

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, October 3, 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



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Monday, October 3, 2022
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355 West Queens Road, North Vancouver
Watch at <https://dnvorg.zoom.us/j/67910218298>

AGENDA ADDENDUM

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

- 8.3. Bylaw 8596: Development Cost Charges (DCC) Bylaw Amendment** p.7-26
File No. 09.3900.20/000.000

Report: Municipal Clerk, September 27, 2022
Attachment 1: Bylaw 8596
Attachment 2: Staff Report dated September 6, 2022

Recommendation:

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8596, 2022 (Amendment 8)" is ADOPTED.

- 8.7. Seymour Salmonid Society Grant Request** p.27-30
File No.

Report: Mayor Mike Little, September 20, 2022
Attachment 1: Letter from Seymour Salmonid Society dated July 26, 2022

Recommendation:

THAT a one-time grant of \$10,000 be awarded to the Seymour Salmonid Society.

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REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____

		8.3
Dept. Manager	Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 27, 2022
File: 09.3900.20/000.000

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: Bylaw 8596: Development Cost Charges (DCC) Bylaw Amendment

RECOMMENDATION:

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8596, 2022 (Amendment 8)" is ADOPTED.

BACKGROUND:

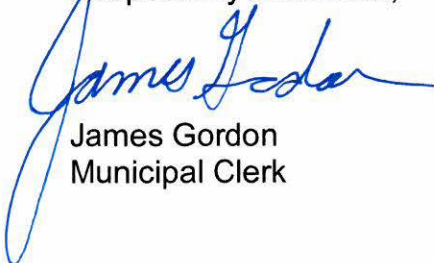
Bylaw 8596 received First, Second and Third Readings on September 19th, 2022 and was approved by the Inspector of Municipalities on September 21st, 2022.

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,



James Gordon
Municipal Clerk

Attachments:

1. Bylaw 8596
2. Staff Report dated September 6, 2022

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

The Corporation of the District of North Vancouver**Bylaw 8596**

A bylaw to amend Development Cost Charges Bylaw 7135, 2000

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

Citation

1. This bylaw may be cited as "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8596, 2022 (Amendment 8)".

Amendments

2. Development Cost Charges Bylaw 7135, 2000 is amended as follows:
 - a) Schedule A is deleted in its entirety and replaced with a new Schedule A as set out in Schedule 1 of this bylaw.

Effective Date

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

READ a first time September 19th, 2022

READ a second time September 19th, 2022

READ a third time September 19th, 2022

Certified a true copy of "Bylaw 8596" as at Third Reading

Municipal Clerk

Approved by Inspector of Municipalities on September 21st, 2022

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8596

Schedule A to Bylaw 7135

**Development Cost Charges Applicable to
The District of North Vancouver**

CLASS OF LAND USE	ROADS	SANITARY SEWERS	WATER WORKS	DRAIN- AGE	PARKS	TOTAL DCCs RECOVER- ABLE
SINGLE FAMILY RESIDENTIAL USE per dwelling unit	\$13,846.14	\$1,833.14	\$3,701.43	\$6,180.16	\$7,708.74	\$33,269.61
RESIDENTIAL MULTI-FAMILY USE, GROUND ORIENTED per square metre of gross floor area	\$62.91	\$12.69	\$25.61	\$16.25	\$53.34	\$170.80
RESIDENTIAL MULTI-FAMILY USE, APARTMENT per square metre of gross floor area	\$75.27	\$13.89	\$28.04	\$8.05	\$58.39	\$183.65
COMMERCIAL USE per square metre of gross floor area	\$100.70	\$5.50	\$11.10	\$23.77	\$3.47	\$144.54
INDUSTRIAL USE per square metre of gross floor area	\$75.52	\$5.50	\$11.10	\$23.77	\$3.47	\$119.37
INSTITUTIONAL USE per square metre of gross floor area	\$50.35	\$3.06	\$6.17	\$25.47	\$1.28	\$86.33

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

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

The District of North Vancouver REPORT TO COUNCIL

September 6, 2022
File: 2023 Financial Plan

AUTHOR: Rick Danyluk, Deputy General Manager, Finance and Deputy CFO

SUBJECT: Development Cost Charges (DCC) Bylaw Amendment

RECOMMENDATION:

THAT "Development Cost Charges Bylaw 8596 2022" is given FIRST, SECOND, and THIRD Readings.

AND THAT staff are directed to forward the bylaw to the Inspector of Municipalities for approval.

REASON FOR REPORT:

Regular review and updating of developer contributions, including Development Cost Charges (DCC), ensures development continues to pay its share of infrastructure and amenity costs as construction costs rise and the community grows.

SUMMARY:

Due to the current fiscal environment and emerging needs, many regional and local governments are reviewing their developer contribution programs in order to keep pace with rising costs. A full review of developer contributions is underway. As an interim step, this report recommends an 18.7% inflation adjustment to the DCC rates applicable in the District of North Vancouver.

BACKGROUND:

An interdisciplinary staff team is reviewing the community growth forecast, infrastructure and amenity projects and developer contributions required to keep pace with rising costs. The DCC Bylaw was last updated in 2018 and construction prices have substantially increased since then. As an initial, first step of a complete review, an inflationary increase to bring the existing DCC rates more inline with the current cost of construction is recommended.

Staff provided an update on the review of developer contributions at a Council workshop on July 19, 2022 (Attachment 1). Inflation information presented at the workshop has since been updated to include Q2 2022.

EXISTING POLICY:

The Corporate Plan goal to *Achieve a Balanced and Fair Economy* includes a supporting objective to *ensure developer contributions are accurate and pay for growth impacts on services*.

The District collects DCCs on development under DCC Bylaw 7135 and the powers provided to Council through the Local Government Act (Part 14, Division 19 - Development Cost Recovery).

ANALYSIS:

The last review of DCC cost estimates were produced in the fall of 2017 with Bylaw adoption in April 2018. A full review of developer contributions, including an update of the infrastructure capital program, is underway. The preliminary analysis of this review shows DCC rates should increase in the range of 35% to 45% which is consistent with published building construction inflation in the Vancouver area and capital program changes since the last review. Building construction prices have increased 21% to 37% since the first quarter of 2018.



Source: Statistics Canada Building Construction Index, quarterly, by type of building (Vancouver)

To offset cost increases staff will continue to explore options for alternative funding and impacts from policy changes and emerging considerations.

As an interim step, a conservative inflation adjustment to DCC rates, consistent with the Vancouver Consumer Price Index (CPI), is recommended. Vancouver CPI has increased 18.7% since the first quarter of 2018, when the existing rates were adopted. This change would keep the District's DCC rates for Multi-family units consistent with the regional average, above average for the Commercial rates and will most likely continue to lead the region for Industrial rates. Industrial DCC rates in the District are higher than other municipalities due to significant investment in transportation, a key concern for Industry within the District.

Emerging Considerations

In addition to the rising costs, a number of other changes are under consideration as part of a complete review of developer contributions to ensure the District's financial objectives are met, and transparency and certainty in planning for both the District and developers is

maintained. Emerging considerations were discussed at the July 19th workshop and are included in attachment 1.

The province is also reviewing the development approvals process and may be introducing changes to municipal powers to expedite approvals. Both the 2019 provincial report on [Development Approvals Process Review](#) and the 2021 report on [Opening Doors](#)¹ recommended phasing out Community Amenity Contributions (CAC) and expanding DCC legislation to include a wider list of infrastructure and amenities. Including amenities in the DCC program would provide more certainty in development planning and reduce approval timelines where CAC are currently negotiated.

Timing/Approval Process:

Updates to the DCC Bylaw require the approval of the Inspector of Municipalities. In order to keep pace with rising costs and ensure growth continues to pay for its impacts, the DCC Bylaw should be amended for the effects of inflation this fall. The proposed effective date for the new rates is January 1, 2023. The District's website has been updated to reflect the proposed change.

A full review of developer contributions, including both DCC and CAC, will be brought forward in late 2022 or early 2023 subject to Council's strategic direction.

The next steps for the DCC inflation adjustment are:

- First three readings of the DCC amendment bylaw
- Statutory approval by Inspector of Municipalities
- Adoption of the DCC amendment bylaw

Concurrence:

Planning and Engineering staff participated in this review. The full review of development contributions will include broader participation.

Financial Impacts:

The success of the development contribution program (DCC and CAC) depends on the accuracy and predictability of contributions and the strategic timing of projects to ensure sufficient funds; otherwise the District risks increasing debt and passing on costs to existing ratepayers in order to achieve timely outcomes.

DCC rates were last adjusted in 2018 and require a major update to reflect rising costs and changes to the program. As an interim step, an 18.7% inflation adjustment to DCC rates will help mitigate financial risks under the current program.

Liability/Risk:

Staff are working closely with a consultant and the Ministry on changes to the DCC bylaw to ensure legislation is followed and only eligible costs are included in the full program review.

¹ Opening doors: unlocking housing supply for affordability: Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability

Social and Environment Impacts:

Regular updates to the development program provides critical information for assessing future social and environmental performance. The full program analysis will provide additional information on these impacts.

Public and Development Community Input

Staff provided an update on the review of developer contributions at a Council workshop on July 19, 2022. Inflation information presented at the workshop has since been updated to include Q2 2022. The website has been updated to reflect the proposed changes to DCC rates and this report has been forwarded to the Urban Development Institute (UDI) for feedback.

The amended DCC Bylaw will be administered in accordance with current legislation. Applicants will be directed to the timing rules and procedures for "instream precursor applications" as defined in the Local Government Act sec. 568 (1), (2) and (3). Generally speaking, existing DCC rates will apply to in-stream precursor applications for proposed developments, including rezoning, development permits, building permits, and subdivision applications, should have the benefit of the grand fathering rights in section 568 (1) and (2).

Conclusion:

This interim update on developer contributions lays out the considerations and next steps to ensure development continues to pay its share of infrastructure and amenity costs. The last update to the DCC Bylaw was in 2018 and was based on the cost of eligible infrastructure programs in the fall of 2017.

As an initial first step of a complete review, an inflationary increase of 18.7% to bring the existing DCC rates more inline with the current cost of construction is recommended.

Options:

1. THAT Council give first three readings to the proposed Development Cost Charges (DCC) Bylaw Amendment, AND

THAT staff are directed to forward the bylaw to the Inspector of Municipalities for approval.

OR

2. THAT Council provide staff with alternative direction.

Respectfully submitted,



Rick Danyluk
Deputy General Manager, Finance and Deputy CFO

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

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The Corporation of the District of North Vancouver

Bylaw 8596

A bylaw to amend Development Cost Charges Bylaw 7135, 2000

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Amendments

2. Development Cost Charges Bylaw 7135, 2000 is amended as follows:
 - a) Schedule A is deleted in its entirety and replaced with a new Schedule A as set out in Schedule 1 of this bylaw.

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

Certified a true copy of "Bylaw 8596" as at Third Reading

Municipal Clerk

Approved by Inspector of Municipalities on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1 to Bylaw 8596

Schedule A to Bylaw 7135

**Development Cost Charges Applicable to
The District of North Vancouver**

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Developer Contributions Review

July 19, 2022

Rick Danyluk, Deputy General Manager Finance, Deputy CFO



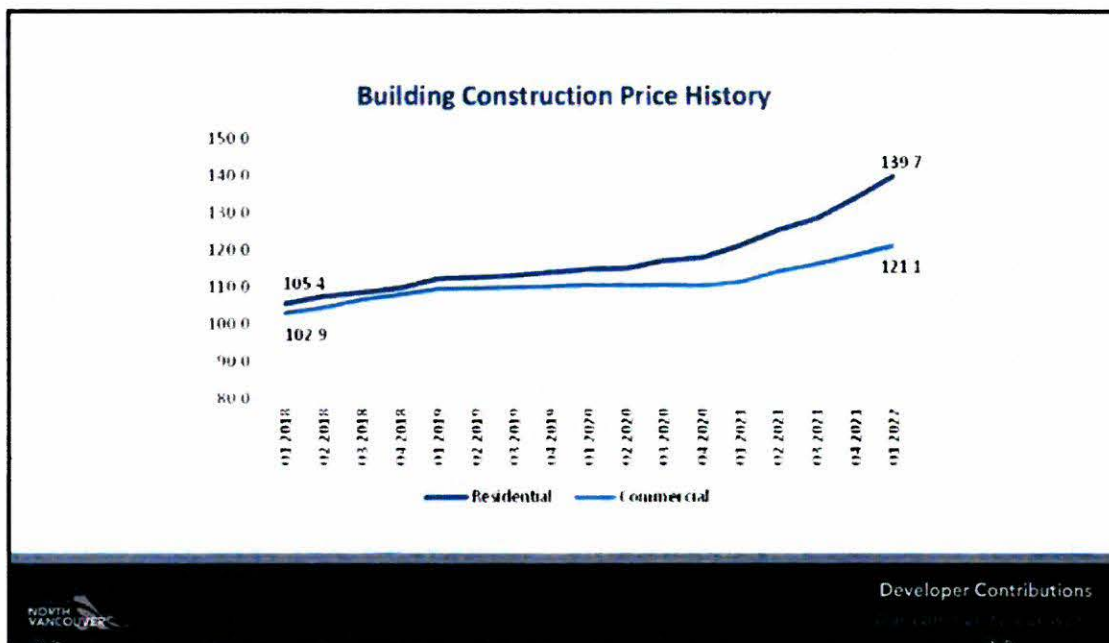
NORTH
VANCOUVER

Scope of review

- DCC inflation adjustment
- Development program analysis
- Emerging considerations and risk

NORTH
VANCOUVER

Developer Contributions
Our community. our work.



DCC Inflation Adjustment

- Approval of Inspector of Municipalities
- Keep pace with rising costs
- Limited by legislation to Vancouver CPI (cumulative 15%)

Developer Contributions
Our community, our work

Development Program Analysis

Preliminary results:

- Increase in transportation and land costs
- DCC rate increase ~40%
- Combined DCC / CAC less than 5% of development revenue
- Exploring options to offset increases

Emerging Considerations

- Moving to a 15 year planning horizon
- Setting upper limits on development charges
- Capturing all growth related impacts (equity and fairness)
- Setting minimum CAC rates inside centres (market risk)
- Transparency of impacts and obligations
- Biennial program review (accuracy of charges)

Risk

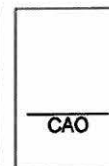
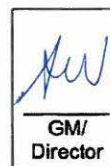
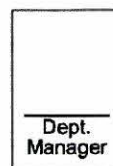
- Interpretation of legislation and program costs eligibility
- Land prices and their impact on CAC negotiations
- Timing of the Federal decision on TWN's Addition to Reserve application
- TransLink 2050 and provisions for Rapid Transit
- Provincial review of development approvals process

Next steps

- Introduce inflation adjusted DCC rates this fall
- Complete a full program analysis by end of 2022

☐ Info Package

Date:



The District of North Vancouver REPORT TO COUNCIL

September 20, 2022

File:

AUTHOR: Mayor Mike Little**SUBJECT:** Seymour Salmonid Society Grant Request**REASON FOR REPORT:**

To request Council's consideration for grant funding in support of the Seymour Salmonid Society ("the Society").

BACKGROUND:

The Seymour Salmonid Society is a non-profit organization that operates the Seymour River Hatchery and Education Centre with the support of over 800 volunteers and local community involvement. The Society's goals include enhancing salmonid stocks through activities related to protection and restoration of fish habitat and ecosystems, re-establishing salmonid migration through the Seymour River Watershed, and enhancement of spawning and rearing habitat in the Seymour River watershed.

The Seymour River currently has a range of restrictions that impact the ability of returning salmonids to reach and spawn within the natural gravels in the watershed. These include the presence of a water supply dam, natural rockslides and industrial activities in North Vancouver. In December 2014, an immense rockslide (greater than 80,000 cubic meters) made it impossible for salmonids to reach the spawning grounds of the Seymour River. However, through a coordinated effort by the Seymour Salmonid Society with engagement with all levels of government, including the Tsleil-Waututh and Squamish Nations, dedicated employees and volunteers, fish are now able to pass the rockslide area.

With the rockslide mitigation work now complete, efforts and funding can now be focused on other important initiatives like the Seymour River estuary enhancement project which was started by the BCIT River's Institute and the Society. This project is related to the overall efforts to improve Burrard Inlet habitats for salmonids. At a high level, this project provides another area of refuge for salmonids as they transit the inlet to and from the Indian River, and other streams further east. At a more granular level, this project links to other work on the Seymour River and its tributaries in a significant way. The estuary is a critical element to make the spawning and rearing efforts upstream successful and a valuable opportunity to rehabilitate our coastal habitat.

ANALYSIS:

The Seymour River estuary has been impacted by past logging and other industrial activities. Local industry, governments and Indigenous groups recognize this and are active participants in the restoration of the estuary and other important upstream works. The Society recently received funding of \$10,000 from the Vancouver Fraser Port Authority and is seeking matching one-time funding from the District of North Vancouver, to allow the conceptual design phase of the project to proceed in assisting to make a difference in their conservation efforts

Conclusion:

The Seymour Salmonid Society is a non-profit organization that operates the Seymour River Hatchery and Education Centre along with many conservation activities in the watershed. For the past few years, the Society has been engaged with the rockslide mitigation work and is now able to focus on restoration/enhancement of the estuary starting with the conceptual design phase. Requesting a one-time grant of \$10,000 will assist with their conservation efforts.

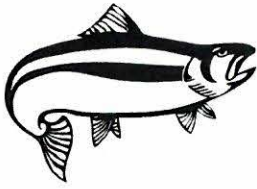
Council is requested to consider this request and authorize the expenditure from the Council contingency fund which can be utilized at Council's direction in support of community initiatives.

Respectfully submitted,



Mike Little
Mayor, District of North Vancouver

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
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<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				



Seymour Salmonid Society

P.O. Box 52221 North Vancouver, BC V7J 3V5

PHONE - 604 288 0511

Our mission is to educate our community about the value of the Seymour River and the salmonids it supports as a resource for everyone living in our community.

July 26, 2022

Mayor and Council

District of N Vancouver

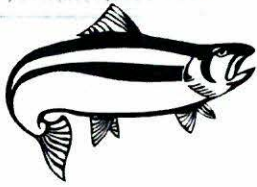
Re: Seymour River Estuary Enhancement – Conceptual Design Project

The Seymour Salmonid Society is a non-profit organization that operates the Seymour River Hatchery and Learning Centre. Our goal is to enhance Seymour River wild salmonid populations, to restore and enhance aquatic habitat within the watershed, and educate the public about the importance of the river and surrounding watershed as a resource for wildlife and drinking water. Volunteers and community outreach are an integral part of the hatchery operations for the Society, and the conservation activities we accomplish in the watershed is with the support of our over 800 registered volunteers and a high level of wider community involvement.

The Seymour River currently has a range of restrictions that impact the ability of returning adult salmonids to reach and spawn within the natural river gravels in the watershed. These include the presence of a water supply dam in the upper reaches and a natural rockslide within the Seymour Canyon area of the river's lower reaches (note- this rockslide has now been removed by the Society). These natural and man-made impoundments impede access to the most valuable wild salmonid spawning habitat in the upper and middle reaches of the river. In addition, the lower reaches flow through the urbanized area of North Vancouver, which contribute to the loss of riparian habitat, increased hard surface runoff and bank modifications, commercial and industrial activities, along with impacts associated with general human derived recreational activities.

The Seymour River is a designated wild coho and steelhead stream, with steelhead currently listed as a species of 'conservation concern' with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. Pink, chum, and chinook salmon also migrate up the Seymour watershed to access their spawning and rearing habitats in the river. In addition, many of the plants and animals in the surrounding ecosystem rely on these returning salmon as a food source and supply of marine-derived nutrients for the watershed. Without enhancement of these migrating fish populations, along with the spawning and rearing habitat they rely on, the wider Seymour watershed will continue to be at risk. In 2016 the Outdoor Recreation Council of British Columbia designated the Seymour as the most endangered river in BC. In December of 2014 an enormous rockslide (greater than 80,000 cubic meters) made it impossible for salmonids to reach the spawning grounds of the Seymour River. Thanks to a coordinated effort by the Seymour Salmonid Society, all levels of government, including the Tsleil-Waututh and Squamish Nations and the generosity and hard work by our incredible team of employees and volunteers, fish are now able to pass the rockslide. With the completion of the rockslide mitigation work over the previous seven years, efforts and funding can now be focused on other important initiatives.

Fisheries Enhancement on the North Shore
www.SEYMOURSALMON.com



Seymour Salmonid Society

P.O. Box 52221 North Vancouver, BC V7J 3V5

PHONE - 604 288 0511

Our mission is to educate our community about the value of the Seymour River and the salmonids it supports as a resource for everyone living in our community.

This work on the rockslide took away the funding, and energy of the preliminary work that was undertaken by the BCIT River's Institute and the Society on the estuary. We believe that after the freshet (which is late this year due to the snow pack in the mountains, and the cool Spring weather) the Engineering group will find that the Seymour canyon (rockslide) is now passable by migrating fish.

The restoration of this portion of habitat will target the critical saltwater-freshwater transition period through native species vegetation in the aquatic and riparian zones. The project area may be expanded upstream above the Dollarton Highway Bridge to the Mt Seymour Parkway Bridge, as this portion of the river is critical for salmonids in their upstream journey. The lower portion of the Seymour River includes Maplewood Creek, which is a spawning tributary less than 200 meters from the estuary. Improvements to the habitat benefiting salmonids and other species include the creation of intertidal benches, islands and gradually sloping banks, re-establishing tidal and intertidal native plant species and the installation of large woody debris essential for cover refuge and foraging opportunities for juvenile and adult salmonids. Riparian habitat can be improved through the removal, control and management of invasive plant species and the re-establishment of native sedge, shrub and riparian plants. This project is related to the overall efforts to improve Burrard Inlet habitats for salmonids. At a high level this project provides another area of refuge for salmonids as they transit the inlet to and from the Indian River, and other streams further east. At a more granular level this project links to other work on the Seymour River and its tributaries in a significant way. The estuary is a critical element to make the spawning and rearing efforts upstream successful.

The Seymour River estuary has been impacted by past logging and other industrial activities. Local industry, governments and indigenous groups recognize this and are active participants in the restoration of the estuary and other upstream works. This project addresses the regional priority of restoration of areas impacted by industry. This project is a valuable opportunity to rehabilitate coastal habitat.

We recently received a funding of \$10,000 from the Vancouver Fraser Port Authority, and we are seeking matching funding from the District of North Vancouver, to allow this visioning/ conceptual phase of the project to proceed.

Your support makes a significant difference in our conservation efforts.

Sincerely yours,

Shaun Hollingsworth, President