AGENDA

REGULAR MEETING OF COUNCIL

Monday, June 13, 2022 7:00 p.m. Council Chamber, Municipal Hall 355 West Queens Road North Vancouver, BC Watch at https://dnvorg.zoom.us/j/67910218298

Council Members:

Mayor Mike Little Councillor Jordan Back Councillor Mathew Bond Councillor Megan Curren Councillor Betty Forbes Councillor Jim Hanson Councillor Lisa Muri



www.dnv.org



REGULAR MEETING OF COUNCIL

7:00 p.m.

Monday, June 13, 2022 Council Chamber, Municipal Hall, 355 West Queens Road, North Vancouver Watch at <u>https://dnvorg.zoom.us/j/67910218298</u>

AGENDA

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8459 Rezoning 1210-1260 West 16th Street
- Bylaw 8496 Rezoning 405-485 Marie Place
- Bylaw 8505 Rezoning 1510-1530 Crown Street and 420-460 Mountain Highway
- Bylaw 8526 OCP Amendment 1565 1589 Rupert Street
- Bylaw 8527 Rezoning 1565 1589 Rupert Street
- Bylaw 8568 Rezoning 1970 Spicer Road
- Bylaw 8573 Rezoning 2050 2070 Marine Drive and an Unaddressed Lot

1. ADOPTION OF THE AGENDA

1.1. June 13, 2022 Regular Meeting Agenda

Recommendation:

THAT the agenda for the June 13, 2022 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

5.1. May 31, 2022 Public Hearing

p. 9-13

Recommendation: THAT the minutes of the May 31, 2022 Public Hearing are received.

6. RELEASE OF CLOSED MEETING DECISIONS

7. COUNCIL WORKSHOP REPORT

8. REPORTS FROM COUNCIL OR STAFF

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

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

Recommendation: THAT items ______ are included in the Consent Agenda and are approved without debate.

8.1. Bylaw 8567: Required Amendment to General p. 17-31 Local Election Bylaw 6876, 1996 File No. 09.3900.20/000.000

Report: Municipal Clerk, May 31, 2022 Attachment 1: Bylaw 8567 Attachment 2: Staff Report dated May 30, 2022

Recommendation: THAT "General Local Election Bylaw 6876, 1996, Amendment Bylaw 8567, 2022 (Amendment 5)" is ADOPTED.

8.2. Bylaw 8568: Rezoning for 1970 Spicer Road File No. 08.3060.20/013.22

p. 33-60

p. 61-90

Report: Development Planner, June 1, 2022 Attachment 1: Bylaw 8568 Attachment 2: Public Hearing report – May 31, 2022 Attachment 3: Staff report dated April 20, 2022

Recommendation: THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" is given SECOND and THIRD Readings.

8.3. Proposed Demolition Waste Reduction Bylaw

File No. 13.6770/Climate Change/File

Report: Environmental Sustainability Specialist, Climate and Biodiversity, and Assistant General Manager, Regulatory Review and Compliance Attachment 1: Bylaw 8582 Attachment 2: Bylaw 8590 Attachment 3: Bylaw 8591 Attachment 4: PowerPoint Presentation Recommendation:

THAT "Demolition Waste Reduction Bylaw 8582, 2022" is given FIRST, SECOND, and THIRD Readings;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)" is given FIRST, SECOND, and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)" is given FIRST, SECOND, and THIRD Readings.

8.4. Security Alarm Systems Bylaw 8588, 2022 File No.

p. 91-104

Report: Section Manager, Revenue and Taxation, May 31, 2022 Attachment 1: Bylaw 8588 Attachment 2: Bylaw 8579

Recommendation:

THAT "Security Alarm Systems Bylaw 8588, 2022" is given FIRST, SECOND and THIRD Readings;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8579, 2022 (Amendment 79)" is given FIRST, SECOND and THIRD Readings.

8.5. Public Electric Vehicle Charging Stations – Grant Application p. 105-107 File No. 13.6770/Climate Change/File

Report: Sustainability Planner, May 31, 2022

Recommendation:

THAT Council supports the application for grant funding for public electric vehicle (EV) charging infrastructure in the District of North Vancouver, through the Investing in Canada Infrastructure (ICIP) Cleanse Communities Fund (CFF);

AND THAT the District of North Vancouver commit to its share (\$289,965) of the total project costs of \$1,087,233 to be funded through the Climate and Innovation Reserve;

AND THAT the District of North Vancouver commits to any associated overruns or unexpected ineligible costs, to be funded through the Climate and Innovation Reserve.

8.6. OCP Action Plan Implementation Update

p. 109-119

File No. 13.6480.35/001.000

Report: Community Planner, May 25, 2022

Recommendation:

THAT the May 25, 2022 report of the Community Planner entitled "OCP Action Plan Implementation Update" is received for information.

8.7. Acting Mayor Date Change File No.

Report: Councillor Curren, May 30, 2022

Recommendation:

THAT Councillor Bond is designated as Acting Mayor for the period of July 20-26, 2022, inclusive;

AND THAT Councillor Curren is designated as Acting Mayor for the period of August 20-26, 2022, inclusive.

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. Performance & Audit Committee Councillor Muri
 - 9.4.5. Regional Culture Committee Councillor Muri
 - 9.4.6. Regional Parks Committee Councillor Muri
 - 9.4.7. Regional Planning Committee Councillor Muri
 - 9.4.8. Liquid Waste Committee Mayor Little
 - 9.4.9. Mayors Committee Mayor Little
 - 9.4.10. Mayors Council Translink Mayor Little
 - 9.4.11. Zero Waste Committee Mayor Little

10. ADJOURNMENT

Recommendation:

THAT the June 13, 2022 Regular Meeting of Council for the District of North Vancouver is adjourned.

MINUTES

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

1970 Spicer Road Zoning Bylaw Amendment

REPORT of the Public Hearing held on Tuesday, May 31, 2022 commencing at 7:00 p.m. in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

- Present: Councillor J. Back (Chair) Councillor M. Curren Councillor B. Forbes Councillor J. Hanson Councillor L. Muri
- Absent: Mayor M. Little Councillor M. Bond
- Staff:Ms. J. Paton, Assistant General Manager Planning
Mr. J. Gordon, Manager Administrative Services
Ms. Y. Zeng, Manager Development Planning
Ms. T. Jenks, Development Planner
Ms. K. Hebron, Confidential Council Clerk
Ms. E. Allen, Committee Clerk

1. OPENING BY THE MAYOR

Councillor Back (Chair) welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw as outlined in the Notice of Public Hearing.

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

Mr. James Gordon, Municipal Clerk stated that:

- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Speakers should not repeat information from previous presentations and must ensure their comments remain focused on the bylaw under consideration this evening;
- If a written submission has been provided, there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to the bylaw under consideration at this hearing;

- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions;
- The Municipal Clerk has a binder containing documents and submissions related to the bylaw, which Council has received and which members of the public are welcome to review, available online at DNV.org/agenda;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, the hearing will continue on a second night;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act; and,
- Members of Council, staff, and the public are participating in person and via Zoom.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw, stating that Bylaw 8568 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public House Commercial Zone (C6) to Employment Zone – Light Industrial (EZ-LI). The EZ-LI Zone addresses permitted uses of land, buildings and structures and off-street parking and loading requirements.

3. PRESENTATION BY STAFF

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Municipal Clerk. Ms. Jenks advised that:

- The proposal is to rezone the site from Public House Commercial (C6) to Employment Zone Light Industrial (EZ-LI) to accommodate the storage of construction vehicles associated with a local construction business;
- The process would also remove a redundant Siting Area map, which regulates setbacks of the existing pub on site.
- The property is approximately 24,000 square feet and is located in the light industrial area of Maplewood generally between Riverside Drive and Amherst Avenue;
- Surrounding uses include heavy industrial to the south, and a variety of light industrial to the west, north and east, including outdoor vehicle storage on an adjacent site to the Northeast.
- The application is proposing to remove the existing 3 storey pub building, and restore the industrial nature of the site which existed until 1992 when the pub was developed on the property.
- Vehicle access to the site is provided via two existing driveways from Spicer Road.
- Both driveways will be retained to accommodate the movement of vehicles through the site and allow vehicles to enter the street facing forward;
- The remainder of the site will be used for the storage of vehicles and equipment associated with the business. These vehicles will remain on-site until they are needed on job sites elsewhere;

- The site is designated in the Official Community Plan (OCP) as Light Industrial Commercial (LIC), which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business-park type uses;
- The proposed rezoning to our Light Industrial Employment Zone is consistent with this designation and it addresses the following policies in the OCP:
 - Enables a diverse range of economic uses within employment lands;
 - Preserves industrial designated lands for industrial uses;
 - Facilitates an appropriate mix of light industrial and non-retail commercial uses in LIC-designated lands;
- In addition to being reviewed against the District's OCP, the project has also been reviewed against the Maplewood Implementation Plan, and the Maplewood Employment Lands Strategy.
- The project complies with these plans as it contributes to the intensification of industrial uses in Maplewood, and provides employment opportunities accessible to those in the Maplewood Village Centre.
- The project has also been reviewed against the District's OCP Action Plan and addresses Priority Action #1 - to achieve town centres that deliver supportive public amenities and employment space - by maintaining the employment function of the site, and helping to preserve the industrial base that serves the business and residential community on the North Shore
- The proposal also addresses Council's Economic Direction to retain and grow the full spectrum of business within the District- by accommodating the evolution of an existing North Shore business and helping to preserve one of the District's key employment areas.
- The retention of employment lands was also intended with the introduction of the Employment Zones to the Zoning Bylaw in 2010, and this proposal serves such intent.
- Notices were sent to 91 neighbours at the time of application and input was received from one notified person expressing general concern with light industrial uses such as noise, heavy vehicle traffic, dust, the potential for prohibited uses occurring on the property, and security risks from visitors to the site;
- Statutory notification was provided in accordance with the legislation and District policy prior to the public hearing;
- Headwater Management currently operates at two sites in the District: the primary location of public-facing operations on Harbour Avenue and a site being used for vehicle storage under a Temporary Use Permit (TUP) on Barrow Street;
- The applicant has applied to relocate the business from Barrow street, in an effort to find a permanent location for the use;
- The proposal intends to re-establish the light industrial nature of 1970 Spicer and organize the storage and parking of the businesses' vehicles with as little impact to the public as possible
- Since the issuance of the TUP in 2016, the vehicle storage site has operated without complaints or bylaw infractions.

4. PRESENTATION BY APPLICANT

4.1. Mr. Scott Lenz, Owner, Headwater Management:

- Thanked Council for the opportunity to speak tonight;
- Advised that Headwater Management is a site contracting and excavation service that has been in business on the North Shore for over 30 years;

- Advised that Headwater Management offers services to local contractors, home owners and landscapers;
- Noted Headwater Management throughout the years has purchased properties in the Lower Lynn and Maplewood areas in order to assist their businesses with areas to store their trucks and equipment;
- Noted it is a struggle to find areas to park their fleets when not in use;
- Commented that by purchasing the lot at 1970 Spicer Road, they are adhering to the zoning bylaw in order to keep their trucks and equipment off the roads;
- Noted they would not be utilizing the lot for day to day use, primary use is storage for trucks and equipment that are currently not in use;
- Commented that land to accommodate industrial use on the North Shore is difficult to come by;
- Noted the proposed use for 1970 Spicer Road is in conjunction with the OCP;
- Noted there would be little to no impact to neighbouring properties; and,
- Commented it would be beneficial to the area as trucks and equipment would not be parked on public roadways.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Emmie Leung:

- Advised she lives in the neighbouring property to 1970 Spicer Road;
- Queried as to whether the pub will be removed or not;
- Queried if the intention was to park trucks and vehicles on Spicer Road; and,
- Opined truck parking along Spicer Road is not desirable as it is a busy road.

5.2. Mr. Peter Teevan:

- Commented on the proposal, stating Headwater Management is a valuable business to our community;
- Acknowledged the shortage of Industrial / Light Industrial land in the District of North Vancouver;
- Noted the proposal is in line with the OCP and intended zoning; and,
- Spoke in support of the proposal.

5.3. Mr. Corrie Kost:

- Commented on the proposal stating it is a good use for the site;
- Opined there is lack of detail in the report;
- Opined more information is needed on the two previous temporary use permits for 1970 Spicer Road;
- Queried if there are any special conditions on the proposed site as it is near a chemical plant; and,
- Queried if there would be a comparable tax assessment before and after the proposal to see if there are any additional benefits to the District of North Vancouver.

In response to a question from Council, staff advised that they will report back on the relative assessed values before and after the proposed rezoning.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI SECONDED by Mayor HANSON THAT the May 31, 2022 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" be returned to Council for further consideration.

CARRIED (7:28 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

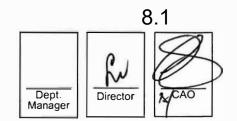
Public Hearing Minutes - May 31, 2022

REPORTS

	AGENDA	INFORMATION
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Regular Meeting
Workshop (open to public)

Date:_	JUne	13	2022
Date			



The District of North Vancouver REPORT TO COUNCIL

May 31, 2022 File: 09.3900.20/000.000

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: Bylaw 8567: Required Amendment to General Local Election Bylaw 6876, 1996

RECOMMENDATION:

THAT "General Local Election Bylaw 6876, 1996, Amendment Bylaw 8567, 2022 (Amendment 5)" is ADOPTED.

BACKGROUND:

Bylaw 8567 received First, Second and Third Readings on May 30, 2022.

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

OPTIONS:

- 1. Adopt the bylaw;
- 2. Give no further Readings to the bylaw and abandon the bylaw at Third Reading; or,
- 3. Rescind Third Reading and debate possible amendments to the bylaw.

Respectfully submitted,

any

James Gordon Municipal Clerk

Attachments:

- 1. Bylaw 8567
- 2. Staff Report dated May 30, 2022

SUBJECT: Bylaw 8567: Required Amendment to General Local Election Bylaw 6876, 1996

May 31, 2022

Page 2

REVIEWED WITH:			
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate and Biodiversity 	Clerk's Office External A Communications Library Finance NS He Fire Services RCMP ITS NVRC Solicitor Museu GIS Other: Bylaw Services Planning	Board	

The Corporation of the District of North Vancouver

Bylaw 8567

A bylaw to amend General Local Election Bylaw 6876, 1996

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

Citation

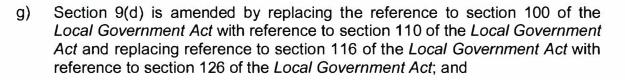
1. This bylaw may be cited as "General Local Election Bylaw 6876, 1996, Amendment Bylaw 8567, 2022 (Amendment 5)".

Amendments

- 2. General Local Election Bylaw 6876, 1996 is amended as follows:
 - a) The preamble is amended following the phrase "other voting" by deleting the phrase "pursuant to Sections 60(1), 97(2), 98, 99, 107 and 141 of the Municipal Act.";
 - b) Section 5(b) is deleted and replaced with the following:

"to designate the location, the date and the voting hours for the special voting opportunity where a poll is established in a hospital or long-term care facility, for any electors who, for the whole of the time the special voting opportunity is available, are patients of a hospital or are residents of a long-term care facility designated as a location for a special voting opportunity; and";

- c) Section 7 is amended by replacing the phrase "section 141 of the *Municipal Act.*" with "section 151 of the *Local Government Act*";
- d) Section 9(a) is deleted and replaced with the following:
 - "9 (a) As authorized under section 110 of the Local Government Act, voting may be done by mail ballot and, in relation to this, elector registration may be done in conjunction with this voting.";
- e) Section 9(b) is deleted;
- f) Section 9(c) is amended by replacing the reference to section 116 of the *Local Government Act* with reference to section 126 of the *Local Government Act*;



- h) Section 10(a) is amended as follows:
 - i.) by replacing the reference to section 73 of the *Local Government Act* with reference to section 89 of the *Local Government Act* and replacing the reference to section 72 of the *Local Government Act* with reference to section 87 of the *Local Government Act*; and
 - ii.) by inserting the word "official" between the words "the" and "election" at the end of the paragraph.

READ a first time May 30th, 2022

READ a second time May 30th, 2022

READ a third time May 30th, 2022

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

ATTACHMENT_2

Regular Meeting Other: AGENDA INFORMATION Date: May 30, 2022

Date:



The District of North Vancouver REPORT TO COUNCIL

April 26, 2022 File: 01.0115.30/002.000

AUTHOR: Genevieve Lanz, Chief Election Officer

SUBJECT: Required Amendment to General Local Election Bylaw 6876, 1996

RECOMMENDATION:

THAT "General Local Election Bylaw 6876, 1996, Amendment Bylaw 8567, 2022 (Amendment 5)" is given FIRST, SECOND and THIRD Readings.

REASON FOR REPORT:

The reason for this report is to present Council with the opportunity to amend General Local Election Bylaw 6876, 1996 in order to conform with recent amendments to the *Local Government Act* and to clarify language within the bylaw. This Amendment Bylaw proposes to expand mail ballot voting eligibility to all electors and remove the restrictions which limit mail ballot voting to persons with a physical disability, illness or injury that affects their ability to vote at another voting opportunity and persons who expect to be absent from the District of North Vancouver on general voting day and advanced voting opportunities.

SUMMARY:

The following amendments are required:

1. Update the preamble to simplify the intent of the bylaw and remove outdated references to the *Municipal Act*.

Currently:

A bylaw to provide for the determination of procedures for the conduct of local government elections and other voting pursuant to Sections 60(1), 97(2), 98, 99, 107 and 141 of the *Municipal Act*.

Proposed:

A bylaw to provide for the determination of procedures for the conduct of local government elections and other voting.



SUBJECT: Required Amendment to General Local Election Bylaw 6876, 1996 April 26, 2022 Page 2

2. Section 5(b) - clarify the language regarding the designation of special voting opportunities.

Currently:

Special Voting Opportunities

5. b) to designate the location, the date and the voting hours for the special voting opportunity, for any electors who, for the whole of the time the special voting opportunity is available, are patients of a hospital or are residents of a long-term care facility designated as a location for a special voting opportunity; and where a poll is established in a hospital or long-term care facility, and

Proposed:

Special Voting Opportunities

5. b) to designate the location, the date and the voting hours for the special voting opportunity where a poll is established in a hospital or long-term care facility, for any electors who, for the whole of the time the special voting opportunity is available, are patients of a hospital or are residents of a long-term care facility designated as a location for a special voting opportunity; and

3. Section 7 – update reference to section 151 of the Local Government Act.

Currently:

Breaking of tie vote

Pursuant to section 141 of the *Municipal Act*, if at the completion of a judicial recount the results of the election cannot be declared because there is an equality of valid votes for 2 or more candidates, the results shall be determined by lot.

Proposed:

Breaking of tie vote

Pursuant to section 151 of the Local Government Act, if at the completion of a judicial recount the results of the election cannot be declared because there is an equality of valid votes for 2 or more candidates, the results shall be determined by lot.

4. Section 9(a) – expands the eligibility of mail ballot voting and elector registration.

Currently:

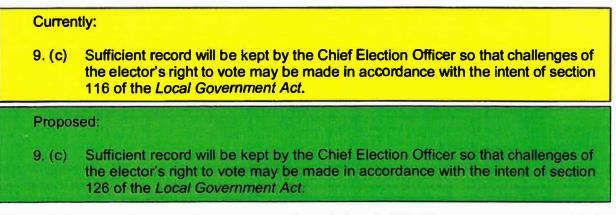
Mail Ballot Voting

9. (a) As authorized under section 100 of the *Local Government Act*, voting and registration may be done by mail for those electors who meet the criteria in paragraph (b) for each election or other voting.

SUBJECT: Required Amendment to General Local Election Bylaw 6876, 1996 April 26, 2022 Page 3

		allot Voting As authorized under section 110 of the <i>Local Government Act</i> , voting may be done by mail ballot, and in relation to this, elector registration may be done in conjunction with this voting.
5.	Section	n 9(b) is deleted.
	Curren 9. (b)	 tly: The following electors are permitted to register to vote by mail and to vote by mail ballot: (i) those persons who have a physical disability, illness or injury that affects their ability to vote at another voting opportunity; and (ii) persons who expect to be absent from the District of the North Vancouver on general voting day and at the times of all advance voting opportunities;
	Propos 9.(b) is	ed: deleted.

6. Section 9(c) – update reference to section 126 of the Local Government Act;



7. Section 9(d) – update references to sections 110 and 126 of the Local Government Act.

Currently:

9. (d) A person exercising the right to vote by mail under the provisions of section 100 may be challenged in accordance with and on the grounds specified in section 116 of the *Local Government Act* until 4:30 pm two days before general voting day.

SUBJECT: Required Amendment to General Local Election Bylaw 6876, 1996 April 26, 2022 Page 4

Proposed:

- 9. (d) A person exercising the right to vote by mail under the provisions of section 110 may be challenged in accordance with and on the grounds specified in section 126 of the Local Government Act until 4:30 pm two days before general voting day.
- 8. Section 10(a) update reference to section 87 and 89 of the *Local Government Act* and insert word "official" between the words "the" and "election".

Currently:

Access to Documents

Access to Nomination Documents

10. (a) As authorized under section 73 of the Local Government Act, public access to nomination documents required under section 72 of the Local Government Act will be provided by making copies available at District Hall during regular business hours upon request by any person and by posting on the District's website from the time of the delivery of any nomination documents to the Chief Election Officer until 30 days after the declaration of the election results.

Proposed:

Access to Documents

Access to Nomination Documents

10. (a) As authorized under section 89 of the Local Government Act, public access to nomination documents required under section 87 of the Local Government Act will be provided by making copies available at District Hall during regular business hours upon request by any person and by posting on the District's website from the time of the delivery of any nomination documents to the Chief Election Officer until 30 days after the declaration of the official election results.

BACKGROUND:

Bill 10 – 2021 removed existing legislated limitations for mail ballot voting in the *Local Government Act* and enabled local governments to expand the eligibility to all electors. Presently, General Local Election Bylaw 6876, 1996 limits mail ballot voting to persons with a physical disability, illness or injury that affects their ability to vote at another voting opportunity and persons who expect to be absent from the District of North Vancouver on general voting day and at the times of all advanced voting opportunities. The proposed Amendment Bylaw would remove restrictions on persons who may be permitted to vote by mail ballot and permit elector registration in conjunction with mail ballot voting.

EXISTING POLICY:

General Local Election Bylaw 6876, 1996 is the relevant bylaw requiring amendment.

SUBJECT: Required Amendment to General Local Election Bylaw 6876, 1996 April 26, 2022 Page 5

Timing/Approval Process:

The deadline for adoption of amendments to election bylaws for the 2022 General Local Elections is July 4th, 2022.

Conclusion:

Bylaw 8567 proposes to amend General Local Election Bylaw 6876, 1996 to expand eligibility for mail ballot voting to all electors in the District of North Vancouver General Local Elections, update references to outdated sections of the *Local Government Act* and clarify bylaw language.

Options:

- 1. THAT "General Local Election Bylaw 6876, 1996, Amendment Bylaw 8567, 2022 (Amendment 5)" is given FIRST, SECOND and THIRD Readings.
- 2. THAT the April 26, 2022 report of the Chief Election Officer entitled Required Amendment to General Local Election Bylaw 6876, 1996 is received for information.

Respectfully submitted,

Genevieve Larz Chief Election Officer

Attachments:

- 1. Bylaw 8567
- 2. Bylaw 6876

REVIEWED WITH:			
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate and Biodiversity 	 Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bylaw Services Planning 	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:	

ATTACHMENT_/

The Corporation of the District of North Vancouver

Bylaw 8567

A bylaw to amend General Local Election Bylaw 6876, 1996

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

Citation

1. This bylaw may be cited as "General Local Election Bylaw 6876, 1996, Amendment Bylaw 8567, 2022 (Amendment 5)".

Amendments

- 2. General Local Election Bylaw 6876, 1996 is amended as follows:
 - a) The preamble is amended following the phrase "other voting" by deleting the phrase "pursuant to Sections 60(1), 97(2), 98, 99, 107 and 141 of the Municipal Act.";
 - b) Section 5(b) is deleted and replaced with the following:

"to designate the location, the date and the voting hours for the special voting opportunity where a poll is established in a hospital or long-term care facility, for any electors who, for the whole of the time the special voting opportunity is available, are patients of a hospital or are residents of a long-term care facility designated as a location for a special voting opportunity; and";

- c) Section 7 is amended by replacing the phrase "section 141 of the *Municipal Act.*" with "section 151 of the *Local Government Act*";
- d) Section 9(a) is deleted and replaced with the following:
 - "9 (a) As authorized under section 110 of the *Local Government Act*, voting may be done by mail ballot and, in relation to this, elector registration may be done in conjunction with this voting.";
- e) Section 9(b) is deleted;
- f) Section 9(c) is amended by replacing the reference to section 116 of the Local Government Act with reference to section 126 of the Local Government Act;

1

- g) Section 9(d) is amended by replacing the reference to section 100 of the Local Government Act with reference to section 110 of the Local Government Act and replacing reference to section 116 of the Local Government Act with reference to section 126 of the Local Government Act; and
- h) Section 10(a) is amended as follows:
 - i.) by replacing the reference to section 73 of the Local Government Act with reference to section 89 of the Local Government Act and replacing the reference to section 72 of the Local Government Act with reference to section 87 of the Local Government Act; and
 - ii.) by inserting the word "official" between the words "the" and "election" at the end of the paragraph.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

ATTACHMENT &



THE DISTRICT OF NORTH VANCOUVER

GENERAL LOCAL ELECTION BYLAW

BYLAW 6876

Effective Date - July 8, 1996

CONSOLIDATED FOR CONVENIENCE ONLY

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

Original Bylaw	Date of Adoption
Bylaw 6876	July 8, 1996
Amending Bylaw	Date of Adoption
Bylaw 7315 Bylaw 7729 Bylaw 7891 Bylaw 8069	March 25, 2002 July 14, 2008 June 20, 2011 July 7, 2014

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (General Local Election Bylaw – Bylaw 6876). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 6876

A bylaw to provide for the determination of procedures for the conduct of local government elections and other voting pursuant to Sections 60(1), 97(2), 98, 99, 107 and 141 of the Municipal Act.

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

Title

Affairs.

1. This bylaw may be cited as "GENERAL LOCAL ELECTION BYLAW".

Use of Provincial list of voters as the register of resident electors

- 2. In order to provide automatic registration by inclusion on the Provincial list of voters:
 - a) the most current available list of voters prepared under the Election Act, existing at the time an election or other voting is to be held is the register of resident electors;
 - b) the Provincial list of voters becomes the register of resident electors 52 days before general voting day for each election or other voting.

Required advance voting opportunity

The additional required advance voting opportunity will be held on the 5th day before general voting day.
 7729

Additional advance voting opportunities

4. The chief election officer is authorized to establish dates for additional advance voting opportunities in advance of general voting day and to designate the voting places, and set the voting hours for such voting opportunities.

Special voting opportunities

- 5. The chief election officer is authorized
 - a) to establish special voting opportunities for each election in any or all of the hospitals or longterm care facilities including a location outside the boundaries of the municipality,
 - b) to designate the location, the date and the voting hours for the special voting opportunity, for any electors who, for the whole of the time the special voting opportunity is available, are patients of a hospital or are residents of a long-term care facility designated as a location for a special voting opportunity; and where a poll is established in a hospital or long-term care facility, and
 - c) if a patient of the hospital or resident of the long-term care facility who is qualified to vote is bedridden or unable to walk, to designate election officials who may attend with the ballot box on the patient or resident, who shall mark the ballot as far as possible in accordance with this section in the privacy that can be reasonably arranged.
 - d) to limit the number of candidate representatives who may be present at the special voting opportunity.

Order of name on ballot

6. The order of names of candidates on the ballot must be determined by lot.

7891

Document: 1229018

Breaking of tie vote

 Pursuant to section 141 of the Municipal Act, if at the completion of a judicial recount the results of the election cannot be declared because there is an equality of valid votes for 2 or more candidates, the results shall be determined by lot.

Repeal

8. Bylaw 6548 being "Register of Resident Electors Bylaw" and Bylaw 6551 being "1993 General Local Election Bylaw" are hereby repealed.

Mail Ballot Voting

- (a) As authorized under section 100 of the Local Government Act, voting and registration may be done by mail for those electors who meet the criteria in paragraph (b) for each election or other voting.
 - (b) The following electors are permitted to register to vote by mail and to vote by mail ballot:
 (i) those persons who have a physical disability, illness or injury that affects their
 - ability to vote at another voting opportunity; and ii) persons who expect to be absent from the District of North Vancouver on general
 - (ii) persons who expect to be absent from the District of North Vancouver on general voting day and at the times of all advance voting opportunities;
 - (c) Sufficient record will be kept by the Chief Election Officer so that challenges of the elector's right to vote may be made in accordance with the intent of section 116 of the Local Government Act.
 - (d) A person exercising the right to vote by mail under the provisions of section 100 may be challenged in accordance with and on the grounds specified in section 116 of the Local Government Act until 4:30 pm two days before general voting day.
 - (e) The time limits in relation to voting by mail ballot will be determined by the Chief Election Officer.
 - (f) As provided in the Local Government Act, a mail ballot must be received by the Chief Election Officer before the close of voting on general voting day in order to be counted for an election.

7729

Access to Documents

10. Access to Nomination Documents

(a) As authorized under section 73 of the Local Government Act, public access to nomination documents required under section 72 of the Local Government Act will be provided by making copies available at District Hall during regular business hours upon request by any person and by posting on the District's website from the time of the delivery of any nomination documents to the Chief Election Officer until 30 days after the declaration of the election results.

Access to Campaign Financing Disclosure Statements

(b) Given that Elections BC is responsible for making local government election campaign financing disclosure statements available to the public, the District will provide a link on its election webpage to the Elections BC local government election campaign financing disclosure statements webpage.

7729, 8069

Amended by: (7315, 7729, 7891, 8069)

Regular MeetingOther:

Date:_____



The District of North Vancouver REPORT TO COUNCIL

June 1, 2022 File: 08.3060.20/013.22

AUTHOR: Taylor Jenks, Development Planner

SUBJECT: Bylaw 8568: Rezoning for 1970 Spicer Road

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8568 received First Reading on May 9, 2022. A Public Hearing for Bylaw 8568 was held and closed on May 31, 2022.

A question was asked at the public hearing regarding the assessed value of the land. While staff cannot comment on the potential change in value associated with this rezoning, we can provide the following publicly available assessment data for context. The District's GEOweb, which is the District's public property information system, notes the 2021 assessed value of land at 1970 Spicer Road is \$6,224,200, and the approximate parcel area is 2,229 m2 (+/-5%). For comparison, a somewhat larger, adjacent EZ-LI parcel located at 133 Amherst Avenue has an assessed land value of \$7,406,400 and an approximate parcel area of 2,636.8 m2 (+/- 5%).

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

OPTIONS:

- 1. Give the bylaw Second and Third Readings;
- 2. Give no further Readings to the bylaw and abandon the bylaw at First Reading; or,
- 3. Debate possible amendments to the bylaw at Second Reading and return Bylaw 8568 to a new Public Hearing if required.

Respectfully submitted,

Taylor Jenks Development Planner

Attachments:

- 1. Bylaw 8568
- 2. Public Hearing report May 31, 2022
- 3. Staff report dated April 20, 2022

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

The Corporation of the District of North Vancouver

Bylaw 8568

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)".

Amendments

- 2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) The Zoning Map is amended in the case of lands illustrated in the attached map (Schedule A) by rezoning the land from Public House Commercial Zone (C6) to Employment Zone-Light Industrial (EZ-LI)
 - b) The Siting Area Map section is amended by deleting Plan Section C/25.01

READ a first time May 9th, 2022

PUBLIC HEARING held May 31st, 2022

READ a second time

READ a third time

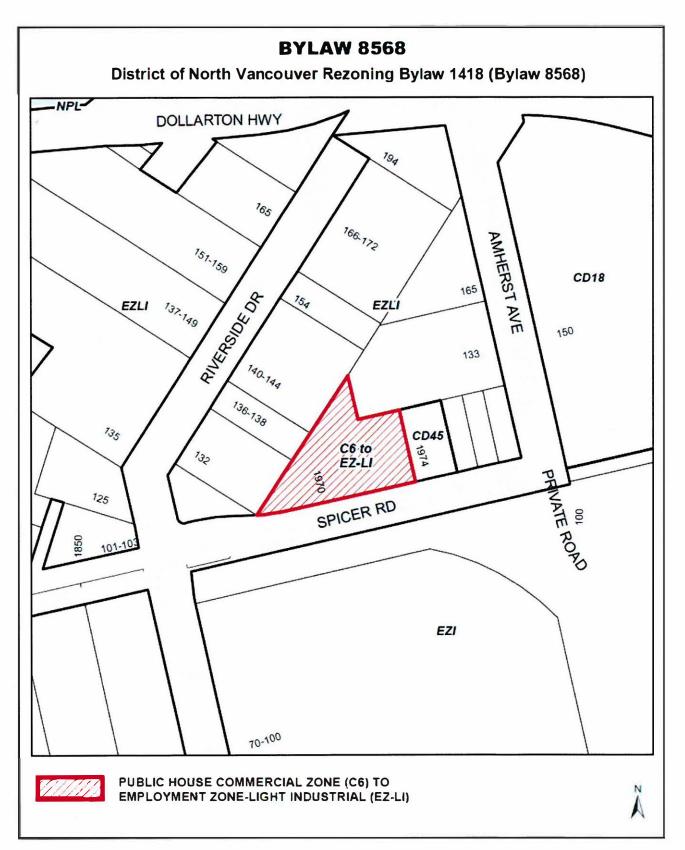
Certified a true copy of "Rezoning Bylaw 1418 (Bylaw 8568)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED





ATTACHMENT 2

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

1970 Spicer Road Zoning Bylaw Amendment

REPORT of the Public Hearing held on Tuesday, May 31, 2022 commencing at 7:00 p.m. in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

- Present: Councillor J. Back (Chair) Councillor M. Curren Councillor B. Forbes Councillor J. Hanson Councillor L. Muri
- Absent: Mayor M. Little Councillor M. Bond
- Staff: Ms. J. Paton, Assistant General Manager Planning Mr. J. Gordon, Manager – Administrative Services Ms. Y. Zeng, Manager – Development Planning Ms. T. Jenks, Development Planner Ms. K. Hebron, Confidential Council Clerk Ms. E. Alten, Committee Clerk

1. OPENING BY THE MAYOR

Councillor Back (Chair) welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw as outlined in the Notice of Public Hearing.

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

Mr. James Gordon, Municipal Clerk stated that:

- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Speakers should not repeat information from previous presentations and must ensure their comments remain focused on the bylaw under consideration this evening;
- If a written submission has been provided, there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to the bylaw under consideration at this hearing;

Public Hearing Minutes - May 31, 2022

- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions;
- The Municipal Clerk has a binder containing documents and submissions related to the bylaw, which Council has received and which members of the public are welcome to review, available online at DNV.org/agenda;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, the hearing will continue on a second night;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act; and,
- Members of Council, staff, and the public are participating in person and via Zoom.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw, stating that Bylaw 8568 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public House Commercial Zone (C6) to Employment Zone – Light Industrial (EZ-LI). The EZ-LI Zone addresses permitted uses of land, buildings and structures and off-street parking and loading requirements.

3. PRESENTATION BY STAFF

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Municipal Clerk. Ms. Jenks advised that:

- The proposal is to rezone the site from Public House Commercial (C6) to Employment Zone Light Industrial (EZ-LI) to accommodate the storage of construction vehicles associated with a local construction business;
- The process would also remove a redundant Siting Area map, which regulates setbacks of the existing pub on site.
- The property is approximately 24,000 square feet and is located in the light industrial area of Maplewood generally between Riverside Drive and Amherst Avenue;
- Surrounding uses include heavy industrial to the south, and a variety of light industrial to the west, north and east, including outdoor vehicle storage on an adjacent site to the Northeast.
- The application is proposing to remove the existing 3 storey pub building, and restore the industrial nature of the site which existed until 1992 when the pub was developed on the property.
- Vehicle access to the site is provided via two existing driveways from Spicer Road.
- Both driveways will be retained to accommodate the movement of vehicles through the site and allow vehicles to enter the street facing forward;
- The remainder of the site will be used for the storage of vehicles and equipment associated with the business. These vehicles will remain on-site until they are needed on job sites elsewhere;

- The site is designated in the Official Community Plan (OCP) as Light Industrial Commercial (LIC), which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business-park type uses;
- The proposed rezoning to our Light Industrial Employment Zone is consistent with this designation and it addresses the following policies in the OCP:
 - Enables a diverse range of economic uses within employment lands;
 - Preserves industrial designated lands for industrial uses;
 - Facilitates an appropriate mix of light industrial and non-retail commercial uses in LIC-designated lands;
- In addition to being reviewed against the District's OCP, the project has also been reviewed against the Maplewood Implementation Plan, and the Maplewood Employment Lands Strategy.
- The project complies with these plans as it contributes to the intensification of industrial uses in Maplewood, and provides employment opportunities accessible to those in the Maplewood Village Centre.
- The project has also been reviewed against the District's OCP Action Plan and addresses Priority Action #1 - to achieve town centres that deliver supportive public amenities and employment space - by maintaining the employment function of the site, and helping to preserve the industrial base that serves the business and residential community on the North Shore
- The proposal also addresses Council's Economic Direction to retain and grow the full spectrum of business within the District- by accommodating the evolution of an existing North Shore business and helping to preserve one of the District's key employment areas.
- The retention of employment lands was also intended with the introduction of the Employment Zones to the Zoning Bylaw in 2010, and this proposal serves such intent.
- Notices were sent to 91 neighbours at the time of application and input was received from one notified person expressing general concern with light industrial uses such as noise, heavy vehicle traffic, dust, the potential for prohibited uses occurring on the property, and security risks from visitors to the site;
- Statutory notification was provided in accordance with the legislation and District policy prior to the public hearing;
- Headwater Management currently operates at two sites in the District: the primary location of public-facing operations on Harbour Avenue and a site being used for vehicle storage under a Temporary Use Permit (TUP) on Barrow Street;
- The applicant has applied to relocate the business from Barrow street, in an effort to find a permanent location for the use;
- The proposal intends to re-establish the light industrial nature of 1970 Spicer and organize the storage and parking of the businesses' vehicles with as little impact to the public as possible
- Since the issuance of the TUP in 2016, the vehicle storage site has operated without complaints or bylaw infractions.

4. PRESENTATION BY APPLICANT

4.1. Mr. Scott Lenz, Owner, Headwater Management:

- Thanked Council for the opportunity to speak tonight;
- Advised that Headwater Management is a site contracting and excavation service that has been in business on the North Shore for over 30 years;

- Advised that Headwater Management offers services to local contractors, home owners and landscapers;
- Noted Headwater Management throughout the years has purchased properties in the Lower Lynn and Maplewood areas in order to assist their businesses with areas to store their trucks and equipment;
- Noted it is a struggle to find areas to park their fleets when not in use;
- Commented that by purchasing the lot at 1970 Spicer Road, they are adhering to the zoning bylaw in order to keep their trucks and equipment off the roads;
- Noted they would not be utilizing the lot for day to day use, primary use is storage for trucks and equipment that are currently not in use;
- Commented that land to accommodate industrial use on the North Shore is difficult to come by;
- Noted the proposed use for 1970 Spicer Road is in conjunction with the OCP;
- Noted there would be little to no impact to neighbouring properties; and,
- Commented it would be beneficial to the area as trucks and equipment would not be parked on public roadways.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Emmie Leung:

- Advised she lives in the neighbouring property to 1970 Spicer Road;
- Queried as to whether the pub will be removed or not;
- Queried if the intention was to park trucks and vehicles on Spicer Road; and,
- Opined truck parking along Spicer Road is not desirable as it is a busy road.

5.2. Mr. Peter Teevan:

- Commented on the proposal, stating Headwater Management is a valuable business to our community;
- Acknowledged the shortage of Industrial / Light Industrial land in the District of North Vancouver;
- Noted the proposal is in line with the OCP and intended zoning; and,
- Spoke in support of the proposal.

5.3. Mr. Corrie Kost:

- Commented on the proposal stating it is a good use for the site;
- Opined there is lack of detail in the report;
- Opined more information is needed on the two previous temporary use permits for 1970 Spicer Road;
- Queried if there are any special conditions on the proposed site as it is near a chemical plant; and,
- Queried if there would be a comparable tax assessment before and after the proposal to see if there are any additional benefits to the District of North Vancouver.

In response to a question from Council, staff advised that they will report back on the relative assessed values before and after the proposed rezoning.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI SECONDED by Mayor HANSON THAT the May 31, 2022 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" be returned to Council for further consideration.

CARRIED (7:28 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

Public Hearing Minutes - May 31, 2022

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Attachment 3

AGENDA INFORMATION

Date:

Regular Meeting Other:

Date: MAY 9,2022





The District of North Vancouver **REPORT TO COUNCIL**

April 20, 2022 Case: PLN2022-00013 File: 08.3060.20/013.22

Taylor Jenks, Development Planner AUTHOR:

Bylaw 8568 - Rezoning from Public House Commercial (C6) to SUBJECT: Employment Zone - Light Industrial (EZ-LI) at 1970 Spicer Road.

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" is given FIRST reading;

AND THAT Bylaw 8568 is referred to a Public Hearing.

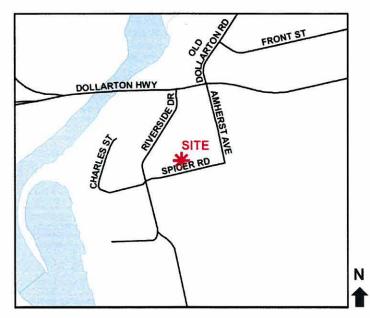
REASON FOR REPORT

Implementation of the proposal requires Council's consideration of Bylaw 8568 to rezone the subject property (Attachment 2).

The Rezoning Bylaw is recommended for introduction and referral to a Public Hearing.

SUMMARY

Scott Lenz of Headwater Management has applied to rezone the site of the previous "Maplewood Pub" at 1970 Spicer Road from existing Public House Commercial Zone (C6) to **Employment Zone - Light industrial** (EZ-LI). The rezoning would accommodate the outdoor storage of company vehicles and equipment associated with a local construction business. The proposal involves demolition of the existing building, and returning the site to a state that supports light industrial activities.



SUBJECT: Bylaw 8568: Rezoning from Public House Commercial (C6) to Employment Zone-Light Industrial (EZ-LI) at 1970 Spicer Road. April 20, 2022

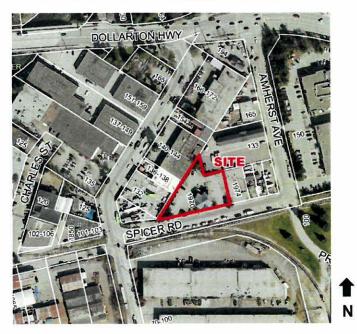
Page 2

BACKGROUND

The subject site was zoned Light Industrial Zone (I3) until 1992 when it was rezoned to Public House Commercial Zone (C6) and redeveloped as the "Maplewood Pub." The site has been vacant since 2020 when the pub closed and the existing building has since deteriorated.

Site and Surrounding Area

The development site is approximately 2,229 m² (23,993 sq. ft.) in size and is located in the light industrial area of Maplewood, south of Dollarton Highway, between Amherst Avenue



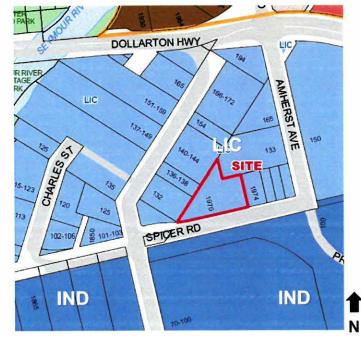
and Riverside Drive. Surrounding land uses are primarily industrial to the north, west and south, including Emterra Environmental directly to the west. To the east of the site is Dynamic Equipment Rentals which includes the storage of vehicles and equipment.

EXSITING POLICY

The proposal has been reviewed against the Official Community Plan (OCP), the Targeted Official Community Plan Review Action Plan, the Maplewood Village Centre and **Innovation District Implementation** Plan & Design Guidelines (Maplewood Plan), the Maplewood Employment Lands Strategy, and the 2019-2022 Council Directions.

Official Community Plan

The Official Community Plan (OCP) designates the site as "Light Industrial Commercial" (LIC) - as indicated in the map - and intended



predominantly for a mix of industrial, warehouse, office, service, utility and business park-type uses. This OCP designation is consistent with sites to the north, east and west, while sites to the south are designated "Industrial" (IND) and intended for heavy industrial uses.

SUBJECT: Bylaw 8568: Rezoning from Public House Commercial (C6) to Employment Zone-Light Industrial (EZ-LI) at 1970 Spicer Road.

April 20, 2022

Page 3

The proposal has been reviewed against the OCP and is consistent with the following policies:

Policy 3.3: Enabling a Diverse Range of Economic Uses within Employment Lands

Policy 3.3.2: Preserve industrial designated lands for industrial uses and uses that are accessory or supportive of industrial activities

Policy 3.3.3: Facilitate an appropriate mix of light industrial and non-retail commercial uses in Light Industrial Commercial designated lands

Targeted Official Community Plan Review Action Plan 2021-2030

The project has been reviewed against the Targeted Official Community Plan Review Action Plan (Action Plan) and addresses the following "Priority Actions":

Priority Action # 1 - Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space

The proposal responds to the above-noted Priority Action by maintaining the employment function of the site, and helping to preserve the industrial base that serves the business and residential community on the North Shore.

Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (Maplewood Plan)

The project has been reviewed against the Maplewood Plan and achieves plan objectives by contributing to the intensification of industrial uses in Maplewood, and providing employment opportunities accessible to those in the Maplewood Village Centre.

Council Directions 2019-2022

The project has been reviewed against Council's Strategic Directions.

Key Issue - Economy: Retaining and growing the full spectrum of businesses within the District, while building towards a complete community of jobs and housings, will be our measures of success.

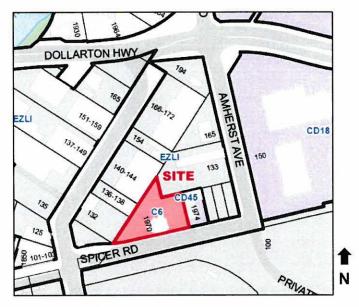
As intended with the addition of the Employment Zones to the Zoning Bylaw in 2010, the proposal would serve to accommodate the evolution of an existing North Shore business and help to preserve one of the District's key employment areas.

April 20, 2022

Zoning

The subject property is currently zoned Public House Commercial (C6), which is intended to provide for the consumption of alcoholic beverages as a principle use. The C6 zone does not permit the light industrial service use as proposed.

In order to accommodate the intended use, Bylaw 8568 proposes to rezone the property to **Employment Zone Light Industrial** (EZ-LI) to match most of the surrounding properties. The EZ-LI zone would allow for an increase in the maximum building coverage from 50% to 90% and would increase the maximum permitted site coverage from 85% to 100%. These changes would allow for the intensification of industrial uses on the lot, as envisioned in the OCP and associated policies, and would allow flexibility to reflect the changing nature of light industrial uses.



The EZ-LI zone regulates other factors such as maximum height, minimum building setbacks, and minimum parking requirements. While no new building is proposed on the site with this application, these requirements would apply to any future construction.

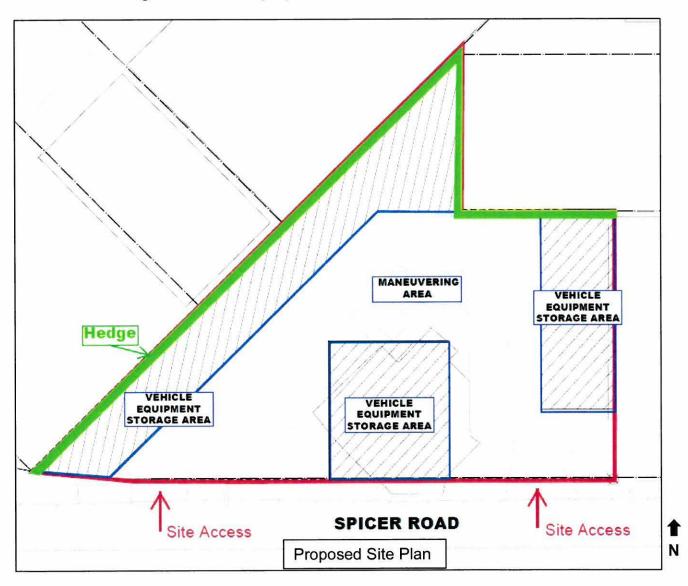
The Zoning Bylaw requires that EZ-LI properties within 50 m of residential-zoned properties, comply with the *Good Neighbour Policy* regarding noise, lighting and air quality. As this site lies outside of the 50 m radius from residential properties, and is surrounded by industrial properties, no conflicts with neighbouring uses are anticipated. Activities on site will be subject to the District's Nuisance Abatement Bylaw and Noise Regulation Bylaw, as well as air quality measures administered by Metro Vancouver.

The site is subject to a "siting area map" in the Zoning Bylaw. The siting area map regulates the placement of structures on the site and as the proposed E-LI zoning would regulate the siting of structures, the existing siting area map is proposed to be deleted.

PROPOSAL

A proposed site plan has been submitted with the rezoning application, which delineates three primary areas for the storage of vehicles and equipment as shown on the image on the next page. The storage areas are located around the exterior of the site which will ensure sufficient space is available for the movement of vehicles through the site. SUBJECT: Bylaw 8568: Rezoning from Public House Commercial (C6) to Employment Zone-Light Industrial (EZ-LI) at 1970 Spicer Road. April 20, 2022

Two driveway accesses are proposed from Spicer Road using existing let-downs, which will help to ensure safe vehicle movement and visibility when entering and exiting the site. The proposal includes the demolition of the existing building, and resurfacing of the site in a dust-free surface as required by the Zoning Bylaw. Existing hedging along the north property line as well as the tree in the southwest corner of the site are proposed to be retained which will assist in reducing impacts on neighbouring industrial properties. No new building construction is proposed at this time.



Development Permits

The site is designated within the following Development Permit Areas (DPAs):

- Form and Character of Commercial, Industrial and Multi-family Development;
- Energy and Water Conservation and Green House Gas Emission Reduction; and
- Protection of Development from Hazardous Conditions Creek Hazard.

SUBJECT: Bylaw 8568: Rezoning from Public House Commercial (C6) to Employment Zone-Light Industrial (EZ-LI) at 1970 Spicer Road. April 20, 2022

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The application is exempt from the requirement to obtain a Development Permit for Form and Character, as well as Energy and Water Conservation and Green House Gas Emission Reduction, as the proposal does not involve the construction or installation of any new building or structure. Any future proposals which include buildings or structures would be required to obtain these development permits and would be subject to review against the applicable guidelines in Schedule B of the OCP.

The site is identified as a potential flood hazard area in the Protection of Development from Hazardous Conditions - Creek Hazard DPA. The application is exempt from the requirement to obtain a Development Permit for Protection of Development from Hazardous Conditions - Creek Hazard, as there is no expansion of the building footprint and does not include the construction of habitable space. Any future proposal involving building or structures may require a Development Permit and would be subject to review against a Flood Hazard report prepared by a qualified professional.

Parking

The applicant is proposing to rezone the site to EZ-LI, with the intent to use the property for parking of vehicles associated with their business. As the proposal does not include the construction of new floor area, the Zoning Bylaw does not require additional parking on-site.

Development Cost Charges

The payment of Development Cost Charges (DCCs) will not be required with this proposal as no additional Gross Floor Area is proposed.

Concurrence

The project has been reviewed by staff from the Building, Engineering, Community Planning, Environment, Transportation, Construction Traffic Management, Property Use, Legal, and Fire Departments.

District of North Vancouver Rezoning Bylaw 8568 affects land lying within 800 m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required following third reading of the bylaw and prior to bylaw adoption.

Construction Traffic Management Plan

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) with submission of a Highway Use Permit application.

The CTMP must outline how the applicant will work to minimize construction impacts on pedestrian and vehicle movement along Spicer Road and Amherst Avenue. The plan is

SUBJECT: Bylaw 8568: Rezoning from Public House Commercial (C6) to Employment Zone-Light Industrial (EZ-LI) at 1970 Spicer Road.

April 20, 2022

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required to be approved by the District prior to issuance of the required demolition permit.

PUBLIC INPUT

In accordance with the District's policy on Non-Statutory Public Consultation for Development Projects, a letter was sent to approximately 84 addresses in an area exceeding 100 m of the site, and a bi-directional sign was placed on the property to notify passersby of the proposal and provide an opportunity for input.

One comment has been received expressing opposition to the rezoning due to impacts associated with light industrial uses such as noise, heavy vehicle traffic, and dust, as well as perceived security risks arising from visitors to the site.

Redacted public input is attached as Attachment 3.

CONCLUSION

The proposal assists in preserving the existing employment lands in one of the District's key industrial hubs, and in providing for the intensification of industrial uses.

The rezoning proposal is now ready for Council's consideration.

OPTIONS

The following options are available for Council's consideration:

- 1. Introduce Bylaw 8568, and refer to a Public Hearing (staff recommendation);
- 2. Refer the project back to staff for further consideration; or
- 3. Defeat the bylaw at First Reading.

Respectfully submitted,

Taylor Jenks Development Planner

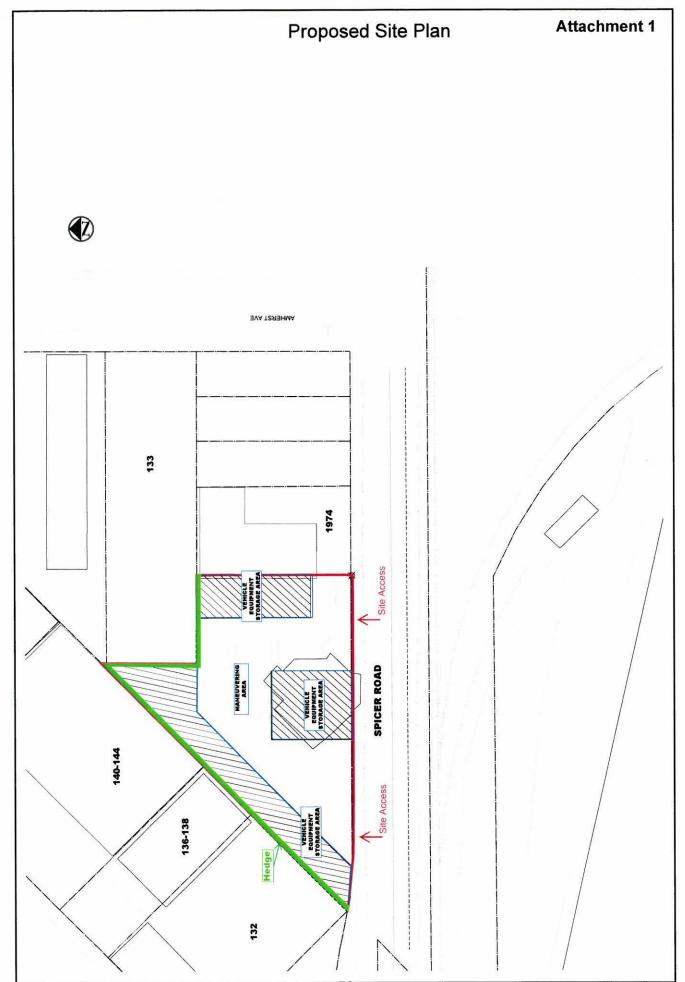
ATTACHMENTS

- 1. Proposed Site Plan
- 2. District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)
- 3. Redacted Public Input

SUBJECT: Bylaw 8568: Rezoning from Public House Commercial (C6) to Employment Zone-Light Industrial (EZ-LI) at 1970 Spicer Road.

April 20, 2022

	REVIEWED WITH:
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance 	 Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bytaw Services Planning External Agencies: Library Board NS Health RCMP NVRC Other:



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The Corporation of the District of North Vancouver

Bylaw 8568

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

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

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)".

Amendments

- 2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) The Zoning Map is amended in the case of lands illustrated in the attached map (Schedule A) by rezoning the land from Public House Commercial Zone (C6) to Employment Zone-Light Industrial (EZ-LI)
 - b) The Siting Area Map section is amended by deleting Plan Section C/25.01

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1418 (Bylaw 8568)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

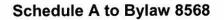
ADOPTED

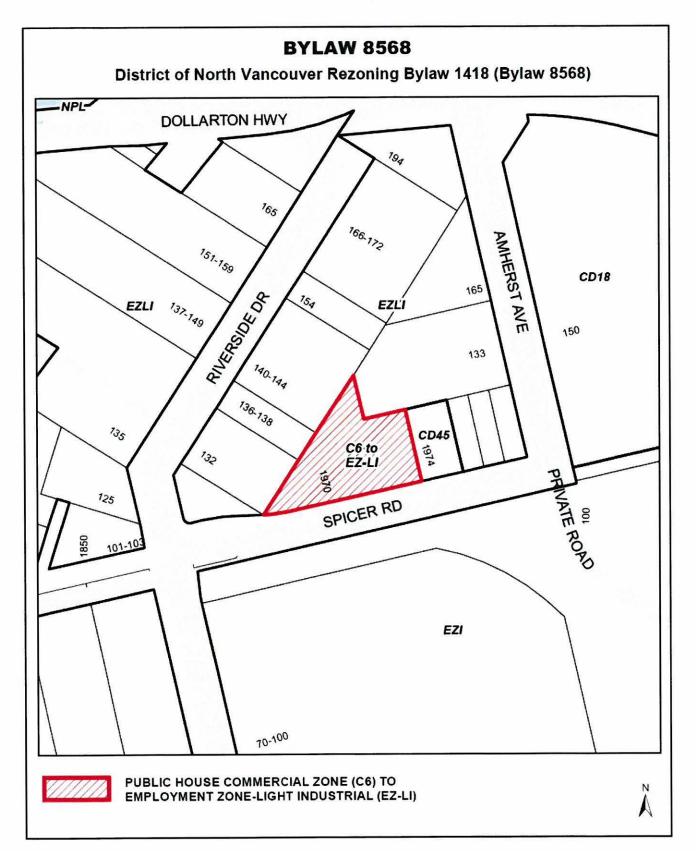
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk





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we

 From:
 Taylor Jenks

 To:
 Taylor Jenks

 Cc:
 Mayor and Council - DNV

 Subject:
 Rezoning application - 1970 Spice Road

 Date:
 April 11, 2022 3:37:46 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir . . .

RE CASE: PLN2022-00013 / application for rezoning 1970 Spice Road

We are opposed to the proposed rezoning of the property at 1970 Spicer Road

We are not in favour of this rezoning for the stated purpose by Headwater Management proceeding further.

Our concerns and objections are as follows:

- 1. property contains Thomas FX Group Inc and Thomas Film Studios. A rezoning that would allow heavy diesel trucks immediately behind in film studio would be extremely harmful for film studio operation and would negatively impact clients, inhibiting the filming and recording of sound in studio.
- 2. Increased heavy truck and personnel traffic on this lot will increase the possibility of crime and persons attempting to break into the building

are very concerned about an increased crime risk if the property were to be rezoned.

- 3. We are very concerned about the amount of dust and debris that movement of a multitude of heavy trucks would generate, undoubtedly to the detriment of the health and safety of our employees, and the overall appearance of our property.
- 4. With a significant amount of heavy vehicular traffic activity on the site, there is no doubt that our building will be damaged by one or more of these trucks at various times, detracting from the value of our property and generating additional repair costs for our **business** that would be recurring and inhibit our profitability.

We pay an outrageous amount of property tax. I submit that it would not be ethically correct for the District of North Vancouver, who benefits from the collection of these ever-escalating property

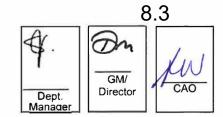
taxes, to allow an adjacent land use that would have such a negative effect on our commercial property and the profitability of our long standing business, **provide the second**

Sincerely,



Regular MeetingOther:

Date:



The District of North Vancouver REPORT TO COUNCIL

May 31, 2022 File: 13.6770/Climate Change/File

AUTHOR: Bo Ocampo, Environmental Sustainability Specialist, Climate & Biodiversity Brett Dwyer, Assistant General Manager, Regulatory Review and Compliance

SUBJECT: Proposed Demolition Waste Reduction Bylaw

RECOMMENDATION:

- THAT "Demolition Waste Reduction Bylaw 8582, 2022" is given first, second, and third readings;
- AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)" is given first, second, and third readings;
- AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)" is given first, second, and third readings.

REASON FOR REPORT:

To introduce and obtain approval for a bylaw that regulates the disposal of demolition waste in support of the District's 2019 Community Energy and Emissions Plan and 2021 Targeted Official Community Plan Review Action Plan.

SUMMARY:

Waste from construction and demolition represents the largest category of waste sent to disposal in our region. Most of this waste is generated through demolition with a smaller proportion associated with the construction process. The proposed bylaw is designed to increase diversion of demolition waste by implementing a wood salvage requirement for single-family homes built prior to 1950. Targeting diversion of materials in this sector reduces resource consumption and emissions by supporting the shift to a circular economy.

BACKGROUND:

At the Regular Council meeting on February 7, 2022, Council considered a report titled Reducing Construction and Demolition Waste, and directed staff to proceed with stakeholder engagement regarding potential regulations to increase the recycling and reuse of construction and demolition waste.

EXISTING POLICY:

The District's 2019 Community Energy and Emissions Plan identifies reducing construction and demolition waste through recycling and salvage as a key strategy in reducing emissions associated with climate change, and the District's 2021 Targeted Official Community Plan Review Action Plan further recommends that policies be brought forward to increase deconstruction.

ANALYSIS:

Salvage and Deconstruction

Salvage means removing materials in such a way that they are protected from damage and kept intact so that they can be reused. This is often carried out through deconstruction which is the systematic disassembly of a structure and its components to maximize salvage of valuable materials such as old growth lumber. At a building's end-of-life, deconstruction can divert 80% of building materials from the landfill.

Proposed Wood Salvage Requirement

A wood salvage requirement is recommended since wood is the largest component of demolition waste and is often not separated from other demolition materials when sent for disposal. Also, the process of wood salvage facilitates the separation of additional materials that can be reused or recycled.

A wood salvage requirement is being proposed for the demolition of single-family homes built prior to 1950. Older homes contain materials that are easier to separate compared to composite building materials used for more modern construction. Approximately 100 demolition permits for single-family dwellings are issued by the District each year. The proposed regulation would account for approximately 20% of single-family demolitions annually, and would recover wood from approximately 20 homes (Figure 1).

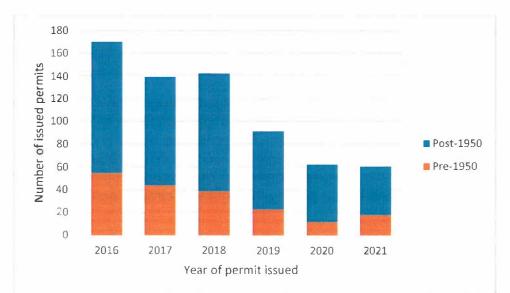


Figure 1. Single family dwelling demolition permits issued annually

The proposed Demolition Waste Reduction Bylaw includes the following:

- A requirement that 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space be salvaged for single-family homes built before 1950. This target was selected based on industry best practices, local market readiness, and from data analyzed from case studies.
- The inclusion of the following with demolition applications:
 - One page wood salvage plan
 - Payment of a non-refundable administration fee of \$250
 - Payment of a refundable waste diversion security deposit of \$15,000
- The return of the following documents within 90 days upon the completion of the demolition of the building/structure:
 - One page wood salvage compliance report
 - Copies of original receipts, weight bills, etc.

The wood salvage plan would include an estimated weight of the reusable wood present at the demolition site. The refundable waste diversion deposit would be returned in full if the salvage requirement is met.

The approval of the green demolition permit will be incorporated into the existing demolition permit application process with one permit issued for all demolitions, with pre-1950 demolitions having the above additional requirements.

Regional Context

A number of municipalities, including Surrey, Richmond, Port Moody, Vancouver, and New Westminster have a recycling regulation, typically targeting a 70% diversion target by weight. Vancouver has a recycling regulation for pre-1950s homes along with a wood salvage requirement for homes built prior to 1910. The City of Victoria is currently developing a wood salvage requirement for homes built prior to 1960.

Municipality	Requirement	
Port Moody	All demolition permits	
Vancouver	Pre-1950 single-family homes (additional wood salvage	
	requirement for pre-1910 and heritage listed homes)	
Richmond	Single-family homes	
New Westminster	Single-family homes and duplexes	
Surrey	All demolition and new construction permits	
Victoria	Wood salvage requirement for pre-1960s homes (under	
	development)	

Table 1. Municipal demolition waste reduction requirements

Staff are not recommending a recycling requirement at this time. Regional disposal bans are enforced for many materials (e.g. gypsum). Heavier materials such as concrete and asphalt are already being diverted from landfill due to the cost of disposal, while other materials (e.g. metal) are commonly recovered as regular business practice due to their high value. Finally, some materials (e.g. carpet) do not have regional recycling market capacity in place.

The proposed wood salvage regulation would apply to approximately 20 homes annually. Through targeting an initial subset of older homes, this approach will allow industry to adjust to the new requirement, increase market capacity for salvaged wood, and build internal capacity to ensure effective program administration. Staff will closely monitor bylaw implementation and report back to Council.

Consultation and Industry Engagement

The proposed bylaw approach was reviewed by the District's Climate Action Committee at the January 2022 meeting. After receiving direction at the Regular Council meeting on February 7, 2022 to proceed with stakeholder engagement, staff have been engaging with industry on the proposed wood salvage requirement. The following stakeholder groups were contacted:

- Homebuilders Association of Vancouver (HAVAN)
- Contractors and professionals with active building permits in the District: builders, developers, general contractors, architects, waste haulers, disposal services, and restoration companies

District staff carried out engagement between April and May 2022. Engagement activities included email and phone outreach to targeted industry stakeholders, a letter to request feedback from District contacts that have had active building permits in the last two years or have relevant business licenses related to demolition activities, and a virtual informational meeting targeted to industry.

Industry feedback on the proposed approach included the following comments/concerns:

- Support for the general proposed approach of beginning with a wood salvage requirement for an initial subset of homes
- Support for increasing the vintage of homes (initially proposed as pre-1940s) to a larger subset of houses (now proposed as pre-1950s) to the number of applicable demolition permits and increase the amount of wood salvaged
- Support for increasing the deposit amount (initially proposed as \$10,000) to prevent businesses from absorbing the fee as a cost of business (deposit now proposed to be \$15,000)
- Concern regarding the number of service providers available to provide wood salvage
- Concern for added permit processing times and project time and complexity
- Support for creating a level playing field for those in the industry that are already undertaking wood salvage as a value based decision

If the Demolition Waste Reduction Bylaw is adopted, staff will put together a comprehensive communications plan with relevant stakeholders to ensure awareness of the new requirement.

Timing/Approval Process:

To provide an adequate notice and transition the bylaw is proposed to take effect on January 1, 2023 and thus would be applicable for demolition permits received on or after January 1, 2023.

Financial Impacts:

Increased staff support for permit review and issuance is anticipated as a result of the proposed regulations, with any required resource adjustment included in future budget processes. Building permits and inspections operate on a cost recovery basis with fees reviewed and adjusted as needed over time.

Environmental Impact:

Reducing demolition waste and increasing material salvage reduces waste sent for disposal while reducing resource use and emissions associated with the use of materials which have to be extracted, processed/manufactured, and transported.

Conclusion:

The proposed bylaw is designed to increase diversion of demolition waste, which along with construction waste, comprises the largest category of waste sent to disposal in our region. Staff have developed a proposed policy approach that supports the diversion of waste from landfill, reinforces the District's commitment towards zero waste, and supports the transition towards a more circular economy.

Options:

- 1. Give the proposed bylaws first, second and third reading (staff recommendation);
- 2. Provide alternative direction to staff;
- 3. Take no action at this time.

Respectfully submitted,

Bo Ocampo Environmental Sustainability Specialist, Climate Action, Natural Systems and Biodiversity

Brett Dwyer Assistant General Manager, Regulatory Review and Compliance

Attachments:

- 1. Bylaw 8582 a Demolition Waste Reduction Bylaw
- 2. Bylaw 8590 to amend the Fees and Charges Bylaw
- 3. Bylaw 8591 to amend the Bylaw Notice Enforcement Bylaw

REVIEWED WITH:							
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate and Biodiversity 	Comm Comm Finan Fire S ITS Solicit GIS Real	Services tor Estate V Services	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:				

The Corporation of the District of North Vancouver

Bylaw 8582

A bylaw to regulate the disposal of demolition waste

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

Citation

1.1. This bylaw may be cited as "Demolition Waste Reduction Bylaw 8582, 2022".

Definitions

2.1. In this bylaw:

building inspector means a person appointed to that position by the *District* and an authorized designate;

Bylaw Enforcement Officer means the person appointed to that position by the *District* whose duties include the enforcement of bylaws;

Chief Building Official means the Assistant General Manager, Regulatory Review and Compliance or a person designated in writing by the Manager Development Services to act in his/her place and is the "building inspector" under the *Community Charter*;

compliance report means a report in a form specified by and satisfactory to the *Chief Building Official* demonstrating compliance with this bylaw;

deconstruction means the systematic dismantling of a building, typically in the opposite order to which it was constructed;

disposal means the disposal of building materials at a landfill or incinerator facility;

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.

green demolition permit means a permit issued pursuant to this bylaw that authorizes demolition of a building or structure;

reuse means further or repeated use of the building materials and includes storage for such purpose;

residential building includes all buildings used as one or two family dwellings, as well as accessory buildings on the same lot or site;

salvage means removing materials such that they are protected from damage and kept intact so that they can be *reused*;

waste diversion security deposit means the deposit prescribed in section 4.1 to secure compliance with this bylaw;

wood salvage plan means a plan acceptable to the *Chief Building Official* for the salvage of wood from the demolition of a *residential building*.

Application

- 3.1. Nothing in this bylaw precludes or relieves a person from complying with any provision of the *District's Construction Bylaw* 8271, 2017, as amended or replaced, any other *District* bylaws or any applicable federal, provincial or local government laws or regulations.
- 3.2. Neither the review nor the acceptance of a *compliance report* constitutes a representation, warranty, assurance or statement by the *District* that the owner has complied with the *Construction Bylaw 8271, 2017*, as amended or replaced, this bylaw or any other *District* bylaw or any other applicable enactment, law or regulation respecting safety.

Green Demolition Permit

- 3.3. A person must not cause, permit or allow the demolition of a *residential building* constructed in whole or in part before 1950 without a valid green demolition permit. The *Chief Building Official* has the authority to determine the age of the *residential building* based on *District* records or other evidence satisfactory to the *Chief Building Official*.
- 3.4. The holder of a green demolition permit must:
 - a) not cause, permit or allow the *disposal* of building materials that are required to be *reused* or *salvaged*, except in accordance with this bylaw;
 - b) ensure that all building materials that are required to be *reused* or *salvaged* pursuant to a *green demolition permit* are reused on site, stored for the purpose of future reuse, or sold or donated for *reuse*.

Application for Green Demolition Permit

3.5. An applicant for a *green demolition permit* must submit an application in a form acceptable to the *Chief Building Official* that demonstrates that the building materials will be *salvaged* as prescribed in section 3.6 of this bylaw. The application must be submitted together with:

- a) a wood salvage plan;
- b) the *waste diversion security deposit* required in accordance with section 4.1 of this bylaw;
- c) the applicable non-refundable fees prescribed in the Fees and Charges Bylaw.
- 3.6. Where an application for a *green demolition permit* relates to a *residential building* that was constructed in whole or in part before 1950, the *residential building* must be demolished by means of *deconstruction*, resulting in the *salvage* of at least 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space.

Records

- 3.7. Every person who demolishes a building pursuant to a green demolition permit must keep original records of the removal, *reuse*, *salvage*, and *disposal* of building materials governed by the green demolition permit, including payment receipts, donation receipts, weigh bills, inspection reports, confirmation letters, and sampling reports, until the *waste diversion security deposit* has been refunded to them in accordance with section 4.2, and in no case for less than 180 days.
- 3.8. The *Chief Building Official* may demand that a person who demolished a building pursuant to a *green demolition permit* produce any or all of the original records required under section 3.7.

Waste Diversion Security Deposit

- 4.1. The applicant for a green demolition permit must provide a waste diversion security deposit in the form of cash or irrevocable letter of credit in a form satisfactory to the *District* in the amount of \$15,000.00 to secure compliance with the terms and conditions of the green demolition permit and the provisions of this bylaw.
- 4.2. The waste diversion security deposit will be refunded to the person or entity who deposited it depending on the degree of compliance with the terms and conditions of the green demolition permit as determined by the Chief Building Official in accordance with the table set out in Schedule A to this bylaw.

Authority of Chief Building Official

5.1. The Chief Building Official has the authority to issue green demolition permits in accordance with this bylaw and may impose terms and conditions on green demolition permits and such conditions must be complied with by the green demolition permit holder. Such condition may include but are not limited to conditions regarding:

- a) notifications and notices;
- b) safety;
- c) demolition requirements;
- d) timing of demolition;
- e) deadlines for completion of demolition;
- f) reviews and inspections; and
- g) compliance with this bylaw, the Construction Bylaw and other enactments.
- 5.2. Where, in the opinion of the *Chief Building Official*, compliance with this bylaw imposes unnecessary hardship, the *Chief Building Official* may relieve the holder of a green demolition permit from strict adherence to this bylaw, provided the *Chief Building Official* first considers the:
 - a) cost of compliance;
 - b) diligence of the permit holder in seeking compliance; and
 - c) quality of the building material that will not be reused, or salvaged as a result of any relief granted.
- 5.3. The *Chief Building Official* may grant an exemption from a condition of a *green demolition permit* required under this bylaw, including but not limited to in the following circumstances:
 - a) when an applicant has applied for a building permit to move a structure;
 - b) when the *residential building* has been determined by the *Chief Building Official* to be dangerous and is required to be abated by demolition; and
 - c) in the case of a pre-1950 *residential building*, when a *residential building* has been determined by the *Chief Building Official* to be unsuitable for *deconstruction* because the building is structurally unsafe or is otherwise hazardous to human life or because most of the material of the building is not suitable for *reuse*.
- 5.4. An applicant may request an exemption under section 5.3 by submitting a written request for exemption, together with supporting documentation, when submitting a *green demolition permit* application.

Compliance reports

- 6.1. Every person issued a *green demolition permit* must, within 90 days of the completion of the *deconstruction*, submit the following to the *Chief Building Official*:
 - a) a *compliance report* confirming that the building was demolished and that the building materials were *reused*, or *salvaged* in accordance with the *green demolition permit* and this bylaw; and
 - b) legible copies or scans of original records required under section 3.7.
- 6.2. The holder of a *green demolition permit* must not cause, permit or allow the submission of a false or inaccurate *compliance report*.
- 6.3. The Chief Building Official may require the submission of a satisfactory compliance report prior to issuing a building permit in relation to a site where a green demolition permit was issued.
- 6.4. The *Chief Building Official* may suspend a building permit issued in relation to a site where a *green demolition permit* imposed under this bylaw was issued if:
 - a) no compliance report has been submitted;
 - b) a compliance report was submitted in contravention of this bylaw; or
 - c) the *deconstruction* or demolition were carried out in contravention of the *green demolition permit* or this bylaw.

ENFORCEMENT

Inspection

7.1. Bylaw Enforcement Officers, Building Inspectors or any other person lawfully authorized to enforce this bylaw may at any reasonable time enter upon any property for the purposes of inspection to determine compliance with the provisions of this bylaw or a green demolition permit issued pursuant to this bylaw.

Obstruction

7.2. A person must not interfere with, delay, obstruct or impede the *Chief Building Official, Building Inspectors, Bylaw Enforcement Officers* or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

Violations

7.3.

(a) A person who:

- i. contravenes a provision of this bylaw;
- ii. causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
- iii. neglects or refrains from doing anything required by a provision of this bylaw; or
- iv. fails to comply with any order, direction or notice given under this bylaw,

commits an offence and is subject to the penalties imposed by this bylaw and the *Offence Act*.

- (b) Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.
- (c) A person found guilty of an offence under this bylaw is subject to a fine of not less than \$250.00 and not more than \$50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution.

Designation of Bylaw

7.4. 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.

Enforcement Authority

7.5. The Chief Building Official, Building Inspectors and Bylaw Enforcement Officers are designated to enforce this bylaw by means of a ticket pursuant to sections 264 of the Community Charter.

Ticketing

7.6. The words or expressions listed below in the designated expression column are authorized to be used on a ticket issued under section 264 of the *Community Charter* to designate an offence against the respective section of this bylaw appearing opposite in the section column. The amounts appearing in the fine column are the fines set pursuant to section 264 of the *Community Charter* for contravention of the respective section of the bylaw appearing opposite in the section of the bylaw appearing opposite in the section 264 of the *Community Charter* for contravention of the respective section of the bylaw appearing opposite in the section column:

Designated Expression	Section	Fine
Demolish residential building without permit	3.3	\$1,000.00
Dispose of building materials contrary to bylaw	3.4(a)	\$1,000.00

Fail to reuse building materials per green	3.4(b)	\$1,000.00
demolition permit		
Fail to deconstruct as required	3.6	\$1,000.00
Fail to keep salvage records	3.7	\$500.00
Fail to submit records	3.9	\$500.00
Fail to comply with green demolition permit	5.1	\$750.00
conditions		
Fail to submit compliance report or records	6.1	\$500.00
Submit false compliance report	6.2	\$1,000.00

Severability

7.7. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

Effective Date

7.8. The effective date of this bylaw is January 1, 2023.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A Waste Diversion Security Deposit Refund Rate

Amount of Wood Salvaged	Amount of Deposit Refunded
3.5 kg or 2.6 board feet of reclaimed lumber per	100%
square foot of finished floor space or more	
2.5 kg to 3.49 kg or 1.9 board feet to 2.59 board feet	50%
of reclaimed lumber per square foot of finished floor	
space	
Less than 2.5 kg or 1.9 board feet of reclaimed	0%
lumber per square foot of finished floor space	

The Corporation of the District of North Vancouver

Bylaw 8590

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 8590, 2022 (Amendment 82)".

Amendments

2. Schedule B to the Fees and Charges Bylaw 6481, 1992 is amended by inserting the following in the Building Permit section immediately following "Temporary building fee":

Green Demolition Permit Fee	\$250.00	

Effective Date

3. The effective date of this bylaw is January 1, 2023.

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 8591

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 8591, 2022 (Amendment 70)".

Amendments

2. Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by inserting the following violations for the Demolition Waste Reduction Bylaw 8582, 2022:

Demolition Waste Reduction Bylaw 8582, 2022						
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
		(\$)	(\$)	(\$)		
3.3	Demolish residential building without permit	500	375	750	NO	N/A
3.4(a)	Dispose of building materials contrary to bylaw	500	375	750	NO	N/A
3.4(b)	Fail to reuse building materials per green demolition permit	500	375	750	NO	N/A
3.6	Fail to deconstruct as required	500	375	750	NO	N/A
3.7	Fail to keep salvage records	300	225	450	NO	N/A
3.9	Fail to submit records	300	225	450	NO	N/A
5.1	Fail to comply with green demolition permit conditions	400	300	600	NO	N/A
6.1	Fail to submit compliance report or records	300	225	450	NO	N/A
6.2	Submit false compliance report	500	375	750	NO	N/A

Effective Date

3. The effective date of this bylaw is January 1, 2023.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



Proposed Demolition Waste Reduction Bylaw

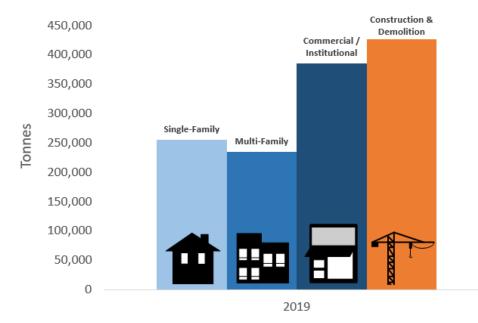
June 13, 2022





Background

Waste from the construction and demolition sector comprises the largest category of waste sent to landfills in our region



Waste disposed by sector in 2019 (Metro Vancouver)



Background

Goal

To increase diversion of demolition waste

Co-benefits: reduce resource consumption and emissions by supporting the shift to a circular economy



© Zero Waste International Alliance zwia.org/zwh



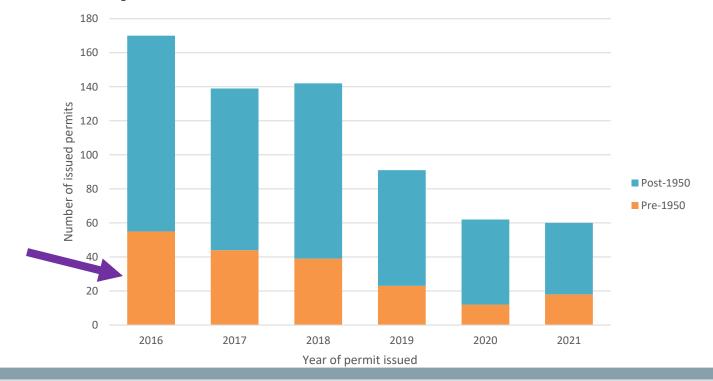
Existing Municipal Regulations

Municipality	Recycling Requirement
Port Moody	All demo permits
Vancouver	 Pre-1950 single-family homes (deconstruction for pre- 1910 and heritage listed homes)
Richmond	Single-family homes
New Westminster	Single-family homes and duplexes
Surrey	All demolition and new construction permits
Victoria	Pre-1960 deconstruction requirement (in process)



Wood Salvage Requirement

Wood salvage requirement for the demolition of single-family homes built before 1950





Demolition vs Salvage



Residential Demolition





Salvage



Rationale

Salvage requirement rationale:

- Wood is a high value material
- Largest proportion of C&D waste
- Facilitates the separation of additional materials



Salvage requirement

Salvage requirement: 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space

E.g. for a 2,000 ft² home, 7 tonnes of salvaged wood recovered



Application Process

The inclusion of the following with demolition applications:

- One page wood salvage estimate
- \$250 admin fee (non-refundable)
- \$15,000 waste diversion deposit (100% refundable based on performance)



Consultation Results

Support for:

- Increasing the vintage of homes to a larger subset of houses
- Increasing the deposit amount (avoid absorbing as a cost of business)

Concern for:

- Number of available service providers
- Added permit processing times, and increased project time/complexity

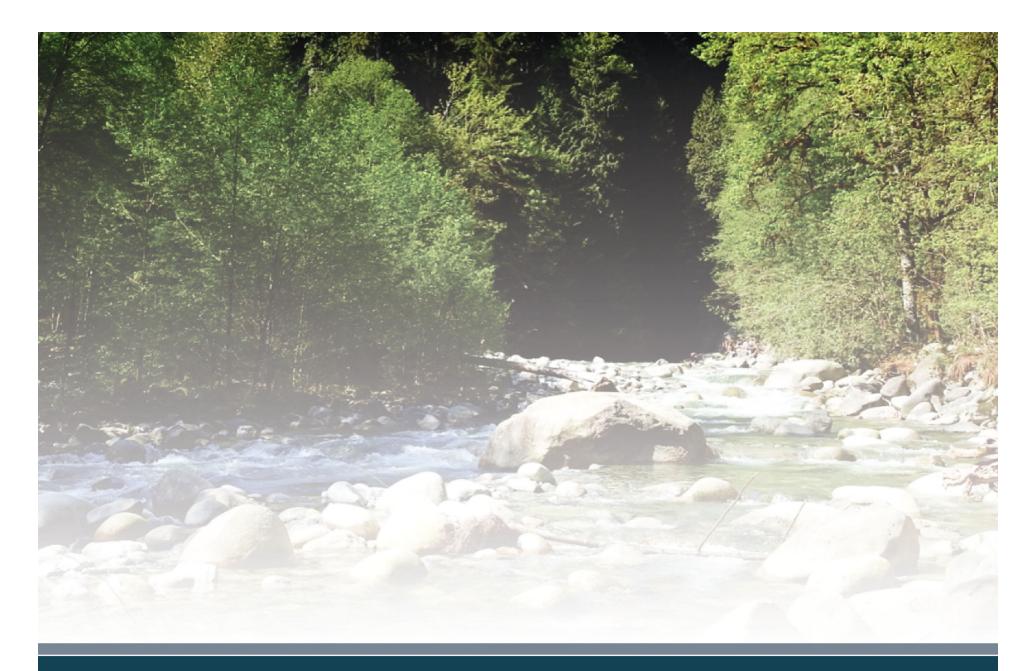
General support for the proposed approach and for creating a level playing field for industry



Conclusion

- The proposed bylaw increases the diversion of demolition waste and supports the shift towards a more circular economy
- If adopted, staff will closely monitor the results following bylaw implementation and report back to Council

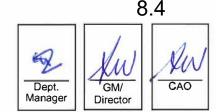






Regular MeetingOther:

Date:_____ Date:_____



The District of North Vancouver REPORT TO COUNCIL

May 31, 2022

AUTHOR: Daniel So, Section Manager, Revenue & Taxation

SUBJECT: Security Alarm Systems Bylaw 8588, 2022

RECOMMENDATION:

THAT "Security Alarm Systems Bylaw 8588, 2022" is given FIRST, SECOND and THIRD readings;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8579, 2022 (Amendment 79)" is given FIRST, SECOND and THIRD readings.

REASONS FOR REPORT:

The Security Alarm Systems Bylaw enacted to reduce the inefficient use of police services due to false alarms has been reviewed collaboratively by the District of North Vancouver with the City of North Vancouver for operational efficiencies.

SUMMARY:

The North Vancouver detachment of the Royal Canadian Mounted Police has requested the District and the City to review our respective Security Alarm Systems Bylaws and associated fees for operational improvements and efficiencies to assist with reducing the number of false alarm call-outs required to be attended to by RCMP officers.

False security alarm incidents in both the District and the City are one of the highest number of calls for service for the RCMP. Attendance to private properties where an alarm system was activated with no direct risk of property crime consumes significant RCMP member time that could be directed to higher-priority policing activities.

BACKGROUND:

The District of North Vancouver Security Alarm Systems Bylaw 6538 has evolved over time. It was originally adopted in 1993 to help limit the number of attendance calls for fire alarms. The false alarm fee for protective services was added in March 2002. In 2021, amendment Bylaw 8515 removed references to fire false alarms as these are now incorporated into the new Fire and Rescue Service Bylaw 8511. Bylaw 6538 now requires updating to ensure it provides effective governance for property owners who utilise security alarm systems and alarm monitoring services.

The existing District and City Security Alarm Systems Bylaws are conflicting in their governance and fee structure, making it an operational challenge for the RCMP who attend security alarm call-outs in both municipalities. The proposed Security Alarm Systems Bylaw update is aligned with the City and will help provide a consistent level of service across our invisible boundaries.

ANALYSIS:

On average, the RCMP attend 1,300 false alarm call-outs per year throughout the District and the City. Typically two constables and an average service of one hour are required per attendance call. False alarm calls are generally triggered by faulty alarm systems. Particular concern to the RCMP are properties where they are in attendance after multiple false alarms. There is currently no fee for the first offense of a false alarm, occurring in a 12 month period, however each subsequent false alarm is charged at \$130 per occurrence.

In response to the RCMP's request, District staff in collaboration with the City and the North Vancouver RCMP, reviewed *Community Charter* legislation guiding false alarms and have conducted a best practices peer review of several other municipal security alarm systems bylaws¹. The triparty group recommend the following updates to the Security Alarm Systems Bylaw to help achieve operational efficiency:

<u>Fee structure</u>: The proposed graduated fee structure is more reflective of the actual cost involved with attending alarm call-outs. It is structured to continue to allow no fee for the first occurrence in each calendar year. A fee of \$150 is levied for the second occurrence and is structured to recover the cost of service. For subsequent false alarm incidents a graduated increase is employed to assist in ensuring faulty alarms are fixed to avert continued call-outs. A graduated fee is permitted under section 196 (2) of the *Community Charter* and is the best practice amongst the peer municipalities reviewed.

The proposed rates are also consistent with the Fire Services False Alarms and Nuisance Alarm fees in Fees and Charges Bylaw 6481, 1992.

Bylaw alignment: The updated Security Alarm Systems Bylaw was developed in conjunction with the City and both municipalities are coordinating the presentation of these updates to their Councils, to bring their Security Alarm Systems Bylaws into alignment.

Given that false alarm incidents in the District and the City are attended to by the same integrated RCMP detachment, it is reasonable that both municipalities provide the same governance structure for dealing with false alarms for ease of administration, training and to ensure a consistent level of service.

¹ Other Municipal bylaws reviewed: District of West Vancouver, City of Vancouver, City of Maple Ridge, City of Coquitlam, City of Port Coquitlam, City of Chilliwack, City of Nanaimo

<u>Invoicing</u>: The proposed bylaw update stipulates that invoices for false alarm fees will be billed to the owner or occupier. This allows for ease of administration and for the recovery of unpaid fees through the annual property tax collection process. This is consistent with the current bylaw and with all of the peer municipalities reviewed.

<u>Calendar 12 months</u>: The proposed update will change the billing cycle from "12 months from the first occurrence" to a calendar year. This approach will help achieve administrative efficiencies.

<u>Verification prior to contacting the RCMP</u>: The updated Security Alarm Systems Bylaw stipulates that when an Alarm Monitoring Service is utilised the company shall first attempt to verify that the alarm incident is not a false alarm. This is intended to help reduce the number of false alarm call-outs and is the best practice across the lower mainland.

<u>Owners and occupiers responsibilities:</u> The proposed update outlines the responsibilities of the owners/occupiers, including the responsibility to provide the Alarm Monitoring Service with an up-to-date written contact list of people to be contacted to verify the alarm. This is necessary to ensure prior verification (see above) can be carried out effectively and that RCMP attendance is warranted.

Timing/Approval Process:

Both North Vancouver municipalities are coordinating introduction of the updated Security Alarm Systems Bylaws to their respective Councils in June, with an effective date of July 1, 2022.

Concurrence:

The updated bylaw was created in collaboration with the City and the North Vancouver RCMP. Best practices were reviewed with neighbouring municipalities.

FINANCIAL IMPACTS

The proposed graduated fee structure is more reflective of the actual cost of service with attending alarm call-outs, with a targeted cost recovery of approximately 50 percent of estimated cost of multiple call-outs.

COMMUNICATION

Currently when attending false alarm call-outs, the RCMP leave a notice at the property notifying the owner/occupier that they attended. This notice will be amended to include details of the updated bylaw and fees. In addition, the District will mail a letter on the first occurrence of a false alarm, outlining the new graduated fees for subsequent false alarm occurrences along with information to correct deficiencies.

CONCLUSION

The proposed updates to the Security Alarm Systems Bylaw will align the District's and City's security alarm systems bylaws and allow the North Vancouver RCMP to provide a more efficient and consistent level of service across both municipalities by reducing the amount of false alarm calls. The changes will also provide clear guidance to property owners who utilise security alarm systems.

Respectfully submitted,

Daniel So Section Manager, Revenue & Taxation

Attachments:

- 1. Security Alarm Systems Bylaw 8588, 2022
- 2. Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8579, 2022 (Amendment 79)

REVIEWED WITH:				
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate Action 	 Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bylaw Services Planning 	External Agencies:		

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The Corporation of the District of North Vancouver

Bylaw 8588

A bylaw to regulate Security Alarm Systems

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

Citation

1. This bylaw may be cited as "Security Alarm Systems Bylaw 8588, 2022".

Definitions

2. In this bylaw,

Alarm Coordinator means the person appointed by RCMP to administer the provisions of this bylaw;

Alarm Incident means the activation of an Alarm System;

Alarm Monitoring Service means a person, partnership, company or other legal entity engaged in the business of monitoring the Alarm System installed at a Property and reporting Alarm Incidents to the RCMP;

Alarm System means any assembly of mechanical, electrical or electronic devices, including, but not limited to, systems interconnected with a radio frequency method such as cellular or private radio signals, which emit or transmit a remote or local audible, visual or electronic signal, including a Hold Up Alarm, indicating an alarm condition and intended to summon a response from the Alarm Monitoring Service, but does not include:

- (a) an alarm that is installed in a "motor vehicle" or "motor home" as those terms are defined in the *Motor Vehicle Act*, RSBC 1996, c. 318;
- (b) an alarm provided by the RCMP to a domestic violence victim for personal use; or
- (c) a fire alarm system as the term is defined in Schedule A to Fire and Rescue Services Bylaw 8511;

Contact Person means a person designated by the Owner or Occupier of a Property at which an Alarm System has been installed who is available to attend the Property when an Alarm Incident occurs;

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;

False Alarm means an Alarm Incident resulting in the attendance of the RCMP at the Property where there is no apparent or actual evidence that an unauthorized entry or unlawful act has been attempted or made into, on or respecting the Property. False Alarms include but are not limited to Alarm Incidents resulting from:

- (a) installation, maintenance, testing or removal of an Alarm System;
- (b) user error, atmospheric conditions, excessive vibrations or power failure;
- (c) mechanical or electrical failure of an Alarm System; or
- (d) misuse or improper operation of an Alarm System;

False Alarm Fee means the fee payable pursuant to section 12 of this Bylaw, as set out in Fees and Charges Bylaw 6481, 1992;

Hold Up Alarm means a silent alarm signal received from the Alarm System that is manually activated from the Property that signals a robbery is in progress;

Occupier means any person who has the right of access to, and responsibility for, a Property, including, without limitation, an Owner, tenant, or licensee of such Property;

Owner has the meaning defined in the Community Charter, SBC 2003, c. 26;

Property means any real property as defined in the *Community Charter*, SBC 2003, c. 26, including, without limitation, residential, commercial, agricultural and industrial property; and

RCMP means the North Vancouver detachment of the Royal Canadian Mounted Police.

Responsibilities of Owners and Occupiers

- 3. The Owner and all other Occupiers of a Property shall each be responsible for the proper use, installation, maintenance and operation of an Alarm System installed on or in the Property in order to prevent a False Alarm, and shall each be responsible for any False Alarm.
- 4. The Owner or Occupier of a Property at which an Alarm System is installed shall notify the Alarm Monitoring Service at least 30 minutes before testing or repairing the Alarm System.
- 5. The Owner or Occupier of a Property at which an Alarm System is installed shall provide to the Alarm Monitoring Service, in writing, the names, addresses and telephone numbers of at least three Contact Persons.
- 6. The Contact Persons whose names are provided pursuant to Section 5 of this Bylaw must be persons who are:

- (a) available to receive telephone calls from the Alarm Monitoring Service or the RCMP in the event of an Alarm Incident;
- (b) able to attend the Property at which the Alarm Incident occurred within 30 minutes following the Alarm Incident;
- (c) capable of providing the RCMP with access to the Property where the Alarm Incident occurred;
- (d) capable of operating the Alarm System; and
- (e) able to safeguard the Property.
- 7. The Owner or Occupier of the Property or a Contact Person shall attend the Property within 30 minutes upon the request of the Alarm Monitoring Service or the RCMP.
- 8. No person shall operate or use an Alarm System that, when activated, generates an audible continuous or intermittent sound for a period greater than five minutes after activation.
- 9. No person shall continue to operate or use an Alarm System that activates three or more False Alarms unless the Alarm System is repaired, altered or replaced and the RCMP is satisfied that the Alarm System is repaired and is in good working order.

Alarm Monitoring Services

- 10. Prior to reporting an Alarm Incident received from an Alarm System monitored by the Alarm Monitoring Service to the RCMP, the Alarm Monitoring Service shall first attempt to verify that the Alarm Incident is not a False Alarm by attempting to contact the Owner or Occupier of the Property by telephone or other electronic means. If verification cannot be made with the Owner or Occupier, the Alarm Monitoring Service shall attempt to contact two additional Contact Persons. The Alarm Monitoring Service shall advise the RCMP of the person they have made contact with, or that they were not successful in reaching the Owner, Occupier, or Contact Person.
- 11. Section 10 of this Bylaw does not apply to a Hold Up Alarm signal of an Alarm System.

False Alarms Fees

12. If the RCMP responds to a False Alarm, the Owner or Occupier of the Property on which the False Alarm occurred shall pay to the District the applicable fee prescribed in the Fees and Charges Bylaw 6481, 1992.

Invoicing

- 13. If a False Alarm Fee is payable by the Owner or Occupier of a Property, the District shall deliver an invoice to the Owner or Occupier of the Property within 60 days following the False Alarm. The Owner or Occupier of the Property shall pay the False Alarm Fee within 30 days of the date of the invoice.
- 14. The District may deliver an invoice personally, by registered mail, or by regular mail to a person's home address or, in the case of the Owner, to the Owner's address as recorded on the property assessment roll.

Cost Recovery

15. Fees may be collected as property taxes as per section 258(1) of the Community Charter. If the Owner does not pay the False Alarm Fee on or before December 31st in the year in which the False Alarm Fee was incurred, the cost shall be added to, and form part of, the taxes payable on the parcel as taxes in arrears.

Severability

16. 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

17. Security Alarm Systems Bylaw 6538, 1993 is hereby repealed.

Effective Date

18. The effective date of this bylaw is July, 1, 2022.

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 8579

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 8579, 2022 (Amendment 79)".

Amendments

- 2. Fees and Charges Bylaw 6481, 1992 is amended as follows:
 - a) Section 2, Payment of Fees, is amended by adding "Security Alarm Systems Bylaw 8588, 2022" to Schedule D, Protective Services Fees, following "North Vancouver RCMP Services".
 - b) Schedule D, Protective Services Fees, is amended by inserting the following new section following "North Vancouver RCMP Services":

SECURITY FALSE ALARMS		
First False Alarm	\$0.00	
Second False Alarm	\$150.00	
Third False Alarm	\$250.00	within a
Fourth False Alarm	\$400.00	calendar year
Fifth False Alarm	\$600.00	
Subsequent to Fifth False Alarm	\$900.00	

3. The effective date of this bylaw is July 1, 2022.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

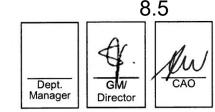
Certified a true copy

Municipal Clerk

AGENDA IN	IFORMATION
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Regular MeetingOther:

Date:



The District of North Vancouver REPORT TO COUNCIL

May 31, 2022 File: 13.6770/Climate Change/File

AUTHOR: Adam Wright, Sustainability Planner

SUBJECT: Public Electric Vehicle Charging Stations - Grant Application

RECOMMENDATION:

THAT Council supports the application for grant funding for public electric vehicle (EV) charging infrastructure in the District of North Vancouver, through the Investing in Canada Infrastructure (ICIP) CleanBC Communities Fund (CFF);

AND THAT the District of North Vancouver commit to its share (\$289,965) of the total project costs of \$1,087,233 to be funded through the Climate and Innovation Reserve;

AND THAT the District of North Vancouver commits to any associated overruns or unexpected ineligible costs, to be funded through the Climate and Innovation Reserve.

REASON FOR REPORT:

The purpose of this report is to seek Council endorsement for applying to the CleanBC Communities Fund program.

DISCUSSION:

A formal resolution from Council is required as part of an application to the CleanBC Communities Fund program. The CleanBC Communities Fund provides provincial and federal funding for community infrastructure projects that reduce reliance on fossil fuels, such as electric vehicle charging infrastructure. Potential sites for future public EV charging are being assessed including community recreation centres, libraries, and parks in the District. Locations are being reviewed based on their existing electrical service capacity, proximity to commercial, recreation, and multi-family residential areas, and estimated costs. Reductions in greenhouse gases are being estimated as part of the application. Should the District be successful with this initial application, more detailed review and federal approval will be required at a later stage.

Providing public EV chargers in key locations (locations to be confirmed) will assist in overcoming barriers to accessing charging, particularly for residents in existing multi-family buildings where installing EV charging infrastructure can be challenging or cost prohibitive.

Electrification of the passenger transportation sector is a key means of accelerating progress towards the District's 2030 target and increasing EV charging infrastructure and electric bike charging infrastructure are key actions identified in the CEEP.

The District submitted an application to the CleanBC Communities Fund on May 25, 2022. The grant program allows for the required Council resolution to be submitted up to four weeks after the application has been submitted (June 22). Projects that receive approval in principle are anticipated to be notified in late 2022 with final approval from the federal government anticipated by summer 2023. Eligible projects must be completed between 2023 and 2027.

Public Input

Participants at the targeted OCP review Climate Emergency Stakeholder Workshop in February 2020 highlighted 'Zero Carbon Mobility' as one of the three highest ranked options for the District to consider with emphasis on supporting electric mobility options through EV charging in new developments.

Public feedback received throughout the development of the CEEP in the fall of 2018 showed 91% of respondents were neutral, supportive or strongly supportive of the actions to increase EV uptake.

Respectfully submitted,

Adam Wright Sustainability Planner

SUBJECT: Public Electric Vehicle Charging Stations - Grant Application May 31, 2022

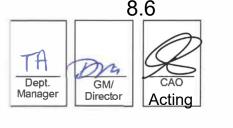
	REVIEWED WITH:	
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate and Biodiversity 	 □ Clerk's Office □ Communications ✓ Finance □ Fire Services □ ITS □ Solicitor □ GIS □ Real Estate □ Bylaw Services □ Planning 	External Agencies:

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Date:

Regular Meeting Other:

Date: June 13, 2022



The District of North Vancouver REPORT TO COUNCIL

May 25, 2022 File: 13.6480.35/001.000

AUTHOR: Ryan Gilmore, Community Planner

SUBJECT: OCP Action Plan Implementation Update

RECOMMENDATION:

THAT the May 25, 2022 report entitled "OCP Action Plan Implementation Update" is received for information.

REASON FOR REPORT:

The purpose of this report is to provide Council with an early progress update on the implementation of the Official Community Plan (OCP) Action Plan.

SUMMARY:

The OCP Action Plan was developed to help the District reach its goals in four key topic areas: transportation, housing, economy and employment lands, and climate emergency (Figure 1). The Action Plan includes eight priority actions, 21 supporting actions, and two implementing lenses. These represent the most impactful actions and activities the District can undertake to meet the challenges identified across the four topic areas. The Action Plan also identifies 16 'quick win' activities anticipated to be implemented within the first 18 months of the Action Plan (early 2023).

BACKGROUND:

The OCP sets the direction for future growth and change in the District through 2030. In 2019, Council endorsed a targeted review of the OCP focused on four topic areas. Council endorsed the



Increased traffic congestion on our roadways, due to growing travel on constrained infrastructure combined with challenges in expanding transportation options.

A lack of diverse and attainable **housing** for people who work locally.

Stress on the local **economy** as some businesses experience rising costs and difficulties attracting and retaining staff due to transportation and housing challenges.



Increasing urgency of addressing the **climate emergency** by reducing the greenhouse gas emissions we generate and enhancing the resilience of our built and natural environments.

Figure 1: OCP Action Plan four topic areas.

resulting <u>OCP Action Plan</u> on July 26, 2021, following a two-year process that included extensive research, analysis, and stakeholder and community engagement. The OCP Action Plan supports the continued implementation of the 2011 OCP and helps the District prioritize the allocation of resources with the remaining timeframe of the OCP.

The eight priority actions represent the strongest contributors to meeting the District's goals across the four topic areas. The 21 supporting actions were identified through technical work and consultation. They are important components of the District's overall strategy for implementing the OCP and the priority actions.

The Action Plan's two implementing lenses will guide and inform how the actions are implemented:

- **Social equity lens**: Include social equity considerations in District decision-making to strive for a more inclusive and equitable community.
- **Climate change lens**: Include climate change considerations in decision-making to increase the District's climate leadership.

There are two approaches to monitoring progress on implementation of the Action Plan:

- **Outputs** focuses on regular and consistent reporting on which activities have been accomplished, which are underway, and which are planned for the near term.
- **Outcome tracking** uses indicators to measure if an action is having the desired impact and effect.

This implementation update focuses on outputs. Future reporting will also include reporting on outcomes, once more activities have been completed and there has been sufficient time to track and measure outcomes.

DISCUSSION

The following summary focuses on quick win activities (\P = quick win) and other activities where significant progress has been made since July 2021. It includes a brief summary of the work completed to-date and the status of implementing activities.

PRIORITY ACTION 1:

Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.

The sector of th

Conduct a Development Approvals Program review to capture a streamlined and consistent Town and Village Centres approval process that prioritizes and incentivizes development that is aligned with the District's goals.

- A development approval process review is in the planning stages. It will aim to streamline projects that advance OCP implementation.
- Review of development applications that include social, rental, and non-market housing in Town and Village Centres have been prioritized. From 2011 through 2021, 79% of gross approved dwelling units were located in designated growth centres.

Early Planning

Ongoing

Implementing Activity 1-B:

Focusing on Town and Village Centres, continue to explore incentives and policies that achieve the District's housing goals, and clearly communicate these programs and policies.

 The District has engaged a consultant and is investigating the feasibility of various options to deliver affordable housing through development. This work is expected to conclude later this year.

PRIORITY ACTION 2

Advocate for infrastructure and service improvements, such as Rapid Transit, to get our key transportation networks moving better.

Implementing Activity 2-A:

Continue advocating for rapid transit to – and within – the North Shore as part of Transport 2050, TransLink's Regional Transportation Plan, which is being completed by TransLink.

Advocacy for rapid transit investments continues through North Shore
Connects. In spring 2022, the Burrard Inlet Rapid Transit (BIRT)
project and Lynn Valley to Lonsdale/Downtown RapidBus were
included in Transport 2050 and advanced to the Regional 10 year
Priority Plan.

Implementing Activity 2-D:

Work with Tsleil-Waututh Nation to create conditions to support extending the R2 RapidBus to Maplewood and the proposed Addition to Reserve lands (Statluw District) and advocate for this extension with regional partners.

 The extension of R2 RapidBus to Maplewood was included in TransLink's Regional Transportation Plan, Transport 2050.

Ongoing

PRIORITY ACTION 3

Prioritize rental, social, and supportive housing projects to increase the range of housing options.

Timplementing Activity 3-A:

Formalize incentive programs for rental, social, and supportive housing development in Town and Village Centres, to ensure new housing is close to jobs and transit.

In November 2021, Staff reported to Council on the District's contributions to the creation of social and supportive housing since the OCP was adopted in 2011. The District has provided both direct and indirect financial contributions to support the creation of social and supportive housing in the form of long-term leases of District land, housing amenity contributions (CACs), Development Cost Charge (DCC) waivers, application fee waivers, and District funded works and services. For example, the District provided long-term lease land and fee waivers to help secure 90 below-market units in the Salal Apartments (267-271 Orwell Street) in Lynn Creek Town Centre.

Ongoing

In-progress

Implementing Activity 3-B:

Conduct land economics review to inform policy development for density bonusing and/or inclusionary zoning in Town and Village Centres, to provide incentives to deliver affordable housing.

 The District has engaged a consultant and investigating the feasibility of incentives to deliver affordable housing through development.
 In-progress This work is expected to conclude later this year.

Implementing Activity 3-D:

Work with institutional partners (e.g., non-profits, diverse faith groups, School District) to deliver rental, social, and supportive housing near Town and Village Centres and along planned frequent transit corridors.

- In fall 2021, an expedited District-led rezoning was initiated on a site on Riverside Drive in Maplewood Village Centre. In early 2022 Metro Vancouver Housing announced the selection of this site for a future affordable non-market housing development. Further feasibility analysis is underway.
- In fall 2021, Council directed that conceptual affordable housing development scenarios be prepared for two additional District-owned sites: 900 St. Denis Avenue and the southeast corner of Mountain Highway and Hunter Street. Public engagement took place in spring 2022. Staff will report back to Council on results and next steps later this year.

Implementing Activity 3-E:

Review process to developing new/innovative forms of housing close to Town and Village Centres to identify and remove barriers.

 In spring 2022, Council directed that public engagement on increasing housing diversity in single-family neighbourhoods take place. This will include options for secondary suites, sensitive infill, and short-term rentals. Staff will be reporting back to Council with engagement results and recommendations later this year.

PRIORITY ACTION 4 Make transit faster and more reliable on our major routes.

The sector of th

Work with Ministry of Transportation and Infrastructure (MoTI) to provide a direct bus connection from Phibbs Exchange to the Ironworkers Memorial Bridge as part of the improvements to the Main Street interchange.

- A transit priority connection from Phibbs Exchange to the Ironworkers
 Memorial Bridge was completed in fall 2021 as part of the Dollarton
 Interchange project.
 Construction of the Phibbs Exchange improvement project is
- Construction of the Phibbs Exchange improvement project is expected to begin in 2022.
 In-progress

Ongoing

In-progress

Implementing Activity 4-B:

Work with TransLink and MoTI to provide a priority bus lane westbound between Maplewood Town Centre and Phibbs Exchange.

 The extension of R2 RapidBus to Maplewood was included in TransLink's Regional Transportation Plan, Transport 2050.
 In-progress

Implementing Activity 4-D:

Conduct corridor studies to develop, design, and implement transit signal priority and other measures on some main routes, including Lynn Valley Road and Mountain Highway.

 RapidBus connecting Lynn Valley Town Centre to Lonsdale/Downtown was included in TransLink's Transport 2050: 10-Year Priorities plan, with work on transit priority measures to be initiated in spring 2022.

PRIORITY ACTION 5

Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.

The sector of th

Focusing on Town and Village Centres, formalize and communicate incentive programs that achieve the District's housing goals by leveraging market development. Review and streamline development approvals processes and approve developments that meet the District's goals across all topic areas.

 A development approval process review is in the planning stages. It will aim to streamline projects that advance OCP implementation, as well as small scale projects requiring minor variances and with a degree of neighbourhood support.

W Implementing Activity 5-B:

Highlight developments in Town and Village Centres and identify added public benefits and amenities. Communicate the benefits of housing diversity, and public amenities delivered by housing developments (see also supporting action #3).

 A Community Report highlighting the public benefits and amenities of the Town and Village Centres, and the progress being made on affordable housing, was delivered to all homes in the District in May 2022.

Implementing Activity 5-C:

Clarify expectations for developers in new developments near Town and Village Centres through new policy and process (e.g., clear development process, CAC contributions, expectations of other affordable housing or amenity contributions, etc.).

 The District is conducting a review of community amenity contributions (CACs) and the Development Cost Charge Bylaw and related rates to provide clear expectations for developer contributions. This work is anticipated to conclude later this year.

In-progress

Early Planning

PRIORITY ACTION 6

Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle.

Timplementing Activity 6-A:

Launch the North Shore e-bike share program to help access employment areas and Town and Village Centres.

 The e-bike share pilot project was successfully launched in spring 2021. The pilot will run for two years and staff will regularly review user data and public feedback, and periodically report on the pilot's status to Council and the public.
 Complete

Implementing Activity 6-B:

Lynn Valley Road (Mountain Highway to Peters Road): Corridor upgrades include bus stop improvements, cycling facilities, intersection upgrades at Allan Road.

 The Lynn Valley Road Active Transportation Project Phase 1 was approved to proceed to construction, which is anticipated to start in summer 2022. Public engagement on Phase 2 was launched in May 2022.

Implementing Activity 6-C:

Lions Gate Village to City of North Vancouver border Cycling Route along Tatlow and W. 15th Street.

 The cycling route connecting Lions Gate Village to the City of North Vancouver border was completed in 2021.

Complete

PRIORITY ACTION 7

Strengthen the resiliency of natural and built environments to adapt to a changing climate.

The sector of th

Begin implementing the North Shore Sea Level Rise Strategy by developing a Coastal Development Permit Area.

• This project is in the early stages and will continue through 2022/2023. Early Planning

Implementing Activity 7-B:

Complete the Integrated Storm Water Management plans and continue to implement them.

 A draft Integrated Storm Water Management plan has been prepared and is currently under review for concurrence by affected District In-progress divisions and departments.

Implementing Activity 7-C:

Upgrade facilities to improve community resilience to climate events and natural disasters (e.g., extreme heat events, poor air quality, storm events) by implementing the Strategic Facilities Planning Framework.

Climate Smart assessments are being conducted for select District buildings with the goal of identifying upgrade opportunities.

Implementing Activity 7-G:

Ensure that parks and open spaces are resilient to changing climate. Identify opportunities to enhance the contribution of parks and open spaces to achieving climate goals.

 Parks is undertaking numerous programs and projects that enhance the contribution of parks to achieving climate goals, including adapted educational programing at the Ecology Centre, initiating a natural area trails plan, improving irrigations systems for more efficient and effective use of water, and habitat restoration and invasive plant removal projects.

In-progress

In-progress

PRIORITY ACTION 8

Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency.

Implementing Activity 8-A:

Implement new requirements for the updated BC Energy Step Code requirements.

 In December 2020, Council approved a low carbon approach to implementing the BC Energy Step Code. All building permit applications for new residential and commercial buildings submitted after July 1, 2021 are required to meet the new regulation. The District will implement any changes over time as required by the Province.

Timplementing Activity 8-B:

Expand program to provide incentives and support for home heating fuel source switching "Jump on a New Heat Pump".

 In November 2021 additional resources were made available to expand the "Jump on a New Heat Pump" project, which provides guidance and support to homeowners interested in switching to a heat pump home heating and cooling system.

Implementing Activity 8-C:

Refurbish, renew, and replace existing District buildings in ways that reduce energy and emissions, while also improving comfort and reduce total costs of building ownership.

 Low carbon electrification projects have been completed at District Hall, Northlands Golf Course, and Parkgate Library. Additional projects at the District Operations Centre and Northlands Golf Course are planned for 2022. New all-electric, high efficiency buildings (ie. Maplewood Fire & Rescue Centre, Delbrook Fieldhouse) are under construction to replace several old inefficient buildings.

Implementing Activity 8-E:

Incentivize or require deconstruction and recycling rather than demolition of existing buildings.

 In February 2022, staff were directed to initiate stakeholder engagement regarding potential regulations to increase the recycling and reuse of construction and demolition waste. Staff will report back to Council with engagement results and recommendations.

Supporting Actions

The supporting actions in the Action Plan complement and support the priority actions. The following section is organized by the four topic areas and summarizes progress on quick-win supporting actions and other implementing activities where significant progress has been made.

Housing

W Supporting Action S-18:

Support renters through policy and zoning to increase stability for renters

 The Residential Tenant Relocation Assistance Policy (RTRAP) was amended in May 2021 to strengthen protections for renters displaced by redevelopment. The policy is being applied to all rezoning applications received after May 31, 2021.
 Supporting Action S-3:

Explore alternate housing tenures and needs to offer more diverse housing choices

 Staff are conducting a review and analysis of residential rental tenure zoning that is anticipated for Council's consideration in 2022.

Transportation

Supporting Action S-17:

Support education and promotion to encourage walking, rolling, cycling, and taking transit

 Numerous initiatives are underway to promote active and sustainable transportation, including development of transportation demand management programs, funding a program to encourage walking and cycling to school, and development of an e-bike and adaptive mobility device incentive program.

Supporting Action S-5:

Implement a "Vision Zero" strategy to increase travel safety

Staff presented a draft Road Safety Program framework for Council's consideration in May 2022.

In-progress

Page 9

In-progress

Economy

Supporting Action S-4:

Incorporate tools and incentives to support local employment opportunities

 A new Business Services Manager position has been created and will be responsible for activities that support local businesses, including developing tools and incentives to support local employment opportunities.

Supporting Action S-6:

Create an economic stewardship staff resource to support a sustainable and diverse local economy

• A new Business Services Manager role has been developed and recruitment is underway.

Y Supporting Action S-8:

Support remote work options to reduce commute trips, congestion, and parking needs

The District has implemented a remote work policy. The policy reduces commuting for work, lowers parking needs, supports employee health & wellness, enhances recruitment and retention of talent, and improves productivity and efficiencies.

Supporting Action S-20:

Respond to local business needs quickly to be more business-friendly

The new Business Services Manager will be responsible for activities
 that support local businesses, including developing strategies to ensure
 the District is responsive to the needs of local businesses.
 In- progress

Climate

Supporting Action S-21:

Support education and promotion of climate action in homes and businesses to increase community involvement

 Numerous initiatives are underway to support education on climate action, including the Jump on a Heat Pump program, a partnership with EmpowerMe to offer climate action workshops in different languages for newcomers to the District, and partnerships with School District 44 and the BC Sustainable Energy Association to deliver climate action workshops for students.

Social Equity

Implementing Lens L-7 and L-8:

Develop a corporate anti-racism policy and provide anti-racism staff training.

- The District is currently working to develop anti-racism policy and training. This work is expected to conclude later this year.
- As a first step to responding to the Truth and Reconciliation
 Commission's Calls to Action, and in an effort to include social equity
 considerations that foster a more inclusive and equitable community,

the District engaged Indigenous Corporate Training to provide training sessions, titled 'Working Effectively with Indigenous Peoples.

Next Steps:

Future OCP Action Plan updates will include more comprehensive reporting on the priority actions, supporting actions, and implementing lenses included in the plan, as well as reporting on outcome indicators to measure if the actions are having the desired impacts and effects. Staff are looking at developing tools to communicate this information to community members online.

Concurrence:

This OCP Action Plan implementation update has been reviewed by staff from the Community Planning, Climate and Biodiversity Office, Communications, Corporate Services, Development Planning, Engineering, Environment, Finance, Parks, and Transportation departments.

Conclusion:

The OCP Action Plan is intended to advance the District towards realizing the vision and goals of the 2011 OCP in the four key topic areas of transportation, housing, economy and employment lands, and climate emergency. This report presents an early progress update on the OCP Action plan, with a focus on 'quick win' activities. Significant progress has been made on quick win activities, with many complete or well underway. Future updates on the OCP Action Plan will include a more comprehensive update on all priority actions, supporting actions, and implementing lenses, as well as on indicators of success.

Options:

THAT the May 25, 2022 report entitled "OCP Action Plan Implementation Update" is received for information.

OR

Council provides alternative direction.

Respectfully submitted,

Ryan Gilmore Community Planner

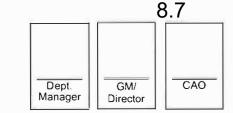
REVIEWED WITH:			
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate and Biodiversity 	Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bylaw Services Planning	External Agencies: Library Board NS Health RCMP NVRC Museum & Arch. Other:	

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Date:

Regular Meeting Other:

Date: June 13, 2022



The District of North Vancouver REPORT TO COUNCIL

May 30, 2022 File:

AUTHOR: Councillor Megan Curren

SUBJECT: Acting Mayor Date Change

RECOMMENDATION:

THAT Councillor Bond is designated as Acting Mayor for the period of July 20-26, 2022, inclusive;

AND THAT Councillor Curren is designated as Acting Mayor for the period of August 20-26, 2022, inclusive.

SUMMARY:

I will not be available to act as Acting Mayor from July 20-26, 2022. I have discussed the dates with Councillor Bond and he agrees to exchange the Acting Mayor dates, as noted in the recommendation. I am respectfully requesting that Council support the proposed date exchange noting that a resolution of Council is required in accordance with the *Community Charter*.

Options:

1. Appoint Councillor Bond as Acting Mayor for the period of July 20-26, 2022 inclusive and Councillor Curren as Acting Mayor for the period of August 20-26, 2022, inclusive.

Respectfully submitted,

Megan Curren Councillor -

REVIEWED WITH:			
 Community Planning Development Planning Development Engineering Utilities Engineering Operations Parks Environment Facilities Human Resources Review and Compliance Climate and Biodiversity 	Clerk's Office Communications Finance Fire Services ITS Solicitor GIS Real Estate Bylaw Services Planning	External Agencies:	