

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, July 19, 2021**

**7:00 p.m.**

**To be held virtually**

**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



NORTH VANCOUVER  
DISTRICT

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## 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 8295 – OCP Amendment 1920 Glenaire Drive
- Bylaw 8296 – Rezoning 1920 Glenaire Drive
- Bylaw 8492 – OCP Amendment 3155 Canfield Crescent
- Bylaw 8493 – Rezoning 3155 Canfield Crescent

### 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](mailto:council@dnv.org) email address.

## **1. ADOPTION OF THE AGENDA**

### **1.1. July 19, 2021 Regular Meeting Agenda**

*Recommendation:*

THAT the agenda for the July 19, 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**

## **5. ADOPTION OF MINUTES**

**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. Capilano Community Services Society – Core Funding Increase: p. 15-19**  
**Lions Gate Community Recreation Centre**  
File No. 05-1930-Grants/Sponsorship 2021

Report: Community Planner, June 24, 2021

*Recommendation:*

THAT an increase of \$155,392 is allocated to Capilano Community Services Society's core funding, as detailed in the June 24, 2021 report of the Community Planner entitled Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre, is APPROVED;

AND THAT staff are directed to work with the Capilano Community Services Society on a regular basis to determine annual core funding levels.

**8.2. Housing Program Update p. 21-31**  
File No. 13.6440.01

Report: Senior Community Planner, June 28, 2021

Attachment 1: Housing Program Summary and Timeline

Attachment 2: Social and Supportive Housing Approvals Summary

*Recommendation:*

THAT the June 28, 2021 report of the Senior Community Planner entitled Housing Program Update is received for information.

**8.3. 2050-2070 Marine Drive (Marvel Developments) p. 33-71**  
**Update on Project Revisions – Rezoning Application**  
File No. 08.3060.20/037.18

Report: Senior Development Planner, June 30, 2021

Attachment 1: Project Plans Showing Revisions

*Recommendation:*

THAT staff are directed to prepare bylaws regarding the consideration of this application for rezoning for a mixed-use development in the Lions Gate Village Centre.

**8.4. Remedial Action Requirements – 5748 Sunshine Falls Lane – p. 73-88**  
**Unsafe Dilapidated House**

File No. 08.3221.02

Report: Chief Building Official, June 28, 2021

Attachment A: Report to Council re. Remedial Action Requirements for 5748 Sunshine Lane, dated July 8, 2019

*Recommendation:*

THAT Council:

1. Declares the building (the “Building”) located on property at 5748 Sunshine Falls Lane (the “Property”) legally described as:

PID: 014-834-855

Lot 1 AM (RP 1281) of Lot E of Lot 5, Block 2, District Lot 950, Plan 1384

to be in an unsafe condition and to create an unsafe condition and to be a nuisance;

2. Orders that the Owners of the Property, Alexandra Evelyn Mundie and Jordan Anne Mundie (together, the “Owners”) must either apply for the necessary permits and approvals to demolish and remove the Building or apply for and obtain all necessary permits and approvals to make the Building safe and return it to a habitable condition by complying with the following remedial action requirements (the “Remedial Action Requirements”):
  - a. Demolition: by August 18, 2021 apply for and obtain a demolition permit to completely demolish and remove the Building and then carry out the complete demolition and removal of the Building pursuant to the issued demolition permit and restore the Property to a neat and tidy condition to the satisfaction of the Chief Building Official; or, alternatively,
  - b. Reconstruction: return the Building to a safe and habitable condition in conformance with all District bylaws and complying with all of the following remedial action requirements (collectively, the “Remedial Work”):
    - (i) by August 18, 2021, apply for an Aquatic (waterfront) Permit in compliance with District bylaws and requirements which, in addition to the standard requirements, must include the following:
      - A. Copies of written approvals from the Vancouver Fraser Port Authority (the “Port”) to confirm issue of licences, or intent to issue licences, to the Owners for the dock and foreshore encroachment on the waterfront of the Property;

- B. Proposed sanitary system design completed by a qualified professional together with copy of written approval of such system by the Vancouver Coastal Health Authority;
  - C. Construction Environmental Management Plan ensuring that the construction does not cause impact to the surrounding waterbody;
  - D. Sea level rise flood hazard assessment with proposed mitigation efforts (if required by the Chief Building Official);
- (ii) by August 18, 2021, apply for a Development Permit for Slope Hazard including a preliminary slope hazard report prepared by a qualified professional;
  - (iii) by August 18, 2021, apply for a Development Permit for Wildfire Protection including a wildfire report prepared by a qualified professional or demonstrate exemption from the requirement;
  - (iv) by September 20, 2021, submit a complete application for a building permit compliant with all District bylaws and requirements to the satisfaction of the Chief Building Official which, in addition to the standard District building permit application requirements must include:
    - A. Letters of Assurance conforming to Schedules A and B, as applicable, of the BC Building Code and other documents from the following professionals:
      - i. Structural Schedule B with confirmation of liability insurance and a copy of their insurance, with Coordinating Registered Professional (CRP) initials;
      - ii. 2 copies of structural drawings signed and sealed by a qualified professional;
      - iii. Geotechnical Schedule B with confirmation of liability insurance and a copy of their insurance, with CRP initials;
      - iv. Plumbing Engineer Schedule B with confirmation of liability insurance and a copy of their insurance, with CRP initials;
      - v. Fire Suppression Engineer Schedule B with confirmation of liability insurance, with CRP initials;
      - vi. 2 copies of fire suppression system drawings signed and sealed by a qualified professional;
      - vii. Schedule A completed by the CRP with the Owners' signatures.
    - B. Submission of a Construction Fire Protection Plan to mitigate the risks of creation of an interface fire.
    - C. Vancouver Fraser Port Authority approval for dock access to the Property and approval for any portion of the Building or any other structures on Port land;
    - D. Two copies of the sewage disposal system drawings, signed and sealed by a qualified professional, filed and accepted by Vancouver Coastal Health together with location and maintenance schedule;

- E. Storm water management plan prepared by a qualified professional;
  - F. Remediation plan that includes an itemized schedule of work for carrying out the Remedial Work establishing to the satisfaction of the Chief Building Official that if the proposed schedule is met then all of the Remedial Work will be completed no later than six months after the building permit issuance date(the "Remediation Plan");
  - (v) Complete the Remedial Work in accordance with the issued building permit and the Remediation Plan to the satisfaction of the Chief Building Official no later than six months after the building permit issuance date;
3. Council directs that in the event that the Owners do not complete an action required under sections 2(a) or 2(b), as applicable, then the District, by its staff, agents and contractors, may enter onto the Property and completely demolish and remove the Building and the costs of such action shall be treated as a debt owed to the District of North Vancouver, which if unpaid at the end of the calendar year in which the Building is demolished and removed, will be added to the taxes for the Property pursuant to section 258 of the *Community Charter*.

**8.5. Bylaw 8520 and 8521: Consumption of Liquor in Public Places Bylaw p. 89-113 8520, 2021**

File No. 09.3900.20/000.000

Report: Acting Manager – Parks and Chief Bylaw Officer, July 5, 2021

Attachment 1: Report of Councillor Back dated May 5, 2021

Attachment 2: Consumption of Liquor in Public Places Bylaw 8520

Attachment 3: Bylaw Notice Enforcement Bylaw, Amendment Bylaw 8521

Attachment 4: List of Criteria and Locations

*Recommendation:*

THAT "Consumption of Liquor in Public Places Bylaw 8520, 2021" is given FIRST, SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8521, 2021 (Amendment 63)" is given FIRST, SECOND AND THIRD Readings.

**8.6. Bylaw 8511: New Fire and Rescue Services Bylaw 8511 p. 115-191**

File No. 09.3900.20/002.000

Report: Acting Assistant Chief – Public Safety and Fire Chief, June 23, 2021

Attachment 1: Fire and Rescue Services Bylaw 8511, 2021

Attachment 2: Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8512, 2021 (Amendment 61)

Attachment 3: Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74)

Attachment 4: Radio Amplification Bylaw No. 8514, 2021

Attachment 5: Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3)

*Recommendation:*

THAT “Fire and Rescue Services Bylaw 8511, 2021” is given FIRST, SECOND and THIRD Readings;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8512, 2021 (Amendment 61)” is given FIRST, SECOND and THIRD Readings;

AND THAT “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74)” is given FIRST, SECOND and THIRD Readings;

AND THAT “Radio Amplification Bylaw No. 8514, 2021” is given FIRST, SECOND and THIRD Readings;

AND THAT “Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3)” is given FIRST, SECOND and THIRD Readings.

**8.7. Fireworks Regulation Bylaw, Amendment Bylaw 8516 to Prohibit p. 193-211  
The Use and Sales of Consumer Fireworks**

File No. 09.3900.20/002.000

Report: Acting Assistant Chief – Public Safety and Fire Chief, July 6, 2021

Attachment 1: Bylaw 8516

Attachment 2: Bylaw 8517

*Recommendation:*

THAT “Fireworks Regulation Bylaw 7456, 2004, Amendment Bylaw 8516, 2021 (Amendment 4)” is given FIRST Reading and referred to a Public Meeting;

AND THAT pursuant to Section 59 (2) (b) of the *Community Charter*, Bylaw 8516 is referred to a Public Meeting to provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND THAT pursuant to Sections 59 (2) (a) and (3) of the *Community Charter*, Council direct staff to give notice of its intention to hold a Public Meeting as follows:

- a. The notice shall state the following:
  - i. the time and date of the Public Meeting;
  - ii the place of the Public Meeting;
  - iii in general terms the purpose of the bylaw; and
  - iv the place and the times and dates when copies of the bylaw may be inspected.
- b. The notice shall be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the Public Meeting.

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8517, 2021 (Amendment Bylaw 62)” is given FIRST Reading.

- 8.8. Endorsing the Vote16BC Campaign to Lower the Voting Age to 16 Across British Columbia** p. 213-214  
File No.

Report: Councillor Curren, July 6, 2021

*Recommendation:*

THAT Council endorse the Vote16BC Campaign to lower the voting age to 16 across British Columbia;

AND THAT Council send a letter to the Premier and Minister of Municipal Affairs, to affirm the District of North Vancouver's support for the Vote16BC Campaign.

**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:*

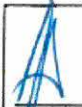
THAT the July 19, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

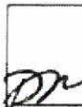
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## REPORTS

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AGENDA INFORMATION	
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<input type="checkbox"/> Other:	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

June 24, 2021

File: 05-1930-Grants/Sponsorship 2021

**AUTHOR:** Eirikka Brandson, Community Planner

**SUBJECT:** Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre

### RECOMMENDATION:

THAT an increase of \$155,392 be allocated to Capilano Community Services Society's core funding, as detailed in the June 24, 2021 report of the Community Planner, entitled Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre, is APPROVED.

AND THAT staff be directed to work with the Capilano Community Services Society on a regular basis to determine annual core funding levels.

### REASON FOR REPORT:

The report describes Capilano Community Services Society's core funding requirements to operate in the new Lions Gate Community Recreation Centre in fall 2021.

### SUMMARY:

Lions Gate Community Recreation Centre (Lions Gate CRC) is scheduled to open in the fall of 2021. Capilano Community Services Society (CCSS) was chosen by the District to be the non-profit provider of community programming at this District owned core facility. CCSS has developed a plan to expand and enhance their current programming, moving beyond their youth and seniors outreach programs, to include on-site programs for these populations, and new programs for children and families.

Staff will be working with CCSS's recently hired Executive Director to develop their 2022 budget through this fall's financial planning process.

**BACKGROUND:**

Lions Gate CRC is scheduled to open to the public in fall 2021. The need for a community facility in Lower Capilano was identified in the Lower Capilano Marine Village Centre Implementation Plan (May 2013). The plan identifies that community social services, recreation and library services are an essential component in the overall health and wellness of the Lions Gate Village Centre.

In March 2014, a Memorandum of Understanding (MOU) was signed between these partners listed below to facilitate the construction, design and operation of the new CRC in Lower Capilano:

- District of North Vancouver;
- Capilano Community Services Society;
- North Vancouver Recreation Commission; and
- North Vancouver District Public Libraries.

Lions Gate CRC has been designed for multi-use in order to achieve maximum potential and to accommodate changing community needs over time. The MOU describes how services offered will reflect the needs identified by the community and that funding will be sought through a combination of program fees, grants, donations, tax growth and volunteers.

CCSS was brought in to provide the community social programming for this new facility. The inclusion of CCSS, a non-profit organization, in the operating framework enables the community centre to leverage its municipal funding through gaming and other senior level government grants. CCSS was chosen for the value they will provide to this community, specifically the strength of the organization and strong volunteer network. Also, their current location is scheduled for demolition.

**EXISTING POLICY:**

- Official Community Plan Bylaw 7900 outlines three policies under Section 6.3 that support the District's commitment to provide assistance to social service agencies:
  - 6.3.1 Facilitate the delivery of accessible community services and social programs to meet the current and future needs of all District residents.
  - 6.3.3 Facilitate the provision of accessible services, programs, and facilities that encourage seniors and people with disabilities to function independently.
  - 6.3.11 Support civic and community partners with resources, information sharing and collaboration in the achievement of District objectives.
- The following two District policies support "creating relationships and opportunities that enable the development of youth to become meaningfully involved in the life of the municipality and to be healthy, engaged and valued members of the community":
  - City and District of North Vancouver Funding Policy: Outreach Youth Services 10-5120-2 <https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611176>
  - District of North Vancouver Outreach Youth Services – Core Funding Policy 10-5120-3 <https://app.dnv.org/OpenDocument/Default.aspx?docNum=2611177>



**SUBJECT: Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre**

June 24, 2021

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**ANALYSIS:**

In January 2021, District Council allocated \$166,619 in core funding to CCSS for youth outreach programs (\$133,107) and for operating and administration (\$33,512). CCSS is recommended for grant funds in July 2021 through the Municipal Community Service Grants program (\$4,751.15 for seniors outreach programs and \$7,126.72 in operating and administration).

Table 1 reflects the financial impact of CCSS's plan to transition to Lions Gate CRC and support the first round of new staff hires (July 1 to December 31, 2021).

**Table 1: 2021 Transition to Lions Gate CRC**

	Base Budget	Transition	Total
Child and Family Program	\$ -	\$ 36,105	\$ 36,105
Youth Program	133,107	33,725	166,832
Seniors Program	-	53,475	53,475
Operating/Admin	33,512	32,087	65,599
DNV Funding	\$ 166,619	\$ 155,392	\$ 322,011

Enhancements are planned for next year as CCSS expands their new on-site programs. New child and family and seniors programs will be a significant portion of their 2022 budget request. CCSS expects to be offering a full range of social service programs, both the long standing outreach programs and the new on-site programs, by the end of 2023.

DNV staff will work with the Executive Director on these plans, in particular with their goals for 2022 phasing of staff. CCSS expects to leverage their new core funding from the District for additional grant support and anticipates expanding their strong network of volunteers.

**Timing/Approval Process:**

Lions Gate CRC is scheduled to open in fall of 2021. As the operator and recreation/culture service provider of the District owned core facility, North Vancouver Recreation and Culture Commission (NVRC) staff will move into the facility first. CCSS will move in later in the fall. The increase in 2021 core grant funding allows CCSS to hire staff and start delivery of on-site social service programs in the new CRC before year end.

**Concurrence:**

Finance and Community Planning staff worked with CCSS on their plan and CCSS met regularly with NVRC and library staff since January 2021 to work on the governance model and develop a shared programming schedule. NVRC has reviewed the report and supports that the recommendations in this report are aligned with their understanding and the planned operating model for the centre.

**SUBJECT: Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre**

June 24, 2021

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**Financial Impacts:**

Provisions are included in the District's financial plan to cover the increase in core funding in 2021 and staff will continue to work closely with CCSS to determine the annual amount required to support their services and operations.

**Conclusion:**

The Lower Capilano community and the entire North Vancouver community will soon benefit from the opening of the Lions Gate CRC. Envisioned as the "living room" for this community, it will be a place where people will gather, meet and socialize, and access library, recreation, culture and social supports and services. CCSS was chosen by the District to be the non-profit social service operator in this District owned core facility and is committed to providing services to support the health and wellbeing of residents in this community.

**Options:**

1. THAT an increase of \$155,392 be allocated to Capilano Community Services Society's core funding, as detailed in the June 24, 2021 report of the Community Planner, entitled Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre, is APPROVED.

AND THAT staff be directed to work with the Capilano Community Services Society on a regular basis to determine annual core funding levels.

OR

2. THAT Council directs staff to reconsider the core funding amount for Capilano Community Services Society.

Respectfully submitted,



Eirikka Brandson  
Community Planner



**SUBJECT: Capilano Community Services Society – Core Funding Increase: Lions Gate Community Recreation Centre**

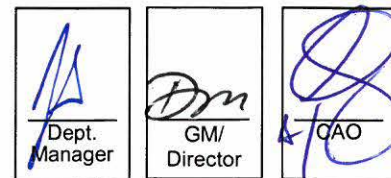
June 24, 2021

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<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
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<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
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<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate Action	_____				

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 19, 2021
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

June 28, 2021

File:13.6440.01

**AUTHOR:** Jason Smith, Senior Community Planner

**SUBJECT:** Housing Program Update

### RECOMMENDATION:

THAT the June 28, 2021 report titled "Housing Program Update" be received for information.

### REASON FOR REPORT:

The purpose of this report is to provide an update to Council on the various housing policy initiatives underway and to provide a summary of the impacts that existing housing policy and Council efforts have had on delivering social and supportive housing in the District.

### SUMMARY:

The District is undertaking considerable work in housing policy in an effort to help increase housing supply and improve housing affordability in the District. Some of the specific areas of policy or work that directly influences housing that are in development include:

1. Targeted Official Community Plan Review and Action Plan;
2. Residential Tenant Relocation Assistance Policy (RTRAP);
3. Housing Needs Report;
4. Rental, Social and Affordable Housing Task Force;
5. Affordable Housing Scenarios;
6. Short Term Rental Policy Review;
7. Secondary Suites Policy Review;
8. Rental Tenure Zoning; and
9. Financial Analysis for Affordable Housing.

More details on what each piece of work entails and their proposed timelines are provided later in the report.

The Rental, Social, and Affordable Housing Task Force ("Task Force") submitted an interim report in September 2020. The review of RTRAP, work on the Affordable Housing Scenarios and Rental Tenure Zoning respond to some of their recommended immediate actions. The Task Force's final report is expected in the fall.

The District has made considerable progress in delivering social and supportive housing since the adoption of the Official Community Plan (OCP), with 655 units of social and supportive housing approved. Included in this total are the projects with direct District involvement at the Sanford Oxford site, the West 16<sup>th</sup> project and the Delbrook project. This is in addition to the 1,014 units of market rental approved since 2011 and 1,402 units of market rental that are currently in-stream as of December 2020.

These additional units of market rental, social and supportive housing represent real progress to improving the supply of housing across the housing continuum, especially in areas not traditionally served by the market.

**BACKGROUND:**

The District's OCP places considerable emphasis on the provision of housing and, more specifically, affordable housing and housing for families. Since the adoption of the OCP in 2011, the challenge of providing affordable housing has only become more acute. This situation led Council to identify housing as one of the key topic areas for the targeted OCP review in 2019 and create the Rental, Social, and Affordable Housing Task Force later that year.

**EXISTING POLICY:**

The following are the key existing housing policy documents:

- Official Community Plan (2011), which outlines the District's broad goals for growth and where new housing can be accommodated.
- Rental and Affordable Housing Strategy (2016), which provides specific goals to protect existing affordable housing and expand it throughout the District.
- Community Amenity Contribution Policy (2010), which ensures that the community benefits from new development and is improved through amenity contributions, affordable housing is one of the identified priorities for funds secured through this policy.
- Residential Tenant Relocation Assistance Policy (2021), which aims to minimize the impacts for renters displaced by redevelopment.
- Council Directions 2019-2022, which identified increasing housing diversity as a key objective with rental and social housing as a priority.

**ANALYSIS:****Housing Policy Under Development**

Staff are initiating and currently working on a number of housing-related policies. A graphical summary of all these housing-related policies and a timeline is attached to this report (**Attachment 1**).

***1. Targeted OCP Review and Action Plan***

The District is in the midst of completing a targeted review of its OCP. The targeted review recognized that the OCP was adopted in 2011 and that in the intervening ten years circumstances had changed that merited looking at further actions that could be taking to ensure that the goals of the OCP are still being met. The four key topic areas for the Action

Plan are Transportation, Housing, the Climate Emergency, and Economy and Employment Lands. The Action Plan will identify a series of priority actions for the District to undertake to 2030 and several of these will address housing. Implementation of the Action Plan, and housing related actions in particular, will be a key focus for 2022.

A draft Action Plan is the subject of a July 12, 2021 Council workshop and it is anticipated that the Action Plan may be adopted in the fall of 2021.

### *2. Residential Tenant Relocation Assistance Policy (RTRAP)*

The District's Residential Tenant Relocation Assistance Policy aims to minimize the impacts faced by renters who are being displaced as a result of redevelopment. The policy applies to rezoning applications that involve the demolition of five or more rental units, including purpose-built rental units, and strata units or single-family homes operating as rental units. The policy was recently amended in May 2021 to include an enhanced tenant assistance package with specified financial and relocation supports (e.g. moving expenses, residency bonus) and added clarity on when the policy applies, expectations for communication with affected tenants, and requirements at time of submission.

The review of RTRAP was one of the immediate actions that the Task Force identified in their interim report. Council approved the revised RTRAP in May 2021 and referred it to a workshop to consider potential for further changes to the policy this fall.

### *3. Housing Needs Report*

Legislative changes took effect in April 2019 that require local governments in B.C. to collect data, analyse trends and present reports that describe current and anticipated housing needs. This report will help identify existing and projected gaps in housing supply by collecting and analysing quantitative and qualitative information about local demographics, economics, housing stock, and other factors.

The District has received grant funding to hire a consultant to help support this work. Stakeholder engagement and data collection began in May 2021. A draft and final report will be provided to Council in fall 2021.

### *4. Rental, Social and Affordable Housing Task Force*

The Task Force was struck in June 2019 for the purpose of exploring innovative local government housing solutions and to make recommendations for Council's consideration. The Task Force presented an interim report to Council on September 28, 2020, which made several recommendations for immediate action in the near-term for addressing the housing crisis. Staff prepared a report in response to this interim report in November 2020 and commenced work on many of these actions.

The Task Force is in the process of preparing their final report. This is anticipated to be brought to a Council workshop in fall 2021. Subject to Council direction, it is anticipated this will be followed by a staff report to Council with recommendations for next steps.



*5. Affordable Housing Scenarios*

On November 2, 2020 Council directed staff to begin the process of reviewing six District-owned properties and assessing their potential to provide much-needed affordable housing. This was one of the recommended immediate actions contained in the Rental, Social and Affordable Housing Task Force's Interim Report.

Staff are currently undertaking a technical analysis of all the sites with the support of an inter-departmental working group. Staff anticipate a workshop with Council in late 2021 to review and discuss the technical analysis of the properties. Community engagement may take place in the months following, pending direction from Council.

*6. Rental Tenure Zoning*

Residential rental tenure zoning (RRTZ) is a planning tool introduced by the Province in 2018. It allows municipalities to restrict residential areas, entire properties, or a specific number or percentage of units on a property to rental tenure through zoning. Few municipalities have implemented RRTZ to date, and limited research is available to understand its impact and effectiveness in practice. The Task Force's interim report recommended that staff explore RRTZ as one of their recommendations for immediate action.

The District's approach to securing new purpose-built rental has been through its rental replacement policy, Community Amenity Contribution Policy, as well as through Housing Agreements. District staff are continuing to explore options for implementing RRTZ in conjunction with other housing program items.

*7. Secondary Suites*

Secondary suites contribute to the affordable rental housing stock in the District and benefit a diverse group of residents such as homeowners looking for rental income, inter-generational and extended families, and renters looking for ground-oriented housing. Currently, the District only permits secondary suites in single-family homes with a maximum suite size of 90 m<sup>2</sup> (969 ft<sup>2</sup>) or 40% of the residential floor space, whichever is less.

To provide local governments with greater opportunities for the creation of affordable housing options, the BC Building Code was revised in 2019 to permit the construction of secondary suites in more housing types as well as eliminate maximum size requirements. District staff are currently exploring how to take advantage of the BC Building Code changes to promote secondary suites. Work includes reviewing existing Zoning Bylaw regulations and exploring local best practices.

A report to Council with potential Zoning Bylaw amendments is anticipated for fall 2021. District staff will also be exploring incentive programs for secondary suites in upcoming work plans for 2022.

### *8. Short Term Rental Policy Review*

Short term rental units are not currently permitted in the District and have been an ongoing issue in the District. Prior to the Covid-19, short term rentals were an increasing source of complaints regarding community impacts.

A report on this issue was provided to Council in November 2019 with a recommendation to pursue policy and regulation changes that would permit short term rentals in single-family dwellings, secondary suites and coach houses. Council expressed concerns about the recommended option around loss of long-term rentals of secondary and coach house suites. Council indicated a preference for only permitting short-term rentals in single-family dwellings and also directed staff to do more engagement. Council referred the issue to the Task Force and they discussed it in the fall of 2020.

Staff are reviewing feedback from the Task Force and are developing a work plan. The intention is to report back to Council on this issue in 2022.

### *9. Financial Analysis for Affordable Housing*

As directed by Council, the District is researching the viability of providing affordable housing as a component of new market residential development. This work will provide the District with a comprehensive understanding of the costs of providing affordable housing in different forms of development and at different below-market rates, which will be used to inform new housing policy.

### Results of Housing Policy

The District's housing policies have delivered tangible results in the form of new units being constructed and additional money that the District is dedicating towards supporting further development of affordable housing. Some of these results are summarized below:

#### *Housing Reserve Fund*

The Housing Reserve fund was established in 2019 and has an ongoing contribution from the District of \$500,000 per year. The purpose of the housing reserve fund is to accumulate funding for the District's share of social housing projects. Other reserve funds in may also be used to support housing projects, including Land, Land Income and Community Amenity Contributions. In 2021, the Housing Reserve fund was used to support the West 16<sup>th</sup> Street project (\$723,000) and the Kiwanis Project (\$1,134,000), which offset the waiver of permit fees and development cost charges.

#### *Value of CAC Contributions*

Community amenity contributions (CAC), which are collected through the rezoning process, have resulted in many improvements to the District. CACs directed specifically towards housing have totalled over \$64,000,000 since the adoption of the OCP in 2011 (as of December 2020). Approximately \$35,400,000 of this amount has secured below-market housing units. The value of the housing amenity is based on 2017 estimated market analysis.

*Supportive/Social Housing*

The District has seen the approval of 655 units of social and supportive housing since the adoption of the OCP in 2011. These units are at various stages of development and are found in a variety of housing forms (**Attachment 2**). There are some larger standalone projects, such as Delbrook or West 16<sup>th</sup> that are entirely social and/or supportive housing while in other cases the social and supportive housing units are part of developments that are a mix of market ownership or rental that include some social and supportive housing.

Status of Council led affordable housing projects

Council set as a key direction to increase the diversity of housing in the District and to consider District-owned lands as possible sites to deliver social and affordable housing. This direction has resulted in three successful projects being approved on District-owned lands.

- *West 16<sup>th</sup> Street – Supportive Housing*

This development on District-owned land will see the creation of 60 supportive housing apartments for women and women-led households experiencing homelessness, or at the risk of homelessness. This project represents a successful partnership between the District, BC Housing and RainCity Housing to realize Council's goal to increase housing diversity and address affordability.

- *Delbrook Lands*

This District-owned site was rezoned to allow the development of 86 units of affordable housing. The District has partnered with Hollyburn Family Services Society to operate and design the project. In June 2021, it was announced that BC Housing will provide grant funding to assist in advancing this project

- *Sandford Oxford Proposal at 267 Orwell Street*

Development on this District-owned site will see the creation of 90 below-market housing units in a six-storey apartment. This project reflected another successful partnership between the District, Sanford Affordable Housing Society and Hollyburn Family Services Society.

**Conclusion:**

Housing diversity and affordability is one of the key issues facing the District and progress is being made to address it. The District has existing housing policy in place that has delivered 655 units of social and supportive housing since the adoption of the current OCP. Recent Council direction to consider District-owned lands for affordable housing has resulted in 3 successful projects that will deliver much needed affordable housing. Community Planning is working on variety of new housing policies that will build on the existing policies to assist the District in more effectively addressing housing issues going forward.

**Options:**

As this is an information report no option other than to receive the report are provided.



**SUBJECT: Housing Program Update**

June 28, 2021

Page 7

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Respectfully submitted,



Jason Smith  
Senior Community Planner

Attachments:

1. Housing Program Summary and Timeline
2. Social and Supportive Housing Approvals Summary

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input checked="" type="checkbox"/> Finance	<u>PD</u>	<input type="checkbox"/> NS Health	_____
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<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
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## ATTACHMENT 1. HOUSING PROGRAM SUMMARY AND TIMELINE




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## Attachment 2: Social and Supportive Housing Approvals Summary

Approvals with a Social or Supportive Housing Component	Social Housing - Rental	Social Housing - Care	Supportive Housing
<b>Achieved Occupancy</b>			
Cedar Springs Pacific Arbour - - 3633 Mt Seymour Pkwy	10		
Seylynn Village - Phase 2 - Building D -650 Seylynn Cres	70		
Turning Point Men's Support Recovery House - - 2431 Burr Pl			9
Turning Point Women's Recovery Home - - 2670 Lloyd Ave			9
Mill House - - 3205 Mountain Hwy (Previously Lynn Valley United Church)		4	
The Residences - Phase 1 - Buidings E & F - 1280 E 27th ST		9	
<b>Approved, No Building Permit</b>			
DNV Non-Market Housing Oxford Street (Sanford Oxford Site) - - 267-271 Orwell	90		
Supportive Housing Development at W. 16th Street (currently closed) and Lloyd Avenue	60		
<b>Building Permit in Process</b>			
Maplewood Plaza - - 229 Seymour River Pl	10		
<b>Under Construction</b>			
Emery Village - Phase 1 - 1200-1259 Emery Pl	42		
Kiwanis 6-storey addition - - 2555 Whiteley Crt	106		
Creekstone Care Centre - - 1502-1546 Oxford St		150	
<b>Development Permit Stage</b>			
DNV Non-Market Housing Delbrook - DP - 600 West Queens Rd	86		
<b>Grand Total</b>	<b>474</b>	<b>163</b>	<b>18</b>

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Dept.  
Manager

  
GM/  
Director

  
CAO

June 30, 2021  
File: 08.3060.20/037.18

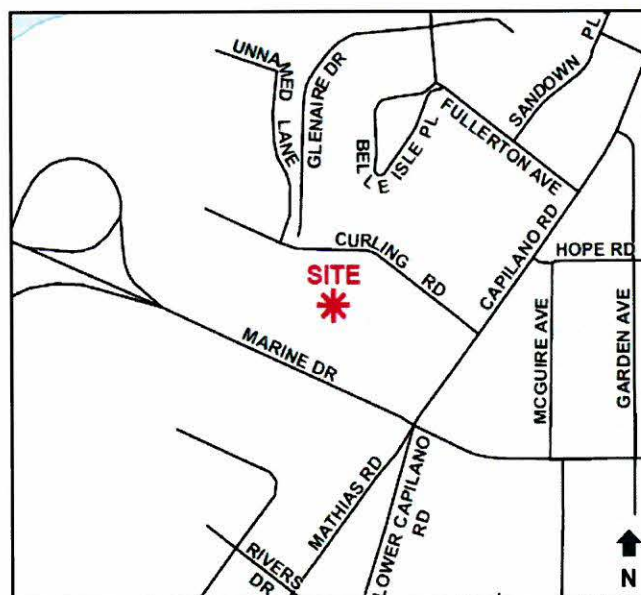
**SUBJECT: 2050-2070 Marine Drive (Marvel Developments)  
Update on Project Revisions – Rezoning Application**

THAT Council direct staff to prepare bylaws regarding the consideration of this application for rezoning for a mixed-use development in the Lions Gate Village Centre.

On November 23, 2020, Council reviewed the proposed rezoning application and referred the project back to staff for further discussion with the applicant.

Since that time, staff have worked with the applicant team to review possible adjustments to the project, and the applicant has made a number of revisions.

The purpose of this report is to highlight for Council the project changes, and to request direction to prepare the necessary bylaws to allow the rezoning for the project to be considered by Council.



**BACKGROUND:**

Due to the size of the Report to Council considered at the November 23, 2020 meeting, the document is provided via a direct link below, rather than as a physical attachment:

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=4572316>

The same information is also available through the Council Agenda webpage at Agenda Item 3.4. The full November 23, 2020 Council meeting agenda package is available at the link below:

<https://app.dnv.org/OpenDocument/Default.aspx?docNum=4573341>

Council member comments from the “early input” review included a number of topic areas. For reference, these topics and comments have been summarized below:

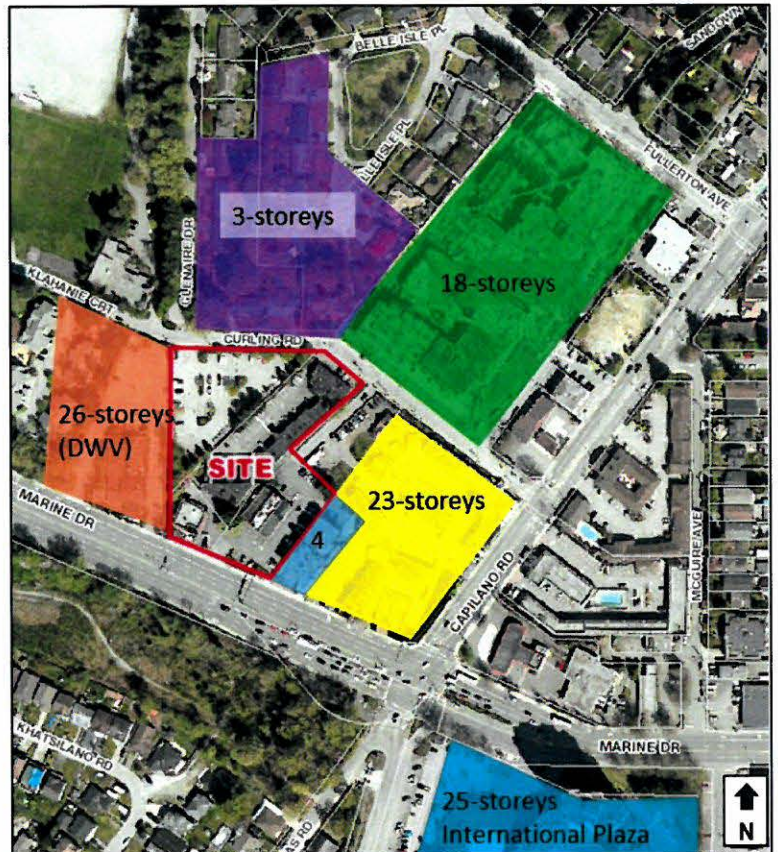
- **Housing Mix:** An appreciation was noted for the non-market rental units in the project, but concern was indicated that the proposed housing mix included too much strata housing and not enough housing choices.
- **Building Height:** Some concern was expressed regarding the height of the 29-storey high-rise building.
- **Green Building Measures:** Desire was expressed to see greater sustainability measures included in the project.
- **Pace of Development:** Some concern was expressed regarding the amount of construction underway in the Lions Gate Village Centre.
- **Podium Design:** Some concern was expressed that the podium at the base of the high-rise building was too tall.
- **Vehicle Parking and Traffic:** Concern was expressed regarding the amount of parking provided (a total of 349 parking stalls) and the anticipated impact on traffic in the area.
- **Outdoor Open Space:** Desire was expressed to see more landscaped open space.



**ANALYSIS:****Site and Surrounding Area**

The 1.05 hectare (2.6 acre) site comprises the existing "Travelodge Hotel", "Denny's" restaurant, and "Pho Japolo" restaurant, as well as the parking lot of the now demolished "Earl's" restaurant.

The site is located between Marine Drive and Curling Road, west of Capilano Road. Surrounding properties include the "Grouse Inn" redevelopment (23 storeys – under construction) and an existing four-storey commercial building to the east, townhouse developments to the north (under construction), the "Larco" redevelopment to the northeast (18 storeys), and a residential redevelopment to the west in West Vancouver (26 storeys - under construction).

**PROPOSAL:****Project Description:**

IBI Architects has applied on behalf of Marvel Developments (Lions Gate Village) Ltd. to redevelop the existing commercial sites to create a development with a total of 326 units, including 208 strata units, 77 market rental units, 41 non-market rental units, and a small commercial unit, all in a mix of buildings ranging from 4 to 27 storeys in height.

The proposal includes the following elements:

- a 27-storey building in the southeast portion of the site with a small commercial component on the ground floor and a mix of market rental units (77 units) and strata units (159 units);
- a four-storey building in the southwest portion of the site with 41 non-market rental units;
- a nine-storey building in the northwest portion of site with 51 strata units; and
- a new park in the northeast portion of the site.

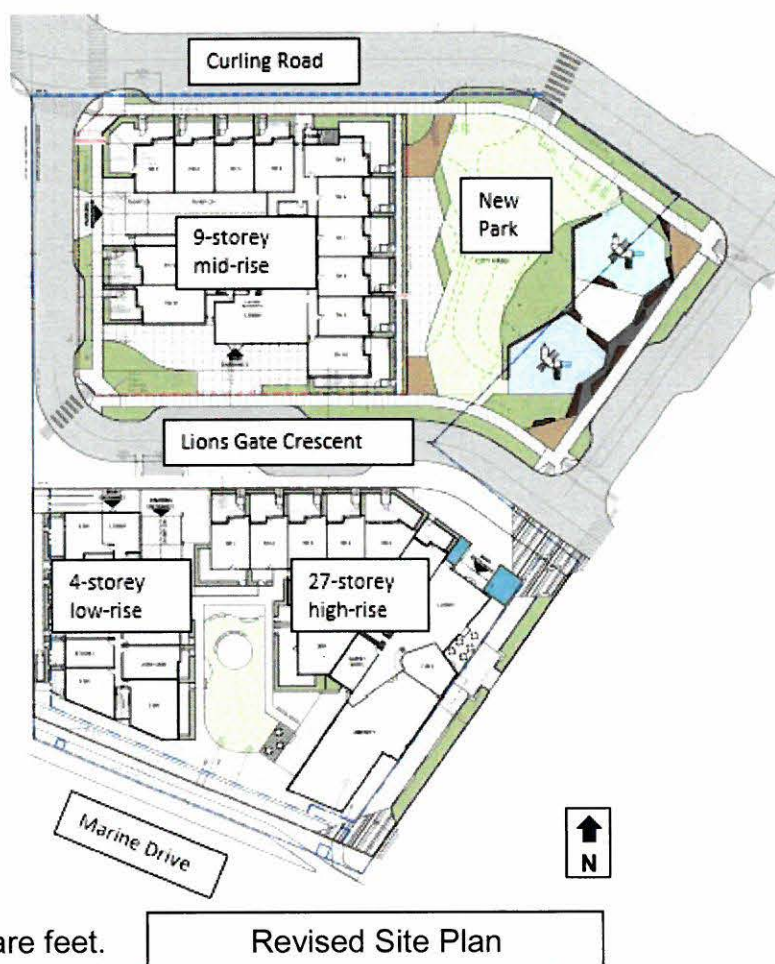


**Project Evolution:**

The project as presented to Council in November of 2020 was formatted as a 299 unit development with 264 strata units and 35 units of non-market rental. The project has since been revised to a 326 unit development including 208 strata units, 41 non-market rental units, and 77 market rental units.

The revisions propose an increase in overall unit count, an increase in non-market rental units, the addition of market rental units, a smaller proportion of strata units, lock-off suites, a “rent-to-own” program, and discounts for locals and essential workers.

A small commercial component has been added to the project and is located at the ground floor of the 27-storey building. This commercial floor area is proposed as a café with a floor area of approximately 52 m<sup>2</sup> or 562 square feet.



The table below summarizes the changes to the proposal since the project was reviewed by Council in November of 2020.

	<b>“Early Input” Proposal</b>	<b>Revised Proposal</b>	<b>Change</b>
Total units	299	326	+27 units
- # of Strata units	264 (88%)	208 (64%)	-56 units
- # of Market Rental units	0 (0%)	77 (23%)	+77 units
- # of Non-market rental	35 (12%)	41 (13%)	+6 units
Commercial Sq. ft.	0	52m <sup>2</sup> (562 sq. ft.)	+ 562 sq. ft.
High-rise height	29	27	-2 storeys
Mid-rise height	6	9	+3 storeys

Project Updates by Topic Area:

Key changes to the proposal following the review by Council in November of 2020 are noted by topic area below.

**Housing Mix:**Rental units:

The adjustments to the project result in 6 additional non-market rental units above those proposed in the project in November of 2020, for a total of 41 non-market rental units. The project has also added 77 market rental units to be located within the 27-storey building. The 118 rental units constitute just over 36% of the housing units in the project.

The approach to the 41 rental units to be provided at non-market rates has not changed. The non-market units are comprised of 8 studio units, 8 one-bedroom units, 21 two-bedroom units, and 4 three-bedroom units. The applicant is targeting rents for the non-market units between 6% to 16% below the Metro Vancouver median rents as published in the CMHC Rental Market Survey (2020). A summary of the rents proposed for the non-market rental units is included in the table below:

Unit Type	Number of Units	Metro Vancouver median rents from CMHC (2020)	Proposed Rent ( % below Metro median)	DNV median rents from CMHC (2020)	Proposed Rent ( % below DNV median)
Studio	6	\$1,250	\$1,100 (12%)	\$1,309	\$1,100 (16%)
1 bedroom	15	\$1,390	\$1,200 (14%)	\$1,600	\$1,200 (25%)
2 bedroom	15	\$1,650	\$1,525 (8%)	\$2,080	\$1,525 (27%)
3 bedroom	5	\$1,850	\$1,725 (7%)	\$2,475	\$1,725 (31%)

The creation of 118 rental units at a mix of market and non-market rents represents an opportunity to significantly increase the supply of purpose-built rental stock in the District.

Lock-off suites:

The revised submission proposes that up to 10% of the strata units are to include “lock-off suites”. The lock-off suite is a small unit, with a minimum area of 24 m<sup>2</sup> (260 sq. ft.) that forms part of the larger unit but has a separate entrance from the common corridor. These suites cannot be sold separately from the remainder of the unit but can function either as part of the unit, or be operated as a rental suite.

Workforce housing:

The revised submission proposes that 5% of the strata units be offered for sale to first-responders and other essential workers employed within the District. These units would be offered for sale at 10% below market and this 10% discount would be secured on title to ensure that any future resale of the unit would reflect a similar discount. It is anticipated that the program would be administered by an acceptable non-profit housing organization.

Rent-to-own:

The revised submission proposes a “rent-to-own” program including up to 5% of the strata units in a mix of one and two-bedroom layouts. It is anticipated that the program would be modelled after the “rent-to-own” program that was approved by Council on June 21, 2021 for the project at 904 Lytton Street (Seymour Estates).

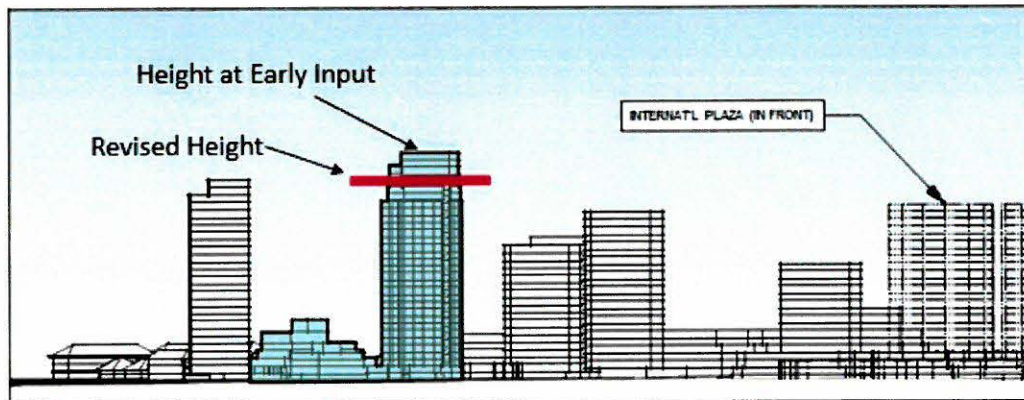
Locals First:

The revised submission proposes to offer the strata units for sale first to people who live, work, or own a business in the District. This offer would be for a 30 day period and the units would be priced at 5% below market prices for that period. Buyers would sign an agreement stating that they or a family member would be living in the unit and agree that the unit cannot be left vacant or resold within two years of purchase.

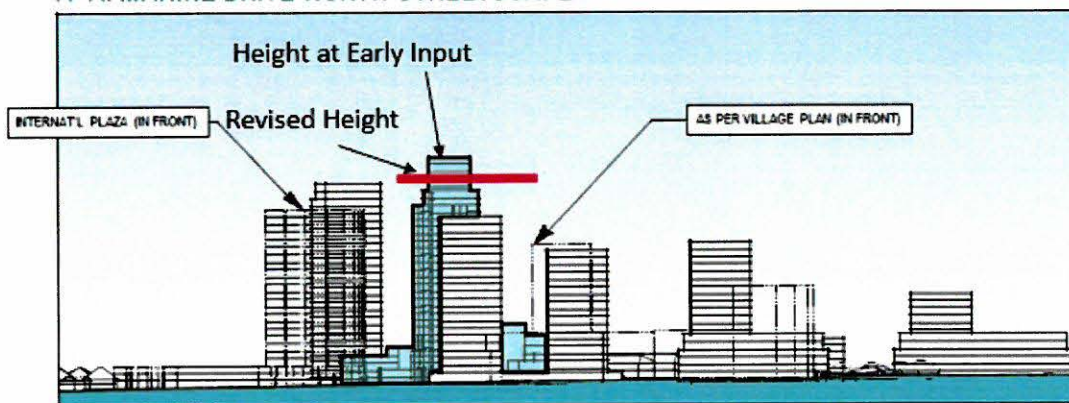
**Building Heights:**

The revised proposal has reduced the height of the 29-storey building by two storeys and 7 floors of the building are now proposed as market rental units. The mid-rise building has increased in height from 6 storeys to 9 storeys. The red lines on the images below indicate the reduction in height of the high-rise from the proposal reviewed by Council in November of 2020.



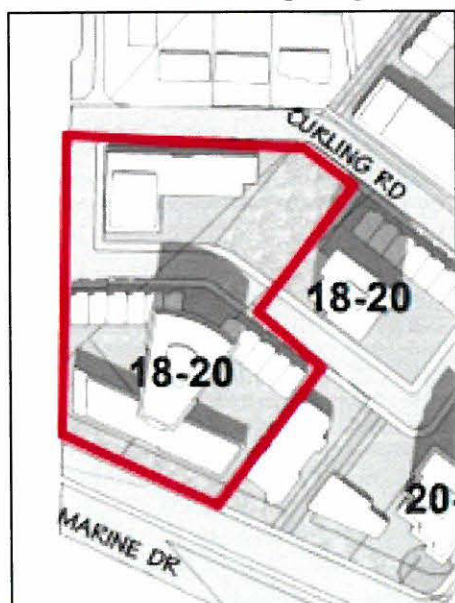


**A - A: MARINE DRIVE NORTH STREETSCAPE**

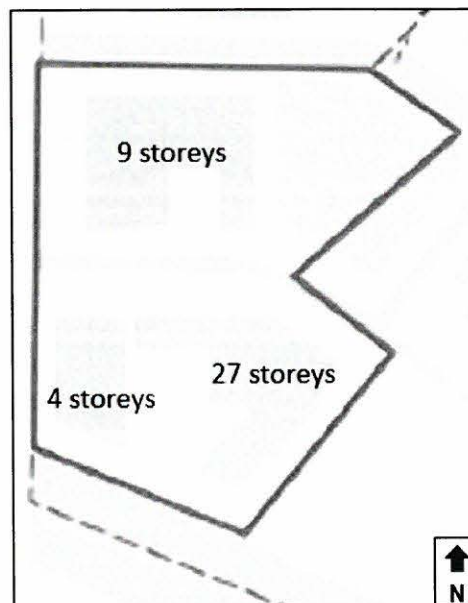


**B - B: CAPILANO ROAD WEST STREETSCAPE**

Building heights in the project have been considered in the context of the approved Lower Capilano Marine Village Centre Implementation Plan (Lions Gate Plan) which identifies a mix of building heights of 18 to 20 storeys for this site.



**Lions Gate Plan: height map**



**Proposed building heights**

The proposal includes a mix of building heights with lower building forms in the north portion of the site (9 storeys proposed in contrast to the 18-20 storeys anticipated in the Plan) and in the south-west portion of the site (4 storeys proposed). A higher building form is proposed in the south-east portion of the site (27 storeys proposed in contrast to 18-20 storeys anticipated in the Plan).

The proposed 27-storey building is being considered for the following reasons:

- there are significant contributions of land from this project resulting in a smaller developable area,
- a shorter building would result in a bulkier building,
- the project has been designed with a variety of heights to better integrate into the surrounding area instead of proposing multiple high-rise buildings, and
- the upper floors of the new high-rise design have been terraced to reduce its bulk and to enhance its appearance.

### **Green Building Measures:**

Concern was expressed during Council's review regarding the sustainability approach and the potential for the use of fossil fuels in the project.

The District's Construction Bylaw has been amended to update the District's approach to Energy Step Code and Greenhouse Gas Intensity (GHGI) Targets, with an implementation date of July 1, 2021. The update includes a two-tiered system that requires all Part 3 residential new construction to meet either Step 4 under the BC Step Code, or meet Step 3 and include a Low Carbon Energy System (LCES), with the LCES having an emission target of less than 3 kgCO<sub>2</sub>e/m<sup>2</sup>/yr (kilograms carbon dioxide equivalent, per square meter, per year).

The applicant has considered the District's Community Energy and Emissions Plan (CEEP) and Council's recent declaration of a Climate Emergency and has updated their mechanical approach for the project to commit to the following project components:

- The buildings will not use any fossil fuels in their heating and cooling systems, or plumbing system and will meet or exceed the Energy Step Code and Greenhouse Gas Intensity (GHGI) Targets. The non-market rental housing building will meet "Passive House" standards, which will reduce operating costs of this building and support affordability. The potential energy savings will be in the order of \$25 to \$30 per month for studio and one-bedroom units, and \$50 to \$60 per month for 2- and 3-bedroom units.
- The project will include parking spaces for local car share companies including Modo and Evo and the applicant is open to creating a bike share station as the new e-bike program unfolds.
- Low-carbon concrete with fly ash cement will be specified wherever concrete is used.



Other site planning and building designs features include:

- Siting of buildings to take advantage of passive solar gain and shading to optimize both winter heating and summer cooling.
- The use of sustainable, green building materials and avoidance of materials containing harmful chemicals such as hydrochlorofluorocarbons or extruded polystyrene.
- Use of high-performance window frames, glazing units and exterior doors and low volatile organic compound (VOC) building products.
- An energy efficient building design including a highly-insulated building envelope resistant to air leakage.

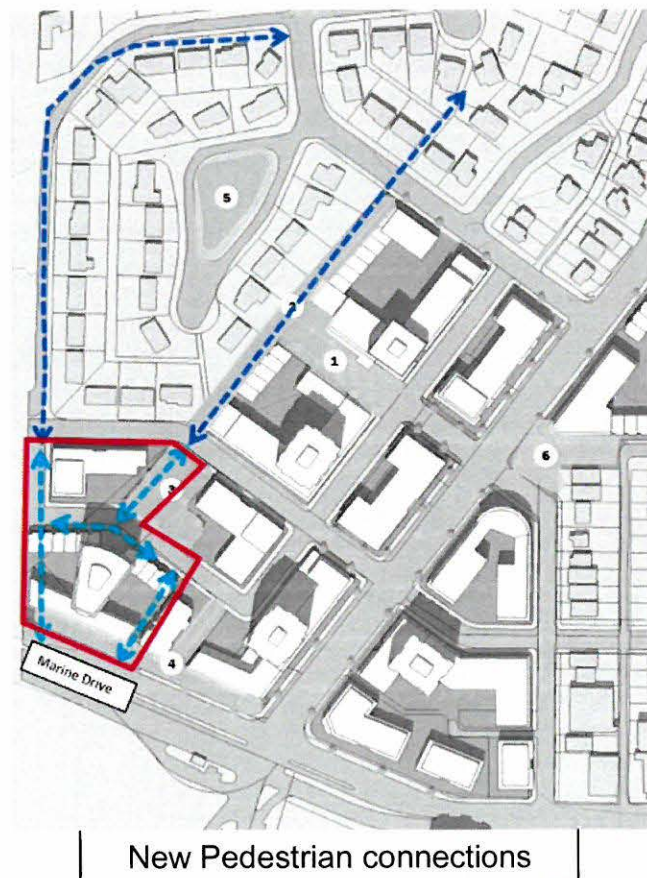
Buildings will include the following additional features to assist in energy and resource conservation:

- Energy efficient lighting
- "Energy Star" appliances
- Low flow and low flush plumbing fixtures
- Programmable thermostats
- Rainwater detention facilities
- Drought-resistant landscape selections to reduce outdoor water usage

### **Pace of Development:**

The vision for the Lions Gate Village Centre is to serve as a gateway to the District and function as a vibrant, walkable neighbourhood with local-serving businesses, jobs, community recreation opportunities, and a range of housing options. Several projects have been approved that contribute towards this vision.

The proposal would address this vision by adding additional housing options and recreational opportunities in the form of a new park. In addition, the project contributes to improvements to the transportation network with new roads, sidewalks, and bicycle lanes. The project also eliminates existing driveways from Marine Drive to better accommodate Rapid Bus transit.





The revised project results in an increase in land contribution from the project compared to the version shared at Early Input. In total, approximately 44% of the site is proposed to be dedicated as road or park, or secured with access agreements for the pedestrian network and important servicing connections.

The applicant will need to submit a detailed Construction Management Plan including details on timing as it relates to other development sites in the area. Depending on the plan, staff could consider implementing timing restrictions in the Development Covenant as were used in Edgemont Village to stagger the timing of construction relative to other projects in the neighbourhood.

### **Podium Design:**

The proposal includes a podium at the base of the high-rise building which has been redesigned to ensure a pedestrian-friendly scale. The podium is comprised of 6, two-storey townhouses which will assist in animating the public realm.

A café with an outdoor terrace has been added to the ground floor adjacent to the high-rise building lobby and the amenity space. The café and amenity space are designed to enhance social interaction of residents living in different portions of the project.



Artist's illustration of revised podium



Artist's illustration of proposed café and outdoor seating area



**Vehicle Parking and Traffic:**

Parking is proposed in a two-level underground parking garage for each of the north and south portions of the site. Access to the parking on the north portion is proposed to be from Lions Gate Crescent at the west side of the site. Access to the parking on the south portion is proposed to be from the south side of Lions Gate Crescent (both shown in red on the image to the right).

The applicant has reviewed the parking needs for the project and considered the District's recently-adopted policy regarding alternative vehicle parking rates, which recommends approximately 343 parking spaces for this project.

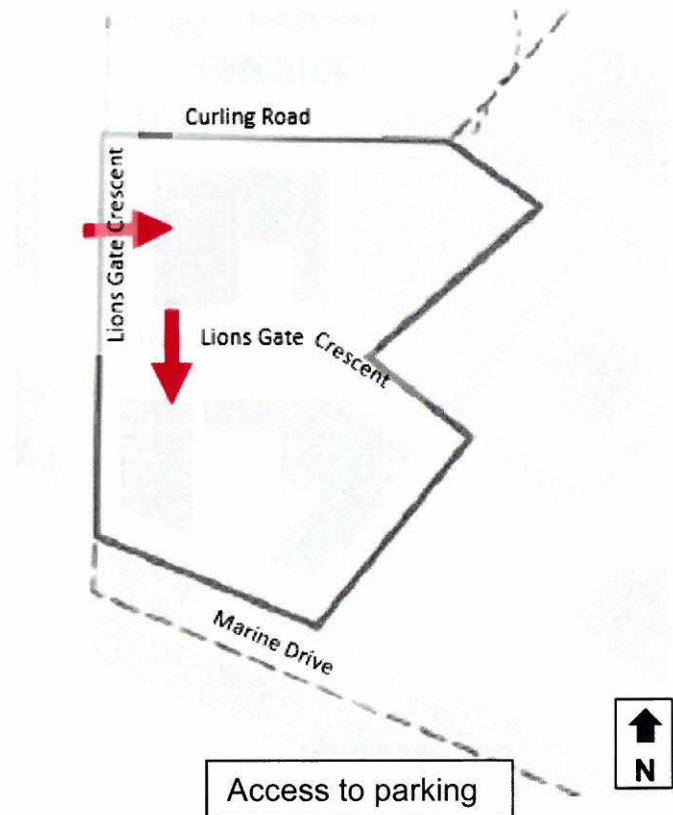
The proposal at Early Input included 349 parking spaces (inclusive of visitor parking). The applicant has not changed the number of parking spaces but the unit count has increased from 299 units to 326 units. In addition, considerable car-share, bicycle parking, electric vehicle, and E-bike charging facilities are proposed to assist in off-setting reliance on private automobiles.

With the modest increase in unit count, the residential parking ratio proposed has decreased from approximately 1.17 spaces per unit (including visitor parking) to 1.07 spaces per unit (inclusive of visitor and commercial parking). The applicant has proposed providing energized outlets capable of supporting "Level 2" electric vehicle charging for all residential parking spaces.

The proposal includes bicycle storage in each of the underground parkades with opportunities for e-bike charging. Staff will continue to work with the applicant to identify opportunities for bicycle parking on the site, with final figures to be provided at time of consideration of bylaw introduction.

**Outdoor Open Space:**

The revised proposal includes an increase in the amount of land dedicated for the north-south portion of Lions Gate Crescent and this change has been accommodated without reducing the amount of land dedicated as park. The park dedication proposed is 1,400 m<sup>2</sup> (15,070 sq. ft.) and will be added to the 567 m<sup>2</sup> (6,108 sq. ft.) of park dedication

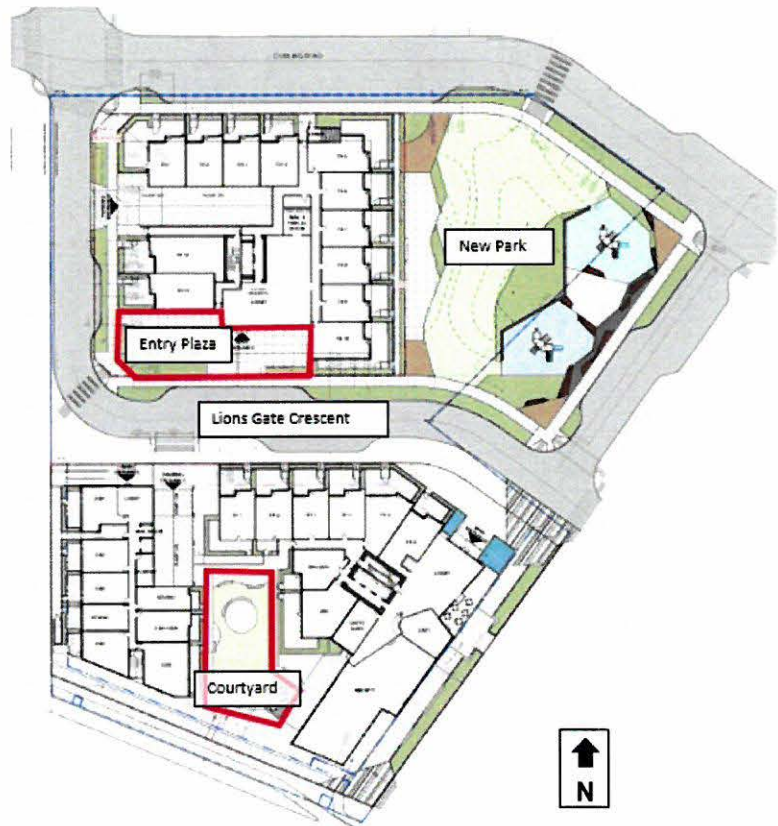


achieved with the Grouse Inn project to the east. The result is a proposal to create a new Curling Park of approximately 1,967 m<sup>2</sup> (21,172 sq. ft.).

In addition to the new Curling Park, the proposal includes a planted buffer between the public and private realms as well as key pedestrian linkages through the site. A landscaped courtyard is proposed on the south portion of the site between the two buildings and a generous entry plaza is proposed on the south side of the mid-rise building on the north portion of the site.

**Summary:**

Changes to the project include adjustments to the height of the proposed buildings, the total number of units and mix of housing types by tenure, the additional of a small commercial space, and changes to the proposed sustainability features of the project.



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

- “Support the provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood”
- “Encourage and facilitate a broad range of market, non-market and supportive housing”
- “Encourage and facilitate a wide range of multifamily housing sizes, including units suitable for families with an appropriate number of bedrooms, and smaller apartment units”
- “Focus a higher proportion of affordable housing in designated growth areas”
- “Require, where appropriate, that large multifamily developments contribute to the provision of affordable housing by, but not limited to: including a portion of affordable rental or ownership units as part of the project”

The application also responds to the District’s “Rental and Affordable Housing Strategy” by addressing the following two goals:

- Goal 1: Expand the supply and diversity of housing.
- Goal 2: Expand the supply of new rental and affordable housing



**CONCLUSION:**

The applicant for this proposed development has considered the comments made by Council during the November 23, 2020 "Early Input" review of the proposal. A number of adjustments have been made to the proposal to bring it into better alignment with Council's priorities, particularly with regard to housing tenure, the increase in market and non-market rental housing, and climate action responses. The project as amended assists in the implementation of the District's Official Community Plan objectives as well as the Lower Capilano Marine Village Centre Implementation Plan (Lions Gate Plan) and proposes a mix of housing types, including market rental, non-market rental, and strata with innovative housing options such as rent-to-own and lock-off suites.

The information in this report has been prepared to present the application revisions to Council and to seek Council's direction on how to proceed with Council consideration of this application.

**Options:**

The following options are available for Council's consideration:

1. Direct staff to prepare bylaws regarding the consideration of this application for rezoning for a mixed-use development in the Lions Gate Village Centre; or
2. Refer the project back to staff for further discussion with the applicant.

Respectfully submitted,



Casey Peters  
Senior Development Planner

Attachment:

1. Project Plans Showing Revisions

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

## Comparison of Site Plans



**Before**

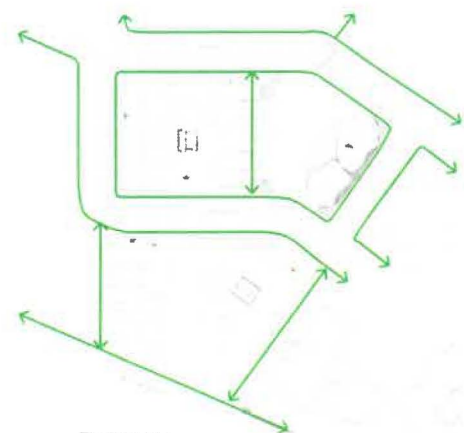
### Key Design Changes

- Realigned north-south Lions Gate Crescent
- Reduced tower height and new rental units
- Redesigned midrise building
- Increased non-market rental units
- New café
- Refined townhouse podium

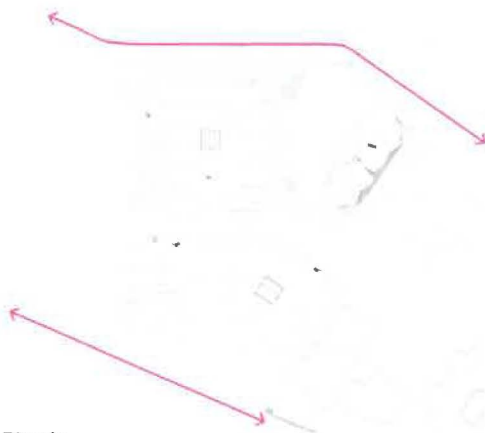


**After**

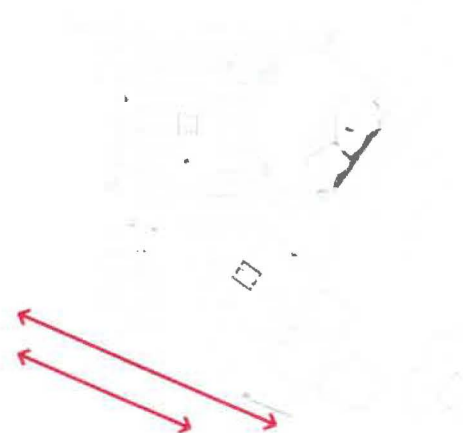
# Transportation options within and around the site



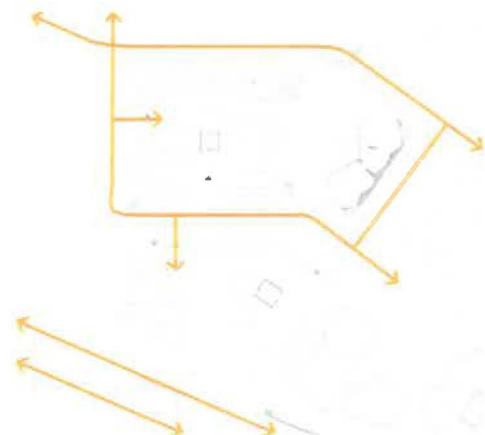
Pedestrian



Bicycle



Transit



Vehicular



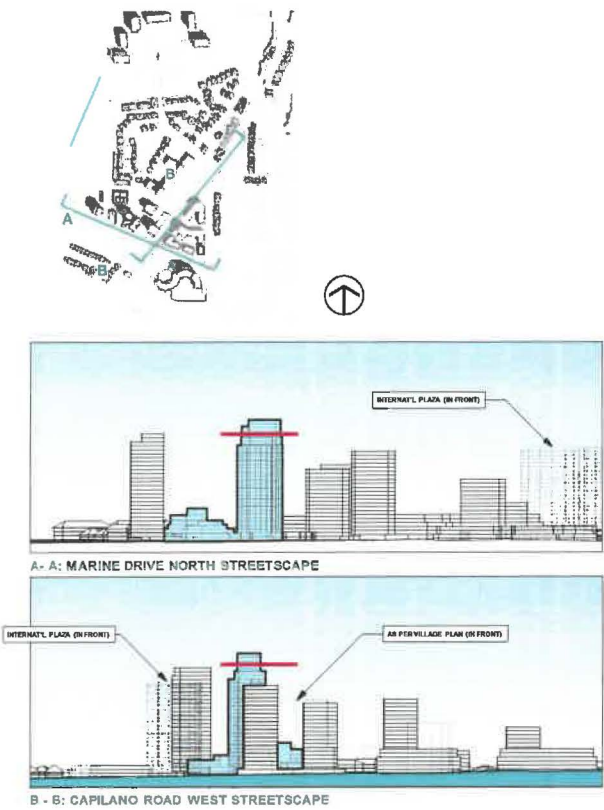
Given the site’s location within a master-planned new Village Centre on a frequent transit network, the transportation options give priority to pedestrians, cyclists and transit, rather than conventional reliance on the private automobile





# Massing Context - View from Lions Gate Bridge

## Bird's-eye Views



Redline indicates the reduction of two floors

## Aerial views



*View looking northwest with Park West and Sentinel towers 'ghosted in' and Larco's Capilano Residences to the north*



*View looking southeast with Park West and Sentinel towers 'ghosted in' and Larco's Capilano Residences to the north*



Street view looking west along Marine Drive



Before



After

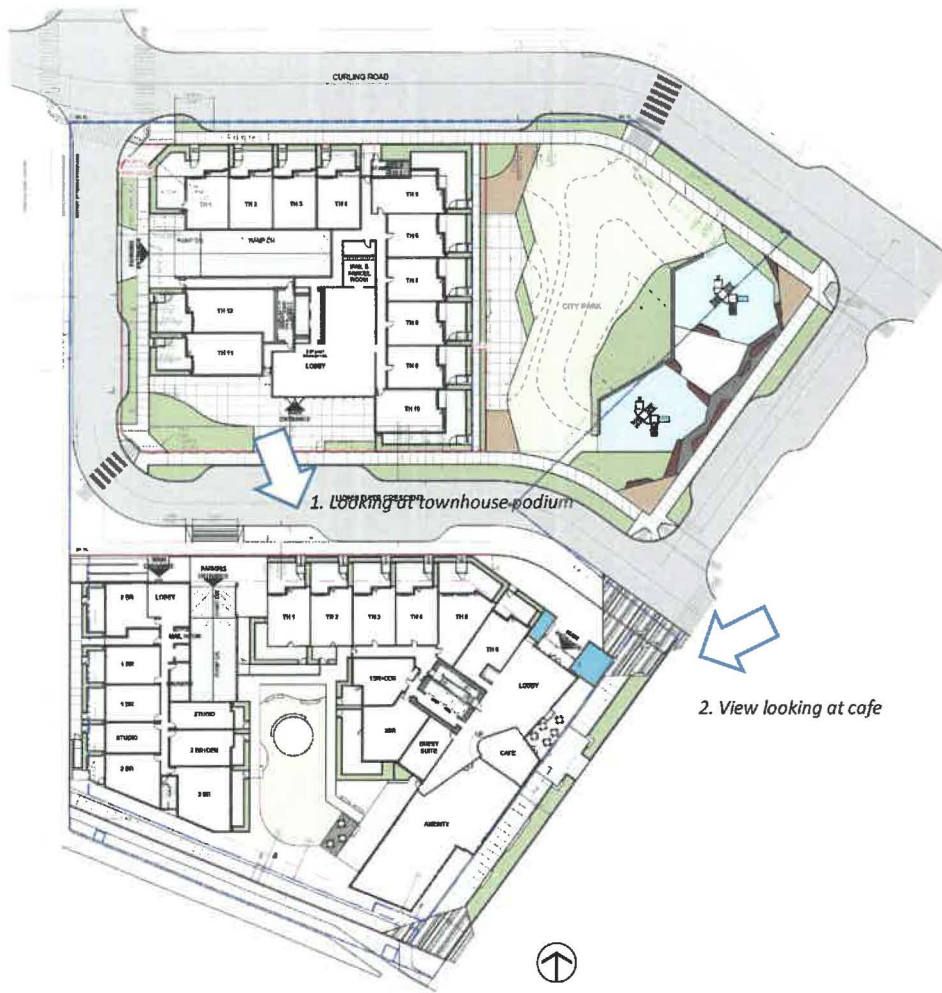
## Aerial view looking south-east



*Aerial view of proposed tower massing looking south-east. 26-storey Sentinel Tower to the west, 23-storey Park West and 25-storey International Plaza towers to the east.*



## Public realm illustrations: tower podium & café



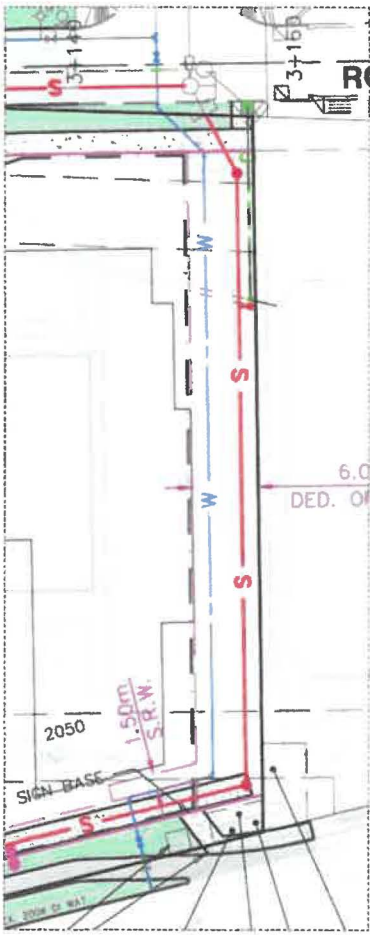
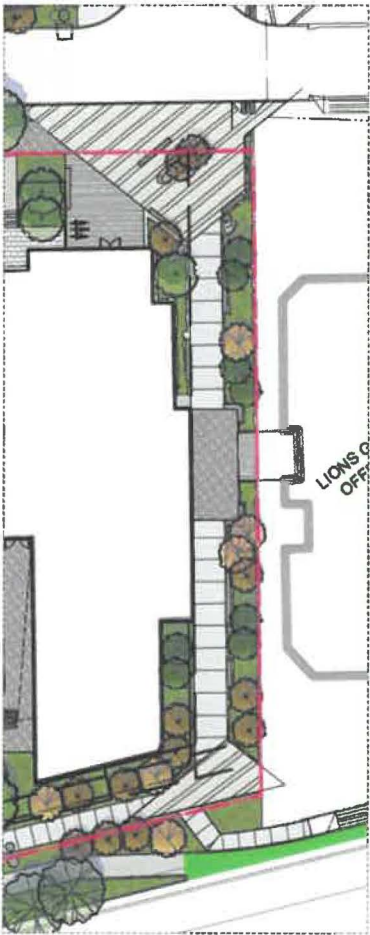
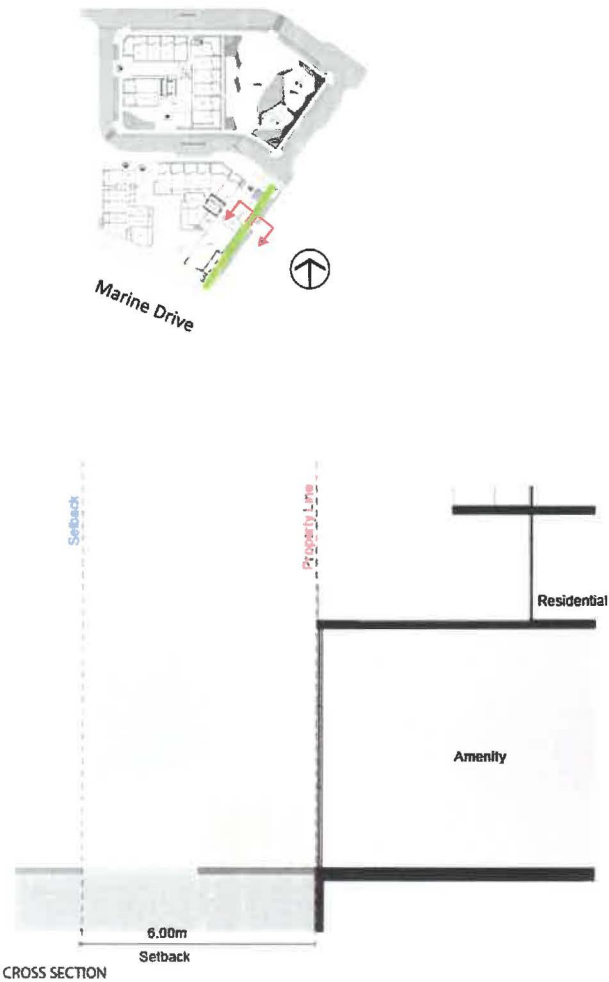
1. Artist's illustration of revised townhouse podium at base of tower, providing 'eyes on the street'



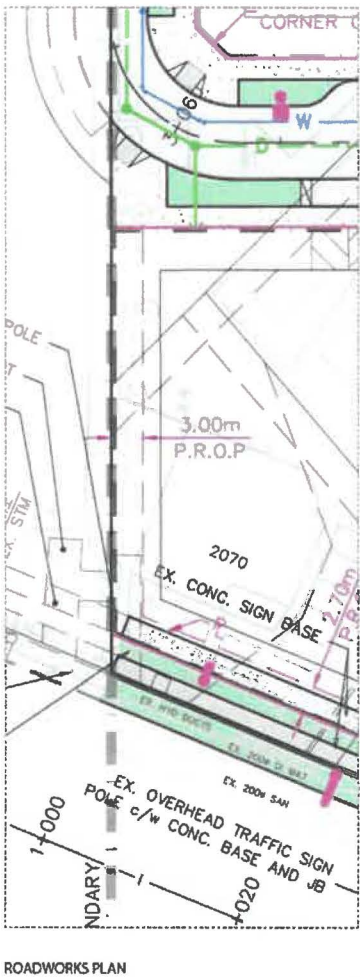
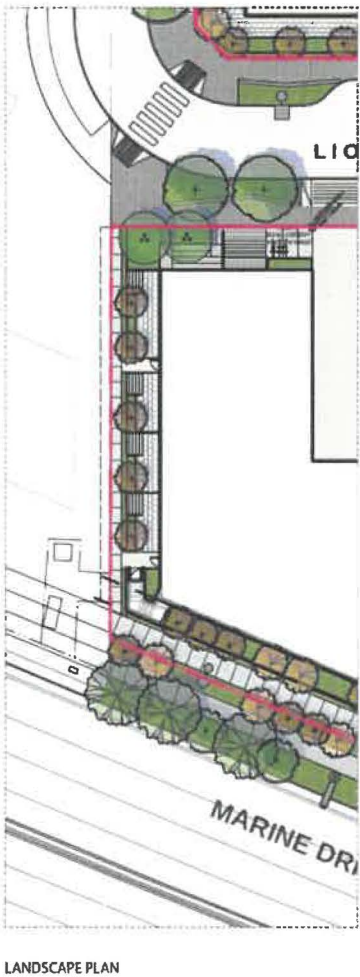
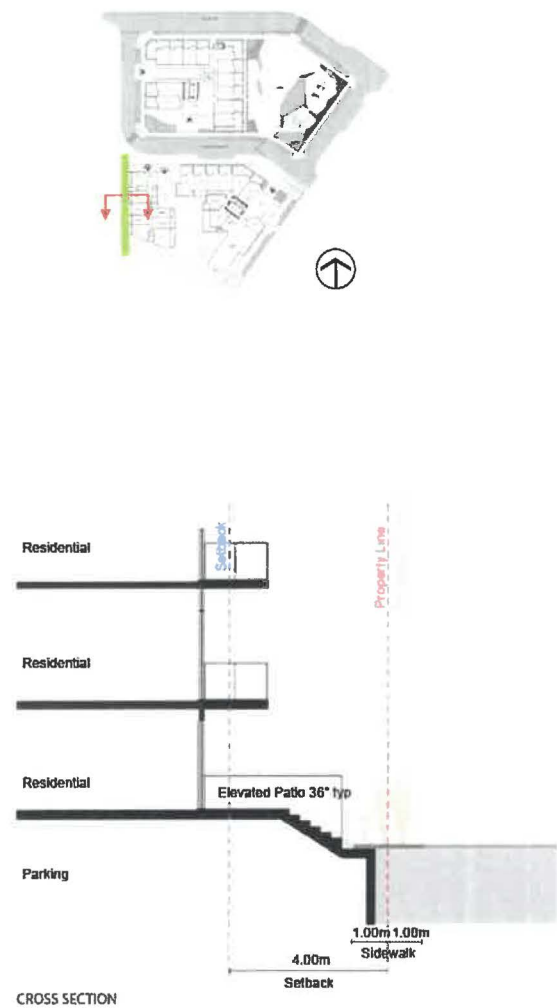
2. Artist's illustration of proposed new café and outdoor seating area, designed to foster greater social integration among owners and renters within the community

# Pedestrian Linkages to Marine Drive - East side

In addition to completion of the park, another important benefit of completing the Travelodge redevelopment will be the provision of two important pedestrian links connecting the neighbourhood to Marine Drive



# Pedestrian Linkages to Marine Drive - West side





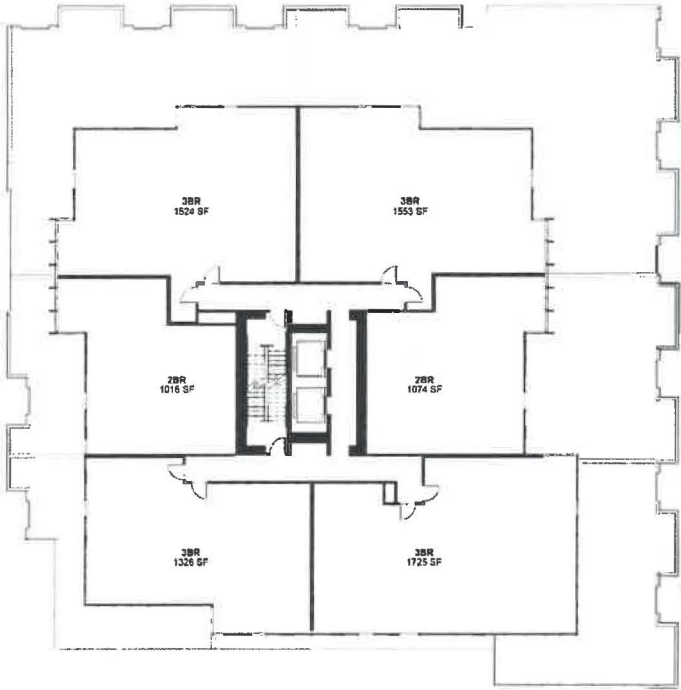
## The Midrise Building



To enhance the pedestrian experience around the site and park and provide 'eyes on the street' two-storey townhouse style homes are provided at the base of the building along Curling Road and the Park.



The Midrise Building

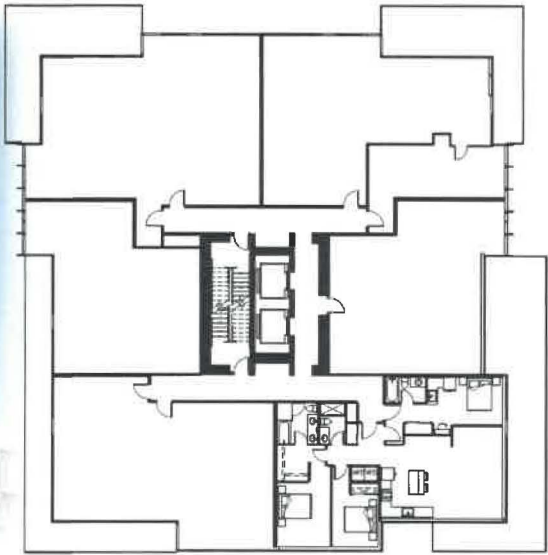


Level 3



Artist's illustration of midrise building looking north-west across the park

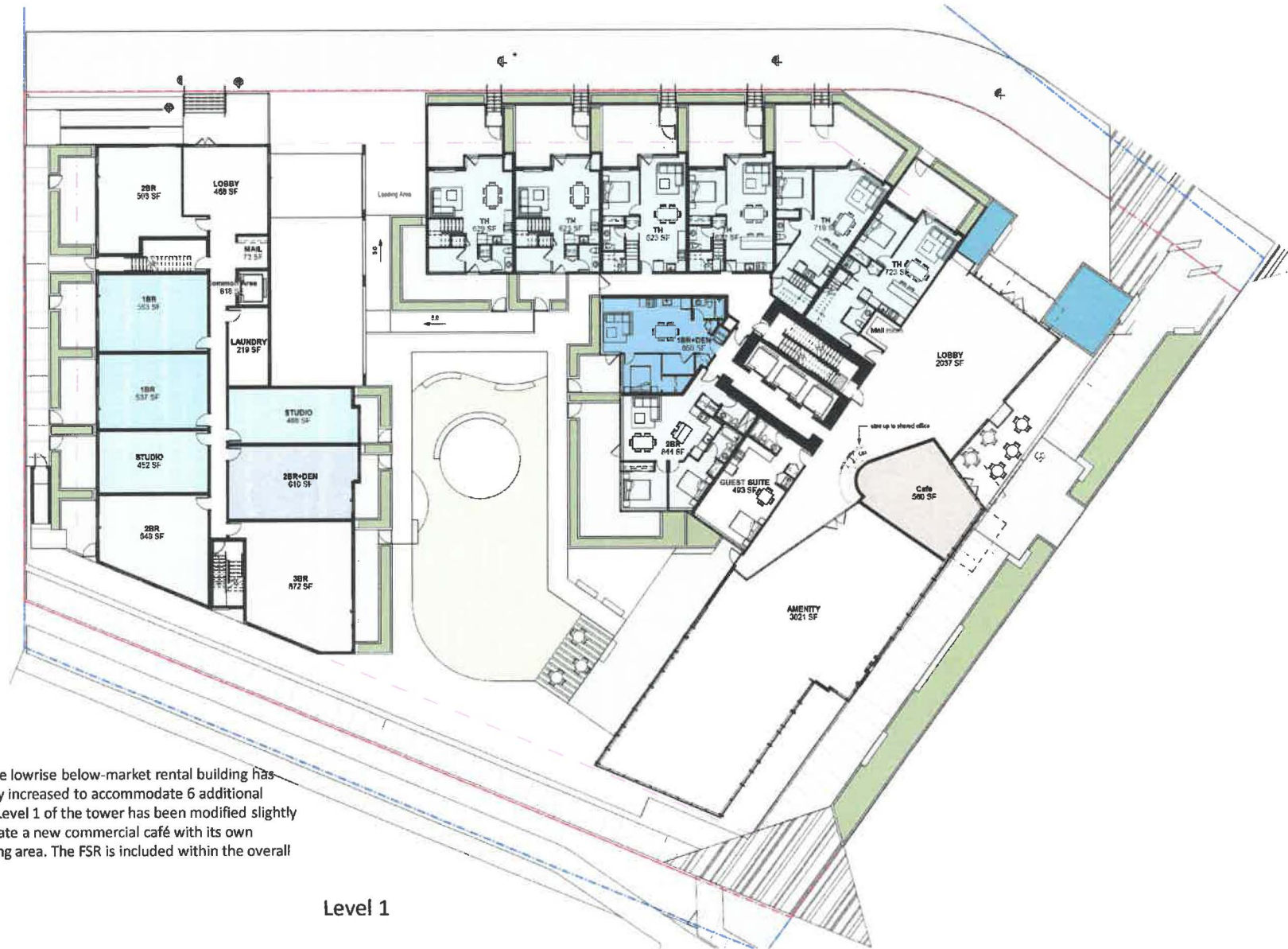
This 9-storey midrise building has been redesigned to cater to those households, especially empty-nesters and seniors, who prefer not to live in a highrise. It features larger two- and three-bedroom suites, some of which will incorporate 'lock-off' rental suites. It also offers larger balconies to appeal to those moving out of single-family homes. As noted, the building also includes 10 two-storey townhouse style homes fronting along Curling Road and the park. The building entry and address is on Lions Gate Crescent.



Typical Floor Plan



## The Lowrise Building and Tower



The area of the lowrise below-market rental building has been modestly increased to accommodate 6 additional rental suites. Level 1 of the tower has been modified slightly to accommodate a new commercial café with its own outdoor seating area. The FSR is included within the overall building area.

Level 1





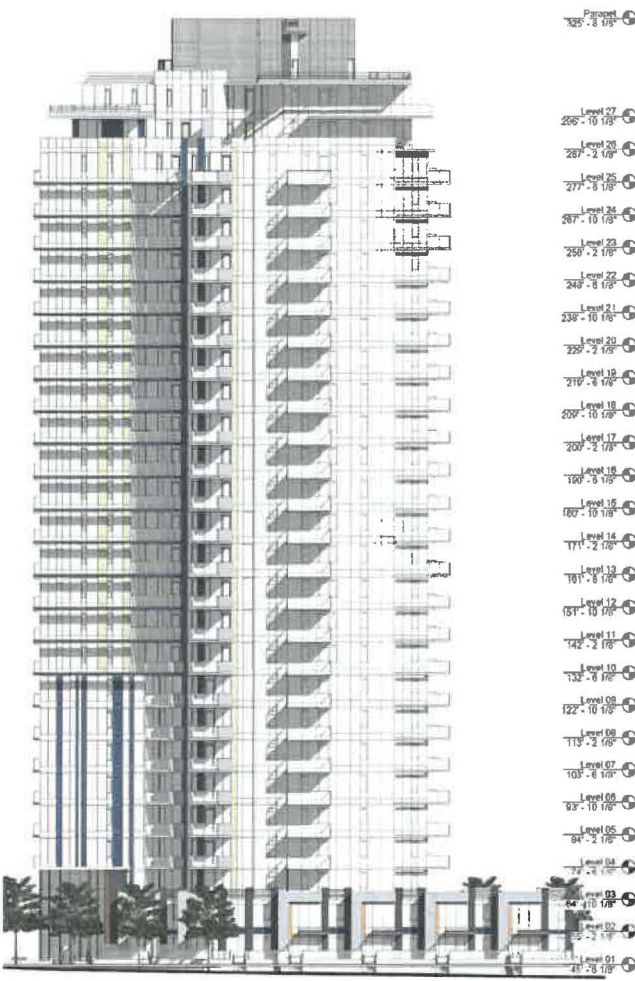
# The Tower - overall elevation north



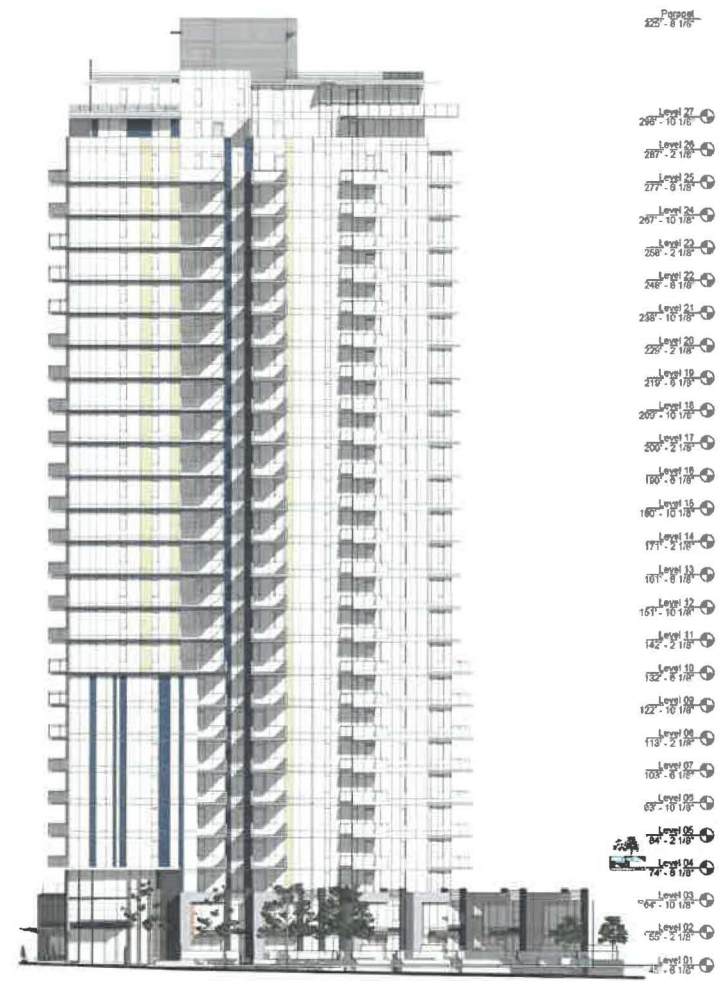
Roof	325' - 8 1/8"
Level 27	295' - 10 1/8"
Level 26	287' - 2 1/8"
Level 25	277' - 6 1/8"
Level 24	267' - 10 1/8"
Level 23	258' - 2 1/8"
Level 22	248' - 6 1/8"
Level 21	238' - 10 1/8"
Level 20	229' - 2 1/8"
Level 19	219' - 6 1/8"
Level 18	209' - 10 1/8"
Level 17	200' - 2 1/8"
Level 16	190' - 6 1/8"
Level 15	180' - 10 1/8"
Level 14	171' - 2 1/8"
Level 13	161' - 6 1/8"
Level 12	151' - 10 1/8"
Level 11	142' - 2 1/8"
Level 10	132' - 6 1/8"
Level 09	122' - 10 1/8"
Level 08	113' - 2 1/8"
Level 07	103' - 6 1/8"
Level 06	93' - 10 1/8"
Level 05	84' - 2 1/8"
Level 04	74' - 6 1/8"
Level 03	64' - 10 1/8"
Level 02	55' - 2 1/8"
Level 01	45' - 6 1/8"



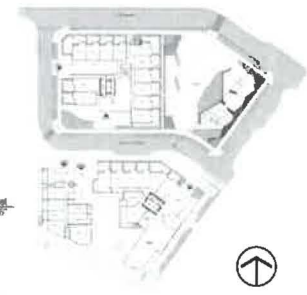
The Tower - overall elevation north and north-east



1 Tower Elevation North  
DP-04 Scale: 1/8" = 1'-0"



2 Tower Elevation North East  
DP-04 Scale: 1/8" = 1'-0"



The Tower - overall elevation south-west





The Tower - overall elevation west (with lowrise building in foreground)





The Tower - overall elevation south-east and south-west



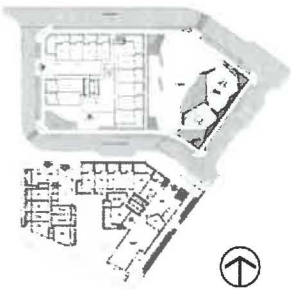
1 Tower Elevation South East  
Scale: 1/16" = 1'-0"



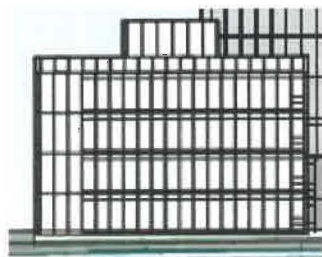
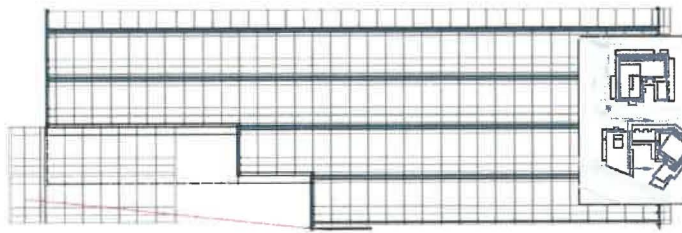
2 Tower Elevation South West  
Scale: 1/16" = 1'-0"



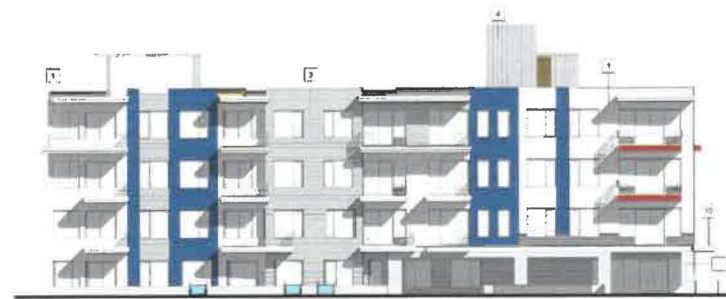
The Tower - overall elevation west



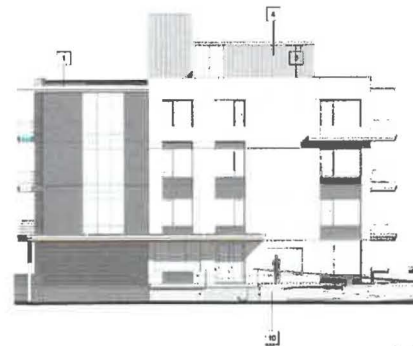
## The Lowrise Non-Market Rental



Before



EAST ELEVATION



NORTH ELEVATION

After

### MATERIAL LEGEND

- 1 FINE LIGHT HARD FINISH / ALUM. WHITE
- 2 FINE LIGHT HARD FINISH / WOOD PATTERN / COLOUR: BROWN
- 3 COBRASURF METAL PLATE / UNIFORM / COLOUR: PINKY
- 4 ALUMINUM COBRASURF / FROSTED GLASS / COLOUR
- 5 FROSTED METAL / FROSTED GLASS / COLOUR: W/ CLEAR GLASS
- 6 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS
- 7 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS
- 8 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS
- 9 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS
- 10 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS
- 11 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS
- 12 ALUMINUM / COBRASURF / COLOUR: W/ CLEAR GLASS

# The Lowrise Non-Market Rental Building - West and South Elevations



SOUTH ELEVATION



WEST ELEVATION

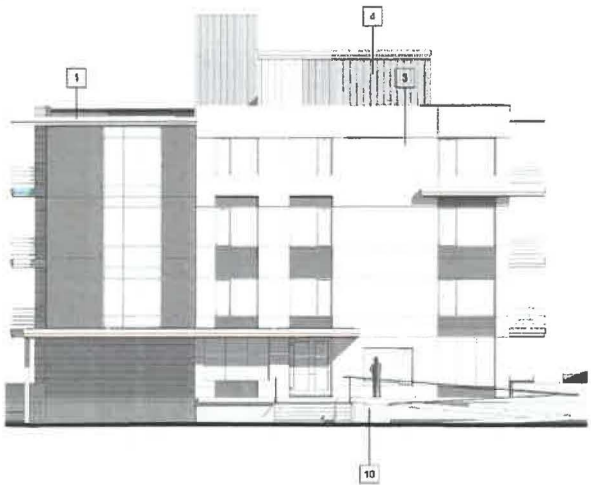




# The Lowrise Non-Market Rental Building - North and East Elevations



EAST ELEVATION

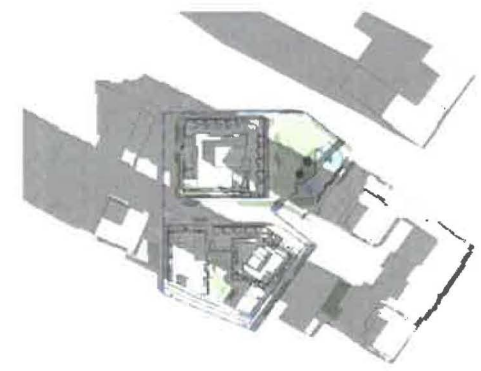


NORTH ELEVATION

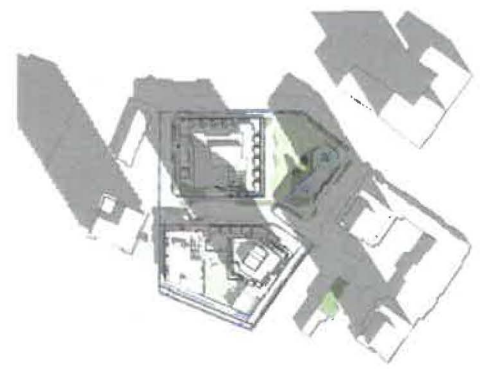
## MATERIAL LEGEND

- 1 FIBRE CEMENT HARDIE PANEL ( COLOUR: WHITE )
- 2 FIBRE CEMENT HARDIE PANEL WOOD PATTERN ( COLOUR: BROWN )
- 3 CORRUGATED METAL PANEL - HORIZONTAL ( COLOUR: GREY )
- 4 CORRUGATED METAL PANEL - VERTICAL ( COLOUR: GREY )
- 5 ALUMINUM GUARDRAIL W/ FROTTED GLAZING ( COLOUR: )
- 6 RESIDENTIAL VINYL WINDOW FRAMES ( COLOUR: ) W/ CLEAR GLAZING
- 7 RESIDENTIAL ALUM WINDOW FRAMES ( COLOUR: ) W/ CLEAR GLAZING AND SPANDREL GLASS ( COLOUR: )
- 8 RESIDENTIAL VINYL SLIDING DOOR ( COLOUR: ) W/ CLEAR GLAZING
- 9 RESIDENTIAL VINYL SLIDING WINDOW ( COLOUR: ) W/ CLEAR GLAZING
- 10 WOOD FRAME AND GLASS CANOPY ( TRANSLUCENT GLASS )
- 11 PAINTED CAST IN PLACE CONCRETE ( COLOUR: )
- 12 METAL FLASHINGS ( COLOUR: )

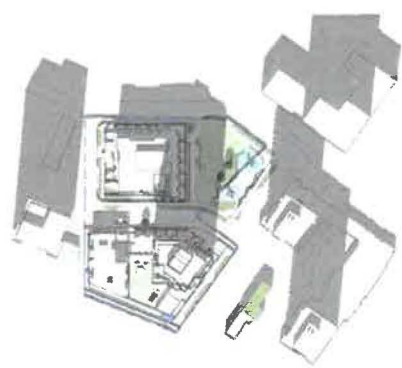
Shadow Studies



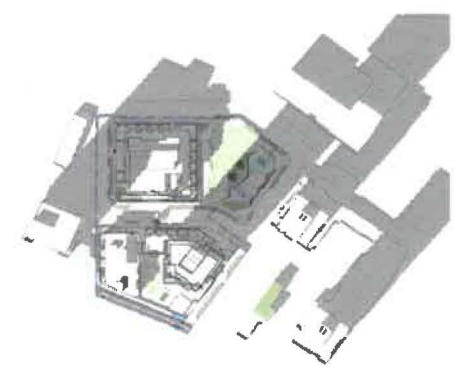
① SHADOW STUDY SPRING 10 am  
1" = 100'-0"



② SHADOW STUDY SPRING 12 pm  
1" = 100'-0"



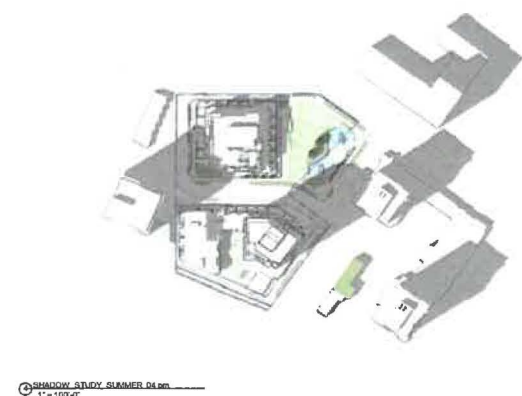
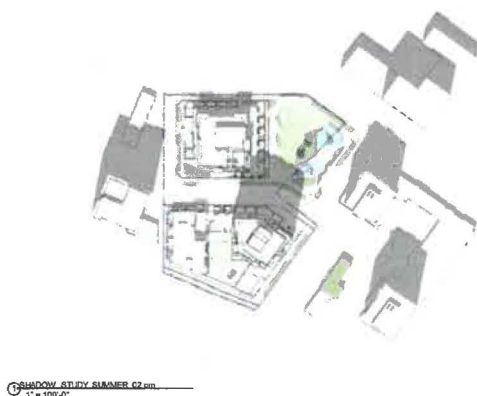
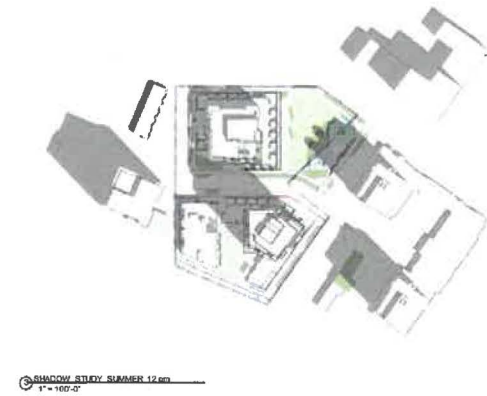
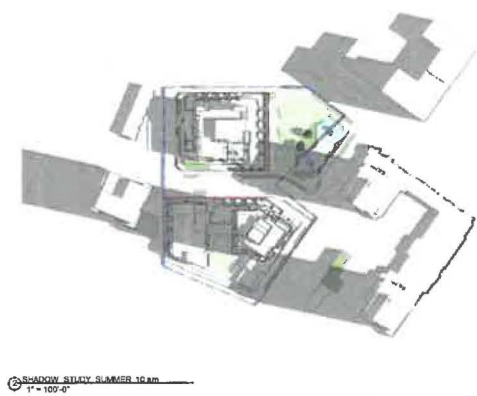
③ SHADOW STUDY SPRING 2 pm  
1" = 100'-0"



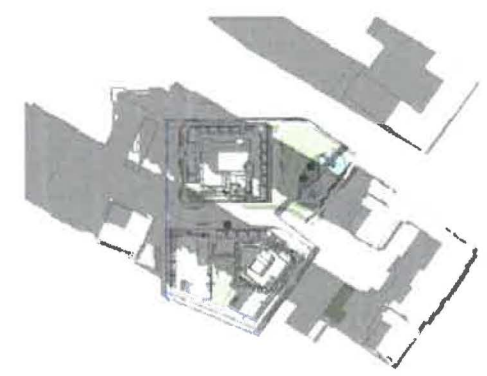
④ SHADOW STUDY SPRING 4 pm  
1" = 100'-0"



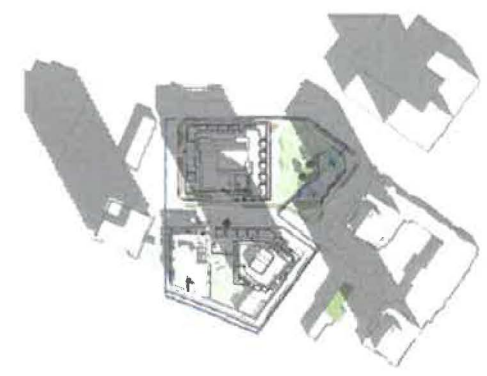
Shadow Studies



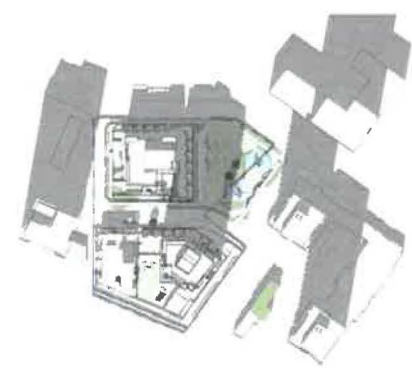
Shadow Studies



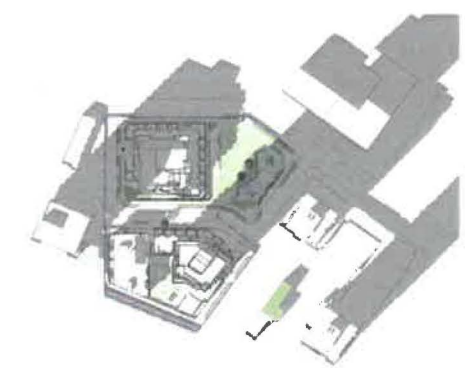
SHADOW STUDY FALL 10 am  
1" = 100'-0"



SHADOW STUDY FALL 12 pm  
1" = 100'-0"



SHADOW STUDY FALL 2 pm  
1" = 100'-0"



SHADOW STUDY FALL 4 pm  
1" = 100'-0"





## Amenity spaces for a post-COVID world

As noted during the Council workshop, renters and owners are seeking greater levels of social integration in new developments. There is also a need for different kinds of amenity spaces as a result of the greater likelihood of working from home, and concerns about transmission of disease.

As a result, it is proposed that rather than offer swimming pools and hot tubs, this development will offer workspaces both inside the apartments, but also as part of the common area, where all residents, both renters and owners can find greater peace and quiet, as well as a conference room for larger meetings and gatherings. These spaces will be in addition to other amenity areas that are traditionally required by residents of new multi-family developments.

As more and more apartment dwellers have pets, there is also a desire for dog-washing facilities within developments such as this, along with workshop spaces where residents can do woodworking, fix an appliance or paint something, as they might do in a single-family home.

For these reasons, it is proposed that a larger area of amenity spaces be provided, on the understanding that these will not be for commercial purposes. The one exception is a small café that is proposed to foster greater social integration and be included in the building's FSR calculation.



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 19, 2021
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

June 28, 2021  
File: 08.3221.02

**AUTHOR:** Brett Dwyer, Chief Building Official

**SUBJECT:** Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House

### RECOMMENDATION:

That Council:

1. Declares the building (the "Building") located on property at 5748 Sunshine Falls Lane (the "Property") legally described as:
 

PID: 014-834-855  
Lot 1 AM (RP 1281) of Lot E of Lot 5, Block 2, District Lot 950, Plan 1384

to be in an unsafe condition and to create an unsafe condition and to be a nuisance;
2. Orders that the Owners of the Property, Alexandra Evelyn Mundie and Jordan Anne Mundie (together, the "Owners") must either apply for the necessary permits and approvals to demolish and remove the Building or apply for and obtain all necessary permits and approvals to make the Building safe and return it to a habitable condition by complying with the following remedial action requirements (the "Remedial Action Requirements"):
  - a. Demolition: by August 18, 2021 apply for and obtain a demolition permit to completely demolish and remove the Building and then carry out the complete demolition and removal of the Building pursuant to the issued demolition permit and restore the Property to a neat and tidy condition to the satisfaction of the Chief Building Official; or, alternatively
  - b. Reconstruction: return the Building to a safe and habitable condition in conformance with all District bylaws and complying with all of the following remedial action requirements (collectively, the "Remedial Work"):

- (i) by August 18, 2021, apply for an Aquatic (waterfront) Permit in compliance with District bylaws and requirements which, in addition to the standard requirements, must include the following:
  - A. Copies of written approvals from the Vancouver Fraser Port Authority (the "Port") to confirm issue of licences, or intent to issue licences, to the Owners for the dock and foreshore encroachment on the waterfront of the Property;
  - B. Proposed sanitary system design completed by a qualified professional together with copy of written approval of such system by the Vancouver Coastal Health Authority;
  - C. Construction Environmental Management Plan ensuring that the construction does not cause impact to the surrounding waterbody;
  - D. Sea level rise flood hazard assessment with proposed mitigation efforts (if required by the Chief Building Official);
- (ii) by August 18, 2021, apply for a Development Permit for Slope Hazard including a preliminary slope hazard report prepared by a qualified professional;
- (iii) by August 18, 2021, apply for a Development Permit for Wildfire Protection including a wildfire report prepared by a qualified professional or demonstrate exemption from the requirement;
- (iv) by September 20, 2021, submit a complete application for a building permit compliant with all District bylaws and requirements to the satisfaction of the Chief Building Official which, in addition to the standard District building permit application requirements must include:
  - A. Letters of Assurance conforming to Schedules A and B, as applicable, of the BC Building Code and other documents from the following professionals:
    - i. Structural Schedule B with confirmation of liability insurance and a copy of their insurance, with Coordinating Registered Professional (CRP) initials;
    - ii. 2 copies of structural drawings signed and sealed by a qualified professional;
    - iii. Geotechnical Schedule B with confirmation of liability insurance and a copy of their insurance, with CRP initials;
    - iv. Plumbing Engineer Schedule B with confirmation of liability insurance and a copy of their insurance, with CRP initials;
    - v. Fire Suppression Engineer Schedule B with confirmation of liability insurance, with CRP initials;



**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

June 28, 2021

Page 3

- vi. 2 copies of fire suppression system drawings signed and sealed by a qualified professional;
  - vii. Schedule A completed by the CRP with the Owners' signatures.
- B. Submission of a Construction Fire Protection Plan to mitigate the risks of creation of an interface fire.
- C. Vancouver Fraser Port Authority approval for dock access to the Property and approval for any portion of the Building or any other structures on Port land;
- D. Two copies of the sewage disposal system drawings, signed and sealed by a qualified professional, filed and accepted by Vancouver Coastal Health together with location and maintenance schedule;
- E. Storm water management plan prepared by a qualified professional;
- F. Remediation plan that includes an itemized schedule of work for carrying out the Remedial Work establishing to the satisfaction of the Chief Building Official that if the proposed schedule is met then all of the Remedial Work will be completed no later than six months after the building permit issuance date(the "Remediation Plan");
- (v) Complete the Remedial Work in accordance with the issued building permit and the Remediation Plan to the satisfaction of the Chief Building Official no later than six months after the building permit issuance date;
- 3. Council directs that in the event that the Owners do not complete an action required under sections 2(a) or 2(b), as applicable, then the District, by its staff, agents and contractors, may enter onto the Property and completely demolish and remove the Building and the costs of such action shall be treated as a debt owed to the District of North Vancouver, which if unpaid at the end of the calendar year in which the Building is demolished and removed, will be added to the taxes for the Property pursuant to section 258 of the *Community Charter*.

**REASON FOR REPORT:**

To seek Remedial Action Requirements against the new owners address the unsafe and unsightly condition of the dilapidated house at 5748 Sunshine Falls Lane.

**SUMMARY:**

The Building is vacant, in an advanced state of deterioration and is clearly in an unsafe condition. The Chief Building Official is of the opinion that the remedial action requirements recommended above are required to address the unsafe condition.

**BACKGROUND:**

The District had received a number of representations from neighbouring property owners regarding the run-down state of the building at 5748 Sunshine Falls Lane. The District also received representations from the British Columbia Ministry of Environment with public safety and pollution concerns should the building collapse into Burrard Inlet.

On July 22, 2019, District Council considered the matter and imposed Remedial Action Requirements on the owner of this Property to either demolish the Building or return the Building to a safe condition within a specific timeframe. A copy of the report to Council is attached as **Attachment A**.

After Council imposed the Remedial Action Requirement, the District received a demolition permit application, however the owner did not provide all the required documentation in order to be able to issue the permit. Due to the non-compliance with the Remedial Action Requirements staff were in the process of securing a contractor to demolish and remove the building as provided for in the Council order when the property was sold to new owners. It is noted that the previous Remedial Action Requirements do not apply to the new owners, therefore staff are seeking updated Remedial Action Requirements be imposed upon the new Owners.

Staff were made aware that the Property had sold on May 10, 2021. On May 20, 2021, District staff sent a letter to the new Owners of the Property advising them of the previously imposed Remedial Action Requirements, that as the Owners they are fully responsible for the unsafe and dilapidated condition of the Building and requesting the Owners to apply for and obtain a demolition permit or submit documentation by June 21, 2021 to demonstrate how they would return the Building to a safe condition. The letter also advised that there was a Stop Work Order for the Property and that no further work was to take place until all necessary permits had been issued.

Activities continued on-site despite the Stop Work Order. As a result, a District Building Inspector attended the Property on June 1, 2021 and physically posted a Stop Work Order notice on the Building.

The District Building Inspector spoke with the Owners' representative and advised that no further work should be done unless approved by the Inspector for temporary shoring under the direction of a structural engineer to address the imminent collapse and failure of the structure.

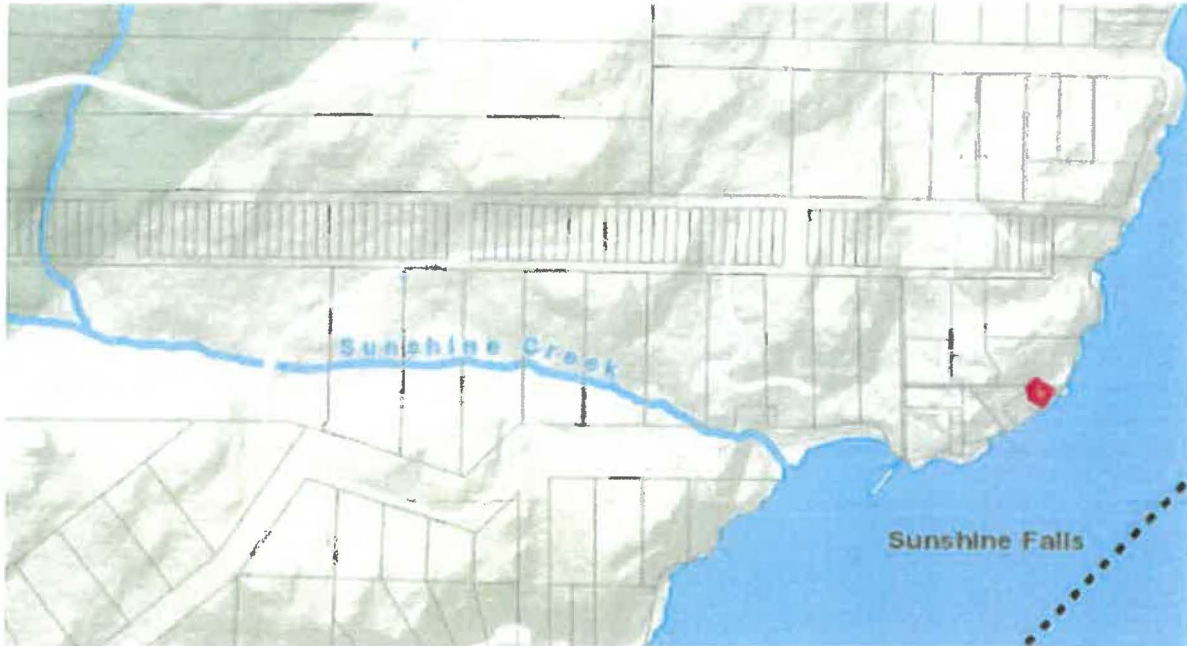
Despite the temporary shoring, the Building remains in a dilapidated and unsafe condition. As the Remedial Action Requirements imposed by Council were against the previous owners, staff are recommending renewed Remedial Action Requirements be ordered against the new Owners to ensure the unsafe and dilapidated condition of the Building is addressed. As staff have been made aware that it is the intention of the new Owners to renovate or rebuild the Building, additional detail to address this option are included in the recommended Remedial Action Requirements set out at the beginning of this Report to Council.

**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

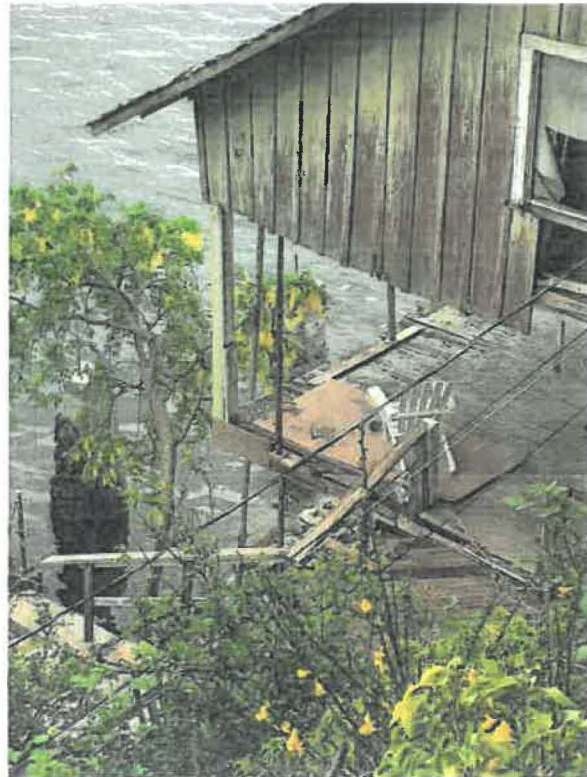
June 28, 2021

Page 5

The following map shows the location of the Property.



The following photos show the current condition of the Building with temporary shoring to prevent its collapse.





**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

June 28, 2021

Page 6

The following photos were taken on June 9, 2021 which show ongoing work despite the posted Stop Work Order:



**EXISTING POLICY:**

A Municipal Council has the authority to impose remedial action requirements under sections 72 and 73 of the *Charter* with respect to hazardous conditions in relation to a building or structure. Council can require an Owner to remove, demolish, alter, or otherwise deal with the matter in accordance with the directions of Council or a person authorised by Council.

Section 73 of the *Charter* specifically authorizes local governments to impose remedial action requirements where council considers a *"matter or thing is in or creates an unsafe condition or the matter or thing contravenes the provincial building regulations or a bylaw under section 8(3)(1) of Division 8 [building regulation] of this Part."*

The resolution imposing remedial action requirements must specify a time by which the required action must be taken which must be at least 30 days after a notice of the order is sent. If the person wishes to appeal, they have 14 days to request a reconsideration by Council.

If the remedial action requirements are not completed within the time permitted, the District can complete the requirements at the expense of the property owner (per s. 17 of the *Charter*). If the costs are unpaid at the end of the year, they may be added to the property taxes (s. 258).



**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

June 28, 2021

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**ANALYSIS:**

The Building at 5748 Sunshine Falls Lane is in an unsafe condition and constitutes a nuisance.

Council has the authority to impose remedial action requirements as outlined above. The proposed Remedial Action Requirements set out in the recommendations at the beginning of this report require the Owners to either demolish and remove the unsafe Building and restore the Property to a neat and tidy condition or restore the Building by obtaining all of the necessary permits and approvals and carrying out the work in compliance with all applicable bylaw and Building Code requirements. If the Owners fail to comply, the District may demolish the Building and restore the Property at the Owners' expense.

**Timing/Approval Process:**

In light of the risks posed by the condition of the Building, it is recommended that the deadline for completing the Remedial Action Requirements be as soon as possible. The *Charter* requires that the deadline cannot be earlier than 30 days after the notice of the Remedial Action Requirements is sent to the owner. Accordingly, staff recommends the imposition of the dates stipulated in the recommended Remedial Action Requirements in sections 2(a) and 2(b).

**Concurrence:**

This report has been reviewed and is supported by the Municipal Solicitor.

**Financial Impacts:**

In the case of default, the District may undertake the Remedial Action Requirements at the expense of the Owners and recover the costs as debt (per s. 17 of the *Charter*). If the debt remains unpaid on December 31<sup>st</sup>, the amount may be added to the property taxes (s. 258 of the *Charter*).

**Conclusion:** -

This Building is in an unsafe and dilapidated condition and has remained that way for an extended period of time. The new Owners would have been aware of the unsafe and dilapidated condition of the Building at the time of purchasing it and are responsible for remedying the unsafe condition. Therefore, staff is recommending that Council impose a Remedial Action Requirement on the new Owners in accordance with the *Community Charter* to ensure the matter is resolved.

**Options:**

1. Council impose the recommended Remedial Action Requirements set out in 2(a) and 2(b) on the new Owners.
2. Provide direction to staff on alternative action.

**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

June 28, 2021

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Respectfully submitted,



**Brett Dwyer**  
Chief Building Official

Attachment – Report to Council re. Remedial Action Requirements for 5748 Sunshine Falls Lane, dated July 8, 2019

REVIEWED WITH:			
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____
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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 22, 2019</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

July 8, 2019  
File: 08.3221.02

**AUTHOR:** Brett Dwyer, Chief Building Official

**SUBJECT:** Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House

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### RECOMMENDATION:

That Council:

1. Declares the building (the "Building") located on property at 5748 Sunshine Falls Lane (the "Property") legally described as:  
  
PID 014-834-855  
Lot 1 AM (RP 1281) of lot E of lot 5, Block 2, District Lot 950, Plan 1384  
  
to be in an unsafe condition and to create an unsafe condition and to be a nuisance;
2. Orders that Chernijager Holdings Ltd., (the "Owner") must:
  - a. by September 3, 2019 apply for and obtain a demolition permit to completely demolish and remove the Building, and then completely demolish and remove the building pursuant to said issued building permit and restore the Property to a neat and tidy condition to the satisfaction of the Chief Building Official; or, alternatively
  - b. return the Building to a safe condition by strictly complying with all of the following requirements:
    - (i) by September 3, 2019, provide to the District a report from a qualified Professional Engineer(s) providing structural, electrical and mechanical analyses of the Building and a remediation plan for the Building which must include all of the following to the satisfaction of the Chief Building Official and must be submitted to the Chief Building Official for approval:

**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

July 8, 2019

Page 2

- A. Itemized and detailed description of work required to remediate the unsafe condition of the Building in compliance with the District's Zoning, Construction and Fire Bylaws (the "Remedial Work");
  - B. Certification that completion of the Remedial Work will render the Building safe for the use intended;
  - C. Itemized schedule of work for carrying out the Remedial Work establishing to satisfaction of the Chief Building Official that if the proposed schedule is met then all of the Remedial Work will be completed by April 6<sup>th</sup>, 2020 (the "Remediation Plan");
- (ii) by October 7, 2019, submit complete applications for all permits required to carry out the Remediation Work to the satisfaction of the Chief Building Official;
  - (iii) by April 6, 2020, complete the Remedial Work in accordance with the issued building permit and the Remediation Plan to the satisfaction of the Chief Building Official;
3. Council directs that in the event that the Owner does not complete an action required under sections 2(a) or 2(b), as applicable, then the District, by its staff, agents and contractors, may enter onto the Property and completely demolish and remove the Building, and the costs of such action shall be treated as a debt owed to the District of North Vancouver, which if unpaid at the end of the calendar year in which the building is demolished and removed, will be added to the property taxes pursuant to section 258 of the *Community Charter*.

**REASON FOR REPORT:**

To address the unsafe and unsightly condition of the dilapidated house at 5748 Sunshine Falls Lane by making a remedial action order as above.

**SUMMARY:**

The Building is vacant in an advanced state of deterioration and is clearly in an unsafe condition and the Chief Building Official is of the opinion that the recommended remedial action order is required to address the unsafe condition.

**BACKGROUND:**

The District has received a number of complaints from neighbouring property owners regarding the run-down state of the Building at 5748 Sunshine Falls Lane. The District has also received a complaint from the British Columbia Ministry of Environment with public safety and pollution concerns should the building collapse into Burrard Inlet.

The District sent a letter to the Owner of the Property on January 23, 2019 advising the Owner to address the unsafe condition of the Building by February 20, 2019. In response to



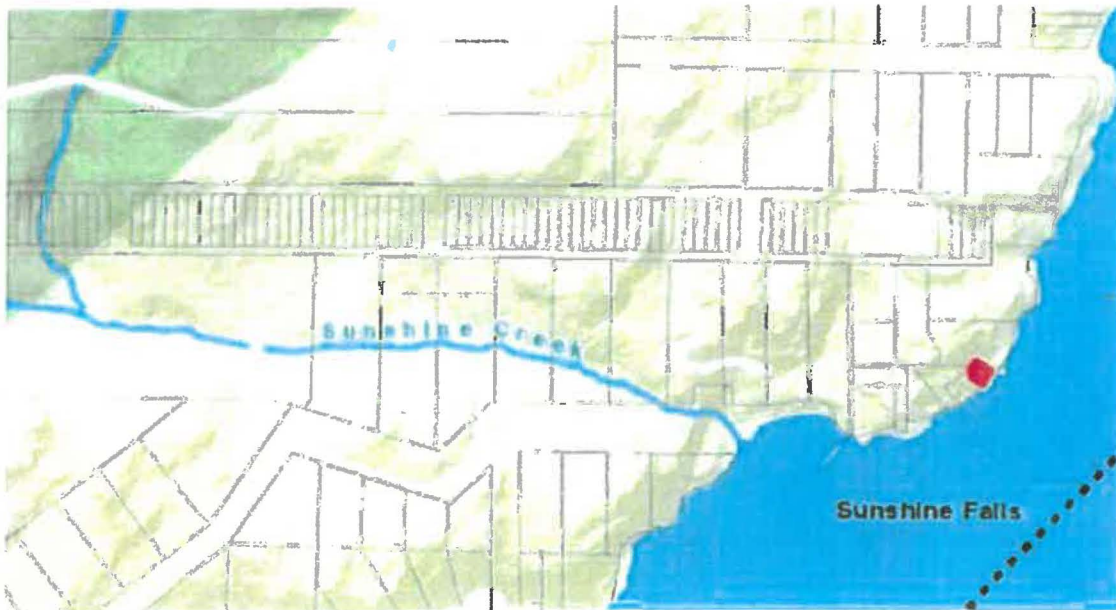
**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

July 8, 2019

Page 3

this letter a male on behalf the Owner made one phone call to the District saying that he would address the unsafe condition, but nothing has happened and we have not heard from him since.

The following map shows the location of the property.



The following photos show the current condition of the Building. Note that the building has lost all structural support from the front row of foundation.

**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

**July 8, 2019**

**Page 4**



**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe  
Dilapidated House**

July 8, 2019

Page 5





**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

July 8, 2019

Page 6



**EXISTING POLICY:**

A Municipal Council has the authority to impose Remedial Action Requirements under sections 72 and 73 of the *Charter* with respect to hazardous conditions in relation to a building or structure. Council can require an Owner to remove, demolish, alter, or otherwise deal with the matter in accordance with the directions of Council or a person authorised by Council.

Section 73 of the *Charter* specifically authorizes local governments to impose a remedial action requirement where council considers a *"matter or thing is in or creates an unsafe condition or the matter or thing contravenes the provincial building regulations or a bylaw under section 8(3)(1) of Division 8 [building regulation] of this Part."*

The resolution imposing a remedial action requirement must specify a time by which the required action must be taken which must be at least 30 days after a notice of the order is sent. If the person wishes to appeal, they have 14 days to request a reconsideration by Council.

If the remedial action requirements are not completed within the time permitted, the District can complete the requirements at the expense of the property owner (per s. 17 of the *Charter*). If the costs are unpaid at the end of the year, they may be added to the property taxes (s. 258).



**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

July 8, 2019

Page 7

**ANALYSIS:**

Again, the Building at 5748 Sunshine Falls Lane is in an unsafe condition and is a nuisance. The Owner has not complied with the District's demand to remove or remediate the unsafe condition.

Council has the authority to impose remedial action requirements as outlined above. The proposed remedial action requirements set out in the recommendations at the beginning of this report will require the Owner to remove the unsafe Building and restore the Property to a neat and tidy condition. If the Owner fails to comply, the District may complete the work at the Owner's expense.

**Timing/Approval Process:**

In light of the risks posed by the condition of the Building, it is recommended that the deadline for completing the remedial action requirements be as soon as possible. The *Charter* requires that the deadline cannot be earlier than 30 days after the notice of the remedial action requirements is sent to the owner. Accordingly, staff recommends the imposition of the dates stipulated in the recommended remedial action order.

**Concurrence:**

This report has been reviewed and is supported by the Municipal Solicitor.

**Financial Impacts:**

In the case of default, the District may undertake the remedial action requirements at the expense of the owner and recover the costs as debt (s. 17 of the *Charter*). If the debt remains unpaid on December 31<sup>st</sup>, the amount may be added to the property taxes (s. 258 of the *Charter*).

**Conclusion:**

This Building is clearly in a very unsafe condition and efforts to achieve voluntary compliance to remedy this have proven ineffective. Therefore, staff is recommending that Council impose a remedial action order on the Owner in accordance with the *Community Charter*.

**Options:**

1. Council impose the recommended Remedial Action Requirement on the Owner.
2. Provide direction to staff on alternative action.

Respectfully submitted,

  
Brett Dwyer  
Chief Building Official

REVIEWED WITH:

**SUBJECT: Remedial Action Requirements - 5748 Sunshine Falls Lane - Unsafe Dilapidated House**

July 8, 2019

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<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: July 19, 2021
<input type="checkbox"/> Other:	Date: _____

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

July 5, 2021

File: 09.3900.20/000.000

**AUTHOR:** Steffanie Warriner, Acting Parks Manager  
Carol Walker, Chief Bylaw Officer

**SUBJECT:** Consumption of Liquor in Public Places Bylaw 8520, 2021

**RECOMMENDATION:**

THAT "Consumption of Liquor in Public Places Bylaw 8520, 2021" is given FIRST, SECOND and THIRD Reading;

AND THAT Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8521, 2021 (Amendment 63) is given FIRST, SECOND AND THIRD Reading.

**REASON FOR REPORT:**

On June 21, 2021 Council considered the Report of Councillor Back (Attachment 1) entitled "DNV Municipal Alcohol Policy for Community Events in Parks and Open Spaces" and passed the following resolution:

THAT "staff are directed to explore options to implement a pilot project for the 2021 summer season to permit the responsible consumption of alcohol in select public spaces, including parks, within the District of North Vancouver".

This report is in response to the Council resolution.

**SUMMARY:**

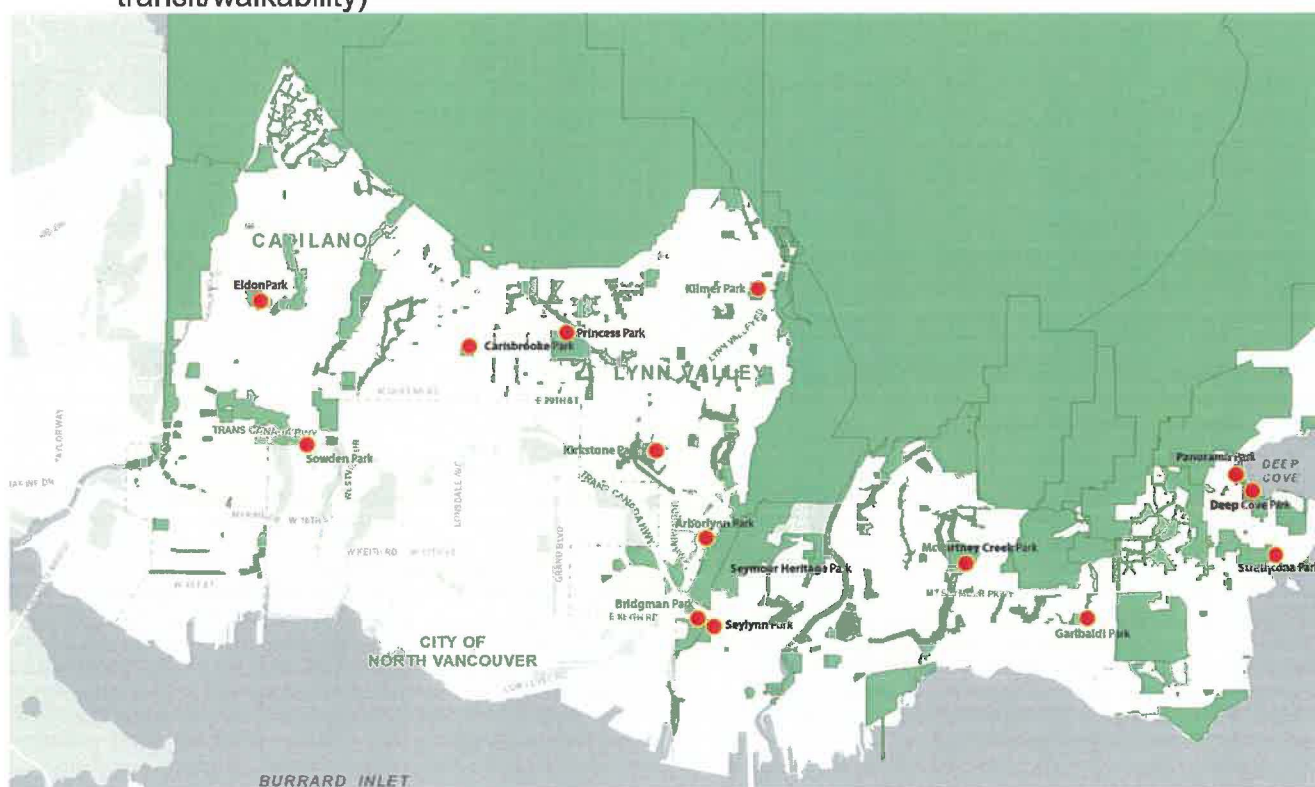
The District of North Vancouver's many parks are highly valued spaces that provide opportunity for the enjoyment of outdoor recreation, exercise, relaxation, and community connection. The COVID-19 pandemic has highlighted the reliance on District parks, not only as recreational backdrops, but also for providing safe and open space for gathering and socializing.

Through the COVID-19 pandemic, many municipalities have adopted bylaws to allow the responsible consumption of liquor in their parks to further support residents in enjoying park spaces. Experience in these municipalities has largely been positive, with widespread support from both residents and local businesses.

Following Council's direction, staff have reviewed potential locations where the responsible consumption of liquor could be supported within District Parks and, as required under the *Liquor Control and Licensing Act and Regulations*, have prepared the corresponding bylaws to support a pilot program through summer 2021 (refer to Attachments 2 and 3).

Staff have identified fourteen ideal park locations to implement the pilot program as shown in the graphic below and in consideration of the following criteria:

- a. offering geographic spread across the District of North Vancouver
- b. typical gathering/picnicking locations
- c. access to amenities (e.g. washrooms/port-a-potty; solid waste collection; transit/walkability)



An additional nine locations have been identified for future consideration, while another nine locations are not recommended due to various factors, primarily related to safety. Refer to Attachment 4 for the complete list of parks and criteria.

#### **BACKGROUND:**

Other municipalities have recently been introducing bylaws to permit outdoor consumption of liquor. On the North Shore, the City of North Vancouver introduced a Consumption of Liquor in a Public Space Bylaw to allow liquor consumption in specific parks in 2020 in response to the COVID-19 pandemic and the need to provide safe, social outdoor spaces. Subsequently, in the fall of 2020 the bylaw was amended to support liquor consumption in designated parks on an ongoing basis in the City. The District of West Vancouver adopted a similar bylaw in



May, 2021. The City of Port Coquitlam and the City of Delta provide other recent examples across the region.

**EXISTING POLICY:**

Existing and supporting policy/regulation includes:

*a. Liquor Control and Licensing Act, R.S.B.C. 1996 and Regulations*

Under section 73 of the Act, the consumption of liquor in public places is unlawful. However, in section 73(2), the Act provides that a municipality may, by bylaw, designate a public space, or part of it, where liquor may be consumed and the hours during which liquor may be consumed. Section 197 of the Regulations, requires that such a bylaw must include that the Parks Manager must post signs setting out the boundaries of that public place, the hours that liquor may be consumed, and the number and size of signs and how they are to be posted.

Section 74 provides that a person who is intoxicated must not be or remain in a public place and could be subject to arrest.

*b. Park Regulation Bylaw, 8310, 2018*

Regulates the use, protection and management of District Parks, forests, and recreational areas. The bylaw prohibits the possession or consumption of alcohol in a park (s. 2.1(a)).

**ANALYSIS:**

The proposed Consumption of Liquor in Public Places Bylaw 8520, 2021 designates the parks listed in Schedule A to the bylaw as places where liquor may be consumed between 11:00 a.m. and dusk (which is consistent with the regulations in the City of North Vancouver and the District of West Vancouver). "Permitted Space" for liquor consumption is defined to exclude buildings, playgrounds, playing fields (when in use), artificial turf fields and trails and pathways so liquor consumption is not permitted in these areas.

In accordance with the requirements in section 73(2) of the *Liquor Control and Licensing Act*, the proposed Consumption of Liquor in Public Places Bylaw 8520, 2021 directs the Parks Manager to erect signs setting the boundaries of the Permitted Spaces under the bylaw.

The proposed amendment to the Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8521, 2021 (Amendment 63) creates violations and makes it a ticketable offence to consume liquor outside of a Permitted Space or outside the permitted times.

As with all bylaw enforcement by the District's bylaw enforcement team, enforcement takes into account surrounding circumstances. Voluntary compliance is encouraged and generally ticketing is only resorted to where there are other aggravating circumstances.

Adoption of the proposed bylaws will allow the District to pilot the responsible consumption of liquor in District Parks through summer 2021. Staff will report back to Council in fall 2021 to share the outcomes of the pilot and recommended next steps. As no end date has been included in the proposed bylaws, after Council's review, the bylaw can be either repealed at that time, or allowed to continue.

**Public Input**

The Communications Department will support the roll out of the Liquor in Parks pilot program with a communications strategy. The goals will be to raise broad general awareness and to educate residents on the details of the pilot program.

**Financial Impact**

This pilot project will be conducted using existing operational resources. Staff will track any additional costs associated with needs and demand for additional resources, e.g. garbage, port-a-potties, and park ranger and bylaws patrols.

**Concurrence:**

This report has been reviewed by legal department and bylaw enforcement department. In addition, the park locations have been reviewed with RCMP.

**Conclusion:**

The proposed bylaw amendments to allow responsible consumption of liquor in certain District parks is an initiative that supports the use of outdoor spaces for social and recreational purposes. The initiative will contribute to increased community connection and increase the overall enjoyment of parks. Staff will closely monitor implementation of the pilot through summer 2021 and will report back to Council in fall 2021 to share outcomes.

**Options:**

1. Adopt the following Resolutions to allow the consumption of liquor in select parks:

THAT "Consumption of Liquor in Public Places Bylaw 8520, 2021" is given FIRST, SECOND and THIRD Reading;

AND THAT Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8521, 2021 (Amendment 63) is given FIRST, SECOND AND THIRD Reading.


2. Direct staff to take other action, or

3. Take no action.

Respectfully submitted,



Steffanie Warriner  
Acting Parks Manager

  
FOR Carol Walker  
Chief Bylaw Officer

Attachment 1: Report of Councillor Back dated May 5, 2021  
Attachment 2: Consumption of Liquor in Public Places Bylaw 8520  
Attachment 3: Bylaw Notice Enforcement Bylaw, Amendment Bylaw 8521  
Attachment 4: List of criteria and locations

REVIEWED WITH:		
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office
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<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance
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		<input type="checkbox"/> Other:

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: May 31, 2021
<input type="checkbox"/> Other:	Date: _____

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

May 5, 2021  
File:

**AUTHOR:** Councillor Jordan Back

**SUBJECT:** Consumption of Alcohol in Public Spaces Pilot Project

### RECOMMENDATION:

THAT Council direct staff to explore options to implement a pilot project for the 2021 summer season to permit the responsible consumption of alcohol in select public spaces, including parks, within the District of North Vancouver.

### SUMMARY:

Since the early part of the COVID-19 pandemic, a number of municipalities in Metro Vancouver have either approved (or are in the process of approving) changes to current regulations to permit the safe and responsible consumption of alcohol in select parks or other public spaces. These municipalities include the District of West Vancouver, City of North Vancouver, City of Port Coquitlam, City of Delta and City of New Westminster. In the case of the City of North Vancouver and City of Port Coquitlam, permanent changes have been made recently which were based on the success of their pilot programs in 2020 (Table 1).

**Table 1:**

<b>District of West Vancouver</b>	Proposed Consumption of Liquor in Public Spaces: Pilot Project in Millennium Park	<i>3<sup>rd</sup> Reading May 10, 2021</i>	<a href="#">Microsoft Word - DWV-#4244186-v1-2021_05_10_COUNCIL_AGENDA (westvancouver.ca)</a>
<b>City of North Vancouver</b>	Consumption of Liquor in Public Spaces Bylaw, 2020, No 8781	<i>Adopted October 26, 2020</i>	<a href="#">Alcohol in Public Spaces (cnv.org)</a>
<b>City of Port Coquitlam</b>	On February 16, 2021, the City voted to permanently permit drinking in seven parks and to conduct a pilot program at Peace, McLean and Dominion Parks until Oct. 31, 2021		<a href="#">Alcohol in Parks - City of Port Coquitlam</a>
<b>City of Delta</b>	Responsible Drinking in Delta Parks	<i>Motion passed March 8, 2021</i>	<a href="#">Delta - Document Center (civicweb.net)</a>
<b>City of New Westminster</b>	Consumption of Liquor in Public Spaces Bylaw No. 8264, 202	<i>Adopted May 17, 2021</i>	<a href="#">Alcohol In Parks   City of New Westminster (newwestcity.ca)</a>

The COVID-19 pandemic has resulted in a significant increase in use of local parks and, as we head into another summer season with COVID-19 restrictions, residents are being encouraged to stay close to home and limit non-essential travel, to reduce the spread of COVID-19. For local residents who do not have access to private greenspace, such as a back yard, there are limited options for them to safely enjoy a beverage outdoors in the summer months.

The District of North Vancouver (DNV) has an opportunity to encourage responsible enjoyment of local parks, and other public spaces, while at the same time also supporting many of our community's local breweries.

### **EXISTING POLICY:**

#### **Federal Government:**

The Federal Government stipulates that public Intoxication is a crime under the *Criminal Code of Canada* s.175.

#### **Provincial Government:**

The *Liquor Control and Licensing Act* does not permit a person to consume liquor, or possess liquor in an open container, in a public place unless that place is designated by a municipality as a place where liquor may be consumed. Regardless, a person intoxicated in a public place may be arrested by a peace officer under this Act.

#### **District of North Vancouver:**

The current legislation within the DNV includes 'Temporary Outdoor Business Areas' to support Covid-19 physical distancing and temporary service extensions areas may be granted by the Province in these areas. This program was set up to deal with businesses operating on a temporary basis on sidewalks, boulevards and roadways, such as curb lanes, rather than park areas. [Temporary outdoor business areas | District of North Vancouver \(dnv.org\)](https://dnv.org/temporary-outdoor-business-areas/)

The DNV Parks Department administers the Municipal Alcohol Policy for Community Events in Parks and Open Spaces (Attachment 1).

In addition, there are certain District-owned indoor public facilities that allow liquor consumption, an example being Canlan Sports Centre which has a permanent license. The North Vancouver Recreation & Culture facilities may allow temporary liquor consumption with a special occasion license (Attachment 2).

### **Conclusion:**

The District of North Vancouver should follow the example and successes of other municipalities to bring about changes to current regulations that support a pilot project that will allow people to safely and responsibly enjoy alcoholic beverages in select District parks and public spaces which will in turn help foster a greater sense of community, reduce feelings of isolation, and allow people to socialize in a physically distanced way.

**Options:**

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

Respectfully submitted,



Jordan Back  
Councillor

**Attachments:**

Attachment 1: DNV Municipal Alcohol Policy for Community Events in Parks and Open Spaces  
Attachment 2: NVRC Liquor Consumption Policy

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
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## The Corporation of the District of North Vancouver

### CORPORATE POLICY

Title	Municipal Alcohol Policy for Community Events in Parks and Open Spaces
Section	Parks, Recreation and Culture

### POLICY

It is the policy of Council that community events promote, health and contribute to the quality of life and provide community benefits. Through this policy Council provides direction on permitting the controlled serving of alcohol to ensure that community events are managed responsibly.

Requests to serve alcohol at a community event in District of North Vancouver parks and open spaces will be handled in accordance with the procedures outlined in this policy.

Policy approved on: April 30, 2018

Policy amended on:

### PROCEDURE

#### Designated Official

The Manager of Parks, or designate, must approve all applications for community events where alcohol will be served in District parks and open spaces.

#### Applications

1. The event organizer must submit a Park Permit Application for alcohol as part of the District of North Vancouver Community Event in Parks and Public Open Spaces Application Process.
2. The application for a Park Permit must include:
  - the proposed park or open space location for the community event;
  - the expected number of attendees;
  - the proposed date and hours of the event;
  - the reason for the event; and,
  - a harm reduction plan.
3. The application for a Park Permit will be reviewed by the applicable staff and the RCMP for any concerns. This will include a review of any previous history with the event organizer and/or event.



4. If the application is approved, the event organizer will receive a Park Permit to serve alcohol at a community event in a District park or open space.
5. If the application is approved and a Park Permit is issued, the event organizer must also apply to the BC Liquor Control and Licensing Branch (LCLB) to obtain a Special Event Permit (SEP) to allow alcohol in a public place.
6. If the application for a Park Permit is denied, the event organizer will be notified.
7. The District reserves the right to deny the serving of alcohol at a community event in District parks and open spaces.

### **Regulations Attached to Park Permits Where Alcohol is Served**

Park Permit applicants for serving alcohol as part of a community event is limited to District-directed events and non-profit community associations who operate within the District and have a majority of their members residing in the District. These may include sports and culture services, clubs, associations or societies. The profits from the community event must go to improve public facilities in the District, to volunteer programs in which the sponsoring organization is involved or to recognized public charities.

The regulations and approval process for a Park Permit to serve alcohol as part of a community event shall be as follows:

1. An organization's use of District parks and open spaces is limited to one event day in one calendar year or at the discretion of the Manager of Parks.
2. A Park Permit can be subject to immediate revocation by the Manager of Parks if this is deemed necessary. A violation of this policy may result in alcohol service and/ or event termination.
3. The Manager of Parks may deny an application for a Park Permit if:
  - the application does not fit the required criteria;
  - the location is not procurable; or,
  - the event organizer has had problems associated with alcohol being served at their event(s) in the past.
4. Criteria to evaluate park and open space suitability for a community event where alcohol will be served will include, but is not limited to:
  - park and open space size and proximity to adjacent residences;
  - type of park or open space and availability of appropriate on-site amenities;
  - size, type and duration of event;
  - options for safe transportation to and from the park or open space;

- public safety and security; and,
  - ability for a beverage service area to be defined and secured from casual park and open space users not attending the community event.
5. An administrative fee per event is required and an additional refundable deposit for an event is charged to ensure proper clean up of the park or open space during and following the community event. The administrative fee and refundable deposit will be included in the Community Events Rental Contract. The refundable deposit will be returned to the event organizer following a review of the cleanliness of the park or open space after the community event is completed. Any costs for cleanup or repairs, if required, by Parks Department staff will be deducted from the refundable deposit.
  6. If a Park Permit for alcohol is approved, the event organizer will be responsible for obtaining liability insurance for the use of parks and open spaces, and the event organizer must also provide:
    - The Special Event Permit ( SEP) issued by the BC Liquor Control and Licensing Board: and,
    - A final harm reduction plan that includes strategies to ensure accountability and responsibility of the event organizer to reduce any alcohol- related concerns including:
      - a) under age consumption;
      - b) inappropriate use before, during and after the event;
      - c) impact to local neighbourhoods (including noise, litter, parking);
      - d) supplying food and non-alcoholic beverages; and,
      - e) transportation options for event attendees.
  7. Community Impacts
    - serving alcohol must stop one hour prior to event closing; and,
    - police, fire and/ or bylaw enforcement staff may be required to monitor compliance with legislation, including municipal bylaws, before, during and/ or after the community event. This will be determined through the Park Permit application process and costs for these services will be charged to, and payable by, the event organizer.
  8. After the community event the event organizer must provide a summary of their contribution to a public facility in the District, to volunteer programs in which the sponsoring organization is involved or to recognized public charities.

## Glossary

**Community Event** means an event taking place in District parks and open spaces that promotes health and social well-being, contributes to the quality of life and/ or provides

community benefits and may include special events, sports tournaments, races, and similar activities whether organized by the District or a third party.

**Council** means the Council for the District of North Vancouver.

**District**, unless otherwise stated, means the District of North Vancouver.

**Event Organizer** means any person or organization applying to hold a community event where alcohol will be served in District parks and open spaces.

**Harm Reduction Plan** means a plan that forms part of the Park Permit application to hold a community event where alcohol will be served in District parks and open spaces and articulates the strategies to ensure responsible and accountable use of alcohol.

**Liquor Control and Licensing Branch (LCLB)** means the British Columbia Liquor Control and Licensing Branch which regulates and monitors the liquor industry in the Province of BC, including the regulation of liquor service at catered and special occasion events in public places.

**Parks and Open Spaces** means, for the purposes of this policy, a park that is owned and managed by the District of North Vancouver and open space that is owned and managed by the District of North Vancouver, such as a plaza.

**Park Permit** means the permit issued by the District of North Vancouver Parks Department upon a successful Park Permit application for a community event where alcohol will be served in District parks and open spaces.

**Special Event Permit (SEP)** means a LCLB Special Event Permit that is required for those who wish to provide temporary liquor service at events. A SEP allows the community event to serve or sell liquor in accordance with BC liquor laws and regulations. Event organizers are considered liquor licensees and are responsible for the safety of their clients.

**POLICY MANUAL****Policy No. 402**

Section:	Operations
Title	Liquor Consumption

**REASON FOR POLICY**

To stipulate the conditions under which liquor is allowed on North Vancouver Recreation and Culture Commission's (NVRC) premises.

**POLICY**

1. Liquor shall not be consumed on NVRC premises without a Special Occasion Licence in effect (except at the Centennial Theatre when holding a Class A Licence). Such licence is to be obtained in accordance with established procedures.
2. In the case of the Centennial Theatre, the NVRC reserves all rights to liquor service at this facility, with bar service to be provided after consultation with the rental client.
3. For Centennial Theatre presentations and co-sponsorships and for public functions presented by Theatre renters, no liquor service whatsoever shall be provided during children's events or during those general events marketed for children and their families.
4. Bar service, when offered in the Centennial Theatre, shall be reserved for the sole use of Theatre patrons. Centennial Theatre management shall reserve the right to close the bar at its discretion.

**DEFINITIONS**

For the purposes of this policy, there are two classifications of Special Occasion Licence:

- *Private Function* held by a bona fide organization: requires approval of the Liquor Control and Licensing Branch and the RCMP.
- *Public Function*: issued only to a bona fide organization. The function must be recognized and sanctioned by the municipality in which the event is to take place. RCMP approval is mandatory; requires Liquor Control and Licensing Branch approval after the authorities have approved the application.



## **AUTHORITY TO ACT**

Authority to act is delegated to the Director of Recreation & Culture.

Original Approval Date:	March 9, 1992	Approved by:	Commission
Amended:	May 1, 2008	Approved by:	Commission

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**The Corporation of the District of North Vancouver**  
**Consumption of Liquor in Public Places Bylaw 8520, 2021**

A bylaw to permit liquor consumption in designated parks

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

**Citation**

1. This bylaw may be cited as “Consumption of Liquor in Public Places Bylaw No. 8520, 2021”.

**Definitions**

2. In this bylaw:

*“Artificial turf field”* means a playing field with an artificial turf surface that is owned, leased or controlled by the District and used or intended to be used for the playing of sports.

*“Bylaw Enforcement Officer”* means a Park Ranger, Royal Canadian Mounted Police officer or an employee of the District whose designated duties include the enforcement of bylaws within the District;

*“District”* means the Corporation of the District of North Vancouver.

*“District Property”* means a parcel, lot, block, strata lot, public park or other area of land that is located in the District of North Vancouver and which is either owned or occupied by the District, or in which the District has vested interest pursuant to a statute, and includes a Highway.

*“Dusk”* means astronomical dusk, being the dark part of twilight, when the daylight has almost gone but it is not yet completely dark.

*“Highway”* means a highway as defined in the Street and Traffic Bylaw No. 7125, 2004, as amended or replaced from time to time.

*“Liquor”* means, subject to the Liquor Control and Licensing Regulations, beer, wine, spirits or other product that is intended for human consumption and that contains more than 1% of alcohol by volume.

*“Liquor Control and Licensing Act”* means the *Liquor Control and Licensing Act*, SBC 2015, Chapter 19, as amended or replaced.

*“Liquor Control and Licensing Regulations”* means the Liquor Control and Licensing Regulation, B.C. Reg.241/2016, as amended or replaced.

*“Park Ranger”* means a person appointed as a Park Ranger or authorized designate.

*“Parks Manager”* means the person appointed to the position of “Manager, Parks and Environment” by District Council or authorized designate.

*“Permitted Space”* means a Public Place or part of a Public Place that is District Property and has been designated by Council by this Bylaw as a place where Liquor may be consumed, but does not include:

- (a) a building, structure, vehicle or other installation within the Public Place unless that has been specifically designated by Council in this Bylaw;
- (b) a playground, skate bowl, sport court or any area within 10 metres of a playground, skate bowl, or sport court;
- (c) Playing Fields when in use for games or events;
- (d) Artificial Turf Fields at all times;
- (e) trails, pathways, natural parkland/forested areas; or
- (f) any Wharf or District-owned boat launch.

*“Playing Field”* means a grass field that is owned, leased or controlled by the District and used or intended to be used for the playing of sports;

*“Public Place”* includes a place or building to which the public is invited or has or is allowed access.

*“Sign”* means a sign posted in accordance with this bylaw.

*“Wharf”* means a landing pier, ramp or float for vessels and watercraft that is owned or maintained by the District

### **Designation of Permitted Spaces / Hours**

3. Notwithstanding section 2.5(a) of the Park Regulation Bylaw No. 8310, 2018, the Public Places or parts thereof listed in Schedule A to this bylaw and further identified by signage posted in accordance with this Bylaw are hereby designated as Permitted Spaces where Liquor may be consumed between 11:00 a.m. and Dusk, seven (7) days a week.

### **Prohibition**

4. Notwithstanding the designation in section 3 of this bylaw, a person must not consume Liquor:



- (a) In any parts of Public Places that are outside of the boundaries of the Permitted Spaces identified by signage posted in accordance with this Bylaw;
- (b) within 10 metres of any playground, skate bowl, or sport court; or
- (c) before 11:00 a.m. or after Dusk.

### **Sign Specifications**

- 5. The Parks Manager must post signs setting out the boundaries of each Permitted Space and the hours during which Liquor may be consumed in the Permitted Space.
- 6. Signs posted in Permitted Spaces designating where Liquor may be consumed must:
  - (a) be at least 12 inches by 24 inches in size;
  - (b) have at least four (4) Signs to designate the boundaries of the Permitted Space;
  - (c) state the hours that Liquor may be consumed; and
  - (d) be posted on posts or affixed to other items forming the boundary of the Permitted Space.

### **Liquor Permits**

- 7. Nothing in this bylaw exempts a person from the permitting and other requirements in the Liquor Control and Licensing Act, Liquor Control and Licensing Regulation and the Park Regulation Bylaw No. 8310, 2018 in respect of serving Liquor at a public or private event in a Public Place.

### **Offences and Penalties**

- 8. Offences set out in the Liquor Control and Licensing Act will apply to persons in violation of this Bylaw.
- 9. 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 or in violation of any of the provisions of this bylaw, is deemed to be guilty of an offence against this bylaw and of a separate offence each day the violation is caused or allowed to continue and is liable upon conviction to a fine of up to the maximum permitted under the *Offence Act*, RSBC 1996, c. 338, as amended or replaced.

### **Designation of Bylaw**

- 10. Pursuant to section 264 of the Community Charter, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed and Bylaw Enforcement Officers are designated to enforce this bylaw.

**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.

**Severability**

12. If any provision of this Bylaw is determined by a court of competent jurisdiction to be unlawful or unenforceable, that provision shall be severed from this Bylaw and shall not affect the validity of any remaining provisions of this Bylaw.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

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Municipal Clerk

## **Schedule A to Bylaw 8520**

### **Designated Permitted Spaces**

1. Eldon Park
2. Sowden Park
3. Carisbrooke Park
4. Princess Park
5. Kilmer Park
6. Kirkstone Park
7. Arborlynn Park
8. Bridgman Park
9. Seylynn Park
10. McCartney Creek Park
11. Garibaldi Park
12. Strathcona Park
13. Deep Cove Park
14. Panorama Park

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# The Corporation of the District of North Vancouver

## Bylaw 8521

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 8521, 2021 (Amendment 63)".

### Amendments

2. Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by inserting the following violations of the Consumption of Liquor in Public Places Bylaw 8520, 2021:

#### Consumption of Liquor in Public Places Bylaw 8520, 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
4(a)	Consume Liquor outside Permitted Space	200	150	300	NO	N/A
4(b)	Consume Liquor at playground	200	150	300	NO	N/A
4(c)	Consume Liquor outside permitted times	200	150	300	NO	N/A
11	Obstruction	300	225	450	NO	N/A

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

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Park Name	Location	Amenities		Picnic Area		Accessibility		Priority A	Priority B	Not Recommended	Comments
	Geographic Region	Washrooms	Garbage	Open Area	Covered	Visibility	Public Transit				
Bridgman	Central	yes	yes	yes	yes	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Princess Park	Central	yes	yes	yes	yes	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Seylynn	Central	yes/porta pottie	yes	yes	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Arborlynn	Central	no	yes	no	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area; add porta-potty
Kilmer	Central	yes	yes	yes	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Kirkstone	Central	yes	yes	no	no	moderate	yes	A List			amenities, common gathering/picnic space, skate park generates complaints;
Viewlynn	Central	yes	yes	no	no	moderate	yes		B List		heavily programmed,oriented to small children, limited gathering space
Lynn Valley	Central	no	yes	no	no	good	yes		B List		heavily programmed, lack of DNV managed amenities
Inter River	Cenral	yes	yes	no	no	yes	no			No	heavily programmed for sports, no appropriate gathering/picnic space
Fromme	Central	yes	yes	no	no	no	no			No	Primarily vehicle access; no gathering space; trail and natural parkland only
Lynn Canyon	Central	yes	yes	yes	yes	no	yes			No	High Risk Activities. Frequent Issues. Trail and antural parkland use.
Deep Cove	East	yes	yes	yes	yes	good	yes	A List			amenities, common gathering/picnic area, open grassy space
Garibaldi	East	no	yes	yes	no	good	yes	A List			amenities, common gathering/picnic area, open grassy space; add porta-potty
Mccartney Creek Park	East	yes	yes	yes	no	good	no	A List			amenities, common gathering/picnic area, open grassy space
Panorama	East	yes	yes	yes	yes	good	yes	A List			amenities, common gathering/picnic area, open grassy space
Blueridge	East	yes	yes	no	no	good	yes		B List		Heavily programmed; primary use is sportsfield / playground
Myrtle	East	yes	yes	yes	no	good	yes		B List		Heavily programmed, adjacent to School District field/property
Parkgate	East	yes	yes	yes	no	good	yes		B List		Heavily programmed; primary use is sportsfield
Roche	East	no	yes	yes	no	good	yes		B List		Heavily programmed; primary use is sportsfield
Seymour Heritage	East	no	yes	yes	no	good	no		B List		Limited access / parking; consider in future as neighbourhood develops
Strathcona Park	East	yes	yes	yes	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Cates/Whew-ah-Wichen	East	yes	yes	yes	no	good	yes			No	Tsleil-Waututh Nation not in support due to cultural heritage sensitivities.
Harbourview Park	East	no	yes	yes	no	good	no			No	lacks amenities, no gathering space, primarily trail/natural parkland and dog walk walking
Carisbrook	West	no	yes	yes	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area; add porta-potty
Sowden	West	yes	yes	yes	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Eldon	West	yes	yes	yes	no	good	yes	A List			amenities, common gathering/picnic space, open grassy area
Cleveland	West	yes	yes	no	no	moderate	yes		B List		Heavily programmed, limited access to amenities
Delbrook	West	yes	yes	yes	no	good	yes		B List		Heavily programmed, limited access to amenities
Lower Mackay Creek Park	West	no	yes	yes	no	good	no			No	lacks amenities, no gathering space, regular issues/complaints
Murdo	West	yes	yes	no	no	no	no			No	Lack of parking, no gathering space, primary use is for film and organized sports
Norgate	West	yes	yes	yes	no	yes	yes			No	Heavily programmed, regular issues/complaints, limited access to washrooms.
William Griffin	West	yes	yes	no	no	good	yes			No	Heavily programmed. No gathering space.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 19, 2021
<input type="checkbox"/> Other:	Date: _____

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

June 23, 2021  
File: 09.3900.20/002.000

**AUTHOR:** Nathan Walker - Acting Assistant Fire Chief Public Safety  
Brian Hutchinson - Fire Chief

**SUBJECT:** New Fire and Rescue Services Bylaw 8511

### RECOMMENDATION:

THAT Fire and Rescue Services Bylaw 8511, 2021 is given FIRST, SECOND and THIRD readings;

AND THAT Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8512, 2021 (Amendment 61) is given FIRST, SECOND and THIRD readings;

AND THAT Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74)" is given FIRST, SECOND and THIRD readings;

AND THAT Radio Amplification Bylaw No. 8514, 2021 is given FIRST, SECOND and THIRD readings;

AND THAT Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3) is given FIRST, SECOND and THIRD readings;

### REASONS FOR REPORT:

To present updated fire bylaws to Council that have been prepared collaboratively by the District of North Vancouver Fire and Rescue Services (DNVFRS) together with the North Vancouver City Fire Department (NVCFD) and the District of West Vancouver Fire Rescue Services (DWVFRS).

### SUMMARY:

DNVFRS has been collaborating with its Cooperative Fire/Rescue Services partners—NVCFD and DWVFRS—to align service provision and support which is reflected in the jointly-prepared bylaws related to fire and rescue services. This work is supported by the "Memorandum of Understanding Cooperative Fire/Rescue Services Memorandum of Agreement on the North

Shore" dated March 2017, the DNVFRS Community Risk Assessment: Standards of Cover 2020-2025 (Goal #9), Community Wildfire Protection Plan Update 2020 (Recommendation #17), and the Fire Underwriters' Survey (Recommendation #1).

The District of North Vancouver Fire Bylaw 7481 was originally adopted in 2004 and most recently revised in December 2012. Bylaw 7481 is in need of updating as it no longer reflects the scope of services currently provided by DNVFRS. The new Fire and Rescue Services Bylaw 8511 is aligned across the North Shore and provides a consistent level of service across our invisible boundaries.

The regulations contained in the District of North Vancouver Inspection and Testing of Fire Protection Equipment Bylaw 7016 and the Fire and Security Alarm System Bylaw 6538 have been incorporated into the new Fire and Rescue Services Bylaw No. 8511. This incorporation of bylaws also aligns across the North Shore.

**BACKGROUND:**

DNVFRS Command Staff together with DNV Legal have been actively working on a complete rewrite of the Fire Bylaw over the last few years in order to address gaps identified between service needs and the support offered by the current bylaw. During this time, staff began collaborating on an aligned bylaw with the NVCFD and DWVFRS. This extensive collaboration has resulted in the compilation of a number of outdated bylaws and created a Fire Bylaw that is at the forefront of industry best practices.

Collaboration of this type is an example of the successful projects and products that can be achieved working within the unique relationship that the three fire services of the North Shore have built. The three fire services have much in common which has allowed for much of the Fire Bylaw to be aligned. A few sections are unique to one or two organizations and have been identified as such. Where a section does not apply to that organization it has been left blank on purpose so as to align numbering for ease of reference.

The community will benefit from the ability to reference the same service and support across the boundaries of the three municipalities. This will promote a more seamless interpretation and application of regulations, providing a higher level of service to the communities on the North Shore. This level of fire service regulation for three separate fire services is unique and noteworthy.

**ANALYSIS:****Timing/Approval Process:**

The three North Shore fire services are coordinating bringing forward the proposed new Fire and Rescue Services Bylaw to their respective Councils.

**Concurrence:**

DNVFRS has been assisted by the DNV Legal Team during the creation and review process of the new Fire and Rescue Services Fire Bylaw 8511. DNVFRS has been working with NVCFD and WVFRS fire teams.

## **FINANCIAL IMPACTS**

The new Fire and Rescue Service Bylaw 8511 will include updates to the fines for violations to better reflect the levels of risk associations with violations included in the bylaw. Fees and charges associated with the new Bylaw have also been updated. The Fees and Charges have also been aligned as much as possible across the North Shore.

## **LIABILITY/RISK**

The new Fire and Rescue Services Bylaw 8511 provides a clear and solid framework for the exercise of the regulatory authority of the DNV Fire Dept. which reduces potential liability exposure from actions taken by Fire Dept. members, both in responding to incidents as well as through permitting and inspections.

## **COMMUNICATION**

The New Fire Bylaw creates an opportunity to further communicate preventative fire safety within the community through social media and updates to the DNV website.

## **SOCIAL POLICY IMPLICATIONS**

Understanding, communicating and managing risk is integrated with community values related to public safety.

## **ENVIRONMENTAL IMPACT**

Changes to this regulation will allow the fire services to better reduce and mitigate risk from fire in the community. Through an aligned service provision across the North Shore, we will collectively be providing this benefit to our greater community. Reducing the risk of fire has a positive impact on the environment.

## **EXISTING POLICY**

The existing bylaws will need to be repealed:

1. District of North Vancouver Fire Bylaw, 7481 and
2. Inspection and Testing Bylaw, 7016

The following bylaws will need to be amended as it relates to the Fire Bylaw:

1. Fees and Charges Bylaw, 6481
2. Bylaw Notification Enforcement Bylaw, 7458
3. Fire Alarm Security Bylaw, 6538

## **CONCLUSION**

The New Fire Bylaw fills legislative service related gaps that have been identified as part of the comprehensive review and rewrite process. The DNVFRS is excited to bring forward this New Fire Bylaw that will provide a greater level of legislative support to the community and its fire service, and demonstrate the value that collaboration brings to the fire services of the North Shore.

**OPTIONS**

- 1) Give First, Second and Third Readings to the following bylaws:
  - (a) Fire and Rescue Services Bylaw 8511, 2021;
  - (b) Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8512, 2021 (Amendment 61);
  - (c) Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74);
  - (d) Radio Amplification Bylaw No. 8514, 2021;
  - (e) Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3)
- 2) Direct staff to take other action

Respectfully submitted,



Nathan Walker  
Acting Assistant Fire Chief - Public Safety



Brian Hutchinson, MA, CEM®, ECFO  
Fire Chief

**Attachments:**

1. Fire and Rescue Services Bylaw 8511, 2021;
2. Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8512, 2021 (Amendment 61);
3. Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74);
4. Radio Amplification Bylaw No. 8514, 2021;
5. Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3)



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

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## **The Corporation of the District of North Vancouver**

### **Bylaw 8511**

A bylaw for the prevention and suppression of fire and preservation of life

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

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## **PART 1 - INTRODUCTION**

### **Citation**

- 1.1 This bylaw may be cited as Fire and Rescue Services Bylaw 8511, 2021.

### **Minimum Competency Training Level**

- 1.2 The District of North Vancouver Fire and Rescue Service is a Full Service Operation according to the Structure Firefighters Competency and Training Handbook, prepared by the Officer of the Fire Commissioner of British Columbia, pursuant to paragraph 3(3)(b) of the *Fire Services Act*.

## **PART 2 - INTERPRETATION AND APPLICATION**

### **Words and Phrases**

- 2.1 Unless specifically defined herein, words and phrases used in this Bylaw shall be construed in accordance with the meanings assigned to them by the *Fire Services Act*, the *Building Code*, the *Fire Code* or the *Community Charter*, all as may be amended or replaced, as the context and circumstances require.

### **Definitions**

- 2.2 The definitions of terms used in this bylaw are contained in Schedule A of this bylaw and form part of this bylaw.

### **Conflict**

- 2.3 In the event of a conflict, discrepancy, variation or inconsistency between any provision of this bylaw and the *Fire Services Act*, the *Fire Code* or the *Building Code*, the provisions of the *Fire Services Act*, the *Fire Code* or the *Building Code*, as the case may be, shall prevail over the provisions of this bylaw to the extent of any conflict, discrepancy, variation or inconsistency.

### **Application**

- 2.4 The provisions of this bylaw apply to all *Buildings*, structures, premises and conditions within the *Municipality* and, for certainty, apply to both existing *Buildings* and *Buildings* under construction.

### **Duty of Care**

- 2.5 This bylaw does not create any duty of care whatsoever on the *Municipality* or its elected officials, officers, employees or agents in respect of enforcement or failure to enforce this bylaw. Neither the failure to administer or enforce, nor the incomplete or inadequate administration or enforcement of this bylaw or inspections made by the *Fire Chief* or *Fire Inspector* gives rise to a cause of action in favour of any person.

## **PART 3 - FIRE DEPARTMENT OPERATIONS**

### ***Fire Chief***

- 3.1 The *Fire Chief* is appointed by the *Municipal Council*.
- 3.2 Any references to the *Fire Chief* in this bylaw shall include a reference to any person duly authorized by the *Fire Chief* to exercise any of the *Fire Chief's* powers or to carry out any of the *Fire Chief's* duties under this bylaw.

### **Authority of *Fire Chief***

3.3 The *Fire Chief* is authorized to:

- (a) Manage, control, supervise and enforce the activities of the *Fire Department* and its *Members*;
- (b) Appoint or authorize *Members* to exercise any of the *Fire Chief's* powers on such terms and conditions as the *Fire Chief* considers appropriate and revoke any such appointment or authorization;
- (c) Carry out all other actions the *Fire Chief* is authorized to perform pursuant to this bylaw, the *Fire Code*, the *Fire Services Act* and any statute or regulation; and
- (d) Make such *Orders* as the *Fire Chief* deems necessary with respect to any of the matters referred to in this bylaw.

3.4 The *Fire Chief* and every *Member* authorized by the *Fire Chief* is authorized to take all measures considered necessary to:

- (a) Prevent, suppress, control and extinguish fires;
- (b) Provide *Incident Response*;
- (c) Provide fire inspection and fire investigation services;
- (d) Provide *Fire Code* review for *Buildings*;
- (e) Protect life and property; and
- (f) Have the care, custody and control of all *Fire Department* apparatus, equipment and buildings.

3.5 No apparatus of the *Fire Department* shall be used beyond the jurisdictional boundaries of the *Municipality* without the permission of the *Fire Chief*.

### **Conduct of Persons**

3.6 A person must not:

- (a) Impede in any way any *Member* in the execution of their duties, including but not limited to:
  - (i) providing an *Incident Response*;
  - (ii) investigating a fire scene;
  - (iii) investigating a *Building* to determine the cause of activation of a *Fire Alarm System*, sprinkler system or other fire or *Life Safety System*;
  - (iv) investigating a complaint of a fire hazard; or

- (v) conducting a fire safety inspection as required by the *Fire Services Act* or this bylaw;
  - (b) Enter an incident area without the permission of the *Fire Chief* except for those duty authorized by the *Fire Chief* or any *Member* in charge at an incident;
  - (c) Drive a vehicle over any fire hose;
  - (d) Falsely represent themselves as a member or wear or display the *Fire Department* badge, cap, button, insignia, or other paraphernalia for the purpose of such false representation.
- 3.7 The *Fire Chief* or any *Member* designated by the *Fire Chief* to be in charge at an incident may order any person at or near an *Incident Response* to render reasonable assistance to mitigate an incident.

#### **Vacant and Fire-Damaged Buildings**

- 3.8 The *Owner(s)* or *Owner's Authorized Agent* of a vacant or fire-damaged *Building* must promptly take all steps necessary to secure the *Building* against the entry of unauthorized persons, including, but not limited to, guarding the *Building* and securing all openings to the *Building* to the satisfaction of the *Fire Chief*.
- 3.9 The *Fire Chief* or any *Member* has the authority, at all times, by day or night, to provide a post-incident watch for a period of time deemed necessary to secure the property against further incident, or to engage the services of a security company or security person to maintain a *Fire Watch* for the *Building*, to perform site security or to secure a premise at the expense of the *Owner(s)* or *Owner's Authorized Agent* or *Occupier*.

#### **Demolition**

- 3.10 The *Fire Chief* and any *Member* authorized by the *Fire Chief* may order the damage, destruction or demolition of any *Building*, part of a *Building*, structure, equipment or other private property as may be necessary to extinguish, suppress or prevent the spread of fire or prevent the potential collapse of a *Building* resulting from an *Incident Response*.
- 3.11 None of the *Municipality*, the *Fire Department* or any of their elected or appointed officials, officers, employees or *members* is obligated to restore or pay compensation for property damaged, destroyed or demolished pursuant to section 3.10.
- 3.12 If the *Fire Chief* or a *Member* arranges for damage, destruction or demolition pursuant to section 3.10, the *Owner(s)* or *Owner's Authorized Agent* of the property subject to such services must pay to the *Municipality* the hourly rate of equipment and staffing costs of each *Member* for the actual time the *Member* and equipment attended at the site, plus any other expenses incurred by the *Fire Department* in relation to the *Incident Response*.

#### **Commandeer Privately Owned Equipment**

- 3.13 The *Fire Chief* or any *Member* in charge at an *Incident Response* has the authority to commandeer privately owned equipment which the *Fire Chief* or *Member* considers necessary to deal with the *Incident Response* and the owner of such equipment will be compensated in accordance with standard industry rates.

#### **Safe Handling of Dangerous Goods**

- 3.14 Every *Owner(s) or Owner's Authorized Agent*, carrier, agency, organization or other person having responsibility for the transport, storage or use of *Dangerous Goods* is responsible, at their own cost, for the clean-up and safe disposal of all such *Dangerous Goods* arising from any incident and where the person fails to clean up and/or dispose of such *Dangerous Goods* adequately (as determined by the *Fire Chief*), such person must pay the actual costs and expenses incurred by the *Fire Department* or its contractors in mitigating the incident involving *Dangerous Goods* and pay the actual costs and expenses incurred to clean up and safely dispose of the *Dangerous Goods*.

#### **Tampering with Fire Protection Equipment**

- 3.15 A person must not:

- (a) Tamper with, alter or damage in any way any *Fire Protection Equipment* of any kind except as may be required for maintenance and service; or
- (b) Reset or silence a *Fire Alarm System* until authorized by the *Fire Chief*.

### **PART 4 - PUBLIC SAFETY**

#### **Regular System of Inspections**

- 4.1 The *Fire Chief* is responsible for ensuring that a regular system of inspections is provided by *Members* of the *Fire Department*, as required by the *Fire Services Act*. The frequency and scope of the regular system of inspections will be as approved by *Council*.

#### **Fire Chief/Fire Inspectors**

- 4.2 *Fire Inspectors* are authorized to enforce rules, regulations and policies for the administration and operation of the *Fire Department* as directed by the *Fire Chief*.

- 4.3 The *Fire Chief* and *Fire Inspectors* are authorized to:

- (a) Enter on property and inspect premises for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;
- (b) Take measures to prevent and suppress fires, including demolition of *buildings* or other structures and removal or cutting of natural or planted vegetation to prevent the spreading of fires;
- (c) Order an *Owner(s) or Owner's Authorized Agent* to undertake any actions to remove or reduce anything or condition that is a fire hazard or increases the danger of fire;
- (d) Provide *Incident Response*;
- (e) Exercise any of the powers of a *Fire Commissioner* under the *Fire Services Act*;
- (f) Create and enforce rules, orders, regulations and policies respecting fire prevention and suppression and the protection of life, property and the environment;
- (g) Inquire into, investigate and record the causes of fires in the *Municipality*;



- (h) Collect and disseminate information in regard to fires in the *Municipality*;
- (i) Investigate and hold inquiries into fires in the *Municipality*;
- (j) Study methods of fire prevention; and/or
- (k) Provide advice and make recommendations to *Council*, other officers and employees of the *Municipality* and the public in relation to:
  - (i) the installation or maintenance of *Fire Protection Equipment*; and
  - (ii) fire prevention generally.

#### **Emergency Fire Protection System Inspection, Testing and Maintenance**

- 4.4 Every *Occupier, Owner(s) or Owner's Authorized Agent* must undertake required actions to correct violations within the time specified in a report, notice or *Order*.
- 4.5 The *Municipality* may undertake required actions to correct violations, but is not obligated to carry out such work. The *Fire Chief* has the authority, at all times, by day or night to hire or engage the services of a fire protection service company to repair, inspect or maintain *Fire Protection Equipment* that may require repair, inspection or maintenance and the costs are to be paid by the *Occupier, Owner(s) or Owner's Authorized Agent*.
- 4.6 Every person who is required under any provision of the *Fire Code* to perform or cause to be performed any inspection or test of *Fire Protection Equipment*, whether annually or otherwise, must ensure that:
  - (a) The inspection or test is performed by a *Certified Fire Protection Technician* and in accordance with the *Fire Code*; and
  - (b) The inspection or test is recorded or the *Fire Protection Equipment* tagged or labelled in accordance with the *Fire Code* and any regulations or bylaws under the *Professional Governance Act*, SBC 2018, c. 47, as amended or replaced, and acceptable to the *Authority Having Jurisdiction*.
- 4.7 All *Fire Protection Equipment* in *Buildings* with two or more strata corporations must be serviced by a common *Certified Fire Protection Technician*.

#### **Falsify Records and Reports**

- 4.8 A person must not withhold or falsify any information required by any *Member*, nor refuse to assist a *Member* in their responsibilities under this bylaw.

#### **Premise Evacuation**

- 4.9 Upon activation of a fire alarm, the *Owner(s) or Owner's Authorized Agent* and all *Occupiers* must exit the *Building*, if possible, or remain inside the suite, unit, *Building* or *Area of Refuge* as directed in the *Fire Safety Plan* for the *Building* or comply with the orders or directions of the *Fire Chief* or *Member*, until the *Fire Chief* or officer in charge authorizes re-entry into the *Building* or premise and/or the re-setting of the *Fire Protection Equipment* and/or the all clear is given.

## **Fire Watch**

4.10 A *Fire Watch* is required:

- (a) When any *Life Safety System* is taken out of service, requires servicing, has been silenced or shut down, or as otherwise directed by a *Member*; and
- (b) When doing *Hot Works* or as required in a special *Permit* or *Fire Safety Plan*.

4.11 When a *Fire Watch* has been initiated, the person assigned to perform the *Fire Watch* must have the means and ability to comply with all of the following:

- (a) Communicate effectively with *Building* occupants and emergency personnel;
- (b) Notify the *Fire Department* in the event of a fire emergency;
- (c) Notify the *Building Occupiers* in the event of a fire emergency;
- (d) Ensure that all public areas on all floors of the *Building* are patrolled at least once every 45 minutes;
- (e) Maintain a logbook on the premises to be immediately available for inspection by the *Fire Chief*;
- (f) Relay any special orders or pertinent information to any person relieving the *Owner* of the *Fire Watch* duty;
- (g) Remain on duty until relieved by another *Assigned Fire Watch Person* that complies with this section;
- (h) Have an easily visible means of identification, such as an armband or nametag; and
- (i) Must not have other assigned duties that negate their ability to perform the *Fire Watch* as detailed in this section 4.11.

The *Fire Watch* must be maintained until *Fire Department* personnel have been notified that the *Life Safety Systems* are back in service.

## **Review of Building Construction Plans**

4.12 The *Fire Chief* or any *Member* is authorized to review plans and inspect the construction of all new *Buildings* and structures, other than single family dwellings, in order to establish that the fire protection facilities and equipment in the *Building* comply with the *Fire Code* and all other applicable fire-related regulations, codes and standards.

## **Alternate Solutions to Prescribed Code**

4.13 A design solution from a *Registered Professional* for an *Alternate Solution* that is approved by the District is subject to the following requirements:

- (a) *Alternate Solutions* must be functionally demonstrated before *Occupancy* of a *Building* is authorized by the *Fire Chief*;

- (b) *Alternate Solutions* must be serviced and maintained in accordance with applicable codes and standards as represented by the system components in Part 6 of this bylaw and must be operational at all times;
- (c) A copy of the *Alternate Solution* and the service and maintenance requirements must be included in the *Fire Safety Plan*;
- (d) *Alternate Solutions* that include interconnected components of property and/or multiple property strata(s) must be serviced by a common fire protection service company in order to maintain the operational function of the *Alternate Solution*; and
- (e) A functional demonstration of an *Alternate Solution* may be requested by the *Fire Department* at any time in which case the *Owner* of the property must pay the applicable fee prescribed in the *Fees and Charges Bylaw* for the attendance and review by the *Fire Department*.

#### **Technical Assistance**

- 4.14 If, in the opinion of the *Fire Chief*, a design proposal for a *Building* requires an independent review, the *Fire Chief* is authorized, at the *Owner's* expense, to retain the services of a *Registered Professional* with expertise in the proposed design to review the design proposal and provide an evaluation, including making recommendations for changes to the proposed design, operation, process, or new technology. The cost for the *Registered Professional* must be paid by the *Building Owner* upon receipt of an invoice from the *Municipality*.

#### **Code Analysis**

- 4.15 The *Fire Chief* may require an *Owner(s)* or *Owner's Authorized Agent* of a *Building* to provide, at the *Owner's* expense, confirmation from a *Registered Professional* that the *Building* or use within the *Building* is adequately protected against fire hazards in conformance with the *Building Code*, the *Fire Code* and any associated regulations.
- 4.16 If required by the *Fire Chief*, the *Owner's Registered Professional* must provide an evaluation of the *Building* or use and, where applicable, recommended upgrades to the *Building* or *Life Safety Systems*.

#### **Construction Fire Safety Planning**

- 4.17 An *Owner(s)* or *Owner's Authorized Agent* must at the time of *Building Permit* application submit a *Construction Fire Safety Plan* for review and acceptance in a form and diagram template acceptable to the *Fire Chief* together with the *Construction Fire Safety Plan* review fee prescribed in the *Fees and Charges Bylaw*.
- 4.18 The *Owner(s)* or *Owner's Authorized Agent* must ensure that *Construction Fire Safety Plan* is kept up to date, including but not limited to:
- (a) The emergency contact information; and
  - (b) The changing hazards or risks at the construction site.
- 4.19 The *Owner(s)* or *Owner's Authorized Agent* must:

- (a) Submit updates to the *Construction Fire Safety Plan* to the *Fire Department* for review and acceptance together with the applicable fee prescribed in the *Fees and Charges Bylaw*; and
- (b) Ensure that the *Construction Fire Safety Plan* includes a *Fire Code* Exposure Report per *Fire Code* section 5.6.1.2, prepared by a *Registered Professional* in accordance with the *Fire Code*, to identify risks to adjacent properties and the mitigation methods that will be used on the construction site.

#### **Fire Safety Plan/Emergency Planning**

4.20 The *Owner(s)* or *Owner's Authorized Agent* of any of the following must provide fire emergency planning and procedures conforming to section 2.8. of the *Fire Code*:

- (a) *Buildings* containing assembly or care and detention occupancy as per the *Building Code*;
- (b) *Buildings* required to have a *fire alarm system*;
- (c) Demolition and construction sites;
- (d) Indoor and outdoor storage areas;
- (e) Properties where *Flammable and Combustible Liquids* are stored or handled; and
- (f) Properties where *Hazardous Materials* are stored or processed.

4.21 The *Owner(s)* or *Owner's Authorized Agent* must:

- (a) Where required to have a *Fire Safety Plan* per the *Fire Code*, submit the plan for review and acceptance in a form and diagram template acceptable to the *Fire Chief* together with the *Fire Safety Plan* review fee prescribed in the *Fees and Charges Bylaw*;
- (b) Review the approved *Fire Safety Plans* at least every twelve (12) months to ensure that the emergency contact information is up to date;
- (c) Forward any changes in the use, design or *Life Safety Systems* to the *Fire Department* for review and acceptance together with the *Fire Safety Plan* review fee prescribed in the *Fees and Charges Bylaw*; and
- (d) Ensure that every *Fire Safety Plan* is placed in a locked cabinet located at the *Fire Department Response Point* or other location acceptable to the *Fire Chief*.

#### **Pre-Incident Fire Plans**

4.22 The *Owner(s)* or *Owner's Authorized Agent* of any *Building* required by the *Fire Code* to have a *Fire Safety Plan* must, on the request of the *Fire Chief*, provide *Building* pre-plan information, including floor plans and diagrams showing the type and location of any *Building* service, *Fire Protection Equipment*, *Fire Department connection*, fire hydrant, *Fire Department Access Route* and *Hazardous Materials* storage or processing, in a form prescribed by the *Fire Chief*, and must pay the review fee prescribed in the *Fees and Charges Bylaw*.

### **Occupancy Contact Requirements**

4.23 The *Owner(s)* or *Owner's Authorized Agent* of a *Building* that has a *Fire Alarm System* or an automatic fire sprinkler system, monitored or non-monitored, must:

- (a) Provide a twenty-four hour emergency contact name and phone numbers for persons able to respond to a phone call and attend the premise immediately; and
- (b) Provide additional *Building* contact names and phone numbers.

4.24 The contact persons required under section 4.23 must:

- (a) Have full access to the entire *Building* for which they have responsibility;
- (b) Be available to attend, enter and secure the premises at all times of day and night to respond to an *Incident Response*;
- (c) Be able to take responsibility for the *Building* from the *Member* on completion of an *Incident Response*;
- (d) Attend all alarms at the *Building* within forty-five (45) minutes of being requested by the *Fire Department*; and
- (e) Secure the premises within a reasonable time or when directed to do so by the *Fire Chief*.

## **PART 5 - REGULATION OF FIRE HAZARDS**

### **Fire Hazards**

5.1 The *Fire Chief* may, at all reasonable hours enter any premises to inspect them and ascertain whether:

- (a) A fire hazard exists on the premises;
- (b) The premises are in such a state of disrepair that a fire starting in them might spread rapidly to endanger life or other property;
- (c) The premises are so used or occupied that fire would endanger life or property; or
- (d) *Combustible* or explosive material is kept or other flammable conditions exist on the premises so as to endanger life or property.

5.2 A person must not cause a fire hazard.

### **Disposal of Material**

5.3 A person must not:

- (a) Dispose of any liquid, flammable substance or hazardous substance in any manner that could cause a fire hazard;



- (b) Dispose of any explosive, *Flammable and Combustible Liquid, Hazardous Material* or any liquid of a petro-chemical nature without written permission from the *Fire Chief*;
- (c) Dispose of any lighted or extinguished cigarette, cigar, match, smoking or vaporizing equipment or other burning substance except into a garbage container or other container designed for such disposal; or
- (d) Dispose of yard waste or trimmings, trees, branches or any other materials which could cause a fire hazard onto property of the *Municipality*.

#### **Garbage and Recycling Containers**

5.4 Containers for the disposal, removal or storage of garbage, refuse, *Building* debris, paper, recyclable materials or *Combustible* material with any dimension greater than 1.5 metres must comply with the following requirements:

- (a) Be constructed of non-*Combustible* material;
- (b) Be equipped with a non-*Combustible* tight-fitting lid;
- (c) Have lids kept closed at all times, unless otherwise approved by the *Fire Chief*;
- (d) If the container is located outside of a *Building*, it must not be located within 5 metres of any *Combustible Building* or structure, unless stored within a non-*Combustible* structure or in a location approved by the *Fire Chief*; and
- (e) If the container is located outside of a *Building* and is a non-*Combustible* container with a self-closing lid and no hold-open devices, it must be located no closer than 1 metre from any *Combustible Building* or structure,

Provided that *Combustible* containers with dimensions greater than 1.5 metres are permitted to be stored in storage rooms specifically designed for the storage of garbage and recycling.

#### **Combustible Waste Near Buildings**

5.5 An *Owner(s)* or *Owner's Authorized Agent* must not allow *Combustible* waste materials or garbage to remain adjacent to such *Building* for longer than forty-eight (48) hours.

5.6 The *Municipality* may cause the removal of *Combustible* materials from in and around *Buildings* and in such event, the *Owner* of the property must pay the cost of such removal.

#### **Explosion or Potential Explosion – Hazardous Substance**

5.7 It is the duty of the *Owner(s)* or *Owner's Authorized Agent* of any property, *Building*, premises, motor vehicle, vessel or railway rolling stock, to immediately report the potential for or the occurrence of any *Explosion*, discharge, emission, escape or spill of a *Hazardous Materials* to the *Fire Chief*.

#### **Open Air Fires**

5.8 Restrictions:

- (a) Except as specifically permitted in section 5.8(a), (c), (d) or (e), a person must not light, ignite, start or cause to be lighted, ignited or started, a fire of any kind whatsoever in the open air, including airborne fire holding devices not under the control of the user (e.g. wish lanterns);
- (b) Burning for land clearing and/or construction purposes is prohibited;
- (c) All exterior solid fuel-fired appliances or devices are prohibited, including pizza ovens and outdoor fireplaces that were built without a municipal *Building Permit*;
- (d) Existing wood-fired pizza ovens and outdoor fireplaces that were constructed and inspected through a municipal *Building Permit* may be permitted to operate, but must be in compliance with the *Metro Vancouver Air Quality Bylaw*.

Exemptions:

- (e) The *Fire Chief* may issue a *Permit* for open air burning fires. Any person to whom such a *Permit* has been issued must comply with the *Metro Vancouver Air Quality Bylaw*, as amended or replaced
- (f) The *Fire Chief* or designate may suspend an open air fire *Permit* if on the date specified, the wind and weather conditions, or other conditions such as fire danger rating, are not conducive to fire safety;
- (g) CSA/ULC approved briquette, natural gas, electric or propane appliances are permitted provided such appliance is operated in accordance with its listed use and manufacturer's instructions. In the absence of defined operating instructions, the operator must:
  - (i) maintain a minimum of 1-metre clearance from the nearest structure, property line, overhead tree or other combustible material;
  - (ii) keep the appliance under constant supervision when in use;
  - (iii) provide an adequate extinguishing agent, such as a fire extinguisher or garden hose; and
  - (iv) dispose of used briquettes in a non-combustible container;
- (h) Open air burning for the purposes of *Fire Department* approved training is permitted;
- (i) Smokers that are ULC rated and fueled by electricity, propane, or natural gas where wood/mesquite is supplemental, and the appliance is used in accordance with the manufacturer's specifications, including clearance to *combustibles*, are permitted. Smoke generated from such device must be in compliance with *Metro Vancouver Air Quality Bylaw*;

### Forest Fire Danger

5.9 For the purpose of preventing forest fires within the *Municipality*, the *Fire Chief* may:

- (a) Order the temporary closure to public use of outdoor trails, camping areas and other facilities located in or near forested areas, whether on municipal land, Crown land or private land;
  - (b) Order the notification of the public regarding a closure under this section, including without limitation, the erection of signs and the publication and broadcasting of notices;
  - (c) Order that a person not light, ignite, start, or maintain, or allow or cause to be lighted, ignited, started or maintained, a campfire or other kind of fire outdoors or within a grill, barbecue or other outdoor fireplace or appliance which uses wood, charcoal, briquettes;
  - (d) Order that any procedures, activity or work program of any business, contractor, facility or their operations adjacent to a forest or park be stopped or modified as directed by the *Fire Chief*;
  - (e) Modify and rescind any order under this section;
  - (f) Exempt in writing any person or group of persons from an order issued under this section where the *Fire Chief* considers that such an exemption is unlikely to result in a fire, increase the danger of a fire or increase the danger to persons or property from fire; and
  - (g) Suspend, revoke or deny any *Permits*.
- 5.10 An order under section 5.9 does not prevent any person from travelling to and from or occupying his or her residence or using a *Highway*.
- 5.11 A person must not:
- (a) Tamper with or remove any sign or notice placed pursuant section 5.9; or
  - (b) Violate any order issued pursuant to section 5.9.

#### **Interface Construction Protocols**

- 5.12 High-risk construction and demolition activity, as defined in the *Interface Construction Guidelines*, will require a site-specific *Construction Fire Safety Plan* which must be available on site for review by the *Fire Chief* on request.
- 5.13 High-risk construction and demolition activity during high and extreme fire danger rated days, as established or declared by the Province, requires submission and acceptance of an interface construction mitigation checklist in the form required by the *Fire Department*.
- 5.14 The *Owner(s)* or *Owner's Authorized Agent* must:
- (a) Provide all mitigation measures that are required in the *Construction Fire Safety Plan* and/or the interface construction risk mitigation checklist, as applicable;

- (b) Where a site inspection is required to confirm that mitigation measures are in place during construction and/or demolition, pay the applicable fee prescribed in the *Fees and Charges Bylaw*; and
- (c) Ensure that the mitigation measures required pursuant to section 5.14(a) are complied with and/or must comply with any order by the *Fire Chief* to cease and desist any or all activities on site.

#### **Delegation of Authority - Fire Risk in Forest/Woodlands**

5.15 Where the *Fire Chief* determines that there is a fire or a risk of fire in a forest or woodland, the *Fire Chief* has the authority to take the following measures to prevent or suppress the fire:

- (a) Order the *Owner(s)* or *Owner's Authorized Agent, Occupier* or any other person who has contributed or may contribute to the risk of fire to cease any activity that may contribute to the risk of fire;
- (b) Order the *Owner(s)* or *Owner's Authorized Agent, Occupier* or any other person who has contributed or may contribute to a risk of fire to take specified reasonable actions to prevent or suppress a fire, including, but not limited to, cutting, removing and demolishing any trees, vegetation, *Buildings* and other things;
- (c) With the consent of the *Fire Chief*, order that no person enter or be in all or a portion of the forest or woodland unless authorized by the *Fire Chief*;
- (d) Enter on private or public forest or woodland and take any reasonable action to prevent or suppress a fire, including, but not limited to, cutting, removing and demolishing any trees, vegetation, *Buildings* and other things.

#### **Compliance with Orders**

5.16 If the *Fire Chief* makes an *Order* under section 5.15, any person to whom the *Order* is directed must:

- (a) Cease the activity specified in the *Order*; and/or
- (b) Take the actions specified in the *Order*.

5.17 If the *Fire Chief* makes an *Order* under section 5.15, a person must not enter or be in the forest or woodland specified in the *Order* unless authorized by the *Fire Chief*.

#### **Right to Enter**

5.18 The *Fire Chief* may:

- (a) On reasonable notice, enter on property for the purpose of fire protection;
- (b) In the case of an emergency, as determined by the *Fire Chief* or any person authorized to act in the place of the *Fire Chief*, enter on property for the purpose of fire protection;

- (c) On reasonable notice, enter on property that is subject to a direction in or requirement of a bylaw to ascertain whether the direction or requirement is being met or the regulations under the bylaw are being observed.

## **PART 6 - INSPECTION OF PREMISES & FIRE PROTECTION EQUIPMENT**

### **Fire Department Access**

6.1 An *Owner(s)* or *Owner's Authorized Agent* must in relation to all property they own or control:

- (a) Maintain and keep all streets, yards and roadways provided for *Fire Department Access Routes* on private property clear and ready for use by *Fire Department* vehicles at all times;
- (b) Post signs in all fire lanes prohibiting parking with the wording "FIRE LANE – NO PARKING";
- (c) Ensure that all fire lanes are designed to meet *Fire Department* response needs and to meet the operational restrictions of *Fire Department* vehicles and apparatus;
- (d) Maintain *Fire Department Access Routes* in compliance with all applicable codes and standards;
- (e) Ensure the address of the *Building* is visible from the street frontage at all times;
- (f) Provide directional signage for entrances not visible from the primary *Fire Department Response Point*;
- (g) Maintain and keep corridors used by the public and exits free of obstructions; and
- (h) Design, install, keep, maintain and use devices on all required exit doors in accordance with the *Building Code*.

### **Fire Department Lock Boxes**

6.2 All premises, not including single family dwellings, with a monitored or unmonitored fire alarm or an automatic fire sprinkler system, must install a *Fire Department Lock Box* conforming to the *Fire Department Lock Box* key and:

- (a) Maintenance and upgrades of the *Fire Department Lock Box* is the responsibility of the *Owner(s)* or *Owner's Authorized Agent*.
- (b) The *Owner(s)* or *Owner's Authorized Agent* is responsible for ensuring that the building access, service rooms, and common area keys that are provided in the *Fire Department Lock Box*, are kept current.
- (c) Additional *Fire Department Lock Boxes* may be required to accommodate additional sets of access keys for high or complex *Buildings*.

6.3 For all new construction, the interior access stairs for providing access to all levels of each *Building* must be located within close proximity to the *Fire Department Response Point*, in a location acceptable to the *Fire Chief*.



### **Indoor and Outdoor Storage**

6.4 An Owner(s) or Owner's Authorized Agent of a Building must in relation to all property they own or control:

- (a) Ensure indoor and outdoor storage is in compliance with the *Fire Code*;
- (b) Not permit *Combustible* materials to accumulate or be stored in and around *Buildings* in quantities or locations that constitute a fire hazard;
- (c) Ensure that all storage is contained within rooms designed for storage and that such storage rooms are designed in compliance with the requirements of the *Building Code*;
- (d) Not permit *Combustible* materials to accumulate or be stored in a *Storage Garage* or *Underground Storage Garage* designed for the parking of motor vehicles;
- (e) Not permit limited non-*Combustible* materials such as bicycles and metal ladders to be stored in a *Storage Garage* unless, they can remain in place during a fire without affecting aisles and means of egress and so as not to interfere with firefighting activities which is to be determined at the discretion of the *Fire Chief*;
- (f) Ensure that no storage units, cabinets or shelving, whether *Combustible* or non-*Combustible*, are located within a *Storage Garage*;
- (g) Not Permit storage in the common area of a *Storage Garage*; storage is only to be permitted in storage rooms designed for storage use; and
- (h) Not Permit storage in portable storage containers or bike lockers in the common area of a *Storage Garage*.

### **Fire Separations**

6.5 Where *Fire Separations* are damaged so as to affect their integrity, the Owner(s) or Owner's Authorized Agent must, without delay, repair them in conformance with the *Fire Code* and *Building Code*.

### **Fire Doors**

6.6 The Owner(s) or Owner's Authorized Agent of any *Building* must not block, wedge or keep open closures in *Fire Separations* or allow such action.

6.7 Every door used as a closure within a *Fire Separation* must have a permanent sign posted on the visible side of the door when the door is in the open position with the words "FIRE DOOR KEEP CLOSED".

### **Identification of Floors**

6.8 The Owner(s) or Owner's Authorized Agent of every *Building* greater than 4 stories must ensure that the following requirements are complied with:

- (a) Display conspicuous signage of the floor level in all stairwells at each floor level. If numbers are used, the minimum height of those numbers is 100 mm. If wording is

used, the dimensions and type must be not less than 50 mm by 100 mm on permanent plastic laminate or equivalent material;

- (b) Have stair numbering as follows:
  - (i) main exit stair from lobby to floor levels above is to be Stair #1;
  - (ii) other exit stair is to be Stair #2; and
  - (iii) no *Building* or complex may duplicate stair numbers, other than as stated in section 6.8(c);
- (c) For complex sites where there is more than one tower on a common podium and/or parkade, Stair #1 and Stair #2 should be duplicated in each tower. There must be no further duplication of Stair #1 and Stair #2;
- (d) Lettering must not be used for stair signage;
- (e) Stair number plan for complex sites is to be submitted to the *Fire Department* and the *Building Official* for review;
- (f) Stair numbers are to be clearly posted on both the inside of the stairwell and on the corridor side;
- (g) *Cross Over Floors* in a high building as defined by the *Building Code*, must be posted on the inside of the stairwell and identified on the fire alarm graphic annunciator; and
- (h) Stair numbers in a high building as defined by the *Building Code*, must be identified on the fire alarm graphic annunciator.

### **Portable Extinguishers**

6.9 Portable fire extinguishers must be:

- (a) Selected and installed in conformance with the *Fire Code* and *NFPA 10*;
- (b) Located so as to be visible and readily accessible at all times; and
- (c) Inspected, tested and tagged annually by a *Certified Fire Protection Technician*.

### **Exit Signs**

- 6.10 Illuminated exit signage must be installed in *Buildings* in accordance with the *Building Code*.
- 6.11 Illuminated exit signage with internal battery backup systems must be inspected, tested and maintained in conformance with the *Fire Code* and CAN/CSA C282-M, "Emergency Electrical Power Supply for Buildings".
- 6.12 Emergency power systems for illuminated exit signage must be inspected, tested and tagged annually by a *Certified Fire Protection Technician*.
- 6.13 Replacement of illuminated exit signage must be consistent to avoid combining current code green signs with previous code versions of red signs.

- 6.14 Records of monthly inspections of exit signage and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Emergency Power Systems and Emergency Lighting Systems**

- 6.15 Emergency power systems and emergency lighting systems must be:

- (a) Installed in *Buildings* in accordance with the *Building Code*;
- (b) Inspected, tested and maintained in operable condition at all times in conformance with the *Fire Code* and CAN/CSA C282-M "Emergency Electrical Power Supply for Buildings"; and
- (c) Inspected, tested and tagged annually by a *Certified Fire Protection Technician*.

- 6.16 Records of monthly inspections of emergency power systems and emergency lighting systems and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Exit Systems**

- 6.17 There must be no storage in access to exits and exits, including elevators, stair shafts, hallways and fire escapes.
- 6.18 Exit systems must be inspected, tested and maintained in operational condition at all times.
- 6.19 Records of monthly inspections of exit systems and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Smoke Control Systems and Fire Dampers**

- 6.20 Smoke control systems and fire dampers must be:

- (a) installed in accordance with the *Building Code*;
- (b) Inspected, tested and maintained in operable condition at all times in conformance with the *Fire Code* and CAN/ULC-S1001 "Integrated Systems Testing of Fire Protection and Life Safety Systems"; and
- (c) Inspected, tested and maintained annually by a *Certified Fire Protection Technician*.

- 6.21 Records of monthly inspections of smoke control systems and fire dampers and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.
- 6.22 Inspection is required to confirm operation of smoke control systems and fire dampers, and the *Owner(s)* or *Owner's Authorized Agent* must pay the applicable fee prescribed in the *Fees and Charges Bylaw*.

#### **Fire Alarm and Voice Communication Systems**

6.23 *Fire Alarm Systems* and related systems must be:

- (a) Maintained in operable conditions at all times;
- (b) Inspected and tested in conformance with the *Fire Code* and CAN/ULC-S536-13 "Inspection and Testing of Fire Alarm Systems"; and
- (c) Inspected, tested and tagged annually by a *Certified Fire Protection Technician*.

6.24 Records of monthly inspections of *Fire Alarm Systems* and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Fire Alarm System Monitoring and Certificate Posting**

6.25 The *Owner* or *Owner's Authorized Agent* of any *Building* required by the *Building Code* or the *Construction Bylaw* to have a monitored *Fire Alarm System* installed as per ULC S561 must obtain a ULC Certificate or equivalent as approved by the *Fire Chief* and post it in a permanent manner in close proximity to the monitoring equipment or such other location acceptable to the *Fire Chief*.

6.26 The *Owner(s)* or *Owner's Authorized Agent* of any *Building* containing a ULC monitored *Fire Alarm System* must immediately notify the *Fire Chief* if the monitoring service has been cancelled or changed or the ULC Certificate has been removed.

6.27 Records of monthly inspections of *Fire Alarm Systems* and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Smoke Alarms**

6.28 Smoke alarms must be:

- (a) Installed in accordance with the *Building Code* and the *Fire Code*; and
- (b) Maintained in operable condition at all times and in conformance with CAN/ULC-S552 Inspection, Testing and Maintenance of Smoke Alarms.

6.29 Records of monthly inspections or smoke alarms and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Standpipe and Hose Systems**

6.30 Standpipe and hose systems must be:

- (a) Installed in accordance with the *Building Code* and NFPA 14 Installation of Standpipe and Hose Systems and be operable at all times;
- (b) Inspected, tested and maintained in conformance with the *Fire Code* and NFPA 25 Inspections, Testing and Maintenance of Water-Based Fire Protection Systems;
- (c) Inspected, tested and tagged annually by a *Certified Fire Protection Technician*.

- 6.31 Records of monthly inspections of standpipe and hose systems and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.
- 6.32 Unless otherwise approved by the *Fire Chief*, *Fire Department connections* must be located not less than 0.61m (24 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade or access level.
- 6.33 *Fire Department Connections* for standpipe and hose systems must:
- (a) Be clearly identified, clean, functional and with protective caps in place;
  - (b) Have signage in place to clearly identify the area that the *Fire Department connection* serves and the maximum pumping pressure, if applicable; and
  - (c) Be kept free and clear by at least one metre (three feet) from all shrubbery, trees, other vegetation, structures, *Buildings* and obstructions and be clearly visible at all times from the *Fire Department access route*.

#### **Automatic Sprinkler Systems**

- 6.34 Automatic sprinkler systems must be:
- (a) Installed in conformance with the *Building Code*, *NFPA 13 Installation of Sprinkler Systems* and the *Construction Bylaw*;
  - (b) Inspected, tested and maintained annually in conformance with the *Fire Code* and *NFPA 25 Inspection, Testing and Maintenance of Water-Based Fire Protection System* and in accordance with good engineering practice; and
  - (c) Inspected, tested and tagged annually by a *Certified Fire Protection Technician*.
- 6.35 *Fire Department Connections* for automatic sprinkler systems must be:
- (a) Clearly identified, clean, functional and with protective caps in place;
  - (b) Located not less than 0.61 m (24 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade or access level, Unless otherwise approved by the *Fire Chief*; and
  - (c) Kept free and clear by at least one metre (three feet) from all shrubbery, trees, other vegetation, structures, *buildings* and obstructions, and be clearly visible at all times from the *Fire Department Access Route*.
- 6.36 Signage must be in place to clearly identify the area the *Fire Department Connection* serves and the maximum pumping pressure if applicable.
- 6.37 Records of monthly inspections of automatic sprinkler systems and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Water Supply Systems for Fire Protection**



- 6.38 Fire hydrants must be maintained in operable condition at all times.
- 6.39 The colour coding and location of all fire hydrants in the *Municipality* will be subject to the approval of the *Fire Chief* and the *Municipal Engineer*.
- 6.40 No person, except a *Member*, may use or take water from any water supply system nor make any attachment thereto without first obtaining authorization from the *Fire Chief*.
- 6.41 Fire hydrants must be in clear view from the driving lane when approached from either direction.
- 6.42 There must be a clear and unobstructed radius of one metre (three feet) around fire hydrants.
- 6.43 Fire hydrants must be maintained so that the centre of the 0.1 m (4 inch) port is not less than 0.46 m (18 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade.
- 6.44 Fire pumps must be inspected, serviced and tested at full rated capacity by a *Certified Fire Protection Technician* at least once per year to ensure that they are capable of delivering the rated flow.
- 6.45 Records of monthly inspections of fire pumps and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.
- 6.46 The *owner* of any property being used for manufacturing or industrial uses must ensure that the property is equipped with sufficient fire hydrants and water supply with pressure and quantity that is adequate to meet the demands for fire protection purposes to the satisfaction of the *Fire Chief*.
- 6.47 The *Owner(s)* or *Owner's Authorized Agent* of a property on which a private fire hydrant has been installed must:
- (a) Have the private fire hydrant flushed and drained and have all the threads of outlets and caps greased with waterproof grease not less than twice per calendar year;
  - (b) Before November 1 of each year, provide the *Fire Chief* with a written report of the inspection, servicing and testing performed on the private fire hydrant during the previous 12 months;
  - (c) Maintain the private fire hydrant so that the centre of the 0.1 m (4 inch) port is not less than 0.46 m (18 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade; and
  - (d) Keep the ground surface clear of shrubs, trees, structures, debris and any obstructions of any kind within a radius of one metre around the private fire hydrant.

### **Special Fire Suppression Systems**

- 6.48 Where a *Special Fire Suppression System* has been installed, inspection, testing and maintenance must be provided in conformance with the *Fire Code* and/or applicable *NFPA* standard.
- 6.49 Records of monthly inspections for *Special Fire Suppression Systems* and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Commercial Cooking Equipment**

- 6.50 Commercial cooking equipment, fire suppression, hood, vent and exhaust systems must be installed in accordance with the *Fire Code* and *NFPA 96 - "Ventilation Control and Fire Protection of Commercial Cooking Operations."*
- 6.51 Commercial cooking equipment and fire suppression systems must be inspected, tested and maintained in conformance with the *Fire Code* by a *Certified Fire Protection Technician* at intervals not greater than 6 months or more often if required to remove grease and other *Combustible* residues.
- 6.52 Commercial kitchen hood, vent and exhaust systems must be inspected, tested, maintained, and cleaned by a *Certified Fire Protection Technician* at intervals not greater than 6 months or more often if required to remove grease and other *Combustible* residues.
- 6.53 Records of monthly inspections of commercial cooking equipment and fire suppression systems and the last two consecutive testing and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **In Building Emergency Responder Communication Enhancement Systems**

- 6.54 Radio amplification systems must be installed, maintained and inspected in *Buildings* as per the Radio Amplification Bylaw 8514, 2021.

#### **Carbon Monoxide/Gas Monitoring Systems**

- 6.55 Carbon monoxide and gas monitoring systems must be inspected, tested and maintained in conformance with the *Fire Code* and the manufacturer's instructions.
- 6.56 Records of the last two consecutive testing for Carbon monoxide and gas monitoring systems and service reports must be kept on site and available for examination by the *Fire Chief* on request.

#### **Access to Storage Areas**

- 6.57 The *Owner(s)* or *Owner's Authorized Agent* of a property must maintain adequate access for firefighting purposes to all portions of a storage area in accordance with the *Fire Code*.

#### **Enclosed Storage Garages for Vehicles**

- 6.58 *Enclosed Storage Garages* in any multifamily residential development must be used for the parking of vehicles only (including bicycles, scooters, motorcycles and watercraft).
- 6.59 *Private Storage Garages* are not permitted.
- 6.60 "NO STORAGE PERMITTED" signage must be installed in all *Enclosed Storage Garages*.

- 6.61 The *Fire Safety Plan* for an *Enclosed Storage Garage* must require the *Owner* or *Strata Corporation* to inspect the *Enclosed Storage Garages* monthly and enforce for compliance with sections 6.63 through 6.68, inclusive.
- 6.62 *Enclosed Storage Garages* must be available for inspection by the *Fire Department* at any time without notice and must not have the access or visibility of the garage blocked at any time.
- 6.63 Replacement of the door at the entrance to an *Enclosed Storage Garage* with a solid door is not permitted.

### **Shipping Containers**

- 6.64 All *Shipping Containers* used for storage of *Dangerous Goods*, including but not limited to any flammable or *Combustible* liquids or *Combustible* materials must have the following identification information:
- (a) UN (United Nations) Placards for all stored *Dangerous Goods* must be visible on the two container sides most visible to emergency responders;
  - (b) The name of the company/person responsible for the storage and an emergency telephone contact number must be marked on the shipping container in lettering visible from 10m; and
  - (c) The shipping container and contents must be identified in the *Fire Safety Plan* for the property.
- 6.65 Any *Shipping Containers* being used for any kind of storage must have the following safety features in place prior to any use for storage:
- (a) One ventilation opening must be added within 150 mm of the floor in the container door primarily used for opening;
  - (b) One ventilation opening must be added within 150 mm from the top of the container on the opposite end from the doors for cross ventilation;
  - (c) The high ventilation opening required in section 6.65(b) must not directly vent toward a structure and must be equipped with a wind vent device designed to generate a venturi effect during low wind speeds; and
  - (d) Where heavier than air flammable or *Combustible* liquids are stored in the shipping container, a ventilation opening at a low level as referenced in 6.65(a) must also be installed at the opposite end from the doors.
- 6.66 The ventilation openings in a *Shipping Containers* required in section 6.65 must be constructed in accordance with the following minimum requirements:
- (a) Containers 6m or less in length must have two 0.3 m x 0.3 m ventilation openings;
  - (b) Containers over 6m in length must have two 0.5 m x 0.5 m ventilation openings;

- (c) Both ventilation openings must be covered by open grate wire mesh with greater than 50% free area; and
  - (d) Both ventilation openings must remain unobstructed by stored materials at all times and must be kept clean of internal and external debris.
- 6.67 Where 1A flammable liquids (as defined in the *Fire Code*) in quantities greater than 4 litres are stored in a *Shipping Containers*, the *Shipping Containers* must be modified to withstand an internal *Explosion* as per the *Fire Code*, *Building Code* and *NFPA 68*.
- 6.68 Compressed gasses must not be stored within *Shipping Containers*.
- 6.69 Alternate engineered solutions for ventilation and *Explosion* protection in a *Shipping Containers* may be submitted to the *Fire Chief* for consideration.

#### **Construction and Demolition Sites**

- 6.70 All construction and demolition sites must have a *Construction Fire Safety Plan* in accordance with section 4.17.
- 6.71 Prior to construction of any new water supply system or extension of an existing water supply system, the *Owner* of the property must submit plans for the water supply system, including the proposed fire hydrant locations and all components of the water supply system to the *Municipal Engineer* and the *Fire Chief* for review and acceptance.
- 6.72 Fire hydrants must not be decommissioned prior to review and acceptance by the *Municipal Engineer* and the *Fire Chief*.
- 6.73 All construction and demolition sites must immediately advise the *Municipal Engineer* and the *Fire Department* of all fire hydrant conditions affecting fire safety during the installation of the water supply to the site for mitigation measures, including, but not limited to, fire hydrants temporarily out of service, low water volumes and low water pressure.
- 6.74 Construction and demolition sites must maintain a *Fire Department access route* as required in the *Building Code* and *Fire Code*.
- 6.75 The *Owner(s)* or *Owner's Authorized Agent* of all construction and demolition sites must:
- (a) Comply with the site-specific *Construction Fire Safety Plan*;
  - (b) Comply with the site-specific BCFC 5.6.1.2 Exposure Report; and
  - (c) Ensure that the water supply to the site for mitigation measures proposed in the *Construction Fire Safety Plan* and the BCFC 5.6.1.2. Exposure Report is installed at the beginning of construction and is functionally operational before a hazard exists.

#### **New Fire Hydrants**

- 6.76 As part of the development of a property, the *Fire Chief* may require an *Owner* to provide additional fire hydrant(s) to be located and installed to address *Fire Department* operational requirements.

6.77 New fire hydrants must be installed so that the distribution density and fire flow requirements will meet the needs for each *Building*, structure or use that the new fire hydrant serves.

6.78 Fire hydrants must be installed in accordance with the following requirements:

- (a) Installed in accordance with the *District* standard;
- (b) In residential areas - located generally at street intersections and no more than 150m apart. In high density residential, commercial or industrial areas, - located a maximum of 75m apart or as otherwise approved by the *Municipal Engineer* and the *Fire Department*;
- (c) Installed so that the centre of the 0.1 m (4 inch) port is not less than 0.46 m (18 inches) and not more than 0.91 m (36 inches) above the level of the adjacent grade.

#### **Flammable and Combustible Liquids**

6.79 *Flammable and Combustible liquids* must be handled and stored in accordance with the *Fire Code*.

#### **Hazardous Processes and Operations**

6.80 Any processes or operations that involve a risk from *Explosion*, high flammability or related conditions that may create a hazard to life safety must only be carried out in compliance with the *Fire Code*.

#### **Dangerous Goods**

6.81 *Dangerous Goods* must be stored in accordance with the *Fire Code*.

#### **Mobile Food Vendors**

6.82 Every *Mobile Food Vendor* operation must:

- (a) Apply for and obtain an annual inspection by the *Fire Chief*;
- (b) Comply with the commercial cooking equipment requirements in this bylaw; and
- (c) situate all cooking appliances on a stable non-*Combustible* base with clearance from *Combustibles*.

6.83 All *Mobile Food Vendor* tents and awnings must have flame resistance conforming with CAN/ULC S-109 and identified with a factory label. Flame retardant treatments to tents and awnings must be renewed as often as required to meet the match test of *NFPA 705*.

6.84 All *Mobile Food Vendors* must have fire extinguishers that meet the requirements in section 6.9 and comply with the following, where applicable:

- (a) At least one portable multi-purpose extinguisher (minimum 4.54 kg (10-pound) 4A-10B:C);
- (b) A portable Class K wet chemical extinguisher for all deep fryers; and



- (c) A 2A rated water-type extinguisher or a 6L wet chemical fire extinguisher listed for Class K Fires if using solid fuel cooking appliances.

### **Special Events**

6.85 Any person organizing or hosting any *Special Event* must submit an application for an occupant load certificate together with a dimensioned site plan prepared by a *Registered Professional* must ensure that:

- (a) All cooking and *Mobile Food Vendor* operations comply with the commercial cooking equipment requirements in sections 6.50 through 6.53, inclusive;
- (b) Aisles with a minimum width of 3.0 metres are maintained between displays at all times;
- (c) The line of travel to an exit door by an aisle is not more than 45 metres;
- (d) Lobbies, foyers or access to exit are not blocked; and
- (e) A special inspection is scheduled; and
- (f) All prescribed fees for *Special Events* in the *Fees and Charges Bylaw* have been paid.

6.86 Any person holding a *Special Event* that displays automobiles, motorcycles, scooters, or other fuel-operated vehicles in any public *Building* must ensure that the vehicles comply with the *Fire Code*, including, but not limited to:

- (a) The battery must be disconnected and the battery cable placed or tied in a position to prevent accidental battery contact;
- (b) Fuel tanks must be equipped with a key-locking cap or other similar locking device; and
- (c) The quantity of fuel in the fuel tank must not exceed the lesser of one quarter of the tank capacity or nineteen (19) litres (5 gallons).

### **Service Station Safety**

6.87 The operator of a service station must ensure that:

- (a) Every employee who acts as an attendant successfully completes a training program in fire safety and protection designed for service station employees within 30 days of being hired;
- (b) All fire extinguishers comply with the requirements in this bylaw;
- (c) One fire extinguisher is mounted on each of the dispensing service islands with conspicuous signs that clearly identify the location of each fire extinguisher;
- (d) Emergency signage is provided in each attendant's booth and in the office of the service station, providing instructions for dealing with any emergency involving a

fire or potential fire, including instructions on how to shut off all electrical power to the pumps, evacuate the area and notify the *Fire Department*.

#### **Integrated Fire Protection and Life Safety Systems Testing**

- 6.88 As per CAN/ULC-S1001, an *Integrated Testing Plan* must be submitted to the *Fire Department* for review as required by the *Building Code*.
- 6.89 The *Integrated Testing Coordinator* must ensure that system testing is coordinated with the *Fire Department* in advance of the occupancy of a *Building* being authorized by the *Fire Chief*.
- 6.90 The *Integrated Testing Coordinator* must coordinate with the *Fire Department* to conduct an *Integrated Test* one year after completion of the initial *Integrated Test*.
- 6.91 The *Integrated Testing Coordinator* must ensure that subsequent *Integrated Tests* are conducted at intervals not exceeding five years.
- 6.92 *Integrated Testing Reports* must be kept on site and available for examination by the *Fire Chief* on request.
- 6.93 As outlined in CAN/ULC-S1001, the *Municipality* may request that any *Building* which has not undergone an initial *Integrated Test* provide an *Integrated Testing Plan*, conduct an *Integrated Test* and submit an *Integrated Testing Report*.
- 6.94 A functional demonstration of the *Integrated Test* may be required by the *Fire Department* and the *owner* of the property must pay the applicable fee in the *Fees and Charges Bylaw*.

### **PART 7 - COST RECOVERY AND FEES**

#### **Fees for Permits and Services**

- 7.1 Every person who requests any Permits, inspections and services from the *Fire Department* listed in the *Fees and Charges Bylaw* must pay the applicable fee unless otherwise exempted under this bylaw.
- 7.2 Payment of a fee or charge under this bylaw or the *Fees and Charges Bylaw* does not relieve a person from an obligation to pay any fee or charge prescribed under another enactment.

#### **Special Inspections, Follow-up and Re-inspections**

- 7.3 Where a special inspection is required to determine compliance with the *Fire Code* and/or municipal bylaws, the applicant may be required to pay the fee prescribed in the *Fees and Charges Bylaw*.
- 7.4 Where a second and subsequent inspections are required to determine compliance with instructions noted on a *Fire Department* "Fire Inspection Violation Report", the applicant must pay the re-inspection fee prescribed in the *Fees and Charges Bylaw*.

#### **Fire Investigations**

- 7.5 Every *Owner* of property which requires a *Fire Department* investigation and report pursuant to the *Fire Services Act* must pay the minimum fee for fire investigation services as prescribed in the *Fees and Charges Bylaw* and, in addition, may have to pay other

costs, including, but not limited to, overtime costs of fire investigators for an investigation lasting 4+ hours and/or requiring more than one fire investigator, tools/equipment/supplies that are lost, damaged or consumed as a result of *Fire Department* investigation or operations, and/or rentals of *Fire Department* equipment.

- 7.6 If, while completing an investigation pursuant to the *Fire Service Act*, the *Fire Chief* deems it necessary to obtain the services of a private investigation company, service contractor, industry specialist or consultant, site security or structure securing services and/or testing fees from an independent agency, the *Owner(s)* or *Owner's Authorized Agent* of the property shall pay all expenses incurred by the *Municipality* in relation to such services. Any charges remaining unpaid on December 31 of that year will be added to and form part of the taxes payable on the property as taxes in arrears.

#### **Comfort Letter Requests**

- 7.7 Comfort letter requests may be fulfilled on payment of the fee prescribed in the *Fees and Charges Bylaw*. Additional fees may be charged for any requested on-site inspection to complete a comfort letter.

#### **Damaged or Contaminated Vehicles or Equipment**

- 7.8 The *Fire Chief* may charge an *Owner* or *Occupier* of a premise for the costs of decontamination, replacement or repair of *Fire Department* vehicles or equipment where such vehicles or equipment has been damaged or contaminated by a hazardous substance or *Dangerous Goods* and requires decontamination, repair or replacement as a result of an incident at that *Owner* or *Occupier's* property.

#### **Building Permit Fees**

- 7.9 When the *Fire Department* is involved in the process of *Building Permit* issuance or is required to perform an inspection or inspections in order to determine compliance with an issued *Building Permit*, the *Building Permit* holder must pay a fee in an amount equal to 0.1% of the value of the work associated with that *Building Permit* with a minimum *Permit* fee of \$75.00. Such fee must be paid at the time of *Building Permit* issuance.

#### **Occupant Load**

- 7.10 An *owner* or *Owner(s)* or *Owner's Authorized Agent* of a premise must ensure that the number of persons in a room does not exceed the maximum occupant load for that room for that use. Occupant loads are calculated as follows:
- (a) for all new construction - calculated in conformance with the *Building Code*; and/or
  - (b) for all existing construction - calculated in conformance with the *Fire Code*.
- 7.11 Occupant load signage must be posted as required by the *Fire Code*:
- (a) in a conspicuous location near the principal entrance to the room or floor area;
  - (b) in the form prescribed by the *Fire Commissioner*; and
  - (c) signed by the *Fire Chief*.

7.12 Every person who requires an occupant load certificate for the purpose of assembly in an existing *Building* or area within the Municipality must apply in the form specified by the *Fire Chief* and must include with the application:

- (a) Drawings certified by an architect or other *Registered Professional*;
- (b) Occupant load calculation form; and
- (c) Any other documentation required by the *Fire Chief*.

7.13 Every person who receives an occupancy load certificate must pay to the Municipality the fee set out in the *Fees and Charges Bylaw*.

#### **Event Approval**

7.14 If the approval of the *Fire Chief* is required by any Act, bylaw or procedure for an event to be permitted within the *Municipality*, the *Fire Chief* will review the details of the event application and may:

- (a) Refuse approval if the *Fire Chief* determines that the event may be hazardous or create a nuisance;
- (b) Provide approval without condition; or
- (c) Provide approval subject to the conditions and restrictions that they deem necessary for safety and the prevention or the spread of fire.

7.15 If as a condition of event approval, the *Fire Chief* requires any number of *Members* to inspect or attend at an event site for any time before, during or after the event, for any reason, the person applying to the *Municipality* for the event shall pay to the *Municipality* the fees set out in the *Fees and Charges Bylaw*.

#### **Filming Special Effects and Pyrotechnics**

7.16 Fire protection is required for *Special Effects*, *Special Events* and any other event involving pyrotechnics. A *Permit* is required in the form prescribed by the *Fire Chief* and must include a site plan, a description of the event including time and date, the risks of the event, training of staff, and the proposed mitigation measures for the event. The *Fire Chief* will review for acceptance the level of fire protection required based on the location and event specific risks.

7.17 *Permit*, inspection, and fire protection fees for the event must be paid to the Municipality as prescribed in the *Fees and Charges Bylaw*.

#### **Notification of Fire & Sprinkler Alarm Testing**

7.18 Any *Owner* or *Occupier* of premises where there is a monitored *Fire Alarm System* must notify their fire alarm monitoring company and/or fire dispatch prior to any service, test, repair, maintenance, adjustment alteration or installation of the system which might activate a false alarm which would normally result in an emergency response.

7.19 Where an *Owner* or *Occupier* of premises fails to notify as required in section 7.18, such *Owner* or *Occupier* must pay the applicable fee prescribed in the *Fees and Charges Bylaw*.

### **False Alarms and Nuisance Alarms**

7.20 The *Owner* or *Occupier* of premises must pay the applicable fee prescribed in the *Fees and Charges Bylaw* on the occurrence of a third *False Alarm*, or *Nuisance Alarm*, and for each subsequent *False Alarm* or *Nuisance Alarm*, respecting the premises occurring in any 12 month period.

## **PART 8 - PERMITS**

### **Issuance of Permit**

8.1 If a Permit is required under this bylaw, the *Fire Chief* will only issue such *Permit* if:

- (a) The proposed operation or occupancy conforms to this bylaw, the *Fire Code* and any other applicable bylaws or codes;
- (b) Receptacles, vehicles, *Buildings* and storage places to be used for the activity have been reviewed and accepted by the *Fire Chief*;
- (c) The proposed location for the activity is acceptable to the *Fire Chief* with respect to topography, proximity to other occupancies and adequacy of water supply for fire control; and
- (d) The *Permit* fee, if required, has been paid.

### **Conditions of Permit**

8.2 A *Permit* issued by the *Fire Chief*:

- (a) Is not transferable and any change in use or *Occupancy* of a *Building* or premises or change in operations to be conducted, requires a new *Permit*;
- (b) is revocable where there is a violation of:
  - (i) any condition under which the *Permit* was issued; or
  - (ii) any violation of this bylaw;
- (c) must be posted in the premises in a conspicuous place on the *Building* or structure to the satisfaction of the *Fire Chief*; and
- (d) may be revoked at any time at the discretion of the *Fire Chief*.

### **Permit Form**

8.3 Where in this bylaw a *Permit* is required for any activity, the application for a *Permit* must be in the form prescribed by the *Fire Chief* for such *Permit*.

## **PART 9 - PERMITS**

### **Orders**

9.1 If any provision of this bylaw has been contravened or has not been complied with, or has been complied with improperly or only in part, or conditions exist in or upon a *Building* or property to which the bylaw applied and which, in the opinion of the *Fire Chief*, constitute a fire hazard or otherwise constitute a hazard to life or property or both:



- (a) The *Fire Chief* may make an *Order* to ensure full and proper compliance with this bylaw and in particular, but without limiting the generality of the foregoing, may make such recommendations to the *Owner* or *Occupier* of the *Building* or property as the *Fire Chief* deems necessary to correct the contravention or to ensure compliance with this bylaw or to remove the hazards referred to in the bylaw; and
  - (b) A person who is delivered an *Order*, whether by mail, sign, posting or personal delivery, must comply with it, either promptly or, if a time period for compliance is specified, within that time period. Any and all costs and expenses associated with compliance are the responsibility of the property *Owner* or other person to whom the *Order* is directed.
- 9.2 Where an *Order* issued by the *Fire Chief* is not complied with within the time specified, the *Fire Chief* may give such notice as the *Fire Chief* deems sufficient for entry onto the property or premises and carrying out of any remedial work required to bring the property into a safe, compliant condition, including, without limitation:
- (a) Removal and safe disposal of any accumulation of Combustible material;
  - (b) Installation of a fire safety device; or
  - (c) Work to secure a vacant or fire-damaged Building.
- 9.3 In any circumstance where the *Fire Chief* has arranged for work to be carried out on, within, or for a property or *Building* to achieve compliance with an *Order*, the *Owner* of the property is liable to pay the *Municipality* the total amount of all costs incurred by the *Fire Department* for the purpose.
- 9.4 If fees charged for fire inspections, reviews or other services to land or improvements, or the amounts charged for costs incurred by the *Fire Department* in taking remedial action to lands or for improvements are not paid to the *Municipality* by December 31st of the year in which they are due and payable, the amounts owing may be collected from the *Owner* in the same manner as for property taxes in arrears.

#### **Standard of Work**

- 9.5 The *Fire Chief* may, where work being completed is not covered by this bylaw or applicable codes, in the interest of safety adopt the latest edition of the National Fire Protection Association codes, standards, recommended practices and manuals by reference or equivalent.

#### **Rejection of Work**

- 9.6 The *Fire Chief* may, after the examination of any work, issue a written rejection which shall have the same force and effect as an *Order* issued under this bylaw.

#### **Form of Order**

- 9.7 An *Order* made under this bylaw will be in writing and may be directed to the *Owner*, *Occupier* or lessee of the *Building* or property in respect of which the *Order* is made.

#### **Serving and Compliance With Order**

- 9.8 An *Order* made under this bylaw will be served by delivering it or causing it to be delivered to the person to whom it is directed.
- 9.9 An *Owner(s)* or *Owner's Authorized Agent* of a *Building* or premises must, after receipt of a violation report, inspection report or *Order* issued by the *Fire Chief*, comply within the stated timelines.
- 9.10 Where an *Order* has been made pursuant to this bylaw, the *Owner* must pay applicable fees for inspection prescribed in the *Fees and Charges Bylaw* and if upon re-inspection, a *Member* determines that the *Order* has not been complied with, the *Owner* must pay the applicable fee for each additional inspection as prescribed in the *Fees and Charges Bylaw*.

### **Cost Recovery**

- 9.11 The *Municipality* may recover the costs and expenses of providing service and/or incident response as outlined in this bylaw, jointly and severally from any person, *Owner(s)* or *Owner's Authorized Agent* responsible for the *Building* or premises.
- 9.12 Fees may be collected as property taxes as per section 258(1) of the *Community Charter*. If the *Owner* does not pay the cost of the service, on or before December 31st in the year in which the service was done the cost shall be added to and form part of the taxes payable on the parcel as taxes in arrears.

### **Compensation to Municipality**

- 9.13 Every person who, without necessary cause or required *Permit*, sets a fire to which the *Fire Department* responds, or in any manner makes or causes to be made a *False Alarm*, or causes a fire, damage to property or injury to persons that can be attributed to the use of fireworks contrary to the *Fireworks Regulation Bylaw 8516, 2021*, or to the unauthorized cultivation, processing, manufacturing or storage of a controlled substance contrary to the *Controlled Drugs and Substances Act (Canada)*, SC 1996, c. 19, is deemed to have caused a nuisance in the community and, in addition to any fine or other penalty, as an extraordinary service fee is liable to compensate the *Municipality* for the actual costs and expenses incurred by the *Fire Department* in responding to the fire, *False Alarm* or unauthorized activity. The amount of the extraordinary service fee will be calculated in accordance with the rates prescribed in the *Fees and Charges Bylaw*.
- 9.14 Whether or not a *Permit* is in effect, any person who fails to comply with this bylaw must, upon direction of the *Fire Chief*, immediately and completely extinguish any fire that the person has started, maintained or otherwise is responsible for, and at their own cost, promptly take any and all remedial measures that the *Fire Chief* considers necessary or advisable in the interest of fire safety and protection of life or property as communicated to that person.
- 9.15 If a person fails to extinguish a fire as directed by the *Fire Chief* or *Fire Officer*, the *Fire Chief* or *Fire Officer* may direct or cause it to be extinguished and in that circumstance, the *Permit* holder or other person responsible is liable to pay the *Municipality* the costs and expenses of extinguishment incurred by the *Fire Department*.
- 9.16 Every person who is not a resident or ratepayer of the *Municipality* and who causes, directs, allows or suffers an incident attended by the *Fire Department* is liable to pay the *Municipality* for all costs and expenses incurred by the *Fire Department* in response to the incident as well as any fees imposed under the *Fees and Charges Bylaw*.

### **Designation of the Bylaw**

- 9.17 Pursuant to section 264 of the *Community Charter*, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed and *Fire Chief*, Local Assistants to the *Fire Commissioner*, and *Bylaw Enforcement Officers* are designated to enforce this bylaw.

### **Obstruction**

- 9.18 A person must not interfere with, delay, obstruct or impede any person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

### Default

- 9.19 Whenever a person is in default of doing any matter or thing required to be done under this bylaw, the *Municipality*, through its employees or agents, may do what is required to be done, at the expense of the person in default and such costs will constitute a debt due and owing in accordance with section 17 of the *Community Charter*.

### Offences and Penalties

- 9.20 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 or in violation of any of the provisions of this bylaw, is deemed to be guilty of an offence against this bylaw and of a separate offence each day the violation is caused or allowed to continue and is liable upon conviction to a fine of up to \$50,000.

### Ticketing (Municipal Ticket Information)

- 9.21 Pursuant to sections 264(1)(c) and 265(1)(a) of the *Community Charter*, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed and *Fire Chief*, Local Assistants to the Fire Commissioner, and *Bylaw Enforcement Officers* are designated to enforce this bylaw and the table below sets out the designated expressions for offences under this bylaw with the corresponding bylaw section number and fine amount:

Section number	Designated Expression (Short-Form Description)	Fine \$
3.6(a)	Obstruct <i>Member</i>	500
3.6(b)	Enter incident area	200
3.6(c)	Drive over fire hose	200
3.6(d)	Impersonate <i>Member</i>	500
3.8	Fail to secure vacant/damaged <i>Building</i>	500
3.15(a)	Tamper with <i>Fire Protection Equipment</i>	500
3.15(b)	Reset <i>Fire Alarm System</i> without authorization	200
4.4	Fail to comply with <i>Order</i>	200
4.6(a)	Fail to have inspection by <i>Certified Fire Protection Technician</i>	200
4.6(b)	Fail to have <i>Fire Protection Equipment</i> tagged	200
4.8	Falsify records	300
4.10	Fail to have <i>Fire Watch</i>	200
4.11	Fail to comply with <i>Fire Watch</i> requirements	500
4.19(a)	Fail to submit update to <i>Construction Fire Safety Plan</i>	200
4.21(a)	Fail to submit <i>Fire Safety Plan</i>	200
4.23	Fail to have occupancy contact information	200
5.2	Cause fire hazard	200
5.3(a)	Unsafe disposal of hazardous substance	500
5.3(b)	Unauthorized disposal of <i>Hazardous Materials</i>	500
5.3(c)	Unsafe disposal of smoking equipment	500
5.4	Fail to comply with container requirements	200
5.5	<i>Combustible</i> waste near <i>Building</i>	200
5.7	Fail to report potential explosion/ <i>Hazardous Materials</i> spill	500
5.8(a)	Start open air fire	500
5.8(b)	Burn land for clearing	300
5.8(c)	Unpermitted cooking fire	200
5.8(d)	Smoke from outdoor cooking fire	200

5.9(a)	Smoke from open air burning	200
5.9(c)	Fail to comply with propane appliance requirements	200
5.9(e)	Smoke from smoker	200
5.11(a)	Tamper with fire ban sign	200
5.11(b)	Violate fire ban <i>Order</i>	300
5.12	Unauthorized high-risk construction/demolition	200
5.13	Fail to obtain approval of <i>construction Fire Safety Plan</i> mitigation checklist	200
5.14	Fail to comply with <i>Construction Fire Safety Plan</i> mitigation checklist	200
5.16	Fail to comply with <i>Order</i>	300
5.17	Enter forest contrary to <i>Order</i>	200
6.1(a)	Fail to keep access routes clear	200
6.1(b)	Fail to post fire lane sign	200
6.1(d)	Fail to maintain access routes in compliance with <i>Fire Code</i>	200
6.1(e)	Fail to have address visible from street	100
6.1(f)	Fail to provide directional signage	100
6.1(g)	Fail to keep corridors free of obstructions	200
6.1(h)	Fail to have devices on exit doors per <i>Building Code</i>	200
6.2	Fail to maintain <i>Fire Department Lock Box</i>	200
6.4(a)	Storage contrary to <i>Fire Code</i>	200
6.4(b)	Permit <i>Combustibles</i> around <i>Building</i>	200
6.4(c)	Fail to contain storage in room	200
6.4(c)	Storage room fails to comply with <i>Building Code</i>	200
6.4(d)	Store <i>combustible</i> materials in <i>Storage Garage</i> or <i>Underground Storage Garage</i>	200
6.4(e)	Storage impeding firefighting access	200
6.4(f)	Have storage unit in <i>Storage Garage</i>	200
6.4(g)	Storage in common area of <i>Storage Garage</i>	200
6.4(h)	Storage in portable storage container in common area of <i>Storage Garage</i>	200
6.5	Fail to maintain <i>Fire Separation</i>	200
6.6	Keep fire door open	200
6.7	Fail to have sign on <i>Fire Separation</i> door	200
6.8	Fail to comply with stair numbering requirements	200
6.9	Fail to comply with fire extinguisher requirements	200
6.10	Exit sign not in compliance with <i>Building Code</i>	200
6.11	Fail to maintain exit sign	200
6.12	Fail to maintain emergency power for exit sign	200
6.13	Exit sign not consistent with current <i>Fire Code</i>	200
6.14	Fail to keep records for exit sign	200
6.14	Emergency power system does not meet requirements	200
6.16	Fail to keep records for emergency power system	200
6.17	Storage in exit system area	200
6.18	Fail to inspect exit systems	200
6.19	Fail to keep records for exit system	200
6.20	Fail to comply with smoke control system requirements	500
6.21	Fail to keep records for smoke control system	200
6.22	Fail to obtain inspection of smoke control system	200



6.23	Fail to inspect or maintain <i>fire alarm system</i>	200
6.24	Fail to keep records for <i>Fire Alarm System</i>	200
6.25	Fail to obtain certificate for installation of monitored <i>fire alarm system</i>	200
6.26	Fail to notify of cancellation of monitored <i>Fire Alarm System</i>	200
6.27	Fail to keep records of monitored <i>fire alarm system</i>	200
6.28(a)	Fail to install smoke alarm	200
6.28(b)	Fail to maintain smoke alarm	200
6.29	Fail to keep records for smoke alarm	200
6.30	Fail to comply with standpipe requirements	200
6.31	Fail to keep records for standpipe	200
6.33	Fail to comply with standpipe siting requirements	200
6.34	Fail to comply with automatic sprinkler system requirements	500
6.35	Fail to comply with automatic sprinkler system connection requirements	200
6.36	Fail to post sign for automatic sprinkler system connection	200
6.37	Fail to keep records for automatic sprinkler system	200
6.40	Take water without authorization	200
6.44	Fail to maintain fire pump	200
6.45	Fail to keep records for fire pump	200
6.47	Fail to comply with private fire hydrant requirements	300
6.48	Fail to maintain <i>Special Fire Suppression System</i>	200
6.49	Fail to keep records for <i>special fire suppression system</i>	200
6.50	Fail to install fire suppression system for commercial cooking equipment	200
6.51	Fail to maintain fire suppression system for commercial cooking equipment	200
6.52	Fail to maintain exhaust system for commercial cooking equipment	200
6.53	Fail to keep records of commercial cooking equipment	200
6.54	Fail to install radio amplification system	200
6.55	Fail to maintain carbon monoxide monitoring system	200
6.56	Fail to keep records for carbon monoxide monitoring system	200
6.57	Fail to maintain access to storage areas	200
6.58	Enclosed <i>Storage Garage</i> used for other than parking vehicles	200
6.59	Have <i>Private Storage Garage</i>	200
6.60	Fail to install no storage sign in <i>Enclosed Storage Garage</i>	200
6.62	Access to <i>Enclosed Storage Garage</i> blocked	200
6.63	Solid door on <i>Enclosed Storage Garage</i>	200
6.64(a)	Fail to have required info. on <i>Shipping Container</i>	200
6.64(b)	Fail to have required contact info. on <i>Shipping Container</i>	200
6.64(c)	Fail to identify shipping container in <i>Fire Safety Plan</i>	200
6.65	Fail to install safety features in <i>Shipping Container</i>	200
6.66	Fail to install ventilation for <i>Shipping Container</i>	200
6.67	Fail to modify <i>Shipping Container</i> as required	200
6.68	Store compressed gas in shipping container	300
6.70	Fail to have <i>Construction Fire Safety Plan</i>	200
6.72	Decommission fire hydrant without authorization	200
6.73	Fail to notify of fire hydrant conditions	200

6.74	Fail to maintain access route	200
6.75(a)	Fail to comply with <i>Construction Fire Safety Plan</i>	200
6.75(b)	Fail to comply with Exposure Report	200
6.75(c)	Fail to install water supply	200
6.78	New fire hydrant fail to meet requirements	200
6.79	Handle <i>flammable and combustible liquids</i> contrary to <i>Fire Code</i>	200
6.80	Hazardous process contrary to <i>Fire Code</i>	300
6.81	Store <i>Dangerous goods</i> contrary to <i>Fire Code</i>	300
6.82(a)	Fail to obtain <i>Mobile Food Vendor</i> inspection	200
6.82(b)	<i>Mobile Food Vendor</i> fail to comply with commercial cooking equipment requirements	200
6.82(c)	<i>Mobile food vendor</i> fail to safely situate cooking appliances	200
6.83	<i>Mobile food vendor</i> with non-flame retardant tent	200
6.84	<i>Mobile food vendor</i> fail to have required fire extinguishers	200
6.85(a)	Fail to comply with commercial cooking requirements for <i>special event</i>	200
6.85(b)	Fail to have required aisle width at <i>Special Event</i>	200
6.85(c)	Fail to have required line of travel at <i>Special Event</i>	200
6.85(d)	Access to exit blocked at <i>Special Event</i>	200
6.85(e)	Fail to obtain inspection for <i>Special Event</i>	200
6.86	Fail to comply with requirements for motor vehicle display	200
6.87(a)	Service station attendant not qualified	200
6.87(b)	Service station fire extinguishers do not meet requirements	200
6.87(c)	Service station fire extinguishers not mounted as required	200
6.87(d)	Fail to post service station emergency signage	200
6.88	Fail to submit <i>Integrated Testing Plan</i>	200
6.89	Fail to conduct <i>Integrated Test</i> before occupancy	200
6.90	Fail to conduct <i>Integrated Test</i> after one year	200
6.91	Fail to conduct <i>Integrated Test</i> every 5 years	200
6.92	Fail to keep records for <i>Integrated Test</i> on site	200
6.93	Fail to provide <i>Integrated Testing Plan</i>	200
6.94	Fail to give functional demonstration of <i>Integrated Test</i>	200
7.10	Exceed occupant load	300
7.11	Fail to post occupant load	200
7.16	Fail to provide fire protection for <i>Special Effects</i>	200
9.1(b)	Fail to comply with <i>Order</i>	300
9.15	Fail to extinguish fire	300
9.20	Obstruction	500

## **PART 10 - SEVERABILITY AND REPEAL**

### **Severability**

10.1 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**

- 10.2 Fire Bylaw 7481, 2004 is hereby repealed and all references in other District bylaws to Fire Bylaw 7481, 2004 are hereby amended to refer to Fire and Rescue Services Bylaw 8511, 2021.

**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 8511

### Definitions

In this bylaw, unless the context otherwise requires:

**Alternate Solution** means a proposed alternate design solution for a *Building* that is produced by a *Registered Professional* to comply with the requirements of the *Building Code*, *Fire Code* or other statutory or regulatory requirements.

**Area of Refuge** means a space that facilitates a safe delay in egress, is sufficiently protected from fire conditions developing in the floor area, and provides direct access to an exit or firefighters elevator.

**Authority Having Jurisdiction** means the governmental agency having regulatory authority over a specific aspect of a project.

**Building** means any structure used or intended for supporting or sheltering any use or *Occupancy* as defined by the *Fire Code*.

**Building Code** means the current edition of the *British Columbia Building Code* as adopted by the Minister responsible under provincial legislation, as amended or replaced.

**Building Official** means the *Municipality's* Chief Building Official and the building inspectors, plan checkers, plumbing inspectors, mechanical inspectors and electrical inspectors designated or appointed by the *Municipality*.

**Building Permit** has the meaning prescribed in the *Construction Bylaw 8271, 2017*.

**Bylaw Enforcement Officer** means a *Park Ranger*, Royal Canadian Mounted Police officer, a *Member*, or any official or employee of the *Municipality* whose designated duties include the enforcement of bylaws within the *Municipality*;

**Certified Fire Protection Technician** means a person certified by ASTTBC (Applied Science Technologists and Technicians of British Columbia) to inspect and test *Fire Protection Equipment*, or an equivalent acceptable to the *Fire Chief*.

**Combustible** refers to the chemical reaction that is demonstrated when matter (substance, product) bursts into flame, through combustion or being exposed to fire. Combustion is a self-sustaining chemical reaction yielding energy or products that cause further reactions of the same kind.

**Community Charter** means the Community Charter, SBC 2003, c. 26, as amended or replaced.

**Construction Bylaw** means *Construction Bylaw 8271, 2017*, as amended or replaced;

**Construction Fire Safety Plan** means a plan meeting Fire Department Guidelines for construction fire safety submitted for acceptance in accordance with the *Fire Code* and *Building Code*.

**Cross Over Floors** has the meaning prescribed in the *Building Code*.

**CSA/ULC** means the Canadian Standards Association/Underwriters Laboratory of Canada.

**Dangerous Goods** means those products or substances which are regulated by the *Transportation of Dangerous Goods Act*, SC 1992, c. 34 and its Regulations, as amended or replaced.

**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.

**Enclosed Storage Garage** means a structure built within a common area of a *Storage Garage* as defined in the *Building Code*, where the interior space can be fully viewed from the exterior through a gated or mesh overhead door.

**Explosion** means a rapid release of energy that may or may not be preceded or followed by a fire which produces a pressure wave or shock wave in air and is usually accompanied by a loud noise.

**False Alarm** means the activation of a *Fire Alarm System*, regardless of how caused, as a result of which *Fire Department* resources and services are provided and a *Member* does not find any evidence of fire, fire damage or smoke.

**Fees and Charges Bylaw** means the Fees and Charges Bylaw 6481.

**Fire Alarm System** means a device or devices installed on or in real property and designed to issue a warning of a fire by activating an audible alarm signal and/or alerting a monitoring service, but does not include local smoke alarms that are intended to alert only the occupants of a single family dwelling unit in which it is installed.

**Fire Chief** means the person appointed as the Chief of the *Fire Department* of the *Municipality* or an authorized designate.

**Fire Code** means the BC Fire Code adopted as Regulation 263/2012 to the *Fire Services Act*;

**Fire Commissioner** means the person appointed as the fire commissioner for British Columbia pursuant to the *Fire Services Act*.

**Fire Department** means the department that provides municipal emergency and non-emergency fire and rescue services.

**Fire Department Access Route** means an approved route designed to *Building Code* and municipal standards that the Fire Department uses to respond to a building or occupancy.

**Fire Department Connection** means a Siamese connection through which the *Fire Department* pumps supplemental water into a sprinkler or standpipe system.

**Fire Department Response Point** means an identified primary response point on a property where the Fire Department would access and operate the site specific *fire protection equipment* and *life safety systems* during an incident response.



**Fire Inspector** means a local assistant to the *Fire Commissioner* as appointed or authorized by the *Fire Chief*.

**Fire Investigation Report** means a report prepared by a *Fire Investigator* in accordance with the *Fire Services Act*.

**Fire Officer** means *Fire Department* personnel who have achieved the rank of Lieutenant or Captain.

**Fire Protection Equipment** means, but is not limited to, fire alarm systems, automatic sprinkler systems, special extinguisher systems, portable fire extinguishers, fire hydrants, water supplies for fire protection, standpipe and hose systems, fixed pipe fire suppression systems in commercial cooking exhaust systems, smoke control measures and emergency power installations.

**Fire Safety Plan** means a documented plan outlining fire safety measures, procedures and equipment as required in accordance with the *Fire Code* and the *Building Code*.

**Fire Separation** has the meaning prescribed in the *Building Code*.

**Fire Services Act** means the *Fire Services Act*, RSBC 1996, c. 144, as amended or replaced.

**Fire Watch** is a temporary measure intended to ensure continuous and systematic surveillance of a *Building* or portion thereof by an assigned fire watch person, for the purposes of identifying and controlling fire hazards, detecting early signs of fire, raising an alarm for fire and notifying occupiers and the *Fire Department*.

**Flammable and Combustible Liquid** means a liquid classified as flammable or combustible in the *Fire Code*.

**Hazardous Materials** means products, materials, or substances that are considered *Dangerous Goods*.

**Highway** includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property.

**Hot Works** means processes that involve open flames or that produce heat or sparks, including but not limited to cutting, welding, soldering, brazing, grinding, adhesive bonding, roofing operations, thermal spraying and thawing pipes.

**Incident Response** means aid provided in response to fires, *Explosions*, medical emergencies, earthquakes or other natural disasters, escape of *Dangerous Goods*, rail or marine incidents, motor vehicle or other accidents and other circumstances to which the *Fire Department* responds or attends.

**Integrated Test** means a test of the interconnections between fire protection and life safety systems as per CAN/ULC-S1001 "Integrated Systems Testing of Fire Protection and Life Safety Systems".

**Integrated Testing Coordinator** means a person, firm, corporation, or organization responsible for developing and implementing the *Integrated Testing Plan* and who are knowledgeable and

experienced in the design, installation and operation of the *Fire Protection Equipment* included in the *Integrated Testing Plan*. The *Integrated Testing Coordinator* is to be certified by ULC as an Integrated Systems Testing Service Provider or equivalent acceptable to the *Fire Chief*.

***Integrated Testing Plan*** means a written project-specific document, prepared by the *Integrated Testing Coordinator*, outlining the required tests and necessary functional results to conduct integrated fire protection and life safety system testing.

***Integrated Testing Report*** means a written project-specific document, prepared by the integrated testing coordinator, documenting the implementation of the integrated testing plan.

***Interface Construction Guidelines*** means the municipal permit process for reporting risks and mitigating measures related to construction work adjacent to or in parks and forest, which must be submitted by the *Owner* to the *Authority Having Jurisdiction* before the fire danger rating, as declared by the Province, for the area becomes high or extreme.

***Life Safety Systems*** means components or combinations of equipment of *Fire Alarm Systems*, sprinkler systems, special suppression systems, means of egress, and other emergency equipment as regulated by the *Fire Code*, its regulations and this bylaw.

***Lock Box*** means a locked metal enclosure designed to securely hold the keys to a Building, structure or complex where the Lock Box is to be located, as approved by the Fire Department.

***Member*** means any employee of the *Fire Department*.

***Metro Vancouver Air Quality Bylaw*** means the Metro Vancouver Air Quality Management Bylaw No. 1082, 2008 as amended or replaced.

***Mobile Food Vendor*** means a person carrying on a business of preparing food and offering it for sale from a vehicle and includes, but is not limited to, vehicles, trailers and carts with cooking equipment that produce smoke or grease laden vapors in a confined compartment.

***Municipal Council or Council*** means the elected council of the *Municipality*.

***Municipal Engineer*** means the General Manager – Engineering, Parks and Facilities or a person designated to act in his/her place.

***Municipality*** means the Corporation of the District of North Vancouver or the geographic area within the municipal boundaries of the *District*, as the context requires.

***NFPA*** means the National Fire Protection Association.

***Nuisance Alarms*** means activation of a *Fire Alarm System* regardless of how it is caused necessitating a fire response where a fire or emergency does not exist.

***Occupancy*** means the use or intended use of a *Building* or part thereof for the shelter or support of persons, animals or property as defined in *Fire Code*.

***Occupier*** means the owner, tenant, lessee, agent or other person who has the right of access to and responsibility for any *Building* or premises.

**Order** means an order, direction, remedial action, approval, decision, determination, or *Permit* made under this bylaw, the *Fire Services Act* and/or the *Fire Code* by the *Fire Chief*, *Fire Inspector* or a *member*.

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

**Owner's Authorized Agent** means the person or persons appointed by the *Owner* to make decisions in relation to the *Owner's* property in their absence.

**Permit** means a *Permit* issued by the *Fire Chief* or any *Member* pursuant to this bylaw.

**Private Storage Garage** means a structure built within a common area of a *Storage Garage* as defined in the *Building Code* where the interior space cannot be fully viewed from the exterior due to the installation of solid doors and walls.

**Registered Professional** means a person who is registered or licensed to practice as an architect under the *Architects Act*, RSBC 1996, c. 17, as amended or replaced, a person who is registered or licensed to practice as a professional engineer under the Professional Governance Act, SBC 2018, c. 47, as amended or replaced, or other professionals as approved by the *Fire Chief*.

**Shipping Container** means a large standardized container designed and built for intermodal freight transport.

**Special Effects** means images and/or sounds used to represent real or imaginary spectacles in a television or movie production or other similar activity, including but not limited to an *Explosion* or fire.

**Special Event** means any exhibit, market, outdoor concert, fair display, trade show, vehicle display or outdoor event or other similar event.

**Special Fire Suppression System** includes low, medium and high expansion foam systems, foam-water, carbon dioxide, dry chemical and wet chemical systems.

**Storage Garage** as defined by the BC Building Code means a *Building* or part thereof intended primarily for the storage or parking of motor vehicles and containing no provision for the repair or servicing of such vehicles, but do not include entrances at which vehicles stop for a short time beneath an unenclosed canopy to pick up and drop off passengers. For certainty, *Storage Garages* may also contain space for parking or storing other vehicles, including, but not limited to bicycles and boats.

**Test Operator** means an individual or company with experience in testing radio communications signals and whose credentials are acceptable to the *Fire Chief*.

**Transportation of Dangerous Goods Act** means the *Transportation of Dangerous Goods Act*, SC 1992, c. 34, as amended or replaced

**ULC Certificate** is a certificate issued under the Certificate Service of Underwriters Laboratories of Canada.

***Value of the Work*** has the meaning prescribed in the Construction Bylaw.

***Water Supply System*** means the system for supplying water for fire protection purposes and includes, but is not limited to, fire hydrants, fire pumps, water towers and tanks, *Fire Department* connections and any other hose connections necessary for *Fire Department* operations.

## The Corporation of the District of North Vancouver

### Bylaw 8512

#### 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 8512, 2021 (Amendment 61)”.

#### Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2004 is amended as follows:
  - a) Deleting the section entitled “Fire Bylaw 7481, 2004” and replacing with “Fire and Rescue Services Bylaw 8511, 2021” as follows:

Fire and Rescue Services Bylaw 8511, 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
3.6(a)	Obstruct <i>Member</i>	500	375	750	NO	N/A
3.6(b)	Enter incident area	200	225	450	NO	N/A
3.6(c)	Drive over fire hose	200	75	150	NO	N/A
3.6(d)	Impersonate <i>Member</i>	500	375	750	NO	N/A
3.8	Fail to secure vacant/damaged <i>Building</i>	500	375	750	NO	N/A
3.15(a)	Tamper with <i>Fire Protection Equipment</i>	500	375	750	NO	N/A
3.15(b)	Reset <i>Fire Alarm System</i> without authorization	200	150	300	NO	N/A
4.4	Fail to comply with <i>Order</i>	200	150	300	NO	N/A
4.6(a)	Fail to have inspection by <i>Certified Fire Protection Technician</i>	200	150	300	NO	N/A
4.6(b)	Fail to have <i>Fire Protection Equipment</i> tagged	200	150	300	NO	N/A
4.8	Falsify records	300				
4.10	Fail to have <i>Fire Watch</i>	200	150	300	NO	N/A
4.11	Fail to comply with <i>Fire Watch</i> requirements	500	375	750	NO	N/A
4.19(a)	Fail to submit update to <i>Construction Fire Safety Plan</i>	200	150	300	NO	N/A
4.21(a)	Fail to submit <i>Fire Safety Plan</i>	200	150	300	NO	N/A
4.23	Fail to have occupancy contact information	200	150	300	NO	N/A
5.2	Cause fire hazard	200	150	300	NO	N/A



5.3(a)	Unsafe disposal of hazardous substance	500	375	750	NO	N/A
5.3(b)	Unauthorized disposal of <i>Hazardous Materials</i>	500	375	750	NO	N/A
5.3(c)	Unsafe disposal of smoking equipment	500			NO	N/A
5.4	Fail to comply with container requirements	200	150	300	NO	N/A
5.5	<i>Combustible</i> waste near <i>Building</i>	200	150	300	NO	N/A
5.7	Fail to report potential explosion/ <i>Hazardous Materials</i> spill	500	375	750	NO	N/A
5.8(a)	Start open air fire	500	375	750occup an	NO	N/A
5.8(b)	Burn land for clearing	300	225	450	NO	N/A
5.8(c)	Unpermitted cooking fire	200	150	300	NO	N/A
5.8(d)	Smoke from outdoor cooking fire	200	150	300	NO	N/A
5.9(a)	Smoke from open air burning	200	150	300	NO	N/A
5.9(c)	Fail to comply with propane appliance requirements	200	150	300	NO	N/A
5.9(e)	Smoke from smoker	200	150	300	NO	N/A
5.11(a)	Tamper with fire ban sign	200	150	300	NO	N/A
5.11(b)	Violate fire ban <i>Order</i>	300	225	450	NO	N/A
5.12	Unauthorized high-risk construction/demolition	200	150	300	NO	N/A
5.13	Fail to obtain approval of <i>construction Fire Safety Plan</i> mitigation checklist	200	150	300	NO	N/A
5.14	Fail to comply with <i>Construction Fire Safety Plan</i> mitigation checklist	200	150	300	NO	N/A
5.16	Fail to comply with <i>Order</i>	300	225	450	NO	N/A
5.17	Enter forest contrary to <i>Order</i>	200	150	300	NO	N/A
6.1(a)	Fail to keep access routes clear	200	150	300	NO	N/A
6.1(b)	Fail to post fire lane sign	200	150	300	NO	N/A
6.1(d)	Fail to maintain access routes in compliance with <i>Fire Code</i>	200	150	300	NO	N/A
6.1(e)	Fail to have address visible from street	100			NO	N/A
6.1(f)	Fail to provide directional signage	100			NO	N/A
6.1(g)	Fail to keep corridors free of obstructions	200	150	300	NO	N/A
6.1(h)	Fail to have devices on exit doors per <i>Building Code</i>	200	150	300	NO	N/A
6.2	Fail to maintain <i>Fire Department Lock Box</i>	200	150	300	NO	N/A
6.4(a)	Storage contrary to <i>Fire Code</i>	200	150	300	NO	N/A
6.4(b)	Permit <i>Combustibles</i> around <i>Building</i>	200	150	300	NO	N/A
6.4(c)	Fail to contain storage in room	200	150	300	NO	N/A
6.4(c)	Storage room fails to comply with <i>Building Code</i>	200	150	300	NO	N/A
6.4(d)	Store <i>combustible</i> materials in <i>Storage Garage</i> or <i>Underground Storage Garage</i>	200	150	300	NO	N/A
6.4(e)	Storage impeding firefighting access	200	150	300	NO	N/A
6.4(f)	Have storage unit in <i>Storage Garage</i>	200	150	300	NO	N/A
6.4(g)	Storage in common area of <i>Storage Garage</i>	200	150	300	NO	N/A
6.4(h)	Storage in portable storage container in common area of <i>Storage Garage</i>	200	150	300	NO	N/A
6.5	Fail to maintain <i>Fire Separation</i>	200	150	300	NO	N/A
6.6	Keep fire door open	200	150	300	NO	N/A

6.7	Fail to have sign on <i>Fire Separation</i> door	200	150	300	NO	N/A
6.8	Fail to comply with stair numbering requirements	200	150	300	NO	N/A
6.9	Fail to comply with fire extinguisher requirements	200	150	300	NO	N/A
6.10	Exit sign not in compliance with <i>Building Code</i>	200	150	300	NO	N/A
6.11	Fail to maintain exit sign	200	150	300	NO	N/A
6.12	Fail to maintain emergency power for exit sign	200	150	300	NO	N/A
6.13	Exit sign not consistent with current <i>Fire Code</i>	200	150	300	NO	N/A
6.14	Fail to keep records for exit sign	200	150	300	NO	N/A
6.14	Emergency power system does not meet requirements	200	150	300	NO	N/A
6.16	Fail to keep records for emergency power system	200	150	300	NO	N/A
6.17	Storage in exit system area	200	150	300	NO	N/A
6.18	Fail to inspect exit systems	200	150	300	NO	N/A
6.19	Fail to keep records for exit system	200	150	300	NO	N/A
6.20	Fail to comply with smoke control system requirements	500	375	750	NO	N/A
6.21	Fail to keep records for smoke control system	200	150	300	NO	N/A
6.22	Fail to obtain inspection of smoke control system	200	150	300	NO	N/A
6.23	Fail to inspect or maintain <i>Fire Alarm System</i>	200	150	300	NO	N/A
6.24	Fail to keep records for <i>Fire Alarm System</i>	200	150	300	NO	N/A
6.25	Fail to obtain certificate for installation of monitored <i>fire alarm system</i>	200	150	300	NO	N/A
6.26	Fail to notify of cancellation of monitored <i>Fire Alarm System</i>	200	150	300	NO	N/A
6.27	Fail to keep records of monitored <i>Fire Alarm System</i>	200	150	300	NO	N/A
6.28(a)	Fail to install smoke alarm	200	150	300	NO	N/A
6.28(b)	Fail to maintain smoke alarm	200	150	300	NO	N/A
6.29	Fail to keep records for smoke alarm	200	150	300	NO	N/A
6.30	Fail to comply with standpipe requirements	200	150	300	NO	N/A
6.31	Fail to keep records for standpipe	200	150	300	NO	N/A
6.33	Fail to comply with standpipe siting requirements	200	150	300	NO	N/A
6.34	Fail to comply with automatic sprinkler system requirements	500	375	750	NO	N/A
6.35	Fail to comply with automatic sprinkler system connection requirements	200	150	300	NO	N/A
6.36	Fail to post sign for automatic sprinkler system connection	200	150	300	NO	N/A
6.37	Fail to keep records for automatic sprinkler system	200	150	300	NO	N/A
6.40	Take water without authorization	200	150	300	NO	N/A
6.44	Fail to maintain fire pump	200	150	300	NO	N/A
6.45	Fail to keep records for fire pump	200	150	300	NO	N/A

6.47	Fail to comply with private fire hydrant requirements	300	225	450	NO	N/A
6.48	Fail to maintain <i>Special Fire Suppression System</i>	200	150	300	NO	N/A
6.49	Fail to keep records for <i>Special Fire Suppression System</i>	200	150	300	NO	N/A
6.50	Fail to install fire suppression system for commercial cooking equipment	200	150	300	NO	N/A
6.51	Fail to maintain fire suppression system for commercial cooking equipment	200	150	300	NO	N/A
6.52	Fail to maintain exhaust system for commercial cooking equipment	200	150	300	NO	N/A
6.53	Fail to keep records of commercial cooking equipment	200	150	300	NO	N/A
6.54	Fail to install radio amplification system	200	150	300	NO	N/A
6.55	Fail to maintain carbon monoxide monitoring system	200	150	300	NO	N/A
6.56	Fail to keep records for carbon monoxide monitoring system	200	150	300	NO	N/A
6.57	Fail to maintain access to storage areas	200	150	300	NO	N/A
6.58	Enclosed <i>Storage Garage</i> used for other than parking vehicles	200	150	300	NO	N/A
6.59	Have <i>Private Storage Garage</i>	200	150	300	NO	N/A
6.60	Fail to install no storage sign in <i>Enclosed Storage Garage</i>	200	150	300	NO	N/A
6.62	Access to <i>Enclosed Storage Garage</i> blocked	200	150	300	NO	N/A
6.63	Solid door on <i>Enclosed Storage Garage</i>	200	150	300	NO	N/A
6.64(a)	Fail to have required info. on <i>Shipping Container</i>	200	150	300	NO	N/A
6.64(b)	Fail to have required contact info. on <i>Shipping Container</i>	200	150	300	NO	N/A
6.64(c)	Fail to identify shipping container in <i>Fire Safety Plan</i>	200	150	300	NO	N/A
6.65	Fail to install safety features in <i>Shipping Container</i>	200	150	300	NO	N/A
6.66	Fail to install ventilation for <i>Shipping Container</i>	200	150	300	NO	N/A
6.67	Fail to modify <i>Shipping Container</i> as required	200	150	300	NO	N/A
6.68	Store compressed gas in shipping container	300	225	450	NO	N/A
6.70	Fail to have <i>Construction Fire Safety Plan</i>	200	150	300	NO	N/A
6.72	Decommission fire hydrant without authorization	200	150	300	NO	N/A
6.73	Fail to notify of fire hydrant conditions	200	150	300	NO	N/A
6.74	Fail to maintain access route	200	150	300	NO	N/A
6.75(a)	Fail to comply with <i>Construction Fire Safety Plan</i>	200	150	300	NO	N/A
6.75(b)	Fail to comply with Exposure Report	200	150	300	NO	N/A
6.75(c)	Fail to install water supply	200	150	300	NO	N/A
6.78	New fire hydrant fail to meet requirements	200	150	300	NO	N/A

6.79	Handle <i>flammable and combustible liquids</i> contrary to <i>Fire Code</i>	200	150	300	NO	N/A
6.80	Hazardous process contrary to <i>Fire Code</i>	300	225	450	NO	N/A
6.81	Store <i>Dangerous goods</i> contrary to <i>Fire Code</i>	300	225	450	NO	N/A
6.82(a)	Fail to obtain <i>Mobile Food Vendor</i> inspection	200	150	300	NO	N/A
6.82(b)	<i>Mobile Food Vendor</i> fail to comply with commercial cooking equipment requirements	200	150	300	NO	N/A
6.82(c)	<i>Mobile food vendor</i> fail to safely situate cooking appliances	200	150	300	NO	N/A
6.83	<i>Mobile food vendor</i> with non-flame retardant tent	200	150	300	NO	N/A
6.84	<i>Mobile food vendor</i> fail to have required fire extinguishers	200	150	300	NO	N/A
6.85(a)	Fail to comply with commercial cooking requirements for <i>special event</i>	200	150	300	NO	N/A
6.85(b)	Fail to have required aisle width at <i>Special Event</i>	200	150	300	NO	N/A
6.85(c)	Fail to have required line of travel at <i>Special Event</i>	200	150	300	NO	N/A
6.85(d)	Access to exit blocked at <i>Special Event</i>	200	150	300	NO	N/A
6.85(e)	Fail to obtain inspection for <i>Special Event</i>	200	150	300	NO	N/A
6.86	Fail to comply with requirements for motor vehicle display	200	150	300	NO	N/A
6.87(a)	Service station attendant not qualified	200	150	300	NO	N/A
6.87(b)	Service station fire extinguishers do not meet requirements	200	150	300	NO	N/A
6.87(c)	Service station fire extinguishers not mounted as required	200	150	300	NO	N/A
6.87(d)	Fail to post service station emergency signage	200	150	300	NO	N/A
6.88	Fail to submit <i>Integrated Testing Plan</i>	200	150	300	NO	N/A
6.89	Fail to conduct <i>Integrated Test</i> before occupancy	200	150	300	NO	N/A
6.90	Fail to conduct <i>Integrated Test</i> after one year	200	150	300	NO	N/A
6.91	Fail to conduct <i>Integrated Test</i> every 5 years	200	150	300	NO	N/A
6.92	Fail to keep records for <i>Integrated Test</i> on site	200	150	300	NO	N/A
6.93	Fail to provide <i>Integrated Testing Plan</i>	200	150	300	NO	N/A
6.94	Fail to give functional demonstration of <i>Integrated Test</i>	200	150	300	NO	N/A
7.10	Exceed occupant load	300	225	450	NO	N/A
7.11	Fail to post occupant load	200	150	300	NO	N/A
7.16	Fail to provide fire protection for <i>Special Effects</i>	200	150	300	NO	N/A
9.1(b)	Fail to comply with <i>Order</i>	300	225	450	NO	N/A
9.15	Fail to extinguish fire	300	225	450	NO	N/A

9.20	Obstruction	500	375	750	NO	N/A
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- b) Deleting the section entitled "Radio Amplification Bylaw 8272, 2017" and replacing with "Radio Amplification Bylaw 8514, 2021" as follows:

Radio Amplification Bylaw 8514, 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
6	Fail to provide Adequate Radio Coverage	200	150	300	NO	N/A
14	Fail to test Enhancement System	200	150	300	NO	N/A
21	Fail to maintain Enhancement System	200	150	300	NO	N/A
22	Fail to upgrade Enhancement System	200	150	300	NO	N/A
25	Obstruction	500	225	450	NO	N/A
27	Fail to comply with order	500	225	450	NO	N/A

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk



## The Corporation of the District of North Vancouver

### Bylaw 8513

#### A bylaw to amend Fees and Charges Bylaw 6481, 1992

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

#### Citation

1. This bylaw may be cited as “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8513, 2021 (Amendment 74)”.

#### Amendments

2. Fees and Charges Bylaw 6481, 1992 is amended by:
  - a) Deleting “Fire Services Pursuant to Fire Services Bylaw” in section 2 and replacing with “Fire and Rescue Services Bylaw 8511, 2021”; and,
  - b) Deleting the heading “Fire Services Pursuant to Fire Services Bylaw” in Schedule D and the table of fees below that heading and replacing with the following:

#### “Fire and Rescue Services Bylaw 8511, 2021

File Search – Comfort Letter (up to 2 hours)	\$150	per 2 hours
Fire Safety Plan Review (up to 2 hours)	\$150	per 2 hours
Pre-Incident Fire Plan Review (up to 2 hours)	\$150	per 2 hours
Special Effects Application Review (up to 2 hours)	\$150	per 2 hours
Development Review Fee	0.10%	Based on value of Building Permit
Development Review Fee	\$75	Minimum on Building Permit
Hourly Fee (For Reviews, Inspections and File Searches):		
Straight Time	\$100	per hour
Time & Half	\$150	per hour
Double Time	\$200	per hour
Fire Investigation:		
Minimum Fee	\$750	per investigation
Damaged or Lost Equipment/Supplies	Replacement Cost	

<b>After Hours Fire Investigation:</b>		
Straight Time	\$100	per hour
Time & Half	\$150	per hour
Double Time	\$200	per hour
<b>Fire Department Standby (Required by Fire Department):</b>		
After Hours – Straight Time	\$100	per hour
After Hours – Time & Half	\$150	per hour
After Hours – Double Time	\$200	per hour
Vehicle/Apparatus	\$171	per hour
<b>PERMIT FEES:</b>		
Permit fees must be paid to the Municipality by all applicants for any Permit required by the Fire and Rescue Services Bylaw 8511, 2021 or by the regulations passed pursuant to the <i>Fire Services Act</i> (1996) c. 144, as amended or replaced.		
Permit Processing (up to 2 hours):		
Hourly Fees for Permit Processing as per above "Hourly Fee"	\$150	per 2 hours
Permit Inspections as per above "Hourly Fee"	\$150	per 2 hours
<b>FALSE ALARMS and NUISANCE ALARMS (Based on Calendar Year):</b>		
First False and/or Nuisance Alarm	\$0	
Second False and/or Nuisance Alarm	\$150	
Third False and/or Nuisance Alarm	\$250	
Fourth False and/or Nuisance Alarm	\$400	
Fifth False and/or Nuisance Alarm	\$600	
Subsequent to Fifth False and/or Nuisance Alarm	\$900	

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

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

**Bylaw 8514**

A Bylaw to provide for In-*Building* Emergency Responder Communications  
*Enhancement Systems* within the District of North Vancouver

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

**PART 1 – TITLE**

**Citation**

1. This bylaw may be cited as “Radio Amplification Bylaw 8514, 2021”.

**PART 2 – DEFINITIONS**

**Definitions**

2. In this Bylaw, unless the context otherwise requires:

**Adequate Radio Coverage** has the meaning ascribed in section 5;

**Building** means any structure used or intended to be used for supporting or sheltering any use of occupancy as defined by the BC Fire Code adopted as Regulation 263/2012 to the *BC Fire Services Act*, RSBC 1996, c. 144;

**Building Inspector** means the person(s) appointed by the Council for the *District* to be *building* inspectors, or such person's authorized designate;

**Community Charter** means the *BC Community Charter* SBC 2003, c. 26, as amended or replaced;

**DAQ** means Delivered Audio Quality, a subjective performance scale developed by the Telecommunications Industry Association for determining the intelligibility of radio system audio;

**dB** means decibel, a relative unit of measurement used to express the ratio of one value to another on a logarithmic scale;

**dBs** means *dB SINAD*, the ratio of the total power of a received signal to the power of the noise and distortion of that signal in decibels;

**dBm** means decibel-milliwatts, a measure of absolute power with reference to one milliwatt in decibels;

**Dispatch Centre** means the dispatch service used by the *Fire Department*;

**District** means the District of North Vancouver;

**E-Comm** means Emergency Communications for Southwest British Columbia Incorporated and all the features and functions of its radio communications systems, including microwave radio systems, provided to the *Fire Department*, Royal Canadian Mounted Police, British Columbia Emergency Health Services, and other emergency services;

**Enhancement System** means an *in-building* emergency responder communications enhancement system, also known as a zone enhancer, that enhances radio signal coverage inside a *building* for the radio frequencies used by *E-Comm*;

**Fire Chief** means the person appointed as the Chief of the *Fire Department* of the *District* or an authorized designate;

**Fire Department** means the department of the *District* that provides municipal emergency and non-emergency fire and rescue services;

**Inadequate Radio Coverage** means radio coverage that does not meet all of the criteria required in section 5;

**Low-E reflective glass** means glass that has been treated with a coating intended to reflect infrared and ultraviolet radiation;

**NEMA Type 4** means a waterproof enclosure as defined by the National Electrical Manufacturers Association;

**Owner** has the meaning prescribed in the *Community Charter*;

**Permit** means authorization in writing by the *Building Inspector* to perform construction or demolition of a *building* or structure, or to permit occupancy of a *building* or structure, all as regulated by the Construction Regulation Bylaw 8271, 2017, as amended or replaced;

**P25** means Project 25, which is a suite of standards for the design and manufacture of interoperable digital two-way wireless communication products. Project 25 is administered by the Telecommunications Industry Association (TIA);

**Shadowed Area** means an area that suffers attenuation or obstruction of radio signals to or from the area as a result of the interposition of all or any part of a *building* or structure in the radio signal path (line of sight) between the area and the transmitting/receiving site of *E-Comm*;

**SINAD** means signal-to-noise and distortion ratio and is a measure of the quality of a signal from a communications device

**Test Operator** means an individual or company with experience in testing radio communications signals and whose credentials are satisfactory to the *Fire Chief*.

### **PART 3 – APPLICABILITY**

#### **Applies to all *Buildings***

3. Unless specifically exempted in this Bylaw, this Bylaw applies to all *Buildings* within the municipal boundaries of the *District*.

#### **Exemptions**

4. This Bylaw shall not apply to:
- a) Any single-family detached or semi-detached residence;
  - b) Any *Building* or structure that complies with all of the following:
    - i. is constructed entirely of wood frame;
    - ii. does not have any metal cladding;
    - iii. does not have any *Low-E reflective glass*;
    - iv. does not have any portion of the *Building* or structure with a floor level that is partially or wholly underground, including basements, cellars and crawlspaces;
    - v. the area of all the floors of the *Building* or structure is less than 5000 square metres, as measured to the lesser of the outside edge of the exterior walls or sheathing; and
    - vi. is less than 12 metres in height, as measured from the lowest ground elevation of the *Building* or structure to the highest point of the *Building* or structure; or
  - c) any *Building* that has been granted an exemption in writing by the *Fire Chief* or *Building Official*, where the *Fire Chief* or *Building Official* considers that the *Building* should be exempt from this Bylaw, having consideration for the operational needs of the *District*, the need for or quality of radio coverage in the *Building*, or any other factor the *Building Official* or *Fire Chief* considers appropriate.



## PART 4 – REQUIREMENTS TO PROVIDE ADEQUATE RADIO COVERAGE

### *Adequate Radio Coverage*

5. For the purposes of this Bylaw, “Adequate Radio Coverage” means coverage that meets all of the following criteria:

- a) System access and *DAQ* of 3.4 or better (speech understandable with repetition only rarely, some noise or distortion may be present) for communication between a portable (handheld) radio with simple flexible whip antenna and *E-Comm* radio communication sites:
  - i. within the *Building*, for a minimum of 90% of the area of each floor of the *Building*, including underground areas such as for parking; and
  - ii. within the *Building*, for 100% of fire command centres, stairwells, protect-in-place areas, lobby refuge areas, equipment rooms and high-hazard areas;

As an aid to system design, *DAQ* 3.4 has been measured by NTIA (U.S. Department of Commerce, National Telecommunications and Information Administration) to be approximately equivalent to 22 *dBs* (22 *dB SINAD*) for analogue signals modulated with a 1 kHz tone at 1.5 kHz deviation, and to 2% BER (Bit Error Rate) for *P25* digital signals. It is approximately equivalent to a received signal level of -95 *dBm*, in the absence of other signals that may affect the receiver. Good design should provide a margin of not less than 10 *dB* to allow for uncontrolled variables. Based on the foregoing, the design target for indoor coverage should be -85 *dBm*;

- b) Signaling transmitted by the portable radios (radio ID, Emergency Alert, or other signals used by the *Fire Department*) shall pass through the *Enhancement System* and be rebroadcast to all receiving radios;
- c) The radio frequency range to be supported shall be any frequencies used by the *E-Comm* network. If signal amplifiers are used, they shall include filters that will protect the amplifiers from overload and the system from interference by out-of-band signals; and
- d) In the event that active amplification is required to meet the foregoing communication quality requirements in the *Building* including the *Shadowed Area* of the *Building*, coordination with *E-Comm* is required to ensure that its outdoor radio communication performance is not degraded. If there is a

trade-off to be made between maintaining the *E-Comm* outdoor radio communication performance and restoration of signal strength in the *Building* and *Shadowed Area*, the trade-off decision shall be made by *E-Comm* and communicated to the *Fire Chief* by the *Building Owner*.

### **Requirement to Provide Adequate Radio Coverage**

6. Subject to the exemptions listed in section 4 of this Bylaw and except as otherwise provided, a *Building* must have *Adequate Radio Coverage* within the *Building*:
  - a) For 90% of the area of each floor of the *Building*, including underground areas; and
  - b) For any part of those areas designed or designated in the *Building* as being fire command centres, stairwells, protect-in-place areas, lobby refuge areas, equipment rooms and high-hazard areas.

### **Licensing Requirements**

7. All active systems shall be licenced by the federal regulator, Innovation, Science & Economic Development Canada (ISED) and shall comply with the applicable Standard Radio Systems Plan (SRSP). Radio equipment shall only be selected from the ISED Radio Equipment List. Any Licence required shall be renewed annually by the *Building Owner* and the cost of the licence borne solely by the *Building Owner*.

### **System Changes**

8. *Enhancement Systems* shall be capable of upgrade to allow for instances where the *Fire Department* changes or adds system frequencies, or changes or adds signaling functionality, in order to maintain system coverage as originally designed.

## **PART 5 – ENHANCEMENT SYSTEMS ALLOWED**

### **Systems Allowed**

9. Where a *Building* must provide an *Enhancement System* to achieve *Adequate Radio Coverage* to comply with section 6 of this Bylaw, such *Enhancement System* shall include any of the following that are sufficient to achieve the required criteria:
  - a) Passive antenna systems or radiating cable systems;
  - b) Distributed antenna systems with unidirectional or bidirectional amplifiers as required;
  - c) Voting receiver systems; or

- d) Any other system acceptable to the *Fire Chief*, as signified in writing on a case by case basis.

### **Secondary Power**

- 10. If any part of the installed *Enhancement System* contains an electrically powered component, the system shall be equipped to operate on an independent Uninterruptible Power Supply (UPS), using a battery and/or generator system, for a period of at least twelve hours without external power or maintenance. All amplifiers and electronics required by the system shall be protected by *NEMA type 4* or higher enclosures. The UPS shall automatically charge the batteries in the presence of external power.
  - a) The UPS shall provide supervisory signals to the fire alarm to indicate:
    - i. Failure of primary power;
    - ii. Failure of the UPS charger (primary power but no charger output); and
    - iii. 70% discharge of the batteries.

### **Emergency Generators**

- 11. The *Owner* of a *Building* that is equipped with emergency generators for backup power shall ensure that such generator is connected to and provides emergency power to the *Enhancement System* UPS.

### **System Monitoring**

- 12. Active components of the *Enhancement System* shall be capable of sending the following supervisory signals, which shall be connected to and monitored by the fire alarm panel:
  - a) Donor antenna malfunction;
  - b) Active RF-emitting device failure;
  - c) Low battery capacity (70% depleted);
  - d) Active system component failure;
  - e) Loss of normal AC power; and
  - f) Failure of battery charger.

## Remote Annunciation

13. The *Enhancement System* supervisory signals shall be summarized on a graphic annunciator located near the Fire Alarm Panel as described in this section, either:
  - a) Using a stand-alone, hardwired annunciator designed to display the supervisory signals described in section 12; or
  - b) As part of the Fire Alarm graphic annunciator using a delineated area labelled “Radio *Enhancement System*” containing 3 LEDs:
    - i. normal operation shall be annunciated with a green LED labelled “Normal” that indicates there are no supervisory signals being sent by the *Enhancement System*;
    - ii. off normal operation shall be annunciated with a yellow LED labelled “Trouble” that indicates a supervisory signal specified in section 12(e), 12(f), or any other signal where the *Enhancement System* is off normal but still fully operational for in-*building* radio communications; and
    - iii. system failure shall be annunciated by a yellow LED labelled “Failure” that indicates a supervisory signal specified in section 12, subsection (a), (b), (c), (d), or any other supervisory signal that indicates the radio communication performance of the system is unreliable

## PART 6 – PROCEDURES TO VERIFY AND MAINTAIN COMPLIANCE

### Initial Compliance

14. After a new *Enhancement System* has been installed and before that system is put into regular operation, the *Owner* of a *Building* regulated by this Bylaw shall arrange for tests by a *Test Operator* to verify that the *Enhancement System* is installed and operates in compliance with this Bylaw, at the sole expense of the *Owner*. The procedures used for testing shall be developed by the *Owner*, subject to acceptance by the *Fire Chief*, and in compliance with the following guidelines:

### Acceptance Tests

15. *Enhancement System* acceptance shall be based upon a commissioning report that consists of the following tests and information:
  - a) Radio Coverage testing:
    - i. radio coverage testing shall be performed when the construction of the *Building* is substantially complete and all interior and exterior doors and

windows have been installed. All doors and windows shall remain closed during testing;

- ii. acceptance tests shall be performed using radio frequencies assigned to the *Dispatch Centre*, after proper coordination with an agent of that system and with the *Fire Chief*;
- iii. if queuing occurs on the radio system while testing is underway, testing shall be terminated immediately and resumed only when traffic levels on the radio system drop to the level where queuing will no longer occur;
- iv. for all *DAQ* tests, a pre-defined "Harvard" sentence should be used, such that the listeners are not aware of the sentence in advance on each test. A different recorded sentence should be used at each location;
- v. where the *Shadowed Area*, or the floor plate area of a *Building*, is greater than 4,500 m<sup>2</sup> it shall be divided into a uniform grid of not more than 15m on a side, or if the floor area is smaller than 4,500m<sup>2</sup> it shall be divided into a uniform grid of approximately 20 equal areas, to a minimum of 9m<sup>2</sup>, and measurements shall be taken at the centre of each grid area. The size of the grids shall also be reduced, or the number of grids increased, upon recommendation of the *Fire Chief*, or *Building Inspector* in areas where special construction or other obstruction may significantly affect radio signals. Tests shall also be performed in the fire command centres, stairwells, protect-in-place areas, lobby refuge areas, equipment rooms, and high-hazard areas without the use of a grid system;
- vi. tests shall first be made using a portable (handheld) radio of the type used by emergency service providers, held at hip level and using a simple flexible whip antenna, and shall be deemed satisfactory if *Adequate Radio Coverage* can be achieved for a five-second test transmission in each direction. If system access is not reliable, or if *Adequate Radio Coverage* for five seconds cannot be achieved at any location, the *Test Operator* may move a maximum of 1.5m in any direction from the centre of the grid and repeat the test. If system access continues to be unreliable, or if *Adequate Radio Coverage* still cannot be achieved, or if there is any doubt about whether it can be achieved, a failure shall be recorded for that location;
- vii. a maximum of two (2) non-adjacent grid areas on a floor or in a *Shadowed Area* will be allowed to fail the test. In the event that three (3)



or more grid areas on a floor or in a *Shadowed Area* fail the test, the floor or *Shadowed Area* may be divided into 40 approximately equal areas and the tests repeated. In such event, a maximum of four (4) non-adjacent areas will be allowed to fail the test. If the *Enhancement System* fails the 40-area test, the *Owner* shall have the *Enhancement System* altered to meet the 90% coverage requirement in section 5(a); otherwise the *Enhancement System* will not be accepted; and

- viii. if the *Enhancement System* fails to provide *Adequate Radio Coverage* in any of the fire command centre, any portion of a stairwell, protect-in-place areas, lobby refuge areas, equipment rooms, or high-hazard areas, the *Owner* shall have the *Enhancement System* altered to meet the 100% coverage requirement for these areas, otherwise the *Enhancement System* will not be accepted.

b) System Measurements:

- i. measurements shall be taken and recorded in compliance with the *E-Comm Coverage Enhancement System Commissioning Guidelines*, and shall be included in the document specified in section 15(e)(ix).

c) Secondary Power

- i. backup batteries and power supplies shall be tested under full load by generating communication traffic automatically for a duration of at least one hour. If within the one-hour period the UPS shows any symptom of failure or impending failure, the test shall be continued to determine the integrity of the UPS. If the UPS fails within a twelve-hour continuous period, such UPS will not be accepted; and
- ii. if the *Building* contains an emergency generator, the UPS shall be tested to ensure charging takes place on emergency generator power.

d) System Monitoring

- i. tests shall be made using deliberate failures or simulations that activate each monitoring signal in section 12. Each test must also ensure that the signals are annunciated in compliance with section 13.

e) Documentation

The *Owner* shall provide the following documentation to the *Fire Department*:

- i. complete drawings of the system as installed showing the location of all components;

- ii. design drawings sufficient to use as a baseline for future maintenance and testing;
  - iii. the measured signal strength received at the donor antenna from the targeted *E-Comm* site;
  - iv. other amplifier settings required for compliance with this bylaw or the requirements of *E-Comm*;
  - v. signal strength measurements at each interior antenna;
  - vi. an acceptance test report showing signal strength and/or bit error rate and the *DAQ* values for each required test grid, certified in accordance with section 19;
  - vii. secondary power system design information and test results;
  - viii. supervisory signals and fire alarm panel interconnection details and test results; and
  - ix. an annual test procedures document sufficient to ensure future system compliance with this bylaw.
16. If any tests described in section 15 are not successful, the *Enhancement System* will not be accepted.

### **Annual Testing**

17. At least once per calendar year, at the sole cost of the *Owner*, the *Owner* shall retain a *Test Operator* to test all active components of the *Enhancement System*, including but not limited to all amplifiers, power supplies and back-up batteries, and shall keep a record of such tests for inspection by the *Fire Chief* or other inspector designated by the *District*. The *Test Operator* may adjust the amplifier gain if necessary to re-establish the gain recorded upon acceptance testing, and batteries and power supplies shall be tested under load for a period of at least one hour to verify that they will function properly during a power outage.
18. Additional tests or inspection of records may be conducted from time to time by the *Fire Department* at the discretion of the *Fire Chief*, after giving reasonable notice to the *Owner*. If the radio signal within the *Building* or within the *Shadowed Area* appears to have degraded, or if the tests show *Inadequate Radio Coverage*, the *Owner* of the *Building* is required to remedy the problem and restore the *Enhancement System* in a manner consistent with the original acceptance criteria

in section 14, unless the *Owner* can demonstrate conclusively that the degradation is solely the result of external changes not under their control.

### **Test Reports**

19. Unless otherwise approved by the *Fire Department*, all test reports of tests described in Part 6 must be certified by a professional engineer registered in the Province of British Columbia and qualified in radio communications. Test reports will not be deemed conclusive or acceptable for the purposes of this Bylaw unless they bear the seal of a professional engineer.

### **Test Equipment**

20. Portable radios used for *DAQ* testing must be of the same type used by the *Fire Department*. *SINAD* (ratio of signal-plus-noise-plus-distortion-to-noise-plus-distortion) Bit Error Rate (BER) and signal strength measurements shall be made using appropriate instrumentation acceptable to the *Fire Chief*. The *Test Operator* shall ensure that the *Test Operator's* radios and measurement equipment have been tested for conformance to design specification within twelve months prior to the conduct of *Enhancement System* acceptance tests or re-tests.

### **Maintenance**

21. *Enhancement Systems* shall be maintained in operable condition at all times. The *Fire Department* shall be notified of any *Enhancement System* supervisory signal, either immediately that the signal is detected, but not later than (2) hours after the initial signal occurred. Supervisory signals regarding *Enhancement System* failure shall be reported immediately.

### **System Upgrade**

22. If the *Enhancement System* fails to provide Adequate Coverage because of any technological change to the municipal fire services radio system, the *Enhancement System* shall be upgraded at the sole expense of the *Owner*, in order to maintain *Enhancement System* coverage as originally designed.

## **PART 7 – EXISTING ENHANCEMENT SYSTEMS**

### **Minimum Compliance**

23. The *Owner* of a *Building* containing an existing *Enhancement System*:
- a) That has provision to supply supervisory signals shall upgrade their fire alarm interconnection if necessary to comply with sections 12 and 13 for all such signals present;
  - b) That has an emergency generator shall provide a connection from the generator to the *Enhancement System* UPS;
  - c) That provides less than 12 hours of secondary power shall upgrade the UPS to provide 12 hours of secondary power;
  - d) That does not have documented measurements as specified in section 15(b) shall have those measurements taken and recorded in the next annual test report to ensure system compliance; and
  - e) That requires repairs shall ensure replacement components comply with the current requirements of this Bylaw.

## **PART 8 – PERMIT CONDITIONS**

24. A *Permit* for occupancy of a *Building* shall not be issued for any *Building* until the requirements of this Bylaw have been met to the satisfaction of the *Building Inspector* and *Fire Chief*.

## **PART 9 – RIGHT OF ENTRY**

25. Every *Owner* or occupant of a *Building* shall, at all reasonable times, permit the *Building Inspector*, the *Fire Chief*, or their authorized designate to enter into and inspect any *Building* or structure to ascertain whether the regulations and provisions of this Bylaw are being obeyed and any person who refuses entry shall be in violation of the Bylaw and shall be liable to the penalties hereby imposed.

## **PART 10 – DEEMED NUISANCE**

26. The construction or erection of a *Building* which interferes with the *District's* fire services, law enforcement and other emergency related telecommunications networks shall constitute a nuisance because it threatens the health, safety and welfare of the residents and visitors to the *District*. In addition to any other remedies or enforcement procedures provided herein, the *District* may seek an injunction to restrain such a nuisance.

## PART 11 – ENFORCEMENT

### Orders

27. If the *Fire Chief* finds that any provision of this Bylaw has been contravened or has not be complied with, or has been complied with improperly or only in part, or that conditions exist in or about a *Building* or property to which the Bylaw applies and which constitutes a hazard to life or property or both, the *Fire Chief* may make an order to ensure full and proper compliance with this bylaw and, in particular, but without limiting the generality of the foregoing, *Fire Chief* may:
- a) make recommendations to the *Owner*, occupier or lessee of the *Building* or property to correct the contravention or to ensure compliance with this Bylaw or to remove the hazards referred to in the Bylaw; or
  - b) make orders with respect to any of the matters referred to in this Bylaw; and
  - c) if the *Owner*, occupier or lessee does not comply with the requirements in subsection (a) and/or (b) above, the *Fire Chief* may take such action as the *Fire Chief* deems necessary to mitigate the hazard and may recover the costs and expenses of such action from the *Owner*, occupier or lessee, as applicable.

### Standard of Work

28. The *Fire Chief* may, where work being completed is not covered by this Bylaw or applicable codes, in the interest of safety adopt the latest edition of the National Fire Protection Association codes, standards, recommended practices and manuals by reference or equivalent.

### Rejection of Work

29. The *Fire Chief* may, after the examination of any work, issue a written rejection which shall have the same force and effect as an order issued under Section 27.

### Form of Order

30. An order made under this Bylaw shall be in writing and may be directed to the *Owner*, occupier or lessee of the *Building* or property in respect of which the order is made, or to any or all of them.



### **Serving of Order**

31. An order made under this Bylaw shall be served by delivering it or causing it to be delivered to the person to whom it is directed. An *Owner*, occupier or lessee of a *Building* or premises shall, after receipt of a violation report, inspection report or order, comply with it.

### **Appeal of Order to *Fire Chief***

32. Any person against whom an order has been made under this Bylaw may, before the expiration of seven days after the service of the order, appeal to the *Fire Chief*, who shall review and shall amend, revoke or confirm the order appealed against or substitute another order.

### **Cost Recovery**

33. The municipal fire service may recover the costs and expenses of providing service and/or assistance response as outlined in this Bylaw, jointly and severally from any person, *Owner*, occupier or lessee in control of the *Building* or premises.

### **Designation of the Bylaw**

34. This Bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed and the *Fire Chief*, members and authorized Local Assistants to the Fire Commissioner, are designated to enforce this Bylaw by means of a ticket pursuant to section 264 of the *Community Charter*.

### **Offences, Penalties and Enforcement**

35. Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw is guilty of an offence punishable upon summary conviction and is liable to a fine of not more than \$50,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.

### **Ticketing (Municipal Ticket Information)**

36. Pursuant to sections 264(1)(c) and 265(1)(a) of the *Community Charter*, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed and *Fire Chief*, Local Assistants to the Fire Commissioner, and Bylaw Enforcement Officers are designated to enforce this bylaw and the table below sets

out the designated expressions for offences under this bylaw with the corresponding bylaw section number and fine amount:

Section number	Designated Expression (Short-Form Description)	Fine \$
6	Fail to provide <i>Adequate Radio Coverage</i>	200
14	Fail to test <i>Enhancement System</i>	200
21	Fail to maintain <i>Enhancement System</i>	200
22	Fail to upgrade <i>Enhancement System</i>	200
25	Obstruction	500
27	Fail to comply with Order	500

## **PART 12 – SEVERABILITY OF PROVISIONS**

37. The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.

## **PART 13 – REPEAL**

38. Radio Amplification Bylaw 8272, 2017 is hereby repealed and all references in other District bylaws to Radio Amplification Bylaw 8272, 2017 are hereby amended to refer to Radio Amplification Bylaw 8514, 2021.

**READ** a first time

**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 8515**

A bylaw to amend Fire and Security Alarm Systems Bylaw 6538, 1993

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

**Citation**

1. This bylaw may be cited as "Fire and Security Alarm Systems Bylaw 6538, 1993 Amendment Bylaw 8515, 2021 (Amendment 3)".

**Amendments**

2. Fire and Security Alarm Systems Bylaw 6538, 1993 is amended as follows:
  - (a) deleting "section 932.1 of the Municipal Act RSBC 1979 c.290" in the Preamble and replacing with "section 64 of the *Community Charter*, SBC 2003, c. 26";
  - (b) deleting "Fire and Security Alarm Systems Bylaw" and replacing with "Security Alarm Systems Bylaw 6538, 1993" in section 1;
  - (c) deleting the definitions of "false alarm" and "fire alarm system" in section 2; and,
  - (d) inserting the following definition in section 2 in alphabetical order:

**"false alarm** means the activation of a security alarm system as a result of which services, including police services, are provided by or on behalf of the District and the providers of the services do not find any evidence of criminal activity or unauthorized entry;"
  - (e) deleting "fire alarm system or" in section 3.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy


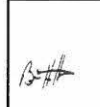
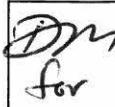
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Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 19, 2021
<input type="checkbox"/> Other:	Date: _____

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

### REPORT TO COUNCIL

July 6, 2021  
File:09.3900.20/002.000

**AUTHOR:** Nathan Walker- Acting Assistant Chief - Public Safety  
Brian Hutchinson - Fire Chief

**SUBJECT:** Fireworks Regulation Bylaw, Amendment Bylaw 8516 to Prohibit the Use and Sales of Consumer Fireworks

#### RECOMMENDATION:

1. THAT "Fireworks Regulation Bylaw 7456, 2004, Amendment Bylaw 8516, 2021 (Amendment 4)"; is given First Reading and referred to a Public Meeting
2. AND THAT pursuant to Section 59 (2) (b) of the *Community Charter*, Bylaw 8516 is referred to a Public Meeting to provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council;
3. AND THAT pursuant to Sections 59 (2) (a) and (3) of the *Community Charter*, Council direct staff to give notice of its intention to hold a Public Meeting as follows:
  - a. The notice shall state the following:
    - i. the time and date of the Public Meeting;
    - ii the place of the Public Meeting;
    - iii in general terms the purpose of the bylaw; and
    - iv the place and the times and dates when copies of the bylaw may be inspected.
  - b. The notice shall be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the Public Meeting.
4. AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8517, 2021 (Amendment Bylaw 62)" is given First Reading.

**REASON FOR REPORT:**

On November 2, 2020, Council considered and passed the following resolution: "THAT the October 7, 2020 report of Councillor Curran entitled Ban Consumer Fireworks and Smoke Generating Pyrotechnic Devices be referred to staff for consideration" and further asked staff to review municipal regulations and consult with our neighbouring communities.

The District of West Vancouver has recently advised of their intention to consider prohibiting consumer sale and discharge, similar to the City of North Vancouver's bylaw; therefore it is appropriate for the District of North Vancouver (the District) to consider a similar approach.

A bylaw has been prepared for Council's consideration to prohibit consumer use and sale of fireworks while continuing to enable fireworks events conducted by a person certified as a Display Fireworks Supervisor issued by Natural Resources Canada-Explosives Regulatory Branch (NRCan) regulated by the *Explosives Act* and *Regulations*.

This will harmonize this regulatory approach with other North Shore Municipalities and this will align the District with similar actions taken across the Lower Mainland and BC.

**SUMMARY:**

Council continues to hear concerns from residents negatively impacted by fireworks: concern for public safety, effects on the environment from noise and pollution and damage to municipal infrastructure. At the same time, many other residents enjoy personal use of fireworks on their property and have expressed a desire for this to continue. The Fireworks Regulation Bylaw places restrictions to regulate the use and sales of fireworks, but widespread contraventions and community complaints persist, prompting Council to direct staff to review other bylaws and recommend further actions.

**BACKGROUND:**

The Fireworks Regulation Bylaw 7456, adopted in 2004, requires a permit to purchase, possess or discharge consumer fireworks. Fireworks may only be discharged on private property, and only on Halloween night 6pm-10pm, by permit. In response to complaints and safety concerns, in 2005, regulations regarding noisemakers were added. A business licence and permit is required to sell fireworks, and in 2010, the vendor deposit was increased to \$1500 due to ongoing contraventions, and vendors were further limited to stop sales on Halloween at 9 p.m., to curb late night purchases and discharge.

**EXISTING POLICY:**

- Natural Resources Canada administers the *Explosives Act* and the *Regulations* and training and certification for operators, and classifies fireworks into four types:  
F.1 — consumer fireworks,

- F.2 — display fireworks,
- F.3 — special effect pyrotechnics,
- F.4 — fireworks accessories;

This report is only in relation to the F.1 consumer grade fireworks. Fireworks used by certified fireworks technicians for pyrotechnics, theatrical special effects and public displays ( F.2- F.4) will continue to be regulated through a permit application process under the District's Fire regulations.

- *BC Fireworks Act RSBC 1996, c. 146*  
The Act allowed municipalities to declare, by bylaw, the application of the Act, to prohibit or control the sale and use of low hazard fireworks, enabling communities to tailor access to these types of fireworks. The Act restricts the days that fireworks may be sold or discharged to October 24-November 1.
- *Community Charter:*
  - Section 8(3)(d) provides that a council, by bylaw, may regulate, prohibit and impose requirement in relation to fireworks.
  - Section 8(6) and Div. 9 provides that council may, by bylaw, regulate in relation to business.
- District of North Vancouver Fireworks Regulation Bylaw, 7456, 2004.  
The Fireworks Regulation Bylaw sets requirements and restrictions for the sale and discharge of consumer fireworks described below:

**Sales of Consumer Fireworks:**

Vendors are required to:

- obtain a short term business licence for each location
- obtain a Permit to Sell Fireworks issued by the District Fire Chief
- provide a refundable bond of \$1500, copy of insurance, copy of inventory
- pass a fire safety inspection, review of inventory
- restrict sales or display except from October 25 to 9pm October 31
- only sell to customers with a District fireworks permit to purchase/discharge
- keep accurate records, reconciliation of inventory and permit fees
- obtain a Highway Use Permit for any sign installation on District property

**Discharge of Consumer Fireworks:**

To discharge fireworks in the District, persons must:

- obtain a District permit for a nominal fee to purchase or discharge
- be 19 years old
- discharge only on private property, with that owner's permission
- discharge on October 31, between 6pm-10 pm, as required on permit



**ANALYSIS:**

Public Input:

During the weeks leading up to and after the 2020 Halloween, Council received a number of emails regarding fireworks, as summarized in the table below:

Of 170 comments received, 89% were supportive of a ban (see Table 1):

For/Against	Count	Proportion
		89%
Support ban	151	
		11%
Against ban	18	
		0%
Neutral	1	
Grand Total	170	

Table 1

Of the reasons provided for a ban, the top five were as follows:

Rational in Support	Count	Proportion of Support Comments
Noise	33	22%
Pets	24	16%
Danger	13	9%
Pets/Wildlife	10	7%
Noise/Pets	8	5%

Table 2

Enforcement:

District of North Vancouver Fire and Rescue Services (DNVFRS) proactively ensure business' premises are set up and are adhering to requirements. Staff also perform random checks throughout the selling period and address any contraventions at those businesses. Investigations from 2020 include complaints of sales of fireworks to minors, sales to consumers without permit, sales of prohibited fireworks and unsafe use.

In the weeks leading up to Halloween, a high volume of complaints are typically directed to DNVFRS. The most common complaints are:

- fireworks discharged outside of the permissible hours
- excessive noise to humans and wildlife
- fear and anxiety of household pets
- litter and chemical debris left on roads and neighbouring properties
- fire damage directly caused by fireworks discharge
- contribution to poor air quality

Teams from DNVFRS, Parks and RCMP proactively patrol and respond to complaints. Some of the most common violations resulting from Halloween patrols include:

- dangerous use of fireworks
- possession and discharge of illegal fireworks
- discharge of fireworks on roadways, parks and school grounds
- use of fireworks by under-age youth
- failure to have a permit

RCMP crime statistics records indicate:

- the majority of files involving fireworks reported to police were noise complaints (25 events out of 48);
- the majority took place at schools or in parks;
- Of those, 6 were youth related and 3 had property damage;
  - one school had windows damaged by fireworks;
  - several still smouldering fireworks started a small bush fire in one neighbourhood but was rapidly contained;
  - fireworks stuffed inside a pumpkin caused it to explode where pumpkin debris residue found on motor vehicles and on residential property but no extensive damage;
  - a number of the noise complaints were from backyard fireworks - out of the four reported files, only one did not have a fireworks permit.

#### Injuries Resulting from Fireworks:

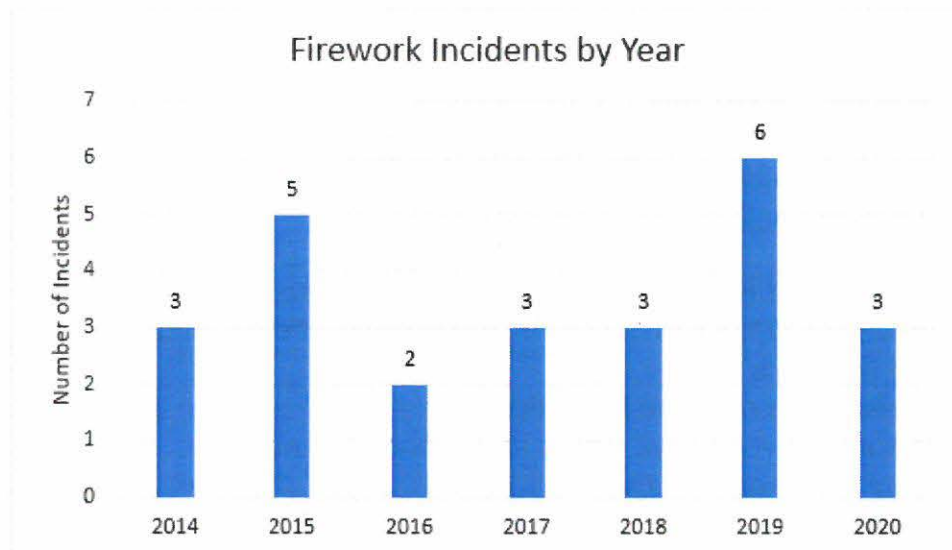
Injuries are tracked nationwide by the Canadian Hospitals Injury Reporting and Prevention Program (CHIRPP) includes statistics from BC Children's Hospital. While this does not represent all injuries, CHIRPP reports in 2011-2019 that teenagers and adolescents represent the largest proportion of the injuries. Head injuries - burns and eye injuries are the most common, followed by fingers and hands, with 73% needing medical treatment and 11% requiring being admitted to hospital for treatment of the injuries.

#### Fire Incidents and Property Damage:

Any damage caused by fireworks discharge must receive a fire investigation and be reported to the Provincial Office of the Fire Commissioner.

The following graph shows incidents causing damage by fireworks in the District by year:





Graph 1

Damage to District parks occurs every year. Last Halloween, multiple park washrooms were damaged by firecrackers, burns and potholes were left in turf fields, requiring resources to replace or repair them. Staff were required to disperse large groups discharging fireworks unsafely on grass sports fields, also requiring significant clean up.

Fireworks related enforcement can be challenging due to the high number of parks and public spaces located throughout the District. In many instances, by the time staff arrive after reports of unpermitted fireworks, the fireworks have concluded and individuals have left the scene. Although there have been restrictions added to the Fireworks Regulation Bylaw over the years, an increasing amount of public complaints and safety concerns or damage continues to occur.

#### Sales and Permits:

The number of vendor business licences has declined in recent years - there was an average of 7 per year from 2005 to 2015 and there is now an average of just 2 vendors who apply for a temporary business licence each year.

Consumers can obtain a permit online or at the store's terminal to purchase and discharge fireworks. This permit process provides education on safe discharge, information on the District's bylaws as well as providing the District with a record of locations of discharge. There is no validation process within that system. Even with internet purchases of fireworks increasing, the total number of District permits has declined by almost half to an average of 396 permits in 2020 vs. 2017.

Prohibiting the storefront sale to consumers alone will not completely stop the activity, particularly given the recent growth of online sales, but prohibiting consumer possession and discharge will enable staff or police to enforce against illegal possession or use in the District. Other than a ban on the sale and possession of consumer fireworks, there are no

further recommendations of regulations to add to the bylaw. The current regulatory scheme is difficult to enforce and has a high resource demand.

Provincial Actions:

- **UBCM:** The Union of BC Municipalities has made multiple attempts for a provincial wide approach to regulation of fireworks between 1988 and 2010. The Province enacted the *Fireworks Act* in 1996 and responded that further firework concerns be addressed at a local level.
- **BC Association of Chiefs of Police:** In 2006, BCACP passed a motion calling for a Provincial wide ban except for community events by licenced persons, citing police and fire personnel efforts to deal with illegal activities, injuries and damage caused by consumer fireworks.
- **Fire Chiefs' Association of BC:** The action above was supported by Fire Chiefs' Association of BC.

Other Community's Bylaws:

In 2005, the City of North Vancouver (CNV) banned the sale, purchase, possession or discharge of fireworks except by those that hold a Public Fireworks Display permit and requires a person certified under the Federal Explosives Act to supervise the discharge of fireworks at that public display. That year, the CNV approached the District to join in banning consumer sales and use. Council opted to respond to complaints by limiting "noisemaker" fireworks.

The District of West Vancouver currently allows the sale and discharge of consumer fireworks, but advises that their Council will consider adopting a bylaw similar to the CNV prior to Halloween.

DNVFRS have been working collaboratively with local First Nations through the years to provide fire protection and fire safety. Both Squamish Nation and Tsleil-Waututh Nation require fireworks vendors to follow municipal regulations and the *Explosives Act*. Typically, a similar number of vendors operate within Tsleil-Waututh Nation and Squamish Nation as do within the District. Squamish Nation is aware of the recommendation presented in this report and Tsleil-Waututh Nation is considering the matter at an advisory committee.

On November 1, 2020, the City of Vancouver banned the consumer sale and use of fireworks. Public events will continue to be permitted under supervision by a certified technician. This seems to be the direction a growing number of municipalities are moving towards, and is the approach recommended by staff for the District of North Vancouver.



Figure 1 shows the regulatory approach to fireworks in the 21 municipalities and one Treaty First Nation in the Metro Vancouver partnership.

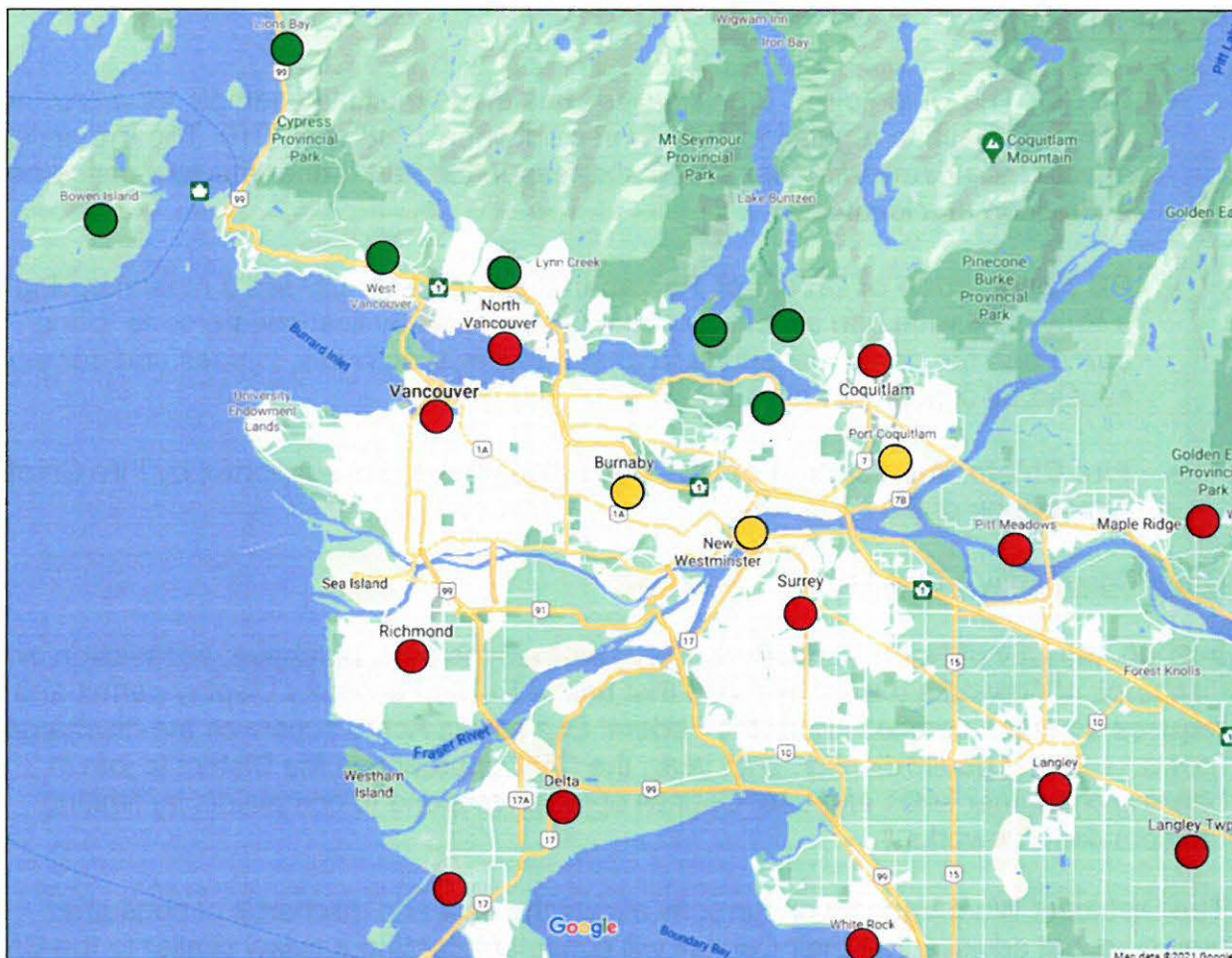


Figure 1

Legend for Figure 1 above and Table 3 below  
Approach by Community in Metro Vancouver and Population




	Both consumer firework discharge and sales prohibited
	Consumer firework discharge permitted with sales prohibited
	Consumer firework discharge and sales permitted

Table 3 below is the survey of communities to include Metro Vancouver and comparable communities throughout the Province.

**SUBJECT:** Fireworks Regulation Bylaw, Amendment Bylaw 8516 to Prohibit the Use and Sales of Consumer Fireworks

July 6, 2021

Page 9





























Community	Approach	Region
City of Abbotsford		BC
Bowen Island Municipality		Metro Vancouver
City of Burnaby		Metro Vancouver
City of Coquitlam		Metro Vancouver
City of Delta		Metro Vancouver
City of Langley		Metro Vancouver
City of Maple Ridge		Metro Vancouver
City of New Westminster		Metro Vancouver
City of North Vancouver		Metro Vancouver
City of Pitt Meadows		Metro Vancouver
City of Port Coquitlam		Metro Vancouver
City of Richmond		Metro Vancouver
City of Surrey		Metro Vancouver
City of Vancouver		Metro Vancouver
City of White Rock		Metro Vancouver
District of North Vancouver		Metro Vancouver
District of West Vancouver		Metro Vancouver
City of Kamloops		BC
City of Kelowna		BC
City of Nanaimo		BC
City of Port Moody		Metro Vancouver
District of Saanich		BC
Township of Langley		Metro Vancouver
Tsawwassen First Nation		Metro Vancouver
City of Victoria		BC
Village of Anmore		Metro Vancouver
Village of Belcarra		Metro Vancouver
Village of Lions Bay		Metro Vancouver

Table 3



Consultation and Communication:

If Council resolves to consider the recommendation to ban consumer fireworks sales and use, staff will prepare a robust communication strategy to educate the public across all platforms. Staff will continue to work collaboratively with our neighbouring communities.

**Timing/Approval Process:**

The District of West Vancouver will be considering a number of fire and safety related bylaws in the near future, including the ban on consumer use and discharge of fireworks. The City of North Vancouver, who has banned consumer sales and discharge since 2005, will be considering an amendment to their bylaw to introduce a prohibition of exploding projectile animal deterrents (bear bangers) on July 5, 2021.

The *Community Charter* requires that proposed changes to a business regulation be published as a notification of intention prior to the bylaw adoption. A Public Meeting will be held to provide an opportunity for those who consider that they are affected by the bylaw changes can make representation to Council. After First Reading, a notice will be published in a local newspaper to invite written submissions for Council to consider before Second reading. The bylaw will then return to Council at the first regular meeting in September, 2021.

**CONCLUSION:**

Setting off fireworks has long been enjoyed by many families in the District, however the noise, disruption to pets and wildlife, contribution to poor air quality, litter, damage to property and threat to public safety continues to be a serious concern for many residents. Existing regulations are not adequate or effective for resolving nuisance and noise issues. Misuse of products, unsupervised use, and uncontrolled use in the community continues despite the advanced regulations. Council directed staff to explore the approaches taken in our neighbouring communities and expressed a desire for harmonized regulations. This is an opportunity to ban the discharge and selling of consumer fireworks in the District in a manner consistent with municipalities across the lower mainland and in particular with the two North Shore municipalities to the west of the District.

**Options:**

- A. Adopt the following Resolutions to ban consumer fireworks:
  1. THAT "Fireworks Regulation Bylaw 7456, 2004, Amendment Bylaw 8516, 2021 (Amendment 4)"; is given First Reading and referred to a Public Meeting
  2. AND THAT pursuant to Section 59 (2) (b) of the *Community Charter*, Bylaw 8516 is referred to a Public Meeting to provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council;



**SUBJECT:** Fireworks Regulation Bylaw, Amendment Bylaw 8516 to Prohibit the Use and Sales of Consumer Fireworks

July 6, 2021

Page 11

3. AND THAT pursuant to Sections 59 (2) (a) and (3) of the *Community Charter*, Council direct staff to give notice of its intention to hold a Public Meeting as follows:
  - a. The notice shall state the following:
    - i the time and date of the Public Meeting;
    - ii the place of the Public Meeting;
    - iii in general terms the purpose of the bylaw; and
    - iv the place and the times and dates when copies of the bylaw may be inspected.
  - b. The notice shall be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the Public Meeting.
4. AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8517, 2021 (Amendment Bylaw 62)" is given First Reading.

B. Direct staff to take other action; or

C. Take no action.

Respectfully submitted,



Nathan Walker  
Acting Assistant Fire Chief – Public Safety



Brian Hutchinson, MA, CEM®, ECFO  
Fire Chief

**SUBJECT:** Fireworks Regulation Bylaw, Amendment Bylaw 8516 to Prohibit the Use  
and Sales of Consumer Fireworks

July 6, 2021

Page 12

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

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

**Bylaw 8516**

**A bylaw to amend Fireworks Regulation Bylaw 7456, 2004**

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

**Citation**

1. This bylaw may be cited as “Fireworks Regulation Bylaw 7456, 2004, Amendment Bylaw 8516, 2021 (Amendment 4)”.

**Amendments**

2. Section 2 of Fireworks Regulation Bylaw 7456, 2004 is deleted in its entirety and substituted with:

**Definitions**

2. In this bylaw:

“*Business day*” means Monday through Friday, except where such day falls on a statutory holiday.

“*Display Event Permit*” means a permit issued under section 7.16 of the Fire Bylaw by the Fire Chief authorizing the purchase, possession and discharge of Fireworks for Special Effects, Special Event or any event involving pyrotechnics.

“*District*” means the District of North Vancouver.

“*Explosion*” means a rapid release of energy that may or may not be preceded or followed by a fire which produces a pressure wave or shock wave in air and is usually accompanied by a loud noise.

“*Explosives Act*” means the *Explosives Act*, RSC 1985, c. E-17, as amended or replaced and includes all regulations under that Act.

“*Fire Bylaw*” means Fire and Rescue Services Bylaw 8511, 2021, as amended or replaced.

“*Fire Chief*” means the person appointed as the Chief of the Fire Department of the District or an authorized designate.

“*Firecracker*” means a small explosive charge and a fuse in a heavy paper casing, exploded to make noise, but having little or no pyrotechnic effect.

*"Fireworks"* means a substance that is made, manufactured or used to produce an explosion, detonation or pyrotechnic effect and includes fireworks, composition and manufactured fireworks as defined in the *Explosives Act* and any substance defined as fireworks under the *Fireworks Act*, as amended or replaced, but does not include sparklers, Christmas crackers, caps for toy guns, model rocket engines as specified in the *Explosives Regulation*, 2018 (SOR/2013-211) or highway flares or other small distress signals used exclusively for that purpose.

*"Fireworks Act"* means the *Fireworks Act*, RSBC 1996, c. 146, as amended or replaced and includes all regulations under that Act.

*"Fireworks Supervisor"* means a person certified as a Fireworks Supervisor and possessing either a valid certificate for a Level 1 Supervisor or Level 2 Supervisor (not an Apprentice Certificate) issued under the *Explosives Act*.

*"Special Effects"* means images and/or sounds used to represent real or imaginary spectacles in a television or movie production or other similar activity, including but not limited to an Explosion or fire.

*"Special Event"* means any exhibit, market, outdoor concert, fair display, trade show, vehicle display or outdoor event or other similar event.

3. Section 4 of Fireworks Regulation Bylaw 7456, 2004 is deleted in its entirety and substituted with:

**Regulation of Sale of Fireworks**

4. A person must not sell, offer for sale, give or otherwise distribute Fireworks unless the seller has a valid business licence issued by the District.
  - 4A. A person may only sell Fireworks to a person who is 18 years of age or over, is a Fireworks Supervisor and holds a valid Display Event Permit.
4. Sections 6 and 7 of Fireworks Regulation Bylaw 7456, 2004 are deleted in their entirety and substituted with:

**Regulation of Discharge of Fireworks**

6. A person must not purchase, possess or discharge Fireworks unless the person is 18 years of age or over, is a Fireworks Supervisor and holds a valid Display Event Permit.
- 6A. A person meeting the requirements in section 6 of this Bylaw may apply for a Display Event Permit in the form required by the Fire Chief and the application must be submitted together with the following at least ten Business Days prior to the proposed Fireworks event:
  - (a) a completed application form;

- (b) an authorization signed by the property owner or owner's agents where the event related to the Display Event Permit is occurring on property not owned by the applicant;
  - (c) proof of Fireworks Supervisor or Pyrotechnician certification issued to the applicant by the Explosives Regulatory Division of Natural Resources Canada (or a successor body); and
  - (d) a certificate of insurance evidencing that the applicant has comprehensive general liability insurance with a coverage limit of not less than \$5 million per occurrence, names the District as an additional named insured, contains a waiver of subrogation, and has a deductible of not more than \$5,000 (unless the District consents in writing to a higher deductible).
- 6B. Where the Fire Chief issues a Display Event Permits pursuant to section 7.16 of the Fire and Rescue Services Bylaw 8511, 2021, as amended or replaced, authorizing the Display Event Permit holder to ignite, explode, set off or detonate Fireworks in accordance with the terms of the Display Event Permit, the Fire Chief may attach conditions to the Display Event Permit, including, but not limited to, conditions regarding:
- (a) the location and method of safe storage of Fireworks;
  - (b) the time, location and manner of discharge of Fireworks; and
  - (c) fire safety precautions.
- 6C. The Display Event Permit holder must:
- (a) comply with all of the terms and conditions specified in the Display Event Permit, the manufacturer's approved instructions and the requirements of this Bylaw, all other bylaws of the District, and all applicable provincial and federal legislation; and
  - (b) ensure that the Fireworks display authorized by the Display Event Permit is directly supervised at all times by a Fireworks Supervisor.
- 6D. A Display Event Permit is:
- (a) valid only for the location and during the times specified in the Display Event Permit;
  - (b) not transferable; and
  - (c) in the event a Display Event Permit is denied, revoked, cancelled or suspended, the application fee is non-refundable.



7. The Fire Chief or an employee or officer of District of North Vancouver Fire and Rescue Services may revoke, cancel or suspend a Display Event Permit where:
  - (a) the holder of the Display Event Permit has violated the terms and conditions of the Display Event Permit or any applicable provincial or federal legislation;
  - (b) the holder has acted in such a manner as to endanger property or public safety; or
  - (c) environmental or weather conditions are such that the use of Fireworks would endanger property or public safety.
5. Fireworks Regulation Bylaw 7456, 2004 is amended by inserting the following as section 9A, immediately following section 9:
  - 9A. 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
6. Section 10 of Fireworks Regulation Bylaw 7456, 2004 is deleted and substituted with the following:

**Penalty**

10. 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 or in violation of any of the provisions of this bylaw, is deemed to be guilty of an offence against this bylaw and of a separate offence each day the violation is caused or allowed to continue and is liable upon conviction to a fine of up to \$50,000.
7. Section 13 of Fireworks Regulation Bylaw 7456, 2004 is amended by deleting the table of offences and substituting the following:

<b>Designated Expression</b>	<b>Section</b>	<b>Fine</b>
Sell Fireworks without Business Licence	4	\$300
Sell Fireworks to unauthorized person	4A	\$300
Discharging Firecrackers	5	\$300
Purchase or discharge Fireworks without Display Event Permit	6	\$500
Fail to comply with Display Event Permit	6C(a)	\$500
Fail to have Fireworks Supervisor	6C(b)	\$500
Throw Fireworks at building	8	\$500
Discharge Fireworks near flammable material	9	\$500
Obstruction	9A	\$500

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

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# The Corporation of the District of North Vancouver

## Bylaw 8517

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 8517, 2021 (Amendment 62)".

### Amendments

2. Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by deleting the section of violations of Fireworks Regulation Bylaw 7456 and substituting the following:

Fireworks Regulation Bylaw 7456, 2004						
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
4	Sell Fireworks without Business Licence	300	225	450	NO	N/A
4A	Sell Fireworks to unauthorized person	300	225	450	NO	N/A
5	Discharging Firecrackers	300	225	450	NO	NA
6C(a)	Fail to comply with Display Event Permit	500	375	750	NO	N/A
6C(b)	Fail to have Fireworks Supervisor	500	375	750	NO	N/A
8	Throw Fireworks at building	500	375	750	NO	N/A
9	Discharge Fireworks near flammable material	500	375	750	NO	N/A
9A	Obstruction	500	375	750	NO	N/A

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 19, 2021
<input type="checkbox"/> Other:	Date: _____

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

July 6, 2021

File:

**AUTHOR:** Megan Curren

**SUBJECT:** Endorsing the Vote16BC Campaign to Lower the Voting Age to 16 Across British Columbia

**RECOMMENDATION:**

THAT Council endorse the Vote16BC Campaign to lower the voting age to 16 across British Columbia;

AND THAT staff are directed to send a letter to the Premier and Minister of Municipal Affairs, to affirm the District of North Vancouver's support for the Vote16BC Campaign.

**REASON FOR REPORT:**

Young residents in our community have asked the District of North Vancouver to support their efforts in lowering the provincial voting age by supporting the VOTE16BC Campaign. [vote16bc.ca](http://vote16bc.ca)

**SUMMARY:**

- Youth have a strong interest in the future of local communities, and decisions made at a local level stand to have a significant impact on whether they continue to be able to call that community home.
- Youth have the most at stake in political decisions being made right now and deserve a say in what lies ahead – notably, action and inaction on the climate emergency, which is inequitably experienced globally, and by young people and future generations. Youth deserve a say in creating resilient communities which prioritize the health and safety of all residents, particularly in a changing climate with increasing heat waves, flooding, and fires.
- Empowering young people to participate in democratic processes fosters ongoing and active civic participation. Studies show that if first time voters have social and educational support — which are more likely to be available when you live with parents/guardians and attend school — they are more likely to vote again. New research also shows that younger voters create a “trickle up” effect, where parents and other adults in their lives are more likely to vote when youth do. (*Source: Dogwood: Lowering the Voting Age to 16*).



**SUBJECT: Endorsing the Vote16BC Campaign to Lower the Voting Age to 16 Across British Columbia**

July 6, 2021

Page 2

- In 2019, the Union of BC Municipalities (UBCM) endorsed a resolution calling on the province to revise the minimum voting age in local government elections to 16 years of age.
- The campaign to lower the voting age to 16 has been endorsed by 20 non-profits, unions, and labour councils, including BC Teachers Federation, BC General Employee's Union (BCGEU), and Sustainabiliteens. It has also been endorsed at conventions of both the BC NDP and the BC Green Party.
- Several jurisdictions worldwide, including Austria, Argentina, and Scotland, have lowered the voting age to 16.

**Conclusion:**

Young residents in the District of North Vancouver would like to have a say in their future through participation in the electoral process. The District could support them by endorsing the VOTE16BC Campaign.

**Options:**

1. That the motion, as presented, be supported; or,
2. That Council not endorse the VOTE16BC campaign and take no action.

Respectfully submitted,



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