenkel made it very clear that the issue at hand is a matter of land use and cooperative planning between two levels of government," said Penticton Mayor, John Vassilaki. "The Attorney General and Minister Responsible for Housing, David Eby, would have British Columbians believe that the City of Penticton is not doing its part to support the housing crisis. This is simply not the case and information provided directly from the Minister shows that Penticton has the highest number of supportive housing beds per capita in the interior region. All of these beds were developed with Penticton Council's input and with respect for Council's role in the decision making process.

"Today our previous working relationship of bilateral cooperation has been replaced by a unilateral hammer that puts our residents at risk of having the Provincial Government plan our community. As such, Council has reached out to Mr. Frenkel and the UBCM membership at large to seek their support in reversing the Province's conduct towards Penticton, or any other community they disagree with."

-30-

Contact:

Philip Cooper
Communication Manager
City of Penticton
250-490-2583


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AGENDA INFORMATION

☒ Regular Meeting☐ Other:Date: April 26, 2021

Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

April 20, 2021

File: 09.3900.20/000.000

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk**SUBJECT:** Bylaw 8470 & 8485: Pigeon Regulation Bylaw & Amendment to Bylaw Notice Enforcement Bylaw**RECOMMENDATION:**

THAT "Pigeon Regulation Bylaw 8470, 2021" is given Second and Third Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8485, 2021 (Amendment 58)" is given Second and Third Readings.

BACKGROUND:

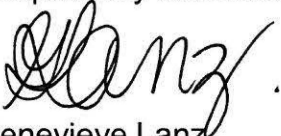
Bylaws 8470 and 8485 received First Reading on March 15, 2021. A Public Meeting for Bylaws 8470 and 8485 was held and closed on April 19, 2021.

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

OPTIONS:

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

Respectfully submitted,


Genevieve Lanz
Deputy Municipal Clerk**Attachments:**

1. Bylaw 8470
2. Bylaw 8485
3. Staff report dated February 18, 2021

**SUBJECT: Bylaw 8470 & 8485: Pigeon Regulation Bylaw & Amendment to Bylaw
Notice Enforcement Bylaw**

April 20, 2021

Page 2

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: _____

The Corporation of the District of North Vancouver

Bylaw 8470

A bylaw to regulate the keeping of pigeons in the District of North Vancouver

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

Citation

1. This bylaw may be cited as "Pigeon Regulation Bylaw 8470, 2021".

Definitions

2. In this bylaw:

"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;

"loft" means any building, structure or coop in which pigeons are housed or kept;

"owner" has the meaning prescribed in the *Community Charter*, SBC 2003, c. 26, as amended or replaced;

"parcel" means a lot, block, or other area in which land is held or into which land is subdivided, including a strata lot and a lot created under the *Strata Property Act*, SBC 1998, c. 43, as amended or replaced; and

"pigeon" means any member of the Columba genus, including birds commonly referred to as common pigeons, racing pigeons, fancy pigeons, utility pigeons and flying or sporting pigeons.

General Regulations

3. A person shall not keep *pigeons* in the *District* except on a parcel of land having an area of at least 550 square metres (5,920 square feet).
4. A person shall not keep *pigeons* on any parcel unless the person applies for, obtains and keeps in good standing a permit for the keeping of *pigeons* by submitting an application to the *District* together with the applicable fee prescribed in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the *District's* General Manager – Planning, Properties and Permits or designate.

5. Any person who keeps *pigeons* must ensure that there is a *loft* on the *parcel* upon which the *pigeons* are to be kept that meets the following requirements:

- (a) the *loft* must be constructed only in a rear yard;
- (b) the *loft* must be situated in compliance with the following minimum setbacks:
 - (i) From a rear lot line 1.5 metres (4.9 feet)
 - (ii) From an interior side lot line 3.0 metres (9.8 feet)
 - (iii) From a dwelling unit, school, place of worship or building used for human habitation or occupancy 9.0 metres (29.5 feet)
- (c) the *loft* must provide at least 0.19 square metres (2.0 square feet) of floor space for each *pigeon* over the age of 1 month; and
- (d) the *loft* must be constructed to be dry, light and have adequate ventilation.

6. Any person who keeps *pigeons* must ensure that:

- (a) all *pigeon* feed is stored in accordance with all applicable *District* bylaws;
- (b) all leftover feed, trash, and manure is removed and disposed of in a timely manner and in accordance with all *District* bylaws so as to prevent obnoxious odours, health hazards, attraction for pests and wildlife, or conditions that could interfere with the health or well-being of a *pigeon*;
- (c) the *loft* is kept secured at all times except when that person or another person with his or her permission is present;
- (d) the *loft* and all components of it are maintained in good and sanitary condition at all times and all cleanings from the *loft* are disposed of in a manner that will not create a nuisance or health hazard and in accordance with all applicable *District* bylaws;
- (e) all *pigeons* are kept within the *loft* at all times except for limited periods necessary for exercise, training or competition when such *pigeons* must remain under that person's control or the control of another person with that person's permission; and
- (f) their *pigeons* do not stray, perch, roost, rest or nest upon any *parcel* other than the *parcel* identified in the permit upon which the *loft* is located.

7. If a person keeping *pigeons* suspects that a *pigeon* is infected with a reportable or notifiable disease under the *Animal Health Act*, as amended or replaced, SBC 2014, c. 16, that person shall immediately consult a licenced veterinarian to diagnose the condition. If the diagnosis is confirmed, the person shall immediately notify the Medical Health Officer and comply with the instructions of the Medical Health Officer.

Inspection

8. The *loft* may be inspected by the *District* for compliance with the provisions of this bylaw as a condition of issuing a *pigeon* permit.

Prohibitions

9. A person must not:
- (a) keep or permit to be kept more than 20 *pigeons* on any *parcel*;
 - (b) have or permit more than one *loft* per *parcel*;
 - (c) keep *pigeons* in, upon or under any building used for human habitation; or
 - (d) deposit manure in the municipal sewage or storm drain system or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system.

Offence and Enforcement

Entry

10. Bylaw Enforcement Officers, are authorized, in accordance with section 16 of the *Community Charter* SBC 2003, c. 26, as amended or replaced, to enter at any reasonable time onto a *parcel* to inspect and determine whether the regulations of this bylaw are being complied with.

Obstruction

11. 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

12. 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 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

13. Every person who commits an offence contrary to the provision is liable on summary conviction to a penalty of not more than the maximum permitted under the *Offence Act*, RSBC 1996, c. 338, as amended or replaced, in addition to the costs of the prosecution.

Designation of Bylaw

14. 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

15. Bylaw Enforcement Officers, Animal Services Officers, Medical Health Officers and Members of the Royal Canadian Mounted Police are authorized to enforce this bylaw.

Ticketing

16. 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
<i>Parcel</i> too small	3	\$100
Keep <i>pigeons</i> without permit	4	\$100
<i>Loft</i> not meeting requirements	5	\$100
Improper storage of <i>pigeon</i> feed	6(a)	\$100
Improper disposal of <i>pigeon</i> waste	6(b)	\$100
<i>Loft</i> not secured	6(c)	\$100
<i>Loft</i> not in sanitary condition	6(d)	\$100
<i>Pigeons</i> not in <i>loft</i> or under control	6(e)	\$100
Allow <i>pigeons</i> to stray	6(f)	\$100
Fail to consult veterinarian	7	\$100
Fail to report to Medical Health Officer	7	\$100
Keep more than 20 <i>pigeons</i>	9(a)	\$100
Have more than one <i>loft</i>	9(b)	\$100
Keep <i>pigeons</i> in building	9(c)	\$100
Deposit manure in municipal storm system	9(d)	\$100
Obstruct bylaw enforcement officer	11	\$100

Severability

17. 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

18. The District of North Vancouver Pigeon Prohibition Bylaw 8402, 2019 is hereby repealed.
19. Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8403, 2019 (Amendment 46) is hereby repealed.

READ a first time March 15th, 2021

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8485

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 8485, 2021 (Amendment 58)".

Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by: inserting the following violations for the Pigeon Regulation Bylaw 8470, 2021:

Pigeon Regulation Bylaw 8470, 2021						
Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3	<i>Parcel</i> too small	100	75	150	NO	N/A
4	Keep <i>pigeons</i> without permit	100	75	150	NO	N/A
5	<i>Loft</i> not meeting requirements	100	75	150	NO	N/A
6(a)	Improper storage of <i>pigeon</i> feed	100	75	150	NO	N/A
6(b)	Improper disposal of <i>pigeon</i> waste	100	75	150	NO	N/A
6(c)	<i>Loft</i> not secured	100	75	150	NO	N/A
6(d)	<i>Loft</i> not in sanitary condition	100	75	150	NO	N/A
6(e)	<i>Pigeons</i> not in <i>loft</i> or under control	100	75	150	NO	N/A
6(f)	Allow <i>pigeons</i> to stray	100	75	150	NO	N/A
7	Fail to consult veterinarian	100	75	150	NO	N/A
7	Fail to report to Medical Health Officer	100	75	150	NO	N/A
9(a)	Keep more than 20 <i>pigeons</i>	100	75	150	NO	N/A
9(b)	Have more than one <i>loft</i>	100	75	150	NO	N/A
9(c)	Keep <i>pigeons</i> in building	100	75	150	NO	N/A
9(d)	Deposit manure in municipal storm system	100	75	150	NO	N/A
11	Obstruct bylaw enforcement officer	100	75	150	NO	N/A

READ a first time March 15th, 2021

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: March 8, 2021
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

February 18, 2021
File: 09.3900.20/000.000

AUTHOR: Carol Walker, Chief Bylaw Officer

SUBJECT: Bylaw to Regulate the Keeping of Pigeons

RECOMMENDATION:

THAT "Pigeon Regulation Bylaw 8470, 2021" is given FIRST Reading;

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8485, 2021, (Amendment 58)" is given FIRST Reading;

AND THAT Bylaw 8470 be referred to a Public Meeting.

REASON FOR REPORT:

At the regular meeting on October 19, 2020, Council directed staff to prepare a bylaw regarding the keeping of pigeons for Council consideration. This report introduces the Pigeon Regulation Bylaw (Attachment 1) to regulate the keeping of pigeons in a manner that is safe, sanitary, and humane, while also sensitive to the needs of neighbouring properties. Accompanying the Pigeon Regulation Bylaw are amendments to the Bylaw Notice Enforcement Bylaw (Attachment 2) to establish penalties associated with the regulations.

SUMMARY:

This report provides recommendations for regulating the keeping of pigeons in the District of North Vancouver. The proposed "Pigeon Regulation Bylaw 8470, 2021" was prepared with input from key stakeholders and aligns with best practices. Council may refer the bylaw to a Public Meeting to provide additional opportunity for input.

BACKGROUND:

The "Keeping of Pigeons Bylaw", Bylaw 4078 was adopted in 1971 to regulate the keeping of pigeons in the District of North Vancouver. It set standards for establishing and maintaining enclosures, protecting health, and included prohibitions that restricted pigeons from perching, roosting, straying or feeding on another parcel, highway or public place. The bylaw further provided for the administration of a permit in order to keep pigeons on a property.

At the Regular Meeting of Council on July 8, 2019, staff were directed to prepare a bylaw for Council's consideration to prohibit the keeping of pigeons and repeal Bylaw 4078. Staff subsequently prepared Pigeon Prohibition Bylaw 8402, 2019, which was adopted by Council on November 4, 2019.

On October 19, 2020, due to concerns raised by members of the community, Council directed staff to repeal "Pigeon Prohibition Bylaw 8402, 2019" and to bring forward for consideration a replacement bylaw that would regulate the keeping of pigeons within the District. Staff were directed to ensure the proposed bylaw would maintain the intent of the 1971 "Keeping of Pigeons Bylaw", Bylaw 4078, while also updating any regulations to ensure they reflect current practices and considerations.

EXISTING POLICY:

In addition to the regulations in the proposed Pigeon Regulation Bylaw, the District's Nuisance Abatement Bylaw, Noise Regulation Bylaw, Rodent Control Bylaw, and Solid Waste Management Bylaw provide tools to deal with problems that may arise.

ANALYSIS:

The Pigeon Regulation Bylaw, if adopted, would permit residents to keep pigeons within the District subject to obtaining a permit and complying with the regulations contained within the bylaw.

Many municipalities in Canada, including the municipalities of Surrey, Vancouver, Richmond, Toronto, Edmonton, and Brampton, permit the keeping of pigeons on private property; however, approaches for regulating this activity vary across the municipalities. The proposed Pigeon Regulation Bylaw 8470 was prepared following a comprehensive review of approaches taken by other municipalities.

Staff consulted with the Canadian Racing Pigeon Union Inc., Canadian Fancy Pigeon Association, Vancouver Poultry & Fancy Pigeon Association, and any known keepers of pigeons within the District in preparation of the bylaw. Staff also met with the SPCA to ensure there were no concerns regarding the bylaw contents and animal welfare.

A review of the repealed Keeping of Pigeons Bylaw 4078, adopted by Council in 1971, was also undertaken to identify opportunities for improvement and to incorporate best practices. The proposed Pigeon Regulation Bylaw 8470 includes general regulations on setbacks, location, size, cleanliness, and upkeep of pigeon lofts. Prohibitions are also included in the bylaw as well as regulations for enforcement. The content of the proposed bylaw generally aligns with those seen elsewhere yet contains adjustments that reflect considerations unique to the District of North Vancouver and remains consistent with the intent of the 1971 "Keeping of Pigeons Bylaw", Bylaw 4078.

SUBJECT: Bylaw to Regulate the Keeping of Pigeons

February 18, 2021

Page 3

Summary of key differences between the repealed Keeping of Pigeons Bylaw 4078 (1971) and the proposed Pigeon Regulation Bylaw 8470 (2021):

Subject	Keeping of Pigeons Bylaw 4078 (repealed)	Pigeon Regulation Bylaw 8470 (proposed)
<i>Approval</i>	Permit required (contents of permit application contained in the bylaw).	Permit required (contents of permit application removed from bylaw for administrative purposes).
<i>Enclosures (lofts)</i>	No maximum number specified. No minimum floor space requirements. To be lime-washed or painted at least once every year. 1.5 metres from any property line. 9.0 metres from any residence. No requirement (may be constructed in any yard, subject to siting requirements listed above).	Maximum 1 loft. Minimum 0.19 sq. metres of floor space for each pigeon over the age of 1 month. Loft must be maintained in a sanitary condition at all times. 1.5 metres from a rear lot line. 3.0 metres from an interior lot line. 9.0 metres from any building used for human habitation or occupancy. Must be constructed only in a rear yard.
<i>Number of pigeons allowed</i>	No limit.	Maximum 20 pigeons.
<i>Keeping & temporary release</i>	Pigeons may not stray, perch, roost, feed, or nest on land or buildings except the property of the pigeon owner and for the purpose of exercising or racing. Must be under the control of the owner when exercising or racing.	Pigeons may not stray, perch, roost, rest or nest upon any parcel other than the parcel identified in the permit. To be kept within loft at all times except for limited periods necessary for exercise, training or competition when such pigeons must be under the owner's control.
<i>Pest control</i>	Kept clean. No requirements for feed in bylaw but to be managed according to other District bylaws.	Kept clean. Pigeon feed must be stored according to District bylaws in a wildlife-resistant container.
<i>Fines</i>	No fines; enforcement would proceed by way of court process.	Fines included; local adjudication process.

*The minimum lot size of 5920 sq ft in the new Keeping of Pigeons Bylaw (8470) is the same as the repealed Keeping of Pigeons Bylaw (4078)

Timing/Approval Process:

Should Council proceed with staff's recommendations, the Public Meeting may be scheduled for the spring and the Bylaws could be given further consideration at a following Council meeting.

Public Input:

Staff consulted key stakeholders in the preparation of the bylaw, as noted above. A public hearing is not required as the Zoning Bylaw does not need to be amended; however, staff recommend referring the bylaw to a public meeting for broader public input prior to second and third readings of the bylaw. Understanding some members of the public cite challenges with availability and scheduling associated with participating in public meetings, residents will have the option to provide their input about the proposed bylaw amendments online in advance of the public meeting, should Council accept staff's recommendation noted above.

Conclusion:

The proposed Pigeon Regulation Bylaw 8470 will, if adopted, regulate the keeping of pigeons in the District and ensure animal welfare and public health are protected while potential nuisance issues are mitigated. The proposed bylaw contains updated regulations that respond to public and stakeholder input, align with other District of North Vancouver bylaws and best practices, and maintain the general intent of repealed Bylaw 4078, Keeping of Pigeons Bylaw.

Options:

The following options are available for Council's consideration:

1. Give bylaws 8470 and 8485 First Reading, and refer Bylaw 8470 to a Public Meeting (staff recommendation);
2. Give the bylaws no readings; or,
3. Provide alternate direction to staff.

Respectfully submitted,



Carol Walker,
Chief Bylaw Officer

- Attachment 1: District of North Vancouver Pigeon Regulation Bylaw 8470, 2021
Attachment 2: District of North Vancouver Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8485, 2021, (Amendment 58)

REVIEWED WITH:		
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Planning	_____	<input checked="" type="checkbox"/> Communications <i>CG</i>
<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 checked="" type="checkbox"/> Solicitor <i>SP</i>
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Human Resources	_____	<input checked="" type="checkbox"/> Bylaw Services <i>CU</i>
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning <i>JP</i>
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:

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The Corporation of the District of North Vancouver

Bylaw 8470

A bylaw to regulate the keeping of pigeons in the District of North Vancouver

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

Citation

1. This bylaw may be cited as "Pigeon Regulation Bylaw 8470, 2021".

Definitions

2. In this bylaw:

"*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;

"*loft*" means any building, structure or coop in which pigeons are housed or kept;

"*owner*" has the meaning prescribed in the *Community Charter*, SBC 2003, c. 26, as amended or replaced;

"*parcel*" means a lot, block, or other area in which land is held or into which land is subdivided, including a strata lot and a lot created under the *Strata Property Act*, SBC 1998, c. 43, as amended or replaced; and

"*pigeon*" means any member of the *Columba* genus, including birds commonly referred to as common pigeons, racing pigeons, fancy pigeons, utility pigeons and flying or sporting pigeons.

General Regulations

3. A person shall not keep *pigeons* in the *District* except on a parcel of land having an area of at least 550 square metres (5,920 square feet).
4. A person shall not keep *pigeons* on any parcel unless the person applies for, obtains and keeps in good standing a permit for the keeping of *pigeons* by submitting an application to the *District* together with the applicable fee prescribed in the Fees and Charges Bylaw 6481, if any, along with any additional information required by the *District's* General Manager – Planning, Properties and Permits or designate.

5. Any person who keeps *pigeons* must ensure that there is a *loft* on the *parcel* upon which the *pigeons* are to be kept that meets the following requirements:

- (a) the *loft* must be constructed only in a rear yard;
- (b) the *loft* must be situated in compliance with the following minimum setbacks:
 - (i) From a rear lot line 1.5 metres (4.9 feet)
 - (ii) From an interior side lot line 3.0 metres (9.8 feet)
 - (iii) From a dwelling unit, school, place of worship or building used for human habitation or occupancy 9.0 metres (29.5 feet)
- (c) the *loft* must provide at least 0.19 square metres (2.0 square feet) of floor space for each *pigeon* over the age of 1 month; and
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6. Any person who keeps *pigeons* must ensure that:

- (a) all *pigeon* feed is stored in accordance with all applicable *District* bylaws;
- (b) all leftover feed, trash, and manure is removed and disposed of in a timely manner and in accordance with all *District* bylaws so as to prevent obnoxious odours, health hazards, attraction for pests and wildlife, or conditions that could interfere with the health or well-being of a *pigeon*;
- (c) the *loft* is kept secured at all times except when that person or another person with his or her permission is present;
- (d) the *loft* and all components of it are maintained in good and sanitary condition at all times and all cleanings from the *loft* are disposed of in a manner that will not create a nuisance or health hazard and in accordance with all applicable *District* bylaws;
- (e) all *pigeons* are kept within the *loft* at all times except for limited periods necessary for exercise, training or competition when such *pigeons* must remain under that person's control or the control of another person with that person's permission; and
- (f) their *pigeons* do not stray, perch, roost, rest or nest upon any *parcel* other than the *parcel* identified in the permit upon which the *loft* is located.

7. If a person keeping *pigeons* suspects that a *pigeon* is infected with a reportable or notifiable disease under the *Animal Health Act*, as amended or replaced, SBC 2014, c. 16, that person shall immediately consult a licenced veterinarian to diagnose the condition. If the diagnosis is confirmed, the person shall immediately notify the Medical Health Officer and comply with the instructions of the Medical Health Officer.

Inspection

8. The *loft* may be inspected by the *District* for compliance with the provisions of this bylaw as a condition of issuing a *pigeon* permit.

Prohibitions

9. A person must not:
 - (a) keep or permit to be kept more than 20 *pigeons* on any *parcel*;
 - (b) have or permit more than one *loft* per *parcel*;
 - (c) keep *pigeons* in, upon or under any building used for human habitation; or
 - (d) deposit manure in the municipal sewage or storm drain system or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system.

Offence and Enforcement

Entry

10. Bylaw Enforcement Officers, are authorized, in accordance with section 16 of the *Community Charter* SBC 2003, c. 26, as amended or replaced, to enter at any reasonable time onto a *parcel* to inspect and determine whether the regulations of this bylaw are being complied with.

Obstruction

11. 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

12. 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 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

13. Every person who commits an offence contrary to the provision is liable on summary conviction to a penalty of not more than the maximum permitted under the *Offence Act*, RSBC 1996, c. 338, as amended or replaced, in addition to the costs of the prosecution.

Designation of Bylaw

14. 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

15. Bylaw Enforcement Officers, Animal Services Officers, Medical Health Officers and Members of the Royal Canadian Mounted Police are authorized to enforce this bylaw.

Ticketing

16. 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
<i>Parcel</i> too small	3	\$100
Keep <i>pigeons</i> without permit	4	\$100
<i>Loft</i> not meeting requirements	5	\$100
Improper storage of <i>pigeon</i> feed	6(a)	\$100
Improper disposal of <i>pigeon</i> waste	6(b)	\$100
<i>Loft</i> not secured	6(c)	\$100
<i>Loft</i> not in sanitary condition	6(d)	\$100
<i>Pigeons</i> not in <i>loft</i> or under control	6(e)	\$100
Allow <i>pigeons</i> to stray	6(f)	\$100
Fail to consult veterinarian	7	\$100
Fail to report to Medical Health Officer	7	\$100
Keep more than 20 <i>pigeons</i>	9(a)	\$100
Have more than one <i>loft</i>	9(b)	\$100
Keep <i>pigeons</i> in building	9(c)	\$100
Deposit manure in municipal storm system	9(d)	\$100
Obstruct bylaw enforcement officer	11	\$100

Severability

17. 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

18. The District of North Vancouver Pigeon Prohibition Bylaw 8402, 2019 is hereby repealed.
19. Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8403, 2019 (Amendment 46) is hereby repealed.

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READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8485

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 8485, 2021 (Amendment 58)".

Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by: inserting the following violations for the Pigeon Regulation Bylaw 8470, 2021:

Pigeon Regulation Bylaw 8470, 2021						
Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3	<i>Parcel</i> too small	100	75	150	NO	N/A
4	Keep <i>pigeons</i> without permit	100	75	150	NO	N/A
5	<i>Loft</i> not meeting requirements	100	75	150	NO	N/A
6(a)	Improper storage of <i>pigeon</i> feed	100	75	150	NO	N/A
6(b)	Improper disposal of <i>pigeon</i> waste	100	75	150	NO	N/A
6(c)	<i>Loft</i> not secured	100	75	150	NO	N/A
6(d)	<i>Loft</i> not in sanitary condition	100	75	150	NO	N/A
6(e)	<i>Pigeons</i> not in <i>loft</i> or under control	100	75	150	NO	N/A
6(f)	Allow <i>pigeons</i> to stray	100	75	150	NO	N/A
7	Fail to consult veterinarian	100	75	150	NO	N/A
7	Fail to report to Medical Health Officer	100	75	150	NO	N/A
9(a)	Keep more than 20 <i>pigeons</i>	100	75	150	NO	N/A
9(b)	Have more than one <i>loft</i>	100	75	150	NO	N/A
9(c)	Keep <i>pigeons</i> in building	100	75	150	NO	N/A
9(d)	Deposit manure in municipal storm system	100	75	150	NO	N/A
11	Obstruct bylaw enforcement officer	100	75	150	NO	N/A

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Mayor

Municipal Clerk

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