

AGENDA

SPECIAL MEETING OF COUNCIL

Monday, April 27, 2015

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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SPECIAL MEETING OF COUNCIL

7:00 p.m.
Monday, April 27, 2015
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8080 – Rezoning: 1591 Bowser Avenue
- Bylaw 8096 – Rezoning: 1325-1335 Draycott Road
- Bylaw 8110 – OCP: 4343 Starlight Way
- Bylaw 8109 – Rezoning: 4343 Starlight Way
- Bylaw 8113 – Rezoning: 115 West Queens Road

1. ADOPTION OF THE AGENDA

1.1. April 27, 2015 Special Meeting Agenda

Recommendation:

THAT the agenda for the April 27, 2015 Special Meeting of Council for the District of North Vancouver be 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. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

5.1. Kim Selody & Robert More, Presentation House Theatre

p. 11-12

Re: New Initiatives and Future Possibilities at Presentation House Theatre

6. ADOPTION OF MINUTES

6.1. April 14, 2015 Public Hearing

p. 15-19

Recommendation:

THAT the minutes of the April 14, 2015 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. March 30, 2015 Closed Special Meeting of Council

7.1.1. Lower Lynn Highway Interchanges – MOU

File No. 16.8620.20/035.001

THAT the Mayor be authorised to execute a Memorandum of Understanding, generally in the form presented as Attachment 1 to the report dated March 24, 2015 of the Manager – Engineering Services/Deputy General Manager – Engineering, Parks & Facilities entitled Lower Lynn Highway Interchanges - MOU, with the Ministry of Transportation and Infrastructure to work together toward implementation of Phases 2 and 3 of the highway interchange improvements in Lower Lynn;

AND THAT this resolution be released to the public.

7.2. April 13, 2015 Closed Special Meeting of Council

7.2.1. Oil Spill Response

File No.

THAT the Mayor be authorized to write a letter to the appropriate parties outlining the District's concern regarding the response time to the oil spill;

AND THAT this be publicly released.

8. COMMITTEE OF THE WHOLE REPORT

8.1. April 21, 2015 Committee of the Whole

8.1.1. Sunset Boulevard – Alternative Traffic Calming and Speed Reduction Measures

THAT staff implement the five alternative measures listed in the April 7, 2015 report of the Supervisor - Transportation Engineering, entitled Sunset Boulevard – Alternative Traffic Calming;

AND THAT staff also be directed to improve centreline delineation at appropriate locations on Sunset Boulevard;

AND THAT the Sunset Boulevard traffic calming measures be installed at the District's expense;

AND THAT staff be directed to organize a Committee of the Whole meeting regarding the District's Traffic Calming Policy (11-8620-1).

8.1.2. Deep Cove Parking and Access Implementation Plan

THAT the April 7, 2015 report of the Transportation Planner entitled Deep Cove Parking and Access Implementation Plan be received;

THAT the long term initiatives identified in the April 7, 2015 report of the Transportation Planner entitled Deep Cove Parking and Access Implementation Plan be supported with the following adjustments:

THAT no further action be taken at this time to pursue a new parking lot off of Indian River Road for Quarry Rock hikers; and,

THAT five of the twelve new parking passes issued for Panorama Drive be made available to non-District residents.

9. 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.

*Staff suggestion for consent agenda.

Recommendation:

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

9.1. Earthquake Risk in the District of North Vancouver

p. 23-35

File No. 14.7130.40/000.000

Recommendation:

THAT the April 27, 2015 presentation by Natural Resources Canada and the Section Manager – Public Safety be received for information.

THAT the *Profile of Earthquake Risk for the District of North Vancouver* and companion documents be received for information.

9.2. Bylaw 7984 (Rezoning Bylaw 1291) & Bylaw 8081 (Housing Agreement Bylaw): 3568-3572 Mount Seymour Parkway Rezoning

p. 37-70

File No. 08.3060.20/060.10

Recommendation:

THAT Bylaw 7984, which amends the Zoning Bylaw to rezone the properties at 3568 and 3572 Mount Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to permit an 8 unit townhouse project, is given FIRST Reading;

AND THAT Bylaw 7984 be referred to a Public Hearing;

AND THAT Bylaw 8081, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading.

- 9.3. Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)** **p. 71-126**
File No. 08.3060.20/050.14

NOTE: Each vote on Bylaw 8110 requires a majority vote of all members of Council to carry.

Recommendation:

THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)” is given SECOND and THIRD Readings.

THAT “The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)” is given SECOND and THIRD Readings.

- 9.4. Development Permit 4.15 – 2695 Newmarket Drive** **p. 127-159**
File No. 08.3060.20/004.15

Recommendation:

THAT Development Permit 4.15, to allow for a renovation and addition to the existing house at 2695 Newmarket Drive, is ISSUED.

- 9.5. Seylynn Village – Development Permits 33.14 & 34.14 (Buildings A & D) and Amendments to Previously Issued Development Permit 67.12 (Building C)** **p. 161-263**
File No. 08.3060.20/033.14 and 08.3060.20/034.14

Recommendation:

THAT Development Permit 33.14 and Development Permit 34.14, to accommodate construction of two buildings: a twenty-eight storey residential and commercial building, and a six-storey building including 70 affordable rental units and a private recreation facility, all comprising “Phase 2” of the Seylynn Village project at Fern Street and Mountain Highway, is ISSUED;

AND THAT Development Permit 67.12A, to amend the Development Permit issued for existing Phase 1 “Building C” to establish a variance to Sign Bylaw regulations to accommodate marketing signage, is ISSUED.

- * 9.6. Bylaw 8100: Street and Traffic Bylaw** **p. 265-273**
Bylaw 8099: Fees and Charges Bylaw
Bylaw 8116: Bylaw Notice Enforcement Bylaw
File No. 08.3060.20/000.000

Recommendation:

THAT “The District of North Vancouver Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8100, 2014 (Amendment 13)” is ADOPTED.

THAT “The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8099, 2014 (Amendment 45)” is ADOPTED.

THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8116, 2015 (Amendment 25)” is ADOPTED.

- * **9.7. Bylaw 8120: 2015-2019 Consolidated Financial Plan Approval Bylaw p. 275-286**
File No. 09.3900.20/000.000

Recommendation:

THAT “2015-2019 Consolidated Financial Plan Approval Bylaw 8120, 2015” is ADOPTED.

- 9.8. Bylaw 8121: Tax Rates Bylaw 8121, 2015 p. 287-291**
File No. 05.1950.20/000.000

Recommendation:

THAT “Tax Rates Bylaw 8121, 2015” is given FIRST, SECOND and THIRD Readings.

- * **9.9. 2014 Audited Financial Statements p. 293-329**
File No. 05.1760.20/000.000

Recommendation:

THAT the 2014 Audited Consolidated Financial Statements of the District of North Vancouver be approved.

THAT the 2014 Audited Financial Statements of the North Vancouver Recreation & Culture Commission be approved.

- * **9.10. 2015 Centennial Bursary Trust Fund p. 331-332**
File No. 05.1970.20/000.000

Recommendation:

THAT Council award bursaries to seven students from the District of North Vancouver in the amount of \$715 per bursary.

- * **9.11. Recommended Museum Deaccessions #4 p. 333-424**
File No. 17.9200.05/001.000

Recommendation:

THAT Council authorizes the North Vancouver Museum and Archives (NVMA) Commission to deaccession and dispose of 39 artifacts which it solely owns;

THAT Council authorizes the North Vancouver Museum and Archives (NVMA) Commission to deaccession and dispose of 26 artifacts which it jointly owns;

AND THAT Council authorizes the NVMA Commission to deaccession and dispose of 336 unaccessioned objects that have been found in the Museum Collection.

- * **9.12. Amendment to the February 17, 2015 Public Hearing Minutes** **p. 425-434**
File No. 01.0570.30/000.000

Recommendation:

THAT the minutes of the February 17, 2015 Public Hearings for Bylaws 8095 and 8098 previously received by Council be amended by documenting Councillor Hicks' attendance.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the April 27, 2015 Special Meeting of Council for the District of North Vancouver be adjourned.

DELEGATIONS

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Delegation to Council Request Form

District of North Vancouver
Clerk's Department

355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2311

Form submission: Submit to address above or Fax: 604.984.9637

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

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

Name of group wishing to appear before Council: Presentation House Theatre

Title of Presentation: New Initiatives and Future Possibilities at PHT

Name of person(s) to make presentation: Kim Selody (primary) & Robert More (support)

Purpose of Presentation:

- ☒ Information only
☐ Requesting a letter of support
☐ Other (provide details below)

Please describe:

Attach separate sheet if additional space is required

Synopsis of new PHT Programming: Main Stage & Children/Youth Shows

Summary of recent Financial Status of PHT with Surplus posted for 2013/2014 Season

Contact person (if different than above): Robert More

Daytime telephone number: 604-990-3473

Email address: gm@phtheatre.org

Will you be providing supporting documentation? ☒ Yes ☐ No

If yes:

- ☒ Handout ☐ DVD
☒ PowerPoint presentation

Note: All supporting documentation must be provided 12 days prior to your appearance date. This form and any background material provided will be published in the public agenda.

Presentation requirements:

- ☒ Laptop ☐ Tripod for posterboard
☒ Multimedia projector ☐ Flipchart
☐ Overhead projector

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

Delegation to Council Request Form

Rules for Delegations:

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

Helpful Suggestions:

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

I understand and agree to these rules for delegations

ROBERT MORE
Name of Delegate or Representative of Group
R. More
Signature

March 12/15
Date

For Office Use Only

Approved by:

Municipal Clerk

Deputy Municipal Clerk

☒

Appearance date:

Receipt emailed on:

April 20, 2015

March 23, 2015

Rejected by:

Mayor

CAO

☐

☐

Applicant informed on:

Applicant informed by:

☐

☐

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

MINUTES

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DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 14, 2015 commencing at 7:00 p.m.

Present: Acting Mayor J. Hanson
Councillor M. Bond
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Mayor R. Walton
Councillor M. Bassam

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. C. Peters, Planner

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14) The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)

Purpose of Bylaws:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

1. OPENING BY THE MAYOR

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

In Acting Mayor Hanson's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;

- 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;
- All members of the audience are asked to refrain from applause or other expressions of emotion. 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 bylaws;
- The Clerk has a binder containing documents and submissions related to these bylaws which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaws stating that:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

3. PRESENTATION BY STAFF

Ms. Casey Peters, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Peters advised that:

- Monteray School was closed in June 2004 and the site was leased for several years to the L'Ecole Francaise Internationale de Vancouver;
- The school has been vacant since March 2011;
- School District 44 began exploring options for the property through a Request for Proposals in July 2012;
- Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014;
- A detailed planning application for a 12 lot subdivision was submitted in December 2014;
- Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monteray Avenue cul-de-sac;
- The proposal will result in a net decrease in vehicle traffic to the site;

- The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours;
- The Community Amenity Contribution for this proposal has been calculated at \$460,000; and,
- A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit.

4. PRESENTATION BY APPLICANT

4.1. Mr. Ryan Lucy, Morningstar Homes:

- Provided history and context of the proposed development;
- Noted the public consultation that was held in the early stages of the application;
- Commented that concerns raised by some neighbours on Starlight Way regarding the heights of the buildings have been addressed; and,
- Advised that many of the trees designated for removal are of poor quality and 47 new trees will be planted in the new neighbourhood park as well as along the new portion of Monteray Avenue and on Starlight Way.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Wayne Schaffer, 4300 Block Starlight Way: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the opportunity to remove the existing buildings and clean up the site; and,
- Stated that the proposed development is aesthetically pleasing.

5.2. Mr. Ron Adie, 4300 Block Starlight Way: IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that the proposed development will restore the neighbourhood.

5.3. Mr. Brad Popovich, 4400 Block Starlight Way: IN FAVOUR

- Spoke in support of the proposed Morningstar development;
- Spoke to the poor condition of the existing school; and,
- Commented that the proposed development would complement the existing neighbourhood.

5.4. Mr. Damien Calpa, 4100 Block Monteray Avenue: IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the importance of the revitalization of the Monteray school site; and,
- Expressed concerns with the limited visibility in the park.

5.5. Mr. Corrie Kost, 2800 Block Colwood Drive: IN FAVOUR

- Spoke in support of the proposed rezoning;
- Questioned how the height of the existing school compares to the height of the proposed single-family homes; and,

- Expressed concern that the proposed side yard setback and height measurements may set a precedence for future developments.

5.6. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: COMMENTING

- Questioned how an owner of public assembly land can dispose of their property.

In response to a Council query staff advised that the height of the proposed single-family homes would be one to two storeys higher than the existing school.

In response to a Council query staff advised that in 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process. Staff further advised that School District 44 has identified these lands as surplus to school needs and supports the proposal.

In response to a Council query regarding the visibility of the park staff advised that the entrance to the park is 10m wide which is wider than a typical lot in the District.

5.7. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: SPEAKING A SECOND

- Suggested a basketball and tennis court be constructed for the community to enjoy; and,
- Spoke to the government selling surplus school land to fund school renovations.

5.8. Mr. Damien Calpa, 4100 Block Monteray Avenue: SPEAKING A SECOND

- Acknowledged that there is a wide lot access from Montroyal Boulevard to the park; and,
- Expressed concern with the narrow access to the park from Starlight Way and Monteray Avenue.

6. QUESTIONS FROM COUNCIL

There were no further questions.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN
 THAT the April 14, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)” be returned to Council for further consideration;

AND THAT “The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)” be returned to Council for further consideration.

CARRIED
(7:56 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

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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: _____

	9.1	
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

April 21, 2015
File: 14.7130.40

AUTHOR: Fiona Dercole, Section Manager-Public Safety

SUBJECT: Earthquake Risk in the District of North Vancouver

RECOMMENDATIONS:

THAT the April 27, 2015 presentation by Natural Resources Canada and the Section Manager-Public Safety be received for information.

THAT the *Profile of Earthquake Risk for the District of North Vancouver* and companion documents be received for information.

REASON FOR REPORT:

The reason for this report is to bring the *Profile of Earthquake Risk for the District of North Vancouver* and companion documents forward to Council for public release and to outline the steps that District and our community can take to increase resiliency to earthquakes.

SUMMARY:

A *Profile of Earthquake Risk for the District of North Vancouver*, a collaborative project with Natural Resources Canada and University of British Columbia, is a detailed and technical assessment of earthquake risk and resiliency opportunities in the District. *When the Ground Shakes* is the District's plain language companion to the technical study and tells a fictional story of three North Vancouverites and their experiences following the scenario earthquake described in the technical report, supported by facts from the technical study. *The Earthquake Ready Action Plan* is the District's response to the Earthquake Risk Profile, and will serve as a guiding document towards earthquake resiliency. Council received hard copies of these three documents as part of the agenda package.

BACKGROUND:

In 2010, the District was invited by Natural Resources Canada to collaborate in a pilot project to explore earthquake risk reduction at the municipal level. While detailed risk assessments have previously been completed for other hazards such as landslide, debris flow, forest fire and flooding, the District lacked detailed information about earthquake risk.

It is well understood that the Pacific Northwest region of BC is one of the most seismically active regions in Canada, and most people understand that a damaging earthquake could

occur at any time. Yet, few people are prepared. This is likely due to two factors: a damaging earthquake has not occurred in our region in recent history, and preparing for an earthquake is an overwhelming task without specific knowledge about its impacts. This project aims to describe the impacts of a damaging earthquake affecting our community, with the hope to stimulate action to get prepared at all levels – personal, family, business, and government.

EXISTING POLICY:

National Building Code 2010 - the model building code that forms the basis for all of the provincial building codes, and is updated approximately every 5 years. It incorporates seismic design guidelines to ensure public safety for new buildings.

British Columbia Building Code 2012 - applies to the construction of buildings, including extensions, substantial alterations, buildings undergoing a change for occupancy, and upgrading of buildings to remove an unacceptable hazard. It applies the core concepts of the National Building Code, combined with elements specific to BC's unique needs.

DNV Building Bylaw, Schedule O – Application to Existing Buildings – structural analysis must be completed for improvements to existing buildings where the cost of improvements is greater than 200% of the assessed value of the building.

Section 56, Community Charter - authorizes the Chief Building Official (CBO) to require a hazard report from a suitable Qualified Professional where the CBO considers the land is subject to a particular hazard.

2011 Official Community Plan, 9.4 Natural Hazards - The District's objective is to reduce and mitigate the risk associated with natural hazards. Development in areas prone to natural hazards requires special consideration due to concerns for personal safety and risk of property damage as well as potential impacts to natural environments.

Emergency Program Act, Section 2(1), Local Authority Emergency Management Regulation - "A local authority must reflect in the local emergency plan prepared by it under section 6(2) of the Act

(a) the potential emergencies and disasters that could affect all or any part of the jurisdictional area for which the local authority has responsibility, and

(b) the local authority's assessment of the relative risk of occurrence and the potential impact on people and property of the emergencies or disasters."

ANALYSIS:

In creating *A Profile of Earthquake Risk*, detailed scientific knowledge about the seismic hazard potential was combined with information about our community profile. A risk analysis was then performed, using a credible 7.3M Georgia Strait earthquake scenario, to model impacts and consequences. The areas of the District that were found to be most vulnerable to earthquake risk are the commercial and industrial areas along the waterfront, particularly on river floodplains where soils are soft and prone to liquefaction, and older buildings that pre-date seismic consideration in the building code.

The final step in the process was to model the effects of mitigation; making a strong case, in regards to both public safety and economics, to invest in mitigation such as seismic retrofits and re-development in vulnerable areas.

Staff are processing the results of the risk assessment and what can be done to build resiliency to earthquake in four key domains: mitigation, preparedness, response and recovery. These actions are outlined in the *Earthquake Ready Action Plan*.

Timing/Approval Process:

Natural Resources Canada will be publicly releasing *A Profile of Earthquake Risk for the District of North Vancouver* after District Council receives the report.

Timing of this work is well-positioned due to the current regional focus on earthquake risk related to recent publications such as the Auditor General's report stating that the province is not prepared for a major earthquake and Emergency Management BC's consultation report outlining recommendations for the province and local government, including conducting more detailed risk analyses.

Concurrence:

Staff from Engineering, Emergency Management, Planning, and Finance have been involved in the evolution of this project.

Financial Impacts:

Participating in this pilot project is excellent value for the District, as no costs to the District were incurred in the 5 year study, other than Staff time and retaining a designer/editor to create the plain language companion.

Staff are scoping the idea of retaining a seismic specialist consultant, who could provide basic, one-on-one advice to property owners and businesses on how to reduce risk through structural and non-structural mitigation. This is similar to the geotech-on-demand service that the District already provides for landslide and debris flow risk. The cost for such a service is approximately \$400 per property, and would only be available to vulnerable properties. Based on the geotech on demand service, it is anticipated that there would be approximately 40 requests per year for such a service, resulting in approximately \$16k per year.

Significant costs could be incurred if Council considers investing in seismic upgrades of District facilities that are currently vulnerable to earthquake risk. While the earthquake risk assessment provides an estimation of potential damage from a major earthquake, more detailed analysis is required before making decisions to allocate resources to seismic upgrades of individual facilities. Alternatively, these facilities could be upgraded when renovated or replaced.

Liability/Risk:

The risk exists with or without the release of this report; it is identified in this report. Releasing *A Profile of Earthquake Risk* does not expose the District to significant additional liability or risk. If the District follows through, over time, on actions outlined in the *Earthquake Ready Action Plan*, liability and risk would likely be reduced.

Social Policy Implications:

The contents of this report are congruent with the District's practices of disclosing natural hazard information and promoting public education to reduce risk and improve public safety.

Public Input:

The District's Natural Hazards Task Force met several times about this project and provided input into the selection of the 7.3M Georgia Strait scenario, as well as voiced their support to include a plain language companion to the technical report.

Conclusion:

A Profile of Earthquake Risk and *When the Ground Shakes* help us to better understand earthquake risk in our community and is an important first step. Much work is required to move from understanding the risk to becoming an earthquake resilient community.

Respectfully submitted,



Fiona Dercole
Section Manager - Public Safety

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

A Living Document

2015

EARTHQUAKE READY ACTION PLAN



Earthquake Ready, Disaster Resilient



**NORTH VANCOUVER
DISTRICT**

**A companion to the Profile of
Earthquake Risk for the
District of North Vancouver,
(NRCan 2015)**

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i. Background and Purpose

Natural Resources Canada, the District of North Vancouver, North Shore Emergency Management, University of British Columbia Department of Civil Engineering and UBC School of Community and Regional Planning collaborated on a detailed earthquake risk assessment for the DNV.

The analysis compared building materials and building code attributes to the predicted ground shaking intensity/duration of a major earthquake and estimated the extent of resulting damage. Injury estimates, shelter requirements, needs of vulnerable populations, service disruptions to lifelines (water, electricity) and potential economic losses were modelled. The analysis also modelled the results of seismic retrofitting and the losses avoided.

Being earthquake resilient is a monumental task for a local government and the community it serves. A risk analysis is an important component of disaster resilience as it clearly illustrates the impacts of an earthquake and provides an opportunity to take action to reduce risk. The purpose of the Earthquake Ready Action Plan is to strengthen our capacity to become more resilient in four key domains – mitigation, preparedness, response and recovery – by focusing on the people, buildings, infrastructure and systems that are most vulnerable. The Earthquake Ready Action Plan is a living document that will expand and shrink as new ideas for resilience emerge or need updating, and as actions are completed.

The District is preparing for earthquake resiliency and we are investigating local government experiences from around the world. The following relevant excerpts are from San Francisco and Seattle.

ii. Phases of Earthquake Disaster Planning (Source: SPUR Report San Francisco Bay Area)

Before the Disaster

In advance of the disaster, we need to focus on hazard-mitigation activities. What do we need to be doing now to make sure that our built environment can recover quickly from a major earthquake? Which existing buildings need to be retrofitted — and to what standard of performance? How do we encourage better performance from new buildings? How do we strengthen our lifelines so that our buildings are served by water, sewer and power after an earthquake?

We also need to continue focusing on preparedness and planning activities. Continuing to develop emergency plans, train and exercise our municipal staff and volunteers will be a focus so they are prepared and able to respond. How do we best reach out and educate our citizens and businesses on their personal responsibilities to be prepared for any disaster?

Disaster Response

In the immediate days and weeks following a catastrophic event, response activities should focus on public health and safety, evacuation, ensuring the safety of responders, restoring vital systems, damage assessment and communication with the public.

After the Disaster

In the months and years following the disaster, we will need to focus on long-term recovery. How will we determine what to rebuild the same as it was before the disaster and what to rebuild differently? How do we restore our major pieces of infrastructure?

iii. Local Government Preparing for Earthquake Resiliency (Source: City of Seattle)

The City of Seattle recognized six factors necessary for an effective earthquake response by local government after the 2001 Seattle earthquake.

1. District employees know their disaster role, are trained and personally prepared
2. A large percentage of the public are prepared to survive without outside assistance for a minimum of three days and possibly several weeks
3. Redundant systems/procedures are in place to ensure continuity of command, control, coordination and communications
4. A unified government response
5. Responders who are prepared to act without delay
6. Timely, accurate public information to assist the public in meeting their own needs

iv. Assumptions about the earthquake situation in DNV

- Modelling indicates limited damage to residential areas, with damage areas concentrated in the commercial/industrial areas due to liquefied soils and building age and composition.
- After an earthquake, the Integrated North Shore Emergency Operations Centre (INSEOC) will be activated. The INSEOC will follow BCERMS goals for priorities and a State of Local Emergency will be declared.
- The INSEOC might not receive assistance and/or support from the Provincial Regional Emergency Operations Center (PREOC) for the first day or two, until regional priorities are established.
- In accordance with BCERMS goals, life safety rescue activities will take priority over other property and service restoration activities during the first operational period.
- Vancouver Fire Department has one of the 5 federal Urban Search and Rescue Teams, the next closest is Calgary Fire Department. The Vancouver team will be used in Vancouver for post-earthquake life rescue; the North Shore will likely not have access to the Vancouver team resource.
- Bridge damage to the Lions Gate and Second Narrows bridges may prevent access to the North Shore for emergency supplies, equipment staff resources.
- While we hope that our staff, their families, and DNV residents are prepared to survive without assistance for a minimum three days to one week; we assume that the majority are not prepared.
- While we hope that businesses have business continuity plans and consider options for emergency backup power and water supplies; we assume that the majority are not prepared.
- Communications networks such as cellular and internet may be limited.

1. MITIGATION

1.1 Facilities

	Action	Department	Status
1.1.A	Incorporate seismic factor into asset management plan	Finance	complete
1.1.B	Conduct detailed risk assessment of DNV facilities and develop mitigation strategy, including Class D cost estimates	Facilities	in progress
1.1.C	Incorporate non-structural seismic upgrades into facilities management	Facilities	in progress
1.1.D	Provide training on earthquake procedures to staff at each facility	Facilities/PS	not started
1.1.E	Post procedures for earthquake at public buildings	Facilities/PS	not started
1.1.F	Using new data, re-prioritize bridge retrofit program	Eng/PS	in progress

1.2 Utilities

	Action	Department	Status
1.2.A	Seismic evaluation of pump stations	Utilities	in progress
1.2.B	Seismic upgrades of pump stations	Utilities	in progress
1.2.C	Seismic review of area-joint based restraints of water mains	Utilities	in progress
1.2.D	Incorporate seismic analysis into soil disposal system/water mains	Utilities	in progress
1.2.E	Structural assessment of reservoirs	Utilities	in progress
1.2.F	Prospect Reservoir Seismic repair	Utilities	in progress
1.2.G	Seismic Piping & Paint Patching (Ramsay)	Utilities	in progress
1.2.H	Braemar Reservoir automate reservoir shutoff & backup power	Utilities	in progress
1.2.I	Structural assessment Hyannis, Woodlands Reservoirs	Utilities	in progress
1.2.J	Harden key components of water system in high risk areas	Utilities	in progress
1.2.K	Develop generator deployment & refueling plan for pump & PRV stations	Utilities	in progress
1.2.L	Work with Metro Vancouver to increase resilience of reservoirs, key mains and couplings	Utilities	in progress
1.2.M	Relocate emergency watermain break equipment from existing OC	Utilities	in progress

1.3 Building and development policies

	Action	Department	Status
1.3.A	Require professional review by seismic engineer for significant new development in seismic hazard areas	Building	not started
1.3.B	Encourage development of professional practice guidelines (APEGBC) for seismic upgrades and new development in liquefaction areas	Building/PS	in progress
1.3.C	Develop process to set targets for new building performance	Building/PS	not started
1.3.D	Research practices in other jurisdictions for seismic retrofit program	Building/PS	complete
1.3.E	Consider incentive program to encourage retrofits	Building/PS	in progress

2. EARTHQUAKE READY COMMUNITY

2.1 District Staff

	Action	Department	Status
2.1.A	Provide monthly earthquake tips	PS/NSEM	not started
2.1.B	Supervisors encourage staff to have family plans, home and vehicle kits	PS/All	not started
2.1.C	Managers, Section managers set example by having work kits	All	in progress
2.1.D	"What to do" stickers in all District vehicles	PS	not started
2.1.E	Registration for DNV Staff for Rapid Notify	NSEM	in progress
2.1.F	Supervisors review emergency rolls with subordinates	PS/All	not started
2.1.G	Go kit displays at Hall and OC; develop purchase plan	NSEM/HR	in progress
2.1.H	Departmental Continuity of Operations plans in place for Hall Functions	NSEM	not started
2.1.I	Earthquake preparedness presentation for staff at NAOSH	NSEM	in progress
2.1.J	Deliver earthquake risk presentation to staff at an open meeting	PS/NSEM	not started
2.1.K	Encourage staff preparedness through challenges, contests, etc	HR/NSEM	in progress
2.1.L	Participate in EOC exercise for earthquake	NSEM/PS	complete
2.1.M	Continue to invest in EOC staff training program	NSEM/PS	In progress

2.2 Residents

	Action	Department	Status
2.2.A	Provide monthly disaster preparedness tips	NSEM	in progress
2.2.B	Update DNV website and link to the NSEM website	PS/Comms	in progress
2.2.C	Develop message templates for event as part of the North Shore Crisis Communications Guideline	NSEM	in progress
2.2.D	Public workshops on emergency preparedness	NSEM	in progress
2.2.E	Host emergency preparedness community events such as Quake Cottage	NSEM/PS	in progress
2.2.F	Development of Emergency Preparedness session focused on apartment dwellers, stratas, seniors, and ESL groups	NSEM	not started
2.2.G	Work with stratas to encourage seismic retrofit of vulnerable buildings	Public Safety	not started

2.3 Businesses

	Action	Department	Status
2.3.A	Develop emergency preparedness guide for businesses	NSEM	complete
2.3.B	Target businesses in high risk areas with community outreach plan	NSEM/PS	in progress
2.3.C	Establish community sponsored disaster supplies staged in high risk areas	NSEM/PS	in progress
2.3.D	Consider incentive program and public recognition for model businesses	NSEM/PS	not started
2.3.E	Outreach to critical businesses re: back up power and emergency plans	NSEM	not started
2.3.F	Provide "seismic specialist on demand" service for vulnerable areas	PS	in progress

2.4 Senior and Daycare facilities

	Action	Department	Status
2.4.A	Public Outreach Program that recommends emergency plans, back-up power, and emergency water supplies to vulnerable groups and agencies	NSEM	not started
2.4.B	Continued presentation of Disaster Preparedness for Childcare Facilities	NSEM	in progress
2.4.C	Develop Disaster Preparedness workshop for Seniors Facilities	NSEM	in progress
2.4.D	Discuss earthquake risk to childcare facilities with Vancouver Coastal Health Authority	NSEM/PS	not started

2.5 Recreation Centres, libraries and museums

	Action	Department	Status
2.5.A	Develop Continuity of Operations Guidelines for Rec and Library	NSEM	not started
2.5.B	Develop procedure to assist vulnerable population at rec centres	NSEM/Rec	not started
2.5.C	Post visible earthquake instructions for public	NSEM/PS	not started
2.5.D	Conduct review of internal facility for falling hazards and install bracing	Facilities	in progress
2.5.E	Encourage staff to have emergency family plans and workplace go kits	NSEM/HR	In progress

3. COORDINATED RESPONSE

3.1 Rapid Damage Assessment

	Action	Department	Status
3.1.A	Rapid Damage Assessment Procedure	NSEM	in progress
3.1.C	Rapid Damage Assessment Training for 50 staff	PS	complete
3.1.D	Prepare 20 Rapid Damage Assessment Kits	PS	complete
3.1.E	Rapid Damage Assessment app for smart phones and tablets	NSEM/PS	complete
3.1.F	Rapid Damage Assessment Drill	NSEM/PS	complete

3.2 Engineering Department Operations Centre

	Action	Department	Status
3.2.A	Provide maps, charts, supplies to DOC	PS	complete
3.2.B	Purchase satellite phone and mobile unit	PS	complete
3.2.C	Conduct DOC exercises	NSEM/PS	in progress
3.2.D	Develop DOC Logistics and resource tracking procedures	NSEM/PS	in progress

3.3 Emergency Transportation Strategy

	Action	Department	Status
3.3.A	Review existing plans – disaster debris management; Disaster Response Routes; DNV evacuation plan	NSEM/PS	in progress
3.3.B	Develop emergency transportation strategy	NSEM	not started

3.4 Operational Response Plan

	Action	Department	Status
3.4.A	Assess structural collapse response capacity, equipment and skill level of NVFRS and conduct gap/needs assessment	Fire	in progress
3.4.B	Test field communications and satellite phones	NSEM	in progress
3.4.C	Review Reception Centre and Group Lodging plans to include information on seismic condition of buildings and emergency power needs	NSEM/PS/ Facilities	in progress
3.4.D	Develop strategy and investigate capacity to provide emergency water distribution to residents	Utilities/PS	in progress
3.4.E	Develop strategy and investigate capacity for sewage storage for high damage areas	Utilities	not started
3.4.F	Invest in 7 day vs 3 day fuel supply	Stores	in progress
3.4.G	Improve/expand incident command training of long-term incident management for Fire and Eng Ops Staff	Fire/NSEM	in progress
3.4.H	Develop list of North Shore private resources for heavy equipment and engineering consultants	Engineering	in progress

3.5 Emergency Communications Strategy

	Action	Department	Status
3.5.A	Work with telecommunications providers to ensure antennas and other structures are resilient and include backup power	NSEM	in progress
3.5.B	Review strategy for website hosting (including out-of area server concepts) for both NSEM and DNV	NSEM/ Comms	in progress
3.5.C	Develop staff-family reunification system	NSEM	not started
3.5.D	Determine need for battery clam shells	NSEM	in progress
3.5.E	Develop radio communications plan	NSEM	in progress
3.5.F	Install satellite communications at OC, Hall and at least one mobile unit	PS	complete
3.5.G	Develop key messaging beforehand for rapid dissemination	NSEM/Comms	In progress

4. RAPID and LONG TERM RECOVERY

4.1 Development Services Procedures

	Action	Department	Status
4.1.A	Develop environmental permit guidelines under disaster recovery situation	Planning	not started
4.1.B	Develop expedited permit procedure for disaster recovery operation	Building	not started
4.1.C	Development Services Continuity of Operations Guideline	NSEM	not started
4.1.D	Create re-development plan for most vulnerable neighbourhoods	Planning	not started
4.1.E	Create Utilities re-development plan for vulnerable neighbourhoods	Utilities	not started

4.2 Operational Recovery

	Action	Department	Status
4.2.A	Assess OC Stores shelving	Facilities	in progress
4.2.B	Consider consultant and equipment pre-contracts	Risk Mgmt	not started
4.2.C	Preposition Engineering/Utilities repair supplies in key locations	Utilities/Eng	in progress
4.2.D	Develop DOC Logistics and resource tracking procedures	NSEM/PS	in progress

4.3 Community Recovery

	Action	Department	Status
4.3.A	Research Community Recovery Plans	NSEM	not started
4.3.B	Develop Community Social Recovery Plan	NSEM	not started
4.3.C	Develop Convergent Volunteer Management Plan	NSEM	in progress

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ⁱ NSEM – North Shore Emergency Management
 PS – Public Safety (Engineering)
 HR – Human Resources
 Eng – Engineering
 Comms - Communications

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 27, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

Fol
Dept.
Manager

H.
Director

MD
CAO

9.2

The District of North Vancouver REPORT TO COUNCIL

April 17, 2015
File: 3060-20/60.10

AUTHOR: Erik Wilhelm, Development Planner

SUBJECT: BYLAW 7984 (REZONING BYLAW 1291) &
BYLAW 8081 (HOUSING AGREEMENT BYLAW):
3568-3572 MOUNT SEYMOUR PARKWAY REZONING

RECOMMENDATION:

It is recommended that

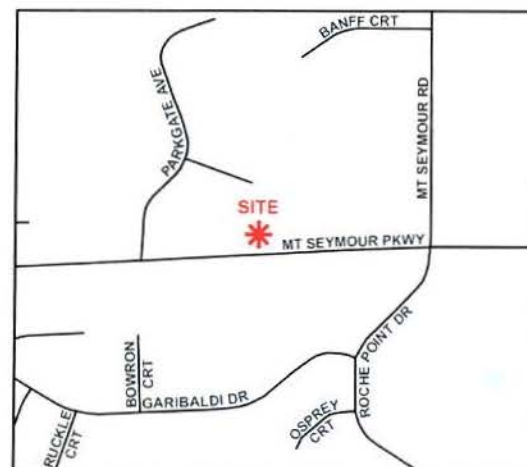
1. Bylaw 7984, which amends the Zoning Bylaw to rezone the properties at 3568 and 3572 Mount Seymour Parkway from Single-Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70) to permit an 8 unit townhouse project, be given First Reading;
2. Bylaw 7984 be referred to a Public Hearing;
3. Bylaw 8081, which authorizes a Housing Agreement to prevent future rental restrictions, be given First Reading.

REASON FOR REPORT:

The proposed townhouse project requires Council's consideration of Bylaw 7984 to rezone the subject properties. Bylaw 8081 is to implement the District's Strata Rental Protection Policy for the proposed project.

SUMMARY:

AMCO Holdings Corporation has applied for rezoning of two single family properties and issuance of a development permit to allow an 8 unit ground-oriented townhouse project at 3568 and 3572 Mount Seymour Parkway. The proposal complies with the OCP designation and is recommended for introduction and referral to Public Hearing.



BACKGROUND:

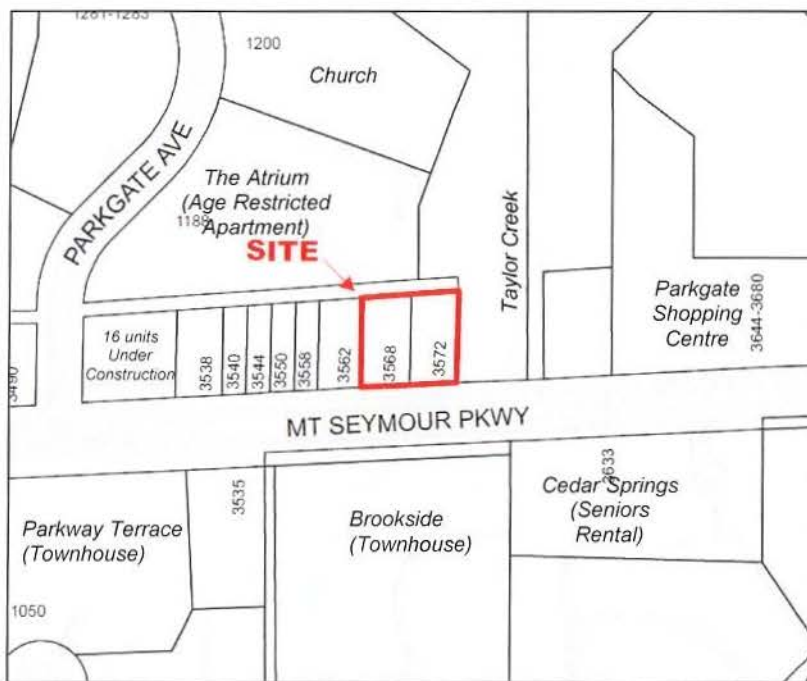
The original application included 12 townhouse units with underground parking. The previous development proposal was circulated to staff, local residents and the Advisory Design Panel and a facilitated Public Input Meeting was held in 2012. There were a number of urban design and vehicle access considerations requiring revision; accordingly, the development was redesigned to the proposed 8 unit configuration accessed from the lane.

ANALYSIS:

Site and Surrounding Area:

The development site is currently two developed single family lots on the north side of Mount Seymour Parkway close to Parkgate Centre. Taylor Creek is east of the site.

Surrounding development consists of single family residences to the west (these properties have the same transitional multifamily designation in the OCP), multi-family townhouses across Mount Seymour Parkway to the south, and multi-family apartments to the northwest (The Atrium). A 16 unit townhouse development is currently under construction at the intersection of Parkgate Avenue and Mt. Seymour Parkway on the opposite end of this block. The site map provides an indication of surrounding uses.



EXISTING POLICY:

Official Community Plan

The site is designated Residential Level 4: Transition Multi Family in the Official Community Plan. This designation envisions a mix of townhouse and apartment developments in close proximity to centres and corridors with a density of up to approximately 1.2 FSR. For reference, the properties were designated Multi Family Residential, with densities up to 1.2 FSR, in the Seymour Local Plan.

The proposed FSR for the development is approximately 1.0; accordingly, the proposal is in keeping with the OCP density designated for the site and the north side of Seymour Parkway within the 3500 block.

Zoning

The site is currently zoned Single-Family Residential 7200 (RS3). For the proposal to proceed, the site must be rezoned to permit ground-oriented multi-family housing and Bylaw 7984 (Attachment 1) creates a new Comprehensive Development Zone 70 (CD70) for this purpose.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 ("Strata Rental Protection Policy") applies to this project because the rezoning application would permit development of more than five units. Bylaw 8081 (Attachment 2) is a Housing Agreement that will ensure strata bylaws cannot prevent owners from renting out their units.

Project Description:

The proposed development consists of 8 townhouse units arranged in three buildings separated by an auto courtyard. The largest of the three buildings, which provides for 6 of the 8 units, is located on the east side of the development site. The proposed FSR for the development is approximately 1.0.

The development maintains an average 15 m riparian setback from Taylor Creek in accordance with the Streamside Protection Development Permit Area guidelines.

Vehicular access is to be provided from the rear lane that begins at Parkgate Avenue following a 'sensitive lane design' agreed to through the development on the west end of the block at 3508 Mt. Seymour Parkway.

There will be no trees removed from the Atrium's property north of the lane or any private property south of the lane. The lane design is specifically designed to maintain as many trees as possible while still maintaining a useable travel lane.



The units are all three bedroom units, ranging in area from 1,557 to 1,953 square feet. Balconies and ground floor outdoor patios are provided for each of the units. The buildings within the development range in height from approximately 35 feet to 42 feet. The two shorter buildings are located on the west side of the development in order to address the temporary transition to single-family residences while recognizing the adjacent OCP designation allowing townhomes as a future land use.

The adjacent sketch illustrates the proposal as viewed from Mount Seymour Parkway. There are two units which face to Mt. Seymour Parkway which provides a presence to the Parkway while providing generous building separation and a welcoming pedestrian entrance. The setback to the property line facing Mt. Seymour Parkway is approximately 5.51 m. (18.1 ft). The 'entrance feature'



landscaping separates the sidewalk from the development. Reduced plans of the development proposal are attached as Attachment 3.

Two parking stalls, for residents, are provided at ground level beneath each unit. There are two designated visitor spaces for the eight unit development. The parking provided is in compliance with the zoning bylaw's multi-family parking requirements. Residential loading is expected to occur in the internal driveway, at the rear lane and short-term loading within a pull-out located on Mt. Seymour Parkway.

Bylaw 7984

To implement this project, Bylaw 7984 (Attachment 1) creates a new Comprehensive Development Zone 70 (CD70). This new zone:

- establishes ground-oriented multiple family residential use as the permitted use;
- limits the number of units to 8;
- establishes a maximum building height of 13.56m (44.5 feet) for the east building, and 11.53m (35.83 feet) for the west buildings;
- sets building and site coverage at 35% and 80%, respectively;
- establishes acoustic regulations;
- identifies community amenity contribution of \$48,075.00;
- establishes building setbacks;
- establishes a riparian area setback averaging 15 metres; and
- requires parking in accordance with Part 10 of the zoning bylaw.

Bylaw 8081: Housing Agreement Bylaw

Bylaw 8081 implements the District's Strata Rental Protection Policy, which prevents owners of new condominium units from restricting unit rentals by strata corporation bylaw. The bylaw authorizes a Housing Agreement substantially in the form appended to the bylaw.

Development Permit Area Guidelines

The site is within the following development permit areas:

- Form and Character (Ground-Oriented Housing);
- Energy and Water Conservation and Greenhouse Gas Emission Reductions;
- Wildfire Hazard;
- Creek Hazard (eastern portion of 3572 Mt. Seymour Parkway); and
- Streamside Protection (3572 Mt. Seymour Parkway only).

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

Acoustic Regulations

The CD70 zoning bylaw includes the District's residential acoustic regulations for maximum noise levels in bedrooms, living areas and other areas of the residential units and the application will be required to meet these levels.

Community Amenity Contributions (CACs)

As the subject property requires rezoning, the applicant will be contributing \$5 per square foot for increased residential floor area in accordance with the District's Community Amenity Policy. CD70 zoning bylaw specifies provision of \$48,075.00 of CACs in order to achieve maximum density in the zone. CD70 identifies that the CACs may be used for public art, park, trail, environmental or other public realm improvements, municipal of recreation service or facility improvements and/or the affordable housing fund.

Concurrence

Staff:

The project has been reviewed by staff from Building, Parks, Engineering, Urban Design Planning, Fire and Transportation Planning. Transportation Planning supports providing vehicle access to the project via the undeveloped lane north of the subject site as direct driveway access off Mount Seymour Parkway is not supported. The Seymour Local Plan reference policy document similarly supports access off the lanes to developments on the north side of Mount Seymour Parkway.

Advisory Design Panel:

The proposal was presented to the Advisory Design Panel at the May 8, 2014 meeting at which time the Panel passed a motion recommending approval of the project subject to review of planting, outdoor shared amenity, mailbox location and cladding. These items have been reviewed and resolved to the satisfaction of staff.

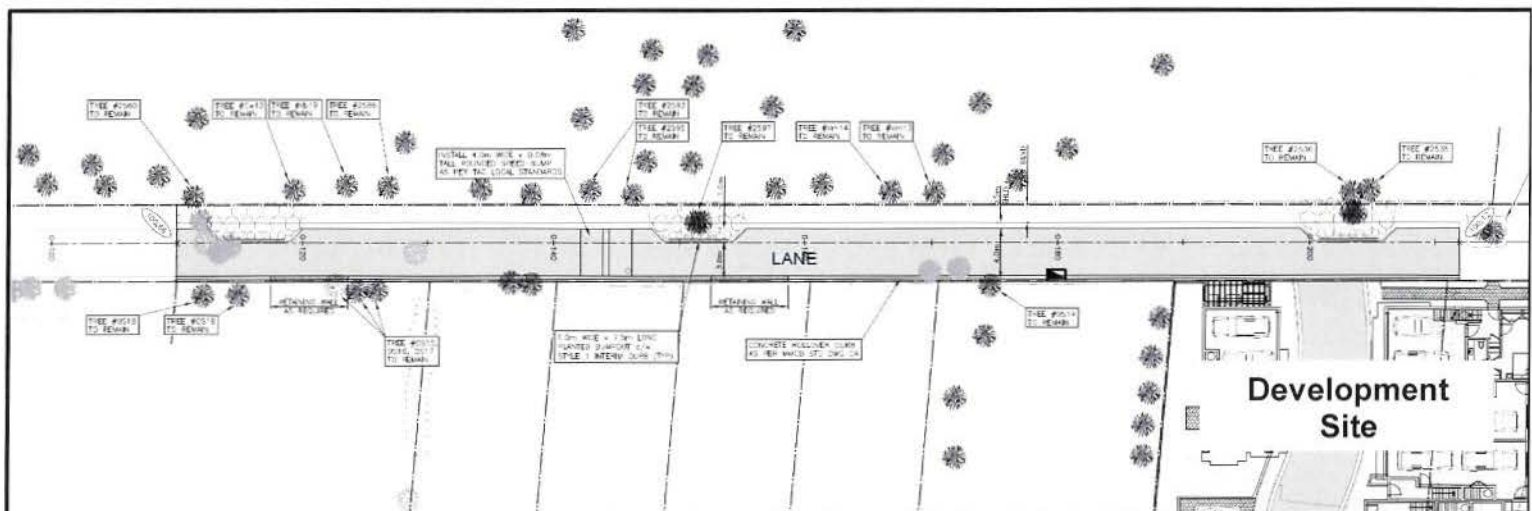
Public Input:

In accordance with Council's Policy, the applicant held a facilitated Public Information Meeting for the revised 8 unit project on September 9, 2014. The meeting was attended by 20 people and the facilitator's summary is attached (Attachment 4). Following the meeting written input was received from 5 residents and included input on lane traffic, removal of trees to construct the lane and impact on privacy for properties along the lane. To address the concerns, the developer was instructed to create a sensitive lane design that maintains existing tree cover and provides additional tree cover within planting pockets along the lane. A full description and plan of the lane is provided below.

The development proposal was forwarded to the Seymour Community Association. The Community Association representative expressed concerns regarding tree removal. Staff responded with information on the sensitive laneway design which provides increased tree retention compared to a conventional laneway.

Sensitive Lane Design

Development of the unopened lane needs to be handled sensitively to address the input of the adjacent neighbours. Initiated by the 16 unit townhouse development under construction west of the development (corner of Parkgate Avenue and Mt. Seymour Pkwy.), a sensitive lane design was created that aims to protect the privacy of neighbours, minimize traffic speed and add trees back into the lane (see below).



The laneway design includes:

- Reduced lane pavement width of 4 metres;
- Allowance for a meandering/flexible lane design, with potential space for landscape pockets to preserve existing nearby trees and passing lane pull-outs; and
- Cedar fencing along the laneway (i.e. the northern boundary along The Atrium's southern property line).

The applicant will include tree replacement for any trees removed from the unopened lane. Given the sensitive laneway design, none of the 76 trees in the Atrium back yard facing the lane will be impacted. Approximately 14 trees which have been reviewed by a professional arborist will be removed to construct the lane. Additional trees will be planted within the landscape pockets to provide additional foliage buffer for Atrium residents.

Access and Traffic

A traffic impact assessment report prepared by Bunt Engineering was submitted by the applicant. The intersection at Parkgate Avenue and Mt. Seymour Parkway was reviewed and found to function at an acceptable level given the existing and projected/future traffic volumes. Specifically, the report states "that the additional traffic generated by the development would have negligible impact on operation at this intersection".

CONSTRUCTION TRAFFIC MANAGEMENT PLAN:

In order to reduce development's impact on pedestrian and vehicular movements, the developer is required to provide a 'Construction Traffic Management Plan' as a condition of a Development Permit. The Construction Traffic Management Plan must minimize construction impacts on pedestrian movement and vehicular traffic along Mt. Seymour Parkway.

During construction the development site will be accessed from Mt. Seymour Parkway utilizing one of the existing driveway let downs. The lane will be constructed in the later phase of the development in order to minimize construction disruption to neighbours to the north and west. The plan is required to be approved by the District prior to issuance of a Building Permit.

In particular, the 'Construction Traffic Management Plan' must:

1. Limit sidewalk closures to those necessary for sidewalk upgrades along Mt Seymour Parkway and include measures to reduce any impacts to traffic and pedestrians;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Provide a point of contact for all calls and concerns;
4. Provide a sequence and schedule of construction activities;
5. Identify methods of sharing construction schedule with other developments in the area;
6. Define locations for truck marshalling and trade vehicle parking which are acceptable to the District and minimize impacts to neighbourhoods; and
7. Include a communication plan to notify surrounding businesses and residents.

With respect nearby development, construction of the 16 unit townhouse project at 3503 Mt. Seymour Parkway would be completed prior to any development activities related to the proposal.

Conclusion

This rezoning proposal for 8 townhouses is in conformity with the Official Community Plan and applicable development permit guidelines. Bylaws 7984 and 8081 are ready for Council consideration.

Options

The following options are available for Council's consideration:

1. Introduce Bylaws 7984 and 8081 and refer Bylaw 7984 to a Public Hearing (staff recommendation); or
2. Defeat Bylaws 7984 and 8081 at First Reading.



Erik Wilhelm
Development Planner

Attachments:

- 1 – Bylaw 7984
- 2 – Bylaw 8081
- 3 – Reduced Plans of the Development Proposal
- 4 – Facilitator's Summary of Public Information Meeting

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

The Corporation of the District of North Vancouver

Bylaw 7984

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to rezone residential properties at Lots G and H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116, PID 002-467-984 and 007-197-705 (3568-3572 Mt. Seymour Parkway)

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1291 (Bylaw 7984)”.

2. Amendments

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

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

“Comprehensive Development Zone CD70”

2.1.2 Part 4B by inserting the following:

“4B70 Comprehensive Development Zone 70 (CD70)”

4B70-1 Intent

The purpose of the CD70 Zone is to establish specific land use and development regulations for a ground-oriented townhouse project consisting of not more than 8 dwelling units on Mount Seymour Parkway.

4B70-2 Uses

The following *principal uses* shall be permitted in the Comprehensive Development 70 Zone:

(a) Uses Permitted without Conditions:

Residential building, multiple-family townhouse

(b) Conditional Uses:

Not applicable

4B70-3 Conditions of Use:

Not applicable.

4B70-4 Accessory Use:

- (a) *Accessory Uses* are permitted and are limited to:
- (i) Home Occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B70-5 Density:

- (a) The maximum permitted density in the CD70 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;
- (b) For the purposes of calculating floor space ratio, electrical/mechanical rooms, garbage and recycling collection areas, deck area, and area beneath a deck, is exempted; and
- (c) Deck and balcony enclosures are not permitted.

4B70-6 Amenities:

Despite subsection 4B70-5, density in the CD70 Zone is increased to a maximum floor space ratio of 1.05 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions; and
2. Contributes \$48,075 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund.

4B70-7 Maximum Principal Building Size

Not applicable.

4B70-8 Setbacks

a)

Setback	Buildings and Structures
Front Yard	<ul style="list-style-type: none">• Minimum: 5.51 m (18.1 ft)• Maximum: Not applicable• Upper storey cantilevered features may extend into the front yard setback by a maximum of 0.3 m (1 ft).
Lane	Minimum: 2 m (6.56 ft)
West Side Yard	Minimum: 1.60 m (5.25 ft)
East Side Yard	Minimum setback must be no less than an average of 15 m (49.21 ft) from the Top of Bank of Taylor Creek and must comply with the Top of Bank setback drawing attached as Schedule B to this bylaw.

- b) The front yard setback is not applicable to trellises.

4B70-9 Building Orientation

Not applicable.

4B70-10 Building Depth and Width

Not applicable.

4B70-11 Coverage

- a) Building Coverage shall not exceed a maximum of 35%.
- b) Site Coverage shall not exceed a maximum of 80%.

4B70-12 Height

- a) The maximum building height, measured from the average natural grade, for the eastern building is 13.56 meters (44.5 feet); and
- b) The maximum building height, measured from the average natural grade, for the western buildings is 11.53 meters (37.83 feet).

4B70-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B70-14 Landscaping

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- b) All electrical kiosks and garbage and recycling container pads not located within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B70-15 Subdivision Requirements

Not applicable.

4B70-16 Additional Accessory Structure Regulations

Not applicable.

4B70-17 Parking and Loading Regulations

- a) Parking spaces and drive aisle regulations shall be provided in accordance with Part 10 of this Bylaw."

2.1.3 The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined in red from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 70 (CD70).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

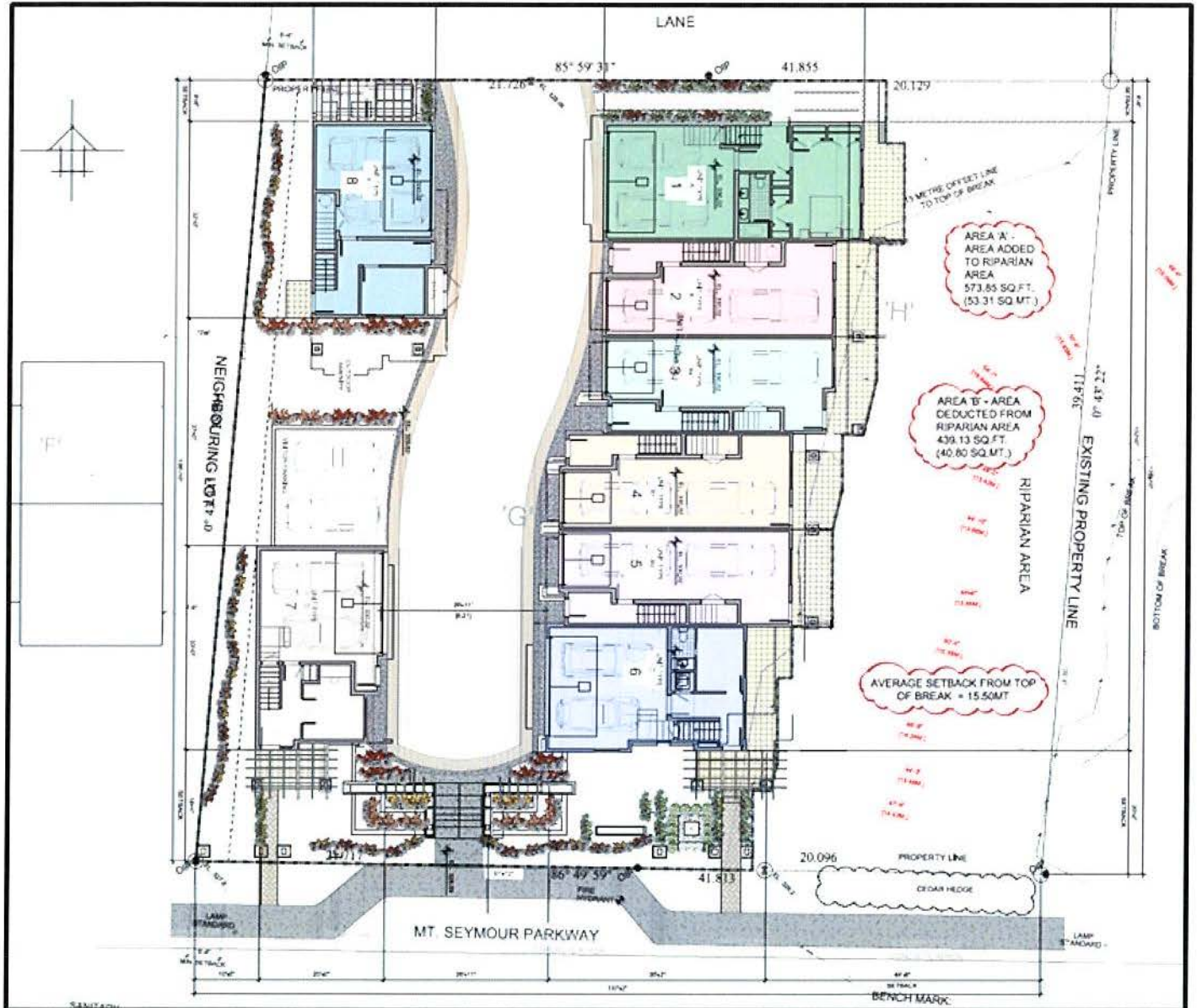
Municipal Clerk

Schedule A to Bylaw 7984



Schedule B to Bylaw 7984

"Top of Bank Setback Drawing"



The Corporation of the District of North Vancouver

Bylaw 8081

A bylaw to enter into a Housing Agreement (3568-3572 Mt. Seymour Parkway)

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

1. Citation

This bylaw may be cited as "Housing Agreement Bylaw 8081, 2014 (3568-3572 Mt. Seymour Parkway)".

2. Authorization to Enter into Agreement

The Council hereby authorizes a housing agreement, substantially in the form attached to this Bylaw as Schedule "A" between The Corporation of the District of North Vancouver and Amco Holdings Corp., Inc. No BC0817303 with respect to the following lands:

- a) PID 002-467-984, Lot G of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116; and
- b) PID 007-197-705, Lot H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116.

3. Execution of Documents

The Mayor and Municipal Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule "A" to Bylaw 8081

SECTION 219 COVENANT – HOUSING AGREEMENT

This agreement dated for reference the ___ day of _____, 20__ is

BETWEEN:

AMCO HOLDINGS CORP., INC. No BC0817303, a corporation incorporated under the laws of the Province of British Columbia with an office at 208 – 5945 Kathleen Avenue, Burnaby, BC V5H 4J7

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, a municipality incorporated under the *Local Government Act*, R.S.B.C. 1996, c.323 and having its office at 355 West Queens Road, North Vancouver, BC V7N 4N5

(the "District")

WHEREAS:

- A. The Owner is the registered owner of the Lands;
- B. The Owner wishes to obtain development permissions with respect to the Lands and wishes to create a condominium development which will contain housing strata units on the Lands;
- C. Section 905 of the *Local Government Act* authorises the District, by bylaw, to enter into a housing agreement to provide for the prevention of rental restrictions on housing and provides for the contents of the agreement; and
- D. A covenant registrable under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

NOW THEREFORE in consideration of the mutual promises contained in it, and in consideration of the payment of \$1.00 by the District to the Owner (the receipt and sufficiency of which is acknowledged by the Owner), the parties covenant and agree with each other as follows, as a housing agreement under Section 905 of the *Local Government Act*, and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. DEFINITIONS

1.01 Definitions

In this agreement:

- (a) “*Development Permit*” means development permit No. _____ issued by the District;
- (b) “*Lands*” means land described in Item 2 of the *Land Title Act* Form C to which this agreement is attached;
- (c) “*Proposed Development*” means the proposed development containing not more than 8 Units to be constructed on the Lands in accordance with the Development Permit;
- (d) “*Unit*” means a residential dwelling strata unit in the Proposed Development; and
- (e) “*Unit Owner*” means the registered owner of a Dwelling Unit in the Proposed Development.

2. TERM

This Agreement will commence upon adoption by District Council of Bylaw 8081 and remain in effect until terminated by the District as set out in this Agreement.

3. RENTAL ACCOMODATION

3.01 Rental Disclosure Statement

No Unit in the Proposed Development may be occupied unless the Owner has:

- (a) before the first Unit is offered for sale, or conveyed to a purchaser without being offered for sale, filed with the Superintendent of Real Estate a Rental Disclosure Statement designating all of the Units as rental strata lots and imposing a 99 year rental period in relation to all of the Units pursuant to the *Strata Property Act* (or any successor or replacement legislation); and
- (b) given a copy of the Rental Disclosure Statement to each prospective purchaser of any Unit before the prospective purchaser enters into an agreement to purchase in respect of the Unit.

3.02 Rental Accommodation

The Units constructed on the Lands from time to time may always be used to provide rental accommodation as the Owner or a Unit Owner may choose from time to time.

3.03 Binding on Strata Corporation

This agreement shall be binding upon all strata corporations created upon the strata title subdivision of the Lands pursuant to the *Strata Property Act* or any subdivided parcel of the Lands, including the Units.

3.04 Strata Bylaw Invalid

Any Strata Corporation bylaw which prevents, restricts or abridges the right to use any of the Units as rental accommodations shall have no force or effect.

3.05 No Bylaw

The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Lands, the Proposed Development or the Units contained therein from time to time as rental accommodation.

3.06 Vote

No Unit Owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge the use of the Lands, the Proposed Development and the units contained therein from time to time as rental accommodation.

3.07 Notice

The owner will provide notice of this Agreement to any person or persons intending to purchase a Unit prior to any such person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase as part of the Disclosure Statement for any part of the Proposed Development prepared by the Owner pursuant to the *Real Estate Development Marketing Act*.

4. DEFAULT AND REMEDIES

4.01 Notice of Default

The District may, acting reasonably, give to the Owner written notice to cure a default under this Agreement within 30 days of receipt of notice. The notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

4.02 Costs

The Owner will pay to the District on demand by the District all the District's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

4.03 Damages an Inadequate Remedy

The Owner acknowledges and agrees that in the case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the District and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

4.04 Equitable Remedies

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

4.05 No Penalty or Forfeiture

The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing rental accommodation, and that the District's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the District's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

4.06 Cumulative Remedies

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5. **LIABILITY**

5.01 Indemnity

Except for the negligence of the District or its employees, agents or contractors, the Owner will indemnify and save harmless each of the District and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible or the Owner's ownership, operation, management or financing of the Proposed Development or any part thereof.

5.02 Release

Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the District, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Proposed Development or any part thereof which has been or hereafter may be given to the Owner by all or any of them.

5.03 Survival

The covenants of the Owner set out in Sections 5.01 and 5.02 will survive termination of this Agreement and continue to apply to any breach of the Agreement or claim arising under this Agreement during the ownership by the Owner of the Lands or any Unit therein, as applicable.

6. GENERAL PROVISIONS

6.01 District's Power Unaffected

Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the District under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the District's bylaws in relation to the use of the Lands.

6.02 Agreement for Benefit of District Only

The Owner and District agree that:

- (a) this Agreement is entered into only for the benefit of the District;
- (b) this Agreement is not intended to protect the interests of the Owner, any Unit Owner, any Occupant or any future owner, occupier or user of any part of the Proposed Development including any Unit; and
- (c) The District may at any time execute a release and discharge of this Agreement in respect of the Proposed Development or any Unit therein, without liability to anyone for doing so.

6.03 Agreement Runs With the Lands

This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands or in any Unit after the date of this Agreement.

6.04 Release

The covenants and agreements on the part of the Owner and any Unit Owner and herein set forth in this Agreement have been made by the Owner and any Unit Owner as contractual obligations as well as being made pursuant to Section 905 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner and any Unit Owner, except that neither the Owner nor any Unit Owner shall be liable for any default in the performance or observance of this Agreement occurring after such party ceases to own the Lands or a Unit as the case may be.

6.05 Priority of This Agreement

The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Unit in the Proposed Development, including any amendments to this Agreement as may be required by the Land Title Office or the District to effect such registration.

6.06 Agreement to Have Effect as Deed

The District and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

6.07 Waiver

An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.08 Time

Time is of the essence in this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to another party.

6.09 Validity of Provisions

If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

6.10 Extent of Obligations and Costs

Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

6.11 Previous Housing Agreement

The Owner and the District agree that the previous Housing Agreement in relation to the Lands dated for reference May 25, 2009 is hereby terminated and of no further force and effect.

6.12 Notices

All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

If to the District:

District Municipal Hall
355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: Planning Department
Facsimile: (604) 984-9683

If to the Owner:

Attention:
Facsimile: (604)

If to the Unit Owner:

The address of the registered owner which appears on title to the Unit at the time of notice.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

6.13 Further Assurances

Upon request by the District, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the District, to give effect to this Agreement.

6.14 Enuring Effect

This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

7. **INTERPRETATION**

7.01 References

Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

7.02 Construction

The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any

provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

7.03 No Limitation

The word “including” when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term similar items whether or not words such as “without limitation” or “but not limited to” are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

7.04 Terms Mandatory

The words “must” and “will” are to be construed as imperative.

7.05 Statutes

Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

7.06 Entire Agreement

- (a) This is the entire agreement between the District and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- (b) This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by District Council of a bylaw to amend Bylaw 8081.

7.07 Governing Law

This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

As evidence of their agreement to be bound by the terms of this instrument, the parties hereto have executed the *Land Title Act* Form C that is attached hereto and forms part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT:

- A. _____ (the "Owner") is the Registered Owner of the Land described in Item 2 of Page 1 of the Form C (the "Land");
- B. The Owner granted _____ (the "Prior Chargeholder") a Mortgage and Assignment of Rents registered against title to the Land in the Lower Mainland Land Title Office (the "LTO") under Nos. _____, as extended by _____ and _____, as extended by _____ (together, the "Prior Charge");
- C. The Owner granted to THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER (the "District") a Covenant attached to this Agreement and registered against title to the Land in the LTO immediately before registration of this Agreement (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to the District as Subsequent Chargeholder.

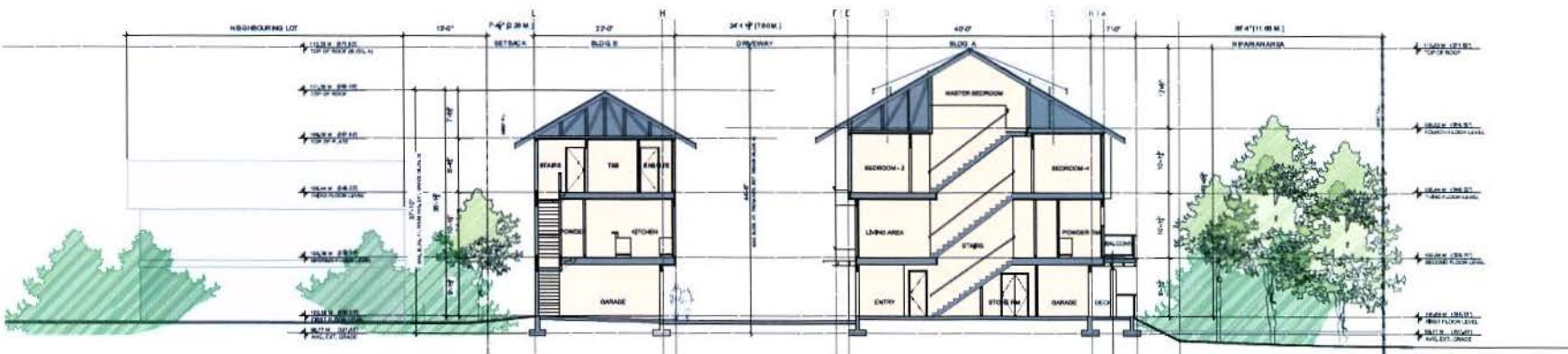
THEREFORE this Agreement is evidence that in consideration of \$1.00 and other good and valuable consideration received by the Prior Chargeholder from the District (the receipt and sufficiency of which the Prior Chargeholder acknowledges):

- 1. The Prior Chargeholder consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder agrees that the Subsequent Charge shall be binding upon their interest in and to the Land.
- 2. The Prior Chargeholder grants to the District, as a Subsequent Chargeholder, priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder postpones the Prior Charge and all of their right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargeholder has executed the Land Title Office Form C to which this Agreement is attached and which forms part of this Agreement.



1 STREET ELEVATION - ALONG MT. SEYMOUR PKWY
A-303 1/16" = 1'-0"



2 SITE SECTION A-A'
A-303 1/16" = 1'-0"

NOTES

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE & ROOF AND GUTTER TWO COLOUR BLACK
2. HORIZONTAL WAVER PLANK CLADDING (8\"/>

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NOTES

- SCHEDULE OF FINISHES
1. ASPHALT SHINGLE ROOF -
ACQUITY TRUSS DARK BLACK
 2. HORIZONTAL WOOD PLANK CLADDING
- 1/2" x 4" x 8" - ACQUITY RUSTIC
 3. VERTICAL WOOD PLANK CLADDING
- 1/2" x 4" x 8" - YELLOWSTONE RUSTIC
 4. BOARD - 1/2" x 6" x 8" - BOARD & BATTEN
- 1/2" x 4" x 8" - CYPRESS
 5. DECORATIVE WOOD BRACKET
- 1/2" x 4" x 8" - CYPRESS
- CLEAR STAIN
 6. MAIN ENTRANCE DOOR
- 1/2" x 4" x 8" - CYPRESS
 7. GARAGE DOOR
 8. 1/2" x 4" x 8" - CYPRESS
- 1/2" x 4" x 8" - CYPRESS
 9. 1/2" x 4" x 8" - CYPRESS
- 1/2" x 4" x 8" - CYPRESS
 10. 1/2" x 4" x 8" - CYPRESS
- 1/2" x 4" x 8" - CYPRESS
 11. STONE CLADDING - 1/2" x 4" x 8" - CYPRESS

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3668 - 3672, MT. SEYMOUR PROV.,
NORTH VANCOUVER, B.C.

AMCO HOLDINGS CORP.
1779 EX 1 AVENUE,
VANCOUVER, B.C.
V6P 2J8

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ELEVATION
BUILDING A

A-301

B



1 BUILDING A - WEST SIDE ELEVATION
A-301 1/8" = 1'-0"



2 BUILDING A - NORTH SIDE ELEVATION
A-301 1/8" = 1'-0"



3 BUILDING A - SOUTH SIDE ELEVATION
A-301 1/8" = 1'-0"

NOTES

- SCHEDULE OF FINISHES**
1. ASPHALT SHINGLE ROOF - TWO DIFFERENT GRAYS, BLACK
 2. REPRESENTATIVE HARDWARE PLANK CLADDING - (P. 14) HARDWARE PLANK - ALUMINUM, BLACK
 3. REPRESENTATIVE HARDWARE PLANK CLADDING - (P. 14) HARDWARE PLANK - ALUMINUM, BLACK
 4. BOARD - (HARDWARE BOARD) - ALUMINUM, BLACK
 5. DECORATIVE WOOD BRACKET, EXPOSED EXTERIOR, HARDWARE PLANK - ALUMINUM, BLACK
 6. HARDWARE BOARD - ALUMINUM, BLACK
 7. HARDWARE BOARD - ALUMINUM, BLACK
 8. HARDWARE BOARD - ALUMINUM, BLACK
 9. HARDWARE BOARD - ALUMINUM, BLACK
 10. HARDWARE BOARD - ALUMINUM, BLACK
 11. HARDWARE BOARD - ALUMINUM, BLACK

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ARCHITECTURE

3668 - 3672, MT. SEYMOUR HWY.,
NORTH VANCOUVER, B.C.

AMCO HOLDINGS CORP.,
1770 EAST AVENUE,
VANCOUVER, B.C.
V6P 2J8

1/8" = 1'-0"

1/8" = 1'-0"

1/8" = 1'-0"

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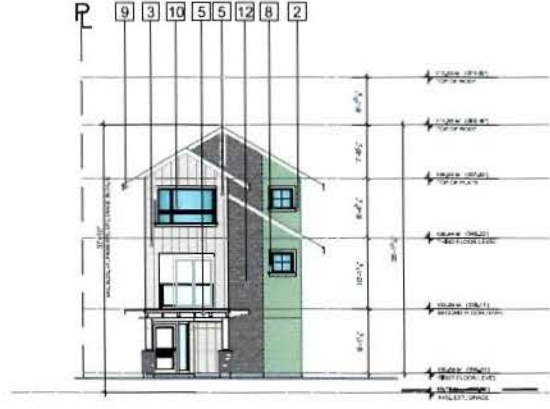
1/8" = 1'-0"



3 BUILDING B - EAST SIDE ELEVATION
A-302 1/8" = 1'-0"



4 BUILDING B - NORTH SIDE ELEVATION
A-302 1/8" = 1'-0"



2 BUILDING B - SOUTH SIDE ELEVATION
A-302 1/8" = 1'-0"

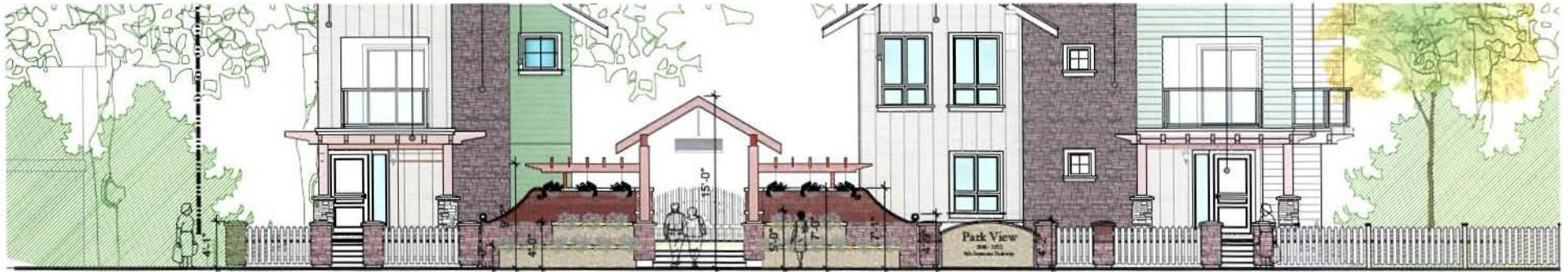


1 BUILDING B - WEST SIDE ELEVATION
A-302 1/8" = 1'-0"

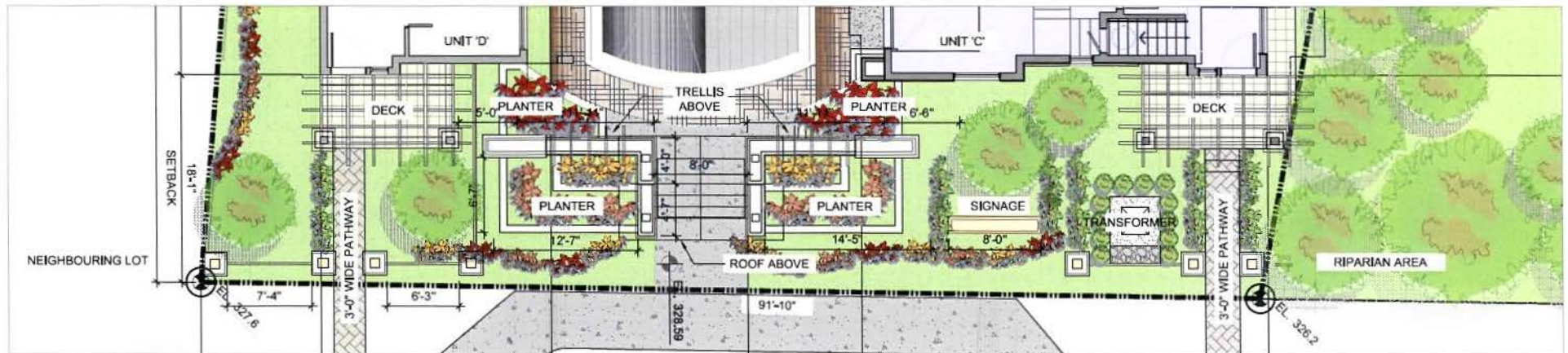
ELEVATION
BUILDING B

A-302

B



1 ELEVATION
A-304 1/8" = 1'-0"



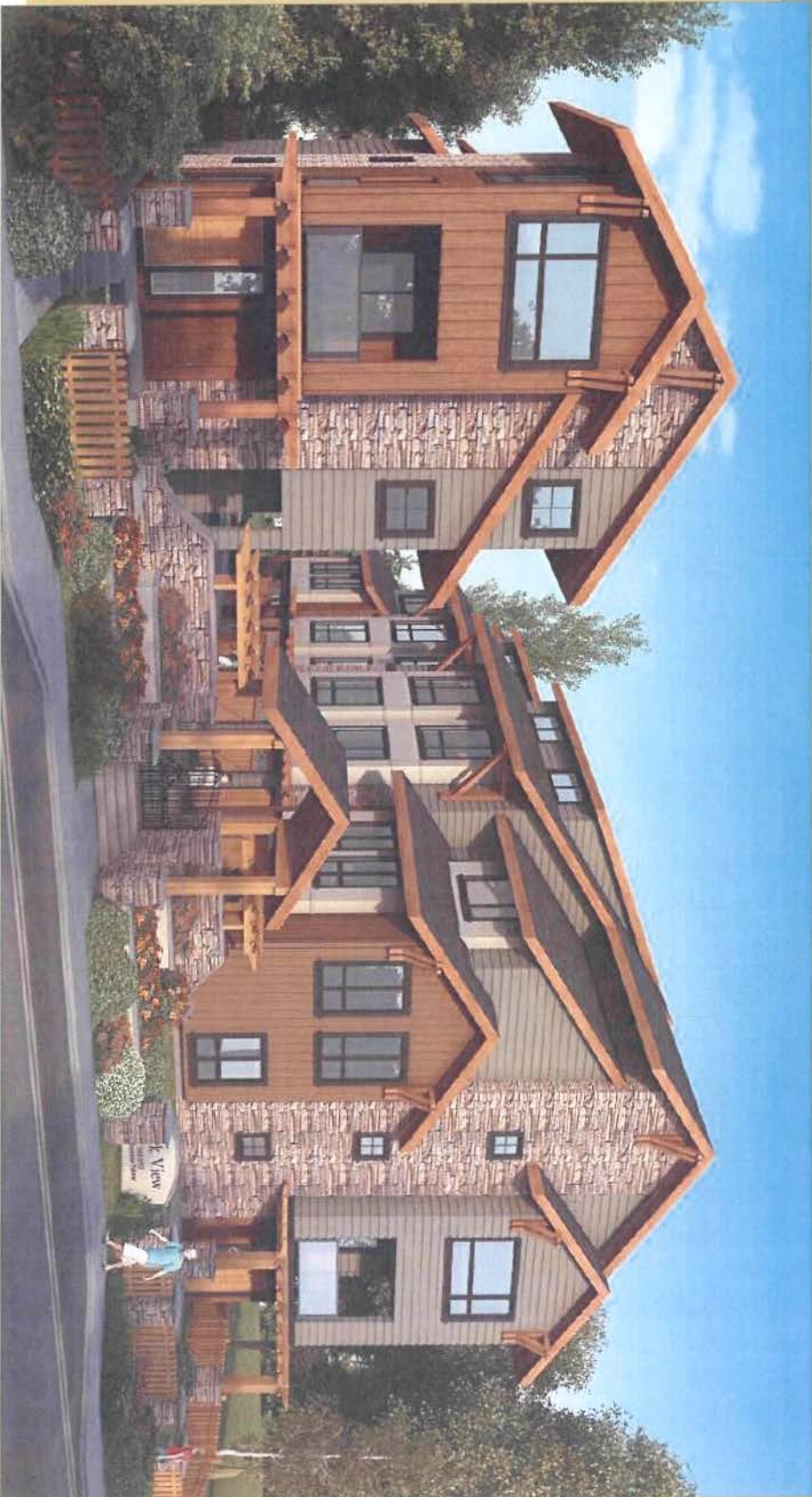
1 PLAN
A-304 1/8" = 1'-0"

PROPOSED TOWNHOUSE DEVELOPMENT

AT 3568, 3572, MT. SEYMOUR PARKWAY, NORTH VANCOUVER, B.C.

A-304

DF Architecture Inc.



1
A-401
N.T.S.

VIEW ALONG MT. SEYMOUR PKWY.

PROPOSED TOWNHOUSE DEVELOPMENT

AT 3568,3572, MT. SEYMOUR PARKWAY, NORTH VANCOUVER, B.C.

DF Architecture Inc.

A-401

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation
Community & Organizational Engagement
Partnership Planning*

PUBLIC INFORMATION MEETING
SUMMARY REPORT

To: Erik Wilhelm, Community Planner, District of North Vancouver
E: WilhelmE@dnv.org T: (604) 990-2360
Cc: Jagmeet Mangat, Amco Holdings Inc. E: plasmadevp@gmail.com

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
E: cat@growpartnerships.com T: 1 (604) 898-4614

Re: Public Information Meeting for 3568 & 3572 Mt Seymour Parkway, North Vancouver

I. EVENT DETAILS

Date: Tuesday, September 9, 2014
Time: 6:30 PM – 8:30 PM
Location: Parkgate Community Centre, Mary Hunter Hall R11, 3625 Banff Court
Attendees: Twenty (20) Attendees

NotificationNewspaper Advertisements

Stand-alone ads ran in the North Shore News on September 3 and 5, 2014

Flyer Invitation

Flyers were distributed within a 75 metres radius of the development site as required by the District of North Vancouver policy.

Site Signs

One site sign was posted on the site to promote the Public Information Hall Meeting.

Attendees

Twenty (20) people were present for the Public Information Meeting. In addition the following project team members and District of North Vancouver staff were in attendance.

Team in Attendance:

Mr, Jagmeet Mangat, Principal, Amco Holdings Inc.
Zubin Billimoria, Associate, DF Architecture
Jessie Arora, Principal, DF Architecture
Thomas Kyle, Landscape Designer, M2 Landscape Architecture

District of North Vancouver

Erik Wilhelm, Community Planner, Planning Department

Facilitator

Catherine Rockandel, Rockandel & Associates, IAF Certified Professional Facilitator

II. PUBLIC INFORMATION MEETING PROGRAM

The purpose of the Public Information Meeting was for citizens to provide input on the proposal by Amco Holdings for 3568 & 3572 Mt Seymour Parkway. The proposal includes:

- 8 townhouse residences that are all three bedroom units
- The site will be accessed from a yet to be constructed laneway off Parkgate Avenue. Parking will be located within the units at grade level. The development provides 16 parking spaces for the residents along with 2 visitor parking spaces.
- The environmentally sensitive area on the west side of Taylor Creek will be protected and enhanced.

Citizens were invited to review presentation boards set up in an Open House format from 6:30pm. At 7:00pm the facilitator welcomed participants, provided an overview of the process and participation guidelines for the session. Zubin Billimoria and Thomas Kyle from the project team provided a presentation, which was followed by a facilitated Q&A.

III. PUBLIC COMMENT: Q & A

Index: Q: Questions C: Comment A: Answers

- Q1** My concern is the width of the lane, I assume it was one way with the other project, now it is going to become a two way?
- A1** The lane is a dedicated 6 meters current. The design that has been accepted that was brought forward as part of the development on the corner of Parkgate Avenue, is going to utilize that six meter width but the paving will be in or around four meters to respect any trees that are in existence. The design is there to be flexible to protect the trees and privacy
- Q2** At one point we were told when this development began, that some of the roots from trees on the Atrium property ran into the lane area. I don't know if that has been examined lately but if we were to lose a tree on the Atrium property because of roots overlapping into the lane area, who is responsible for that? Does that tree get replaced? Will we have to remove it or what?
- A2** *Erik Willhelm:* It would be the developer's responsibility to deal with any sort of tree disruption. There has been a plan submitted that shows the trees in and around the Atrium site and certain hazard trees and the ones that are simply in the road right of way that are to be removed. The arborist onsite, dealing with that lane, will tell the District and the developer will do their best to provide new plantings.
- Q3** Given that we are currently living in a construction zone at the Atrium, what is the start date for this project and the end date?
- A3** Fifteen months after it actually is approved by the District of North Vancouver

- Q4** There is another project planned for the area. Is there a likelihood that the two projects will work in tandem? The traffic is a quagmire of vehicles. Trucks are loading and unloading and if there is going to be more work it is going to be very difficult.
- A4** There could be a chance but it is difficult to project this far in advance.
- Q5** I find it interesting that shortly after this project was approved, suddenly the District decided it was going to cut back on development, except for this block. When was that decision made that this block was on the chopping block so to speak?
- A5** *Erik Wilhelm:* On March 24, Council passed a resolution to essentially deem any developments premature. In other words, there wouldn't be any development east of the interchange. For instance, this application was already through the front door as a formal application in 2010 so Council recognizes it would be unfair to the developers to stop projects under development.
- C6** Our house is on Mt Seymour Parkway so we are living in a construction area. I am concerned that the three tall trees on our property that give us privacy are going to have to come out and we will have people looking into our back yard. I don't understand why they are developing by having to build this whole lane in behind instead of developing where the building is right now and going slowly that way instead of going right to the end. This leaves the six houses in the middle of two developments. What happens to us?
- A6** This is the site where we were given access so we are working with what the city approved for the lane. The trees you are talking about are on your property and they would not be removed. We are trying to maintain as many trees as are there and keep them healthy.
- Erik Wilhelm:* Until 2016, council has outlined that any kind of forthcoming development would be considered premature until that time. Depending on the development culture and the economy, those properties could be orphaned for a number of years or could develop but that is speculation.
- To answer the question, why couldn't the lane come eastward: The traffic engineering department has limited access from Mt Seymour Parkway. There is no further lane access going to be permitted from Mt Seymour Parkway so that is why this development is limited to be accessed by that long laneway.
- Q7** Out of the eight units, they presumably will not all be facing the parkway right? Is it going to be doubled up?
- A7** We have six units that are backing down onto the creek. Only two units will be seen from the street.
- Q8** What sort of price range will there be?
- A8** They will start from \$650,000 to \$720,000. They are close to 2,000 to 2,300 square feet, close to a small family house.
- Q9** I assume that the traffic-engineering department has looked at the kind of parking that will take place at Parkgate Centre? You have already heard how many vehicles we have with the present construction and you are only building two visitor parking spaces, so the overflow has to come to

Parkgate as well as residents' overflow. Has the traffic engineering done anything about limited parking time or anything else?

- A9 *Erik Wilhelm*: I can't necessarily speak for the District's Traffic Engineering department but I do know that the development does attain the minimum parking requirements. Essentially each unit has two stalls for the residents and then the development itself has two visitor parking stalls, which is the minimum requirement. There will also be a pull out on Mt Seymour Parkway so again there could be visitor parking out front.
- C10 So despite the fact that we have asked for information on traffic engineering since the first meeting, we still don't have any!
- C11 During construction, I am concerned that if there is an emergency there is no other exit from 1188 Parkgate Ave. Cars would never be able to get out.
- Q12 When you are building, is the lane going to be used for the trucks for the construction?
- A12 Initially all the big heavy work will be accessed from the front of the site on Mt Seymour Parkway. Once this is complete the remaining development will use the laneway access.
- Q13 When you purchased that property, what representations were made by the District to you about access? Were you guaranteed that this lane way was going to be open when you purchased the land? Did the District tell you that there was a prohibition against access from the Parkway?
- A13 No, we did not know at that time. We were told that Mt Seymour Parkway is a very busy street and in the future, they don't want any access from the busy street for safety reasons.
- Q14 So you bought this property without really knowing if you were going to have access to it?
- A14 No access would always be provided. This is because the property had access from Mt Seymour Parkway. Since it is becoming a multi family, the District has said we don't want access from main streets because of the congestion. They are restricting the number of entry exists along the main driveways. That is why the District provides access to laneways.
- Q15 Has the District approved this building and the roadway being put in?
- A15 *Erik Wilhelm*: A staff report will be written to Council. Council will be considering this application and it will be a rezoning application. It hasn't been approved or considered yet. If Council does consider this, there will be a formal public hearing where you can go and speak to Council.
- Q16 My question relates to the Atrium development next door. At the outset of discussions we had said that we wanted an eight foot wall flanking the lane. Now it seems we are looking at a partial wall for each development with an open space where these six homes that are not sold exist. In addition we don't know when this other development is going to sell, how it is going to sell.
- A16 From my recollection, the specification of the laneway, there is a requirement in that lane design to provide the atrium an eight-foot fence. The fencing aspect, I can assure you that there will be a fence provided there. The residential lots to the south are left as their current use.

Q17 The parkland piece next to the creek is a fish creek. Does it have any rules regarding how that piece of park area is inhabited? Can kids play in it and that sort of thing?

A17 We have an environmental consultant on board who has done a proper study on this area. Some of the area will be kept untouched.

Q18 These look very similar to the townhouses on Apex Ave. Is it the same builder?

A18 No

Q19 Is there a walkway from that green area over to the Parkgate Centre? I am concerned that people will be walking through our property at the Atrium because it is open. Will there be a fence along the walkway to stop people from walking through the Atrium property?

A19 There is walkway is proposed as of now, next to the Atrium property. A fence has not been considered

Q20 Can the District planner please clarify the noise by-laws. I live on the front of the Atrium and it seems that it is six days a week and it can be until eight at night. Is there any consideration given to the residents who are woken up with drills and cement busting every morning?

A20 All development, unless they are given a variance by council, have to meet the District noise requirements. I think you can't start construction before seven in the morning and can go till seven at night six days a week. There is a bylaws section on the city website, where the noise bylaw is clearly outlined.

C21 I live on the back of the Atrium, and I have managed just fine. The traffic on the Parkway makes more noise than the construction

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 27, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

9.3			
			
Dept. Manager	GM/ Director	CAO	

The District of North Vancouver REPORT TO COUNCIL

April 15, 2015
File: 08.3060.20/050.14

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaws 8110 and 8109: 4343 Starlight Way (Monteray Elementary School)

RECOMMENDATION:

THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" is given SECOND and THIRD Readings.

THAT "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)" is given SECOND and THIRD Readings.

BACKGROUND:


Bylaws 8110 and 8109 received First Reading on March 23, 2015. A Public Hearing for Bylaws 8110 and 8109 was held and closed on April 14, 2015.

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

Options:

1. Give the bylaws Second and Third Readings; or
2. Give no further Readings to the bylaws and abandon the bylaws at First Reading.

Respectfully submitted,



Linda Brick
Deputy Municipal Clerk

Attachments:

- The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)
- The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)
- Public Hearing Minutes – April 14, 2015
- Staff Report – dated February 20, 2015

SUBJECT: Bylaws 8110 and 8109: 4343 Starlight Way (Monteray Elementary School)

April 15, 2015

Page 2

REVIEWED WITH:					
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input checked="" type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks & Environment	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> Recreation Com.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Human resources	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____

The Corporation of the District of North Vancouver

Bylaw 8110

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

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)”.

2. Amendments

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from “**Institutional**” to “**Residential Level 2 (RES2)**” and “**Parks, Open Space and Natural Areas**” as illustrated on Bylaw 8110 Schedule “A” attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

READ a first time March 23rd, 2015 by a majority of all Council members.

PUBLIC HEARING held April 14th, 2015

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

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

ADOPTED

Mayor

Municipal Clerk

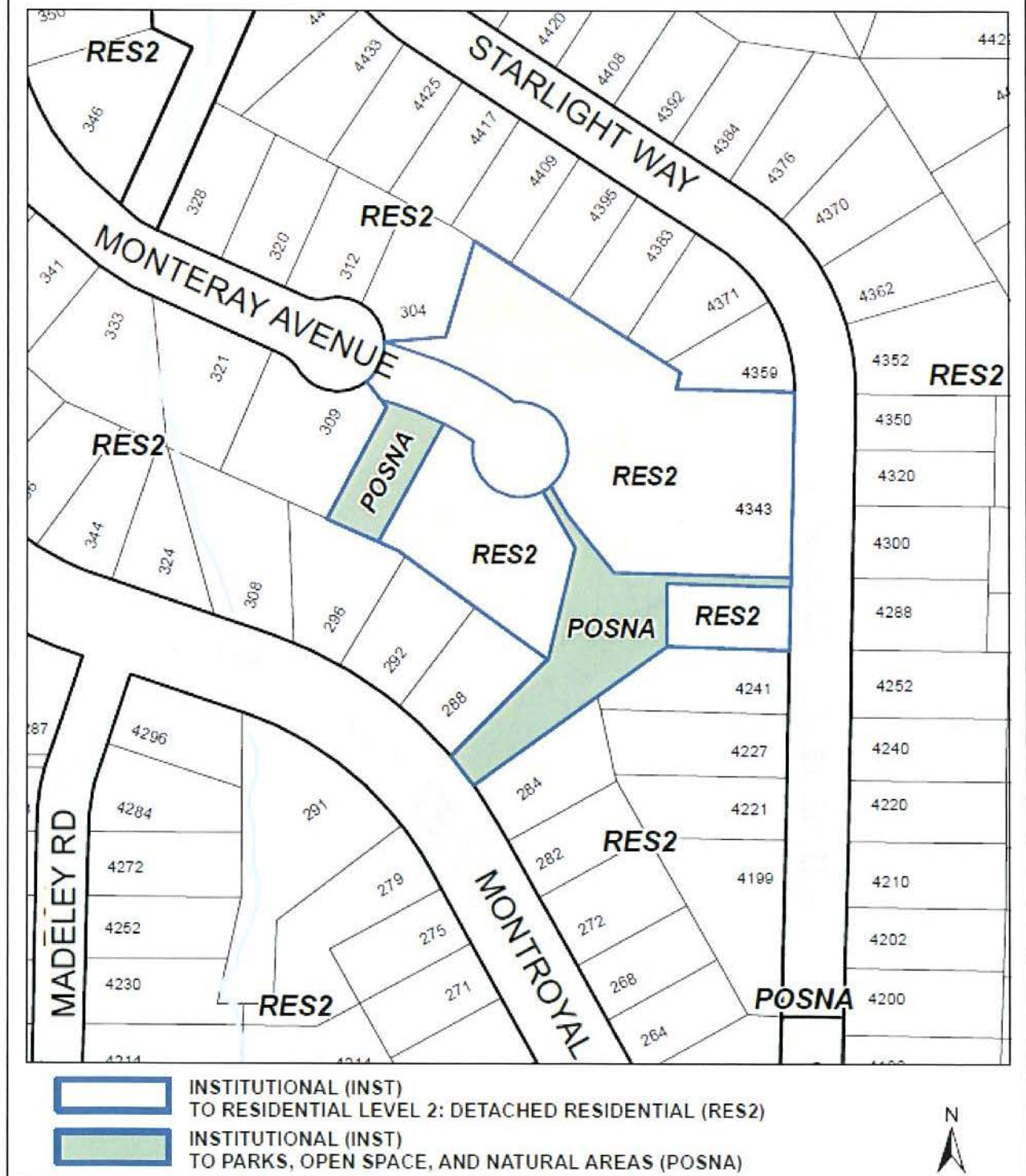
Certified a true copy

Municipal Clerk

Bylaw 8110 Schedule A: OCP Map 2 – Land Use

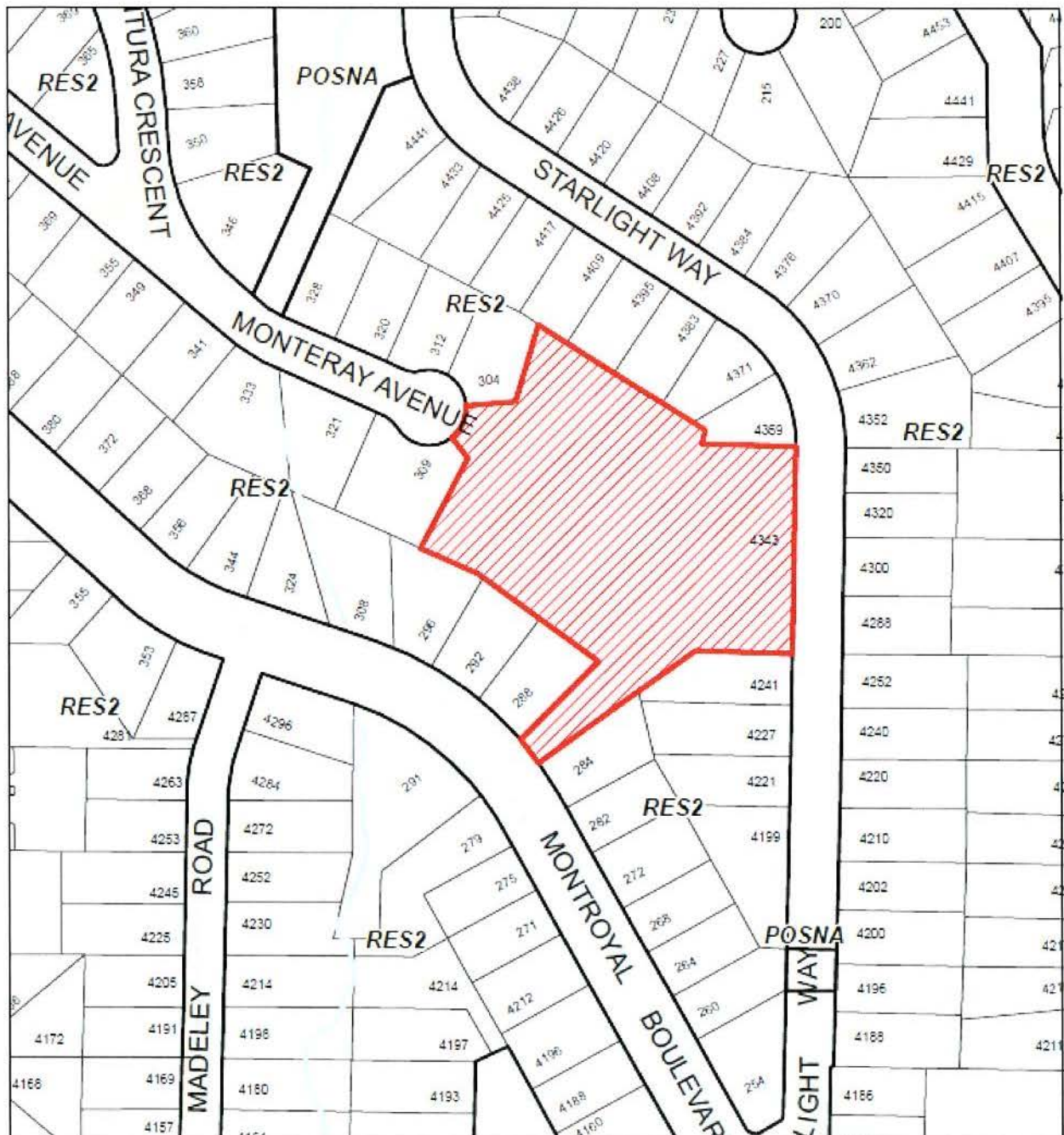
BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011
Amendment Bylaw 8110, 2015



Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



The Corporation of the District of North Vancouver

Bylaw 8109

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456, PID: 008-951-756

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)".

2. Amendments

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

a) Section 301(2) is amended by inserting the following zoning designation:

"Comprehensive Development Zone 88 (CD 88)"

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

"in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line"

c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:

“4B88 Comprehensive Development Zone 88 (CD88)”

The CD 88 Zone is applied to:

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

4B88-1 Intent

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

4B88-2 Principal Use

One single-family residential building per lot

4B88-3 Accessory Uses

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
 - i. secondary suites are permitted only in single-family residential zones;
 - ii. only one secondary suite is permitted on a single-family lot;
 - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m² (968sq ft) or 40% of the residential floor space of the principal single-family residential building

4B88-5 Density

(a) The maximum permitted floorspace is regulated as follows:

Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)	Floor Space Ratio
Lots 1-4	0.35 + 11.5 m ² (124 sq ft)
Lots 5-12	0.35 + 43.0 m ² (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

4B88-6 Maximum Principal Building Height

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

4B88-7 Maximum Principal Building Size

Shall be in accordance with Section 4B88-5 Density.

4B88-8 Principal Building Setbacks

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front and Rear	7.62m (25 ft)
Side	1.22m (4 ft)

4B88-9 Maximum Building Depth

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

4B88-10 Maximum Upper Storey Floor Area

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m² (1000 sq ft) whichever is greater.

4B88-11 Coverage

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

4B88-12 Parking Structures

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m² (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

4B88-13 Accessory Buildings

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m² (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

Setback	Buildings and Structures
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

4B88-14 Subdivision Requirements

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m ² (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

4B88-15 Parking Regulations

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw."
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

READ a first time March 23rd, 2015

PUBLIC HEARING held April 14th, 2015

READ a second time

READ a third time

ADOPTED

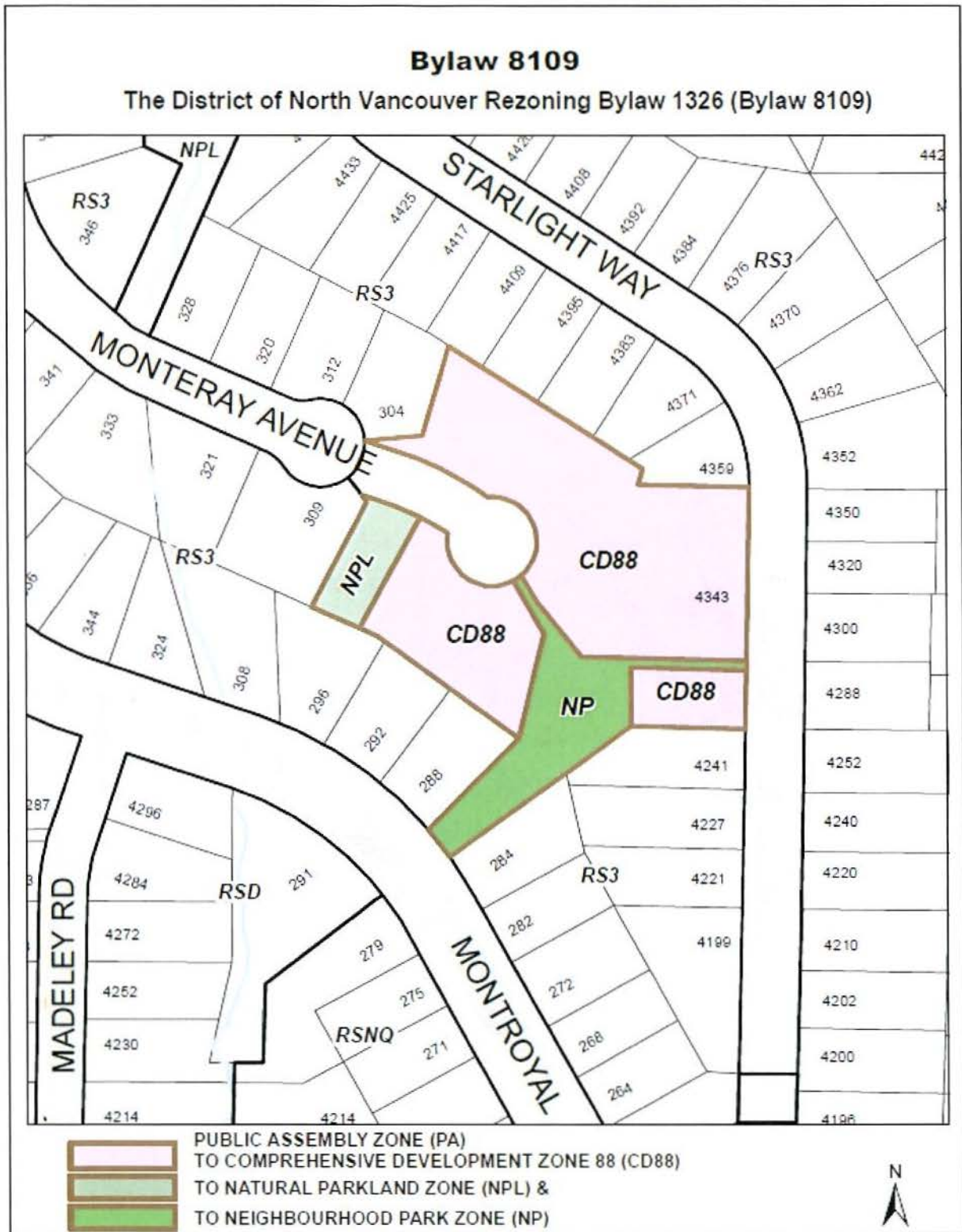
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

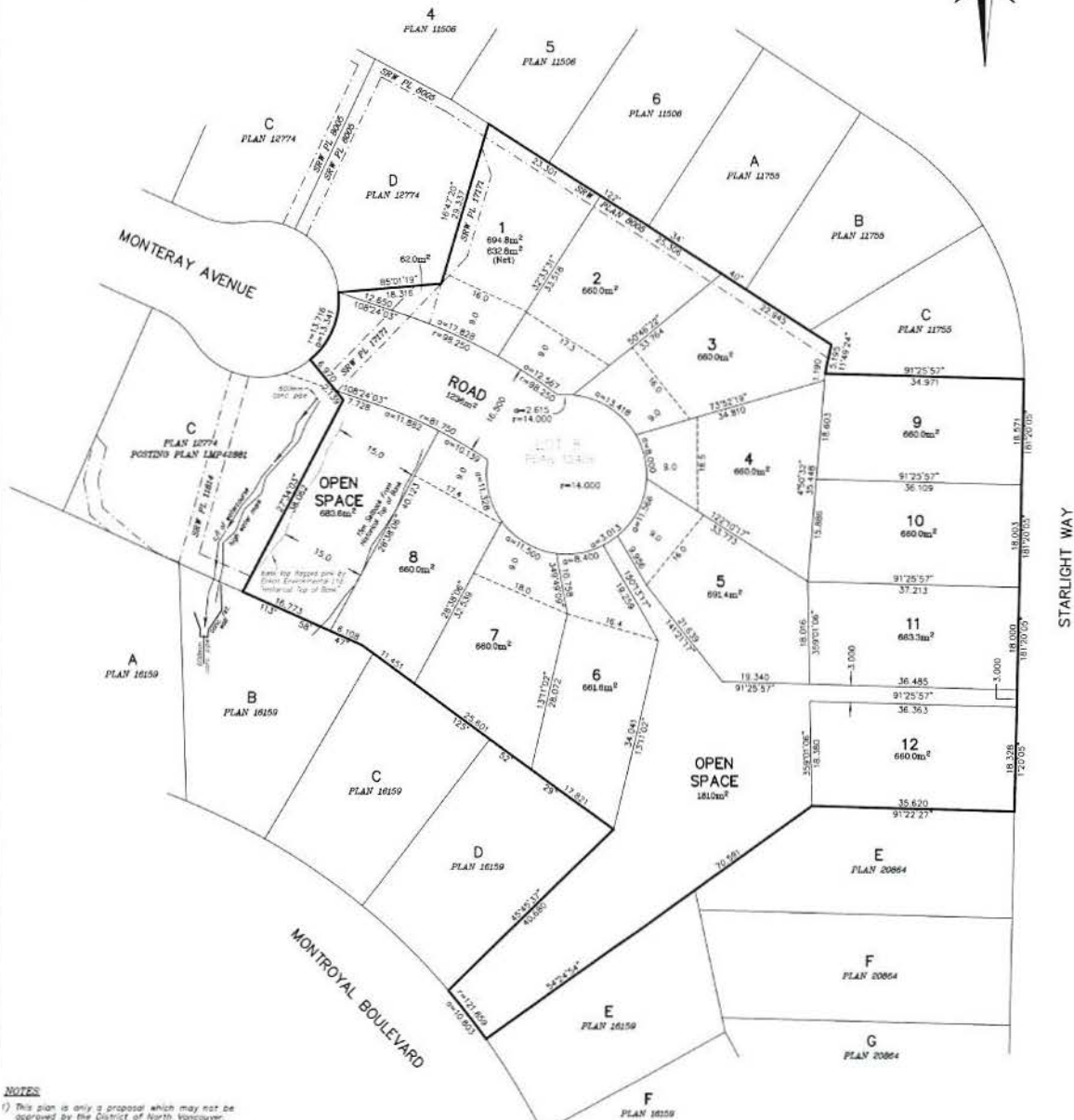


Schedule B to Bylaw 8109

PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

10 0 10 20 30
All Distances are in Metres.
The intended plot size of this plan is
430mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS
4343 STARLIGHT WAY
NORTH VANCOUVER B.C.
P.L.D. 008-931-756



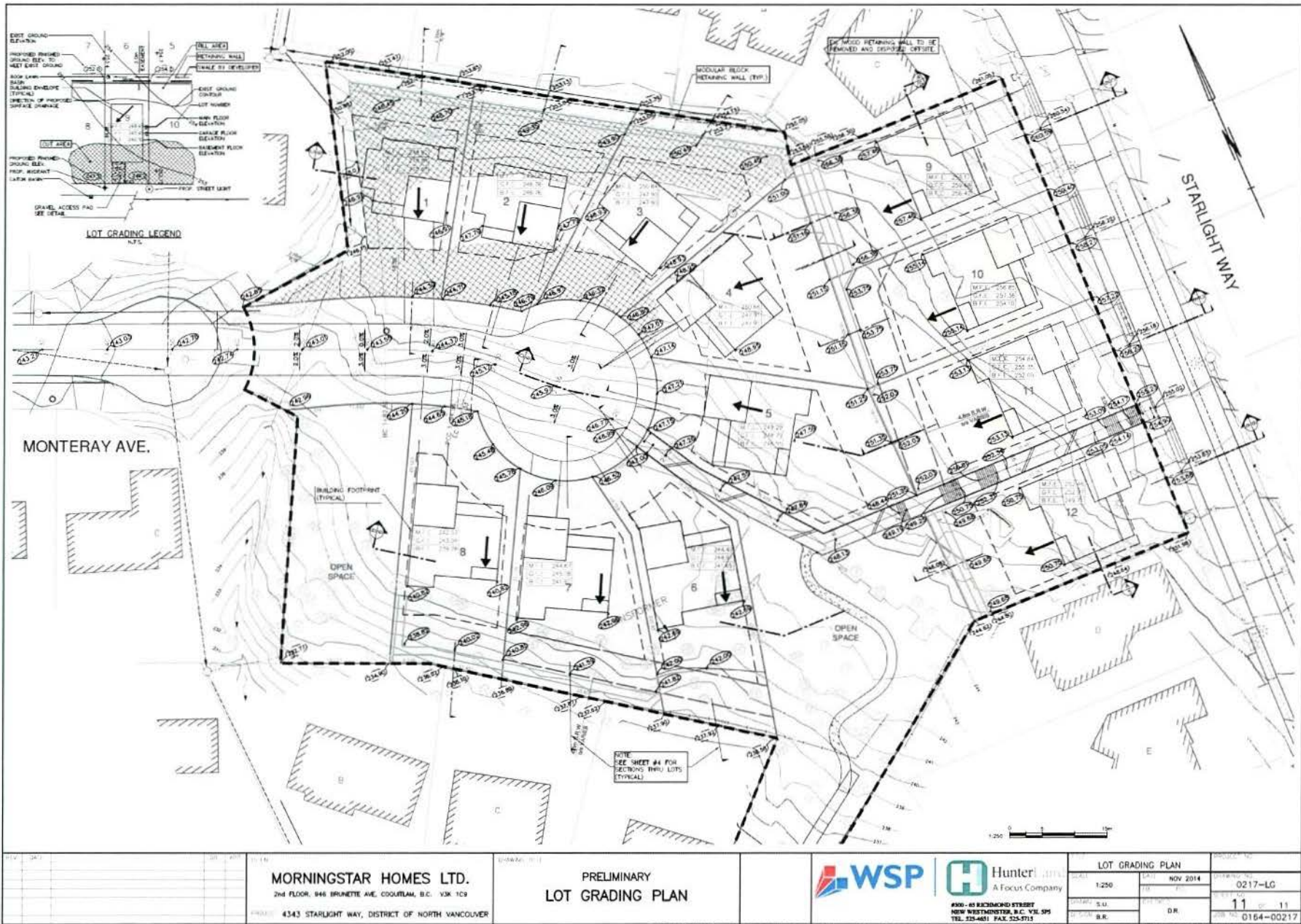
NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#04-5630 1764 Street
Cleverdale B.C.
FILE: JV1405_P55 NOVEMBER 3/2014

This Plan Lies Within The
Greater Vancouver Regional District

Schedule C to Bylaw 8109



DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 14, 2015 commencing at 7:00 p.m.

Present: Acting Mayor J. Hanson
Councillor M. Bond
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Mayor R. Walton
Councillor M. Bassam

Staff: Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. C. Peters, Planner

The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14) The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)

Purpose of Bylaws:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

1. OPENING BY THE MAYOR

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

In Acting Mayor Hanson's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;

- 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;
- All members of the audience are asked to refrain from applause or other expressions of emotion. 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 bylaws;
- The Clerk has a binder containing documents and submissions related to these bylaws which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaws stating that:

Bylaw 8110 will amend the OCP land use designation from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for detached housing and park. Bylaw 8109 will rezone the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space.

3. PRESENTATION BY STAFF

Ms. Casey Peters, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Peters advised that:

- Monteray School was closed in June 2004 and the site was leased for several years to the L'Ecole Francaise Internationale de Vancouver;
- The school has been vacant since March 2011;
- School District 44 began exploring options for the property through a Request for Proposals in July 2012;
- Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014;
- A detailed planning application for a 12 lot subdivision was submitted in December 2014;
- Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monteray Avenue cul-de-sac;
- The proposal will result in a net decrease in vehicle traffic to the site;

- The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours;
- The Community Amenity Contribution for this proposal has been calculated at \$460,000; and,
- A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit.

4. PRESENTATION BY APPLICANT

4.1. Mr. Ryan Lucy, Morningstar Homes:

- Provided history and context of the proposed development;
- Noted the public consultation that was held in the early stages of the application;
- Commented that concerns raised by some neighbours on Starlight Way regarding the heights of the buildings have been addressed; and,
- Advised that many of the trees designated for removal are of poor quality and 47 new trees will be planted in the new neighbourhood park as well as along the new portion of Monterey Avenue and on Starlight Way.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Wayne Schaffer, 4300 Block Starlight Way:

IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the opportunity to remove the existing buildings and clean up the site; and,
- Stated that the proposed development is aesthetically pleasing.

5.2. Mr. Ron Adie, 4300 Block Starlight Way:

IN FAVOUR

- Spoke in support of the proposed development; and,
- Commented that the proposed development will restore the neighbourhood.

5.3. Mr. Brad Popovich, 4400 Block Starlight Way:

IN FAVOUR

- Spoke in support of the proposed Morningstar development;
- Spoke to the poor condition of the existing school; and,
- Commented that the proposed development would complement the existing neighbourhood.

5.4. Mr. Damien Calpa, 4100 Block Monterey Avenue:

IN FAVOUR

- Spoke in support of the proposed development;
- Commented on the importance of the revitalization of the Monterey school site; and,
- Expressed concerns with the limited visibility in the park.

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

IN FAVOUR

- Spoke in support of the proposed rezoning;
- Questioned how the height of the existing school compares to the height of the proposed single-family homes; and,

- Expressed concern that the proposed side yard setback and height measurements may set a precedence for future developments.

5.6. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: COMMENTING

- Questioned how an owner of public assembly land can dispose of their property.

In response to a Council query staff advised that the height of the proposed single-family homes would be one to two storeys higher than the existing school.

In response to a Council query staff advised that in 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process. Staff further advised that School District 44 has identified these lands as surplus to school needs and supports the proposal.

In response to a Council query regarding the visibility of the park staff advised that the entrance to the park is 10m wide which is wider than a typical lot in the District.

5.7. Mr. Amir Ghaseminejad, 260 Block Montroyal Boulevard: SPEAKING A SECOND

- Suggested a basketball and tennis court be constructed for the community to enjoy; and,
- Spoke to the government selling surplus school land to fund school renovations.

5.8. Mr. Damien Calpa, 4100 Block Monteray Avenue: SPEAKING A SECOND

- Acknowledged that there is a wide lot access from Montroyal Boulevard to the park; and,
- Expressed concern with the narrow access to the park from Starlight Way and Monteray Avenue.

6. QUESTIONS FROM COUNCIL

There were no further questions.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the April 14, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)" be returned to Council for further consideration.

CARRIED
(7:56 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>March 23, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

February 20, 2015
File: 08.3060.20/050.14

AUTHOR: Casey Peters, Community Planner

**SUBJECT: BYLAWS 8110 AND 8109: OCP AMENDMENT AND REZONING FOR A
TWELVE LOT SINGLE-FAMILY DEVELOPMENT: 4343 STARLIGHT WAY
(MONTERAY ELEMENTARY SCHOOL)**

RECOMMENDATIONS: It is recommended that:

1. Bylaw 8110, amending the OCP land use designation for the subject site from Institutional to Residential Level 2: Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA) to allow for a twelve lot single-family development be given First Reading; and
2. Bylaw 8109, which rezones the subject site from Public Assembly (PA) to Comprehensive Development Zone 88 (CD88), Natural Parkland (NPL) and Neighbourhood Park (NP) to allow for twelve single-family lots, neighbourhood playground, and open space be given First Reading; and
3. Bylaws 8110 and 8109 be referred to a Public Hearing;
4. Pursuant to Section 879 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8110; and
5. In accordance with Section 882 of the Local Government Act, Council has considered Bylaw 8110 in conjunction with its Financial Plan and applicable Waste Management Plans.

REASON FOR REPORT:

The proposed project requires Council's consideration of:

- Bylaw 8110 to amend the Official Community Plan by changing the land use designation from Institutional to Detached Residential (RES2) and Parks, Open Space and Natural Areas (POSNA); and
- Bylaw 8109 to rezone the subject property from Public Assembly to CD88, Natural Parkland (NPL) and Neighbourhood Park (NP).



SUMMARY:

The applicant proposes to subdivide the existing Monterey school site to create twelve single-family lots and two park areas. The proposal requires an amendment to the Official Community Plan and rezoning of the property. The Bylaws are recommended for introduction and for referral to a Public Hearing.

BACKGROUND:

Monterey School was closed in June 2004 and the site was subsequently leased for several years to the L'Ecole Francaise Internationale de Vancouver. The school has been vacant since March 2011. School District 44 began exploring options for the property through a Request for Proposals in July 2012.

Morningstar Developments submitted a preliminary planning application for a 14 lot subdivision in December 2013 and hosted an early input public meeting in March 2014. A detailed planning application for a 12 lot subdivision was submitted in December 2014.

Public Assembly Use Strategy:

In 2013, the District approved a Public Assembly Land Strategy Policy to help guide decisions around land-use change proposals for public assembly lands. The proposed OCP amendment and rezoning application responds to the guiding principles of the Public Assembly Land Strategy as well as public input received through the planning process.

A review of the guiding principles in the PA Strategy with respect to this development demonstrates the following:

- The proposal is not located in a town centre and the land is not anticipated to be required for institutional use associated with growth in an OCP designated growth centre;
- The proposal will increase family-oriented housing options in a way that is complementary to the surrounding single family neighbourhood;
- The proposal will assist in providing community services on-site by providing pedestrian trails and a new pocket play park;
- The proposal will result in a net decrease in vehicle traffic to the site;
- There is no official park use of the existing playing field;
- Community Amenity Contributions will be provided; and
- No public assembly need was identified for this site.



Policy Planning has reviewed the proposal against the Public Assembly strategy and notes that the location is no longer viable as a Public Assembly site and that the proposal meets the criteria outlined in the Public Assembly Lands Strategy.

Dedication of Parkland:

Section 941 of the Local Government Act requires the dedication of parkland when a subdivision is creating more than three new lots. The two parcels of parkland total 2473.6m² (26,626.48 sq ft) and will be dedicated to the District as part of this application and that satisfied the requirement of Section 941.

Official Community Plan:

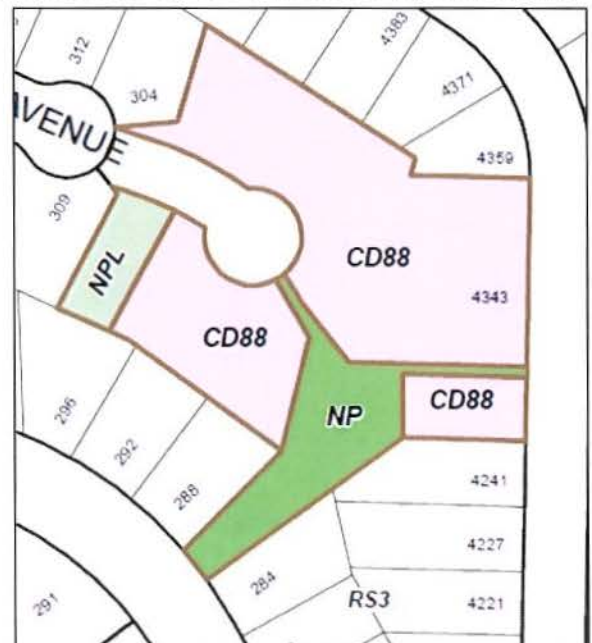
The subject property is designated Institutional in both the District Official Community Plan (OCP) and the North Lonsdale-Delbrook OCP reference policy document. The designations in both of these documents reflect the existing school use on the site. An OCP amendment is required for this proposal to advance.

The District's OCP proposes to manage growth by creating a network of centres while respecting residential neighbourhood character in the single family neighbourhoods and limiting growth in these areas. The proposal of housing for single family on this site maintains the single family character of the area.

The proposed neighbourhood park works with the OCP vision for a network of trails and greenways to increase connectivity within neighbourhoods. It also supports the "provision of passive and active outdoor recreational opportunities within reasonable walking distance of every neighbourhood". The land adjacent to the creek also meets OCP policies by managing "land uses to protect the ecological values of parkland" and considering the "acquisition of environmentally sensitive areas for addition to the parkland system".

Zoning:

The subject site is currently zoned Public Assembly (PA) and therefore rezoning is required to permit the proposed residential and park use. Bylaw 8109 rezones portions of the lot to Neighbourhood Park (NP) and Natural Parkland (NPL). The bylaw also proposes a new single family Comprehensive Development Zone (CD88) tailored specifically to this project. The CD88 zone is modelled after the RS3 zone to reflect the adjacent single family properties.



The portion of the site adjacent to the creek is proposed to be zoned Natural Parkland (NPL) and will be retained in a natural state. A second portion of the site will be zoned Neighbourhood Park (NP) and will be used for play space and for pathways to Starlight Way and to Montroyal Blvd. Ownership of both park areas will be transferred to the District.

A comparison of the subdivision requirements of the proposed lots against the appropriate zones is shown below:

	Lot Area	Lot Width	Lot Depth
RS3	660m ² (7104 sq ft)	18m (59 ft)	34m (112 ft)
CD88 minimum	660m ² (7104 sq ft)	16m (52.5 ft)	33m (108ft)
Range of proposed lots within CD88	660m ² (7104 sq ft) to 694.8m ² (7479 sq ft)	16m (52.5 ft) to 18.57m (60.93ft)	33.64m (110.37ft) to 46.07m (151.15ft)
NPL and NP	No minimum	No minimum	No minimum

The proposed lot area requirement of the CD88 zone is the same as the RS3 zone and all of the lots comply with the required 660m² (7104 sq ft) lot area requirement. Eleven of the lots meet the 34m (112 ft) lot depth requirement of the RS3 zone. One lot is proposed to be 33.64m (110.37 ft) which results in a lot depth less than the 34m (112 ft) that is required in a RS3 zone.

The lot width of seven of the twelve lots is between 16m (52.5 ft) and 18m (59 ft). Five of the lots meet or exceed 18m (59ft) of lot width. The four lots facing Starlight Way will all meet the minimum 18m lot width of an RS3 lot.

The CD88 zone also sets out the specific building regulations for the proposed new houses. The zone was based on the RS3 zone and the differences are highlighted below:

1. Height measurement: The Zoning Bylaw sets the method of determining building height and requires the height to be measured from "the lesser of natural or finished grade". As the proposal requires re-grading of the site, the CD88 zone requires height to be measured from finished grade. These finished grades were established through the planning review process.
2. Side yard setbacks: In the RS3 zone a 1.22m (4 ft) side yard setback is required for lots that are less than 15.24m (50 ft) and a 1.83m (6 ft) side yard is required for lots that are greater than 15.24m (50 ft). All of the proposed lots are greater than 15.24m (50 ft) in width and the CD88 zone proposes a 1.22m (4 ft) setback.
3. The RS1-5 zone counts area above 3.66m (12 ft) as if it were an additional floor level for the purpose of determining the total floor area of a building. The CD88 zone proposed to count area above 4.27m (14 ft) to add greater flexibility to the house design. This will have no impact on the overall height of the houses.

4. Floorspace Ratio: The CD88 proposes to allow a slight increase in density on certain lots with a corresponding reduction of density on other lots. This will result in no net increase of density in the project. The overall total will not exceed what would be permitted on RS3 lots.

Staff are supportive of the zoning as it largely meets the surrounding RS3 zoning while taking into consideration the unique characteristics of this site.

ANALYSIS

The Site and Surrounding Area:

The site is 10,331m² (111,206 sq ft) located in the upper Delbrook neighbourhood. The site can be accessed by vehicle from Starlight Way and Monterey Avenue and by pedestrians via a set of stairs that extend to Montroyal Blvd. Adjacent properties consist of single family lots (zoned RS3) on all sides.

Development Permit Areas:

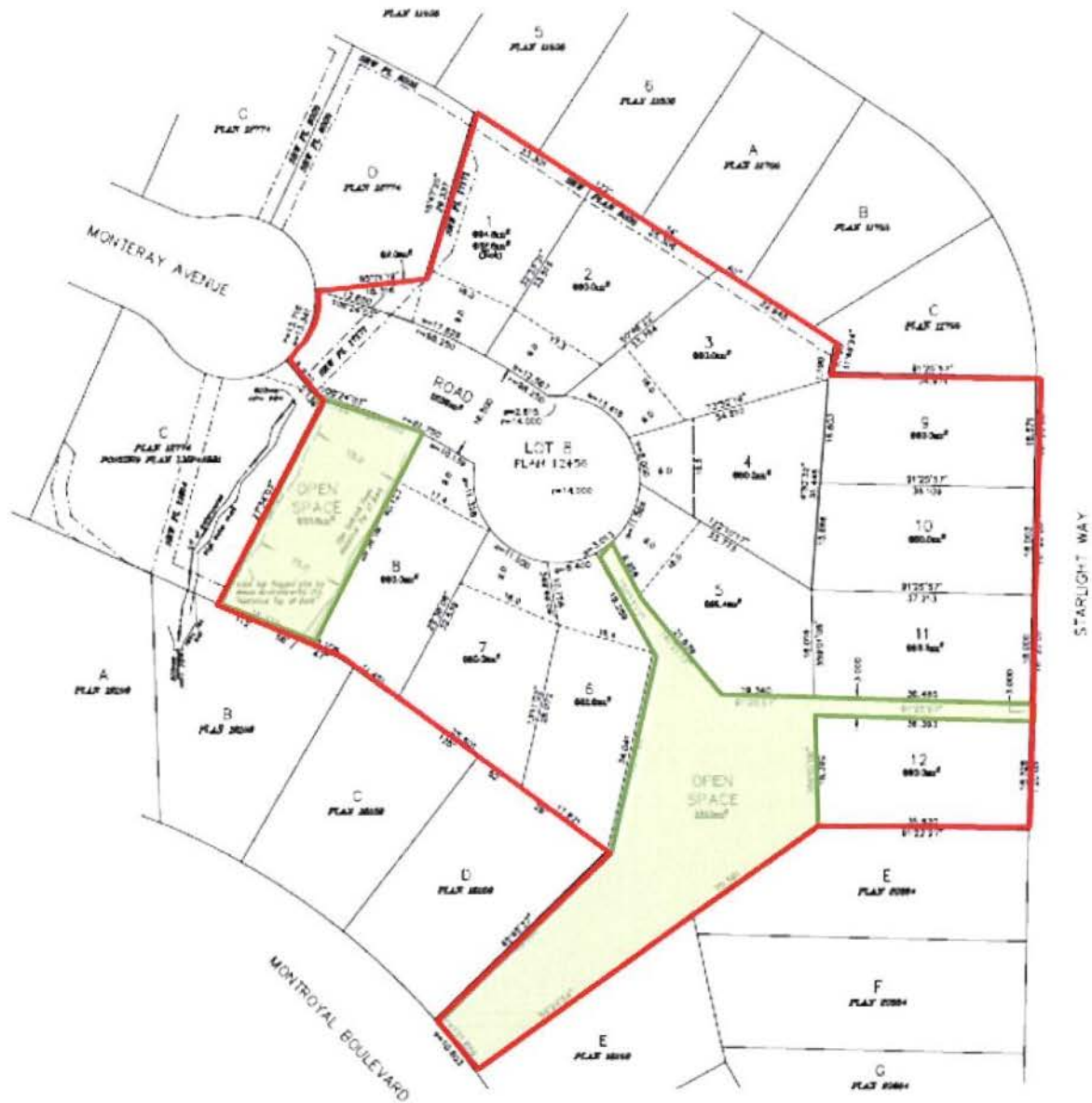
The site is located in Development Permit Areas for "Form and Character of Commercial, Multi-Family or Industrial Development" and "Water and Energy Conservation and Greenhouse Gas Reduction". The proposal is for single-family use so the Form and Character DP no longer applies. Bylaw 8110 proposes to remove the site from these two Development Permit areas. The applicant will be required to build to new homes to a minimum of Energuide 80 as per the District's Green Building Strategy and this will be secured via covenant through the subdivision process.

A watercourse runs through the single family lot to the west of the site at the end of the Monterey cul-de sac. The watercourse is currently within a pipe before it daylights on the adjacent property. The subdivision proposes a lot to be dedicated in the OCP as Parks, Open Space and Natural Area (POSNA) and to be rezoned to Natural Parkland (NPL) in order to protect the watercourse. The proposed development is outside the protected area and is therefore exempt from the Streamside Development Permit.

Project Description:

Proposal:

The proposal is for twelve single-family lots and two areas to be dedicated as District park. Four lots will be accessed directly from Starlight Way and eight lots will be accessed by an extension of the Monterey Avenue cul-de sac as shown on the site plan below.



Site Plan

Two areas of the site are labelled “Open Space” (shown in green above) and the Monterey cul de sac extension will be dedicated to the District on the subdivision plan. The open space adjacent to Monterey Avenue is beside a watercourse and the 15m protected area is contained within that lot. This lot will remain in a natural state and will not be developed. The second open space will include the path to Montroyal Blvd and to Starlight Way and will include a compact neighbourhood park with play area.

The houses are being designed to integrate into the topography of the lot while respecting setbacks to the surrounding neighbours. The streetscape on Starlight Way shown below demonstrates how the homes step down with the grade.



Starlight Way Streetscape

Parking and Access:

Vehicle access to the site is will be from Starlight Way and by an extension of the Monterey Avenue cul-de sac.

Each home has an attached double car garage and as the homes are proposed to include suites a third parking stall will be required on each lot. The proposed parking meets the requirements of the surrounding RS3 zone.

Landscaping and Trees:

A total of 172 trees have been identified on the development site mostly alder, cottonwood and western red cedar. 94 of these trees were tagged and 78 were untagged alder and cottonwood. Of the 172 onsite trees, 113 trees are proposed for removal and 59 will be retained. The arborist notes that many of the trees for removal are of poor quality. 47 new trees will be planted in the new Neighbourhood Park lot as well as along the new portion of Monterey Avenue and on Starlight Way. The open space area adjacent to the creek is intended to be retained in its natural state with a fence installed at the Natural Parkland boundary. The acceptance of a final approved landscape plan and comprehensive replanting plan will be required prior to subdivision approval.

IMPLEMENTATION:

Implementation of this project will require adoption of an OCP amendment bylaw (Bylaw 8110) and rezoning bylaw (Bylaw 8109) and registration of a subdivision plan.

Bylaw 8109 (Attachment B) rezones the subject properties from Public Assembly (PA) to Neighbourhood Park (NP), Natural Parkland, and a new Comprehensive Development Zone (CD88) which:

- establishes zoning regulations for the proposed single-family residential use;
- allows home occupations as an accessory use;

- allows secondary suites (provided three parking stalls are provided); and
- regulates maximum house size and height.

Registration of the following legal documents will be required to secure:

- construction in accordance with the development concept;
- registration of the subdivision plans including land dedication for open space and roads;
- green building covenant;
- unique house design covenant;
- a stormwater management plan; and
- a construction management plan.

COMMUNITY AMENITY CONTRIBUTION:

The District's Community Amenity Contribution (CAC) Policy requires an amenity contribution for projects proposing an increase in residential density. The CAC for this proposal has been calculated at \$460,000.

The proposal includes extended improvements to Montroyal Boulevard not required by the Development Servicing Bylaw, valued at \$24,000, and park improvements, valued at \$111,364. In addition the applicant will contribute \$324,636 cash. A total CAC payment of \$460,000 will be required prior to adoption of the zoning bylaw. It is anticipated that the CACs from this development will include contributions toward public art, public facilities and public facility improvements, and park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

GREEN BUILDING MEASURES:

Compliance with the Green Building Strategy is mandatory given the need for rezoning and the project is targeting an energy performance rating of Energuide 80 and will achieve a building performance equivalent to Built Green "Gold" secured by covenant.

CONCURRENCE:

Staff:

The project has been reviewed by staff from Environment, Building, Parks, Engineering, Public Safety, Policy Planning, Transportation Planning, Finance and the Fire Department.

Outside Agencies:

School District 44 has identified these lands as surplus to school needs and supports the proposal. It is anticipated there will be approximately 5 students from Kindergarten to grade 12 in these new homes. This neighbourhood is within the catchment areas of Braemar and Carson Graham.

PUBLIC INPUT:

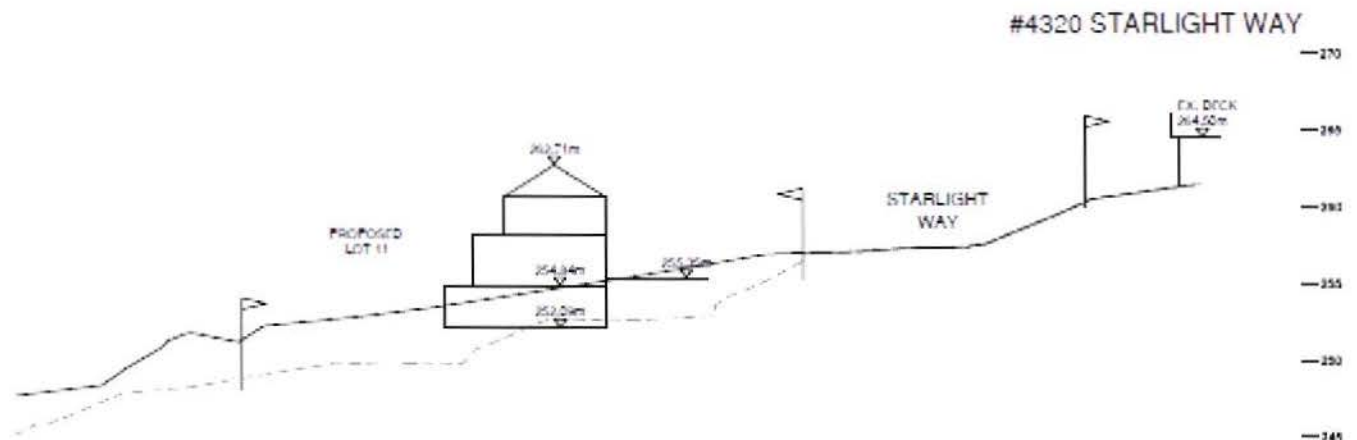
Public Information Meeting:

The applicant held a facilitated Public Information Meeting on January 21, 2015. Prior to the meeting notices were distributed to 63 adjacent residences, two signs were installed on the property and ads were placed in the newspaper. The meeting was attended by 38 people.

There were a variety of questions of clarification about the specific proposal including the height and design of the proposed buildings. Several neighbours asked questions surrounding timing for the project and were supportive of the project proceedings quickly. After the meeting, a petition in support of the proposal was submitted from adjacent neighbours to the District with signatures from 39 adjacent homes.

In response to some concern regarding heights of the buildings raised by a neighbour on Starlight the applicant has worked with the neighbours and has submitted cross sections from the houses on Starlight Way looking over the new houses. These sections demonstrate that the height of the new homes will be in line with the height of the existing decks on Starlight Way. Staff have spoken with the neighbour who is satisfied by the building design.

An excerpt from the Facilitator's report is attached as Schedule D.



CONSTRUCTION MANAGEMENT PLAN:

The Capilano Watermain Replacement project is anticipated to be under construction between August 2015 to April 2016 and it is expected that this project would be under construction near the mid to end of that project. The Capilano Watermain works will close Capilano Road from Edgemont Blvd to Prospect Avenue and the proposed detour for those vehicles will include Montroyal Blvd and Delbrook Avenue. The detour is anticipated to be in place until approximately January 2016. It is anticipated that the vehicles associated with this site would also use Delbrook Avenue to access to the site.

With the Capilano Road closure in effect it is expected that there will be up to 30% increase in traffic on the Westview/ Delbrook/ Montroyal corridor during peak hours. This corridor is expected to handle the increased capacity but with longer queues and wait times through the Westview section. The all-way stop at Delbrook and Montroyal is expected to continue to provide an acceptable level of service to this corridor while operating as a detour route.

The applicant has estimated a maximum of 5 tandem dump trucks per day travelling to and from the site. This volume of large truck traffic is quite small and would not normally be expected to significantly affect traffic flows. To avoid potentially compounding effects on traffic the truck traffic is to be scheduled outside of peak hours. A covenant requiring a construction traffic mitigation strategy that specifies the hours for permitted truck travel will be required as a condition of subdivision.

Additionally, any civil works that would affect traffic on Montroyal Blvd or Delbrook Avenue will not be permitted until after the Capilano Road is re-opened.

The applicant for this project has submitted some construction traffic information and will be required to submit a Construction Staging and Traffic Management Plan at the subdivision stage. A robust construction management plan is required to be accepted by the District prior to the issuance of any building permit. This is intended to minimize, and where possible avoid, construction impacts on local traffic and transit and the quality of life for nearby residents. This plan must be in place prior to the commencement of any building and demolition works. This plan will need to take into account other construction projects active in the area including utility projects and the developer will be required to coordinate with these throughout the process.

CONCLUSION:

This project is consistent with the guiding principles for potential changes of public assembly lands outlined in Council's Public Assembly Lands Strategy Policy. School District 44 has identified this site as surplus lands. The project is now ready for Council's consideration.

Options:

The following options are available Council's consideration:

- 1) Introduce Bylaws 8110 and 8109 and refer them to a Public Hearing (staff recommendation); or
- 2) Defeat Bylaws 8110 and 8109 at First Reading.


Casey Peters
Community Planner

SUBJECT: Bylaws 8110 and 8109: Amendment and Rezoning for a Twelve Lot Single-Family Development: 4343 Starlight Way (Monterey Elementary School)

February 20, 2015

Page 11

- A - Bylaw 8110
- B - Bylaw 8109
- C – Subdivision Plan
- D – Starlight Way Streetscape
- E – Excerpt from Facilitator Report

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

The Corporation of the District of North Vancouver**Bylaw 8110**

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

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)”.

2. Amendments

2.1 The District of North Vancouver Official Community Plan Bylaw 7900, 2011, is amended as follows:

- a) Map 2 Land Use: by changing the land use designation of the site, legally described as: Lot 8 Block 4 District Lot 785 Plan 12456 (PID: 008-951-756) from “**Institutional**” to “**Residential Level 2 (RES2)**” and “**Parks, Open Space and Natural Areas**” as illustrated on Bylaw 8110 Schedule “A” attached.
- b) Map 3.1 Form and Character Development Permit Area: as illustrated on Schedule B, by removing the property from Map 3.1.
- c) Map 4.1: Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area: as illustrated on Schedule B, by removing the property from Map 4.1.

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

PUBLIC HEARING held

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

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

ADOPTED

Mayor

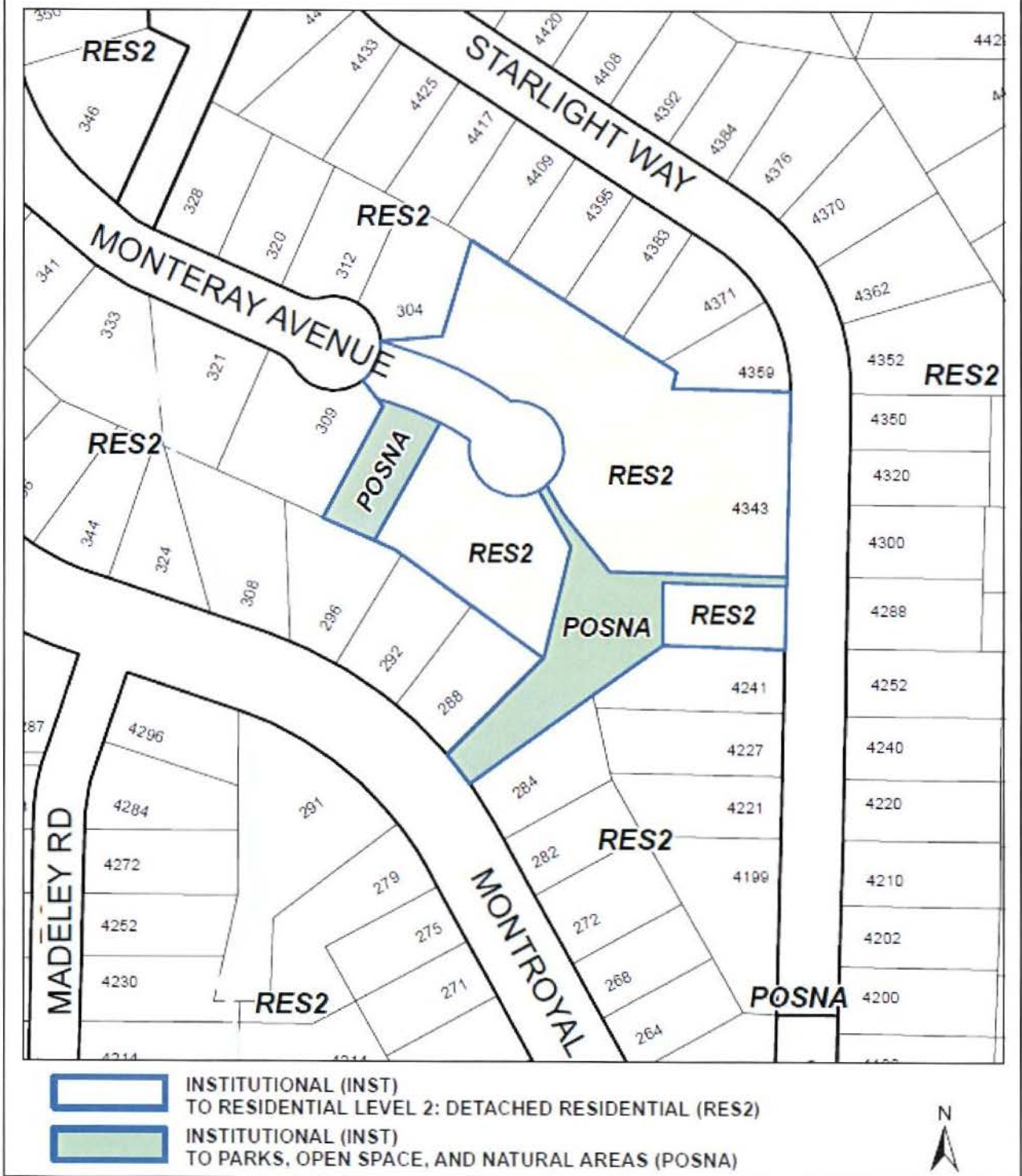
Municipal Clerk

Certified a true copy

Municipal Clerk

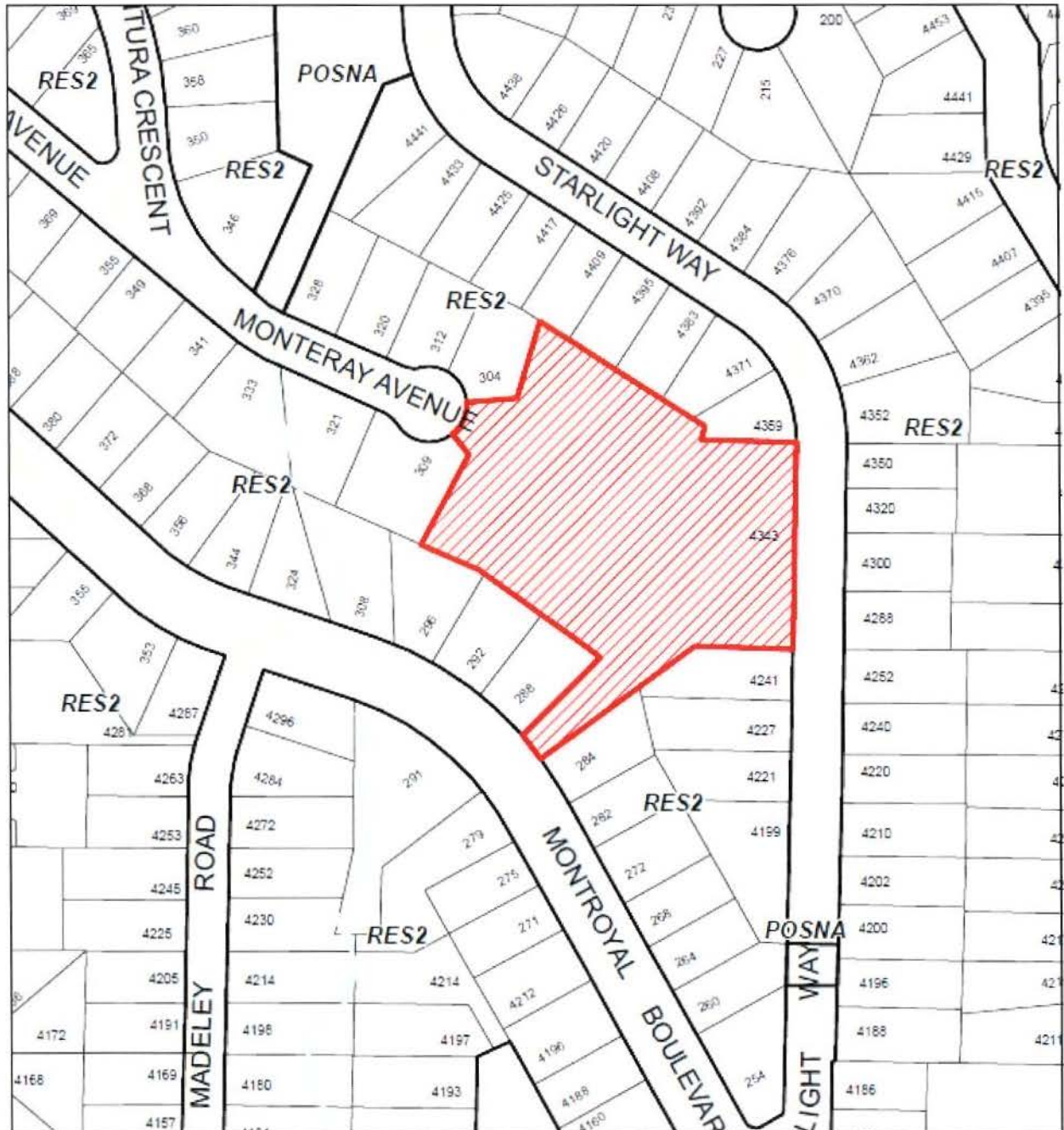
Bylaw 8110 Schedule A: OCP Map 2 – Land Use **BYLAW 8110**

The District of North Vancouver Official Community Plan Bylaw 7900, 2011
 Amendment Bylaw 8110, 2015



Schedule B - BYLAW 8110

The District of North Vancouver Official Community Plan Bylaw 7900, 2011,
Amendment Bylaw 8110



Map 3.1 Remove from Form and Character Development Permit Area as illustrated on Schedule B

Map 4.1 Remove from Energy and Water Conservation and GHG Emission Reduction Development Permit Area as illustrated on Schedule B



The Corporation of the District of North Vancouver**Bylaw 8109**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following property: Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)".

2. Amendments

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

a) Section 301(2) is amended by inserting the following zoning designation:

"Comprehensive Development Zone 88 (CD 88)"

b) Section 409 (2)(d) is amended by deleting the section and inserting the following:

"in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line"

c) Part 4B Comprehensive Development Zone Regulations is amended by inserting the following zone:

“4B88 Comprehensive Development Zone 88 (CD88)”

The CD 88 Zone is applied to:

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

4B88-1 Intent

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

4B88-2 Principal Use

One single-family residential building per lot

4B88-3 Accessory Uses

Accessory uses are permitted as follows:

- (a) home occupations;
- (b) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (c) secondary suites subject to the following regulations:
 - i. secondary suites are permitted only in single-family residential zones;
 - ii. only one secondary suite is permitted on a single-family lot;
 - iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
- (d) bed and breakfast business submit to the regulations contained in Section 405A; and
- (e) buildings and structures accessory to Section 4B88-2.

4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones

- (a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and
- (b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m² (968sq ft) or 40% of the residential floor space of the principal single-family residential building

4B88-5 Density

(a) The maximum permitted floorspace is regulated as follows:

Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)	Floor Space Ratio
Lots 1-4	0.35 + 11.5 m ² (124 sq ft)
Lots 5-12	0.35 + 43.0 m ² (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Notwithstanding the floor space ratio established for CD88, the maximum allowable floor space permitted on a lot in CD88 may be increased for new buildings meeting a Built Green 'Gold' level plus a minimum energy performance level as indicated in Table 4C03.2.

4B88-6 Maximum Principal Building Height

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

4B88-7 Maximum Principal Building Size

Shall be in accordance with Section 4B88-5 Density.

4B88-8 Principal Building Setbacks

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front and Rear	7.62m (25 ft)
Side	1.22m (4 ft)

4B88-9 Maximum Building Depth

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

4B88-10 Maximum Upper Storey Floor Area

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m² (1000 sq ft) whichever is greater.

4B88-11 Coverage

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

- a) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).
- b) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
- c) When there is a side-entry parking structure a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

4B88-12 Parking Structures

- a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m² (400 sq ft).
- b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

4B88-13 Accessory Buildings

- a) Accessory Structures are allowed in the rear yard or interior side yard only.
- b) The maximum permitted size of an accessory building shall not exceed 25m² (269 sq ft).
- c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

Setback	Buildings and Structures
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

4B88-14 Subdivision Requirements

- a) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m ² (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

4B88-15 Parking Regulations

- a) Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw."
3. The Zoning Map is amended in the case of the lands illustrated on the attached Schedule A to this Bylaw by rezoning the land from Public Assembly (PA) to Comprehensive Development 88 (CD88), Natural Parkland (NPL), and Neighbourhood Park (NP).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

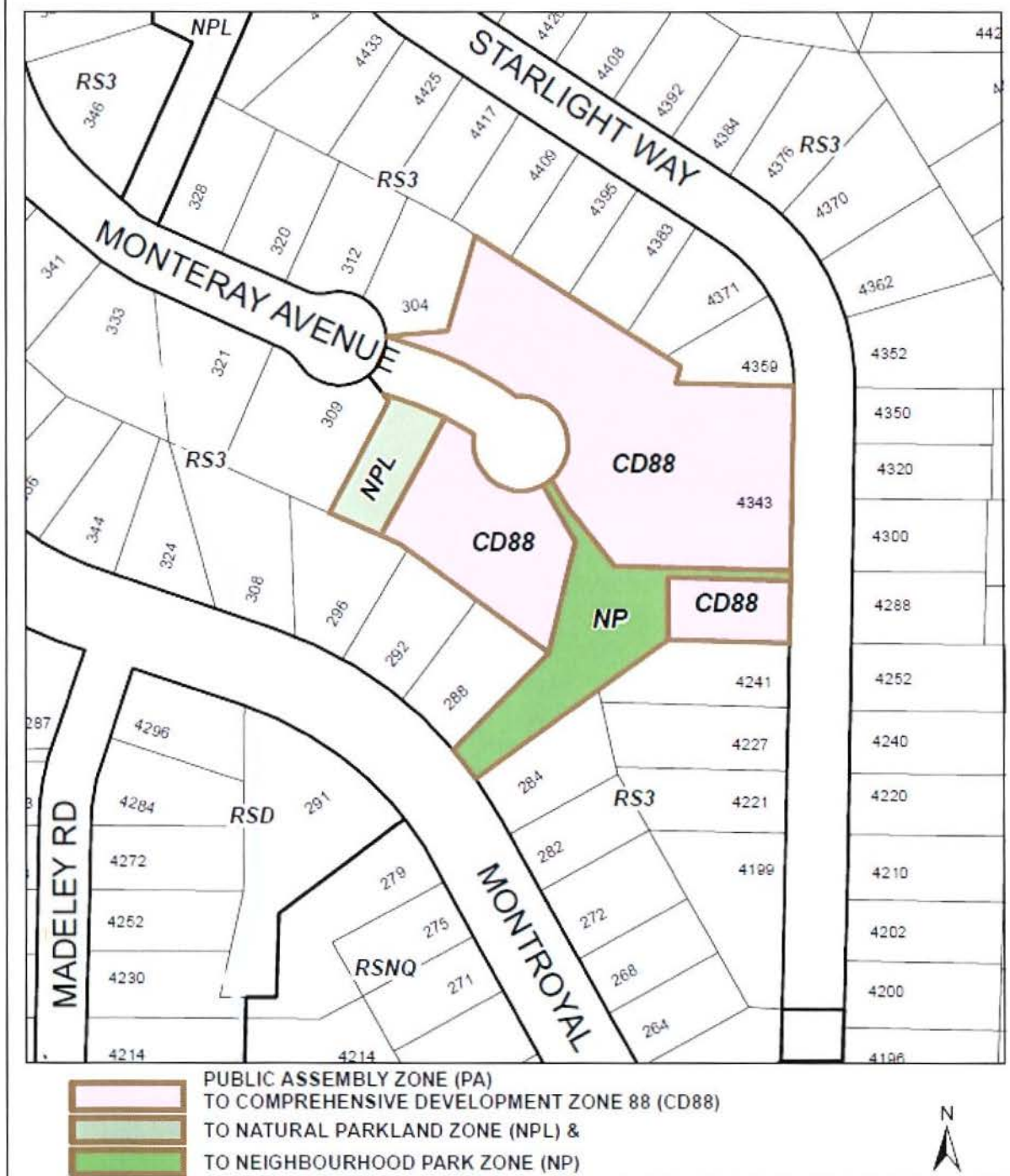
Certified a true copy

Municipal Clerk

Bylaw 8109 Schedule A: Zoning Map

Bylaw 8109

The District of North Vancouver Rezoning Bylaw 1326 (Bylaw 8109)



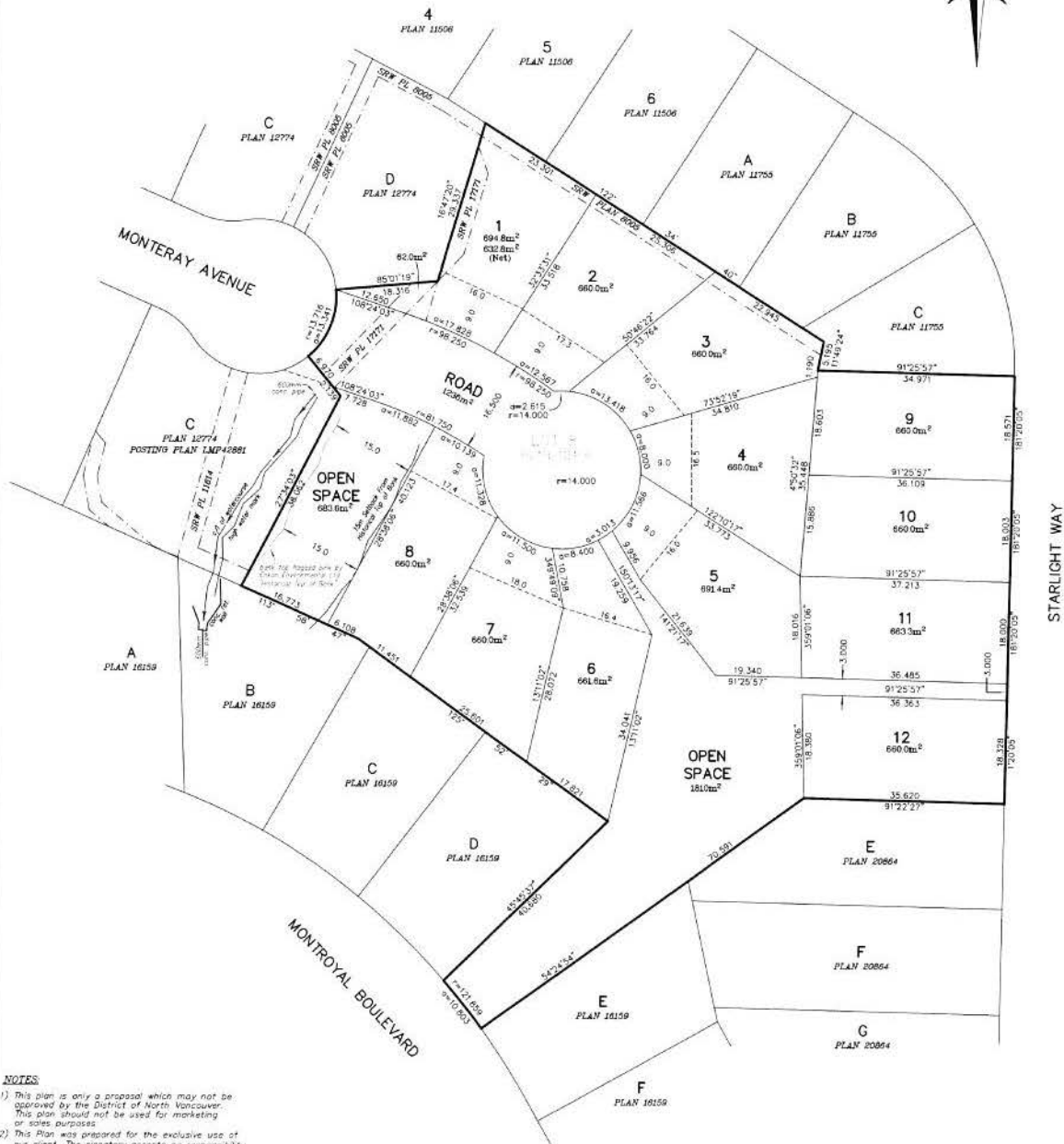
Schedule B to Bylaw 8109

PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4 DISTRICT LOT 785 PLAN 12456

10 20 30

All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS
4343 STARLIGHT WAY
NORTH VANCOUVER B.C.
P.I.D. 008-251-756



NOTES

- 1) This plan is only a proposal which may not be approved by the District of North Vancouver. This plan should not be used for marketing or sales purposes.
- 2) This plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104-6830 178A Street
Gowerdale B.C.

FILE: JV485_P55 NOVEMBER 3/2014

This Plan Lies Within The
Greater Vancouver Regional District

[illegible]

**PROPOSED SUBDIVISION PLAN OF LOT 8 BLOCK 4
DISTRICT LOT 785 PLAN 12456**

10 5 0 10 20 30
All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS
4343 STARLIGHT WAY
NORTH VANCOUVER B.C.
P.I.D. 008-951-756



NOTES

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Onderwater Land Surveying Ltd.
B.C. Land Surveyors
4104-5830 176A Street
Cloverdale B.C.

FILE: JV1405_P55 NOVEMBER 3/2014

*This Plan Lies Within The
Greater Vancouver Regional District*



Starlight Way Streetscape

SUMMARY OF PUBLIC INFORMATION MEETING

Monterey Elementary Site - 4343 Starlight Way
Meeting held January 21st, 2015



Morningstar Homes Ltd.

Facilitated By Main
Street Architecture

prepared by:

MAIN STREET ARCHITECTURE

architecture urban design vision collaboration

CONTENTS

- 1 Overview
- 2 Community Engagement and Information Distribution
 - 2.1 Meeting intent
 - 2.2 Information Distribution and Community Notification
 - 2.3 Public Information Meeting - January 21st, 2015
 - 2.5 Response to Public feedback

Appendix A: DNV Project information sheet
Appendix B: Comment forms / Sign in sheet
Appendix C: Presentation panels

1.0 OVERVIEW

To:

Casey Peters, Community Planner,
District of North Vancouver
cpeters@dnv.org

Ryan Lucy, VP Acquisitions & Development
Morningstar Homes Ltd.
rlucy@mstarhomes.com

From:

Jay Hiscox AIBC, Meeting Facilitator,
Main Street Architecture
Tel: 604-354-0397
e: jhiscox@shaw.ca

The following document summarizes the Public Information meeting held by Morningstar Homes Ltd. on January 21st 2015. The intent of the meeting was to share updated project information, and identify community questions prior to formal Public hearings relative to the property at 4343 Starlight Way, District of North Vancouver, BC. The project proposal is for a subdivision of the former Monterey School property into 12 single family lots, and designated parcels for amenity, creekside protection and access.

2 COMMUNITY ENGAGEMENT AND INFORMATION DISTRIBUTION

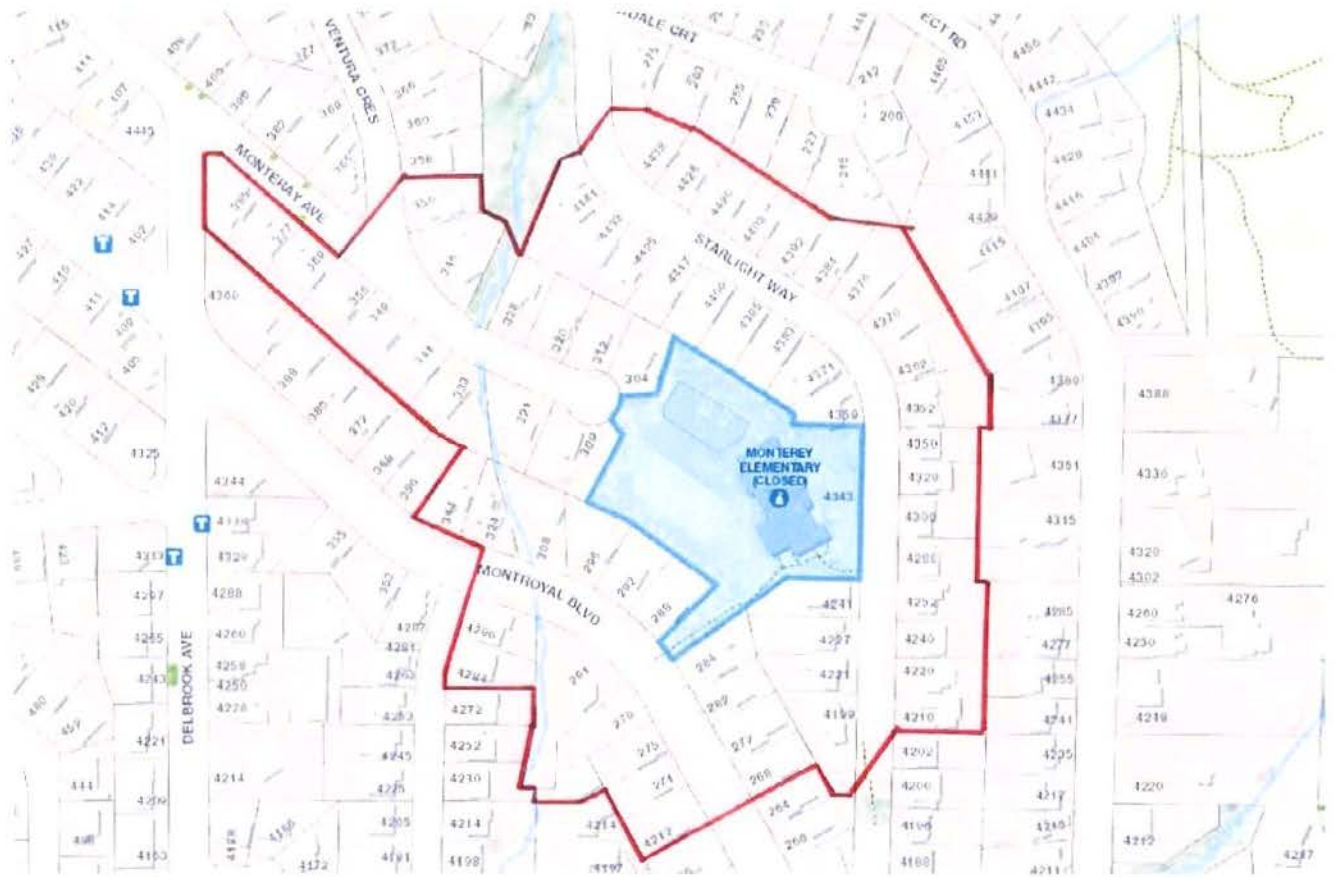
2.1 Meeting intent

The focus of the January 21 meeting was to provide updated project information and a venue to voice questions or concerns about the project.

2.2 Information Distribution and Community Notification

To ensure that the community received updated information about the proposed project and notification of Public Information Meetings, the following information distribution methods were undertaken:

- Mailout delivery
- Community stakeholder notification
- Project Update brochure
- Display boards at Public Information Meeting
- Newspaper advertising
- Direct e-mail



Map of distribution area:

2.2.1 Individual Property Owner notification:

Handouts were delivered to all properties within a 75M radius prior to January 8th 2015.

2.2.2 Signage:

Two signs outlining the proposed development were installed on the frontage of 4343 Starlight Way. One sign was placed on the east facing Starlight Way and a second sign to the West at the end of the Monterey cul-de-sac. The signs were inspected by DNV staff and accepted.

2.2.3 Newspaper Notification:

Morningstar Homes Ltd. placed public notice advertisements in the North Shore News January 14 and 16 2015. A copy of the printed advertisement is shown overleaf.

2.2.4 Community Association:

In addition to the mailout list, Morningstar sent out information packages to local neighborhood associations to invite them to the meeting.

SUMMARY:

Morningstar Homes Ltd is holding a facilitated Public Information Meeting for an OCP Amendment, Rezoning and 12 lot subdivision of the Monterey School site located at 4343 Starlight Way.

The staff report on the detailed application will include a summary of the input received at and after the Public Information Meeting.

PUBLIC INFORMATION MEETING DETAILS:

Date: January 21, 2015
Time: 7:00-8:30 pm
Location: Braemar Elementary
3600 Mahon Avenue



Project handout - Front

SITE AND SURROUNDING AREA:

The site is designated in the District's Official Community Plan as "Institutional" and the application is to amend the OCP designation for this site to "Residential Level 2, Detached Residential".



The current zoning of the site is Public Assembly (PA). The proposal is to rezone the site to a Comprehensive Development Zone similar to the Single Family Residential 7200 Zone (RS3).

PROJECT DESCRIPTION:

The proposal is for a 12 lot subdivision with lots ranging in size from 660m² to 694m² (7104 sq ft to 7470 sq ft). Four lots will be accessed from Starlight Way and eight lots will be accessed from an extension of Monterey Avenue. In addition, two areas of Open Space are included in the proposal.

Public Input

Notification has been distributed to a 75m radius from the site. An independent facilitator will oversee the scheduled Public Information Meeting. Public input and a summary of the facilitated public information meeting will be forwarded to Council in the staff report at the bylaw introduction stage. A copy of the meeting notification package is attached.



ENCLOSURE 2 (1/2015)

Project handout - Rear

2.3 Public Information Meeting- January 21st 2015

Morningstar Homes Ltd. hosted the Public information meeting on January 21 2015 at Braemar Elementary School, 3600 Mahon Drive, North Vancouver. The meeting was held from 7.00 - 8.45 PM.

The event included display boards illustrating key design elements for the project proposal. (Meeting photos below and overleaf)





The project team present at the meeting included:

- Ryan Lucy, Morningstar Homes Ltd.
- Marcos Mogyoros, Morningstar Homes Ltd.
- Ron Rapp, Morningstar Homes Ltd.
- Robert Morse, Morningstar Homes Ltd.
- Deborah Callahan, Morningstar Homes Ltd.
- Lacey Lee Brass, Morningstar Homes Ltd.
- Mary Chan Yip, PMG Landscape Architecture
- Declan Rooney, WSP Group
- Ryan Preston, Enkon Environmental
- Jay Hiscox, Main Street Architecture, Meeting Facilitator

DNV staff present at the meeting included:

- Casey Peters, Community Planner, District of North Vancouver

A total of 29 people signed in to the meeting and 15 comment forms were returned. (Attached in Appendix C). An estimated total number of visitors to the meeting is 38 people.

Based on the feedback received, all of the attendees had their questions answered and none appeared to have left with outstanding questions. A majority of visitors were supportive of the scheme as presented, and several comments noted that the project would be a welcome redevelopment for the former school site. Several visitors highlighted the derelict state of the school site as it has stood vacant, and the issues that have arisen from this situation.

Questions fielded during the meeting included the following;

- Several visitors emphasized community support for the proposal, and urged that it be completed as soon as possible.
- Concern for vagrancy, overgrown bushes, other issues related to the site vacancy.
- Concern regarding movement of construction vehicles, noise and vibration to adjacent properties.
- Support for scale of proposed lots and number of homes proposed, as very complementary to existing neighborhood layout / scale. Specific questions regarding re-grading of the site and creekside setbacks.
- Several comments on a neighborhood petition that has been circulated in support of the project. Specific questions regarding trees to be removed, trees to be replanted.
- Comment on size of specific large trees along proposed open space.
- Concern noted for removal of mature Cedar / Alders, support for removal of Cottonwood trees in same area.
- Others suggested to remove the Alders and Cottonwoods.
- Suggested to use short growing street tree species.
- Concerns noted regarding drainage from the upper slopes flowing down to adjacent properties.
- Support for traffic pattern [i.e. leave Starlight as is, no through traffic]
- Suggestion to re-use old pathway for new underground services as a means of limiting impact to trees on site.
- An adjacent neighbour suggested adding swings in the play area for their 12 year old.

- Suggested to have lighting along the pathway as residents would be using the pathway connection from Starlight way to Montroyal Blvd to access the local bus.
- Two immediately adjacent neighbours questioned the removal of the asphalt at the existing cul-de-sac road end that was shown on the drawings. It was suggested that Morningstar should retain this as street parking bays for use during snowfall events.
- Specific question was asked if one side street parking could be accommodated for the new lots due to the same condition. This would be a challenge as driveways will not be as steep and could be used during snow periods.
- Specific questions regarding measures to mitigate impact on views from across Starlight Way.
- Specific questions regarding parking signage and permitted parking on the street frontage.
- Specific questions regarding parking curb lengths at reconfigured cul de sac.
- Questions regarding project timelines, expected construction completion.
- Questions regarding building materials, design of planned homes.

2.4 Community Inquiries

Morningstar Homes Ltd. received 1 community inquiry via phone call regarding the project. Morningstar sent out 1 more information package that was requested.

2.5 Response to Public feedback

No changes are presently contemplated as a result of the Public Information Meeting.

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 27, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

April 3, 2015
File: 08.3060.20/004.15
Tracking Number: RCA -

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Development Permit 4.15 – 2695 Newmarket Drive

RECOMMENDATION:

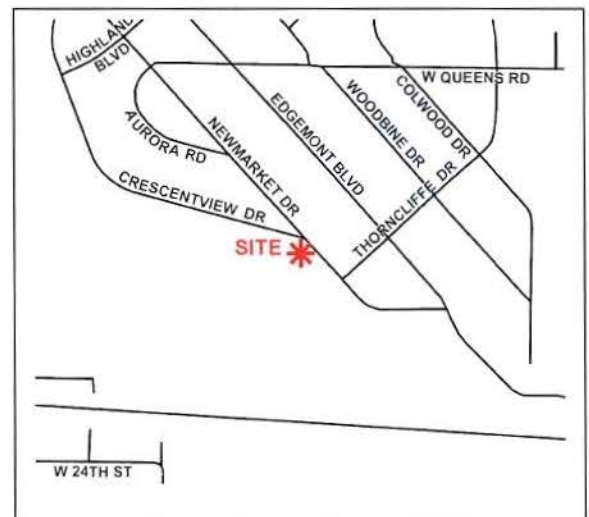
It is recommended that Council issue Development Permit 4.15 (Attachment A) to allow for a renovation and addition to the existing house at 2695 Newmarket Drive.

REASON FOR REPORT: The project requires a Development Permit with variances to the Zoning Bylaw that requires Council's approval.

SUMMARY:

The owners have applied for a Development Permit with variances to allow for renovations and additions to a single-family house and garage. The property is identified as Development Permit Areas for Slope Hazard (Potential Slope Hazard Risk Area) and as a Wildfire Hazard.

The existing home was constructed in 1946 with additions in subsequent years. The owners propose to remove the additions and garage, retain the original structure and construct an addition, including attached garage which retains the architectural character of the original home.



The proposal requires variances to the maximum upper storey floor area, the garage sideyard and garage roof projection setbacks, eave height, the allowable area of decks/balconies and sideyard setback. These variances are related to both the irregular shape of the lot and the owners' desire to maintain the siting and design integrity of the original home. The proposal is supported by staff as the proposed construction will not have an impact on surrounding properties and no concerns were raised by the adjacent neighbours.

ANALYSIS:

Purpose: To allow for the renovation of, and addition to, an existing single-family house.

Site and Surrounding Area: The site and surrounding lots are zoned Residential Single-Family Edgemont (RSE) as shown in the following context map and air photo. The site slopes down by about 2.1m (6.9ft.) from Newmarket Drive and abuts a steeper slope within Murdo Frazer Park to the southwest.



Context Map



Air Photo

Slope Hazard DPA:

The site is located adjacent to a slope hazard area within Murdo Frazer Park and the OCP designates the majority of the subject lot as a 'Potential Slope Hazard Risk Area'. In support of the application, the owners submitted a geotechnical report from Braun Geotechnical dated November 17, 2014 and a Landslide Assessment Assurance statement dated November 17, 2014 signed by a professional engineer. Both reports conclude that the proposal meets the District's adopted Risk Tolerance Criteria and Slope Hazard Development Permit Area guidelines. Development Permit 4.15 requires compliance with the recommendations in the Braun Geotechnical report as a condition of building permit issuance.

Wildfire Hazard DPA:

Although the property is designated as a Wildfire Hazard DPA, the proposal is not considered new construction, and under the OCP, it is exempt from the Wildfire Hazard development permit requirement.

Proposed Variances: The development requires the following variances:

Regulation RSE	Required/ Permitted	New Work	Variance
Upper Storey, 75% of Main Floor Area	119m ² (1281ft. ²)	156.82m ² (1688ft. ²)	37.81m ² (407ft. ²)
Maximum Eave Height	5.88m (19.3ft.)	6.08m (19.95ft.)	0.19m (0.65ft.)
Parking Structure Setback from a lot line facing a street	4.63m (15.2ft.)	0.60m (1.98ft.)	4.02m (13.22ft.)
Minimum Setback for Projections (garage roof)	3.41m (11.2ft.)	0.60m (1.98ft.)	2.81m (9.22ft.)
Area of decks and balconies unique to RSE Zone	7.43m ² (80ft. ²)	32.5m ² (350ft. ²)	25m ² (270ft. ²)
Minimum Sideyard Setback	1.8m (6ft.)	1.5m (5ft.)	0.3m (1ft.)

Discussion:

The project involves the demolition of a portion of the existing two storey single family dwelling as well as renovations and additions to the remaining structure. The proposed construction results in a new two storey house with attached garage of approximately 325m² (3,499ft.²) in size. The intention of the owners is to retain the design integrity of the original home that was built in 1946 in the early West Coast Contemporary style and match that style in the proposed additions.

The proposed additions will require variances due to the irregular-shaped lot and the siting of the original part of the house that is to be retained.

Upper Storey Floor Space/Maximum Eave Height Variances:

Variances for upper storey floor space and eave height are proposed in order to respect the roof lines, box forms and cantilevered room exhibited in the design of the original house which are typical of the early West Coast Contemporary style.

The upper storey of the house is 156.8m^2 (1688ft^2) in area and exceeds 75% of the area of the main floor by 37.8m^2 (407ft^2) which is due to cantilevered portions of the upper floor extending beyond the main floor. The small eave height variance of 0.19m (0.65ft.) relates to a portion of the existing roof to be retained and, therefore, the variance regularizes this portion of the house.

Parking Structure Setback Variances:

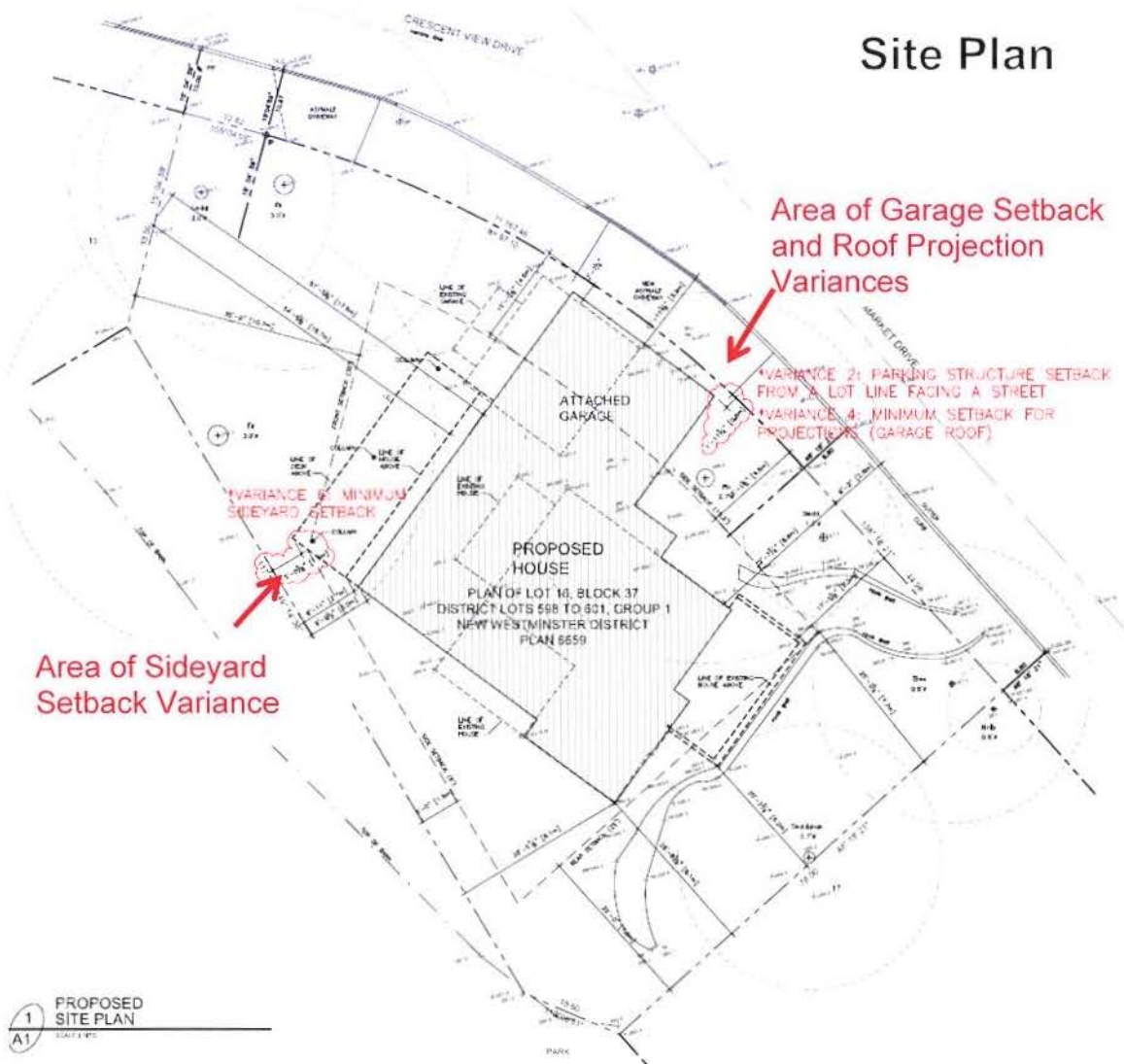
A new two-car, front entry garage is proposed in approximately the same location as the existing garage, with access off Newmarket Drive. The existing lot is irregularly shaped and by definition, the longer lot lines along Crescentview and Newmarket Drives and abutting Murdo Frazer Park are considered side lot lines. As a result, to maintain the original home, the proposed garage necessitates a setback variance of 4.02m (13.22ft). The siting and design of the garage will also require a variance of 2.81m (9.22ft.) for the garage roof overhang which encroaches into the required Newmarket Drive sideyard setback. The proposed garage is approximately 0.6m (2ft.) closer to the property line than the existing garage but, given the depth of the boulevard, there will still be a setback of approximately 4m (13ft.) from the street and therefore, the variances have little impact on the surrounding properties.

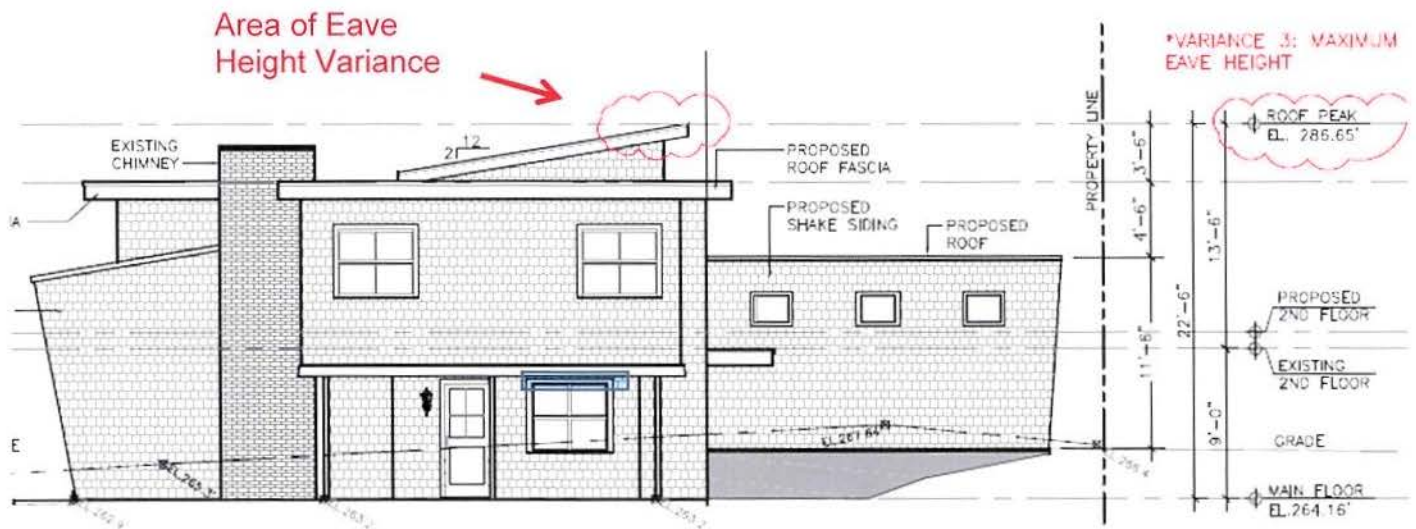
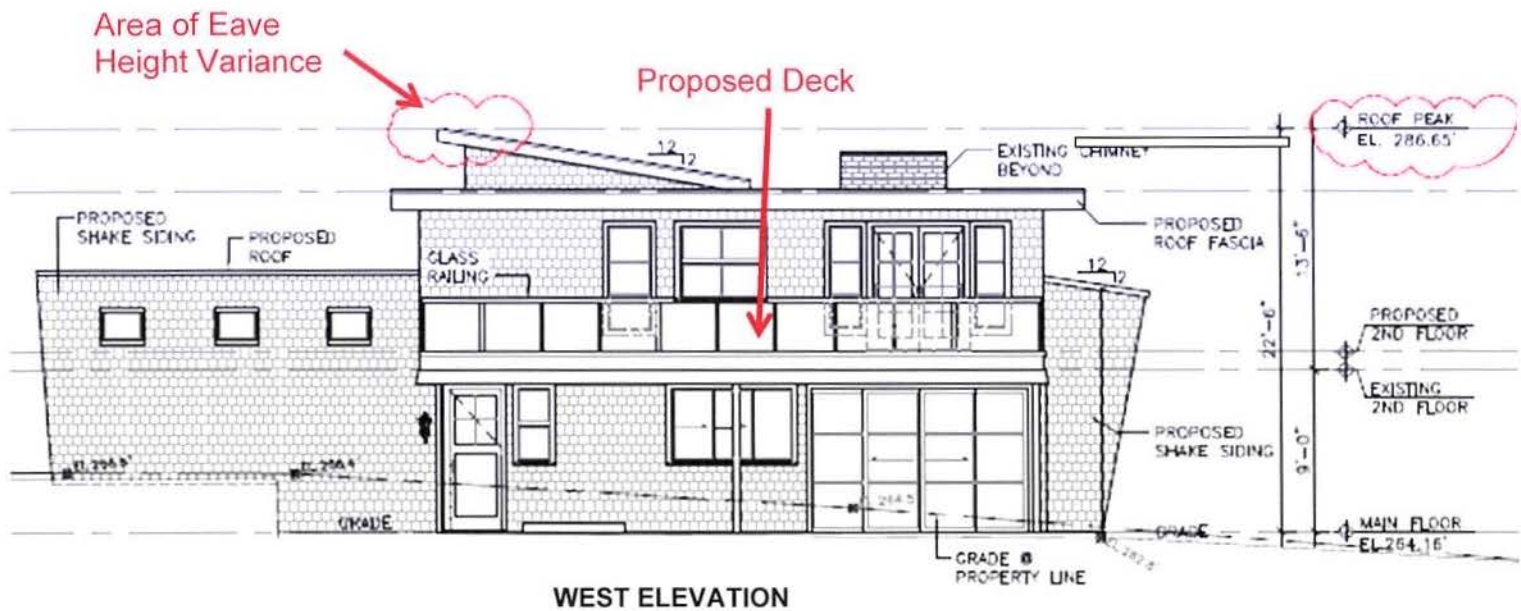
Decks and Balconies:

The proposed addition includes a 32.5m^2 (350ft^2) deck along the west side of the new addition in order to provide usable outdoor amenity space overlooking the back yard and Murdo Frazer Park. The RSE Zone limits the size of decks and balconies to a maximum of 7.45m^2 (80ft^2) and, therefore, a variance of 25m^2 (270ft^2) is required. This variance is supportable as the existing tree cover will minimize any privacy/overlooking opportunities from the deck to the existing home to the west.

The applicant is also requesting a variance of 0.3m (1ft) to the required 1.8m (6ft.) sideyard setback for a small corner of the proposed deck adjacent to Murdo Frazer Park which has no impact on adjacent properties.

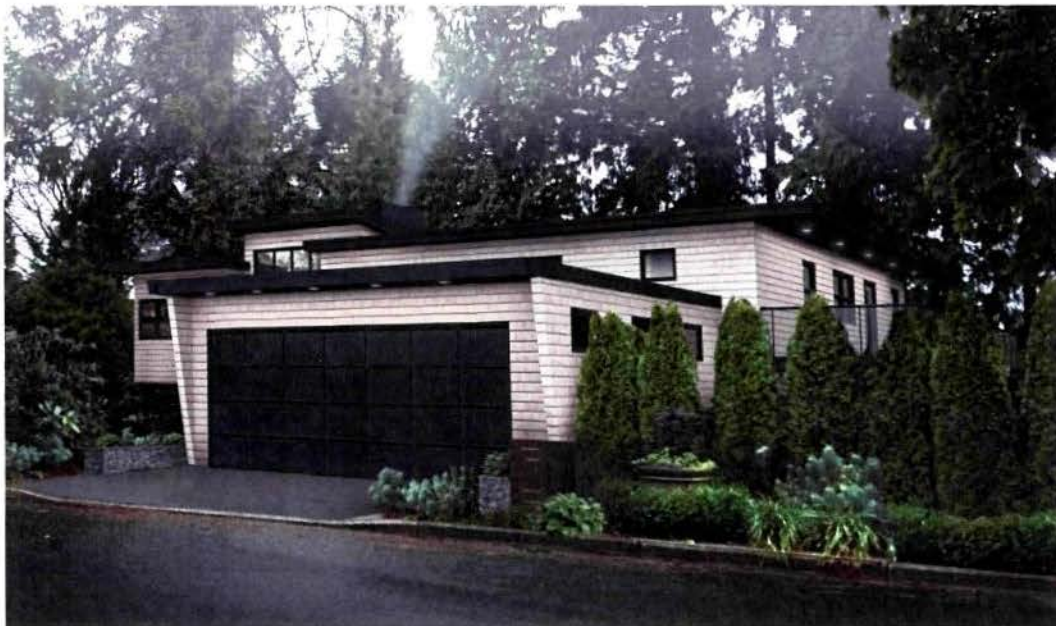
The proposed variances are illustrated on the following site and building elevation plans.







Existing View From Newmarket Drive



Proposed Design as Viewed From Newmarket Drive

Notification:

An information letter was sent out to seven adjacent neighbours and the Edgemont/Upper Capilano Community Association to inform them of the application. Three responses in support from adjacent neighbours who appreciated the retention of the original west coast contemporary house, have been received to-date. The Community Association also replied with support for the variances.

Conclusion:

As the proposed variances have no impact on adjacent properties and there is neighbourhood support for the project, staff are supportive of the proposal.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Permit 4.15 (Attachment A) to allow for renovations and additions to the existing house at 2695 Newmarket Drive (staff recommendation); or
2. Deny Development Permit 4.15.

For 
Kathleen Larsen
Community Planner

Attachment
A – DP 4.15

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

DEVELOPMENT PERMIT NUMBER 4.15

This Slope Hazard Development Permit 4.15 is hereby issued by the Council for The Corporation of the District of North Vancouver to Sarah Marie Carver and Stuart Andrew Kerr for renovations and additions to an existing single family house on the property legally described as Lot 16, Block 37, District Lots 598 to 601, Plan 6659, (PID: 010-828-575) subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:

1. The maximum upper storey floor space is increased from 119m² (1281ft.²) to 156.82m² (1688ft.²);
2. The minimum front-entry parking structure setback from a street is decreased from 4.63m (15.2ft.) to 0.6m (1.98ft.);
3. The maximum eave height is increased from 5.88m (19.3ft.) to 6.08m (19.95ft.);
4. The minimum setback for projections (parking structure roof) is decreased from 3.41m (11.2ft.) to 0.6m (1.98ft.);
5. The maximum size of decks and balconies in the RSE Zone is increased from 7.43m² (80ft.²) to 32.5m² (350ft.²);
6. The minimum sideyard setback is decreased from 1.8m (6.0ft.) to 1.5m (5.0ft.); and
7. The variances above apply only to the new building construction as illustrated on the attached drawings (DP4.15 A-C).

B. The following requirement is imposed under Subsection 920(2)(c) of the Local Government Act:

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

C. The following requirements are imposed under Subsections 920 (7.1) and (11) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP4.15, Appendices A-C) and in accordance with the Slope Hazard

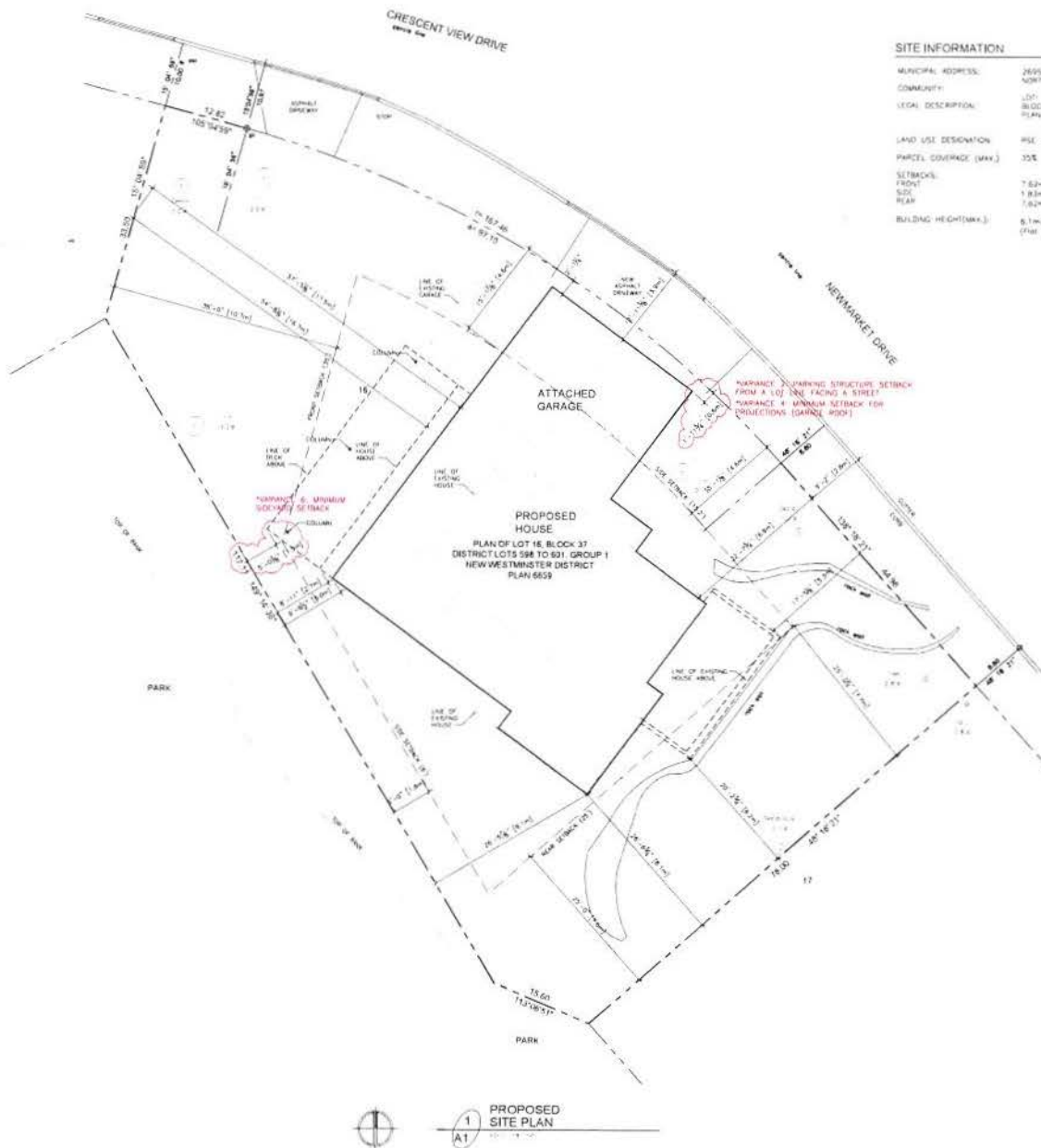
Geotechnical Report prepared by Braun Geotechnical Ltd., dated November 17, 2014 (DP4.15, Appendix D); and

2. A post construction report by a Registered Professional(s), stating that the development has been carried out in accordance with the above mentioned Report, shall be submitted prior to finalization of the Building Permit.

Mayor

Municipal Clerk

Dated this the day of 2015.

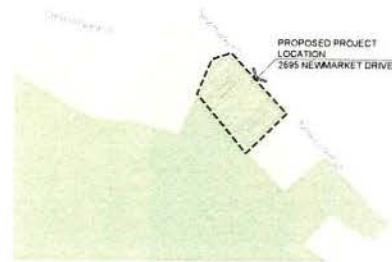


SITE INFORMATION

MUNICIPAL ADDRESS: 2695 NEWMARKET DRIVE
NORTH VANCOUVER, BC
COMMUNITY: LOT 598 TO 601
LEGAL DESCRIPTION: BLOCK 37
PLAN 6659
LAND USE DESIGNATION: RSE - SINGLE FAMILY RESIDENTIAL EDGEWATER
PARCEL COVERAGE (MAX.): 35%
SETBACKS:
FRONT: 7.62m [25']
SIDE: 1.83m [6']
REAR: 5.49m [18']
BUILDING HEIGHT(MAX.): 9.14m [30']
(First roof or shaped roof max. then 3.12)

CALCULATIONS

AREA OF EXISTING LOT	9,358.56 SQ FT [869.44 SQ M]
AREA OF EXISTING HOUSE FOOTPRINT	1,493.27 SQ FT [138.13 SQ M]
AREA OF EXISTING DETACHED GARAGE FOOTPRINT	425.85 SQ FT [39.58 SQ M]
EXISTING LOT COVERAGE	20.5%
AREA OF PROPOSED FLOORS BASEMENT	10,72.85 SQ FT [99.67 SQ M]
1ST	1,008.4 SQ FT [93.7 SQ M]
2ND	1,688.55 SQ FT [156.87 SQ M]
OTHER AREAS: ATTACHED GARAGE DECK	342.6 SQ FT [31.85 SQ M]
AREA OF OVERALL PROPOSED FOOTPRINT	2,351 SQ FT [219.17 SQ M]
PROPOSED LOT COVERAGE	24.9%
ALLOWED FSR: (0.35 x 9,358.56 SQ FT) OR 3,275.50 SQ FT	9,358.56 SQ FT
PROPOSED FSR AREAS:	
MAIN	1,708.4 SQ FT [158.7 SQ M]
2ND	1,688.55 SQ FT [156.87 SQ M]
ATTACHED GARAGE	342.6 SQ FT [31.85 SQ M]
DEDUCTION (PARKING STRUCTURE)	- 440 SQ FT [40.88 SQ M]
TOTAL PROPOSED FSR	3,498.55 SQ FT [325.17 SQ M]



2 PROJECT LOCATION



KERR-CARVER RESIDENCE
2695 NEWMARKET DRIVE
NORTH VANCOUVER BC

PROPOSED SITE PLAN, SITE INFO & LOCATION PLAN & CONCEPT RENDERING

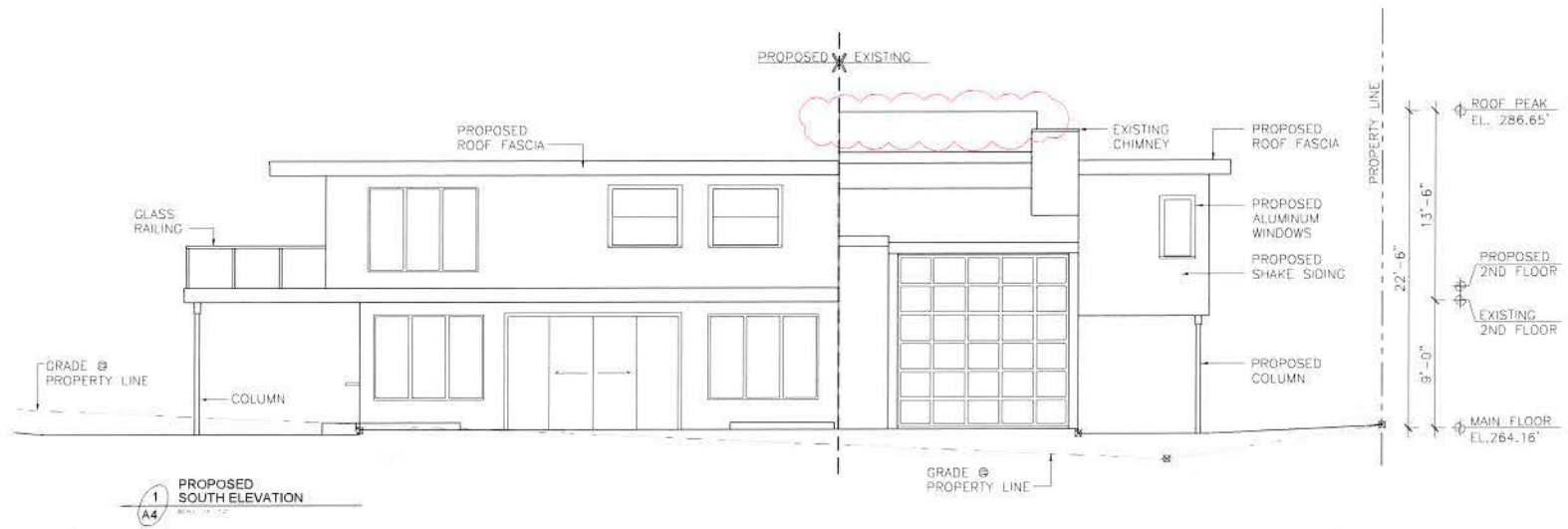
A1

DEVELOPMENT VARIANCE PERMIT

FEB 15, 2015

ATTACHMENT

1. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
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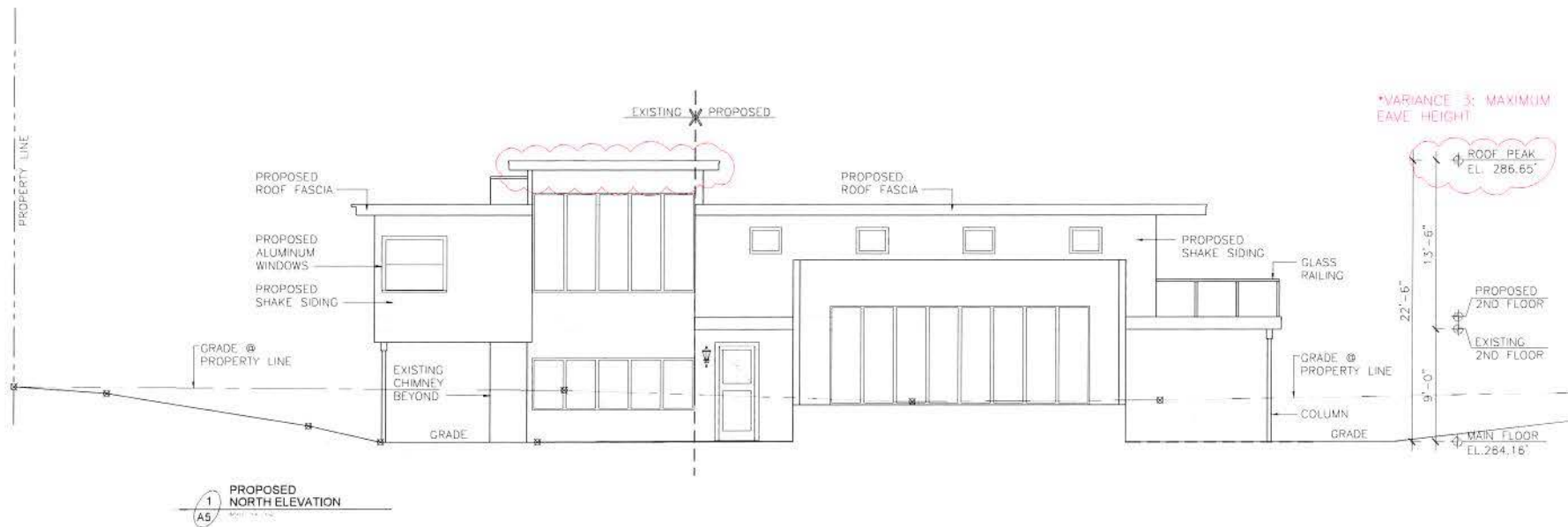
PREPARED BY:
 ARCHITECT/ENGINEER
 DATE: 2015

KERR-CARVER RESIDENCE
 2695 NEWMARKET DRIVE
 NORTH VANCOUVER BC

PROPOSED ELEVATIONS

ATTACHMENT
A4
 FEB 15, 2015
 B

DEVELOPMENT
 VARIANCE PERMIT



DEVELOPMENT
VARIANCE PERMIT

1. THE APPLICANT HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE VARIANCE PERMIT BOARD. THE BOARD WILL CONSIDER THE PROPOSED DEVELOPMENT IN LIGHT OF THE ZONING BYLAW AND THE VARIANCE PERMIT BOARD'S POLICY. THE BOARD WILL CONSIDER THE PROPOSED DEVELOPMENT IN LIGHT OF THE ZONING BYLAW AND THE VARIANCE PERMIT BOARD'S POLICY. THE BOARD WILL CONSIDER THE PROPOSED DEVELOPMENT IN LIGHT OF THE ZONING BYLAW AND THE VARIANCE PERMIT BOARD'S POLICY.



PROJECT
KERR-CARVER RESIDENCE
2695 NEWMARKET DRIVE
NORTH VANCOUVER BC

DATE
FEB 15, 2015

PROJECT
KERR-CARVER RESIDENCE
2695 NEWMARKET DRIVE
NORTH VANCOUVER BC

PROPOSED
ELEVATIONS

ATTACHMENT
A5

FEB 15, 2015



***Foundations,
Excavation &
Shoring
Specialists***

Braun Geotechnical
110 – 19188 94th Ave
Surrey, BC
V4N 4X8
Tel: 604-513-4190
Fax: 604-513-4195
info@braungeo.com

www.braungeo.com

Foundations

***Excavation &
Shoring***

Slope Stability

Natural Hazards

***Pavement Design
and Management***

***Reinforced Soil
Walls and Slopes***



Rev. Sept 15, 2006

November 17, 2014

Reference: 14-6254

Via email: skerr@infinitygrp.ca

Stuart Kerr

2695 Newmarket Drive
North Vancouver, BC

Attn: Stuart Kerr

Re: **Geotechnical Report**
Proposed Residential Addition
2695 Newmarket Drive, North Vancouver, BC

1.0 INTRODUCTION

As requested, Braun Geotechnical Ltd. has carried out a geotechnical exploration and slope setback assessment for the above referenced project.

The geotechnical work has been performed in general accordance with the terms and conditions of the Braun Geotechnical Fee Estimate dated October 27, 2014 (our reference No. P14-4386). The geotechnical work included completion of a site reconnaissance and test hole exploration, and provision of this geotechnical report with comments and recommendations pertaining to slope setback requirements, site preparation and foundation design.

The slope assessment work was carried out in general accordance with relevant design methods and selected hazard acceptability criteria discussed in the APEGBC document, "Guidelines for Legislated Landslide Assessment for Proposed Residential Developments in BC (May, 2010). The APEGBC guidelines were developed to assist designers and approving authorities in defining "safe site use" in accordance with provincial and municipal regulatory requirements.

The scope of services was limited to the evaluation of geotechnical characteristics of the site and no consideration has been given to any environmental issues. Braun Geotechnical should be forwarded the final architectural, structural, and civil drawings when they become available and be provided the opportunity to comment on geotechnical aspects.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site is located southwest of Newmarket Drive, immediately south of the intersection of Newmarket Drive and Crestview Drive, in the District of North Vancouver, BC. The site is irregular in plan, with maximum overall dimensions of approximately 23 x 47m. The subject site is relatively flat lying, and is located adjacent to an approximately maximum 23m high left bank slope down to MacKay Creek with an overall slope gradient of approximately 1.7H:1V (horizontal to vertical), and a maximum slope gradient of approximately 1.3H:1V. The slope crest (top of bank) is generally offsite to the southeast.

At the time of the site review the site was occupied by existing residential structures and yard areas. Offsite slope areas were covered with large trees and low underbrush.

It is understood that a significant building addition is proposed, including construction of an underground basement level within the new addition. The existing residence is an at-grade structure and is setback a minimum distance of approximately 7.5m from the slope crest. It is understood that the proposed structure with addition would be setback a minimum distance of approximately 6.5m from the slope crest.

3.0 DESK STUDY INFORMATION

The Desk Study phase of geotechnical services was non-intrusive in nature, and involved update and review of available geological and geotechnical information, and update and review of available aerial photographs.

The following geotechnical comments are provided:

- A review of historical government air photos available for each decade and dating back to 1949 were reviewed. Obvious visible features and/or tones to indicate past or incipient onsite slope movements were not observed on the photographs.
- Obvious visible features and/or tones to indicate past or incipient offsite slope movements in the immediate vicinity of the study site were not observed on the photographs.
- Logging was inferred immediately downslope from the subject site on the 1963 air photo.
- A review of available published geological and in-house geotechnical information indicated that the site area is underlain by Capilano Sediments comprised of raised deltaic and channel fill medium sand to cobble gravel up to 15m thick deposited by proglacial streams and commonly underlain by silty to silt clay loam.

4.0 SITE OBSERVATIONS

A site walkover review was carried out on November 13, 2014. The following geotechnical observations were made:

- The slope was observed to be over-steepened at certain locations near the crest of slope. The over-steepened slope was inferred to be from minor site filling and extending the crest of slope farther southwest than the natural crest of slope.
- Slope topography consistent with an erosion gully was observed immediately west of the subject site.
- The topography of the slope was generally consistent with downslope drainage. Irregular drainage channels running horizontally or areas of significant pooling can be indications of past or ongoing soil movements. No such irregularities were noted.
- Large fir and cedar trees were observed on the slope adjacent to the site, and were generally observed to be straight growth and vertical, and a few with minor upslope curvature. General upslope curvature in stands of large trees can be an indicator that ground movement has occurred during the growth of the trees. Ground movement appeared to be limited to localized, small scale surficial sloughing.

5.0 SUBSURFACE EXPLORATION

Two test holes (TH14-01 and TH14-02) were drilled on November 13, 2014, using a truck mounted solid stem auger drill under subcontract to Braun Geotechnical. TH14-01 and TH14-02 were drilled to depths of 4.5 and 3.0m, respectively, at the locations shown on the attached Location Plan (Dwg. 14-6254-01). The soil conditions were logged in the field by a representative from Braun Geotechnical.

6.0 SOIL AND GROUNDWATER CONDITIONS

The findings of the test hole exploration are detailed on the attached test hole logs and should be referred to for the detailed subsurface conditions encountered at test hole locations. A generalized subsoil profile is summarized below.

ORGANICS/FILL

TOPSOIL and/or TOPSOIL over SAND and SILT FILL was encountered within TH14-01 and TH14-02 to depths of 0.2 to 0.5m, respectively.

Compact to dense SAND

Grey-brown to rust-brown, damp, compact to dense silty SAND to SAND with trace silt, with some gravel was encountered below the organics/fill within TH14-01 and TH14-02 to depths of 1.2 and 1.5m, respectively.

Dense SAND

Grey, damp, dense, SAND with some gravel and trace silt was encountered below to depth of test hole exploration.

GROUNDWATER

Groundwater was not encountered during the test hole exploration. Depending on the season and/or weather conditions, near-surface seepage flows should be anticipated within natural and fill soil layers overlying the relatively impervious dense soils. Groundwater levels and near-surface run-off flows are expected to fluctuate seasonally, and with drainage conditions.

The subsurface conditions described above were encountered at the test hole locations only. It should be noted that subsurface conditions at other locations could vary.

7.0 GEOTECHNICAL SLOPE SETBACK CRITERIA

7.1 General

The purpose of the slope assessment was to evaluate stability of the existing southwest facing slope adjacent to the subject site for static and seismic loading conditions and assess the slope setback of the proposed residence. The slope assessment was based on the available site information, the site walkover review, and the findings from the intrusive test hole exploration.

The exploration and site walkover indicated that the subsurface soils at the site consist of surficial organics/fill, overlying compact to dense sand, over natural dense sand. Obvious visible evidence to suggest immediate stability concerns with the existing slopes was not revealed during the assessment. However, it is considered that some localized shallow sloughing of existing fill and/or natural surficial soils may occur at over-steepened slope locations especially under periods of extended rainfall. Shallow sloughing is generally considered nuisance slope activity that is unlikely to impact structures and buildings suitably located behind the slope crest, and for areas where potential impact to sensitive downslope receptors is unlikely.

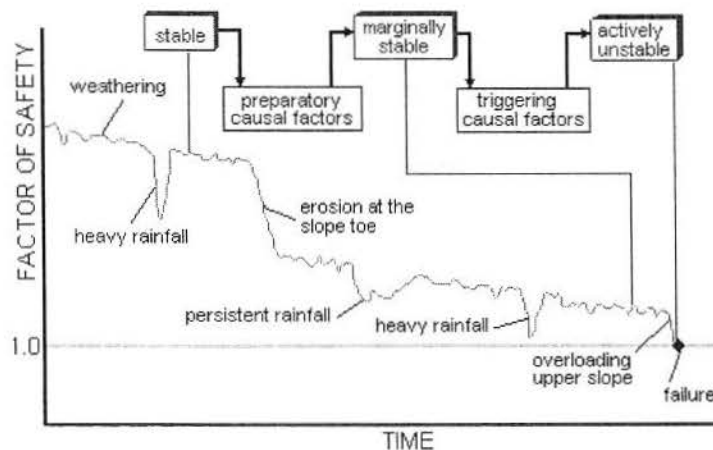
7.2 Factor of Safety Discussion

Current BC Building Code (2012) requires a clear and simple distinction between stable and unstable slope conditions for structures, expressed as a computed value of the factor of safety. Further, the current BC Building Code requires that slope performance under both static and seismic conditions be addressed as part of foundation designs, and that the seismic hazard probability with a 2% probability of exceedance in 50 years (~1:2475 return) should be considered in seismic slope stability assessment.

Minimum acceptable factors of safety are presented in the building code reference document and 2006 Canadian Foundation Engineering Manual, and indicate that for slopes in static condition the factor of safety should be at least 1.3.

However, calculated factors of safety only present a baseline (or 'snapshot') assessment of slope conditions at the time of analysis, and may not present an accurate representation of slope conditions over the long term. The following diagram is provided for illustration:

Influence Factors on Slope Stability (after Popescu, 1994)



Preparatory Causal Factor – factor that makes the slope susceptible to movement (ie. tend to place the slope in a marginally stable state).

Triggering Causal Factor – factor that initiates slope movement (ie. tend to place the slope from a marginally stable state to an actively unstable state).

Site slopes are considered stable in the condition where the margin of stability is sufficiently large to withstand all reasonably foreseeable destabilizing forces. Slopes are considered marginally stable if they will fail at some time in the future in response to foreseeable destabilizing forces that reach a certain level of activity. Slopes are considered actively unstable if they are undergoing intermittent movement or on-going creep caused by destabilizing forces.

Man-made processes with potential to negatively impact the stability of slopes and/or promote erosion include, but may not be limited to the following:

- Excavations into the slope or slope toe areas
- Water leakage from onsite and/or offsite waterlines, storm lines, and sanitary sewer lines
- Excessive vibration from heavy machinery, such as compaction equipment or pile drivers
- Defective maintenance of slope drainage systems
- Loading of slopes and/or slope crests (fill, structures, etc.)

- Excessive landscape watering
- Construction of ponds, pools, or other water retention structures with potential for uncontrolled leakage
- Removal of trees and vegetation from onsite and/or offsite areas
- Unexpected changes to groundwater flow regimes due to site development.

Natural processes with potential to negatively impact the stability of the steep site slopes include, but may not be limited to the following:

- Extended periods of seasonally wet weather
- Storm events with exceptionally high rainfall intensity and duration
- Erosion of slope toe areas
- Earthquake events
- Removal of slope tree and vegetation cover by disease or fire.

7.3 Slope Stability Analysis

Static analysis to assess stability of the slope was carried out using the limit equilibrium software, SLIDE 6 (RocScience, 2012) based on the subsurface conditions encountered during exploration. The analyses indicated the computed static factor of safety approximately 6m from the crest of slope is greater than 1.4 and is considered to be above an acceptable level for the proposed residential structure.

Pseudo-dynamic analyses to assess stability under seismic loading conditions were also carried out. A design horizontal acceleration of 0.428g associated with an earthquake event with a return period of 1 in 2475 years (2% probability in 50 years) was used for the pseudo-dynamic analysis. Seismic slope deformation was estimated using the simplified procedure for estimating earthquake-induced deviatoric slope displacements developed by Bray and Travararou, 2007.

The findings of the analysis indicate seismic slope displacements that would be expressed approximately 6m from the crest of slope would have estimated median slope displacements along the slip surface resulting from design seismic loading of approximately less than 12cm. These median displacements are less than the maximum median displacement of 15cm adopted by the APEGBC Task Force as tolerable displacement for buildings (life-safety condition).

Life-safety condition means that the structure will maintain sufficient resistance in the design earthquake event such that it will not collapse (or parts of the structure will not break off and fall), and that occupants are able to egress. However, the structure may be severely damaged such that substantial repairs or total reconstruction of the structure may be required.

In view of the above, a 6m geotechnical top of bank setback is proposed as shown on the enclosed location plan. The proposed structure provides for a minimum setback of 6.5m from the crest of slope. In addition, with the construction of the partial basement level the minimum effective setback from the face of the slope is increased within these areas. Note the existing at grade structure proposed to remain is setback beyond 6.5m.

In view of the above, the proposed residential building is considered to meet “life safety” criteria defined in the National Building Code of Canada and adopted by the 2010 APEGBC Task Force.

Placement of landscape fills within 6m from the crest of slope should be limited to a thickness of 0.5m. Deeper fills within the setback and/or placement of hardscape structures should be carried out under the review of a qualified geotechnical engineer. This requirement includes construction of sheds retaining walls, hot tubs, cabana's etc.

In the event that unexpected soil conditions are encountered at the time of site development, further analyses may be required to revise susceptibility of slope areas to undergo deformation under static and design seismic conditions.

The setback criteria provided have been developed to establish suitable horizontal distances from slope areas based on the physical characteristics of the site soils encountered at test hole locations, on groundwater conditions, and on typical deformation tolerances for life occupancy structures.

Note that developed soil slope setbacks are provided for geotechnical considerations only. Other non-geotechnical factors such as environmental, covenant, aesthetic concerns, or municipal setback requirements, may determine greater setbacks. These factors are considered outside the scope of geotechnical work and would be addressed by others.

8.0 GEOTECHNICAL COMMENTS AND RECOMMENDATIONS

8.1 General

It is considered that the proposed residential addition can be supported on the natural underlying dense soils, or structural fills placed thereon. Long term settlements are expected to be within tolerable limits for typical residential construction.

The following sections discuss recommendations for site preparation and foundation design.

8.2 Site Preparation

Site preparation below the proposed addition should include removal of all vegetation, organic soils, soft disturbed/loose to compact soils, fills and other deleterious material down to native, undisturbed dense soils.

Drainage measures should be implemented to reduce potential for water ponding on exposed subgrades. Stripped surfaces should be reviewed by Braun Geotechnical prior to placing foundations or structural fills.

Note that large boulders may be encountered during site preparation activities. Large boulders encountered during site excavation could require additional excavation measures such as blasting or rock splitting.

8.3 Structural Fill

Subgrade restoration fills (if required) should typically comprise 75mm minus, well graded, free draining (less than 5% passing No. 200 sieve) granular material. Granular fill should be compacted in maximum 300mm thick lifts to at least 95% Modified Proctor Density (MPD).

Density testing during site fill placement should be carried out on a regular basis to confirm adequacy of compaction, and the results forwarded to Braun Geotechnical for review. Braun Geotechnical should also be contacted to review fill quality, and placement and compaction procedures. Structural fills should extend horizontally at least 1H:1V (Horizontal to Vertical) down for footing perimeters where confined, and 2H:1V where unconfined.

8.4 Foundations

The proposed addition may be supported on strip and pad footings founded on natural, undisturbed dense soils, and/or on compacted structural fills placed thereon. The following values may be used for the design of footings:

Foundation Subgrade	Limit States Design		Working Stress Design
	Factored Ultimate Bearing Capacity (ULS)	Serviceability Limit State (SLS)	Allowable Bearing Pressure DL + LL
Approved Undisturbed Dense Soils or Compacted Structural Fill	225 kPa (4700 psf)	150 kPa (3100 psf)	150 kPa (3100 psf)

Note: Larger bearing values may be feasible for specific situations, and can be reviewed upon request.

The above design bearing pressures for soil subgrade assume the following:

- Strip and pad footings have minimum widths of 18" (460mm) and 24" (600mm), respectively.
- Site preparation is completed as indicated above and load-bearing surfaces are reviewed and approved by the Geotechnical Engineer.
- Foundation bearing surfaces are no higher than 1H:1V (Horizontal to Vertical) from the base or toe of adjacent walls, sumps, or buried structures such as utility lines, etc.
- Footings are placed below a 2H:1V line projected up from lower footings.
- Silty subgrade areas are protected immediately after exposure.
- Footings are founded at least 18" (460mm) below final finished adjacent grade for frost protection.

8.5 Seismic Considerations

The 2012 BC Building Code classifies a site as Site Class C where the subgrade soils in the upper 30m consist of "very dense soil and soft rock" with average SPT N values greater than 50 and average undrained shear strength (s_u) greater than 100 kPa.

Available subsurface information indicates that dense soils are present below a relatively shallow depth, corresponding to Site Class C. The subgrade soil conditions are not considered susceptible to seismically induced liquefaction.

8.6 Slab on Grade

The slab on grade should be underlain by a drainage layer comprising a minimum 100mm (4") thick layer of well-compacted clean sand (less than 5% passing No. 200 sieve). This drainage layer should have a suitable discharge to the permanent storm system. Polyethylene sheeting should also be provided beneath the floor slab to reduce potential slab dampness. Preparation of the subgrade should be carried out in accordance with Section 8.2 above.

Compaction testing should be carried out on underslab fills to confirm that all fill placed below the building has been compacted to at least 95% MPD. Prior to placement of any grade restoration fills, the subgrade should be reviewed by Braun Geotechnical.

8.7 Drainage and Backfill

Perimeter drainage should typically consist of perforated 100mm (4") PVC pipe, placed around the building perimeter, with the invert elevation at footing level connected to suitable discharge. The perimeter drain should be surrounded by at least 150mm (6") of 19mm (¾") clear crushed gravel. A 150mm (6") thick layer of birdseye gravel should be placed over the clear crushed

gravel to act as a filter layer. Perimeter drains should also be provided adjacent to any steps in the foundation walls. Backfill placed around perimeter foundation walls should typically consist of free-draining granular material such as sand or sand and gravel with less than 5% fines.

8.8 Slopes

8.8.1 Temporary Cut Slopes

Temporary excavation cut slopes for manned entry may be slope cut, or alternatively suitable support systems (shoring) should be provided.

For preliminary planning purposes, unsupported excavation cuts should be sloped at 1H:1V in fill and overburden materials and 1H:2V in dense soils. These recommended cut slopes should be reviewed by Braun Geotechnical during excavation and may require modification based on actual site conditions. Flatter slopes may be required if poor soil conditions or seepage is encountered. All cut slopes should be covered with poly plastic sheeting held securely in place at the crest and toe of slopes for moisture control and erosion protection. It is anticipated that excavations could be kept free of standing water using conventional pumping sumps.

It is understood that the proposed basement footing adjacent to existing at-grade footings would be sufficiently offset from existing footings so as to allow for slope cuts for temporary excavation. At-grade level slabs would typically be cantilevered to tie in to the existing structure from the offset footings. If required, shoring/underpinning details could be provided by Braun Geotechnical under separate cover.

8.8.2 Permanent Slopes (If Required)

The recommended maximum permanent cut slope angle is 3H:1V within organic soils and the loose to compact sand soils. The recommended maximum permanent cut slope within the dense soils is 2.5H:1V. Fill slopes consisting of suitably compacted structural fill as described above should be constructed at gradients of no steeper than 2.5H:1V.

Any deterioration of the cut slopes should be immediately reported to the geotechnical engineer. Based on the engineers review, recommendations for stabilization will be provided which may include subsequent flattening of the slopes in addition to other possible mitigative measures.

9.0 GEOTECHNICAL FIELD REVIEW

Geotechnical field reviews are required by the Geotechnical Engineer of Record and to satisfy the requirements of the Letters of Professional Assurance required for the Building Permit. Field reviews are essential to ensure that the recommendations of the geotechnical report are understood and followed. Geotechnical field reviews should be arranged by the Contractor to address the following:

- Site review at the time of excavation to confirm soil and groundwater conditions;
- Review excavation cut slopes;
- Confirm suitability of exposed footing subgrade;
- Review of perimeter drain installation with respect to geotechnical considerations only;
- Field review and density testing of structural fill and perimeter fill.

10.0 APPLICABLE LEGISLATION

It is understood that the District of North Vancouver recently adopted *Schedule B – Development Permit Areas* that identifies a potential slope hazard area as greater than 36% and 10m high or greater. Bulk of the subject site, including the location of the residence is located within an area identified by the District of North Vancouver as Slope Hazard Development Permit Area. This

assessment report has been carried out with a view to meet the objectives of Schedule B and available assessment guideline information from the District of North Vancouver.

The subject site is located adjacent to a slope with an overall gradient of approximately 30 degrees, with localized areas as steep as 36 degrees, and a maximum slope height of approximately 23m. As such, this assessment report has been carried out with a view to meet the objectives of SPE 105.

Additional work, including review of available historical air photos, review of geological hazard studies completed in the vicinity of the area, and a detailed site walkover review were carried out to complete the geotechnical assessment.

A review of the regional DNV hazard reports available for the area indicated that MacKay Creek in the immediate vicinity of the study site area was excluded from debris flow/flood hazard assessment and stream avulsion potential (debris flow risks were identified in DNV hazard reports on the MacKay Creek Fan upstream from the subject site, but not in the vicinity of the subject site). Additionally, the subject site was not identified in District of North Vancouver information as a Creek Hazard Development Permit Area. The exclusion of the tributary channel of MacKay Creek in the immediate vicinity of the subject site from regional study (i.e. low potential hazard drainage system) was consistent with site walkover review findings. As such, the requirements of SPE 107 are not considered applicable to the subject site.

It is our opinion that the “land may be used safely for the use intended.” Safe site use is defined as a residential dwelling setback a minimum of 6m from the crest of slope, such that the residence is not considered subject to landslide hazards as described in the APEGBC document, “Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia, May, 2010”. Safe use is considered to be in reference to hazard acceptability criteria presented in the government document, “*Hazard Acceptability Thresholds for Development Approvals by Local Government, 1993.*” Geotechnical hazards with potential to impact the project area were considered and included flooding, mountain stream erosion, avulsion, debris flows, debris floods, small-scale rock fall and small/large scale landslides.

Assessment of seismic slope stability has considered slope performance in an earthquake event that has a 2% probability of exceedance in 50 years (1 in 2475 year return period).

In accordance with Section 86 of the Land Title Act, and Section 56 of the Community Charter this report has been signed and sealed by a Professional Engineer and as such is considered a “certified report” (APEGBC, 2010).

11.0 CLOSURE

This report is prepared for the exclusive use of Stuart Kerr and his designated representatives and may not be used by other parties without the written permission of Braun Geotechnical. The District of North Vancouver may also rely on the findings of this report. If the development plans change, or if during construction soil conditions are noted to be different from those described in this report, Braun Geotechnical should be notified immediately in order that the geotechnical recommendations can be confirmed or modified, if required. Further, this report assumes that field reviews will be completed by Braun Geotechnical during construction.

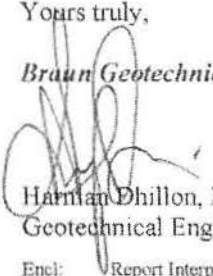
The site contractor should make their own assessment of subsurface conditions and select the construction means and methods most appropriate to the site conditions. This report should not be included in the specifications without suitable qualifications approved by the geotechnical engineer.

The use of this report is subject to the attached Report Interpretation and Limitations. The reader's attention is drawn specifically to those conditions, as it is considered essential that they be followed for proper use and interpretation of this report.

We hope the above meets with your requirements. Should any questions arise, please do not hesitate to contact the undersigned.


Yours truly,

Braun Geotechnical Ltd.


Hamman Dhillon, P.Eng.
Geotechnical Engineer

Encl: Report Interpretation and Limitations
Location Plan
Test Hole Logs
Select SLIDE 6.0 Output
APEGBC Appendix D: Landslide Assessment Assurance Statement

Braun Geotechnical Ltd.


Stuart Hrycio, P.Eng.
Geotechnical Engineer

X:\2014 Projects\14-6254 Proposed SFD Addition 2695 Newmarket Drive, North Vancouver, BC\Report 14-6254 2014-11-17.doc

REPORT INTERPRETATION AND LIMITATIONS

1. STANDARD OF CARE

Braun Geotechnical Ltd. (Braun) has prepared this report in a manner consistent with generally accepted engineering consulting practices in this area, subject to the time and physical constraints applicable. No other warranty, expressed or implied, is made.

2. COMPLETENESS OF THIS REPORT

This Report represents a summary of paper, electronic and other documents, records, data and files and is not intended to stand alone without reference to the instructions given to Braun by the Client, communications between Braun and the Client, and/or to any other reports, writings, proposals or documents prepared by Braun for the Client relating to the specific site described herein.

This report is intended to be used and quoted in its entirety. Any references to this report must include the whole of the report and any appendices or supporting material. Braun cannot be responsible for use by any party of portions of this report without reference to the entire report.

3. BASIS OF THIS REPORT

This report has been prepared for the specific site, development, design objective, and purpose described to Braun by the Client or the Client's Representatives or Consultants. The applicability and reliability of any of the factual data, findings, recommendations or opinions expressed in this document pertain to a specific project as described in this report and are not applicable to any other project or site, and are valid only to the extent that there has been no material alteration to or variation from any of the descriptions provided to Braun. Braun cannot be responsible for use of this report, or portions thereof, unless we were specifically requested by the Client to review and revise the Report in light of any alterations or variations to the project description provided by the Client.

If the project does not commence within 18 months of the report date, the report may become invalid and further review may be required.

The recommendations of this report should only be used for design. The extent of exploration including number of test pits or test holes necessary to thoroughly investigate the site for conditions that may affect construction costs will generally be greater than that required for design purposes. Contractors should rely upon their own explorations and interpretation of the factual data provided for costing purposes, equipment requirements, construction techniques, or to establish project schedule.

The information provided in this report is based on limited exploration, for a specific project scope. Braun cannot accept responsibility for independent conclusions, interpretations, interpolations or decisions by the Client or others based on information contained in this Report. This restriction of liability includes decisions made to purchase or sell land.

4. USE OF THIS REPORT

The contents of this report, including plans, data, drawings and all other documents including electronic and hard copies remain the copyright property of Braun Geotechnical Ltd. However, we will consider any reasonable request by the Client to approve the use of this report by other parties as "Approved Users." With regard to the duplication and distribution of this Report or its contents, we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of this Report by those parties. The Client and "Approved Users" may not give, lend, sell or otherwise make this Report or any portion thereof available to any other party without express written permission from Braun. Any use which a third party makes of this Report – in its entirety or portions thereof – is the sole responsibility of such third parties. BRAUN GEOTECHNICAL LTD. ACCEPTS NO RESPONSIBILITY FOR DAMAGES SUFFERED BY ANY PARTY RESULTING FROM THE UNAUTHORIZED USE OF THIS REPORT.

Electronic media is susceptible to unauthorized modification or unintended alteration, and the Client should not rely on electronic versions of reports or other documents. All documents should be obtained directly from Braun.

5. INTERPRETATION OF THIS REPORT

Classification and identification of soils and rock and other geological units, including groundwater conditions have been based on exploration(s) performed in accordance with the standards set out in Paragraph 1. These tasks are judgemental in nature; despite comprehensive sampling and testing programs properly performed by experienced personnel with the appropriate equipment, some conditions may elude detection. As such, all explorations involve an inherent risk that some conditions will not be detected.

Further, all documents or records summarizing such exploration will be based on assumptions of what exists between the actual points sampled at the time of the site exploration. Actual conditions may vary

significantly between the points investigated and all persons making use of such documents or records should be aware of and accept this risk.

The Client and "Approved Users" accept that subsurface conditions may change with time and this report only represents the soil conditions encountered at the time of exploration and/or review. Soil and ground water conditions may change due to construction activity on the site or on adjacent sites, and also from other causes, including climactic conditions.

The exploration and review provided in this report were for geotechnical purposes only. Environmental aspects of soil and groundwater have not been included in the exploration or review, or addressed in any other way.

The exploration and Report is based on information provided by the Client or the Client's Consultants, and conditions observed at the time of our site reconnaissance or exploration. Braun has relied in good faith upon all information provided. Accordingly, Braun cannot accept responsibility for inaccuracies, misstatements, omissions, or deficiencies in this Report resulting from misstatements, omissions, misrepresentations or fraudulent acts of persons or sources providing this information.

6. DESIGN AND CONSTRUCTION REVIEW

This report assumes that Braun will be retained to work and coordinate design and construction with other Design Professionals and the Contractor. Further, it is assumed that Braun will be retained to provide field reviews during construction to confirm adherence to building code guidelines and generally accepted engineering practices, and the recommendations provided in this report. Field services recommended for the project represent the minimum necessary to confirm that the work is being carried out in general conformance with Braun's recommendations and generally accepted engineering standards. It is the Client's or the Client's Contractor's responsibility to provide timely notice to Braun to carry out site reviews. The Client acknowledges that unsatisfactory or unsafe conditions may be missed by intermittent site reviews by Braun. Accordingly, it is the Client's or Client's Contractor's responsibility to inform Braun of any such conditions.

Work that is covered prior to review by Braun may have to be re-exposed at considerable cost to the Client. Review of all Geotechnical aspects of the project are required for submittal of unconditional Letters of Assurance to regulatory authorities. The site reviews are not carried out for the benefit of the Contractor(s) and therefore do not in any way effect the Contractor(s) obligations to perform under the terms of his/her Contract.

7. SAMPLE DISPOSAL

Braun will dispose of all samples 3 months after issuance of this report, or after a longer period of time at the Client's expense if requested by the Client. All contaminated samples remain the property of the Client and it will be the Client's responsibility to dispose of them properly.

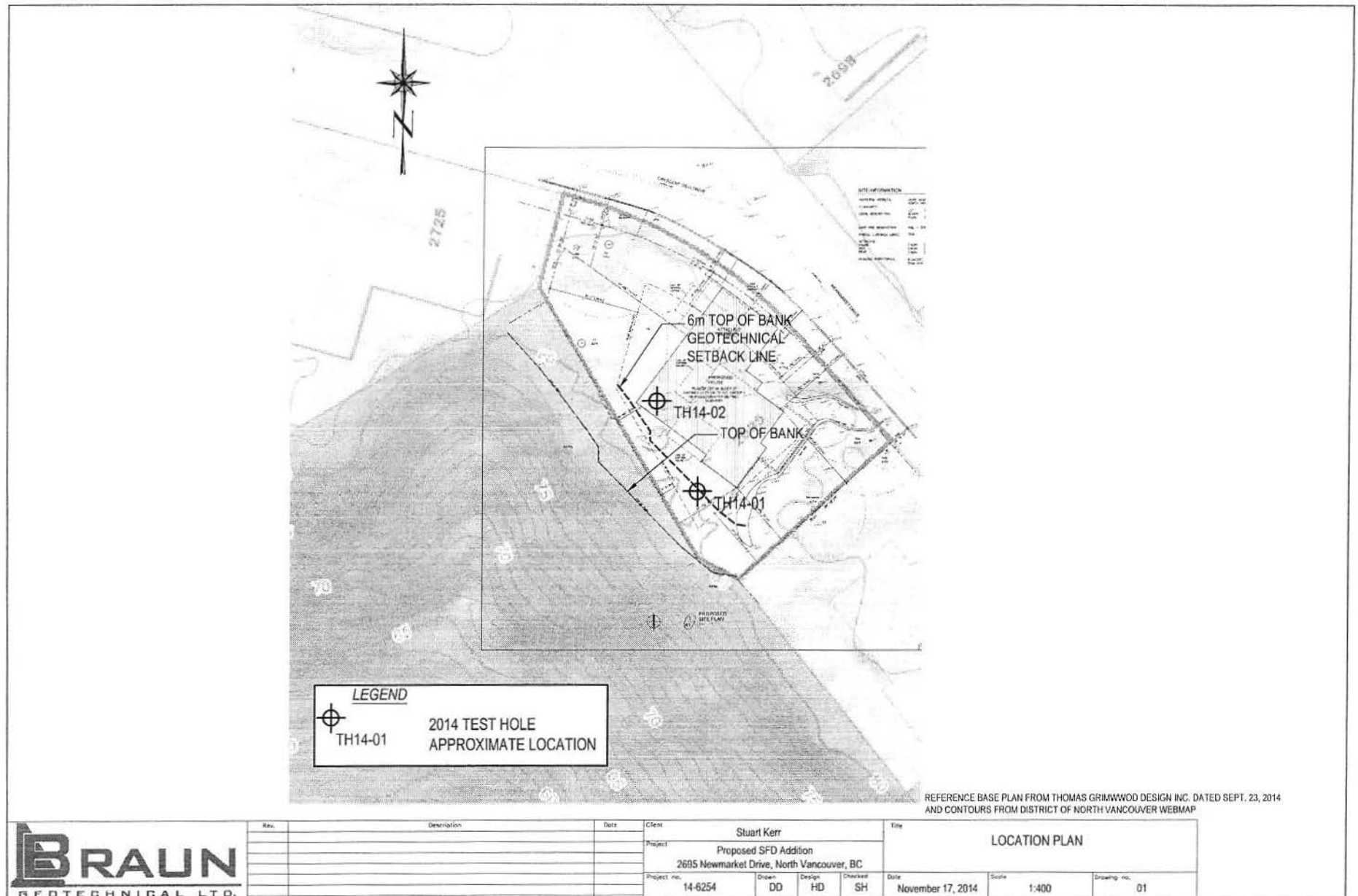
8. SUBCONSULTANTS AND CONTRACTORS

Engineering studies frequently requires hiring the services of individuals and companies with special expertise and/or services which Braun Geotechnical Ltd. does not provide. These services are arranged as a convenience to our Clients, for the Client's benefit. Accordingly, the Client agrees to hold the Company harmless and to indemnify and defend Braun Geotechnical Ltd. from and against all claims arising through such Subconsultants or Contractors as though the Client had retained those services directly. This includes responsibility for payment of services rendered and the pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. These conditions apply to specialized subconsultants and the use of drilling, excavation and laboratory testing services, and any other Subconsultant or Contractor.

9. SITE SAFETY

Braun Geotechnical Ltd. assumes responsibility for site safety solely for the activities of our employees on the jobsite. The Client or any Contractors on the site will be responsible for their own personnel. The Client or his representatives, Contractors or others retain control of the site. It is the Client's or the Client's Contractors responsibility to inform Braun of conditions pertaining to the safety and security of the site – hazardous or otherwise – of which the Client or Contractor is aware.

Exploration or construction activities could uncover previously unknown hazardous conditions, materials, or substances that may result in the necessity to undertake emergency procedures to protect workers, the public or the environment. Additional work may be required that is outside of any previously established budget(s). The Client agrees to reimburse Braun for fees and expenses resulting from such discoveries. The Client acknowledges that some discoveries require that certain regulatory bodies be informed. The Client agrees that notification to such bodies by Braun Geotechnical Ltd. will not be a cause for either action or dispute.



Test Pit Log: TH14-01

File: 14-6254
 Project: Proposed Residential Addition
 Client: Stuart Kerr
 Location: 2695 Newmarket Drive, North Vancouver, BC



Depth	Sample	Soil Description	Sample #	Water Cont.	Remarks
0 ft m		TOPSOIL			
		rust-brown, damp, compact, silty SAND, some gravel			
		grey-brown, damp, compact to dense SAND, some fine gravel, trace silt			
1					
		grey, damp, dense SAND, some gravel, trace silt			
5					
2					
10					
3					
4					
15		End of Test Hole @ 4.5m			
5					
20					
6					

Equipment: Truck Mounted Auger Drill
 Sampling Method: N/A

Datum: Ground Surface
 Water Depth: Not Encountered

Logged By: SH
 Exploration Date: November 13, 2014
 Dwg No.: 14-6254-TH01
 Page: 1 of 1

Test Pit Log: TH14-02

File: 14-6254
 Project: Proposed Residential Addition
 Client: Stuart Kerr
 Location: 2695 Newmarket Drive, North Vancouver, BC

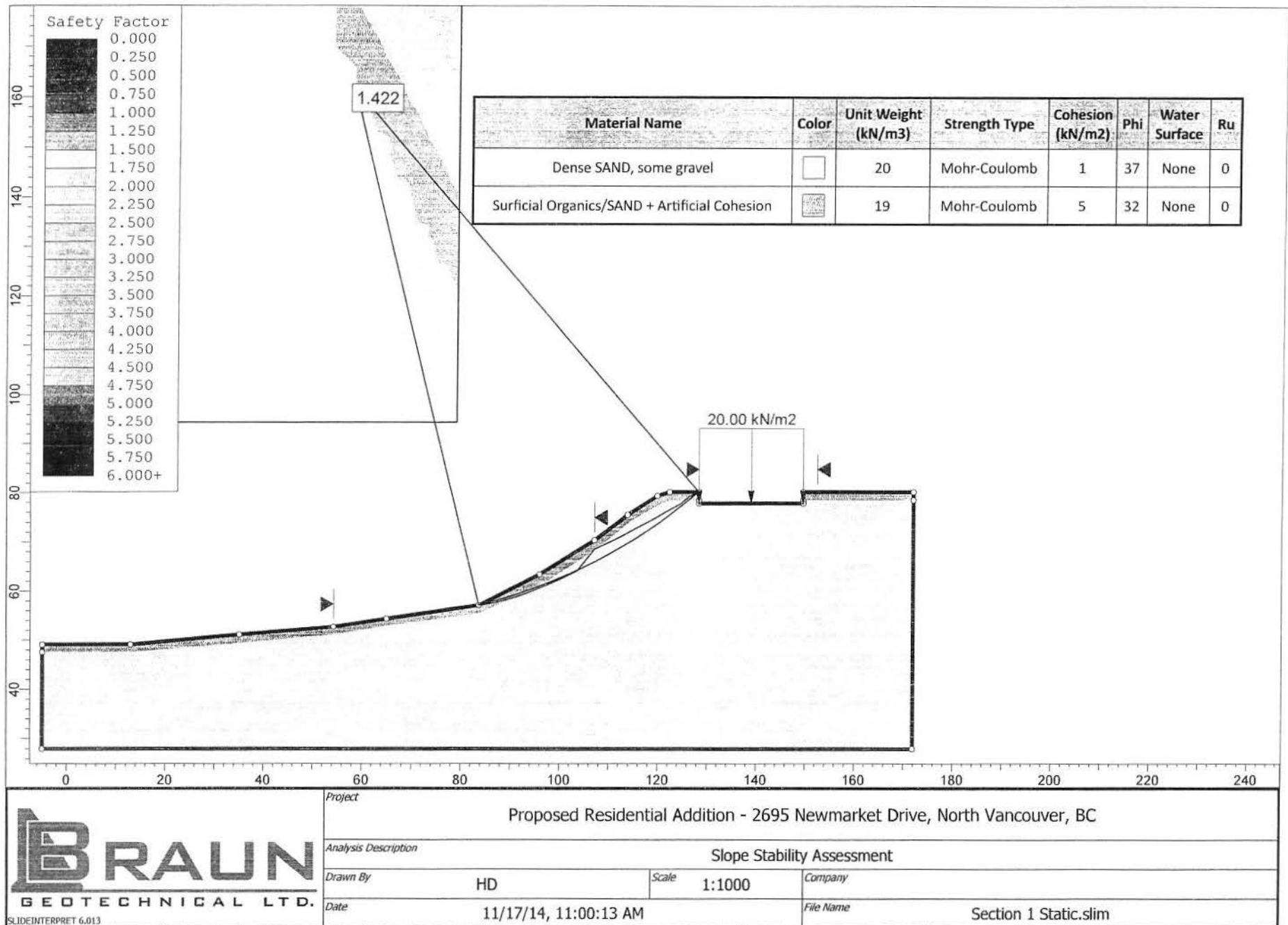


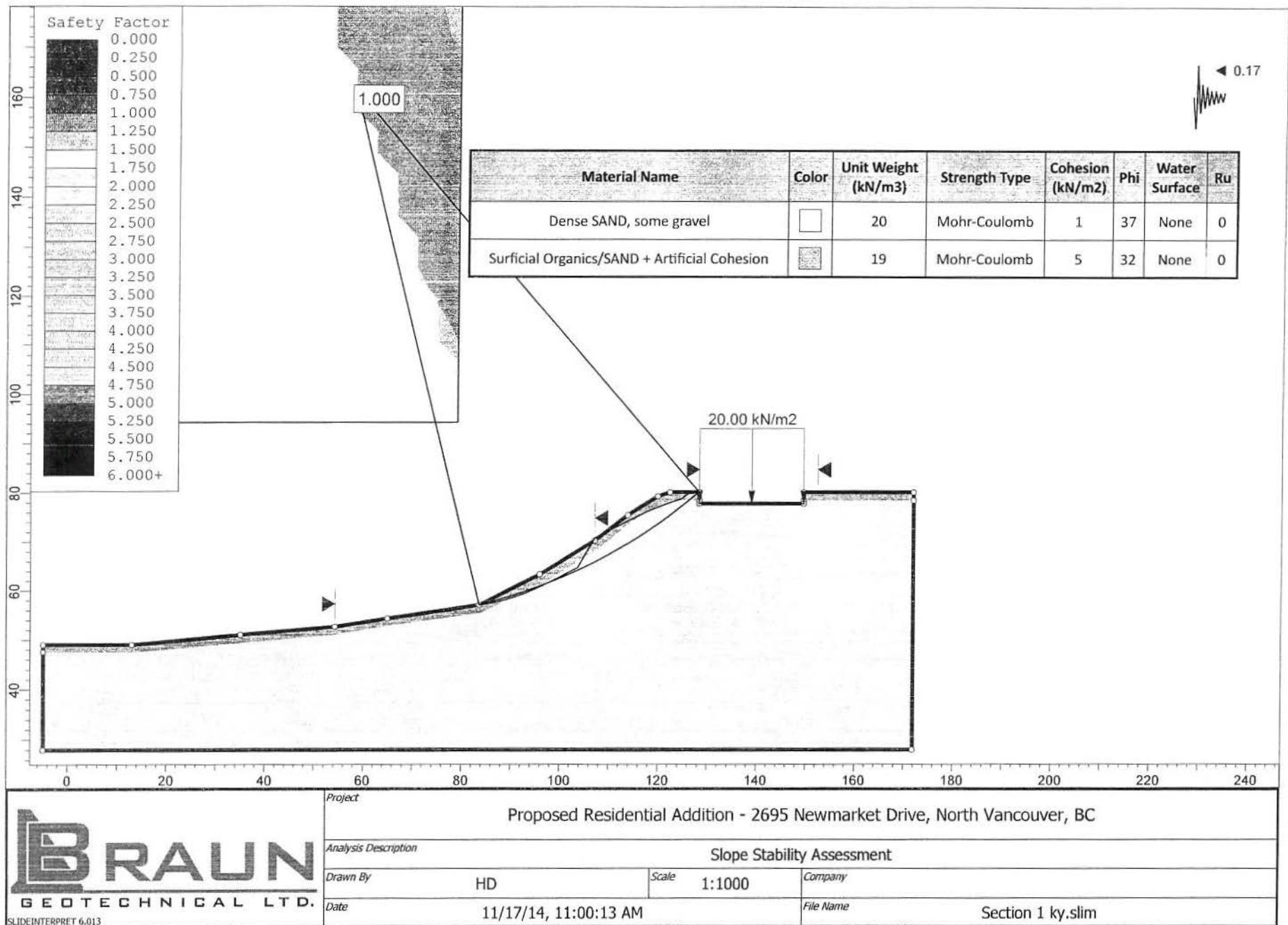
Depth ft m	Sample	Soil Description	Sample #	Water Cont.	Remarks
0 0		mixed TOPSOIL over SAND+SILT (FILL)			
		rust-brown, damp, compact, silty SAND, some gravel			
1		grey-brown, damp, compact SAND, some gravel, trace silt			
5		grey, damp, dense SAND, some gravel, trace silt			
2					
10 3		End of Test Hole @ 3.0m			
4					
15					
5					
20 6					

Equipment: Truck Mounted Auger Drill
 Sampling Method: N/A

Datum: Ground Surface
 Water Depth: Not Encountered

Logged By: SH
 Exploration Date: November 13, 2014
 Dwg No.: 14-6254-TH02
 Page: 1 of 1





APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised September 2008 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date:

2014 Nov 19

DISTRICT OF NORTH VANCOUVER

Jurisdiction and address

With reference to (check one):

- ☐ Land Title Act (Section 86) – Subdivision Approval
- ☐ Local Government Act (Sections 919.1 and 920) – Development Permit
- ☒ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) – Flood Plain Bylaw Exemption
- ☒ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

2695 NEWMARKET DRIVE

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the proposed *residential development* on the Property
- ☒ 3. Conducted field work on and, if required, beyond the Property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
 - ☒ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
 - ☒ 6.2 estimated the *landslide hazard*
 - ☒ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
 - ☒ 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the Approving Authority has adopted a *level of landslide safety* I have:
 - ☐ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
 - ☐ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
 - ☐ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the Approving Authority has **not** adopted a *level of landslide safety* I have:

- ☒ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
- ☒ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
- ☒ 8.3 compared this guideline with the findings of my investigation
- ☒ 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- ☒ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- ☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☐ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☒ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance that, based on the conditions⁽¹⁾ contained in the attached *landslide assessment report*,

Check one

- ☐ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".

- ☒ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☒ with one or more recommended registered covenants.
- ☐ without any registered covenant.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely".

- ☐ for flood plain bylaw exemption, as required by the Local Government Act (Section 910), "the land may be used safely for the use intended".

STUART HEYSIO, P. ENG.
Name (print)

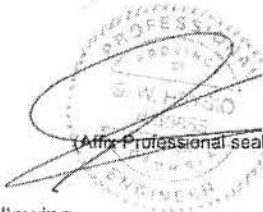
2014 Nov 19
Date

Signature

⁽¹⁾ When seismic slope stability assessments are involved, *level of landslide safety* is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

110-19188 94 AVE
Address
SURREY, BC V4H 4X8
604 513 4190
Telephone

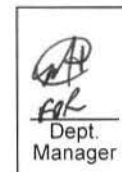

(Affix Professional seal here) 2014 Nov 19

If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm BRAUN GEOTECHNICAL LTD.
and I sign this letter on behalf of the firm. (Print name of firm)

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>APRIL 27, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



9.5

The District of North Vancouver REPORT TO COUNCIL

April 16, 2015

File: 08.3060.20/033.14 and 08.3060.20/034.14

AUTHOR: Michael Hartford, Community Planner

SUBJECT: Seylynn Village - Development Permits 33.14 & DP 34.14 (Buildings A & D) and Amendments to Previously-issued Development Permit 67.12 (Building C)

RECOMMENDATION:

1. That Development Permit 33.14 (Attachment A) and Development 34.14 (Attachment B) be issued to accommodate construction of two buildings: a twenty-eight storey residential and commercial building, and a six-storey building including 70 affordable rental units and a private recreation facility, all comprising "Phase 2" of the Seylynn Village project at Fern Street and Mountain Highway; and
2. That Development Permit 67.12A (Attachment C) be issued to amend the Development Permit issued for existing Phase 1 "Building C" to establish a variance to Sign Bylaw regulations to accommodate marketing signage.

REASON FOR REPORT:

The site is in Development Permit Areas for form and character of commercial and multi-family development, for protection of development from creek hazards, and for energy and water conservation and greenhouse gas emission reduction. Undertaking the proposed developments requires issuance of Development Permits by Council.

SUMMARY:

A Development Permit application has been received for "Phase 2" of the Seylynn Village project ("Building A" and "Building D") located on the south side of the E. Keith Road extension, and east of Mountain Highway.



"Building A" is a 28 storey building (including a six-storey podium element) with 240 dwelling units and a small commercial unit, located at the north-west corner of the site.

"Building D" is a 6 storey building comprising the 70 affordable rental units, a child-care space, and an attached private recreation facility.

The buildings represent the second and third elements of the four-building Seylynn Village comprehensive development project which includes a total of 790 dwelling units. Land use on the property is regulated by the CD67 zoning adopted in late 2012 for the overall Seylynn Village project. The projects as proposed comply with the requirements of the CD67 Zone.

The proposal includes an application to amend the previously issued Development Permit 67.12 to accommodate provisions for temporary marketing signage on the soon to be completed "Building C."

The proposed development helps to implement the re-development objectives for the Lower Lynn area and has been reviewed relative to the design guidelines adopted for Seylynn Village, as referenced in the Development Covenant for the site, as well as guidelines in "Schedule B" to the OCP and the draft design guidelines for Lower Lynn Town Centre.

BACKGROUND:

The overall Seylynn Village development includes construction of four buildings with approximately 1,004 m² (10,800 sq. ft.) of commercial space, 720 market condominium apartments and townhouses, 70 affordable rental apartments, a private recreation facility, and a child-care facility of 253 m² (2,723 sq. ft.).

Zoning for the Seylynn Village project was approved in 2012 and the legal framework for the project includes a phased development agreement, housing agreement, and development covenant, which, in conjunction with the CD-67 zoning, set out the developer's rights and obligations regarding land use and project amenities at Seylynn Village.

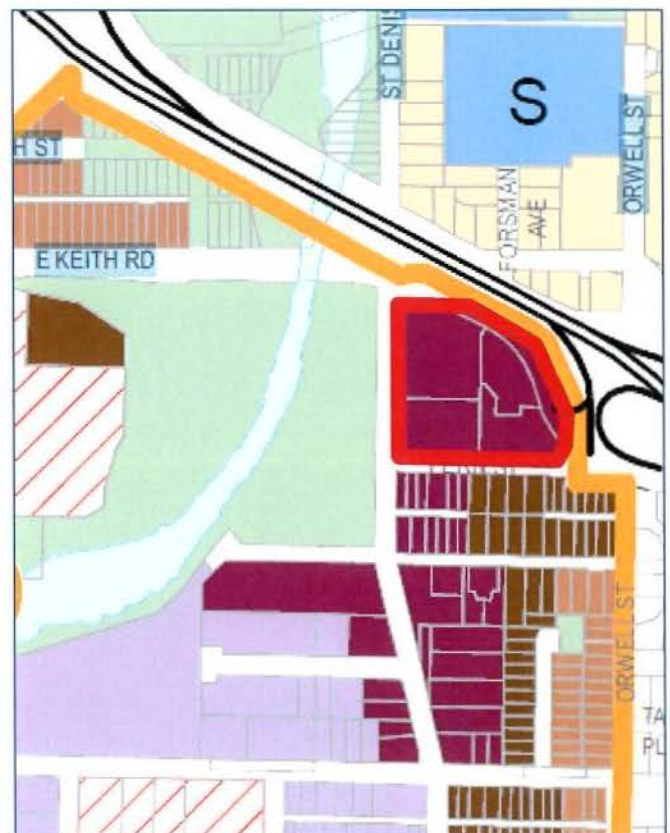
The Development Permit for "Phase 1" of the project ("Building C") was issued in February of 2013, and "Building C" – a 24-storey condominium building - is anticipated to be complete and ready for occupancy in June of this year.

EXISTING POLICY:

Development Permit Area Designations

"Seylynn Village" is designated in the District Official Community Plan (OCP) as part of the Lower Lynn Town Centre and has a designation of "Commercial / Residential Mixed Use Level 3."

The Seylynn Village site has been considered as



a comprehensive development and the zoning and associated development covenant set out a maximum aggregate development potential for the project, averaged over the total project site area.

The property is within Development Permit Areas for the following purposes:

- Form and Character of Multi-Family, Commercial, and Industrial Development;
- Energy and Water Conservation and Greenhouse Gas Emission Reductions;
- Creek Hazard (flood risk)

All new development is required to attain a development permit, and development proposals are measured against the OCP's Schedule B Development Permit Area Guidelines. Development guidelines specific to Seylynn Village were adopted at the time of rezoning of the site - these guidelines build on the OCP development permit guidelines for multi-family construction, and provide more detail regarding items specific to Seylynn Village. The project has also been measured against the draft design guidelines for Lower Lynn Town Centre.

Strata Rental Protection Policy

Corporate Policy 8-3300-2 "Strata Rental Protection Policy" applies which stipulates that the units in condominium buildings be eligible to be operated as rental units, and not be subject to any future strata corporation restriction on operation as rentals. At the time of rezoning, a housing agreement was entered into (under Bylaw 7956) to ensure the 240 condominium units in "Building A" will continue to be eligible to have suites operated as private rentals.

ANALYSIS:

Site and Surrounding Area:

The Seylynn Village property is approximately 2.3 hectares (5.7 acres) and is located at the east side of Mountain Highway and north side of Fern Street.

Surrounding land uses include Seylynn Park to the west across Mountain Highway, with Highway One and the new E. Keith Road extension bordering to the north and east. Fern Street borders the south side of the property, beyond which is land designated for re-development under the OCP provisions for Lower Lynn Town Centre.

Land use on the property is regulated by the CD67 zoning adopted by Council on December 12, 2012.



Development Site:

The Seylynn Village property is divided into four legal parcels numbered Lot 1 through Lot 4.

The site of "Building A" is called "Lot 3" and is located at the north-west corner of the Seylynn Village development. "Lot 1" is approximately 6,788 m² (1.68 acres) in size.

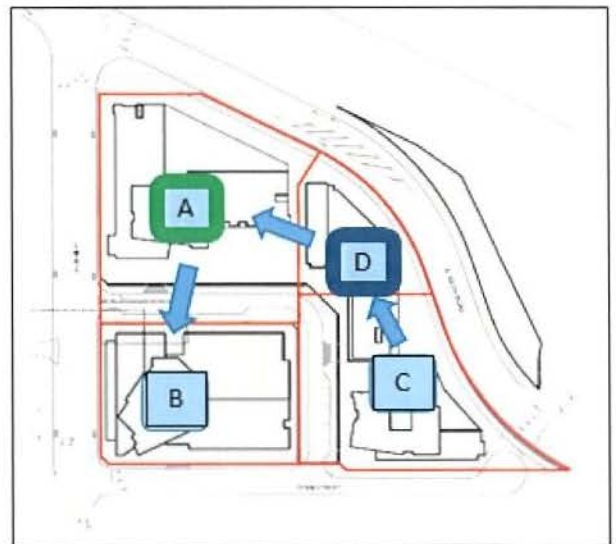
The site of "Building D" is called "Lot 2" and is located at the north-east corner of the site with a size of approximately 3,740 m² (0.92 acres).

The two development parcels abuts the new Keith Road extension to the east and north, and Mountain Highway to the west. The internal roadway in the development (now called "Seylynn Crescent") provides vehicle access to the two lots from the south.

At the south-east corner of the Seylynn Village property is the 24-storey "Building C" which is currently under construction and anticipated to be completed in June of this year.

Development of the buildings on the site has proceeded from the south-east starting with "Building C" and moving generally in a counter-clockwise direction around the site to the last high-rise building at the south-west corner ("Building B").

The subject Development Permit applications are "Building A" (outlined in green) and "Building D" (outlined in blue).



Proposed Development:

The development permit applications for Phase 2 have been submitted on behalf of the property owner, Seylynn North Shore Properties, through their consultants, DA Architects and Planning.

"Building A" and "Building D" are highlighted in the adjacent view of the overall project, with E. Keith Road at the right side of the image.

The site plan for the Seylynn Village development, with the new E. Keith Road extension wrapping the north side of the property is shown in the plan below, with the site of "Building A" in the north-west portion of the Seylynn Village development, highlighted in green and "Building D" in the north-east portion of the site highlighted in blue.



"Building A" (outlined in green) - includes the following elements:

- 240 strata dwelling units in a mix of 231 apartment units and 9 townhouse units which will front Mountain Hwy. and the proposed public open space at the south side of the building
- A podium element which includes amenity spaces, the townhouse units and household storage and bicycle parking for the use of residents
- Two private amenity spaces totalling 148 m² (1,597 sq. ft.)
- A total of 317 parking spaces in a two-level underground parking garage accessed from the internal road at the south side of the site – including 288 residential parking stalls, 24 visitor parking stalls, 3 stalls for the commercial unit, and 2 stalls to accommodate co-op car vehicles.
- 123 bicycle parking lockers and additional bike storage available in household storage lockers



"Building D" (outlined in blue) - includes the following elements:

- 70 affordable rental apartment units
- A private recreation facility including a double-height indoor swimming pool and associated fitness and function rooms totalling 1,320 m² (4,211 sq. ft.)
- A total of 56 parking spaces in a single level of underground parking accessed from the internal road at the south-west corner of the site – parking to include 5 visitor stalls, 3 stalls for the childcare facility, and 48 stalls for tenants of the rental units.
- 36 bicycle parking lockers
- A child-care facility of 253 m² (2,723 sq. ft.).

Project Review:

The development permit applications for "Building A" and "Building D" at Seylynn Village have been reviewed for compliance with the CD-67 zoning, the legal framework regulating the project, applicable development permit guidelines, and the community plan objectives for Lower Lynn Town Centre.

Legal Framework for the Project:

The rezoning process for Seylynn Village included the registration of a Development Covenant at the time of adoption of the zoning bylaw. The Development Covenant stipulated items to be resolved prior to construction on the site and providing certainty that the development commitments regarding

community benefits and amenities will be provided as indicated by the developer. The Development Covenant references the following topics:

- (a) Allocating development rights to assign the floor area and dwelling unit density limits for the parcels within the development;
- (b) Restrictions and controls on subdivision and phasing;
- (c) Securing off-site servicing upgrades such as the E. Keith Road extension and connector trail to Lynnmour School;
- (d) Securing the on-site public features such as streetscape improvements on the internal road and the landscaped public plaza;
- (e) Minimum and maximum commercial floor area requirements;
- (f) Securing the \$600,000 public art contribution;
- (g) Provision of adaptable design features;
- (h) Securing child care facilities in the development;
- (i) Green Building features to a "LEED® Silver" or equivalent level.

Issuance of Building Permits for proposed "Building A" and "Building D" will require registration of additional covenants, as guided by and secured through the Development Covenant.

Development Guidelines:

The District OCP includes development permit guidelines to regulate the form and character of higher density residential and mixed-use development. At the time of rezoning approval for Seylynn Village site-specific development guidelines were adopted to recognize the unique aspects of the development, with the remainder of the form and character issues being regulated by the existing OCP guidelines. The Seylynn Village development guidelines address items such as the need for pedestrian-oriented frontages and the importance of a unique identity, as well as objectives for the design of open space areas and linkages to parks.

Development Permit Area for the Form and Character of Multi-Family Development:

Building Design:

Buildings at Seylynn Village have been designed as a family of buildings that share many urban design characteristics, but each building has also been designed to be unique through varying the use of materials, colours, and architectural details. The inspirations for the form and character of the buildings, as well as the colour schemes, are the surrounding mountain setting, the area's industrial history and nearby steel bridges, and the mid-century modern buildings that are part of the North Shore's commercial and residential character.

The project has been reviewed against the OCP form and character guidelines for multi-family development and compliance highlights from the guidelines include:

- B1.2: Connectivity: The siting of new development should take into consideration how to enhance the pedestrian, bicycle and vehicle connections in the area. This project includes a multi-purpose trail along E. Keith Road, as well as a north-south pedestrian walkway into the centre of the Seylynn Village site.

- B1.6: Common Outdoor Space: Residential developments should consider providing communal outdoor space that is conveniently accessible and in a visible, sunny location with suitable wind protection. The project includes a large central open plaza which will serve as an active gathering space for the community.
- B2.1 Unified Streetscape: Within a neighbourhood, a unified streetscape concept for public open spaces, landscaping elements and street furniture (benches, bike racks etc.) should be achieved in order to complement and enhance the neighbourhood's character. The development includes a very high quality public realm with careful attention to street furniture and high quality materials and surface treatments.
- B3.1: Variation in Building Design: There should be subtle design variation between neighbouring buildings to avoid repetition while maintaining a harmony to the streetscape. The two buildings proposed each have their own identity, not simply through building form, but also through variation in architectural detailing, colour, and material choices.
- B3.3: Legibility: Design of new development should ensure the identity, function and access to the building is easily understood. "Building D" in particular has been designed to make clear the wayfinding to various building components
- B3.4: Unit Identity and Relationship to the Street: Buildings should be designed to provide a rhythm to the street frontage. Ground level units are encouraged to have front doors on the street, and designs that celebrate the unit identity. "Building A" includes walk-up townhouse entries and patios to articulate the individual units along Mountain Hwy.

Building Elements – "Building A":

Proposed "Building A" is 28 storeys in height and includes a podium element with townhouses and stacked apartments, as well as a small commercial space at the south-west corner of the site.

The main building entrance is located on the south elevation, facing the internal roadway. Parking access will be from a driveway located on the internal roadway just to the west of the main building lobby, with a landscaping buffer between the lobby and driveway areas.

The Mountain Highway element of the building includes a six-storey podium composed of townhouses and stacked apartment units. The podium element includes significant breaks and stepbacks along the Mountain Hwy. frontage. A glazed stair tower is located



at the north end of this podium and will act as the "base" for one of the elements of the public art installation.

A small commercial unit of 129 m² (1,387 sq. ft.) is located at the south end of this podium element addressing the intersection of the internal roadway (Seylynn Crescent)

with Mountain Hwy. The commercial space can be opened to a large, partially-covered terrace with folding glass walls which will help to highlight the relationship of the space to Seylynn Park across Mountain Hwy.



The tower element of "Building A" is centred on a double-height lobby entrance in the centre of the south elevation. The tower form includes a series of strong vertical elements with generous balconies and corner glass in most living areas. West and east facades are sculpted to present a visually thin appearance, and to provide variety in each of the building elevations. A strong rhythm of concrete "eyebrows" alternating with concrete balcony upstands creates depth and pattern on the north and south elevations, as well as contributing to solar shading. At the south-east corner of the tower a series of balconies with decorative metal screens runs the full height of the building as a contrast to the rectilinear form of the tower.

The image adjacent shows the main entry to the building, with the commercial unit beyond to the left.

Colours and materials for "Building A" take their inspiration from nature, with accent colours that relate to industry and the nearby bridge structures.

For the townhouse and commercial elements, the colour choices are deeper tones, with extensive use of fibre cement panels in warm terra-cotta and charcoal colours. Window frames are a darker grey colour for lower floors. Stone cladding elements are included on the fin walls in the lower portions of the building to add texture and to reflect local granite features.



The tower is finished in a lighter tan colour with concrete balcony upstands painted off-white to accentuate the pattern of the balconies. Window frames are in a silver-grey colour to give a lighter appearance and spandrel glass elements in dark charcoal will contrast with vertical glass elements of a moss green accent colour to add interest to the building.

An image of the materials and colour board is attached to Development Permit 33.14, and an indication of the colours and materials is shown adjacent.



Building Elements – “Building D”

Proposed “Building D” is six storeys in height and includes two basic building elements – a two-storey western wing including the private recreation facility (indoor swimming pool and associated fitness and function rooms) and a six-storey eastern wing with a ground-level child-care facility and 70 affordable rental apartment units. Access to the three elements of the building – the recreation facility, the rental apartments, and the childcare – is provided



from a plaza area at the front of the building. The entrances have each been designed to allow for good visibility and convenient access for these building users and occupants.

The view above shows the west elevation of the proposed building viewed from the internal roadway, with the recreation facility at the left and the rental building to the right.

The overall design of the building uses repetition and pattern to accentuate the horizontal nature of the building, and most of the apartment units include corner glass elements with some southerly exposure to improve livability.

The recreation facility element includes a simple large roof structure over the volume of the indoor pool. The textured metal roof highlights this area and acts as a defining feature of the east end of the central “commons” plaza area. Large expanses of glass in the recreation facility will have views of the mountains and allow an expression of the activities within. The siding for the recreation element

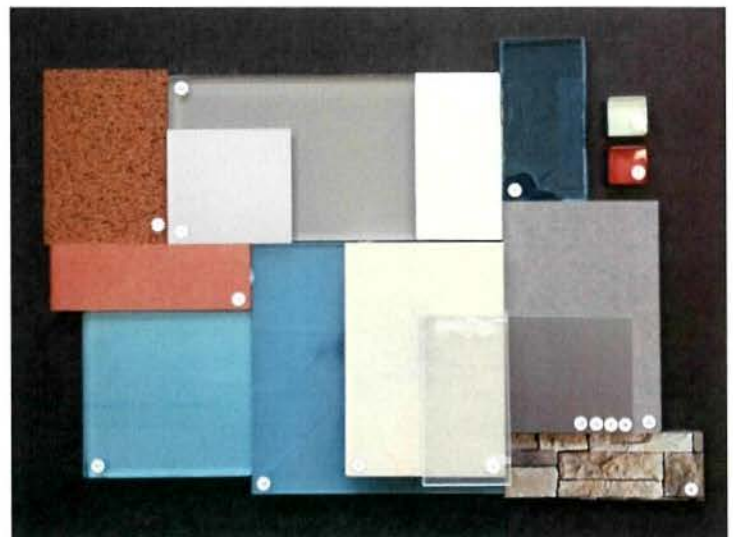
is charcoal-coloured cement panels in a staggered pattern, with copper-coloured metal panels in an overlapping shingle pattern for the roof. Sunshades in a terracotta colour are intended to provide warmth to the façade of the building.

The residential element of the building is finished in light tan-coloured cement panels in a staggered pattern around the building. Silver window frames are accented with spandrel glass in a mix of white and grey.



Two shades of blue-coloured laminated glass are proposed to be used on the projecting balcony rails – colours inspired by the water and sky colours of the setting. Charcoal-coloured corrugated metal siding is proposed at the lower floors to create depth and texture on the building facades.

An image of the materials and colour board is attached to Development Permit 34.14, and an indication of the selected colours and materials is shown to the right.



Landscape Plan:

The landscape plans for this phase of the project includes special attention to the proposed publicly-accessible plaza spaces in the centre of the site and the landscaped edges of the project facing E. Keith Road and Mountain Highway.

Particular attention was paid to the relationship between the "Building A" podium and the E. Keith Road extension to the north. The design of the landscape and berms in this location was given careful consideration to create an attractive, safe, and comfortable environment for the users of the multi-purpose pathway along the E. Keith Road extension.

Plantings of trees and shrubs at upper levels of "Building A" – on portions of the roofs of Levels 1, 2, 4, and 6, as well as the penthouse roof decks – will help to integrate the landscape with the building and soften the appearance of the building.

Large flat roof areas of both "Building A" and "Building D" will be surfaced with a "LiveRoof" modular green roof system which will assist in stormwater detention, as well as in providing more attractive outlooks for the units above these roof areas.

Children's Play Areas:

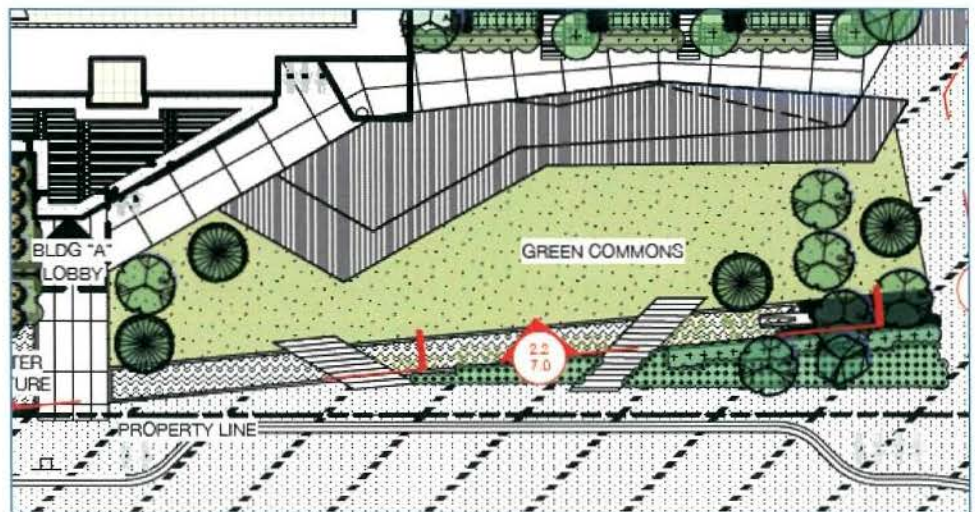
The landscape plan for "Building A" includes a dedicated area for children's play on the Level 3 landscaped area, as shown in the image above. The space will be universally-accessible and designed to be interesting to children of different ages. Physical and visual access to these spaces will be available from the building's common corridor. Additional play opportunities are located at the east side of the central "commons" area with creative play elements at the east end of the commons and a lawn area contoured to provide additional play value.



The dedicated childcare space also includes a play area at the east side of "Building D." This area is approximately 170 m² (1829 sq. ft.) square feet and will include a glass wall as a privacy and sound screen from E. Keith Road and the adjacent multi-purpose pathway, as well as provision for a covered area to provide sun and weather protection. Details of the finishing of this area will be resolved with the eventual childcare operator.

Central "Commons" Plaza:

The focal point of the Seylynn Village project is a central plaza on the north side of Seylynn Crescent fronting "Building A." The design for this plaza of approximately 811m² (8,730 sq. ft.) is intended to bring together the central themes of industrial heritage, Seylynn Village's natural setting, and the recreational spirit of the area. The design offers a variety of landscape and public realm elements including a water feature, seating opportunities, a lawn area, public art element, and a large "folded timber" feature structure that combines seating, shading, and gathering opportunities. The east end of the folding multi-use platform is also configured for play use.



A landscaped public pathway will connect the "commons" plaza area to the multi-use pathway along the new E. Keith Road extension at the north side of the site.

Building Height:

The CD67 zoning sets out maximum heights for each of the development parcels in the project.

The maximum permitted height for "Parcel 3" the site of proposed "Building A" is 86.8 m (284.8 feet). The building as proposed is 84.9 m (278.5 ft.) in height and complies with the maximum height permitted under the CD67 zone.

The maximum permitted height for "Parcel 2" the site of proposed "Building D" is 18.6 m (61.0 feet). The building as proposed is 18.18 m (59.6 ft.) in height and complies with the maximum height permitted under the CD67 zone.

Parking:

The CD67 zone regulates parking requirements for market residential uses in Seylynn Village at 1.1 parking spaces per unit, with an additional 0.1 parking spaces per dwelling unit for visitor parking. For "Building A" the 240 dwelling units require a minimum of 264 parking spaces for residents and 24 spaces for visitors. Parking proposed in the two level underground parking garage exceeds the minimum requirements, and includes 288 residential parking stalls (four of which are in a tandem format), 24 visitor parking stalls, 3 stalls for the commercial unit, and 2 stalls to accommodate co-op car vehicles.

For the affordable rental units in "Building D," the CD67 zone sets out a requirement of 0.74 spaces per dwelling unit, inclusive of visitor parking. For the 70 affordable rental units proposed, this results in a requirement for 52 parking spaces. The proposal is for 53 parking spaces, with 48 for residents of the rental units and 5 for visitors to this building. An additional 3 stalls are proposed to be provided for the childcare facility.

To accommodate future increases in the use of electric vehicles, twenty per cent of the proposed parking stalls are to be Electric Vehicle ready and wired for "Level 1" charging.

The review process for "Building A" and "Building D" has allowed for a detailed examination of the operation of the internal roadway (Seylynn Crescent). To accommodate convenient short-term parking, including pick-up and drop-off at the nearby childcare, a layby parking area to accommodate five vehicles has been added to the north side of the Seylynn Crescent internal roadway.

Bicycle Parking:

The CD67 Zone includes requirements for bicycle parking in excess of the District's basic Zoning Bylaw requirements, and requires one secure bicycle parking stall for each two dwelling units.

"Building A" includes bicycle parking which slightly exceeds the CD67 zoning requirements with 123 bicycle parking lockers, all located in a dedicated bicycle parking area on Level 2 of the podium. The bicycle parking area includes direct exterior access to the multi-use pathway along E. Keith Road, as well as bike wash, bike repair, and washroom facilities. Additional opportunities for bicycle parking are available in the 189 household storage lockers also located on Level 2 of the podium, adjacent to the dedicated bicycle parking area.

"Building D" proposes 36 bicycle parking lockers located in a dedicated bicycle parking facility on the main level of the building, again with direct access to the multi-use pathway along E. Keith Road.

Electrical outlets are proposed to be provided in bicycle storage areas to allow for convenient charging.

Visitor bicycle parking is provided in the form of eight short-term spaces proposed near the entrance to the commercial space, ten short-term spaces near the entrance to "Building A," and six short-term spaces near the entrance to "Building D."

Co-op Vehicles:

The CD67 Zone includes a requirement for co-op cars to be provided at a ratio of one vehicle per 160 dwelling units, for a total of five co-op vehicles in the project. Space for two co-op cars has been provided in "Building C" and "Building A" will provide for an additional two co-op cars to be available for the use of residents. Parking for the co-op cars, as well as securing the cars (such as through an appropriate agreement with a car share organization), are both noted as requirements of the development permit for "Building A."

Acoustical Performance:

The buildings will be required to meet the acoustical requirements of the CD67 zoning which sets out the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. A report from a qualified noise consultant demonstrating that the building and glazing designs will enable these standards to be met is listed as a condition of the development permit and will be required at time of building permit submission.

Housing Mix:

One of the objectives of the Seylynn Village project has been to create variety in housing choice in type of dwelling, as well as tenure and "Phase 2" of the project includes the creation of 70 affordable rental units. While there are no specific unit type or mix requirements for Seylynn Village, District staff have encouraged variety in unit sizes and types to help encourage affordability and housing for a variety of household types. "Building C" (currently under construction) contains a mix of smaller one bedroom and two bedroom units and fewer larger units. Proposed "Building A" includes a greater number of larger two bedroom and three bedroom units.

The breakdown of unit types for the proposed dwellings in "Building A" is as follows:

Unit Type	Number of Units	Proportion of Unit Type
Townhouse (2 bed. + den & 3 bedroom)	7	
1 Bedroom	2	1 %
1 Bedroom + Den	72	30 %
2 Bedroom	46	19 %
2 Bedroom + Den	67	28 %
3 Bedroom	21	9 %
3 Bedroom + Den	25	10 %
TOTAL:	240 Units	

The breakdown of unit types for the proposed dwellings in “Building D” is as follows:

Unit Type	Number of Units	Proportion of Unit Type
Studio	6	9 %
1 Bedroom	23	33 %
1 Bedroom + Den	17	24 %
2 Bedroom	15	21 %
2 Bedroom + Den	5	7 %
3 Bedroom	4	6 %
TOTAL:	70 Units	

Overall, “Phase 2” of the project includes a mix of unit sizes, assisting in increasing housing choice.

Affordable Rental Housing:

“Building D” is proposed as a 70 unit affordable rental building and achieving the construction of the affordable rental housing, particularly in an early phase of the development, is a significant benefit to the community. Once constructed, an airspace parcel will be created that contains the rental housing building and associated parking, which will be transferred to District ownership to reflect the past incorporation of a District parcel of land into the larger development proposal. A lease agreement between the District and the building owner will be established to allow use of the District’s airspace parcel for the rental housing purpose.

The details of operating the rental building will be resolved through the lease agreement regarding the District’s airspace parcel, however the basic objectives for the affordable rental housing building will be consistent with the community plan objectives originally established for the Seylynn Village development. The original target for affordable rental housing in the project was that housing be affordable (meaning housing expenditures of not more than 30% of gross income) to households earning not more than 80% of the District’s median household income. While the District will be involved in establishing the guidelines for initial rents and for the operation of the building with regard to initial tenant selection, on-going tenant eligibility, and permissible adjustments to rents, the District is not intended to be involved in the day to day operation of the building.

Adaptable Design:

The Development Covenant provisions for Seylynn Village require that all units meet the Level 2 guidelines (with some adjustments to reflect the format of the Seylynn Village development) and that 37 units in the overall project meet the Level 3 guidelines.

Sixteen “Level 3” units are proposed in “Building A” and 7 “Level 3” units proposed in “Building D.”

Five “Level 3” units were provided in “Building C” (currently being completed) so the remaining 9 required “Level 3” units will be provided in the last building in the project (“Building B”).

Inclusion of the Level 2 accessibility features in all proposed units and Level 3 features in 23 of the units in Buildings A and D will be beneficial in allowing for “aging in place” and helping to accommodate residents of differing levels of physical ability.

Development Permit Area for Energy/Water Conservation and Greenhouse Gas Emission Reductions:

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines and the Green Building Strategy, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners and tenants. Confirmation of green building and energy performance is listed as a requirement of Development Permits 33.14 and 34.14 and restrictive covenants will be required to secure these project features for each building.

Green buildings provisions for the Seylynn Village project require that buildings meet a standard of at least "LEED® Silver" equivalent and this objective is secured in the Development Covenant registered as part of the rezoning process. The covenant requires that a specific "green building covenant" confirming the green building approach to be implemented is to be registered on the title of the property prior to issuance of a building permit for a particular building.

The applicant is proposing "Building A" and "Building D" to comply with the original "LEED® Silver" or equivalent target as noted in the Development Covenant for the Seylynn Village project. Confirmation of the final LEED® calculation will be resolved prior to building permit issuance and referenced in the required green building covenant.

Development Permit Area for Creek Hazard (Flood Risk):

The site is within the creek hazard development permit area in relation to risks from flooding. The area is in the flood plain for Lynn Creek and in accordance with the recommendations of the flood hazard consultant, no habitable space is permitted below grade and all residential floor space is required to be built a minimum of 0.6 m (2.0 feet) above the gutter line of adjacent roadways to reduce the risk of flood damage. The development guidelines for the area and the site's zoning take these building constraints into consideration and the proposed two level underground parking garage has been designed to recognize the flood risk.

A qualified consultant has provided a flood hazard report for the site and the proposed construction. This report was reviewed by the District's Public Safety Section and the report has been accepted. The building plans as submitted for "Building A" and "Building D" comply with the recommendations of the Northwest Hydraulic Consultants' flood assessment reports, dated September 4, 2014 for Building A and January 1, 2014 for Building D. The accepted flood hazard reports will form an attachment to the Restrictive Covenants to be registered on title for each of the proposed buildings, prior to issuance of the Building Permits.

Community Amenity Contribution:

The original development approvals for the Seylynn Village project comprised a package of benefits including cash in the amount of \$2.5 million for future improvements to Seylynn Park and other Lower Lynn community facilities, connector trails, public art, childcare, adaptable housing features, car-share vehicles, green building components and off-site service upgrades.

The amenities and benefits were secured through a combination of the phased development agreement, the density bonusing provisions in the CD67 Zone, and the development covenant. Issuing a Building Permit for "Building A" will require payment of \$1.5 million toward a reserve fund to be used for the design and construction of improvements and enhancements to Seylynn Park and for other community facility enhancements in the Lower Lynn neighbourhood.

Public Art:

Public art obligations for the Seylynn Village project were determined at the rezoning stage and the public art amount of \$600,000 is referenced in the Seylynn Village Development Covenant.

The Development Covenant sets out the requirements for public art for the site and indicates that pro-rating of the public art amount is to take place based on the number of units in each building proposed to be constructed. For Phase 2 of the development, the following deposits would be required:

- 240 units in "Building A": \$182,277 to be secured
- 70 units in "Building D" : \$53,165 to be secured

Since the issuance of the Development Permit for "Building C" the applicant has been working to further develop their approach to public art for the entire Seylynn Village project. A Public Art Plan has been reviewed by the joint District and City of North Vancouver Public Art Advisory Committee and subject to some adjustments is anticipated to be approved.

The public art concept by selected artists Trevor Mahovsky and Rhonda Wepler includes a series of five figurative sculptures that relate to the natural environment around the site – with each sculpture to be placed in key locations in the Seylynn Village site. The figures act out a drama of searching and collecting, and represented within the grouping are a mountain biker, a climber, a girl guide, a dog walker with several dogs, and a solo dog.

The requirements for securing public art are noted as conditions of Development Permit 33.14 and 34.14, prior to issuance of the building permits for "Building A" and "Building D."

Child-care Facility:

The original rezoning approval for the Seylynn Village project included the provision of a child-care facility, and the Development Covenant registered on title indicates the requirement to include as part of "Building D" a child-care facility with a gross floor area of at least 2,500 square feet, as well as associated required outdoor play space and appropriate parking.

The current proposal includes a ground-level space of 253 m² (2,723 sq. ft.) to accommodate a child-care function in "Building D." While details of the child-care facility will await the selection of an operator for this space, previous targets for the space were for 22 pre-school age children and 34 school-age children (for before and after school care).

The developer's obligations under the Development Covenant are the provision of a shell space and \$50,000.00 to be available to the eventual tenant/operator of the child-care facility for tenant improvements to the space.



The child-care space will be secured as an air space parcel and protected by a restrictive covenant to confirm that the space may only be used as a child-care facility which is open to the general public. Should the space cease to be operated as a child-care facility for a period of more than six months, the District has the option to take over ownership of the space.

The childcare facility includes a dedicated outdoor area with a canopy structure to provide weather protection for a portion of the area. A decorative glass fence is proposed as a sound wall adjacent to the E. Keith Road extension. Details of the design of the outdoor play area for the child-care will be resolved in consultation with the eventual child-care operator.

Site Signage:

There are two elements to the site signage considerations in the project: the permanent signage in the project and temporary information and marketing signage. Permanent signage to identify building entrances for each component of the two buildings and the commercial space within "Building A" is shown in the drawings attached to Development Permits 33.14 and 34.14. Sign permits can be issued for this signage as construction proceeds.

With regard to temporary signage, while marketing signage on construction hoarding or fencing around development sites is a standard practice in the development industry, it is not regulated or accommodated by the District's Sign Bylaw.

The development permit application package includes a request for a variance to the provisions of the Sign Bylaw to allow for temporary on-site real estate signage as well as signage to be installed on the construction hoarding for the site.

Appropriate variances to allow issuance of permits for temporary marketing and information signage have been included in Development Permit 33.14 and Development Permit 34.14 attached for Buildings A and D. To allow for marketing signage for the final sales within existing "Building C" (already constructed), it is proposed to amend existing Development Permit 67.12 to include similar provisions for temporary marketing signage, accordingly, Development Permit 67.12A is attached as well for Council's consideration.

Four types of temporary signage are proposed by the Seylynn Village developer:

- Free-standing information signage
- Hoarding Signage
- Free-standing marketing signage
- Flag/Banner signage

The specifications of each of these types of signage are outlined below, along with a conceptual image of how each type of signage might appear on site.

Free-standing Information Signage – signage to provide information on topics such as road network or traffic system changes in the area.

“Building A” and “Building D”:

- Only permitted in site locations without hoarding signage
- Not to exceed one sign per parcel
- Maximum sign size to be 10 feet in width and 8 feet in height
- Total sign height not to exceed 10 feet
- Signs to be displayed only until initial building occupancy



Hoarding Signage – fencing around the construction sites with marketing signage placed on the fencing.

“Building A”:

- Maximum sign height of 2.44 m (8.0 ft.)
- Maximum sign area of 500 m² (5,384 sq. ft.)
- 50% of hoarding surface measured on each road frontage to be blank background colour
- Required setback from property line reduced to zero



“Building D”:

- Maximum sign height of 2.44 m (8.0 ft.)
- Maximum sign area of 227 m² (2,443 sq. ft.);
- 50% of hoarding surface measured on each road frontage to be blank background colour
- Required setback from property line reduced to zero

Free-standing Marketing Signage – signs installed at the perimeter of the sites to highlight sales or rentals in the buildings

- Only permitted in site locations without hoarding signage
- Not to exceed two signs per parcel
- Not to exceed one sign per road frontage
- Maximum sign size to be 10 feet in width and 8 feet in height
- Total sign height not to exceed 10 feet
- Signs permitted to be displayed until 3 months following initial building occupancy



Flag Signage – fabric banners mounted on the buildings to highlight sales or rentals in the buildings.

“Building A”:

- Fabric banners not to exceed two in number
- Maximum of one banner on any single building elevation
- Banner dimensions not to exceed 10 feet in width and 150 feet in length (approximately 55% of the height of the building)
- Text on banners not to exceed 50% of banner area Banners permitted to be displayed until building occupancy

“Building D”:

- Fabric banners not to exceed two in number
- Maximum of one banner on any single building elevation
- Banner dimensions not to exceed 6 feet in width and 30 feet in length
- Text on banners not to exceed 50% of banner area Banners permitted to be displayed until 6 months following initial building occupancy



“Building C”:

- Fabric banners not to exceed two in number
- Maximum of one banner on any single building elevation
- Banner dimensions not to exceed 10 feet in width and 150 feet in length (approximately 62% of the height of the building)
- Text on banners not to exceed 50% of banner area
- Banners permitted to be displayed until building occupancy

The proposed signage design specifications have been reviewed by staff and some adjustments have been made to bring the proposal into alignment with certain existing Sign Bylaw provisions as well as practices on other development sites. It is reasonable to consider accommodating the variances to the Sign Bylaw as the installation of marketing signage on the construction hoarding generally improves the appearance of a development site and the marketing success of the development project helps to achieve the overall community development objectives for Lower Lynn Town Centre.

Off-site Servicing Upgrades and Transportation Improvements:

The Seylynn Village development has been required to provide improvements to the local road and utilities systems, as well as transportation upgrades to support pedestrians, cycling and transit use.

Transportation demand management (TDM) measures such as car-sharing, bicycle and pedestrian connections, and greater accessibility to transit opportunities were included in the original development.

The rezoning approval for Seylynn Village secured off-site trail improvements to the north, to improve connectivity to the Lynnmour Inter-River community and access to Lynnmour elementary school, and to the south along Orwell Street, to improve access to the existing Phibbs Transit Exchange.

The full list of off-site amenities and upgrades noted in the Development Covenant include:

- (a) construction of the Lynnmour Connector Trail;
- (b) construction of the new Sanitary Sewer to Main Street to District standards;
- (c) intersection improvements at the intersection of Mountain Highway and Fern Street;
- (d) design of the new Keith Road extension;
- (e) reconstruction of Mountain Highway and Fern Street necessary to serve the development and enhance traffic circulation on the local road network;
- (f) construction of roadway, drainage, curbs, gutters and street lighting on both sides of Mountain Highway and Fern Street in association with any intersection improvements and road widening;
- (g) construction of sidewalks, street furniture, pedestrian lighting and landscaped boulevards on Mountain Highway and on the north side of Fern Street for the safe use of the public;
- (h) other utility upgrades to meet District requirements.

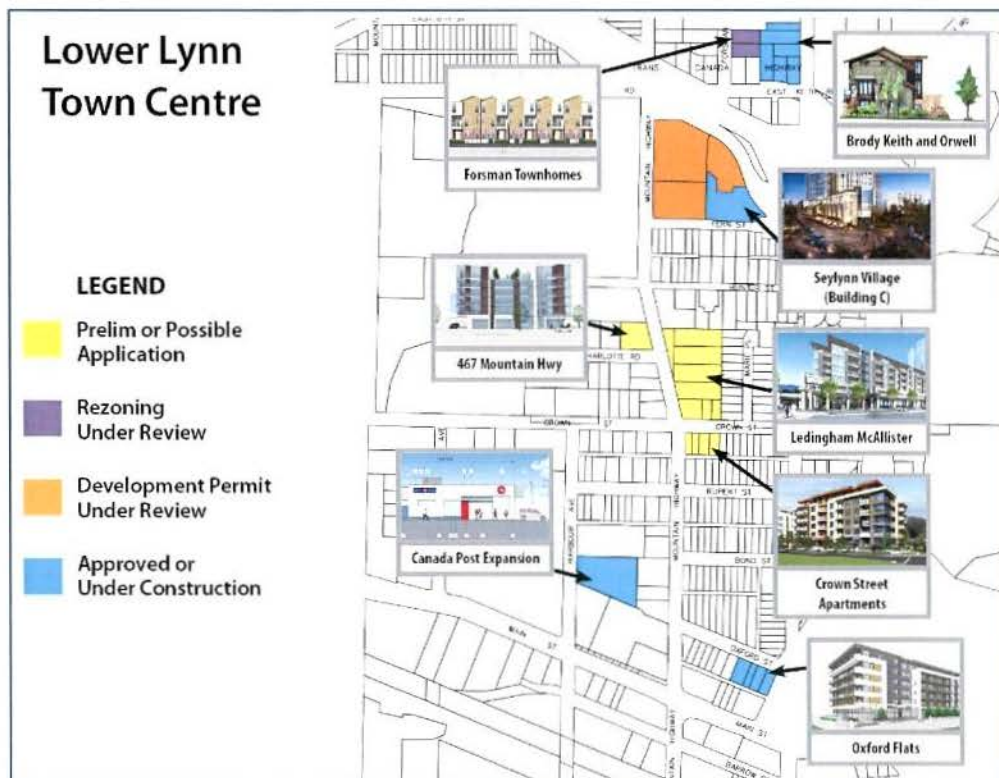
Most of the off-site items have been constructed as part of the initial "Phase 1" works at the site, including the most significant elements of the off-site servicing: the construction of the E. Keith Road extension which opened in November of 2014 and the installation of a major sanitary sewer upgrade south from the site to Main Street. Design approval and security for any remaining off-site service upgrades for the development will be finalized prior to issuance of a building permit for the two sites, in accordance with the Development Covenant requirements.

Construction Traffic Management:

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

Under construction at this time in Lower Lynn are the Canada Post expansion project at 170 Harbour Avenue, the "Oxford Flats" rental housing project at 1561 Oxford Street as well as the completion of "Building C" at Seylynn Village.

The applicant has submitted a Construction Traffic Mitigation Strategy that has been reviewed



by the District's Construction Traffic Management Program Coordinator. Staff comments have been provided to the applicant including the need for additional information and the need to coordinate proposed construction activities that may affect District roadways with those of other projects in the area especially Keith Road Bridge and any other significant private construction projects in the Lower Lynn area. It has been noted that the finalized plan needs to manage construction worker and truck vehicle routes, staging and parking, and will need to schedule excavation and concrete delivery activities in a way that the adjacent street network can handle.

Major elements of the off-site servicing works for the Seylynn Village development (secured at time of rezoning) included the construction of the E. Keith Road extension and the installation of a major sanitary sewer main upgrade south to Main Street. Both of these projects are now complete. A remaining component of the offsite works is the E. Keith Road multi-purpose pathway along the south side of the E. Keith Road extension. This pathway will be an important cycling and pedestrian connection across the Fern Street overpass of Highway 1 and its construction will require lane closures on the E. Keith Road extension. Coordinating this work with that of the Keith Road Bridge project will be an important part of minimizing disruption on this busy corridor.

Major civil infrastructure work anticipated in the near term in the area includes work on the replacement of the Keith Road Bridge and work regarding the creation of a highway interchange at Brooksbank Avenue/E. Keith Road/Mountain Hwy. Timing of these two major infrastructure projects will need to be recognized in the applicant's finalized Construction Traffic Management Plan and the works on and around the site will need to be co-ordinated with these larger projects.

A robust Construction Traffic Management Plan is required to be accepted by the District prior to the issuance of any Building Permit for either site, and this condition is noted as a requirement of each of Development Permits 33.14 and 34.14. This is intended to minimize, and where possible avoid, construction impacts on local traffic and transit and the quality of life for nearby residents.

In particular, the Construction Traffic Management Plan must:

1. Establish locations for truck marshalling which are acceptable to the District and minimize impacts to neighbours and roadways (expected to be internal to site);
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Provide a sequence and schedule of construction activities;
4. Coordinate construction activities with nearby construction projects including Keith Road Bridge and other town centre projects;
5. Identify methods of sharing construction schedule information with other developments and construction projects in the area;
6. Limit sidewalk and pathway closures to those necessary for sidewalk and pathway upgrades along E. Keith Road and Mountain Hwy. and include measures to reduce impacts to traffic and pedestrians;
7. Provide construction updates on dedicated web site including sequence and schedule of construction activities;
8. Provide a point of contact for all calls and concerns;
9. Provide a communication plan to notify surrounding businesses and residents.

In order to ensure that neighbours and the wider community are kept informed on the progress of construction, the applicant has committed to the use of an interactive website which will provide construction updates, traffic management information, and the ability for the public to ask questions and to receive information. This website will be part of the applicant's commitment to ensuring that the Seylynn Village project be constructed with as little impact and disruption as possible.

FINANCIAL ISSUES:

Financial contributions and obligations associated with this development are secured through the Development Covenant, the phased development agreement, and the density bonusing provisions of the CD67 Zone. Issuance of a Building Permit for "Building A" will require payment of \$1,500,000 toward the overall Community Amenity Contribution package for the project.

Development Cost Charges for "Building A" will total approximately \$2,004,000.

Bylaw 7958 to waive Development Cost Charges for the affordable rental housing in "Building D" was adopted at the time the property was rezoned so Development Cost Charges are not applicable for the 70 affordable rental units in "Building D." Development Costs Charges of approximately \$9,140 would apply to the 252 m² of new childcare space proposed in "Building D."

PUBLIC INPUT:

Public Information Meeting:

A facilitated Public Information Meeting was held on November 25, 2014 at the Holiday Inn Hotel.

Approximately 25 members of the public attended the meeting, and the Facilitator's report of the meeting is attached to this report as "Schedule D."

Key issues noted by those who spoke at the meeting were the impacts of construction on traffic and roads, the operation of the new road system with the opening of the E. Keith Road extension, the need to retain safe and efficient pedestrian routes around the site during construction, communication with the public during the construction process, timing of the construction, and broader transportation issues regarding changes to the highway system and opportunities to improve transit

Other questions concerned the affordability of the units to be created, the parking proposed in the project, and the height of the proposed high-rise buildings.

Six written or emailed comments were submitted at or following the meeting: four comments were generally neutral in their position on the project, but raised comments regarding issues like traffic and affordability, while two comments noted specific opposition to the project, citing concerns with the height of the proposed tower and the impacts of increased density the Lower Lynn area.

The focus in the meeting discussion and the submitted comments regarding careful attention to transportation impacts highlights the need for a detailed and workable construction traffic management plan to ensure that impacts on the public are kept as small as possible.

Community Association Input:

As there is no active community association in Lower Lynn specifically, the project was circulated to the Inter-River Community Association at the time of the Public Information Meeting. No comments have been received from the community association

CONCURRENCE:

Staff

The project has been reviewed by staff from Environment, Permits, Parks, Finance, Engineering, Policy Planning, Legal, Development Planning, Urban Design, Transportation, Fire, and the Arts Office.

Advisory Design Panel:

The Advisory Design Panel considered the development permit proposal at its meeting of October 9, 2014. At that meeting the Panel passed unanimously the following motion regarding the Development Permit applications for Building A and Building D for Seylynn Village:

THAT the ADP has reviewed the proposal and recommends **APPROVAL** of the project **SUBJECT** to addressing the following items to the satisfaction of staff:

- Review of walkway access to the bicycle storage facility in "Building A" with regard to CPTED (Crime Prevention through Environmental Design) principles
- Review of a passive solar strategy for the buildings with particular attention to shading for the south elevation of "Building A"
- Further study of the format of the private recreation facility front entrance to improve functionality of the entrance area
- Further study of the architectural treatment of the private recreation facility in terms of its relationship to the rental component of the building, with particular attention to the north-east corner of the recreation facility element
- Review of the location of air intake in "Building D" plaza with consideration of relocation
- Review of landscape materials in the "Central Commons" plaza, and in particular replacement of lawn with hardscape, all with the intent to improve cohesiveness
- Provision of a unisex change/washroom area in private recreation facility
- Review of fenestration opportunities for north face of podium element of "Building A" abutting E. Keith Road extension

District Staff have reviewed with the applicant each of the items noted by the Panel for consideration and changes have been incorporated to ensure the building addresses these objectives.

CONCLUSION:

The "Phase 2" buildings in the Seylynn Village development - "Building A" and "Building D" - have been designed to reflect the overall objectives of the development project: to create an innovative, mixed-use neighbourhood which incorporates sustainable development principles. The development permit applications for these buildings have been evaluated for compliance with form and character guidelines, creek hazard issues, and energy and water conservation / reduction of greenhouse gas emissions. The buildings have been reviewed by the District's Advisory Design Panel and by District staff to ensure designs that will best reflect the objectives for Lower Lynn Town Centre.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 33.14 (Attachment A) and Development Permit 34.14 (Attachment B) to allow for the proposed construction and variances to sign bylaw requirements, and issue Development Permit 67.12A (Attachment C) to allow for similar sign bylaw variances for existing "Building C" (staff recommendation); or
2. Deny Development Permits 33.14, 34.14 and 67.12A.



Michael Hartford, MCIP
Community Planner

Attachments:

- A. DP 33.14 with Attached Drawings
- B. DP 34.14 with Attached Drawings
- C. DP 67.12A
- D. PIM Facilitator's Report

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input checked="" type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**DEVELOPMENT PERMIT NUMBER 33.14**

This Development Permit 33.14 is hereby issued by the Council for The District of North Vancouver to Seylynn (North Shore) Properties Corp. Inc. No. BC0920285 to allow for construction of a 28-storey residential and commercial building ("Building A") on the land described as: PID: 028-988-329 Lot 3, District Lot 613, Group 1, NWD Plan EPP26561 (the "Land") subject to the following terms and conditions:

- A. The following requirements are imposed under Subsections 920(2)(c) and 926(1) of the Local Government Act:
1. Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.
 2. A Construction Management Plan is required prior to issuance of the Building Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- B. The following requirements are imposed under Subsections 920(7),(7.1), and (11) of the Local Government Act:
1. No work shall take place except to the extent shown on the attached plans (DP33.14 A - HH) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the flood hazard report prepared by Northwest Hydraulic Consultants' flood assessment report, dated September 4, 2014.
 - (ii) The site shall be developed in accordance with the recommendations of the geotechnical report prepared by GeoPacific Consultants Ltd. dated March 8, 2013, and the consultant's letter of clarification date January 27, 2015.
 - (iii) A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Northwest Hydraulic Consultants Ltd. flood hazard report referenced above, or meets an equivalent or higher degree of protection including confirmation that the development will be protected from flood risk arising from proximity to Lynn Creek
- C. The following requirements are imposed under Subsections 920(8) & (9) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans DP33.14 A - HH.

2. Prior to the issuance of a Building Permit, the following shall be submitted to:

(a) Building:

- (i) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- (ii) Confirmation of fulfillment of legal requirements referenced in the Development Covenant, including, but not limited to: Stormwater Management, Green Buildings, Adaptable Design Features, Transfer of Unsold Parking Spaces, and Shared Parking.
- (iii) a signed restrictive covenant document indicating that pairs of tandem parking spaces will be assigned only to the same dwelling unit;
- (iv) a signed restrictive covenant document protecting two parking spaces for "co-op car" use and accompanied by an appropriate agreement or security to ensure availability of two "co-op car" vehicles at the development site;
- (v) security in the amount of \$182,277 to be held to secure the installation of public art;

(b) Parks:

- (i) Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the Director of Engineering or their designate;
- (ii) A written landscape estimate submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
- (vi) A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to

complete the landscape works in accordance with the approved landscape plan.

(c) Engineering:

- (i) Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department;
- (ii) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on E. Keith Road and Mountain Highway. Upgrades will include, but are not limited to: sidewalks, streetlighting, curb and gutter, and street trees.
- (iii) A security deposit as specified in the Engineering Services Agreement.

D. The following requirements are imposed under Subsections 920 (10.1) and (10.2) of the Local Government Act:

- 1. Prior to the issuance of a Building Permit, the following shall be submitted to the Building Department:
 - (a) A completed green building checklist, outlining the measures to incorporated in the building leading to a performance level equivalent to or better than the "Silver" standard under the LEED[™] rating system;
 - (b) A completed Energy Performance Commitment form;
 - (c) A report from an energy performance advisor clearly establishing that the building design will enable the project to achieve the energy performance target; and
 - (d) Confirmation of registration of the Section 219 covenant for green buildings.

E. The following requirements are imposed under Subsections 925(1) & (2) of the Local Government Act:

- 1. Prior to issuance of the Building Permit the following deposits are required:
 - (a) A security deposit equal to the greater of either 125% of the estimated cost (in accordance with the approved cost estimate) of all on-site landscaping, or \$125,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, building and environmental works.
 - (b) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

F. The following Sign Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:

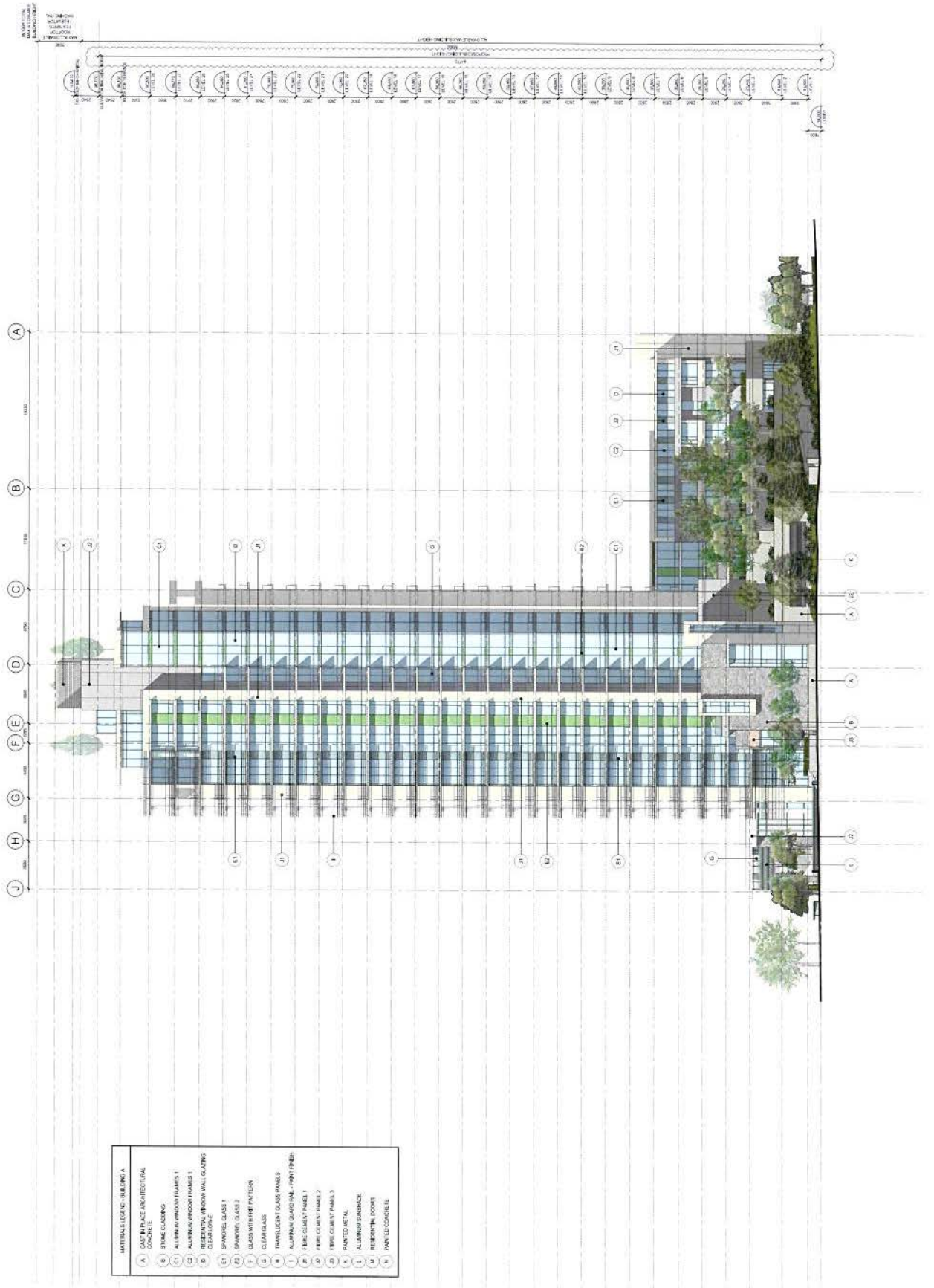
1. The maximum height of a real estate sign (hoarding) is increased from 1.83m (6.0 ft) to 2.44m (8 ft);
2. The maximum area of a real estate sign (hoarding) is increased from 3m² (107.6 sq ft) to 500 m² (5,384 sq. ft.) subject to 50% of hoarding surface measured on each road frontage to be blank background colour and the finalized design of sign copy being accepted by the General Manager, Planning, Properties, and Permits;
3. The minimum setback from a property line for a real estate sign (hoarding) or a real estate sign shall be reduced from 0.9 m (3.0 feet) to zero;
4. The maximum sign area of a real estate sign is increased from 3 m² (32.3 sq. ft.) to 7.43 m² (80 sq. ft.);
5. The maximum height of a real estate sign is increased from 1.83 m (6.0 ft) to 3.1 m (10 ft);
6. The maximum number of real estate signs permitted is increased from 1 per parcel to 3 per parcel, in the form of one "information sign" and two "marketing signs";
7. The maximum number of real estate signs shall not exceed one per road frontage;
8. Flag signs are permitted when mounted on a building and the number of flag signs is increased to a maximum of two, with not more than one flag sign displayed on any single building elevation;
9. The maximum area of a flag sign is increased from 2.8 m² (30.1 sq ft) to 139.4 m² (1,500 sq ft);
10. The maximum height of a flag sign is increased from 3 m (9.8 feet) to 45.7 m (150 ft.);
11. The maximum width of a flag sign is limited to 3.1 m (10 feet);
12. Sign copy and image area of a flag sign shall not exceed 50% of the flag sign area;
13. Any real estate sign (hoarding) is required to be removed following occupancy of the building on the site;
14. Any real estate sign is required to be removed 3 months following the occupancy of the building on the site; and
15. Any flag sign is required to be removed following the occupancy of the building on which the flag sign is displayed.

- G. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number: CA2917929.

Mayor

Municipal Clerk

Dated this ____ day of _____, 2015.



1	GLASS CURTAIN	100%
2	GLASS CURTAIN	100%
3	GLASS CURTAIN	100%
4	GLASS CURTAIN	100%
5	GLASS CURTAIN	100%
6	GLASS CURTAIN	100%
7	GLASS CURTAIN	100%
8	GLASS CURTAIN	100%
9	GLASS CURTAIN	100%
10	GLASS CURTAIN	100%
11	GLASS CURTAIN	100%
12	GLASS CURTAIN	100%
13	GLASS CURTAIN	100%
14	GLASS CURTAIN	100%
15	GLASS CURTAIN	100%
16	GLASS CURTAIN	100%
17	GLASS CURTAIN	100%

ATTACHMENT A 7.

DA

DA Architectural Plans Inc. 1000 Highway 100, Suite 100, Scarborough, Ontario M1B 2B5
 Tel: 416-481-6900
 Fax: 416-481-6901
 Email: info@seylunn.com

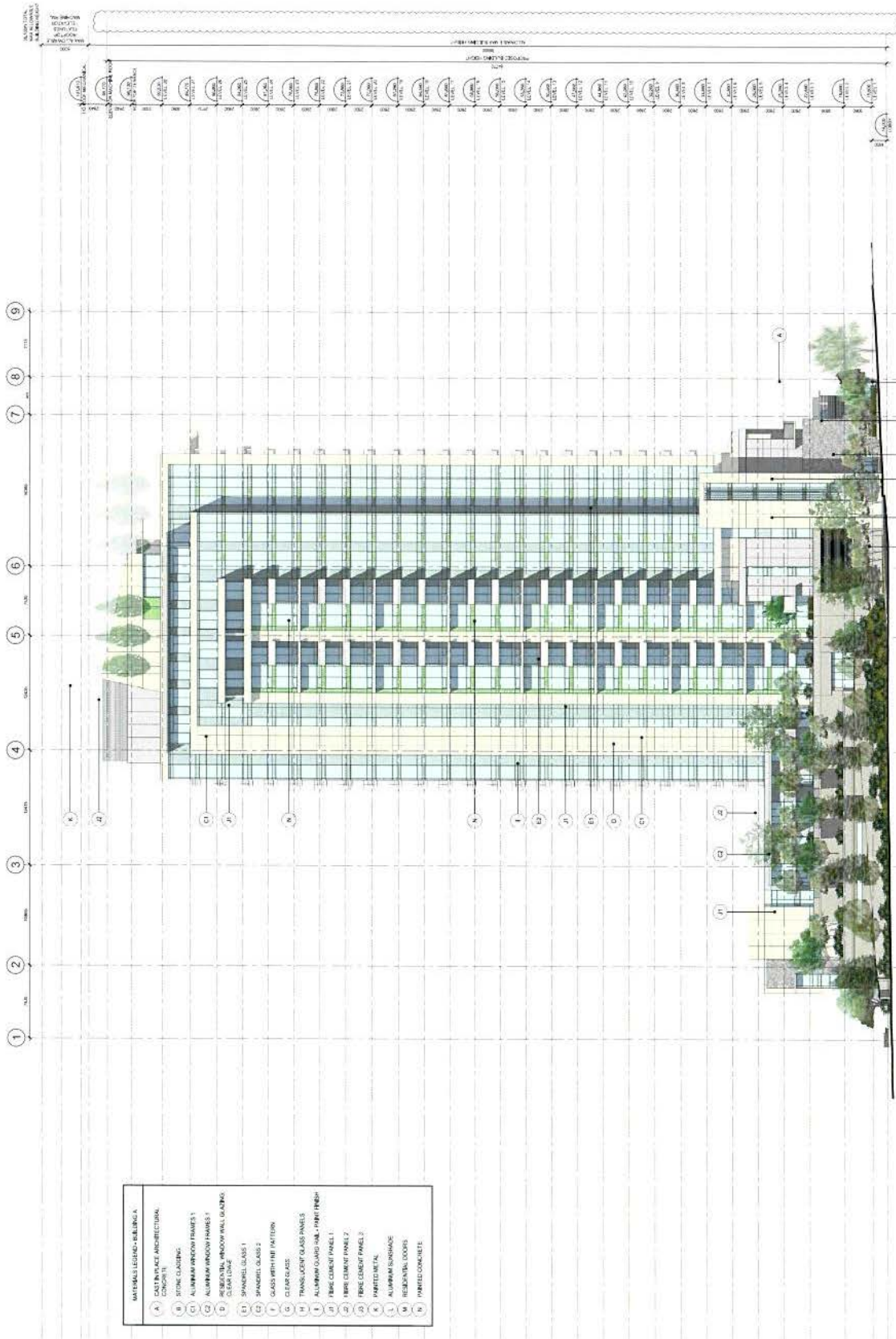
SEYLUUN BUILDING A

EAST ELEVATION

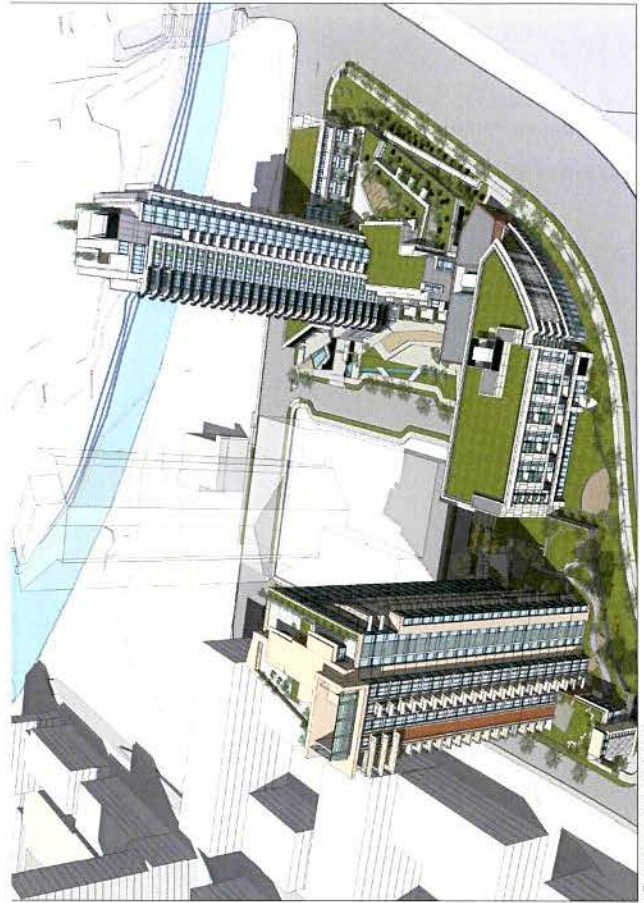
A-17

Scale: 1/8" = 1'-0"

Drawn: [Name]
 Check: [Name]
 Date: [Date]







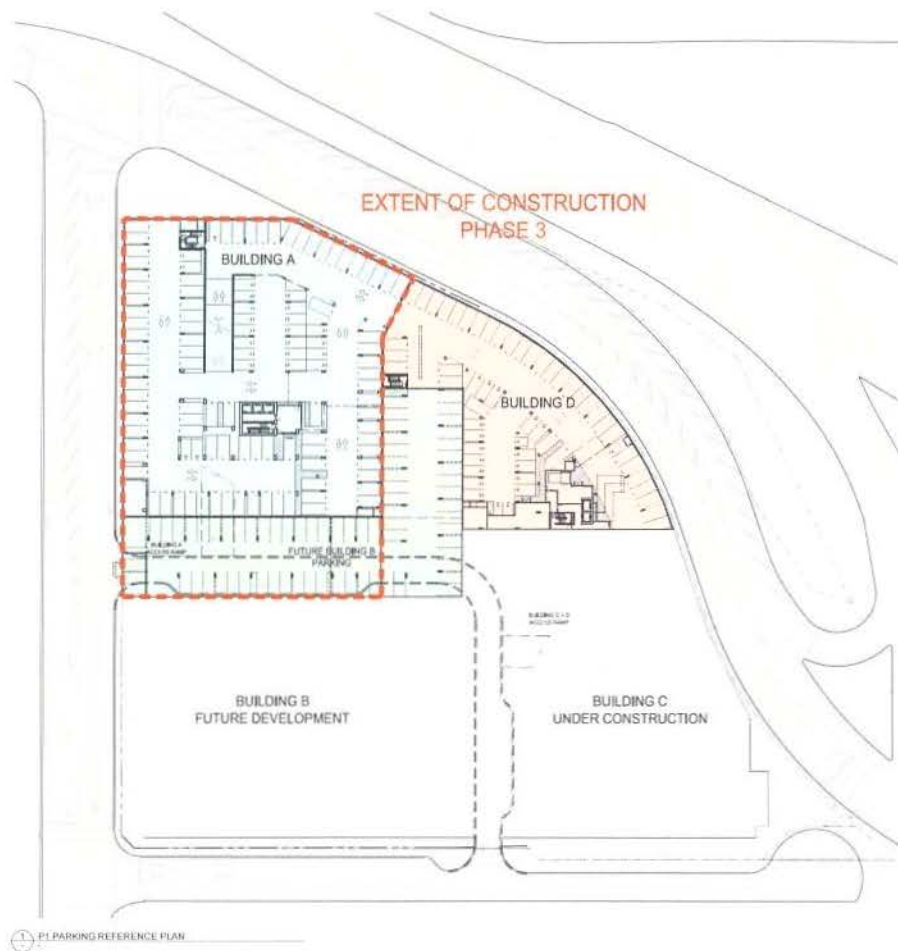
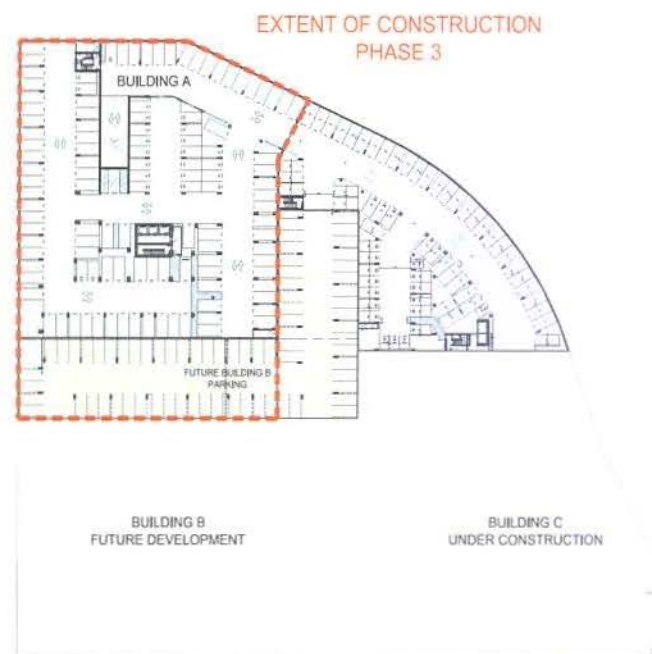
NO. OF FLOORS	12
NO. OF UNITS	120
NO. OF PARKING SPACES	120
NO. OF GARAGES	120
NO. OF STORES	120
NO. OF OFFICES	120
NO. OF RESIDENTIAL UNITS	120
NO. OF COMMERCIAL UNITS	120
NO. OF INDUSTRIAL UNITS	120
NO. OF AGRICULTURAL UNITS	120
NO. OF RECREATIONAL UNITS	120
NO. OF EDUCATIONAL UNITS	120
NO. OF HEALTHCARE UNITS	120
NO. OF GOVERNMENT UNITS	120
NO. OF OTHER UNITS	120
TOTAL NO. OF UNITS	1200

DA ATTACHMENT A.II

SEYLUKUNN
BUILDING A.II

OVERALL SITE
PERSPECTIVES

NO. OF FLOORS: 12
NO. OF UNITS: 120
NO. OF PARKING SPACES: 120
NO. OF GARAGES: 120
NO. OF STORES: 120
NO. OF OFFICES: 120
NO. OF RESIDENTIAL UNITS: 120
NO. OF COMMERCIAL UNITS: 120
NO. OF INDUSTRIAL UNITS: 120
NO. OF AGRICULTURAL UNITS: 120
NO. OF RECREATIONAL UNITS: 120
NO. OF EDUCATIONAL UNITS: 120
NO. OF HEALTHCARE UNITS: 120
NO. OF GOVERNMENT UNITS: 120
NO. OF OTHER UNITS: 120
TOTAL NO. OF UNITS: 1200

 P1 PARKING REFERENCE PLAN P2 PARKING REFERENCE PLAN[illegible]

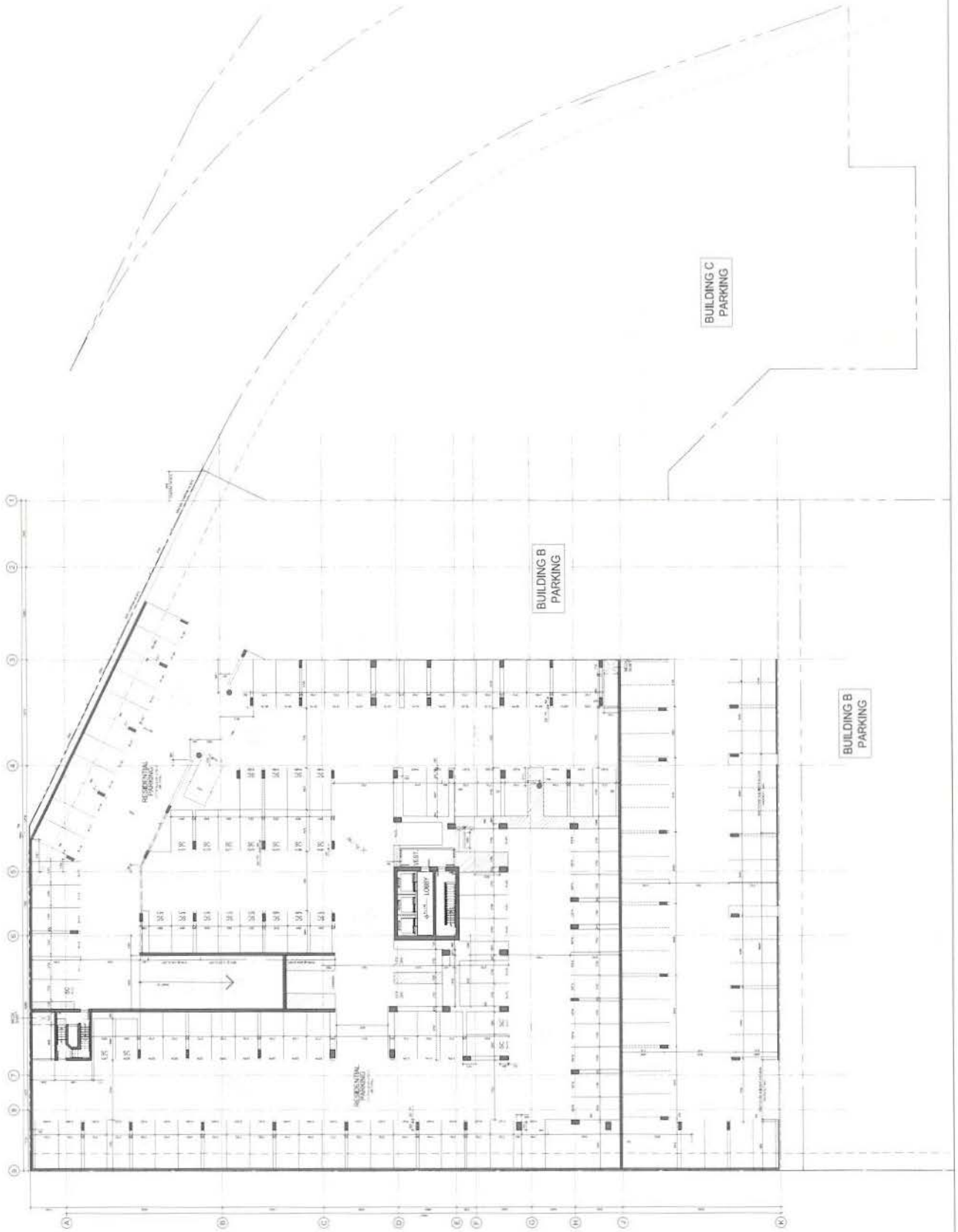
Seelynn
A.I.Z.
DA
Get Assistance & Resources
100-1001 Holmes Street, Suite 100
Indian Creek, Canada, MO 63122
1-800-685-6312
Fax 636-354-0010
www.da-seelynn.com

**SEELYNN VILLAGE
BUILDING A**

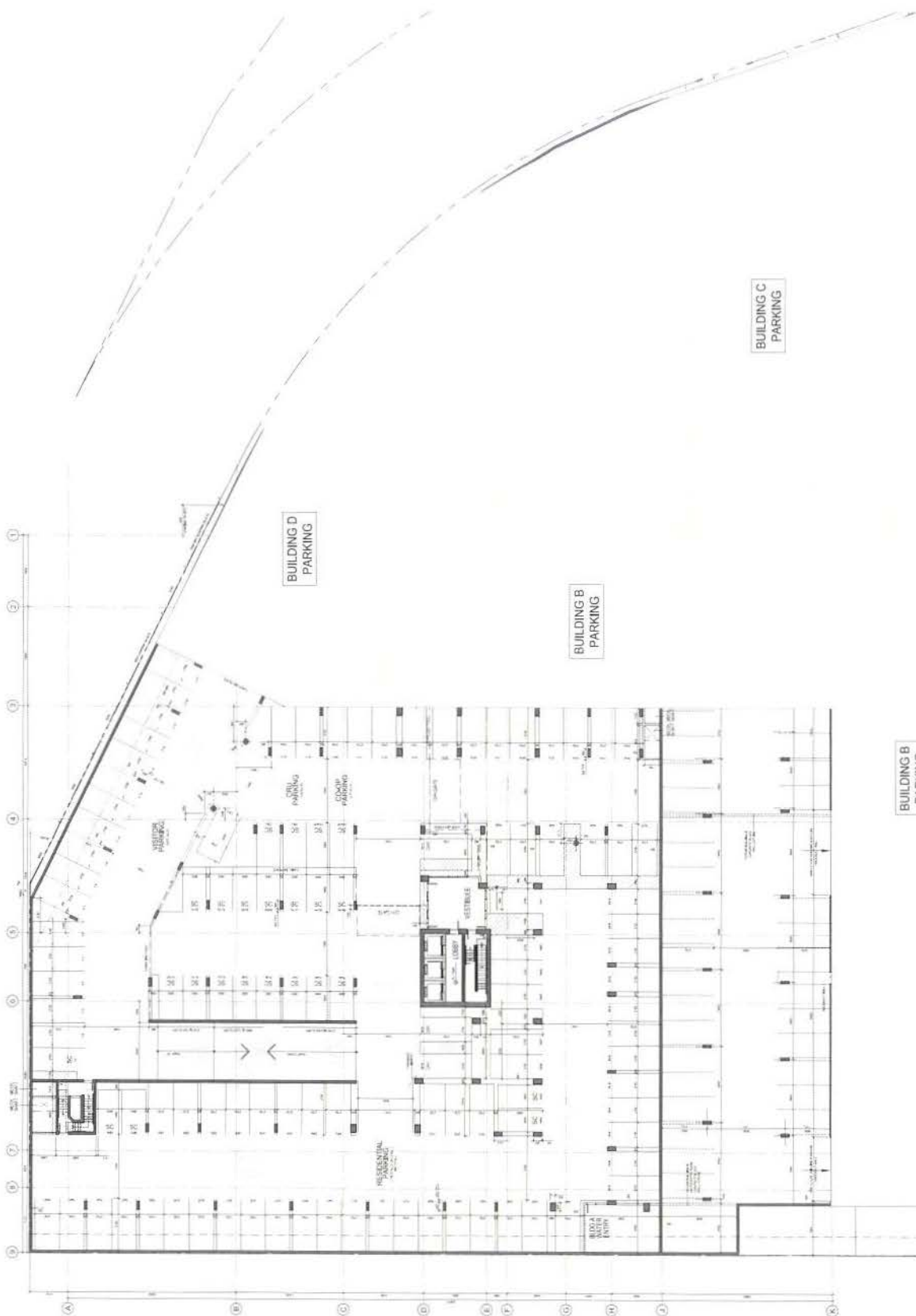
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PHASE 3 OVERALL
PARKING REFERENCE PLANS

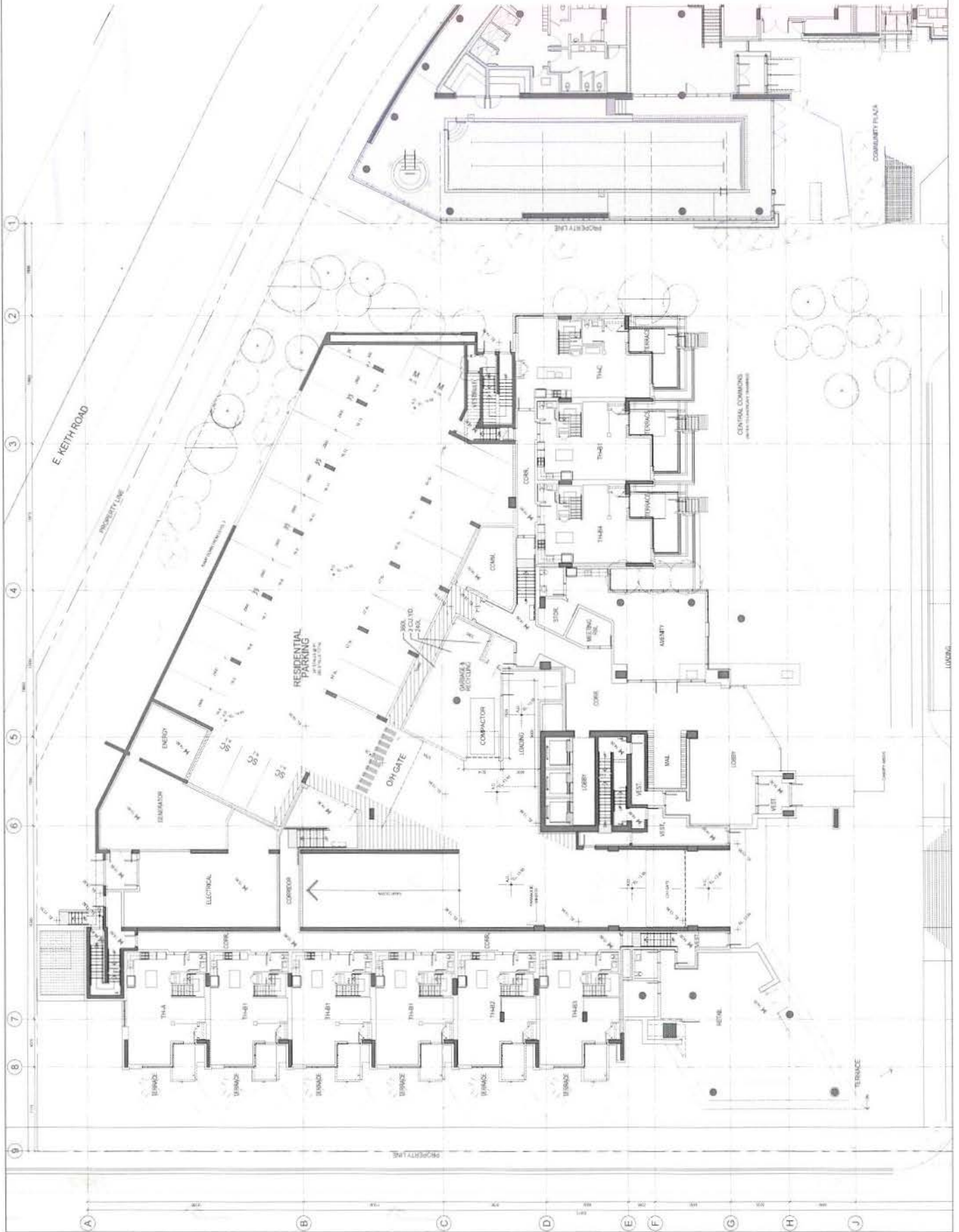
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3	REVISION	08/11/2017	DA	DA
4	REVISION	08/11/2017	DA	DA
5	REVISION	08/11/2017	DA	DA
6	REVISION	08/11/2017	DA	DA
7	REVISION	08/11/2017	DA	DA
8	REVISION	08/11/2017	DA	DA
9	REVISION	08/11/2017	DA	DA

ATTACHMENT A.I.S.

Sealy

DA

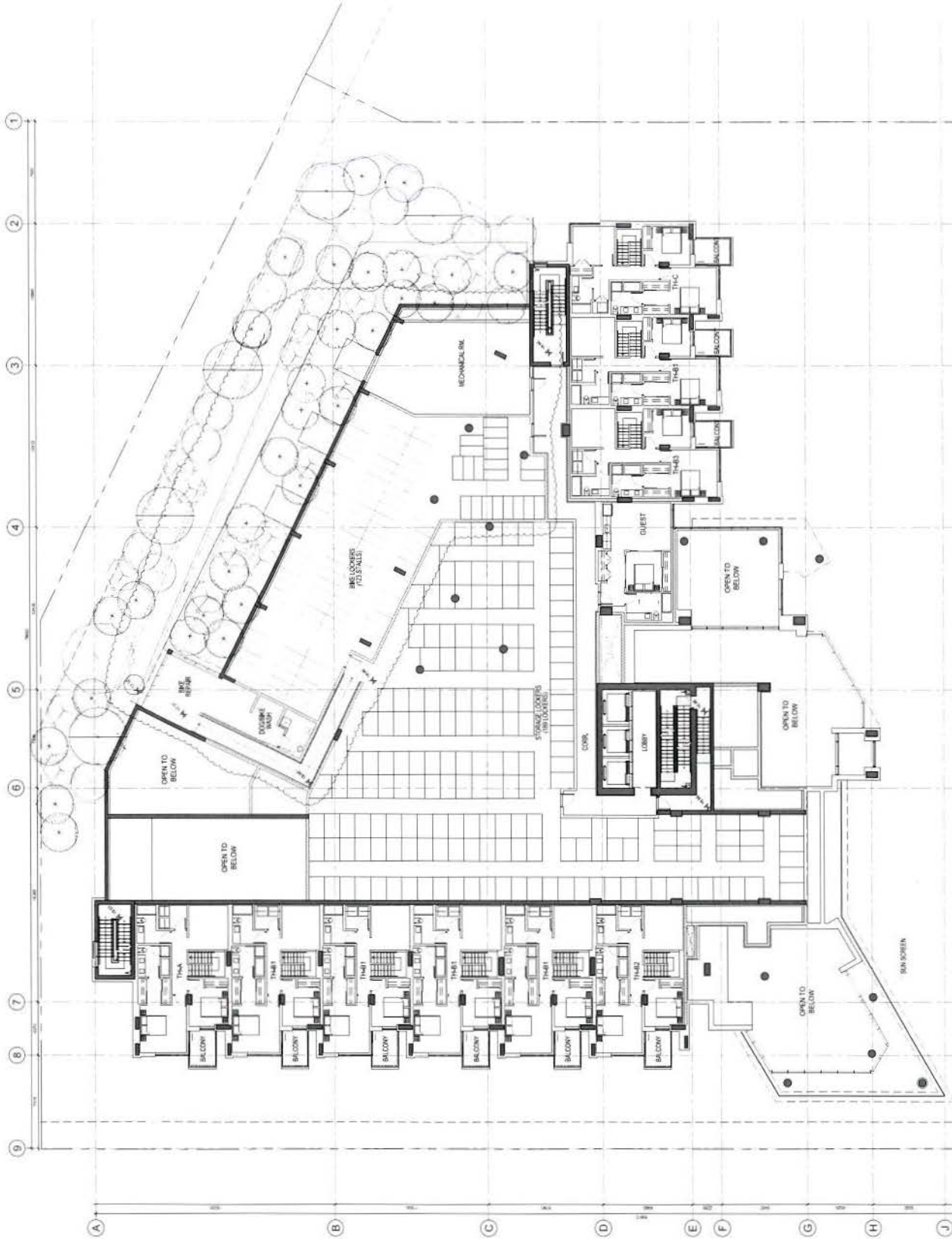
DESIGNER: DA
 10000 E. KEITH ROAD
 SUITE 100
 DENVER, CO 80231
 TEL: 303.888.6132
 FAX: 303.888.6133
 WWW.DENVERARCHITECTS.COM

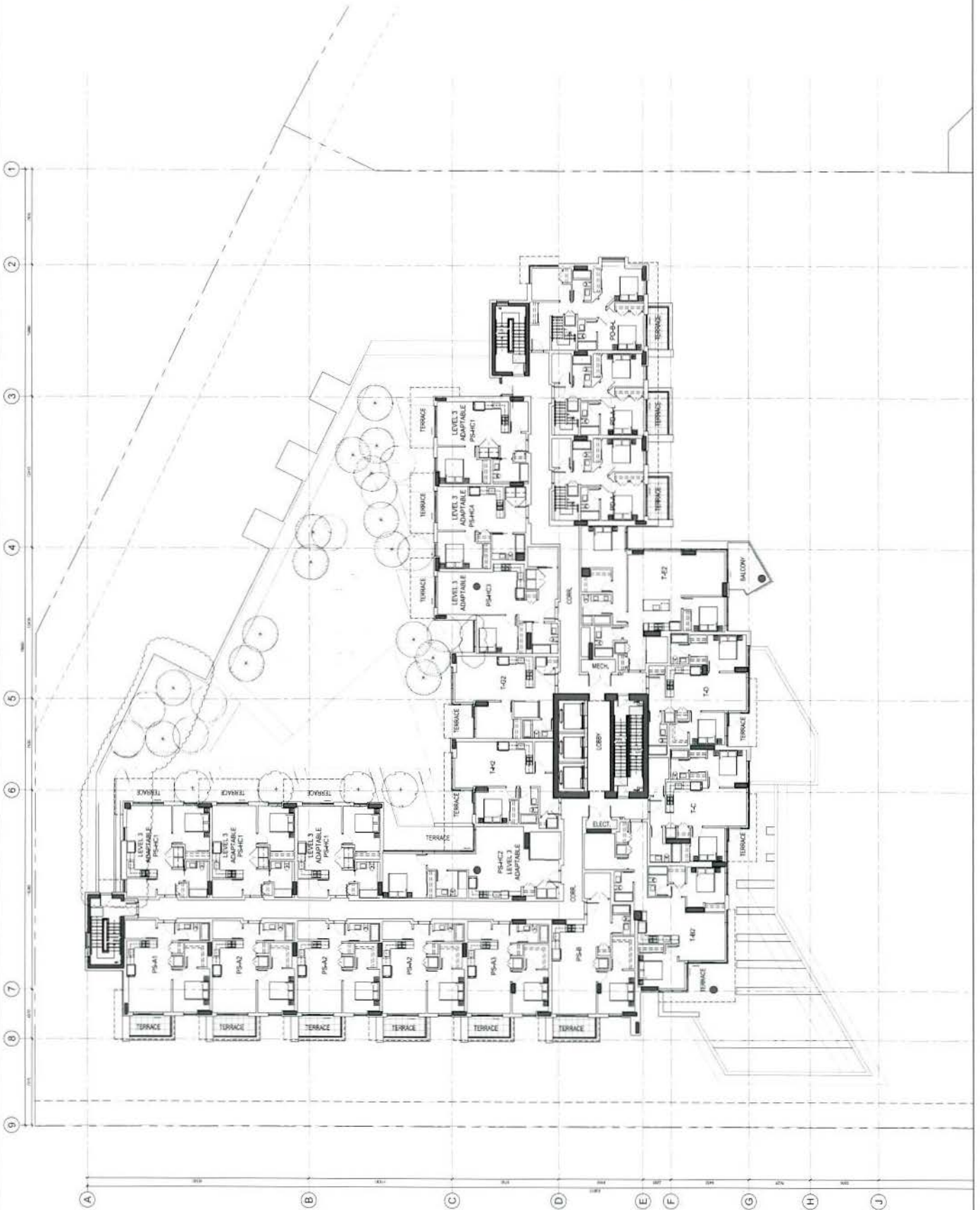
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 10000 E. KEITH ROAD
 SUITE 100
 DENVER, CO 80231
 TEL: 303.888.6132
 FAX: 303.888.6133
 WWW.DENVERARCHITECTS.COM

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/11/2017	DA	DA
2	REVISION	08/11/2017	DA	DA
3	REVISION	08/11/2017	DA	DA
4	REVISION	08/11/2017	DA	DA
5	REVISION	08/11/2017	DA	DA
6	REVISION	08/11/2017	DA	DA
7	REVISION	08/11/2017	DA	DA
8	REVISION	08/11/2017	DA	DA
9	REVISION	08/11/2017	DA	DA

LEVEL 1 FLOOR PLAN

A-7





NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
2	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
3	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
4	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
5	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
6	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
7	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
8	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
9	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
10	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.

ATTACHMENT A.17.

Seelynn

DA

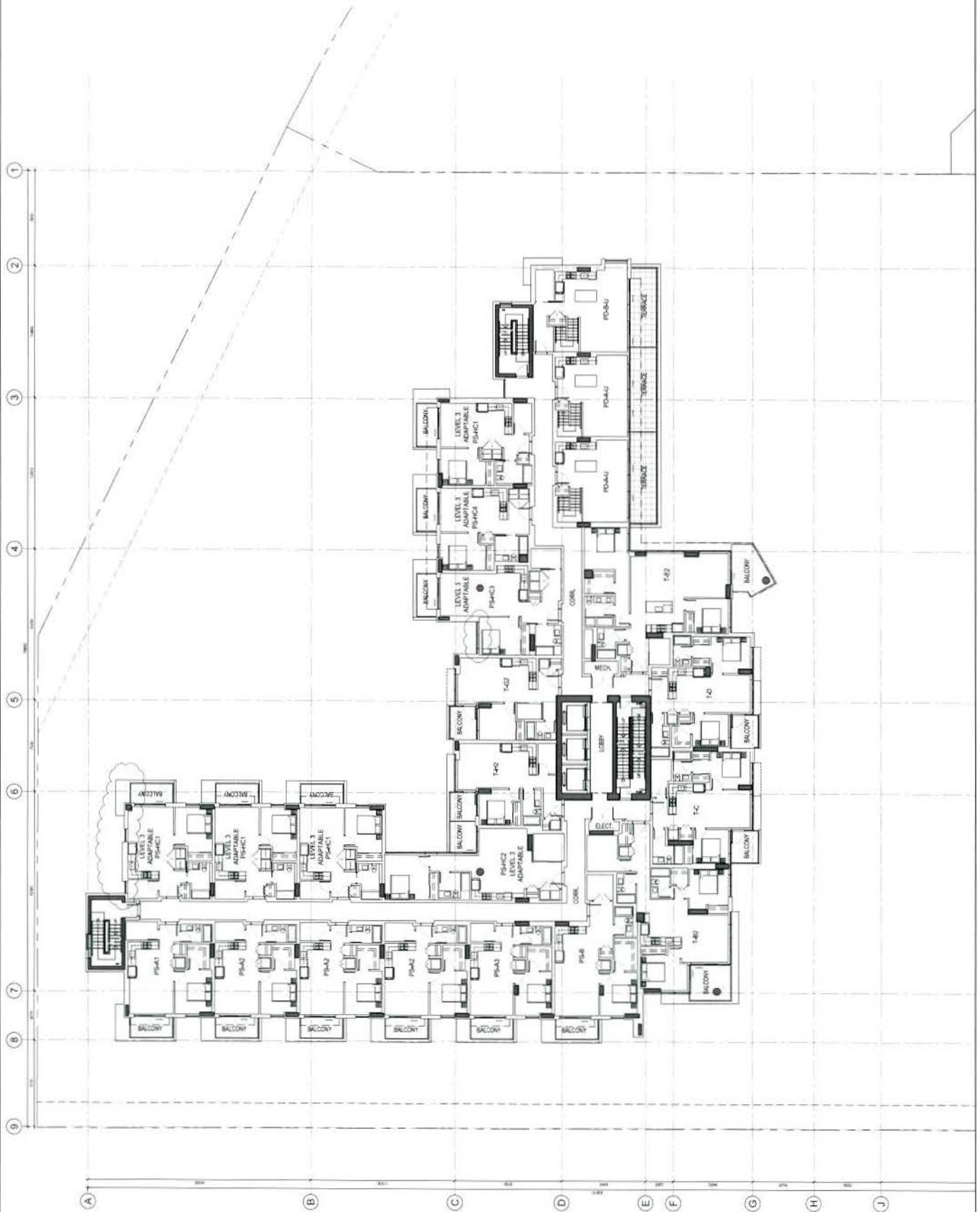
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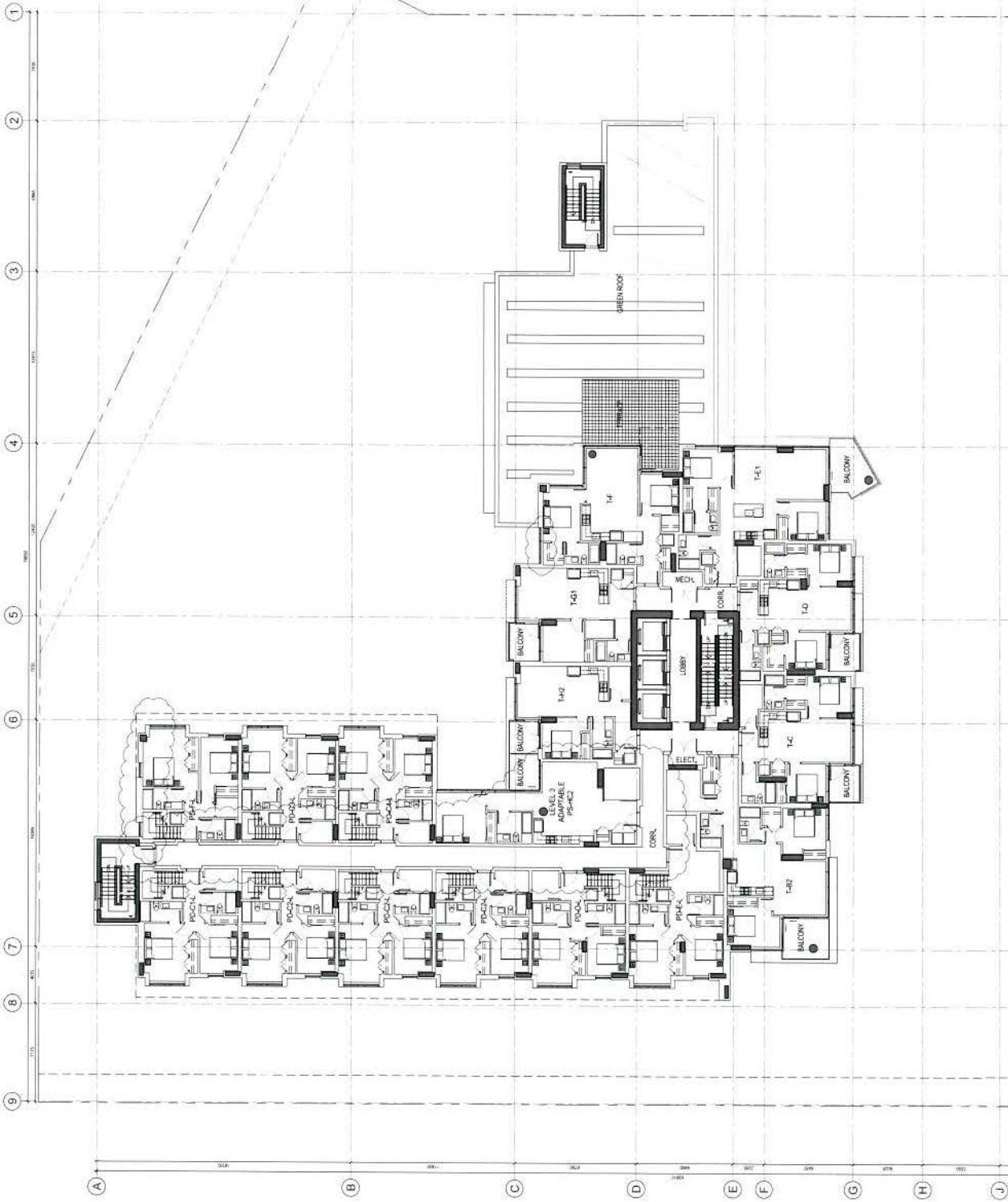
SEELYNN RELAGE
 BUILDING A

NO.	REVISION	DATE	BY	CHKD.
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2	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
3	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
4	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
5	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
6	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
7	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
8	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
9	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.
10	REVISED FOR PERMIT	10/10/2018	W. J. B. / J. B. B.	W. J. B. / J. B. B.

LEVEL 3 FLOOR PLAN

A-9





NO.	REVISION	DATE	BY	CHKD.
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11	REVISION	10/1/19	10/1/19	10/1/19
12	REVISION	10/1/19	10/1/19	10/1/19
13	REVISION	10/1/19	10/1/19	10/1/19
14	REVISION	10/1/19	10/1/19	10/1/19
15	REVISION	10/1/19	10/1/19	10/1/19
16	REVISION	10/1/19	10/1/19	10/1/19
17	REVISION	10/1/19	10/1/19	10/1/19
18	REVISION	10/1/19	10/1/19	10/1/19
19	REVISION	10/1/19	10/1/19	10/1/19
20	REVISION	10/1/19	10/1/19	10/1/19

Seyllyn

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A.19

SEYLYN RELEASE

SEYLYN RELEASE

LEVEL 3 FLOOR PLAN	
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18	REVISION
19	REVISION
20	REVISION



ATTACHMENT A.20

 Seelynn
A Division of

DA
Division of
Agriculture & Forestry
1000 University Avenue, 10th Floor
P.O. Box 6867
Fayetteville, NC 28404
www.dnr.state.nc.us


DEVILS PLAGE
BUILDING A

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[illegible]



Project Name	Project Number	Project Status	Project Manager	Project Start Date	Project End Date	Project Budget	Project Progress	Project Risks	Project Issues	Project Comments
Project A	101	Completed	John Doe	2023-01-01	2023-03-31	\$100,000	100%	Low	None	Project completed successfully.
Project B	102	In Progress	Jane Smith	2023-04-01	2023-06-30	\$200,000	75%	Medium	Minor delays in resource allocation.	Project is on track.
Project C	103	On Hold	Mike Johnson	2023-07-01	2023-09-30	\$150,000	0%	High	Significant budget cuts and resource shortages.	Project is on hold.
Project D	104	Planned	Sarah Lee	2023-10-01	2023-12-31	\$80,000	0%	Low	None	Project is planned.



Seylunn
Architectural & Interiors
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Colombo 10, Sri Lanka
T: +94 11 555 6362
F: +94 11 555 6362
E: info@seylunn.lk

A-21

21ST FLOOR MECHANICAL ROOF PLAN

A-13

21ST FLOOR MECHANICAL ROOF PLAN

21ST FLOOR MECHANICAL ROOF PLAN

21ST FLOOR MECHANICAL ROOF PLAN



ENTRY PERSPECTIVE



WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE

Project Name	SELYUNN
Project Address	1000 6th Street, Suite 1000, San Francisco, CA 94103
Project Type	Commercial Office Building
Project Status	Under Construction
Project Manager	John Doe
Project Engineer	Jane Smith
Project Architect	ABC Architects
Project Designer	XYZ Design
Project Consultant	DEF Consulting
Project Contractor	GHI Construction
Project Owner	JKL Properties
Project Date	2023-10-27
Project Version	1.0

ATTACHMENT

Selyunn

DA

1000 6th Street, Suite 1000, San Francisco, CA 94103

Project Type: Commercial Office Building

Project Status: Under Construction

Project Manager: John Doe

Project Engineer: Jane Smith

Project Architect: ABC Architects

Project Designer: XYZ Design

Project Consultant: DEF Consulting

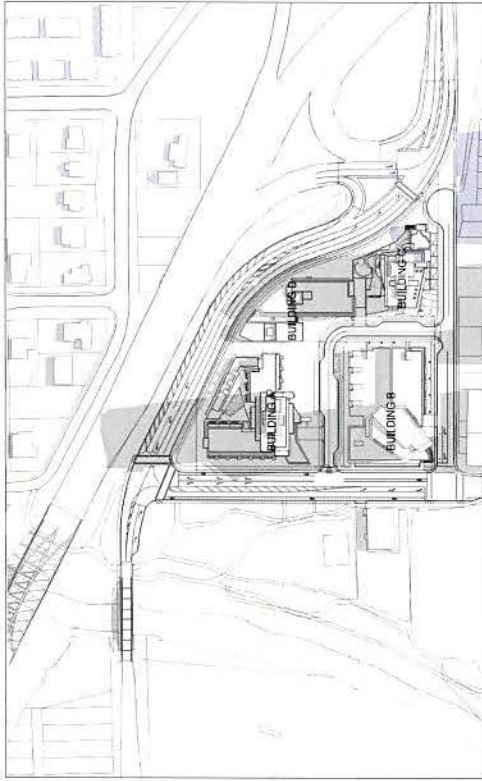
Project Contractor: GHI Construction

Project Owner: JKL Properties

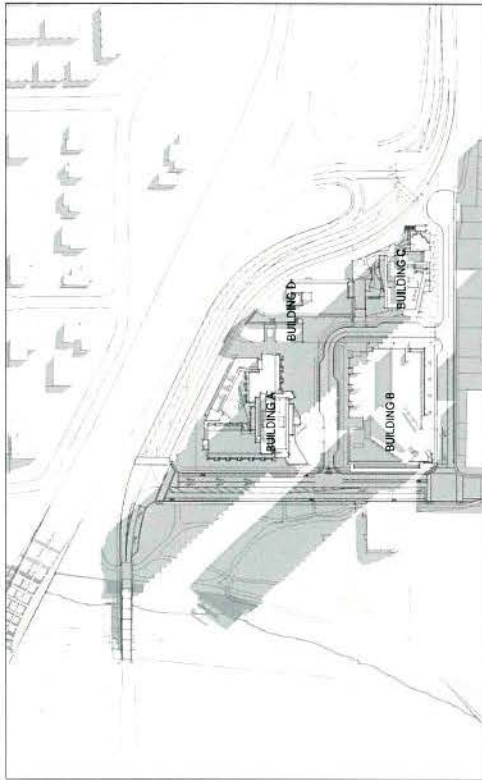
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Project Version: 1.0

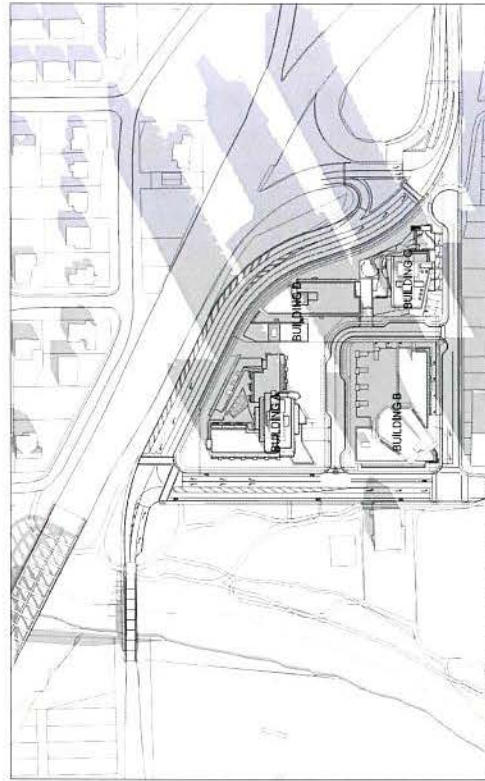
Project Name	SELYUNN
Project Address	1000 6th Street, Suite 1000, San Francisco, CA 94103
Project Type	Commercial Office Building
Project Status	Under Construction
Project Manager	John Doe
Project Engineer	Jane Smith
Project Architect	ABC Architects
Project Designer	XYZ Design
Project Consultant	DEF Consulting
Project Contractor	GHI Construction
Project Owner	JKL Properties
Project Date	2023-10-27
Project Version	1.0



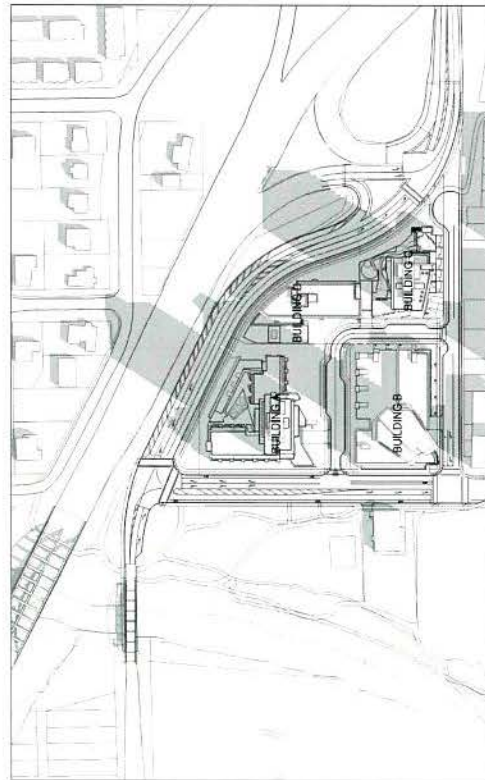
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② MARCH 21 AND SEPTEMBER 21 (EQUINOX), 10:00 AM



③ MARCH 21 AND SEPTEMBER 21 (EQUINOX), 4:00 PM



④ MARCH 21 AND SEPTEMBER 21 (EQUINOX), 2:00 PM

NO.	DATE	DESCRIPTION	BY	CHKD
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3	10/1/10	REVISED FOR 10/1/10	DA	DA
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10	10/1/10	REVISED FOR 10/1/10	DA	DA

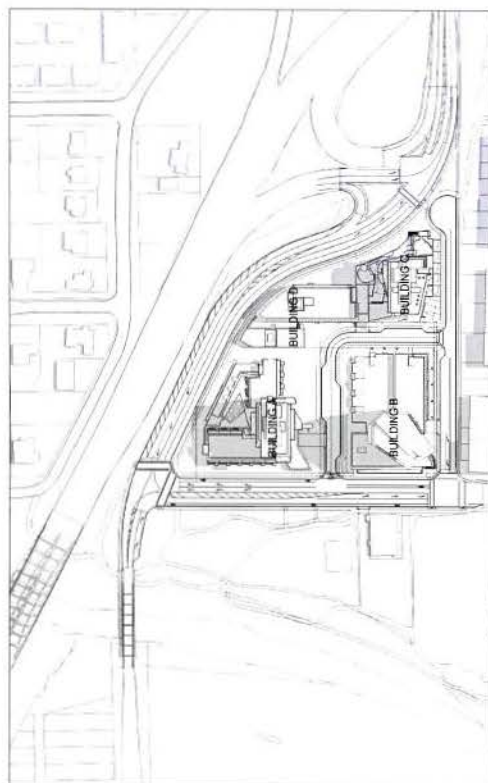
DA
1000 10th Street, Suite 100
Seattle, WA 98101
206.465.6912
www.seylunn.com

ATTACHMENT

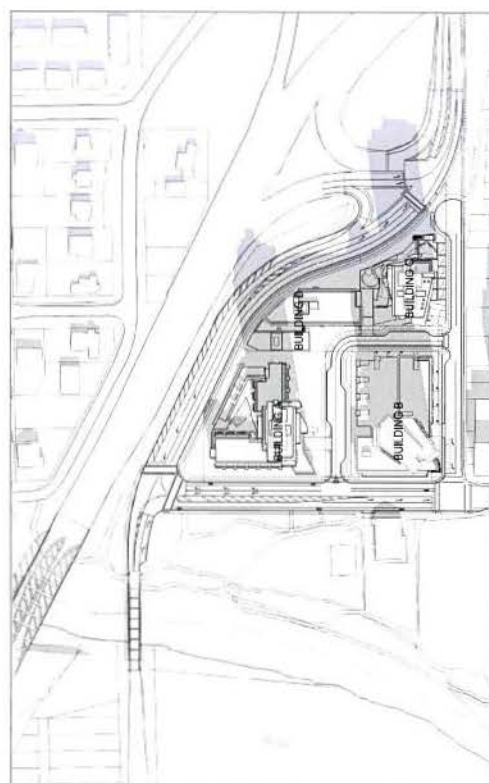
A-24

SEYLUINN VILLAGE
BUILDING A

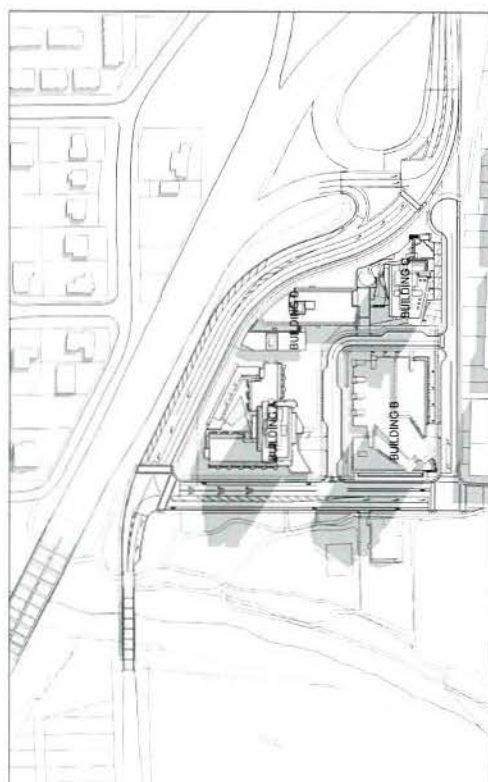
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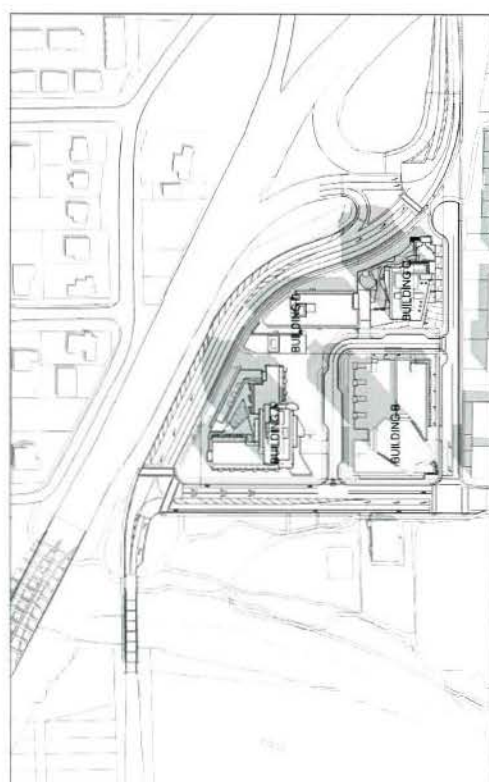
2) JUNE 21 (SOLSTICE): 12 NOON



4. JUNE 23 (FOR STICE): 4 PM



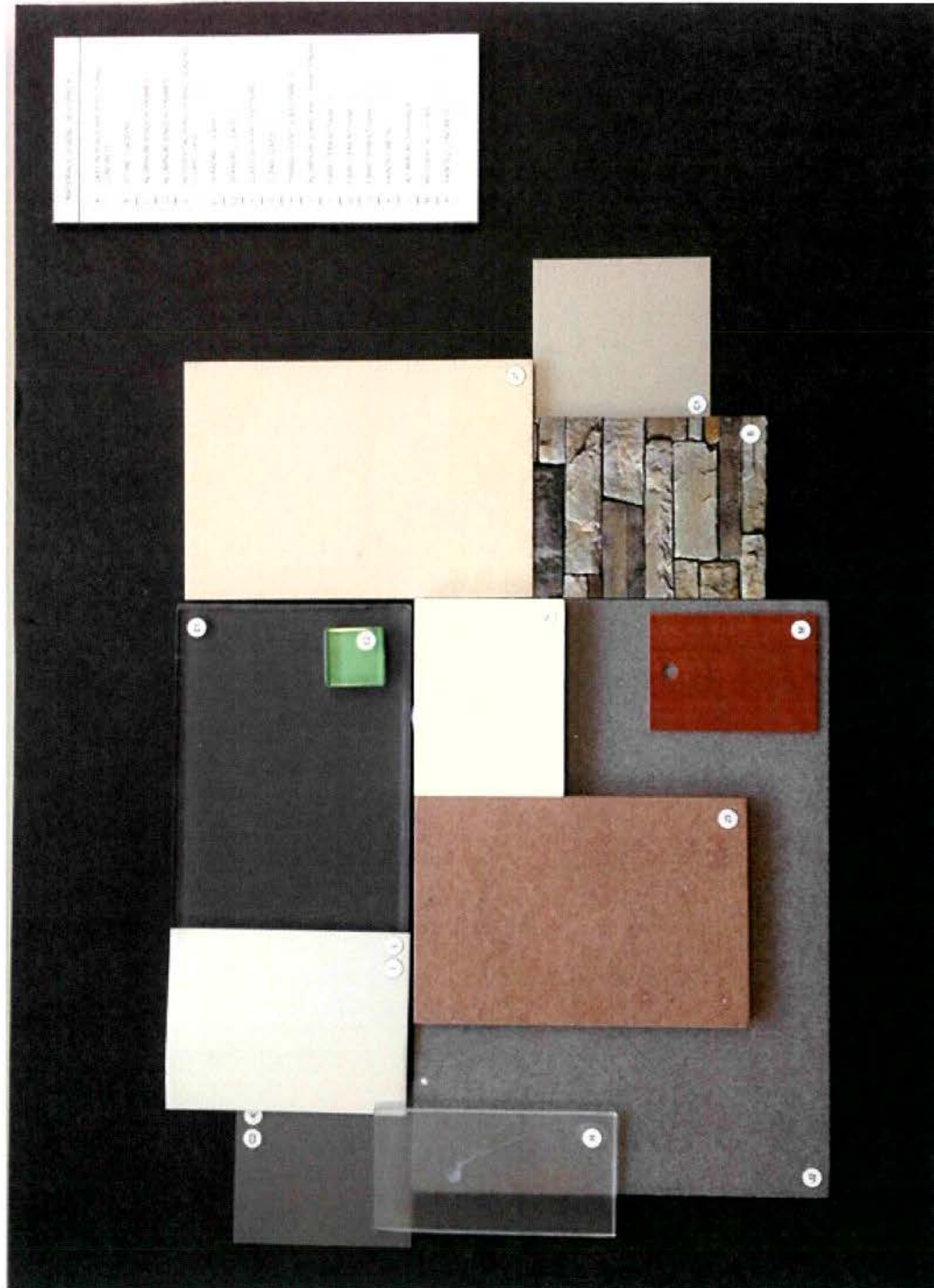
① JUNE 21 (SOLSTICE): 10 AM



3) JUNE 21 (SOLSTICE): 2 PM

[illegible]

Colour and Material Sample Board – Seyllynn Village Building A



NOTE: PLANTING IN MULCH AND BEDS SHOULD BE DONE WITHIN THE 18" TO 24" LENGTH OF BEDDING AND BE COMPLETED BEFORE THE "YARDWORKS-BUILDING PLANTING BLEND".

[illegible]

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Journal of Internal Medicine 258: 111–121

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[illegible]

ATTACHMENT A.28

SEYLYNN PHASE

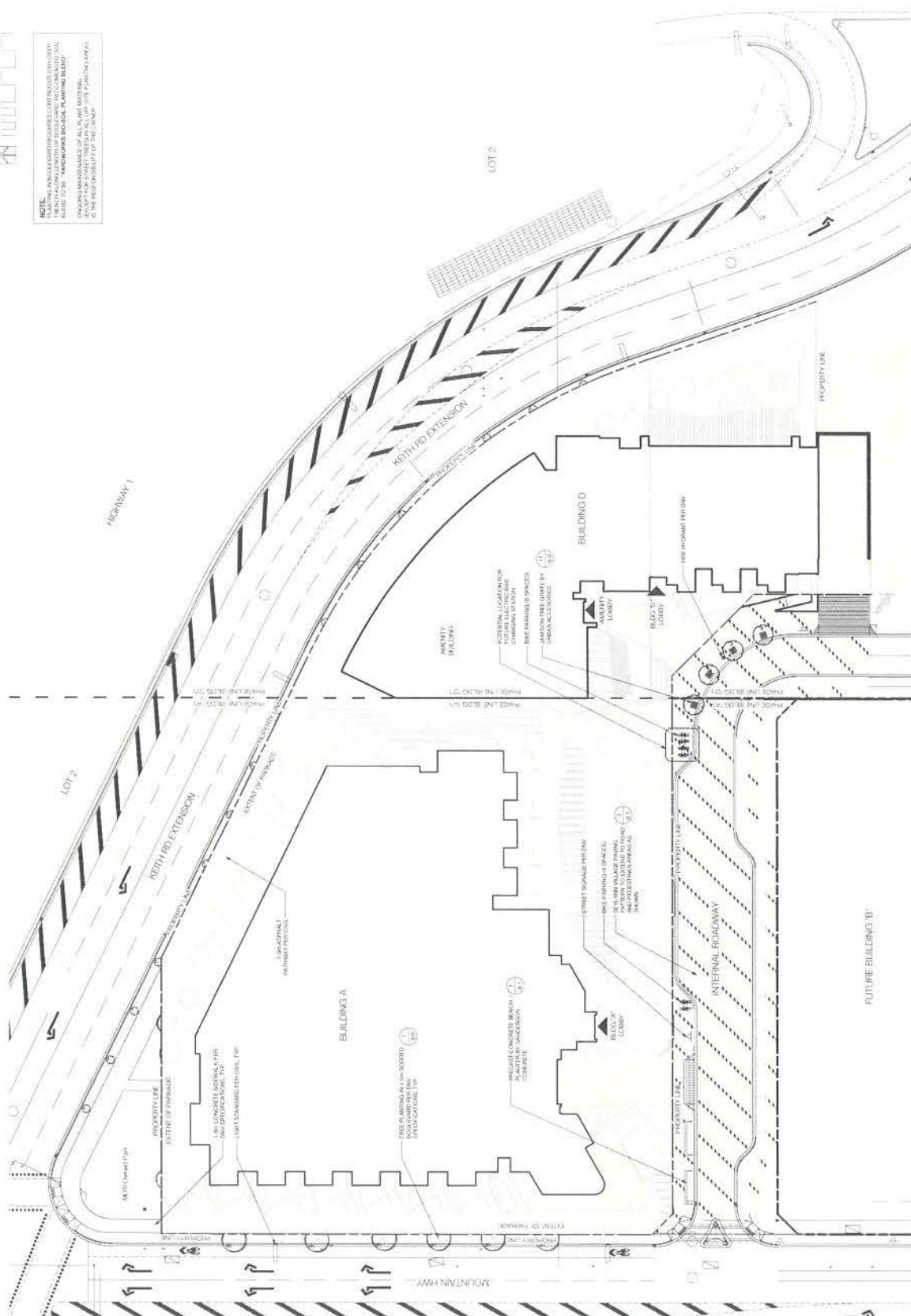
600 Mountain Highway
North Vancouver, BC

Offsite & Civil
Servicing Plan
BUILDING 'A'

1000

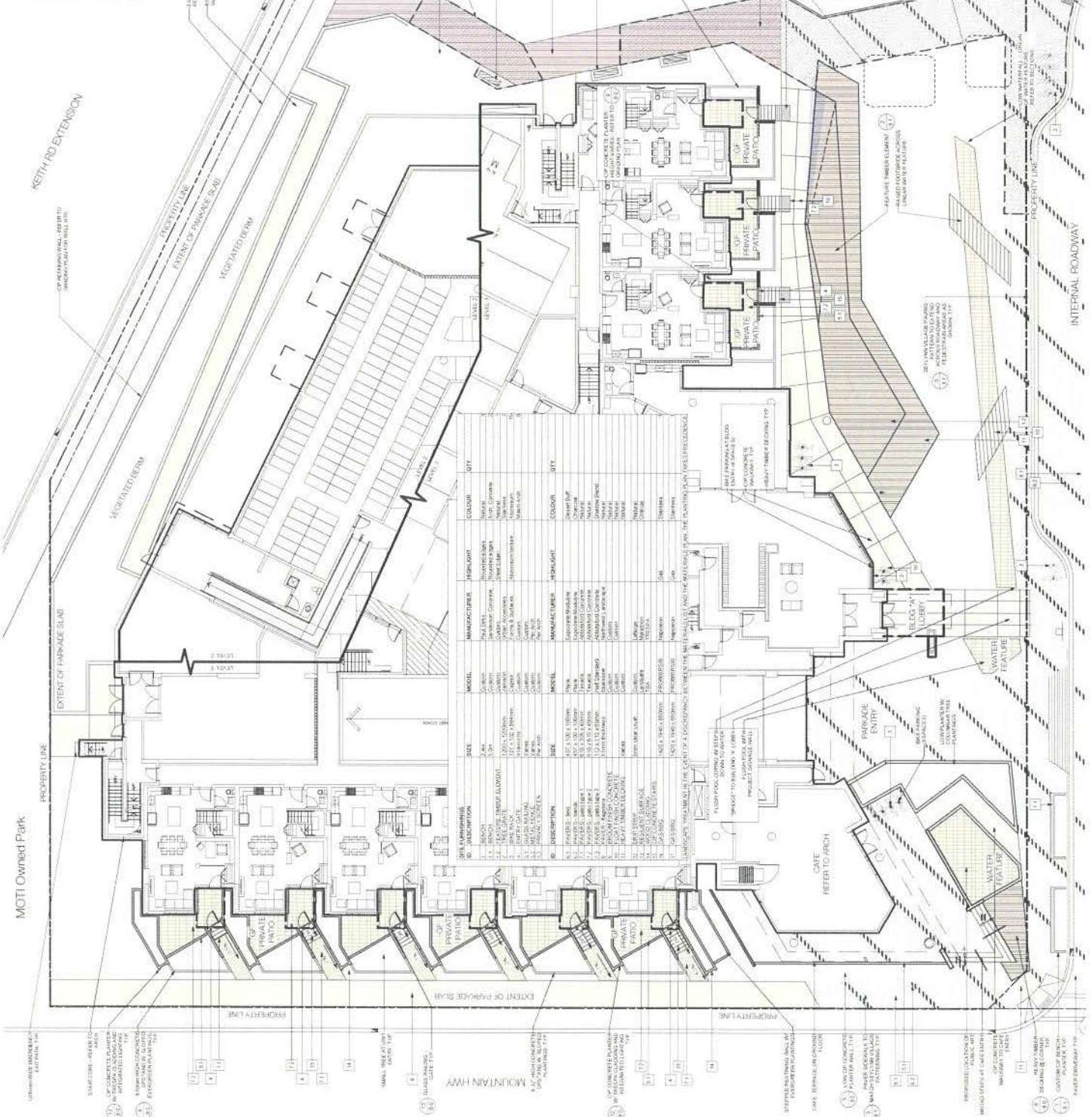
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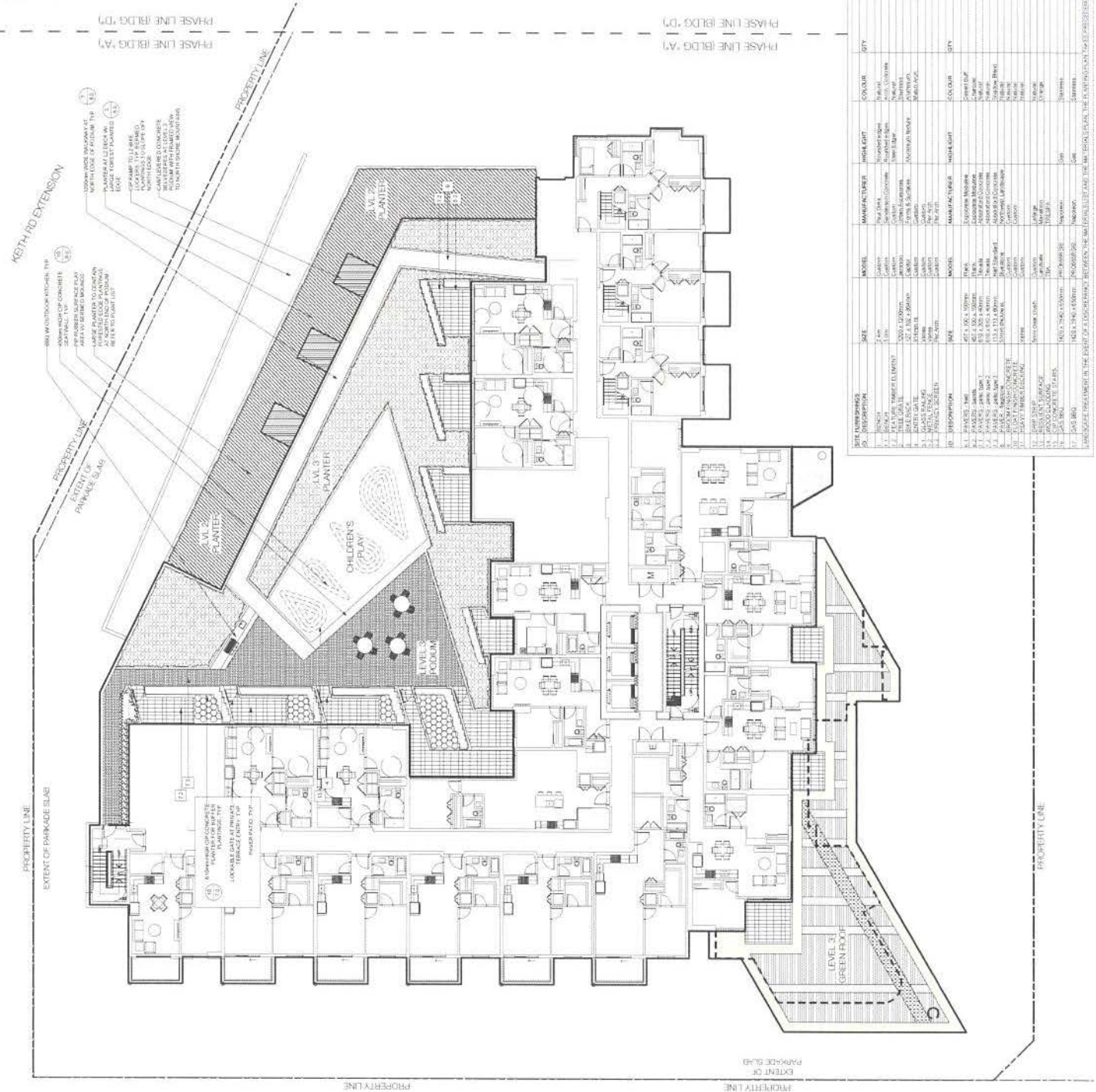
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PHASE LINE - BLDG. D.
PHASE LINE - BLDG. A.







MOUNTAIN HIGHWAY

PROPERTY LINE

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EXTENT OF PARKADE SLAB

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KEITH RD EXTENSION

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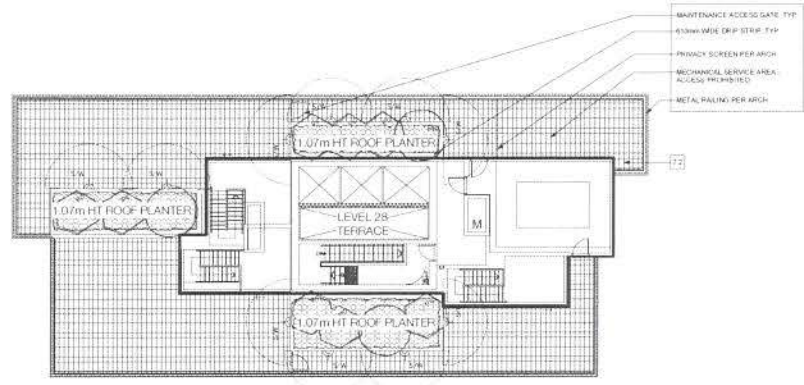
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Project No. Date Revision Notes

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Drawn: [Name] Date: [Date] Checked: [Name] Date: [Date]

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PHASE LINE (BLDG 'A')

PHASE LINE (BLDG 'D')

eta

1000 Mountain Highway
North Vancouver, BC
V7P 1K1
Tel: 604.273.1234
Fax: 604.273.1235
www.eta.ca

Project: SEYLYNN PHASE 2

800 Mountain Highway
North Vancouver, BC

Roof
Materials Plan
BUILDING 'A'

ATTACHMENT A.33

NO.	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOR	QTY
1.	BENCH	2.4m	Custom	Pha Doka	Rounded edges	Natural	
2.	BENCH	5.0m	Custom	Sanderson Concrete	Rounded edges	Arch. Concrete	
3.	PLANTER, TAPERED ELEMENT		Custom	Custom	Steel Edge	Black	
4.	TRAIL GRATE	1200 x 1200mm	Aluminum	Aluminum	Standard	Black	
5.	RAIL PICKET	102 x 102 x 954mm	Aluminum	Forma & Seals	Aluminum	Black	
6.	ENTRY GATE	2.4m x 2.4m	Custom	Custom	Aluminum	Black	
7.	GLASS RAILING	Various	Custom	Custom	Aluminum	Black	
8.	WALL PANEL	Various	Custom	Pha Doka	Aluminum	Black	
9.	SCREEN GATES	Various	Custom	Pha Doka	Aluminum	Black	
10.	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOR	QTY
11.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
12.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
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81.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
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83.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
84.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
85.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
86.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
87.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
88.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
89.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
90.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
91.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
92.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
93.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
94.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
95.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
96.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
97.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
98.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
99.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	
100.	PAVER - 100mm	400 x 100 x 100mm	Flint	Exquisite Modular	Standard	Black	



THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**DEVELOPMENT PERMIT NUMBER 34.14**

This Development Permit 34.14 is hereby issued by the Council for The District of North Vancouver to Seylynn (North Shore) Properties Corp. Inc. No. BC0920285 to allow for construction of a 6-storey residential building ("Building D") at 650 Seylynn Crescent on the land described as: PID: 028-988-311 Lot 2, District Lot 613, Group 1, NWD Plan EPP26561 (the "Land") subject to the following terms and conditions:

- A. The following requirements are imposed under Subsections 920(2)(c) and 926(1) of the Local Government Act:
 - 1. Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.
 - 2. A Construction Management Plan is required prior to issuance of the Building Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

- B. The following requirements are imposed under Subsections 920(7), (7.1), and (11) of the Local Government Act:
 - 1. No work shall take place except to the extent shown on the attached plans (DP34.14A - W) and in accordance with the following specifications:
 - (i) The site shall be developed in accordance with the recommendations of the flood hazard report prepared by Northwest Hydraulic Consultants' flood assessment report, dated January 1, 2014.
 - (ii) The site shall be developed in accordance with the recommendations of the geotechnical report prepared by GeoPacific Consultants Ltd. dated March 8, 2013, and the consultant's letter of clarification dated January 27, 2015.
 - (iii) A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Northwest Hydraulic Consultants Ltd. flood hazard report referenced above, or meets an equivalent or higher degree of protection including confirmation that the development will be protected from flood risk arising from proximity to Lynn Creek

- C. The following requirements are imposed under Subsections 920(8) & (9) of the Local Government Act:
 - 1. The site shall be developed in accordance with the attached plans DP34.14A - W.

2. Prior to the issuance of a Building Permit, the following shall be submitted to:

(a) Building:

- (i) a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that any rooftop mechanical equipment will comply with the District of North Vancouver Noise Regulation Bylaw, and the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- (ii) Confirmation of fulfillment of legal requirements referenced in the Development Covenant, including, but not limited to: Stormwater Management, Green Buildings, Adaptable Design Features, Transfer of Unsold Parking Spaces, Shared parking, and Securing Affordable Rental Housing.

- (iii) security in the amount of \$53,165 to be held to secure the installation of public art;

(b) Parks:

- (i) Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the Director of Engineering or their designate;
- (ii) A written landscape estimate submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and
- (iv) A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

(c) Engineering:

- (i) Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department;

(ii) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on E. Keith Road. Upgrades will include, but are not limited to: the multi-use pathway, streetlighting, curb and gutter, and street trees.

(iii) A security deposit as specified in the Engineering Services Agreement.

D. The following requirements are imposed under Subsections 920 (10.1) and (10.2) of the Local Government Act:

1. Prior to the issuance of a Building Permit, the following shall be submitted to the Building Department:
 - (a) A completed green building checklist, outlining the measures to incorporated in the building leading to a performance level equivalent to or better than the "Silver" standard under the LEED[™] rating system;
 - (b) A completed Energy Performance Commitment form;
 - (c) A report from an energy performance advisor clearly establishing that the building design will enable the project to achieve the energy performance target; and
 - (d) Confirmation of registration of the section 219 covenant for green buildings.

E. The following requirements are imposed under Subsections 925(1) & (2) of the Local Government Act:

1. Prior to issuance of the Building Permit the following deposits are required:
 - (a) A security deposit equal to the greater of either 125% of the estimated cost (in accordance with the approved cost estimate) of all on-site landscaping, or \$125,000. The deposit must be provided prior to issuance of a building permit for the proposed development on the Land and will be held as security for landscaping, building and environmental works.
 - (b) An engineering security deposit, in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

F. The following Sign Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:

1. The maximum height of a real estate sign (hoarding) is increased from 1.83 m (6.0 ft) to 2.44 m (8 ft);

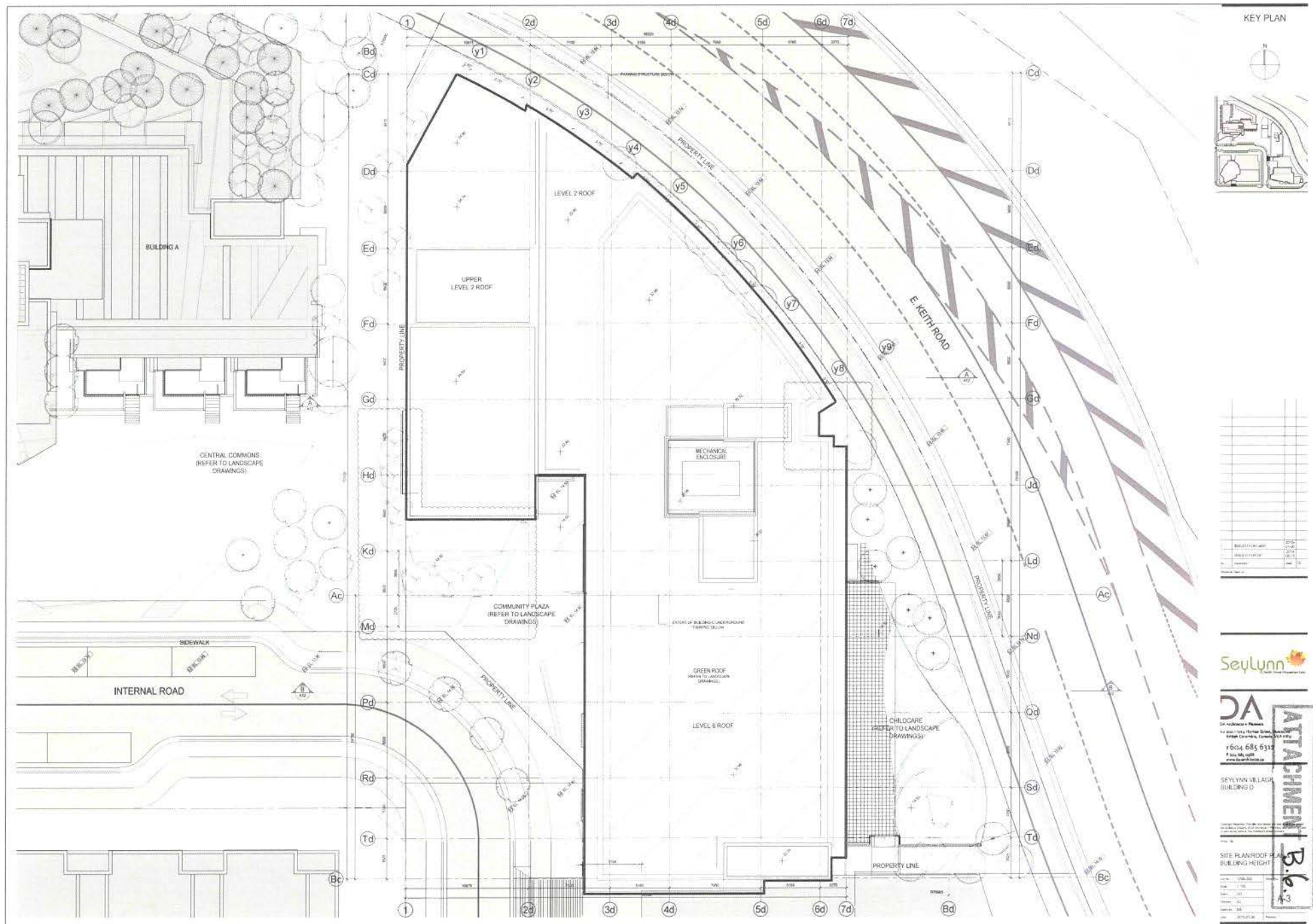
2. The maximum area of a real estate sign (hoarding) is increased from 3 m² (107.6 sq ft) to 500 m² (5,384 sq. ft.) subject to 50% of hoarding surface measured on each road frontage to be blank background colour and the finalized design of sign copy being accepted by the General Manager, Planning, Properties, and Permits;
3. The minimum setback from a property line for a real estate sign (hoarding) or a real estate sign shall be reduced from 0.9 m (3.0 feet) to zero;
4. The maximum sign area of a real estate sign is increased from 3 m² (32.3 sq. ft.) to 7.43 m² (80 sq. ft.);
5. The maximum height of a real estate sign is increased from 1.83 m (6.0 ft) to 3.1 m (10 ft);
6. The maximum number of real estate signs permitted is increased from 1 per parcel to 3 per parcel, in the form of one "information sign" and two "marketing signs";
7. The maximum number of real estate signs shall not exceed one per road frontage;
8. Flag signs are permitted when mounted on a building and the number of flag signs is increased to a maximum of two, with not more than one flag sign displayed on any single building elevation;
9. The maximum area of a flag sign is increased from 2.8 m² (30.1 sq ft) to 16.7 m² (180 sq ft);
10. The maximum height of a flag sign is increased from 3 m (9.8 feet) to 9.1 m (30 ft.);
11. The maximum width of a flag sign is limited to 1.83 m (6 feet);
12. Sign copy and image area of a flag sign shall not exceed 50% of the flag sign area;
13. Any real estate sign (hoarding) is required to be removed following occupancy of the building on the site;
14. Any real estate sign is required to be removed 6 months following the occupancy of the building on the site; and
15. Any flag sign is required to be removed following the occupancy of the building on which the flag sign is displayed.

- G. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number: CA2917929.

Mayor

Municipal Clerk

Dated this _____ day of _____, 2015.



KEY PLAN

1	FOUNDATION
2	CONCRETE SLAB
3	CONCRETE WALL
4	CONCRETE COLUMN
5	CONCRETE BEAM
6	CONCRETE JOIST
7	CONCRETE DECK
8	CONCRETE CURB
9	CONCRETE KERB
10	CONCRETE RAMP
11	CONCRETE STAIR
12	CONCRETE LIFT
13	CONCRETE ELEVATOR
14	CONCRETE ESCALATOR
15	CONCRETE BALCONY
16	CONCRETE TERRACE
17	CONCRETE ROOF
18	CONCRETE FLOOR
19	CONCRETE CEILING
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95	CONCRETE RAMP
96	CONCRETE STAIR
97	CONCRETE LIFT
98	CONCRETE ELEVATOR
99	CONCRETE ESCALATOR
100	CONCRETE BALCONY



1. EAST ELEVATION



2. WEST ELEVATION

1	FOUNDATION
2	CONCRETE SLAB
3	CONCRETE WALL
4	CONCRETE COLUMN
5	CONCRETE BEAM
6	CONCRETE JOIST
7	CONCRETE DECK
8	CONCRETE CURB
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100	CONCRETE BALCONY



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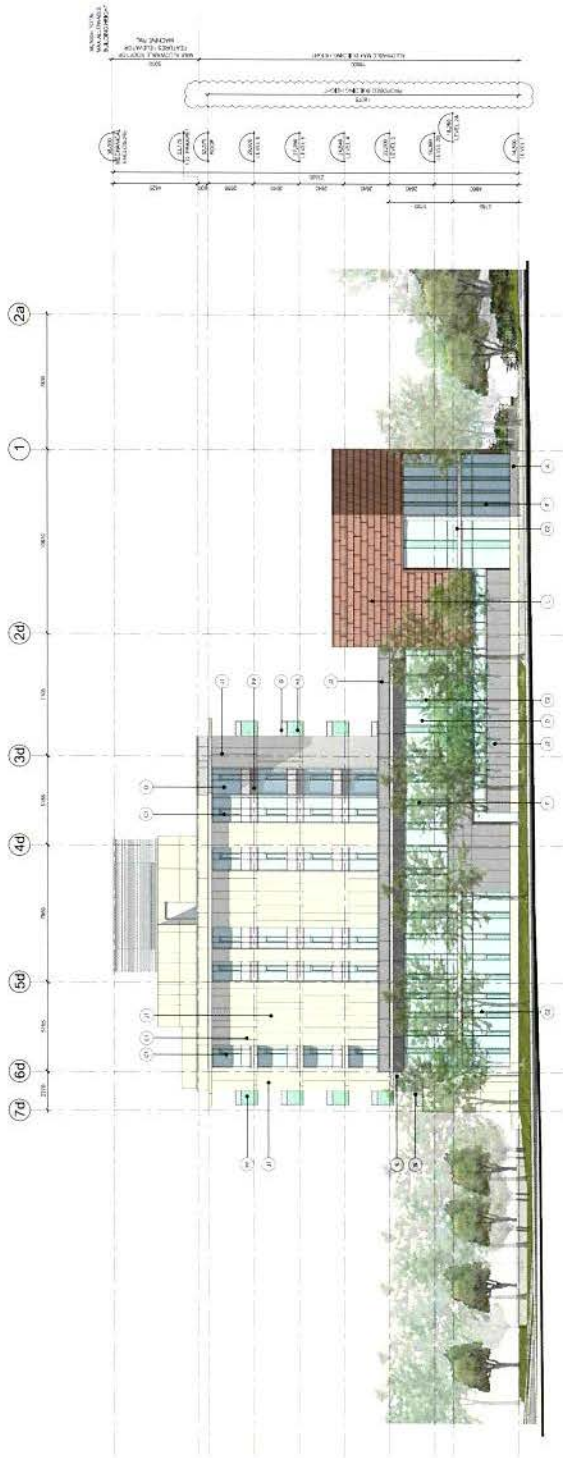
ATTACHMENT B.7

SELYUNN VILLAGE BUILDING D

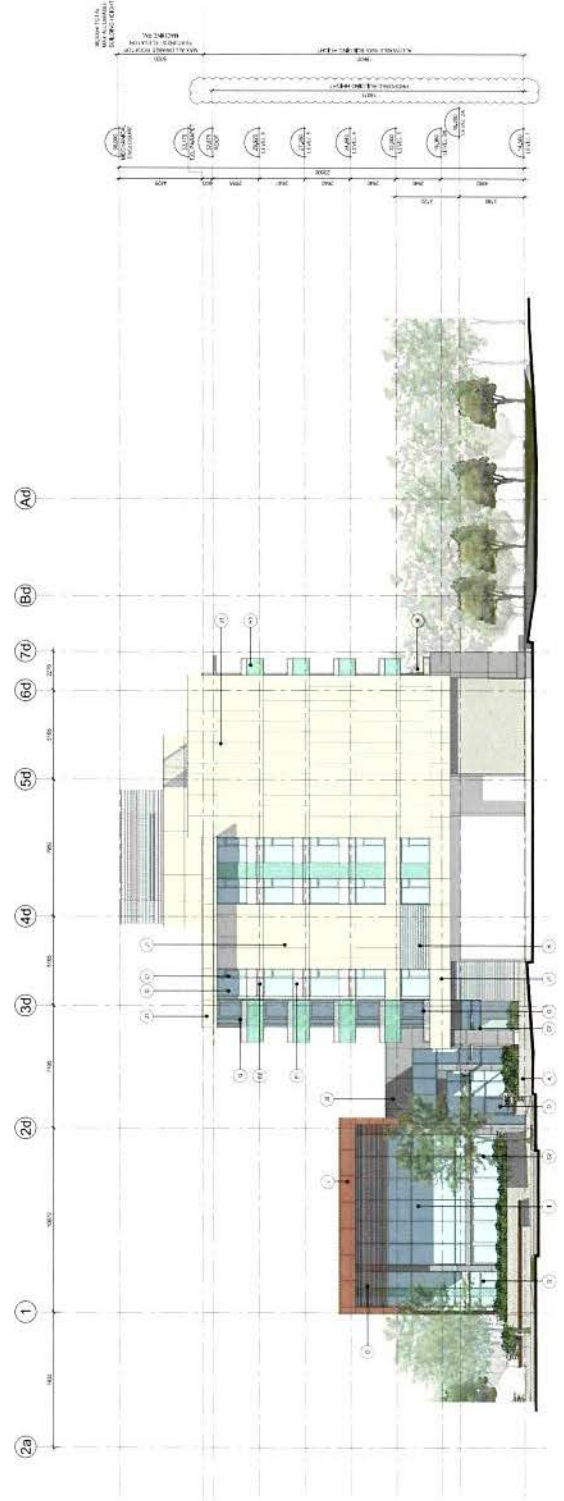
EAST ELEVATION WEST ELEVATION

KEY PLAN

KEY PLAN	KEY PLAN
1. NORTH ELEVATION	2. SOUTH ELEVATION
3. WEST ELEVATION	4. EAST ELEVATION
5. SECTION 1-1	6. SECTION 2-2
7. SECTION 3-3	8. SECTION 4-4
9. SECTION 5-5	10. SECTION 6-6
11. SECTION 7-7	12. SECTION 8-8
13. SECTION 9-9	14. SECTION 10-10
15. SECTION 11-11	16. SECTION 12-12
17. SECTION 13-13	18. SECTION 14-14
19. SECTION 15-15	20. SECTION 16-16
21. SECTION 17-17	22. SECTION 18-18
23. SECTION 19-19	24. SECTION 20-20
25. SECTION 21-21	26. SECTION 22-22
27. SECTION 23-23	28. SECTION 24-24
29. SECTION 25-25	30. SECTION 26-26
31. SECTION 27-27	32. SECTION 28-28
33. SECTION 29-29	34. SECTION 30-30
35. SECTION 31-31	36. SECTION 32-32
37. SECTION 33-33	38. SECTION 34-34
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41. SECTION 37-37	42. SECTION 38-38
43. SECTION 39-39	44. SECTION 40-40
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47. SECTION 43-43	48. SECTION 44-44
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65. SECTION 61-61	66. SECTION 62-62
67. SECTION 63-63	68. SECTION 64-64
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73. SECTION 69-69	74. SECTION 70-70
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93. SECTION 89-89	94. SECTION 90-90
95. SECTION 91-91	96. SECTION 92-92
97. SECTION 93-93	98. SECTION 94-94
99. SECTION 95-95	100. SECTION 96-96
101. SECTION 97-97	102. SECTION 98-98
103. SECTION 99-99	104. SECTION 100-100



1 NORTH ELEVATION



2 SOUTH ELEVATION

REVISION	DATE	DESCRIPTION
1	10/1/2020	ISSUED FOR PERMIT
2	10/1/2020	ISSUED FOR PERMIT
3	10/1/2020	ISSUED FOR PERMIT
4	10/1/2020	ISSUED FOR PERMIT
5	10/1/2020	ISSUED FOR PERMIT
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DA

Design Architecture

10000 1st Avenue, Suite 200

San Diego, CA 92123

Phone: 619.594.1111

Fax: 619.594.1112

Website: www.seylynn.com

ATTACHMENT B.B.

NORTH ELEVATION

SOUTH ELEVATION

SECTION 1-1

SECTION 2-2

SECTION 3-3

SECTION 4-4

SECTION 5-5

SECTION 6-6

SECTION 7-7

SECTION 8-8

SECTION 9-9

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SECTION 76-76

SECTION 77-77

SECTION 78-78

SECTION 79-79

SECTION 80-80

SECTION 81-81

SECTION 82-82

SECTION 83-83

SECTION 84-84

SECTION 85-85

SECTION 86-86

SECTION 87-87

SECTION 88-88

SECTION 89-89

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SECTION 91-91

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SECTION 93-93

SECTION 94-94

SECTION 95-95

SECTION 96-96

SECTION 97-97

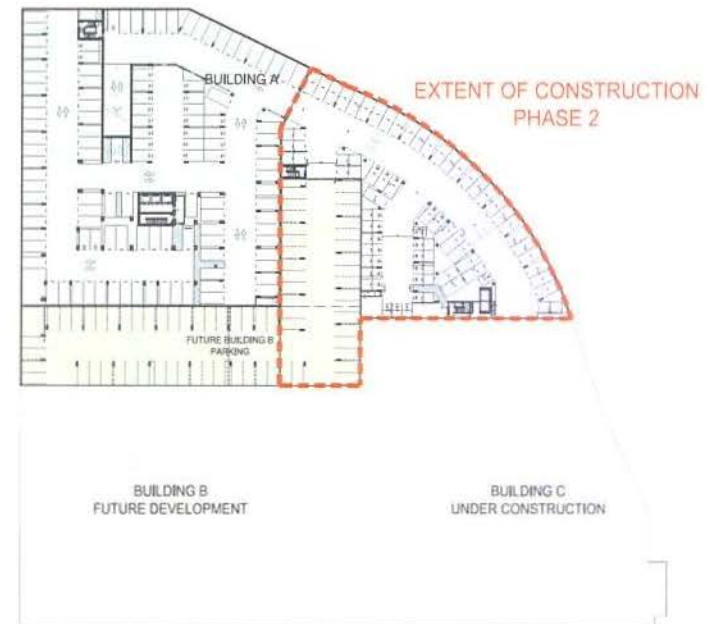
SECTION 98-98

SECTION 99-99

SECTION 100-100



P1 PARKING REFERENCE PLAN



P2 PARKING REFERENCE PLAN

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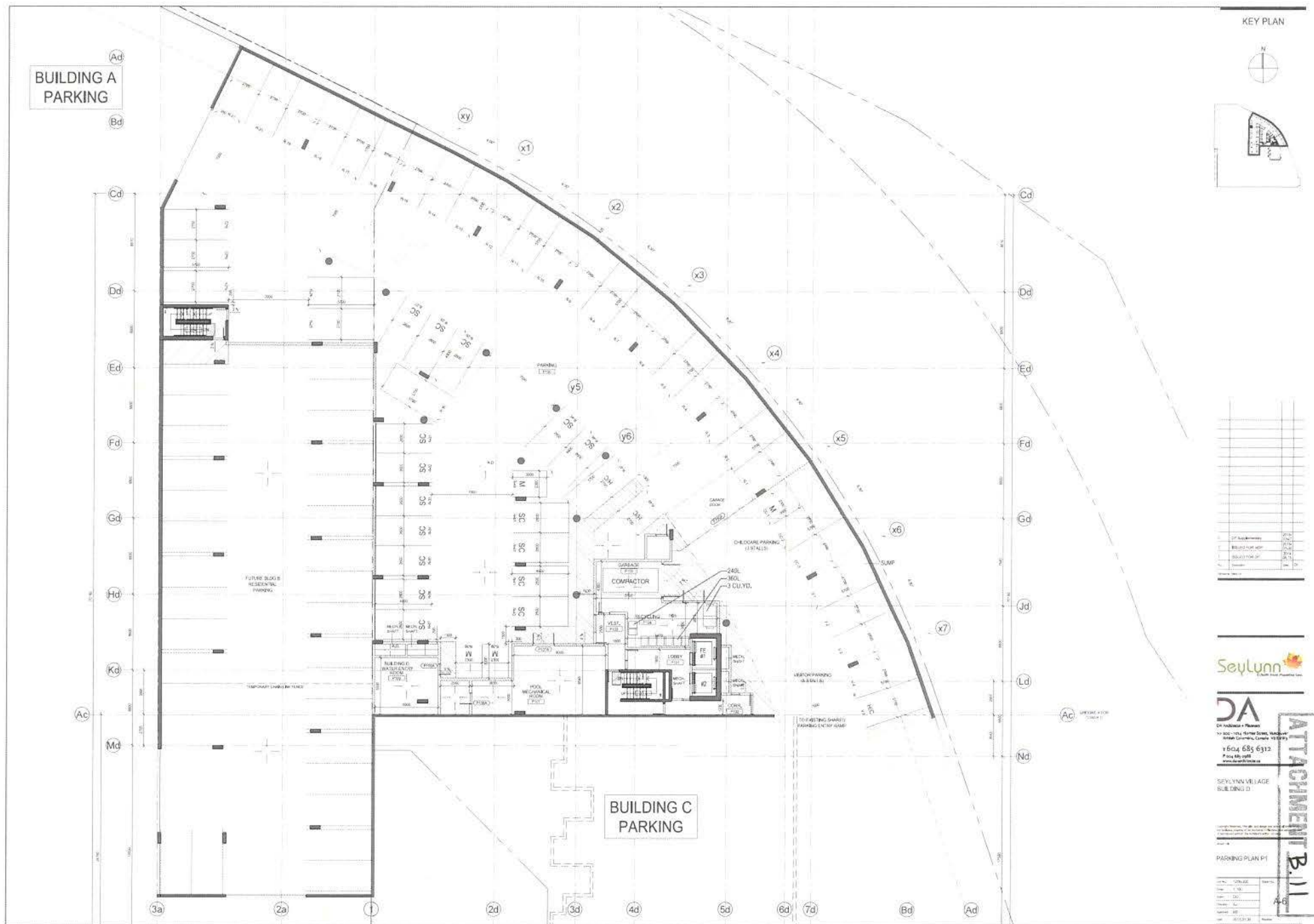
Seelynn

DA
 Design Architecture
 100-104 10th Street, Vancouver
 British Columbia, Canada V6Y 1P9
 Tel: 604 685 6312
 Fax: 604 685 6313
 www.designarchitecture.ca

SEELYNN VILLAGE
 BUILDING D

PHASE 2 OVERALL PARKING REFERENCE PLAN	
DATE	2015.02.02
BY	DA
CHKD	DA
APPD	DA
DATE	2015.02.02

ATTACHMENT B.7.





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Seylunn

DA

1500 15th Street, Suite 100
 450-685-9172
 1500 15th Street, Suite 100
 450-685-9172

SELYNN VILLAGE

ATTACHMENT B.13

LEVEL 2, 3 FLOOR PLAN





1	REVISION FOR WORK	DATE
2	REVISION FOR WORK	DATE
3	REVISION FOR WORK	DATE
4	REVISION FOR WORK	DATE
5	REVISION FOR WORK	DATE
6	REVISION FOR WORK	DATE
7	REVISION FOR WORK	DATE
8	REVISION FOR WORK	DATE
9	REVISION FOR WORK	DATE
10	REVISION FOR WORK	DATE

Seelynn
Real Estate Services Ltd.

DA
Dr. Architects & Planners
The Associated Home Builders, Vancouver
British Columbia, Canada V6K 1K9

V604 635 6312
7 West 4th Ave.
www.da-architects.ca

SEELYNN VILLAGE

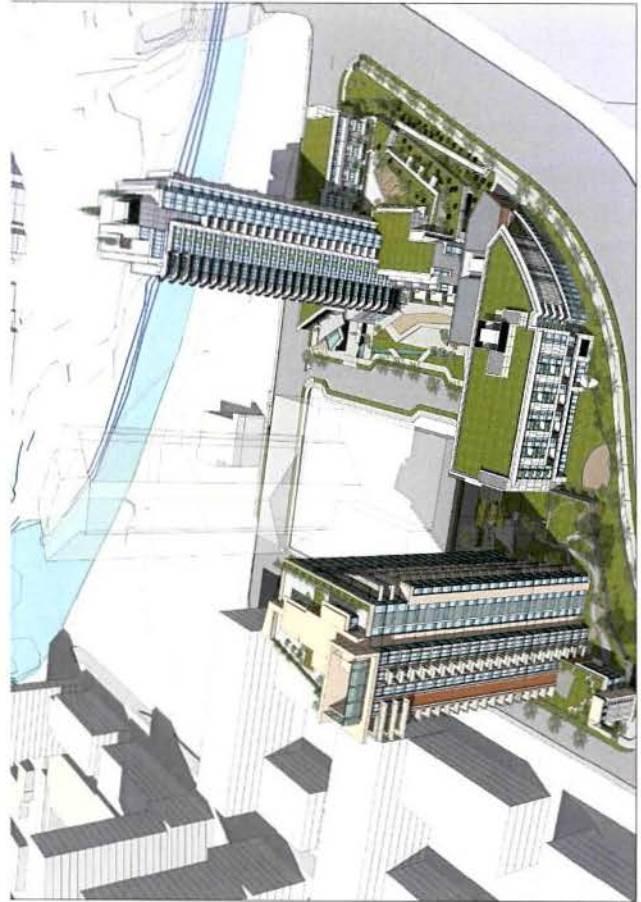
LEVEL 4, 5 FLOOR PLAN

DATE	12/26/2019	Drawn By	
SCALE	1:100	Check By	
PROJECT	250	Project	
LOCATION	40	Location	
DATE	12/26/2019	Drawn By	

ATTACHMENT B.1.4
A-9



① OVERALL SITE PERSPECTIVE 1



② OVERALL SITE PERSPECTIVE LOOKING SOUTHWEST

1. PROJECT NAME	SEVYNN VILLAGE BUILDING D
2. PROJECT LOCATION	1000 10th Avenue, Suite 1000, Vancouver, BC V6Z 2Y9
3. PROJECT TYPE	Residential
4. PROJECT STATUS	Approved
5. PROJECT DATE	2023
6. PROJECT SCALE	1:1000
7. PROJECT DRAWN BY	Architect
8. PROJECT CHECKED BY	Architect
9. PROJECT APPROVED BY	Architect
10. PROJECT DATE	2023

CA

City of Vancouver
Planning Department
1000 10th Avenue, Suite 1000
Vancouver, BC V6Z 2Y9
Tel: 604 685 6312
Fax: 604 685 6313
www.vancouver.ca

ATTACHMENT B.16

SEVYNN VILLAGE BUILDING D

OVERALL SITE PERSPECTIVES

Scale: 1:1000
Date: 2023
Drawn: [Name]
Checked: [Name]
Approved: [Name]

Sheet: 1 of 1
Project: [Name]



④ NORTH EAST PERSPECTIVE



③ SOUTH WEST PERSPECTIVE



④ NORTH WEST PERSPECTIVE



② ENTRY PERSPECTIVE

NO.	REVISION	DATE	BY	CHKD.
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2	REVISED FOR RFP	10/15/2019	DA	DA
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5	REVISED FOR RFP	10/15/2019	DA	DA
6	REVISED FOR RFP	10/15/2019	DA	DA
7	REVISED FOR RFP	10/15/2019	DA	DA
8	REVISED FOR RFP	10/15/2019	DA	DA
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11	REVISED FOR RFP	10/15/2019	DA	DA
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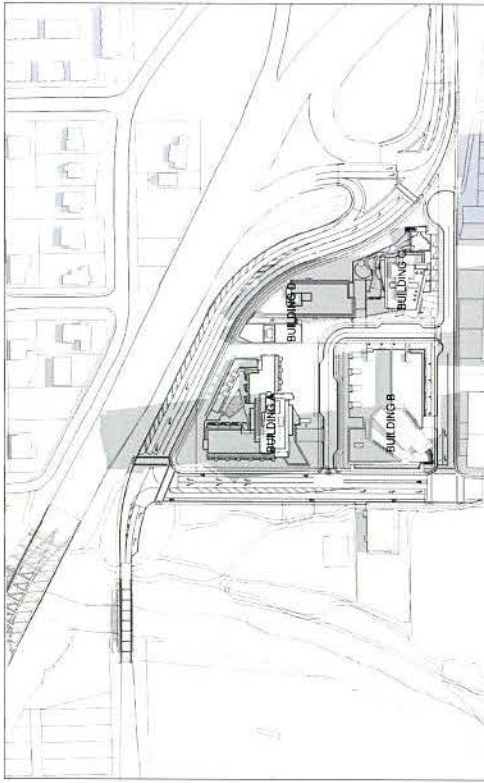
DA
Design Architecture
1500 14th Avenue, Suite 200
Boulder, CO 80502
Phone: 303.440.5122
Fax: 303.440.5123
www.designarchitecture.com

ATTACHMENT B.17.

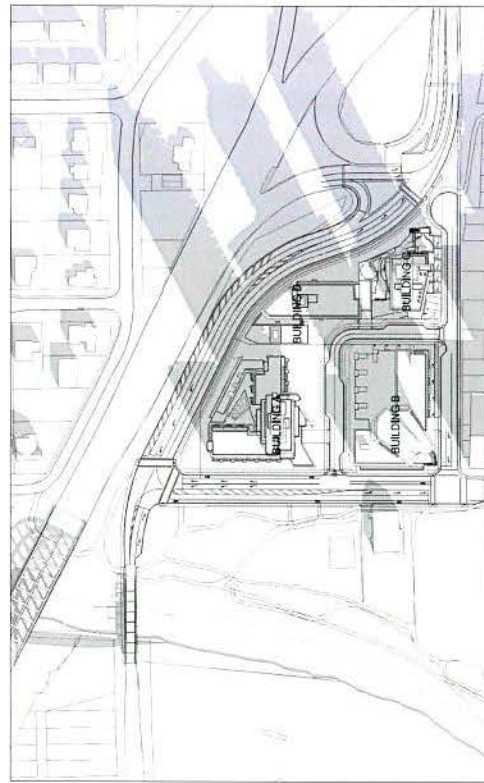
DEVANNA LAGE
BUILDING 0

PERSPECTIVES

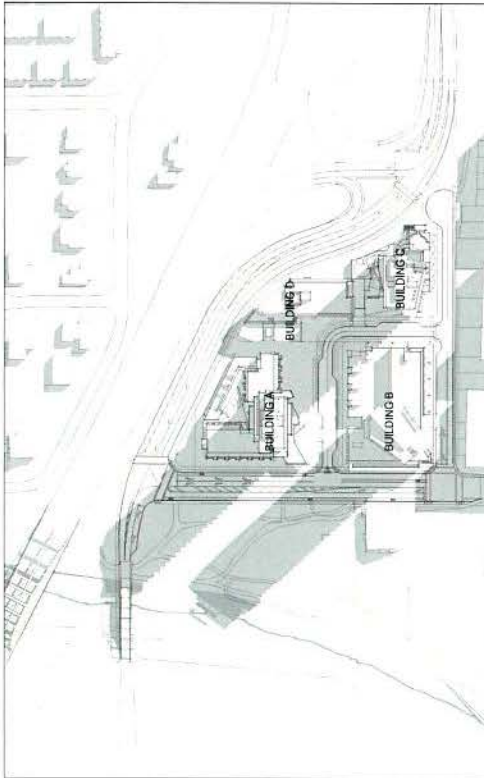
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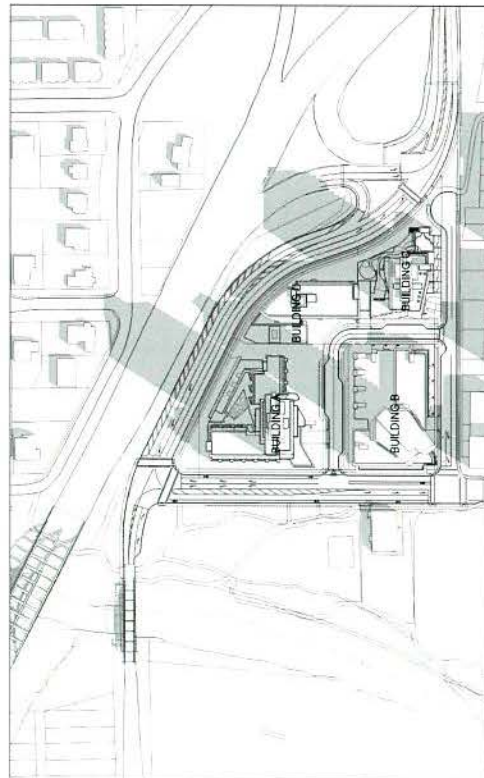
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4. MARCH 21 AND SEPTEMBER 21 (EQUINOX), 4 PM



1. MARCH 21 AND SEPTEMBER 21 (EQUINOX), 10 AM



3. MARCH 21 AND SEPTEMBER 21 (EQUINOX), 2 PM

NO.	DESCRIPTION	DATE	BY
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99	REVISION		
100	REVISION		



Sealy

10000 E. Highway 100
Suite 100
Dallas, TX 75243
Phone: 972.440.1000
Fax: 972.440.1001

ATTACHMENT B.18

DA

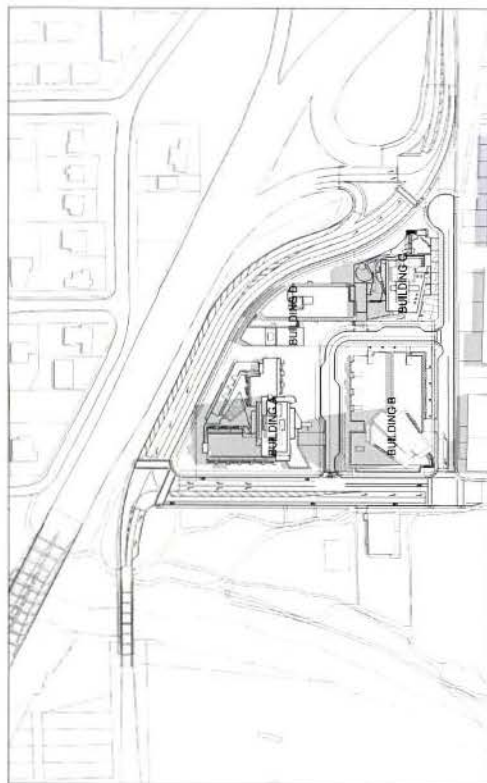
10000 E. Highway 100
Suite 100
Dallas, TX 75243
Phone: 972.440.1000
Fax: 972.440.1001

SEALYN VILLAGE

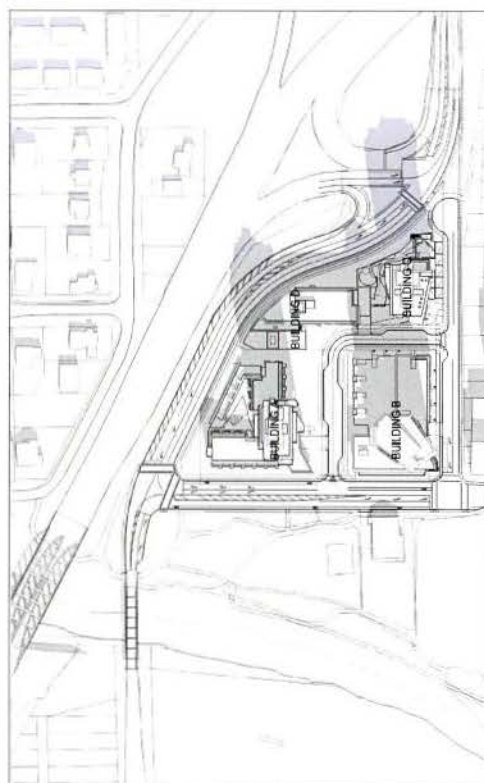
BUILDING D

MARCH - SEPTEMBER 21
SHADOW STUDY 2014

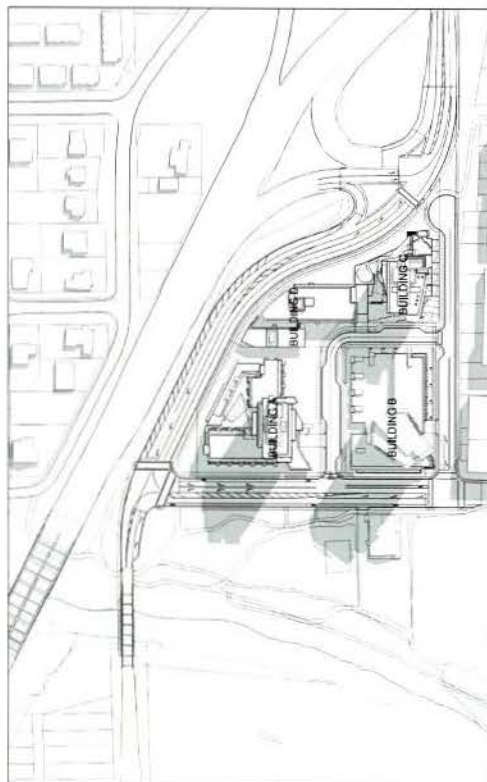
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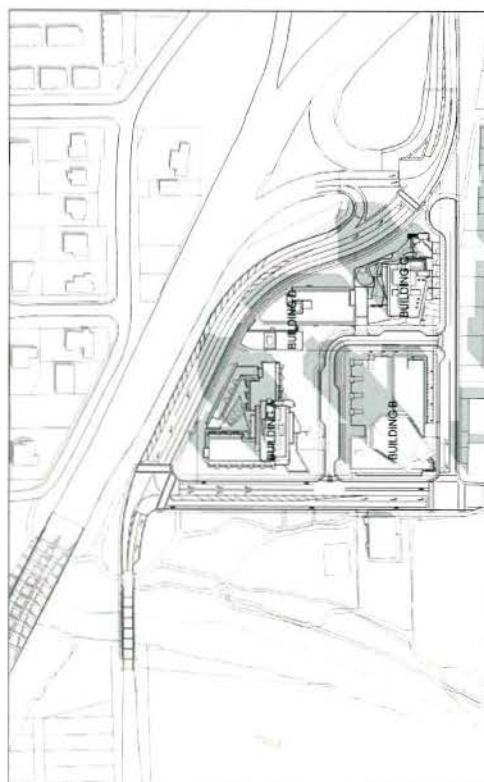
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④ JUNE 21 (SOL 51CE) 4 PM



① JUNE 21 (SOLSTICE) 10 AM

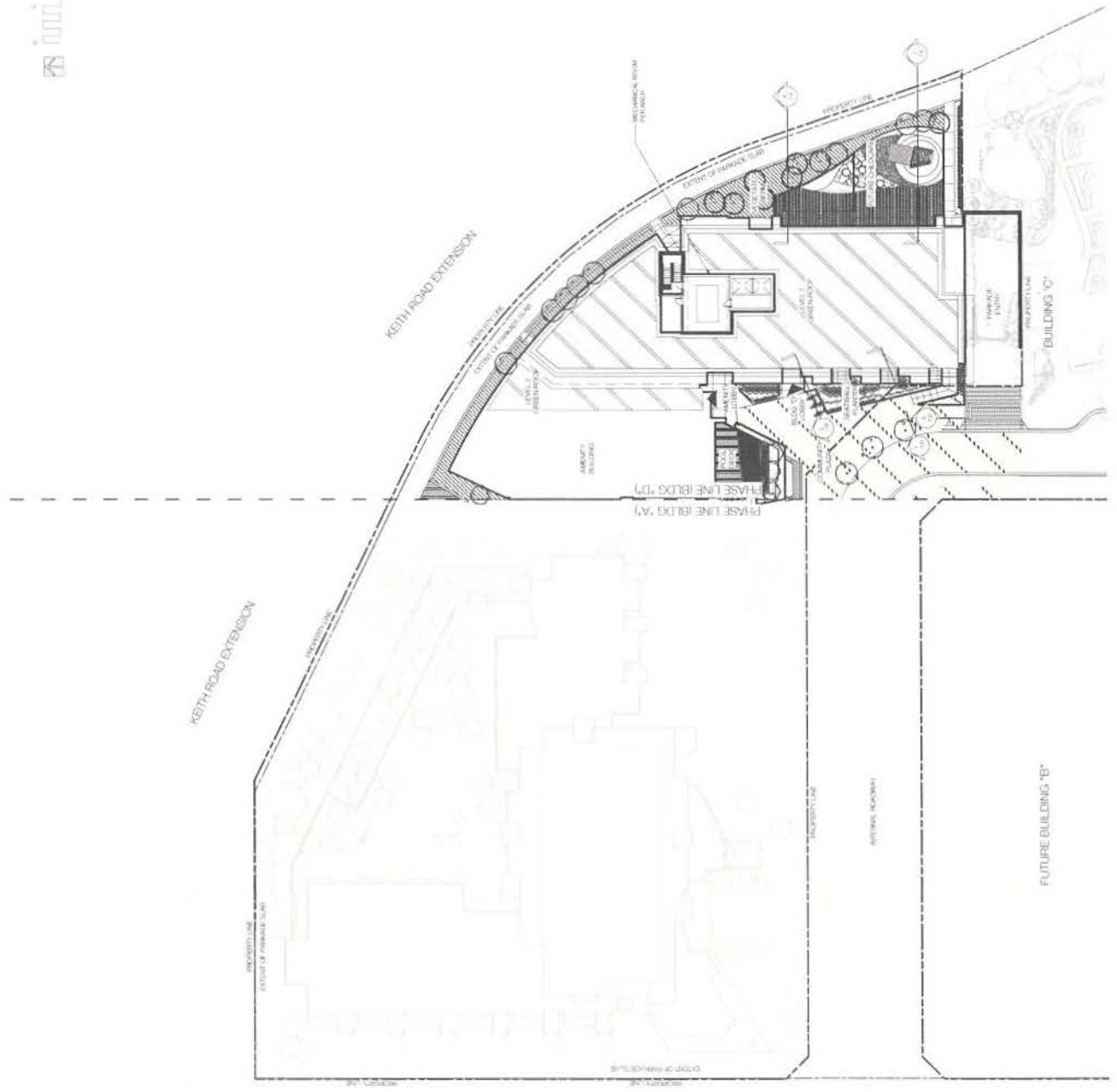


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243





eta

1000 Mountain Highway
North Vancouver, BC
V7P 3K1
Tel: 604.273.1111
Fax: 604.273.1112
www.eta.ca

SEYLYNN PHASE 2

ATTACHMENT B.2)

Overall Landscape
Site Plan
BUILDING 'D'

DATE	2011.04.20
BY	J. L. (J. L. L.)
CHECKED BY	J. L. (J. L. L.)
SCALE	1:200
PROJECT NO.	2011.04.20
CLIENT	SEYLYNN PHASE 2
LOCATION	1000 Mountain Highway, North Vancouver, BC
PROJECT TYPE	Overall Landscape Site Plan
DATE	2011.04.20
BY	J. L. (J. L. L.)
CHECKED BY	J. L. (J. L. L.)
SCALE	1:200
PROJECT NO.	2011.04.20
CLIENT	SEYLYNN PHASE 2
LOCATION	1000 Mountain Highway, North Vancouver, BC
PROJECT TYPE	Overall Landscape Site Plan

eta

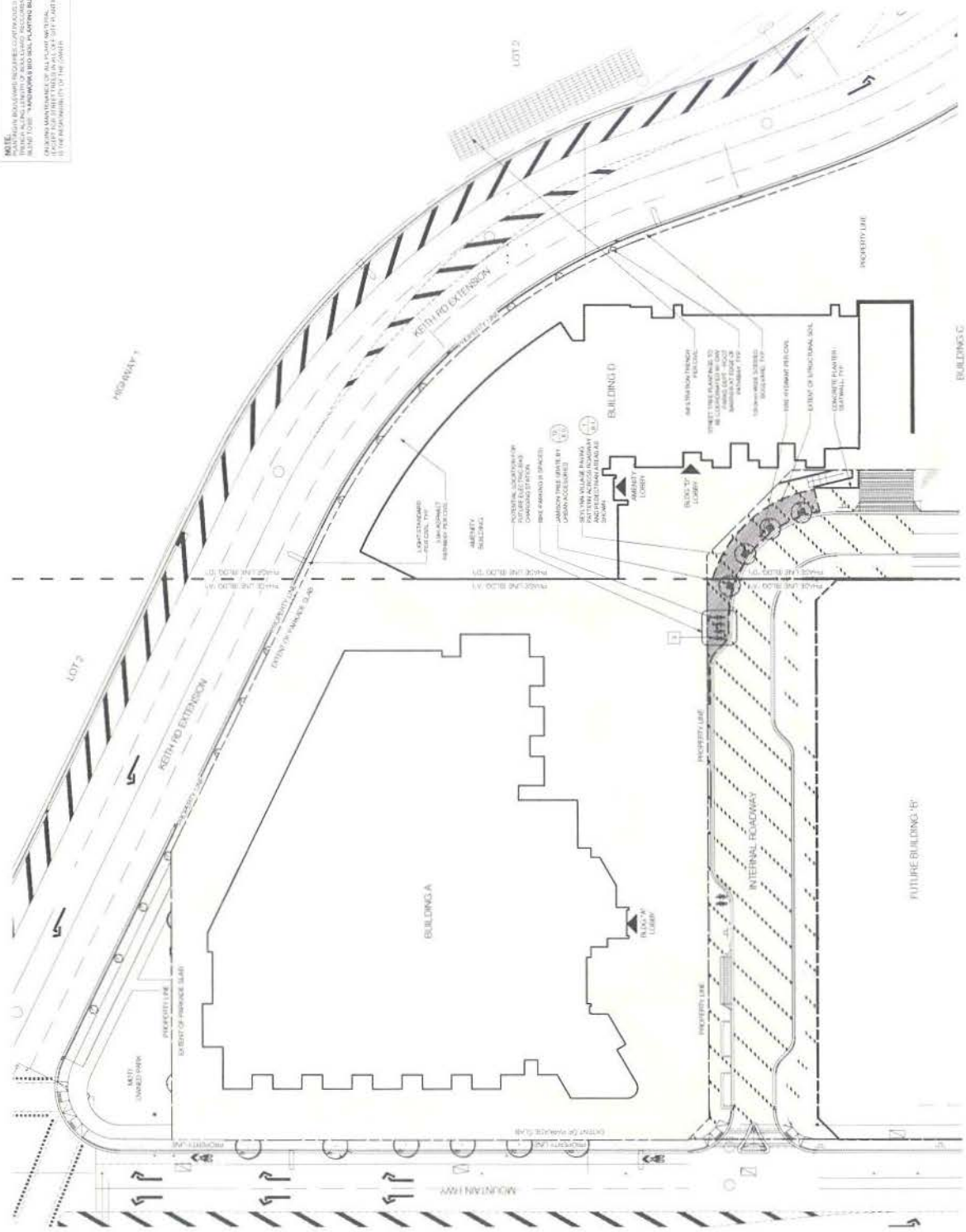
SEYLYNN PHASE 2

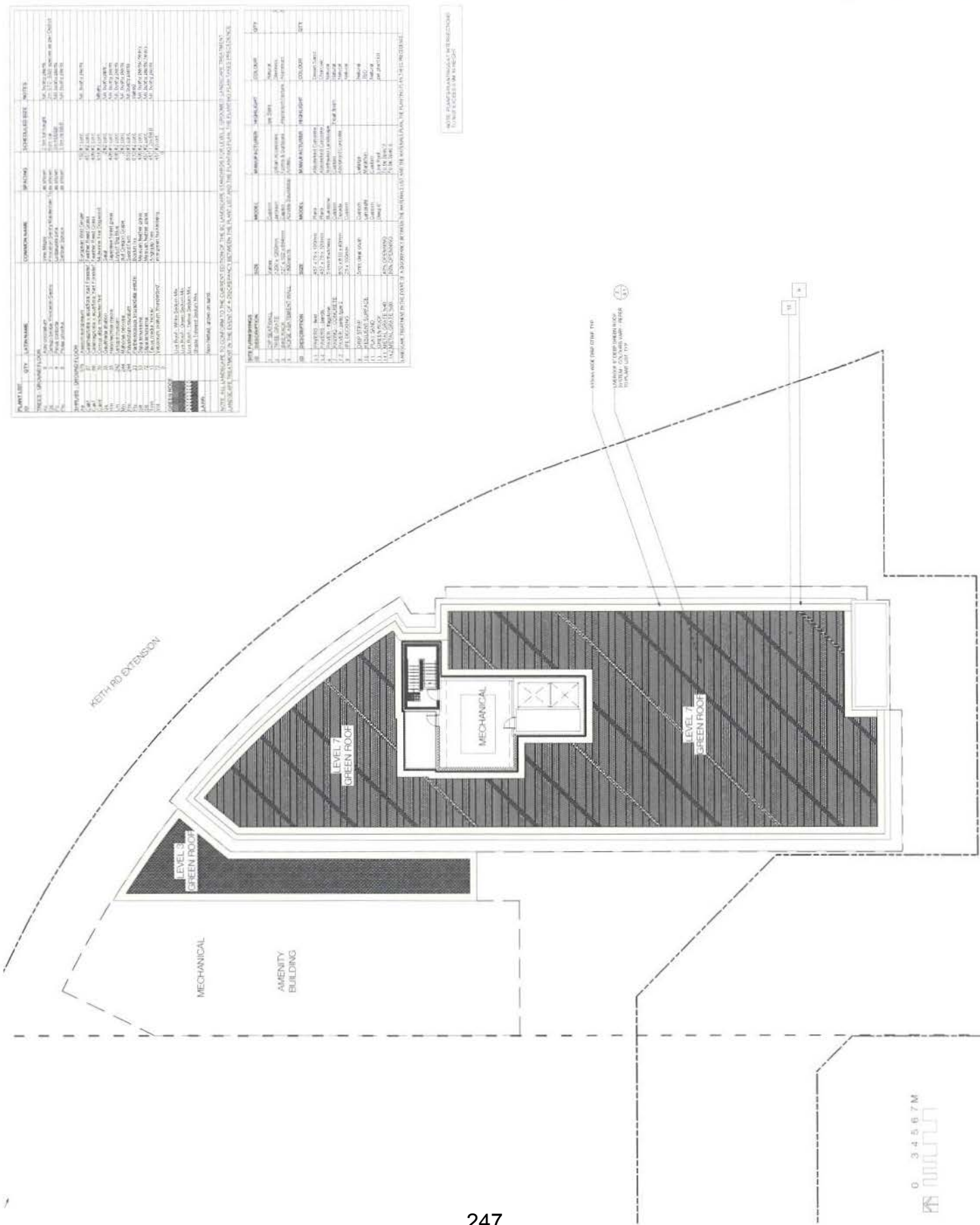
600 Mountain Highway
North Vancouver BC

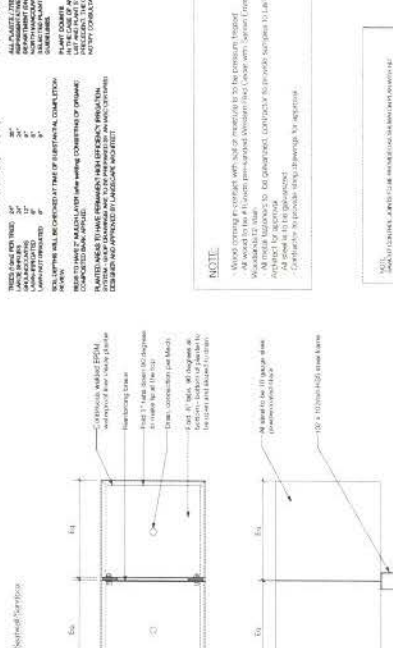
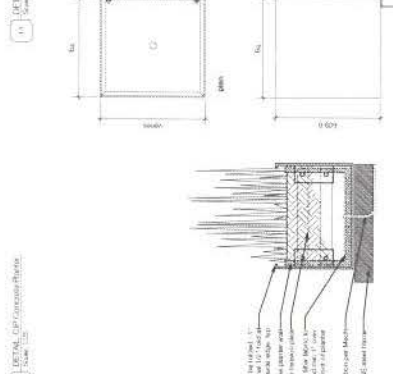
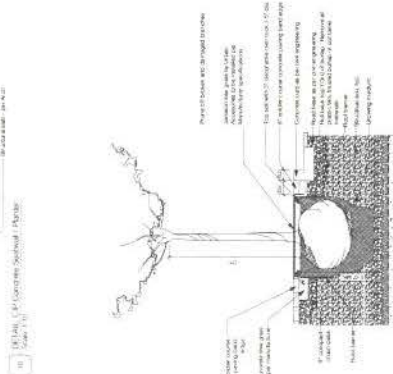
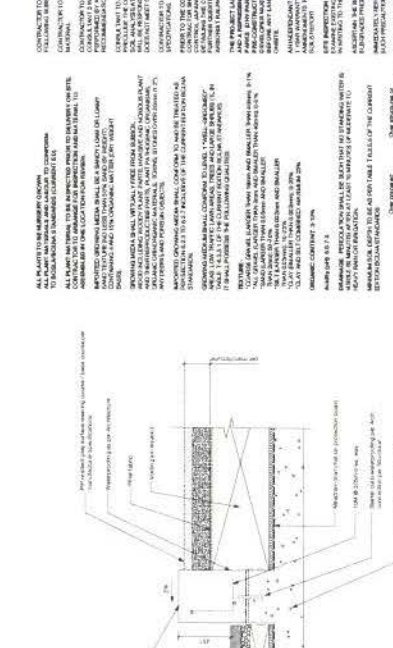
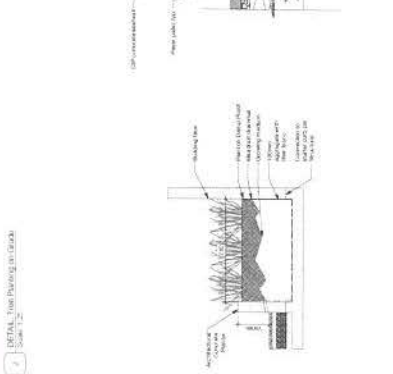
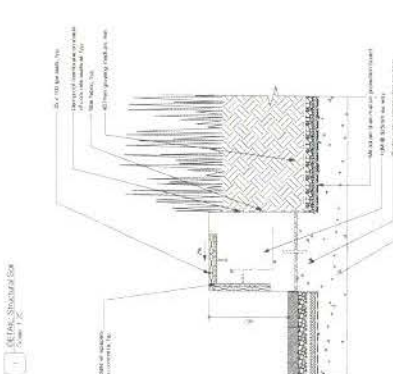
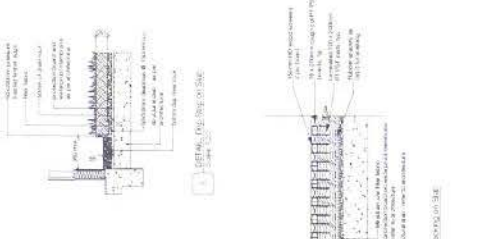
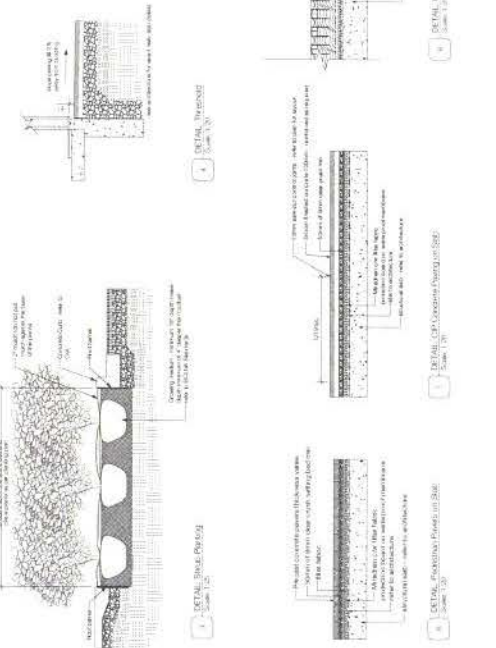
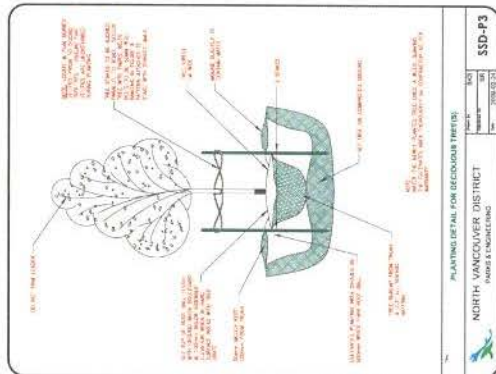
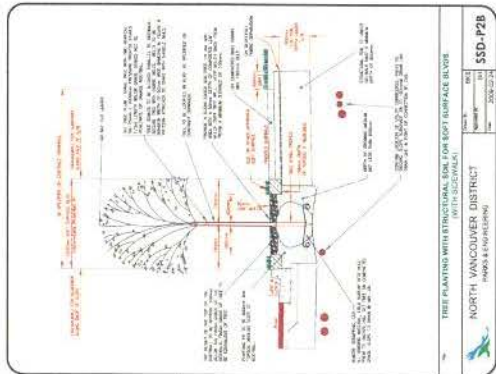
Offsite & Civil
Servicing Plan
BUILDING D'

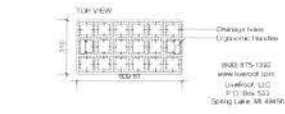
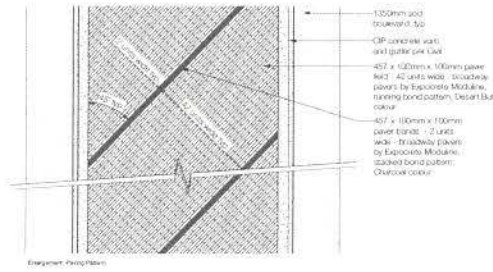
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Drawn	J. Smith
Check	J. Smith
Date	17 May 2014
Project	SEYLYNN PHASE 2
Sheet	B.22

NOTE:
SOLID GRAY INDICATES REQUIRED OFF-PAVEMENT DRIVE-UP
PARKING SPACES. THE REMAINING SPACES ARE
OPTIONAL. MAINTENANCE OF ALL PLANT MATERIAL
IS THE RESPONSIBILITY OF THE OWNER.
IF THE PLANT MATERIAL IS NOT MAINTAINED,
THE CITY MAY REMOVE IT AT THE OWNER'S
RISK AND WITHOUT NOTICE.

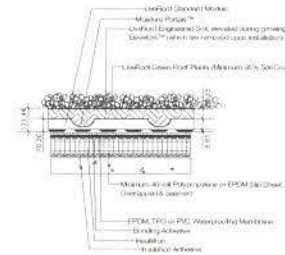








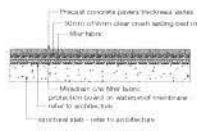
LiveRoof System Saturated Weight: 40-50 kPa
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.



DETAIL: LiveRoof Green-Roof
Scale: 1:10

PLANT LIST	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - GROUND FLOOR						
1	1	Quercus macrocarpa	White Maple	as shown	2.5m tall height	Full quality plants
2	1	Juniperus horizontalis	Creeping Juniper	as shown	1.5m tall height	Full quality plants
3	1	Thuja occidentalis	Green Japanese Yew	as shown	1.5m tall height	Full quality plants
4	1	Prunella vulgaris	Blackberry	as shown	1.5m tall height	Full quality plants
SHRUBS - GROUND FLOOR						
5	1	Hydrangea macrophylla	Hydrangea	as shown	1.5m tall height	Full quality plants
6	1	Philadelphus coronarius	Philadelphus	as shown	1.5m tall height	Full quality plants
7	1	Spirea alba	Spirea	as shown	1.5m tall height	Full quality plants
8	1	Prunella vulgaris	Blackberry	as shown	1.5m tall height	Full quality plants
9	1	Juniperus horizontalis	Creeping Juniper	as shown	1.5m tall height	Full quality plants
10	1	Thuja occidentalis	Green Japanese Yew	as shown	1.5m tall height	Full quality plants
11	1	Quercus macrocarpa	White Maple	as shown	2.5m tall height	Full quality plants
12	1	Juniperus horizontalis	Creeping Juniper	as shown	1.5m tall height	Full quality plants
13	1	Thuja occidentalis	Green Japanese Yew	as shown	1.5m tall height	Full quality plants
14	1	Prunella vulgaris	Blackberry	as shown	1.5m tall height	Full quality plants
15	1	Spirea alba	Spirea	as shown	1.5m tall height	Full quality plants
16	1	Philadelphus coronarius	Philadelphus	as shown	1.5m tall height	Full quality plants
17	1	Hydrangea macrophylla	Hydrangea	as shown	1.5m tall height	Full quality plants
18	1	Juniperus horizontalis	Creeping Juniper	as shown	1.5m tall height	Full quality plants
19	1	Thuja occidentalis	Green Japanese Yew	as shown	1.5m tall height	Full quality plants
20	1	Quercus macrocarpa	White Maple	as shown	2.5m tall height	Full quality plants
GRASS						
21	1	Poa annua	Poa	as shown	1.5m tall height	Full quality plants
22	1	Festuca ovina	Fescue	as shown	1.5m tall height	Full quality plants
23	1	Trifolium repens	Trifolium	as shown	1.5m tall height	Full quality plants
24	1	Plantago major	Plantain	as shown	1.5m tall height	Full quality plants
25	1	Galium aparine	Galium	as shown	1.5m tall height	Full quality plants
26	1	Urtica dioica	Urtica	as shown	1.5m tall height	Full quality plants
27	1	Chenopodium album	Chenopodium	as shown	1.5m tall height	Full quality plants
28	1	Portulaca oleraceae	Portulaca	as shown	1.5m tall height	Full quality plants
29	1	Stachys recta	Stachys	as shown	1.5m tall height	Full quality plants
30	1	Thymus praecox	Thymus	as shown	1.5m tall height	Full quality plants
31	1	Origanum vulgare	Origanum	as shown	1.5m tall height	Full quality plants
32	1	Salvia officinalis	Salvia	as shown	1.5m tall height	Full quality plants
33	1	Lavandula angustifolia	Lavandula	as shown	1.5m tall height	Full quality plants
34	1	Rosmarinus officinalis	Rosmarinus	as shown	1.5m tall height	Full quality plants
35	1	Thymus serpyllifolius	Thymus	as shown	1.5m tall height	Full quality plants
36	1	Origanum vulgare	Origanum	as shown	1.5m tall height	Full quality plants
37	1	Salvia officinalis	Salvia	as shown	1.5m tall height	Full quality plants
38	1	Lavandula angustifolia	Lavandula	as shown	1.5m tall height	Full quality plants
39	1	Rosmarinus officinalis	Rosmarinus	as shown	1.5m tall height	Full quality plants
40	1	Thymus serpyllifolius	Thymus	as shown	1.5m tall height	Full quality plants

NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVELS 1 THROUGH 5. LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.



DETAIL: Pedestrian Pavers on Slope
Scale: 1:10



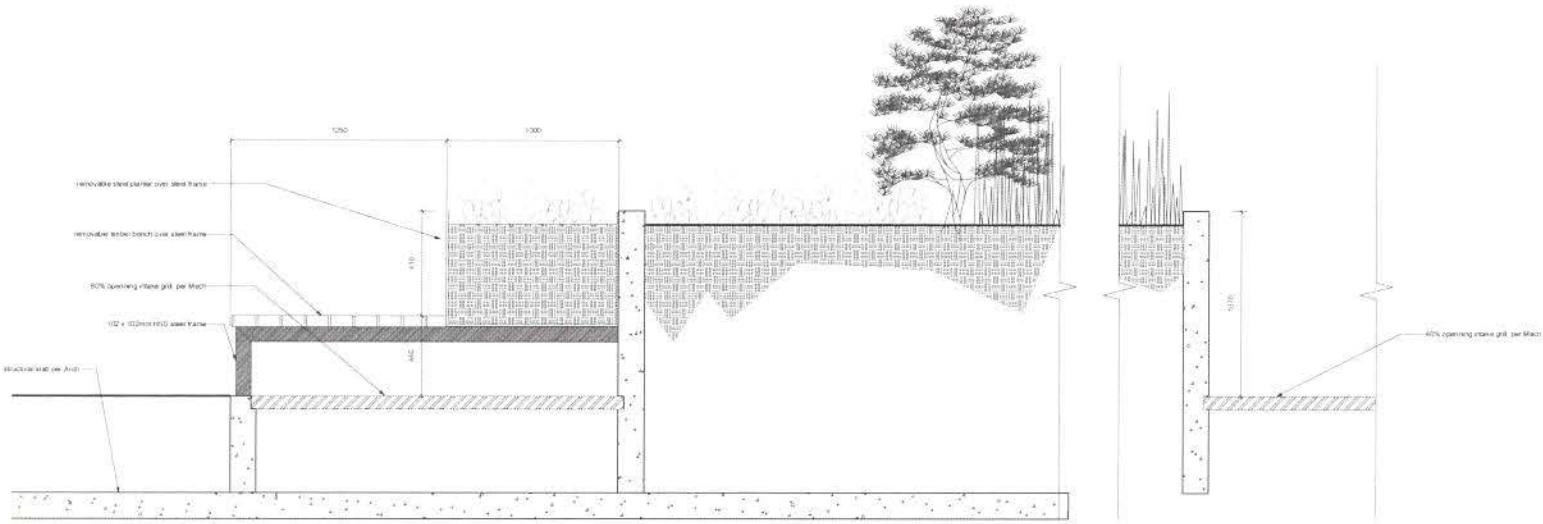
PRECEDENT: Sound Absorbent Wall
Scale: 1:20



PRECEDENT: Sound Absorbent Wall
Scale: 1:20



PRECEDENT: Sound Absorbent Wall
Scale: 1:20



DETAIL SECTION: PLASTER AND SEATING OVER BURNTONE
Scale: 1:10

Project: [blank]
Client: [blank]
Location: [blank]

Author: [blank]
Date: [blank]
Version: [blank]
Revision: [blank]

Project: [blank]

Project: [blank]
Client: [blank]
Location: [blank]
Date: [blank]
Version: [blank]

Project: [blank]

SELYNN PHASE 2

600 Mountain Highway
North Vancouver, BC

Project: [blank]

Landscaping Details

BUILDING "D"

Project: [blank]

Client: [blank]

Location: [blank]

Date: [blank]

Version: [blank]

Project: [blank]

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**DEVELOPMENT PERMIT 67.12A**

This Development Permit 67.12A is hereby issued by the Council for The District of North Vancouver to Seylynn (North Shore) Properties Corp. Inc. No. BC0920285 to amend Development Permit 67.12 and to allow for signage at 1550 Fern Street on the land described as: PID 028-988-302, Lot 1, District Lot 613, Group 1, NWD Plan EPP26561 (the "Land"), subject to the following terms and conditions:

- A. The following requirement is hereby imposed under subsection 926(1) of the Local Government Act:
1. Substantial construction shall commence within two years of the date of this permit, as determined by the Manager of Permits and Licenses, or the permit shall lapse.
- B. The following Sign Bylaw regulations are varied under Section 920(2)(a) of the Local Government Act:
1. The minimum setback from a property line for a real estate sign shall be reduced from 0.9 m (3.0 feet) to zero;
 2. The maximum sign area of a real estate sign is increased from 3 m² (32.3 sq. ft.) to 7.43 m² (80 sq. ft.);
 3. The maximum height of a real estate sign is increased from 1.83 m (6.0 ft) to 3.1 m (10 ft);
 4. The maximum number of real estate signs permitted increased from 1 per parcel to 3 per parcel, in the form of one "information sign" and two "marketing signs";
 5. The maximum number of real estate signs shall not exceed one per road frontage;
 6. Flag signs are permitted when mounted on a building and the number of flag signs is increased to a maximum of two, with not more than one flag sign displayed on any single building elevation;
 7. The maximum area of a flag sign is increased from 2.8 m² (30.1 sq ft) to 139.4 m² (1,500 sq ft);
 8. The maximum height of a flag sign is increased from 3 m (9.8 feet) to 45.7 m (150 ft.);
 9. The maximum width of a flag sign is limited to 3.1 m (10 feet);
 10. Sign copy and image area of a flag sign shall not exceed 50% of the sign area;
 11. Any real estate sign is required to be removed 3 months following the occupancy of the building on the site; and
 12. Any flag sign is required to be removed following the occupancy of the building on which the flag sign is displayed.

Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a building permit as set out in the Development Covenant registered against the Land in favour of the District under number CA2917929.

Mayor

Municipal Clerk

Dated this the ____ day of _____, 2015

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation
Community & Organizational Engagement
Partnership Planning*

**PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Michael Hartford, Community Planner, District of North Vancouver
T: 604-990-2316 E: HartforM@dnv.org

Cc: Pedram Hosseini, Project Coordinator E: Pedram@seylynn.ca

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Seylynn Public Information Meeting Summary

Date: December 16, 2014

Event Date: Tuesday, November 25, 2014
Time: 6:00 PM – 8:00 PM
Location: Holiday Inn Hotel, 700 Lillooet Road, North Vancouver
Attendees: Twenty-four (24) individuals signed in
Comment Forms: Provided to Michael Hartford, District of North Vancouver Planning

NotificationFlyer Invitation

An invitation letter was delivered to 609 homes

Site Signs

There were two (2) site sign erected on the site two weeks prior to the meeting to notify the community of the meeting.

Newspaper Advertisement

Advertisements were placed in the North Shore News, on November 21st and 23rd.

Attendees: Twenty-four people signed in for the Public Information Meeting, In addition the following project team members and District of North Vancouver staff attended the meeting.

District of North Vancouver

Michael Hartford, Community Planner
Erica Geddes, Section Manager, Transportation Planning

Project Team

Seylynn Development LP, Pedram Hosseini, Project Coordinator
DA Architects: Mark Ehman and Al Johnson
ETA Landscape Architects: Doron Fishman

Facilitator

Catherine Rockandel, Rockandel & Associates

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- C1** Traffic control and flow during construction is backed up all over the place. The timing of the traffic lights, Mountain Highway to Brooksbank, is something the District can address. I really hope with these next couple of phases that you really take into account the impact of when you close down streets or when you hold up traffic outside of when it was suppose to be posted. We have seen flag people take the opportunity to cut traffic, move whatever, and the impact is a back up all over the place. This is outside of when we were prepared for that. As a resident around here, there is no good will when that happens.
- A1** The first phase of the development required that a major arterial road that connects North Vancouver to the Highway One be rerouted. There are no nearby alternate routes in the District that traffic could be diverted to during construction. Therefore the construction of these works had to take place with major traffic volumes still flowing through these roadways. Although the disruption was difficult on the persons using this roadway, large efforts were made to reduce the impacts. Still the bulk of the roadwork changes have now been completed, the remaining phases will have little impact on the roadways and should be restricted to generally the frontage of that phase of the development.
- C2** I am also concerned about the traffic. The existing bypass road is very confusing to people who are new to it and they are in the wrong lane and want to change lanes. When you come off Keith Road and go around, you can see a green light from the Highway traffic. Only the front car in the turn sees the red light when it comes around. If you are back in the line up it looks like, why isn't this guy going ahead because you can see the green lights from the Highway traffic so people are honking.
- A2** When the revised interchange it was opened we noticed there was some confusion at the intersection with people changing lanes through the intersection. This was discussed with MOTI & DNV staff and some alterations have been made. This is the first time we have been informed that the existing highway light was causing some confusion with drivers. Once the new curb has been install on the south side of the intersection, the new highway light is to be installed. The traffic signal consultant has also been ask to review the signal light shields to determine if the shields need adjustment.
- Q3** Is there any surface parking in this complex? There is a restaurant there, where is the parking?
- A3** It is envisioned as a coffee shop not a restaurant but there is some short-term parking on the internal road. The visitor parking is below grade, off the main street. The City required visitor parking for this development. The next phase, which will include a larger commercial portion, will have a purpose built commercial parking lot.
- Q4** When do you envision getting the shovel in the earth?
- A4** I think that we are hoping to start construction of Building D in late spring, April or May.
- Q5** Will the next building be starting simultaneously or phased in?

Seylynn North Shore Development LP
Public Information Meeting Summary
November 25, 2014

- A5 That has not been determined yet.
- Q6 How much parking is there per unit?
- A6 1.1 stalls per unit are required for the market condominiums. Typically it works out that one-bedroom units would have one stall and some of the larger two and three bedroom units would have two stalls. (to clarify 0.74 stalls/unit are required for the affordable rental housing). Both are exclusive of the required visitor parking.
- Q7 Is there any plan to increase public transport (buses) that is available for people? I understood this project, when first proposed, to be a very low ratio of parking to units and there would be shared cars and so on.
- A7 Transit decisions are made by Translink not the developer or the District of North Van. The 1.1 is a very low ratio for developments of this type. Part of the logic was that we are relying on car-pooling and people using public transit.
- C8 My concern over this last summer was the disastrous signage. Every feeder road from Brooksbank to Canadian Tire and the two roads around there and Mountain Highway were all obstructed. It made it virtually impossible to get around. My suggestion to the District is don't have all the roads out of commission at the same time. Do one road, finish it, and then move onto the next.
- A8 It was unfortunate during the construction of Phase One that the Lower Road and Brooksbank construction works occurred in the City of North Vancouver. For the remaining phase we do not expect that we will have any full road closure except for some short night closure during the construction of the tower.
- Q9 So as a function of the building of these particular buildings, are you going to be working off a kind of a spine of the new road that you are making for the project itself? Or are you going to do as you had to do with Fern street and do a lot of work on Fern Street and then Mountain Highway?
- A9 The way the phasing works is that the Fern portion of the internal road will be part of the project. The access to the parking garage is here and it is also a shared access to building B. There will be some internal access for big vehicles servicing and building these projects. The other part of the traffic issues was that we had to lay a new sewer line down Mountain Highway that caused a lot of grief. That is done now and is sized appropriately for this development.
- C10 With traffic and considering after all those phases, we will have a lot more people living in this area. There are only two ways to go from this area of North Vancouver to Deep Cove. It used to only be Fern and now there is this extension and Main Street. All of these come down into one lane. I am concerned that long term, knowing that the population in this zone will increase, how the District is going to improve traffic movement in this area.
- Q11 Buses, one stop in front of the market disappeared because of this. Is there a plan for a bus stop on the extension?

- A11 The plan is to relocate that within the same block. There will not be a bus stop on the Keith road extension
- Q12** Beside phase three building there, was that market that is on Mountain Highway? Can you give us an update on what has happened to that?
- A12 The grocery store is not active any more, however there is a tenant upstairs. The developer purchased this property in mid 2012.
- Q13** Any chance we can lower the tower heights down? They are going to be 32 and 28 respectively?
- A13 That was part of the rezoning and the tower heights were approved
- C14** Any good development has infrastructure first and then development. This is kind of backwards with haphazard infrastructure, so my understanding is that there is change but a different style of the same issues. The Keith extension has actually made Mountain Highway more of a parking lot most hours as opposed to just rush hour. I don't see a solution to this because you guys nor the District controls the Highway. There is no chance of this ever being resolved. It is always going to be an issue so I am deeply concerned about it. The developer and District are hoping for car pooling but I think it is a fallacy. I heard they are talking about closing the Phibbs Exchange so this area is becoming an isolated community, with fewer buses it means more cars. Have you discussed with Coast Mountain or Translink, how to create a reduction in cars or is this kind of a wait and see? There needs to be a long-term plan about transportation plan as traffic is not improving it is getting worse.
- A14 The Phibbs Exchange is not closing. The intent is to upgrade it. The District is working with Translink and the Ministry of Transportation to address traffic issues.
- Q15** What kind of range of prices, are they affordable housing?
- A15 It is rental housing. The target for the rents in the building is that they be affordable which means not more than 30% of household income for people whose household income is at 80% of the medium income in the District of North Vancouver. I don't know the exact numbers but the estimates were about \$1000 to \$1100 a month for a one-bedroom apartment.
- Q16** Is that considered subsidized?
- A16 It is not subsidized, it is market housing. As a condition of the rezoning, the developer was required to commit to providing this housing at a lower price point. It is still market but below what regular market prices would be.
- C17** I think that one of the concerns that residents have is the phasing in and implementation of all these various construction projects because it does have an impact. We are now aware that they are going to be twinning the bridge at Keith Road. How much communication is there between developers and the District in regards to the overlapping of projects and road construction? Construction has to happen but let's try to stagger it

so that we are not having it all at the same time otherwise the planning department is going to get an ear full.

- Q18** Are there berms planned for any areas abutting the development and Highway One?
- A18** Not along Highway One but they will be running up the entire length of Keith Road. They will slope up from sidewalk level two or three meters.
- C19** So my understanding is that when the District starts the Keith Road Bridge in the New Year, they are going to work on the south side and do that first so you have access and the traffic will be exactly the same as it is now. The old bridge is still going to be there while they work on the new part in stages. Once the new part is done, they will tear down the old one.
- Q20** Bottom right corner where Fern street is, the curb runs from the turn around to the entrance. Is that where existing curb kind of is right now or that being kicked out further into Fern street? Elevation from the turnaround to Mountain Highway, how much is that changing?
- A20** The elevation is not changing a lot from the existing grade because it had to meet the existing houses on the south side of the road. So it does gradually slope from a low point up to here. So that's taking into consideration that actually when you get to look at the base of building C you will see kind of the change in steps at the terraces. It generally does follow the existing grades.
- C21** There is a concrete pad across the street, part of building C, that is fairly far up and then there is manholes sticking out of the road right now that are up a foot and a half. I talked to a guy, I believe was from the District, and he said that they are a foot or two too low the way they are. My sidewalk is being driven way up and with current construction I can't take my boat out because of equipment and manholes are too high. Access through construction would be nice
- A21** I know with the new intersection in here there was some leveling required in transitioning from the street to the driveway.
- C22** Whoever the person is that is issuing permits at the District to close roads for movies and construction and what not is looking at the big picture and what is going on in the whole neighbourhood. He is not a planner, he is just someone who gives out permits. There are several roads that are under construction at the same time and only have one-lane traffic causing much congestion. More coordination is required at the District
- C23** I think that everyone understands and accepts the development that is happening here and I think that everyone appreciates the caliber of it. The problem with this project is that there has been a major breakdown in transportation management. In light of that, there is nothing but negativity about the project and any future project in the District of North Vancouver. This is really an unfortunate situation that the District is going through a period of new growth and change, which is a positive and necessary evaluation in the community. This one project alone has affected so many folks in the tune of hours a day.

With better project management and planning, they could lesson it. I don't think I have ever seen a project with such extreme problems in the traffic department. Even your temporary roads cannot handle two hours of traffic without having to be re-graded.

- A23 It is unfortunate that there did not existing an alternate route in the District that traffic could be diverted to during the construction of the new Keith Road and Mountain Highway. The construction of these works had to take place with major traffic volumes still flowing through these roadways. Since the completion of Keith Road the construction disturbance in the area has been significantly reduced.

The reconstruction of Mountain Highway required that the roadway be raised to address safety issues with the exiting road geometry and future changes in the corridor. The roadway had to be completely removed, raise & rebuilt with full traffic flowing through the construction area. The temporary performed well except during extreme rain events that occurred at the end of October & early November. The roadway was severely impacted by the weather & traffic during this period and the contractor had to repair it almost continually during peak periods.

- C24 At the Town Hall meeting for phase one, we were assured no significant or noticeable delays in traffic because there was a traffic mitigation plan. I don't think there was one and that it was just lip service. My concern now with an even bigger tower going in, I am deeply concerned that there is no traffic mitigation plan. I don't see Keith road as actually reducing traffic it has just shifted the backlogging.

- Q25 Where can we find information that might be linked to all of this? For example a plan for managing traffic with increased population. Where can I be directed to get some answers that maybe can't be answered here tonight?

- A25 You can follow along with what is happening with the project through the District of North Vancouver's website. Information from events like this are consolidated into a report for Council. Translink decisions are out of our control but certainly major issues will be addressed.

- Q26 Will the Developer, as part of the communication plan, post their rough outline of when closures would happen so that if citizens can be informed ahead of the game about planned closures. Could that information be made available because as you are hearing as a consistent theme, we are all saying construction has to happen great, but it needs to be better planned and informed because any good will has been lost sitting in traffic.

- A26 A website (<http://seylynnvillage.ca/>) was created from the beginning of the project providing regular traffic construction update for the site. This will continue for future phases and will regularly provide update to the community regarding any construction, which might impact surrounding traffic.

Michael Hartford: The District is going through a learning phase, in terms of how to deal with larger developments, and the impacts that that has on a neighbourhoods around them. We have actually hired new staff to deal with some of these issues. So as some of these new projects come up, through the review process, we are establishing tighter

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November 25, 2014

plans around traffic management. That includes a requirement for a website by developers letting the public know of road closers on specific days and times. It is a fair expectation that that will be included in all future construction.

- Q27** Is it on the District website that I can find out about what the District was thinking. How we can cross one way to the other with so many roads and plans to manage?
- A27** Michael Hartford: There is a wealth of information if you look at the transportation plan on the website. Master plans, transit plans, road plans. A lot of details around the Highway have not been published yet except for one interchange. We are expecting that more will be on line soon.
- C28** Some of the traffic that is frustrating everybody is not necessarily the problem of this development and or the developer. I think part of it is and I hope that they get something together now that we have an elections and new councils. What you have is Brooksbank, which is in the City, they do a project, they close that down. People from here are frustrated cause, they can't get out of the District. Then you get down further and the Lower Level Road project that is taking up Third Street. It seems to people that everywhere they go, somebody is blocking off the traffic and this is just sort of the final straw. Some cross boundary planning might be a really nice touch. What is happening with the new Highway exchange as far as how much it is going to affect all the work they have done down here. Is it going to cause more traffic? The Keith Road extension is not making the problem better, it really isn't. What is happening is all the traffic is backed up along Mountain Highway.
- C29** I am concerned about emergency access to Lions Gate Hospital. There is no way that anybody, especially an ambulance could actually reach or pull through the development area and access the hospital. If you bring another thousand people to live there, will there be emergency access during the rush hour to reach the hospital?
- C30** I am with Community Association as well and I know that the District has been working on transportation plans for years. It is just that we are in that in between period where it is not working at 100% yet. That being said between Keith Road Bridge and up to Fern Street that construction should have done in the evening. During the daytime if there was an emergency, someone would have lost their life. I run a business in this little area and it has cost a fortune cause there is just no movement. That doesn't matter as much as a life, in this case it has been absolutely atrocious for about four months. Construction starts basically in the morning at peak rush hour. Expediting of ensuring that the traffic completion is a high priority as it is a life and death situation.
- C31** There is a fair population of school-aged children that walk underneath the two bridges. With all this construction, I really want to make sure that you are factoring in a safe walking route for all the kids that walk to school every day and have to return at the end of the school day. With the current construction, it is pretty haphazard and I would like that to be front of mind. There are a lot of little kids traversing back and forth through your construction zone so perhaps better lighting or more marked areas of "This is where

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we would prefer you to walk” For right now, phase four or three, the East side of Mountain Highway is non useable so they are all forced to the West side which is currently still under construction.

- A31 It is not going to be a construction site, it is being phased so that right now, phase two will start construction as this building is almost completed. This phase will go ahead next but ultimately this portion of the construction site, there shouldn't be any children walking through a construction site. There are sidewalks and an intersection here and then an intersection at Mountain Highway. The intent is that once completed, there will be a sidewalk on both sides of the Highway.
- Q32 Out of curiosity when all of these buildings are lit up like a Christmas tree, what is going to happen to birds, are they going to fly into the buildings? Do you know anything about that?
- A32 I am not aware of anything you can do to a building that would prevent a bird from running into it. It is not highly reflective glass that might look like the sky, as that is sometimes problematic. I have not had a problem with any building that we have designed having a problem with bird strikes.
- C33 When the District starts working on the Keith Bridge, the pilings for the bridge are going to be approximately where the path underneath is now. Everybody will be forced to go up and cross the bottom of the bridge area across Mountain Highway and the Keith Road extension to get to the other side where the school is. If they are going to have that, I suggest, I plead that somebody do traffic lights or some kind of a delay for pedestrians. I have almost lost count of people turning, looking at ongoing traffic or something else and almost hitting pedestrians. I think some of that can be done with a traffic control that leaves a red light for the oncoming traffic when the pedestrians are going across even if it is only for 30 or 40 seconds. You are going to have kids having to walk along this side and across because this side here, when they start on construction on that bridge, is not going to be available for pedestrian access.
- Q34 I am interested to hear more about your design for the public area in the middle. You have a beautiful park on the left hand side. I am not sure if you are planning a direct crossing from the central area of this development to the park or are people going to have to walk a couple hundred meters to get back and forth. Can you tell me how that is going to function because I see that 376 parking spots here and only a 155 bicycle parking spots, limited commercial development right now. Who is going to be there, why would they want to stay there and why is it going to be a successful area for public space?
- A34 We talked at great length with the District about access across Mountain Highway and the potential of having a pedestrian controlled light at this intersection that would benefit this connection to the park. The park is a great amenity. It was felt however, that given the fact that this is a controlled intersection that this was just too short a distance. It is a little unfortunate because that would have been quite an asset for the developer but that

is the way it goes. Basically in order to get access to the park, one would have to walk down to this intersection or to the intersection at Keith Road.

In terms of the park and the driving force, it was the general design of the public realm to sort of make it as much North Van as possible. We are trying to use elements that are native to North Vancouver, a lot of stone, heavy timber, water and a lot of natural elements. We wanted to put this at the forefront of the development. The big kind of structure in the center was based off the old shingled flumes that existed in the mountains where they would send the cedar down the waterways down to lower elevations. That structure we sort of envisioned as several different things such as a stage, bench, table that you could do a ton of different things. The materials are very European and the materials we are using are a significant upgrade to the standard concrete and asphalt. There are pavers throughout, several custom seating elements and native plantings. It will be a very positive, pedestrian friendly place to be. The idea is to sort of blur the lines between roads and plaza so that it is not like this phase belongs to cars, it is sort of like a mat of paving that is consistent throughout the project that will be an identifier of the project.

- Q35** Is there any way from the phase three top corner to actually get into the park space underneath the bridge so you can actually have access to all the trails and natural parks on the West side of Mountain Highway?
- A35** Yes. Along the edge of Keith Road, there is a three-meter wide pathway that actually goes all the way down to the Phibbs Exchange. It is one of the key backbones for the pedestrian circulation to the development. At that traffic-controlled intersection, there is pedestrian access the park that connects to the pathway that goes under the bridge.
- Q36** Was there ever any thought of removing the pedestrian crossing and actually going under the traffic/road? Once again it comes down to opportunities and times of when you have projects of this magnitude to try to improve traffic. I appreciate that people have to get through there, but it is also one of the most critical between lower Mountain Highway and now Fern. That's a major traffic thorough fair. The only reason for a traffic control there is that Keith Road goes straight through. Is that correct?
- A36** Well it is actually an access point for this development. I think that the nature of Mountain Highway will become much more friendly for pedestrians walking than it is right now and the future with the addition commercial.
- Q37** Is there a possibility to put a construction shelter/ cover up over the sidewalks like they do in downtown Vancouver to keep the area unusable for pedestrian traffic? If two of those large units could keep that area open, it shows good faith and good will and some planning in a effort to keep the local citizens and everyone from being disturbed for minimal costs.
- A37** The developer will look into the possibility of these "sheltered" sidewalks
- Q38** If I understood you correctly, phase two is going to be rental housing. Is the fitness facility going to be exclusively for the use of people living in that project?

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A38 The amenity facilities are for the use of residents in condo buildings A, B and C, and not for the rental building.

Q39 When is occupancy of phase one?

A39 Expected occupancy is June 2015

Q40 You think Mountain Highway is going to become more of a pedestrian road?

A40 Yes, in a sense that it is going to have more retail opportunities, so there is going to be more people walking along the sidewalks.

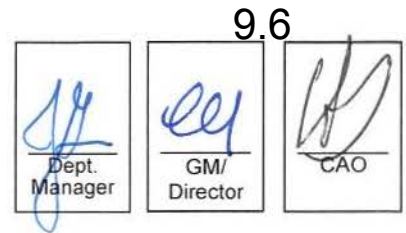
C41 I live on East Seymour and one of our complaints is that we can't get home because of all the traffic backing up getting to the bridge. So we are looking at being able to come up Mountain Highway and make a right hand turn and then get out over Fern Street and go home. Making that a pedestrian road causes me great concern.

A41 It is more of a commercial opportunity that will be friendlier for pedestrians but not a pedestrian only road.

C42 Talk about walk ability of the area, previously mentioned about kids going under the bridges. The District doesn't have a really good track record. A couple of years ago, they put in a water main beneath the Highway bridge and the sign just went up saying trails closed that's it, you have to go somewhere else. There was no way to get through and I am afraid this is going to happen again with this same bridge. There needs to be some alternatives.

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



The District of North Vancouver REPORT TO COUNCIL

March 31, 2015
File: 08.3060.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8100: Street and Traffic Bylaw
Bylaw 8099: Fees and Charges Bylaw
Bylaw 8116: Bylaw Notice Enforcement Bylaw

RECOMMENDATION:

THAT "The District of North Vancouver Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8100, 2014 (Amendment 13)" is ADOPTED.

THAT "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8099, 2014 (Amendment 45)" is ADOPTED.

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8116, 2015 (Amendment 25)" is ADOPTED.

BACKGROUND:

On March 30, 2015, Bylaws 8100, 8099 and 8116 received First, Second and Third Readings.

The bylaws are now ready for consideration of Adoption by Council.

Options:

1. Adopt the bylaws;
2. Abandon the bylaws at Third Reading; or
3. Rescind Third Reading and debate possible amendments to the bylaws.

Respectfully submitted,

The image shows a handwritten signature in purple ink that reads 'Linda Brick'.

Linda Brick
Deputy Municipal Clerk

SUBJECT: Bylaw 8100: Street and Traffic Bylaw
Bylaw 8099: Fees and Charges Bylaw
Bylaw 8116: Bylaw Notice Enforcement Bylaw

March 31, 2015

Page 2

Attachments:

- The District of North Vancouver Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8100, 2014 (Amendment 13)
- The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8099, 2014 (Amendment 45)
- Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8116, 2015 (Amendment 25)

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

The Corporation of the District of North Vancouver

Bylaw 8100

A bylaw to amend the District of North Vancouver Street and Traffic Bylaw 7125, 2004

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

1. Citation

This bylaw may be cited as “The District of North Vancouver Street and Traffic Bylaw 7125, 2004, Amendment Bylaw 8100, 2014 (Amendment 13)”.

2. Amendments

2.1 The Street and Traffic Bylaw 7125, 2004 is amended by:

(a) adding the following definitions to section 302 in alphabetical order:

- (i) **Building Permit** has the meaning prescribed in the *Building Regulation Bylaw, 2003 No. 7353*, as amended or replaced;
- (ii) **Noxious Weed** means any weed designated by a provincial legislation to be a noxious weed, and includes seeds of a noxious weed;
- (iii) **Special Highway Use Permit Fee** is the fee payable pursuant to section 706A of this bylaw;
- (iv) **Traffic Management Plan** means a detailed plan acceptable to the Municipal Engineer addressing all activities, needs and impacts associated with work contemplated in a Highway Use Permit, including, but not limited to, scheduling, timing of truck traffic, fencing, barricading, signage and other devices, traffic control, loading, parking, material delivery and storage, dust and sediment control, and any other conditions and restrictions required by the Municipal Engineer.

(b) deleting section 630 and inserting the following:

Boulevard Maintenance

630. Every owner of property must keep the Boulevard adjacent to such property, including any Sidewalk, in a tidy condition, including by removing Rubbish, debris, materials, or Noxious Weeds, keeping grass or weeds on the Boulevard trimmed to a height of not more than 30cm, and keeping landscaping trimmed so that it does not interfere with pedestrian safety or District signage or encroach into or over Sidewalks, Cycle Paths, or Roadways;

630A. A property Owner must remove or mitigate any landscaping or conditions on the Boulevard adjacent to such person's property which, in the opinion of the Municipal Engineer, pose a hazard to public safety or obstruct or interfere with public use of the Boulevard or which are a violation of this or any other District bylaw.

630B. Whenever a person is in default of doing any matter or thing required to be done under this bylaw, the District, through its employees or agents, may do what is required to be done, at the expense of the person in default. The District may recover all costs of completing such work, with interest at the rate applicable thereto, in the same manner as it may recover municipal taxes.

(c) deleting section 701 and inserting "Intentionally deleted.";

(d) deleting sections 702 and 703 in their entirety and substituting the following:

702. No person shall:

- (a) undertake or permit to be undertaken any work in, on, over or under a Highway, or leave any obstruction or works in, on, over or under a Highway;
- (b) use or permit to be used a Highway in a manner, or otherwise engage in any conduct which the Municipal Engineer in his or her discretion determines does or may impede or interfere with pedestrian, bicycle or vehicular traffic on a Highway or parking on Highway;

without a valid and subsisting Highway Use Permit issued by the District pursuant to this Bylaw.

703. The holder of a Highway Use Permit must comply with each and every term and condition contained therein and with the terms, conditions and restrictions in any Traffic Management Plan(s) attached thereto or incorporated therein.

(e) deleting section 704 and substituting the following:

704. The Municipal Engineer is authorized to issue Highway Use Permits to permit temporary use and occupation of a Highway, including:

(f) amending section 704.1 by

(i) deleting the word "construction" and substituting the word "works";

- (ii) deleting the word “immediately”;
- (g) deleting section 704.2 and substituting:
 - 704.2 the closure or obstruction of all or a portion of a Highway, including but not limited to occupation of a portion of a Highway by vehicles, equipment, or other items, including Waste Disposal Bins, to facilitate works on property adjacent to the Highway;
- (h) inserting the following as the conclusion to section 704 immediately after section 704.4 and indented to be aligned with the text of section 704:
 - For greater certainty, this section 704 does not authorize the Municipal Engineer to issue a Highway Use Permit in relation to works described in section 725, unless the District has issued a Highway Encroachment Agreement for such works.
- (i) amending section 705.2 by deleting “traffic control plan” and substituting “Traffic Management Plan satisfactory to the Municipal Engineer”;
- (j) re-numbering section 705.3 as section 705.4 and re-numbering the subsections accordingly;
- (k) inserting the following as a new section 705.3:
 - 705.3 provision of a site safety plan satisfactory to the Municipal Engineer;
- (l) adding the following as subsection 705.4.3:
 - 705.4.3 to pay any fees payable under sections 706A and 706B of this bylaw.
- (m) re-numbering section 705.4 as section 705.5;
- (n) deleting section 706 and substituting:
 - 706. The Municipal Engineer is authorized to revoke or amend a Highway Use Permit at any time where considered necessary or desirable by the Municipal Engineer.
- (o) adding the following as sections 706A, 706B and 706C and inserting them immediately after section 706:
 - 706A. For use or occupation of a portion of a Highway which has been designated as a no stopping zone or which is, in the opinion of the Municipal Engineer, necessary for the movement of vehicle or pedestrian traffic, the applicant for a Highway Use Permit must pay the Special Highway Use Permit Fee for each 12 hours or part

thereof of occupancy, except that where the Municipal Engineer is satisfied that a portion of such Highway has, for any 12-hour period, a sufficiently low volume of traffic to warrant relaxation of the stopping prohibition, the Municipal Engineer may permit temporary occupancy of a portion of such Highway during that 12-hour period and in accordance with the terms and conditions of a Highway Use Permit and the fee set out in this clause shall not apply.

706B. The Highway Use Permit fee and Special Highway Use Permit fee are prescribed in Schedule "F" of the Fees and Charges Bylaw 6481. The Special Highway Use Permit fees are in addition to any fees payable for a Highway Use Permit pursuant to any other section of this bylaw.

706C. Any fees payable in respect of a Highway Use Permit may be deducted from the security deposit collected pursuant to section 705.4 or from any other deposit that the holder of the Highway Use Permit may have provided to the District to secure payment of said fees.

(p) deleting section 730 and inserting "Intentionally deleted."

READ a first time March 30th, 2015

READ a second time March 30th, 2015

READ a third time March 30th, 2015

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 8099

A bylaw to amend the District of North Vancouver Fees and Charges Bylaw 6481, 1992

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

1. Citation

This bylaw may be cited as "The District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8099, 2014 (Amendment 45)".

2. Amendments

2.1 Schedule F to the Fees and Charges Bylaw 6481, 1992 is amended by:

- (a) amending the fee for "Activities on Road Allowance due to adjacent Development" to \$113.00 + \$0.25/m²/day; and
- (b) inserting the following in the table under the section headed "Permit" immediately after "Storage of Waste Disposal Bins on Road Allowance":

Special Highway Use Permit fee:

(i) First occurrence	\$1,500.00	per each 12 hours
(ii) Second occurrence	\$3,000.00	per each 12 hours
(iii) Third and any subsequent occurrences	\$5,000.00	per each 12 hours

READ a first time March 30th, 2015

READ a second time March 30th, 2015

READ a third time March 30th, 2015

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 8116

A bylaw to amend the Bylaw Notice Enforcement Bylaw (Bylaw 7458)

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

1. Citation

This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8116, 2015 (Amendment 25)".

2. Amendments

2.1 The Street and Traffic Bylaw 7125, 2004 section of Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by:

- a) deleting the designated expression in section 630 and substituting "Fail to maintain Boulevard";
- b) deleting sections 701, 702, 703(a) and 703(b); and
- c) inserting the following as section 702 in numerical order in the table:

Bylaw Section	Description	A1 Penalty Amount (\$)	A2 Discounted Penalty: Within 14 days (\$)	A3 Late Payment: After 28 days (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
The following fines apply to the contraventions below:						
Street & Traffic Bylaw 7125, 2004						
		\$	\$	\$		
702(a)	Work or Obstruction on Highway without Highway Use Permit on: (i) major arterial, minor arterial or collector Highway (as classified on the Highway Classification Map in the District of North Vancouver Development Servicing Bylaw 7388 (2005), as amended or replaced); (ii) other Highway	500 250	400 200	650 325	NO	N/A

702(b)	Interfere with Traffic on Highway without Highway Use Permit on:					
	(i) major arterial, minor arterial or collector Highway (as defined for s. 702(a) above);	500	400	650	NO	N/A
	(ii) other Highway	250	200	325		

READ a first time March 30th, 2015

READ a second time March 30th, 2015

READ a third time March 30th, 2015

ADOPTED

Mayor

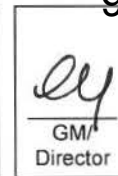
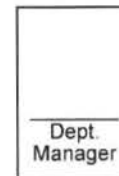
Municipal Clerk

Certified a true copy

Municipal Clerk

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



9.7

The District of North Vancouver REPORT TO COUNCIL

April 21, 2015
File: 09.3900.20/000.000

AUTHOR: Linda Brick, Deputy Municipal Clerk

SUBJECT: Bylaw 8120: 2015-2019 Consolidated Financial Plan Approval Bylaw

RECOMMENDATION:

THAT "2015-2019 Consolidated Financial Plan Approval Bylaw 8120, 2015" is ADOPTED.

BACKGROUND:

Bylaw 8120 received First, Second and Third Readings on April 20, 2015.

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

Options:

1. Adopt the bylaw;
2. Abandon the bylaw at Third Reading; or
3. Rescind Third Reading and debate possible amendments to the bylaw.

Respectfully submitted,

Linda Brick
Deputy Municipal Clerk

Attachments:

- 2015-2019 Consolidated Financial Plan Approval Bylaw 8120, 2015
- Staff Report – Dated April 14, 2015

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input checked="" type="checkbox"/> Finance <i>WAO</i> _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

The Corporation of the District of North Vancouver

Bylaw 8120

A bylaw to approve the 2015 Consolidated Financial Plan for the five years ending December 31, 2019 pursuant to section 165 of the *Community Charter*

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

1. Citation

This bylaw may be cited as "2015 - 2019 Consolidated Financial Plan Approval Bylaw 8120, 2015".

2. Approval of Consolidated Financial Plan

The 2015-2019 Consolidated Financial Plan, as set out in the attached Schedule A, for the five years ending December 31, 2019 is approved.

3. Reserve Fund Appropriations for Capital Expenditures

The 2015 - 2019 Consolidated Financial Plan reserve fund appropriations totalling \$28,411,959 as set out below for 2015 are approved.

Capital Expenditures

1. Operating Reserves - Partners

NV District Public Library - Teen Area Pilot Project	\$	20,000
NV Recreation & Culture - Website Renewal		33,300
NV Recreation & Culture - Document Management		40,000
	\$	93,300

2. Other Reserves

Public Art Reserve	\$	50,000
Local Improvement Reserve		165,000
	\$	215,000

3. Development Reserves

DCC's Roadways – Keith Road Bridge	\$	5,247,000
DCC's Water		494,655
DCC's Sewer		188,078
DCC's Drainage		45,138
Community Amenity Contributions		487,000
	\$	6,461,871

4. Equipment Replacement Reserves

General Equipment Reserve	\$ 1,235,000
Fire Equipment Reserves	805,300
Golf Facilities Equipment Reserve	438,000
Recreation Equipment Reserve	138,000
	<hr/>
	\$ 2,616,300

5. Infrastructure Replacement Reserve

New William Griffin Community Recreation Centre	\$ 9,000,000
Technology Transformation (Permits and Licencing)	1,090,000
Keith Road Bridge	5,925,488
Norgate Fieldhouse	1,300,000
Data Resiliency & Disaster Recovery	480,000
	<hr/>
	\$ 17,795,488

6. New Capital Reserve

New William Griffin Community Recreation Centre	\$ 400,000
Fromme Mountain Parking Lot - Braemar	585,000
Deep Cove Parking Improvements	100,000
Parks Sign Shop Equipment	50,000
Transit Related Road Improvement Program	40,000
Energy and Conservation Initiatives	55,000
	<hr/>
	\$ 1,230,000

READ a first time April 20th, 2015

READ a second time April 20th, 2015

READ a third time April 20th, 2015

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8120
DISTRICT OF NORTH VANCOUVER
2015 - 2019 CONSOLIDATED FINANCIAL PLAN (000's)

	2015	2016	2017	2018	2019
REVENUES					
Taxation	90,467	93,552	97,155	100,885	103,355
Penalties and Interest on Taxes	660	673	687	700	714
Sales, Fees, and User Charges	84,828	84,760	88,578	92,429	90,268
Transfer from Governments	8,244	1,936	1,951	1,966	1,981
Investment Income	3,138	3,118	3,519	3,924	4,352
External Contributions	2,279	10	10	10	10
	<u>189,616</u>	<u>184,049</u>	<u>191,900</u>	<u>199,914</u>	<u>200,680</u>
PROCEEDS FROM DEBT	10,000	18,000	-	-	-
TRANSFERS FROM					
General Surplus	4,385	433	100	-	-
Operating Reserves	1,384	600	600	600	600
Operating Reserves - Partners	123	-	-	-	-
Other Reserves	215	51	52	53	54
Capital Committed Funds	350	-	-	-	-
Development Reserves	6,462	2,501	637	539	610
Equipment Replacement Reserves	2,616	1,726	3,358	1,727	1,575
Infrastructure Replacement Reserve	17,795	967	-	-	-
Land Opportunity Reserve	-	-	-	-	-
New Capital & Innovation Reserve	1,230	-	-	-	-
	<u>34,560</u>	<u>6,278</u>	<u>4,747</u>	<u>2,919</u>	<u>2,839</u>
TOTAL	234,176	208,327	196,647	202,833	203,519
EXPENDITURES					
Capital Expenditures	69,114	51,493	30,677	31,196	31,973
Development Services	5,484	5,100	5,171	5,264	5,359
General Government	18,041	15,008	15,006	14,959	15,313
Health, Social and Housing	2,199	2,242	2,236	2,281	2,327
Parks, Recreation and Culture	32,784	33,243	34,110	34,794	35,492
Protective Services	40,627	41,212	42,288	43,200	44,137
Sewer Services	12,147	12,659	13,194	13,755	14,341
Solid Waste and Recycling Services	8,012	7,516	7,648	7,783	7,920
Transportation and Transit	5,559	5,537	5,669	5,702	5,839
Water Services	16,593	17,024	17,320	17,655	17,994
	<u>210,560</u>	<u>191,034</u>	<u>173,319</u>	<u>176,589</u>	<u>180,695</u>
DEBT SERVICE					
Principal & Interest	2,761	2,886	4,454	4,454	4,454
TRANSFERS TO					
Operating Reserves	59	59	59	58	58
Solid Waste & Recycling Reserve	1,480	110	86	63	80
Sewer Services Reserve	3,928	576	1,477	1,266	1,020
Water Services Reserve	822	-	123	228	70
Other Reserves	312	353	389	397	406
Development Reserves	2,122	5,484	8,515	10,802	7,276
Equipment Replacement Reserves	2,439	2,384	2,207	2,405	2,335
Infrastructure Replacement Reserve	7,911	3,885	4,056	4,209	4,367
Land Opportunity Reserve	188	192	215	220	225
New Capital & Innovation Reserve	1,594	1,364	1,747	2,142	2,533
	<u>20,855</u>	<u>14,407</u>	<u>18,874</u>	<u>21,790</u>	<u>18,370</u>
TOTAL	234,176	208,327	196,647	202,833	203,519

Schedule "B" to Bylaw 8120 DISTRICT OF NORTH VANCOUVER 2015 REVENUE DISCLOSURE STATEMENT

Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2015 is shown in the table on the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of the revenue of the municipality. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Other sources of revenue include government grants and other external contributions. This source of revenue is difficult to predict and can fluctuate significantly from year to year, as it does in 2015 due to Senior Government grant funding for a significant capital project in 2014.

Revenue Source	% Total	
	2014	2015
Taxation		
Property Value Taxes	43.9%	45.2%
Parcel Taxes	0.0%	0.1%
Sales, Fees and User Charges	38.8%	42.5%
Other Sources	17.3%	7.2%
Proceeds From Borrowing	0.0%	5.0%
TOTAL	100.0%	100.0%

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This basis attempts to fairly apportion the value of a municipal service to those who make use of it. Other services (e.g. recreation) which have both a private and community benefit are being funded through a combination of user fees and municipal taxes. Proceeds from borrowing make up the last source of funding and supports the replacement of a community recreation centre.

Property Tax Burden




The property tax burden of each property class is shown in the table on the right. The tax rate increase distribution for 2015 is consistent with the tax strategy approved by Council in 2009 that aims at aligning District tax rates with the average for Metro Vancouver, or the capped rate (if applicable) for all property classes. The strategy assumes some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place for business will benefit from this policy. Council's approach is based on the principles of equity, fairness and responsiveness to community goals. This has led to the proportional relationship between property classes to remain relatively constant over time. Proportional relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

Property Class	% Property Tax	
	2014	2015
Residential (1)	71.8%	71.9%
Utilities (2)	0.1%	0.2%
Major Industry (4)	9.3%	9.1%
Light Industry (5)	1.0%	1.0%
Business (6)	17.6%	17.6%
Recreation (8)	0.2%	0.2%
TOTAL	100.0%	100.0%

Permissive Tax Exemptions

Permissive tax exemptions were approved in October 2014 and amount to approximately \$448,852 in tax revenue foregone. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not on the charitable status of the organization as a whole. Organizations that contribute to the well-being of the citizens of the municipality in improving ones quality of life and effectively enhancing community services are eligible.

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

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

April 14, 2015
File: 1715-41/06
Tracking Number: RCA –

AUTHOR: Rick Danyluk, Manager Financial Planning

SUBJECT: Financial Plan Approval Bylaw

RECOMMENDATION:

That Bylaw 8120 cited as the “2015 – 2019 Consolidated Financial Plan Approval Bylaw” is given FIRST, SECOND, and THIRD reading.

REASON FOR REPORT:

The Community Charter requires adoption of an annual Financial Plan Approval Bylaw before May 15th of each year. On March 31st, 2015, Council instructed staff to prepare the Financial Plan Approval Bylaw based on the 2015 – 2019 Draft Financial Plan, adjustments discussed at the March 31st meeting and a 2.5% tax increase.

ANALYSIS

The 2015 – 2019 Consolidated Financial Plan consolidates the budgets of the District's Operating, Capital and Reserve funds and the District's interest in the revenues and expenditures of the North Vancouver Public Library and the Recreation Commission. This consolidation is presented in Schedule A of Bylaw 8120.

The Financial Plan Approval Bylaw also includes a Revenue Disclosure Statement in Schedule B.

Financial Impacts:

The Consolidated Financial Plan Approval Bylaw is based on the Draft Financial Plan introduced March 2nd 2015. For Council's information, the table at the top of page 2 reconciles the “2015 - 2019 Draft Financial Plan” to the “2015 - 2019 Consolidated Financial Plan” in Schedule A of Bylaw 8120.

Source of Funds ⁽¹⁾	Funds				Partner Interest	2015 Consolidated
	Operating	Capital	Utilities	Reserves		
Draft Financial Plan	116,332	68,959	54,446	-	-	239,737
Deliberation Changes ⁽²⁾	75	155	-	-	-	230
Other Revenues & Transfers In	-	-	-	41,100	14,038	55,138
Interfund Eliminations	-	(47,939)	-	(6,607)	(6,383)	(60,929)
	116,407	21,175	54,446	34,493	7,655	234,176
Use of Funds ⁽³⁾						
Draft Financial Plan	116,332	68,959	54,446	-	-	239,737
Deliberation Changes ⁽²⁾	75	155	-	-	-	230
Other Expenditures & Transfers Out	-	-	-	41,100	14,038	55,138
Interfund Eliminations	(22,218)		(11,462)	(26,687)	(562)	(60,929)
	94,189	69,114	42,984	14,413	13,476	234,176
Notes:						
1. Revenue, Debt Proceeds, Transfers In						
2. On March 31, 2015 Council directed staff to include the following additional projects funded from surplus: Trail Maintenance (\$50k), Commercial Area Revitalization (\$25k), Quarry Rock Trail (\$85k), Safe Routes to Schools (\$70k)						
3. Expenditures, Debt Service, Transfers Out						

Timing:

Adoption of the Financial Plan Approval Bylaw prior to May 15th is a requirement of the Community Charter. This bylaw authorizes continuing operations and expenditures until Council adopts the 2016 – 2020 Consolidated Financial Plan Approval Bylaw before May 15, 2016.


Rick Danyluk
 Manager Financial Planning

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

The Corporation of the District of North Vancouver

Bylaw 8120

A bylaw to approve the 2015 Consolidated Financial Plan for the five years ending December 31, 2019 pursuant to section 165 of the *Community Charter*

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

1. Citation

This bylaw may be cited as "2015 - 2019 Consolidated Financial Plan Approval Bylaw 8120, 2015".

2. Approval of Consolidated Financial Plan

The 2015-2019 Consolidated Financial Plan, as set out in the attached Schedule A, for the five years ending December 31, 2019 is approved.

3. Reserve Fund Appropriations for Capital Expenditures

The 2015 - 2019 Consolidated Financial Plan reserve fund appropriations totalling \$28,411,959 as set out below for 2015 are approved.

Capital Expenditures

1. Operating Reserves - Partners

NV District Public Library - Teen Area Pilot Project	\$	20,000
NV Recreation & Culture - Website Renewal		33,300
NV Recreation & Culture - Document Management		40,000
	\$	93,300

2. Other Reserves

Public Art Reserve	\$	50,000
Local Improvement Reserve		165,000
	\$	215,000

3. Development Reserves

DCC's Roadways – Keith Road Bridge	\$	5,247,000
DCC's Water		494,655
DCC's Sewer		188,078
DCC's Drainage		45,138
Community Amenity Contributions		487,000
	\$	6,461,871

4. Equipment Replacement Reserves

General Equipment Reserve	\$ 1,235,000
Fire Equipment Reserves	805,300
Golf Facilities Equipment Reserve	438,000
Recreation Equipment Reserve	138,000
	<hr/>
	\$ 2,616,300

5. Infrastructure Replacement Reserve

New William Griffin Community Recreation Centre	\$ 9,000,000
Technology Transformation (Permits and Licencing)	1,090,000
Keith Road Bridge	5,925,488
Norgate Fieldhouse	1,300,000
Data Resiliency & Disaster Recovery	480,000
	<hr/>
	\$ 17,795,488

6. New Capital Reserve

New William Griffin Community Recreation Centre	\$ 400,000
Fromme Mountain Parking Lot - Braemar	585,000
Deep Cove Parking Improvements	100,000
Parks Sign Shop Equipment	50,000
Transit Related Road Improvement Program	40,000
Energy and Conservation Initiatives	55,000
	<hr/>
	\$ 1,230,000

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8120
DISTRICT OF NORTH VANCOUVER
2015 - 2019 CONSOLIDATED FINANCIAL PLAN (000's)

	2015	2016	2017	2018	2019
REVENUES					
Taxation	90,467	93,552	97,155	100,885	103,355
Penalties and Interest on Taxes	660	673	687	700	714
Sales, Fees, and User Charges	84,828	84,760	88,578	92,429	90,268
Transfer from Governments	8,244	1,936	1,951	1,966	1,981
Investment Income	3,138	3,118	3,519	3,924	4,352
External Contributions	2,279	10	10	10	10
	<u>189,616</u>	<u>184,049</u>	<u>191,900</u>	<u>199,914</u>	<u>200,680</u>
PROCEEDS FROM DEBT	10,000	18,000	-	-	-
TRANSFERS FROM					
General Surplus	4,385	433	100	-	-
Operating Reserves	1,384	600	600	600	600
Operating Reserves - Partners	123	-	-	-	-
Other Reserves	215	51	52	53	54
Capital Committed Funds	350	-	-	-	-
Development Reserves	6,462	2,501	637	539	610
Equipment Replacement Reserves	2,616	1,726	3,358	1,727	1,575
Infrastructure Replacement Reserve	17,795	967	-	-	-
Land Opportunity Reserve	-	-	-	-	-
New Capital & Innovation Reserve	1,230	-	-	-	-
	<u>34,560</u>	<u>6,278</u>	<u>4,747</u>	<u>2,919</u>	<u>2,839</u>
TOTAL	234,176	208,327	196,647	202,833	203,519
EXPENDITURES					
Capital Expenditures	69,114	51,493	30,677	31,196	31,973
Development Services	5,484	5,100	5,171	5,264	5,359
General Government	18,041	15,008	15,006	14,959	15,313
Health, Social and Housing	2,199	2,242	2,236	2,281	2,327
Parks, Recreation and Culture	32,784	33,243	34,110	34,794	35,492
Protective Services	40,627	41,212	42,288	43,200	44,137
Sewer Services	12,147	12,659	13,194	13,755	14,341
Solid Waste and Recycling Services	8,012	7,516	7,648	7,783	7,920
Transportation and Transit	5,559	5,537	5,669	5,702	5,839
Water Services	16,593	17,024	17,320	17,655	17,994
	<u>210,560</u>	<u>191,034</u>	<u>173,319</u>	<u>176,589</u>	<u>180,695</u>
DEBT SERVICE					
Principal & Interest	2,761	2,886	4,454	4,454	4,454
TRANSFERS TO					
Operating Reserves	59	59	59	58	58
Solid Waste & Recycling Reserve	1,480	110	86	63	80
Sewer Services Reserve	3,928	576	1,477	1,266	1,020
Water Services Reserve	822	-	123	228	70
Other Reserves	312	353	389	397	406
Development Reserves	2,122	5,484	8,515	10,802	7,276
Equipment Replacement Reserves	2,439	2,384	2,207	2,405	2,335
Infrastructure Replacement Reserve	7,911	3,885	4,056	4,209	4,367
Land Opportunity Reserve	188	192	215	220	225
New Capital & Innovation Reserve	1,594	1,364	1,747	2,142	2,533
	<u>20,855</u>	<u>14,407</u>	<u>18,874</u>	<u>21,790</u>	<u>18,370</u>
TOTAL	234,176	208,327	196,647	202,833	203,519

**Schedule “B” to Bylaw 8120
DISTRICT OF NORTH VANCOUVER
2015 REVENUE DISCLOSURE STATEMENT**

Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2015 is shown in the table on the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of the revenue of the municipality. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Other sources of revenue include government grants and other external contributions. This source of revenue is difficult to predict and can fluctuate significantly from year to year, as it does in 2015 due to Senior Government grant funding for a significant capital project in 2014.

Revenue Source	% Total	
	2014	2015
Taxation		
Property Value Taxes	43.9%	45.2%
Parcel Taxes	0.0%	0.1%
Sales, Fees and User Charges	38.8%	42.5%
Other Sources	17.3%	7.2%
Proceeds From Borrowing	0.0%	5.0%
TOTAL	100.0%	100.0%

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This basis attempts to fairly apportion the value of a municipal service to those who make use of it. Other services (e.g. recreation) which have both a private and community benefit are being funded through a combination of user fees and municipal taxes. Proceeds from borrowing make up the last source of funding and supports the replacement of a community recreation centre.

Property Tax Burden

The property tax burden of each property class is shown in the table on the right. The tax rate increase distribution for 2015 is consistent with the tax strategy approved by Council in 2009 that aims at aligning District tax rates with the average for Metro Vancouver, or the capped rate (if applicable) for all property classes. The strategy assumes some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place for business will benefit from this policy. Council's approach is based on the principles of equity, fairness and responsiveness to community goals. This has led to the proportional relationship between property classes to remain relatively constant over time. Proportional relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

Property Class	% Property Tax	
	2014	2015
Residential (1)	71.8%	71.9%
Utilities (2)	0.1%	0.2%
Major Industry (4)	9.3%	9.1%
Light Industry (5)	1.0%	1.0%
Business (6)	17.6%	17.6%
Recreation (8)	0.2%	0.2%
TOTAL	100.0%	100.0%

Permissive Tax Exemptions

Permissive tax exemptions were approved in October 2014 and amount to approximately \$448,852 in tax revenue foregone. Council grants permissive tax exemptions based on Section 224 of the Community Charter on “use of property” not on the charitable status of the organization as a whole. Organizations that contribute to the well-being of the citizens of the municipality in improving ones quality of life and effectively enhancing community services are eligible.

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

Dept. Manager	GM/ Director	9.8 CAO
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The District of North Vancouver

REPORT TO COUNCIL

April 13, 2015
File: 05.1950

AUTHOR: Nicole Deveaux, General Manager, Finance & Technology

SUBJECT: Tax Rates Bylaw 8121, 2015

RECOMMENDATION:

That Council approve the first three readings of Tax Rates Bylaw 8121, 2015.

REASON FOR REPORT:

In accordance with Section 197 of the Community Charter, Council must adopt the 2015 Tax Rates Bylaw before May 15th. As directed by Council, Staff has prepared the 2015 Tax Rates Bylaw based on an overall tax revenue increase of 2.50%.

Consistent with prior years, the District's tax strategy which lets uncapped heavy industry benefit from a lower tax rate as they invest in improvements has been applied. However, significant assessment valuation risks currently exist in this class which may result in tax rate adjustments in the future. The Residential and Business Classes have reduced tax rates resulting from market value increases in real estate wealth and continued construction growth.

The tables below detail the distribution of the tax increase and the year-over-year change in the tax rates.

Table 1

<u>Tax Distribution</u>	<u>2015</u>
Residential	2.50%
Major Industry - Non-capped	-5.55%
Light Industry	2.50%
Business	2.50%
Recreation	2.50%
Council Approved Overall Rate	2.50%

Table 2

<u>Property Class</u>	<u>2015 Municipal</u>	<u>2014 Municipal</u>	<u>Change from 2014</u>
Residential	2.37397	2.44107	(0.06710)
Utilities	40.00000	40.00000	0.00000
Industrial (Major)	30.97096	29.33316	1.63780
Industrial (Major) Capped Properties	27.50000	27.50000	0.00000
Capped New Investment	22.50000	22.50000	0.00000
Industrial (Light)	11.88180	11.12193	0.75987
Business / Other	8.27863	8.47875	(0.20012)
Recreation	5.59349	5.74810	(0.15460)

POLICY:

Section 165(3.1) of the Community Charter requires five-year financial plans to include specific objectives and tax policy disclosure. The current tax strategy is based on tax rate competitiveness within the Lower Mainland and partnership with industry for economic development and tax growth through investment.

The continuance of the tax strategy in the major industrial class amidst increased pressures on valuation has minimized rate impacts. All other property classes currently maintain rates that are near or below tax rate benchmarks for the Metro Vancouver region. The strategy continues to sustain an equitable and competitive taxation environment.

Timing/Approval Process:

Adoption of Bylaw is required by May 15, 2015.



Nicole Deveau, CPA
General Manager, Finance & Technology

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

The Corporation of the District of North Vancouver

Bylaw 8121

A bylaw for imposing rates on lands and improvements in the District of North Vancouver for 2015

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

1. Citation

This bylaw may be cited as "Tax Rates Bylaw 8121, 2015".

2. 2015 Tax Rates

The following tax rates are imposed for 2015 on the taxable land and improvements as set out in the assessment roll:

- (a) for all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule "A" attached hereto and forming a part hereof;
- (b) for provision of the monies required in 2015 under bylaws of the municipality to meet payments of interest and principal of debts incurred for which other provision has not been made, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule "A" attached hereto and forming a part hereof; and,
- (c) for provision of the municipality's appropriate share of the monies required for Regional District purposes for the year 2015, for expenditures of the Greater Vancouver Regional District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of Schedule "A" attached hereto and forming a part hereof.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk


SCHEDULE "A" TO BYLAW 8121

2015 TAX RATES (\$'S OF TAX PER \$ 1,000 TAXABLE VALUE)

Property Class	A Municipal General	B Municipal Debt	Total Municipal	C Greater Vancouver Regional District
Residential	2.29762	0.07635	2.37397	0.05723
Utilities	38.71359	1.28641	40.00000	0.20030
Industrial (Major)	29.97484	0.99612	30.97096	0.19457
Industrial (Major)				
- Capped Properties	26.61552	0.88448	27.50000	0.19457
- Capped New Investment	21.77638	0.72362	22.50000	0.19457
Industrial (Light)	11.49964	0.38216	11.88180	0.19457
Business/Other	8.01236	0.26627	8.27863	0.14021
Recreation	5.41357	0.17992	5.59349	0.05723

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

	9.9	
Dept. Manager	Director	CAO

The District of North Vancouver REPORT TO COUNCIL

April 21, 2015
File: 1760
Tracking Number: RCA -

AUTHOR: Nicole Deveau
Chief Financial Officer

SUBJECT: 2014 Audited Financial Statements

RECOMMENDATION:

THAT the 2014 Audited Consolidated Financial Statements of the District of North Vancouver be approved.

THAT the 2014 Audited Financial Statements of the North Vancouver Recreation & Culture Commission be approved.

SUMMARY

The 2014 Audited Consolidated Financial Statements of the District of North Vancouver and the 2014 Financial Statements of the North Vancouver Recreation & Culture Commission have been prepared by management and audited by KPMG, LLP.

In accordance with the requirements of both Assurance engagements, the external auditors attended the meeting with the Finance and Audit Standing Committee on April 21st to discuss their audit findings and render an unqualified opinion.

At the meeting on April 21, 2015 the Finance and Audit Standing Committee considered this matter and recommends to Council:

That the 2014 Audited Consolidated Financial Statements of the District of North Vancouver be approved.

That the 2014 Audited Financial Statements of the North Vancouver Recreation & Culture Commission be approved.

EXISTING POLICY

Section 9 of BC Reg. 371/93 (Financial Information Act) requires that the annual Audited Consolidated Financial Statements of the District be approved by Council.

SUBJECT: 2014 Audited Financial Statements

April 21, 2015

Page 2

Community Charter Section 167 (1) requires that municipal Financial Statements must be prepared by the Financial Officer and presented to Council for acceptance.

Community Charter Section 170 (2) states "reports submitted by the municipal auditor to a committee under this section are deemed to have been submitted to Council".

Responsibility for the approval of the Financial Statements of the North Vancouver Recreation & Culture Commission falls to the District of North Vancouver Council by virtue of the delegation of the responsibility for the annual audit to the District's Chief Financial Officer.

Under Bylaw 7783 – North Vancouver Recreation Commission Establishing Bylaw, Part 4, Section 37, the Chief Financial Officer for the District of North Vancouver is the Appointed Financial Officer responsible for the annual financial audit of the Commission. The approval of the Financial Statements of the North Vancouver Recreation & Culture Commission is part of this responsibility.

Community Charter Section 14(2) provides that the municipal powers, duties and functions of one or more of the participating municipalities may be exercised in relation to the "North Vancouver Recreation Commission" in another participating municipality. Community Charter Section 154 requires a Council to approve the Financial Statements of the North Vancouver Recreation & Culture Commission.

Timing/Approval Process:

The approval of the Audited Consolidated Financial Statements of the District of North Vancouver is necessary prior to submitting the audited Consolidated Financial Statements to the Ministry of Community, Sport and Cultural Development before May 15, 2015.



Nicole Deveau, CA
Chief Financial Officer

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

**North Vancouver Recreation & Culture Commission
Financial Statements
December 31, 2014**

Contents

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Statement of Operations	3
Statement of Change in Net Financial (Debt) Assets	4
Statement of Cash Flows	5
Notes to the Financial Statements	6-10



KPMG LLP
Chartered Accountants
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Burnaby BC V5H 4N2
Canada

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Fax (604) 527-3636
Internet www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors of the Corporation of the District of North Vancouver

We have audited the accompanying financial statements of the North Vancouver Recreation & Culture Commission (formerly North Vancouver Recreation Commission), which comprise the statement of financial position as at December 31, 2014, and the statements of operations, change in net financial assets (debt), and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform an audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the North Vancouver Recreation & Culture Commission (formerly North Vancouver Recreation Commission) as at December 31, 2014, and the results of its operations, changes in its net financial assets (debt), and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

April 27, 2015

Burnaby, Canada

North Vancouver Recreation & Culture Commission

Statement of Financial Position

December 31

2014

2013

Financial assets

Cash	\$ 325,100	\$ -
Accounts receivable	296,196	317,716
Receivable from District of North Vancouver (Note 3)	5,470,466	6,274,159
Receivable from City of North Vancouver (Note 3)	73,395	-
Inventories held for resale	15,701	21,879
	<u>6,180,858</u>	<u>6,613,754</u>

Liabilities

Bank indebtedness	-	135,430
Accounts payable and accrued liabilities	1,686,386	1,948,669
Deposits held	642,934	537,432
Payable to City of North Vancouver (Note 3)	-	86,606
Deferred revenue (Note 4)	1,990,034	1,907,098
Post-employment benefits (Note 5)	2,061,700	1,978,500
	<u>6,381,054</u>	<u>6,593,735</u>

Net financial (debt) assets

(200,196) 20,019

Non-financial assets

Prepaid expenses	310,196	129,981
	<u>310,196</u>	<u>129,981</u>

Accumulated surplus (Note 6)

\$ 110,000 \$ 150,000

Commitments and contingencies (Note 8)

Approved by:

Chief Financial Officer, District of North Vancouver

Director, North Vancouver Recreation & Culture Commission

See accompanying notes to the financial statements

North Vancouver Recreation & Culture Commission

Statement of Operations

Year ended December 31

	2014 Budget	2014	2013
	(Note 2(c))		
Revenue			
Memberships	\$ 3,207,606	\$ 3,052,947	\$ 3,051,513
Programs and lessons	6,840,798	6,444,069	6,454,162
Rentals	1,656,454	1,723,692	1,725,202
Other	696,716	609,190	660,954
	<u>12,401,574</u>	<u>11,829,898</u>	<u>11,891,831</u>
Expenses			
Program	8,804,645	8,695,546	8,740,116
Maintenance	4,617,014	4,797,292	4,878,138
Operating	7,060,473	7,058,970	6,657,436
Administration	2,577,760	2,792,010	2,327,394
	<u>23,059,892</u>	<u>23,343,818</u>	<u>22,603,084</u>
Net cost of operations	(10,658,318)	(11,513,920)	(10,711,253)
Municipal contributions (Note 1)			
District of North Vancouver	7,061,585	7,692,941	7,361,186
City of North Vancouver	3,596,733	3,992,877	3,700,990
	<u>10,658,318</u>	<u>11,685,818</u>	<u>11,062,176</u>
Annual surplus, before distributions	<u>\$ -</u>	171,898	350,923
Distribution to District of North Vancouver		(135,721)	(164,756)
Distribution to City of North Vancouver		(76,177)	(106,167)
Annual (deficit) surplus		(40,000)	80,000
Accumulated surplus, beginning of year		150,000	70,000
Accumulated surplus, end of year		<u>\$ 110,000</u>	<u>\$ 150,000</u>

See accompanying notes to the financial statements

North Vancouver Recreation & Culture Commission
Statement of Change in Net Financial (Debt) Assets

Year ended December 31	2014 Budget	2014	2013
	(Note 2(c))		
Annual (deficit) surplus	\$ -	\$ (40,000)	\$ 80,000
Acquisition of prepaid expenses	-	(310,196)	(129,981)
Use of prepaid expenses	-	129,981	89,147
Change in net financial assets	-	(220,215)	39,166
Net financial assets (debt), beginning of year	-	20,019	(19,147)
Net financial (debt) assets, end of year	\$ -	\$ (200,196)	\$ 20,019

See accompanying notes to the financial statements

North Vancouver Recreation & Culture Commission

Statement of Cash Flows

Year Ended December 31

2014

2013

Cash provided by (used in):

Operations

Annual (deficit) surplus	\$ (40,000)	\$ 80,000
Decrease (increase) in accounts receivable	21,520	(24,604)
Decrease (increase) in inventories held for resale	6,178	(5,695)
Increase in prepaid expenses	(180,215)	(40,834)
(Decrease) increase in accounts payable and accrued liabilities	(262,283)	484,949
Increase in deposits held	105,502	109,594
Increase (decrease) in deferred revenues	82,936	(36,999)
Increase in post-employment benefits	83,200	118,400
	<u>(183,162)</u>	<u>684,811</u>

Financing

Decrease (increase) in net receivable from District of North Vancouver	803,693	(671,427)
Increase in net receivable from/payable to City of North Vancouver	(160,001)	(40,186)
	<u>643,692</u>	<u>(711,613)</u>

Net increase (decrease) in cash (bank indebtedness)	460,530	(26,802)
Bank indebtedness, beginning of year	<u>(135,430)</u>	<u>(108,628)</u>
Cash (bank indebtedness), end of year	<u>\$ 325,100</u>	<u>\$ (135,430)</u>

See accompanying notes to the financial statements

North Vancouver Recreation & Culture Commission

Notes to the Financial Statements

December 31, 2014

1. Operations

The North Vancouver Recreation Commission (the "Commission") was originally established under an agreement between the Corporation of the District of North Vancouver ("District") and the Corporation of the City of North Vancouver ("City") to conduct recreational activities. On June 23rd, 2014, the agreement was amended to add cultural services, and the name of the Commission was changed to The North Vancouver Recreation and Culture Commission.

The annual contribution to the Commission by the District and the City is amended and agreed upon periodically, and approximates the use made of each of the recreation facilities by the residents of the District and the City. The current allocations are 66.67% (2013 – 66.67%) and 33.33% (2013 – 33.33%), respectively. For 2014, cultural services expenses incurred in the year were shared 50/50. Any annual operating surplus will be returned to the District and the City in proportion to the funding contribution of each, adjusted for any specific items.

The operations of the Commission include Administration, Support Services, Centennial Theatre Centre, John Braithwaite Community Centre, Mickey McDougall Recreation Centre, Memorial Recreation Centre, Seylynn Recreation Centre, Harry Jerome Recreation Centre, Lynn Valley Recreation Centre, Karen Magnussen Recreation Centre, Ron Andrews Recreation Centre, William Griffin Recreation Centre, Delbrook Recreation Centre, Parkgate Community Centre and North Vancouver Tennis Centre. The Commission also provides services under contracts with North Shore Neighbourhood House, North Shore Winter Club and Ice Sports North Shore.

The Commission is required under the By-law Agreement between the District and the City to maintain detailed records of capital assets. In addition, the Commission is responsible for the maintenance of these assets and charges the City and the District for capital purchases and maintenance expenses incurred. Title to the capital assets is retained by the District and City and accordingly capital assets and related amounts payable are not recorded in the financial statements of the Commission.

2. Summary of significant accounting policies

a) Basis of presentation

The financial statements of the Commission are prepared by management in accordance with Canadian generally accepted accounting principles as prescribed in the CPA Canada Public Sector Accounting Handbook.

b) Inventories held for resale

Inventories held for resale are valued at the lower of cost and net realizable value. Cost is determined on a weighted-average cost basis and includes all costs of purchases and other costs incurred in bringing the inventories to their present location and condition. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs necessary to make the sale.

c) Budget information

Budget information, presented in these financial statements, was adopted by the District of North Vancouver on April 28, 2014 and by the City of North Vancouver on April 28, 2014.

d) Revenue recognition

Revenue is recorded on the accrual basis and is recognized when it is earned. Revenue unearned in the current period is reported on the statement of financial position as deferred revenue or deposits.

North Vancouver Recreation & Culture Commission

Notes to the Financial Statements

December 31, 2014

2. Summary of significant accounting policies, continued

e) Expense recognition

Expenses are recognized as they are incurred as a result of the receipt of goods and services or the creation of a legal obligation to pay.

f) Employee future benefits

The Commission makes contributions to the Municipal Pension Plan. These contributions are expensed as incurred.

Sick leave benefits as well as severance and benefits at retirement or termination are also available to the Commission's employees. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans are accrued based on projected benefits as the employees render services necessary to earn the future benefits.

g) Non-financial assets

Non financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

h) Use of accounting estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of post employment benefits, allowance for doubtful accounts receivable and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

i) Segment disclosure

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The Commission's activities are in only one segment and hence no additional disclosure is required.

3. Related parties

The receivables from the District and the City primarily represent the reimbursement of expenses incurred by the Commission for the acquisition and maintenance of tangible capital assets owned by the District and the City. These receivables are non-interest bearing.

The payable to the City represents payments made by the City on behalf of the Commission for operating purposes. The payable is non-interest bearing.

North Vancouver Recreation & Culture Commission

Notes to the Financial Statements

December 31, 2014

4. Deferred revenue

These amounts consist primarily of fees collected for services to be rendered in future periods.

5. Post-employment benefits

As per the Collective Agreement and compensation policy, the Commission provides its employees with sick days and certain employee benefits on termination and retirement. These include severance pay based on years of service and a full year's vacation entitlement in the year of retirement.

The Commission uses an actuarial valuation to determine the estimated value of post-employment benefits. The most recent full actuarial valuation was completed as at December 31, 2014.

	2014	2013
Accrued benefit obligation:		
Balance, beginning of year	\$ 1,949,200	\$ 1,969,500
Current service cost	157,700	161,300
Interest cost	80,400	69,600
Benefits paid	(150,800)	(122,700)
Actuarial loss (gain)	30,700	(128,500)
Benefit obligation, end of year	2,067,200	1,949,200
Unamortized actuarial (loss) gain	(5,500)	29,300
Accrued benefit liability, end of year	\$ 2,061,700	\$ 1,978,500

Actuarial gains and losses are amortized over nine years, being the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

The significant actuarial assumptions used in estimating the Commission's accrued benefit obligation are as follows:

	2014	2013
Discount rate	3.10%	4.00%
Expected future inflation rates	2.50%	2.50%
Expected wage increases	2.58% - 4.50%	2.58% - 4.50%

North Vancouver Recreation & Culture Commission

Notes to the Financial Statements

December 31, 2014

6. Accumulated surplus

The accumulated surplus is comprised of the following operating reserves:

	2014	2013
Electronic document management	\$ 60,000	\$ -
Website redevelopment	50,000	-
Staff development initiatives	-	20,000
Public identity revisions	-	50,000
Technology application programs	-	80,000
Total operating reserves	\$ 110,000	\$ 150,000

7. Expenses by object

Expenses by object are comprised of the following:

	2014	2013
Salaries & Benefits	\$ 18,120,855	\$ 17,782,802
Building & Grounds	1,779,203	1,860,520
Goods & Materials	1,134,131	993,915
Equipment Costs	297,852	259,116
Administrative & Service Costs	1,277,924	1,047,096
Other Contract Services	733,853	659,635
	\$ 23,343,818	\$ 22,603,084

8. Commitments and contingencies

The Commission and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 36,000 contributors from local government.

The most recent actuarial valuation as at December 31, 2012, indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of the employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan. The Commission paid \$1,092,279 (2013 - \$895,568) for employer contributions to the plan in fiscal 2014.

North Vancouver Recreation & Culture Commission

Notes to the Financial Statements

December 31, 2014

9. Comparative figures

Certain 2013 comparative figures have been reclassified to conform with the financial statement presentation adopted in the current year.

**District of North Vancouver
Consolidated Financial Statements
December 31, 2014**

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INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors

We have audited the accompanying consolidated financial statements of the Corporation of the District of North Vancouver, which comprise the consolidated statement of financial position as at December 31, 2014, the consolidated statements of operations, consolidated changes in net financial assets and consolidated cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Corporation of the District of North Vancouver as at December 31, 2014, and its consolidated results of operations, its consolidated changes in its net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants
April 27, 2015
Burnaby, Canada

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

District of North Vancouver
Consolidated Statement of Financial Position
December 31

	2014	2013
Financial assets		
Cash	\$ 7,205,307	\$ 5,134,013
Taxes receivable	4,384,198	3,058,437
Accounts receivable	4,628,718	3,481,866
Due from governments (Note 2)	6,374,237	1,754,281
Investments (Note 3)	179,267,726	172,386,923
MFA debt reserve deposit	509,674	449,634
Inventories held for resale	120,986	111,866
	<u>202,490,846</u>	<u>186,377,020</u>
Financial liabilities		
Accounts payable and accrued liabilities	16,118,139	12,011,464
Due to governments (Note 4)	11,173,049	10,679,334
Restricted revenues (Note 5)	16,125,328	19,043,938
Deferred revenues (Note 6)	21,154,412	18,774,509
Long-term debt (Note 7)	20,377,710	20,878,818
Post-employment benefits (Note 8)	9,609,640	9,246,109
Deposits and other liabilities	12,998,509	10,235,434
	<u>107,556,787</u>	<u>100,869,606</u>
Net financial assets	94,934,059	85,507,414
Non-financial assets		
Prepaid expenses	1,071,757	1,185,178
Inventories held for consumption	978,887	990,427
Tangible capital assets (Note 9)	504,374,145	473,480,247
Other assets	230,945	236,640
	<u>506,655,734</u>	<u>475,892,492</u>
Accumulated surplus (Note 10)	<u>\$ 601,589,793</u>	<u>\$ 561,399,906</u>
Commitments and contingencies (Note 13)		

Nicole Deveaux, BA, BBA, CA
Chief Financial Officer

See accompanying notes to consolidated financial statements

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District of North Vancouver
Consolidated Statement of Operations
Year Ended December 31

	2014 Budget	2014	2013
	(Note 16)		
Revenues			
Taxation (Note 11)	\$ 86,786,699	\$ 88,353,663	\$ 84,633,279
Sales, fees, and user charges			
Water	23,526,257	23,871,865	22,739,187
Sewer	19,250,722	19,723,460	18,461,997
Solid waste	8,209,439	8,216,518	7,974,214
Parks, recreation and culture	12,716,764	11,922,127	11,981,369
Other	19,220,679	23,504,769	16,131,906
Transfer from governments	20,842,832	11,295,293	3,107,759
Investment income	3,681,975	4,020,338	3,717,895
Land sales and other	4,231,467	4,273,453	2,648,731
	<u>198,466,834</u>	<u>195,181,486</u>	<u>171,396,337</u>
Expenses (Note 12)			
General government	22,765,970	32,796,779	31,057,032
Protective services	39,594,215	38,729,227	38,016,687
Solid waste removal services	8,650,639	8,127,547	7,918,334
Social services	2,143,500	2,214,237	2,086,366
Development services	2,766,913	2,778,428	2,259,756
Transport and other services	6,342,760	7,065,918	6,861,801
Parks, recreation and cultural services	32,967,204	32,906,655	31,860,918
Water utility services	16,692,666	15,971,805	15,273,760
Sewer utility services	15,079,691	14,401,003	13,084,954
	<u>147,003,558</u>	<u>154,991,599</u>	<u>148,419,608</u>
Annual surplus	<u>\$ 51,463,276</u>	<u>40,189,887</u>	<u>22,976,729</u>
Accumulated surplus, beginning of year		<u>561,399,906</u>	<u>538,423,177</u>
Accumulated surplus, end of year		<u>\$ 601,589,793</u>	<u>\$ 561,399,906</u>

See accompanying notes to consolidated financial statements

District of North Vancouver
Consolidated Statement of Cash Flows
Year Ended December 31

	2014	2013
Operating transactions		
Annual surplus	\$ 40,189,887	\$ 22,976,729
Non-cash items:		
Depreciation	15,133,562	15,006,189
(Gain) loss on disposal of tangible capital assets	407,099	(1,501,659)
Amortization of other assets	69,073	73,510
Contributed tangible capital assets	(684,901)	(716,193)
Changes in non-cash assets and liabilities	88,143	9,078,179
Cash provided by operating transactions	55,202,863	44,916,755
Capital transactions		
Proceeds on sale of tangible capital assets	411,949	1,937,882
Cash used to acquire tangible capital assets	(46,161,607)	(23,733,746)
Cash applied to capital transactions	(45,749,658)	(21,795,864)
Investing transactions		
Proceeds from portfolio investments	249,619,197	269,260,040
Portfolio investments acquired	(256,500,000)	(289,492,249)
Cash applied to investing transactions	(6,880,803)	(20,232,209)
Financing transactions		
Capital lease obligations	-	(18,294)
Proceeds from debt	1,000,000	3,600,000
Debt repayment	(1,501,108)	(1,436,372)
Cash provided by (applied to) financing transactions	(501,108)	2,145,334
Increase in cash	2,071,294	5,034,016
Cash, beginning of year	5,134,013	99,997
Cash, end of year	\$ 7,205,307	\$ 5,134,013

See accompanying notes to consolidated financial statements

District of North Vancouver
Consolidated Statement of Changes in Net Financial Assets
Year Ended December 31

	2014 Budget	2014	2013
	(Note 16)		
Annual surplus	\$ 51,463,276	\$ 40,189,887	\$ 22,976,729
Contributed tangible capital assets (Note 9b)	-	(684,901)	(716,193)
Acquisition of tangible capital assets	(57,801,741)	(46,161,607)	(23,733,746)
Depreciation of tangible capital assets	-	15,133,562	15,006,189
Loss (Gain) on sale of tangible capital assets	-	407,099	(1,501,659)
Proceeds on sale of tangible capital assets	4,000,000	411,949	1,937,882
	<u>(53,801,741)</u>	<u>(30,893,898)</u>	<u>(9,007,527)</u>
Acquisition of other assets	-	(63,378)	(18,821)
Acquisition of inventories held for consumption	-	(978,887)	(990,427)
Acquisition of prepaid expenses	-	(1,071,757)	(1,185,178)
Amortization of other assets	-	69,073	73,510
Use of inventories held for consumption	-	990,427	888,399
Use of prepaid expenses	-	1,185,178	892,837
	<u>-</u>	<u>130,656</u>	<u>(339,680)</u>
Change in net financial assets	<u>\$ (2,338,465)</u>	9,426,645	13,629,522
Net financial assets, beginning of year		85,507,414	71,877,892
Net financial assets, end of year		<u>\$ 94,934,059</u>	<u>\$ 85,507,414</u>

See accompanying notes to consolidated financial statements

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District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies**a) Basis of presentation**

The consolidated financial statements of the District of North Vancouver (the District) are prepared by management in accordance with Canadian generally accepted accounting principles for local governments, as prescribed in the CPA Canada Public Sector Accounting Handbook.

b) Basis of consolidation

The consolidated financial statements reflect the assets, liabilities, revenues, expenses and changes in net financial assets and the financial position of the reporting entity.

The reporting entity is comprised of all organizations that are controlled by the District. The financial statements reflect the consolidation of the District's funds with the financial position and results of operations of the District of North Vancouver Municipal Public Library and the District's proportionate interest in the North Vancouver Recreation and Culture Commission, (formerly the North Vancouver Recreation Commission), North Vancouver Museum and Archives Commission, North and West Vancouver Emergency Management Office and North and West Vancouver Recycling Services. Inter-organizational transactions and proportionate balances have been eliminated.

c) Segment disclosures

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information. Consolidated statements report financial activities by major service. Segment disclosures provide information on the District's services delivered by external entities.

d) Revenue recognition

Revenue is recorded on the accrual basis and is recognized when it is earned. Unearned revenue is reported on the statement of financial position as either restricted revenues, deferred revenues or deposits and other liabilities. Property tax revenue is recognized on the accrual basis using the approved tax rates and the assessment related to each year.

e) Expense recognition

Expenses are recognized on an accrual basis by the receipt of goods and services or the creation of an obligation to pay.

f) Fund accounting

Funds within the consolidated financial statements consist of operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate fund balance. All interfund assets and liabilities and financial operations have been eliminated in the consolidated financial statements. The funds consist of the following:

i) Operating fund

These funds include the General, Water and Sewer Operating funds as well as the operating fund of the District of North Vancouver Municipal Public Library and the District's interest in the operating fund of the North Vancouver Recreation and Culture Commission, (formerly the North Vancouver Recreation Commission), North Vancouver Museum and Archives Commission, North and West Vancouver Emergency Management Office and North and West Vancouver Recycling Services. They are used to record the operating assets, liabilities, revenues and expenses of the District.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies, continued**ii) Reserve fund**

Under the Community Charter of British Columbia, Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended only for the purpose for which the fund was established or as is otherwise permitted by the Community Charter.

iii) Capital fund

These funds include the General, Water and Sewer Capital funds as well as the Capital fund of the District of North Vancouver Municipal Public Library. They are used to record the acquisition and construction costs of tangible capital assets and any related debt outstanding.

g) Other taxing jurisdictions

The assets, liabilities, taxation, other revenues and expenses with respect to the operations of other taxing jurisdictions including the provincial school system and the Greater Vancouver Regional District are not reflected in these financial statements.

h) Investments

Investments are recorded at cost plus accrued interest receivable and net of amortized discounts or premiums.

i) Inventories held for resale

Inventories held for resale are valued at the lower of cost or net realizable value.

j) Restricted revenues

Revenues which are restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as restricted revenue. When qualifying expenses are incurred, restricted revenue is recognized as revenue at amounts equal to the qualifying expenses.

k) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations. They include prepaid expenses, inventories held for consumption, tangible capital assets and deferred expenses.

i) Inventories held for consumption

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost. Cost is determined on a weighted average basis.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies, continued**ii) Tangible capital assets**

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, is depreciated on a straight-line basis over their estimated useful lives as follows:

<u>Asset Category</u>	<u>Useful Lives (Years)</u>
Land improvements	5 - 100
Buildings and building improvements	15 - 40
Vehicles	3 - 25
Machinery and equipment	2 - 30
Water and waste water infrastructure	15 - 100
Road infrastructure	
- Base	75
- Surface	16 - 80
- Other infrastructure	12 - 100
Library Collection	2 - 10

a) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value at the date of receipt and also are recorded as revenue when received.

b) Natural resources

Natural resources that have not been purchased are not recognized as assets in the financial statements.

c) Works of art and historic assets

The District manages and controls various works of art and non-operational historical cultural assets including artifacts, paintings and sculptures located at District sites and public display areas. These assets are not recorded as tangible capital assets and are not depreciated.

d) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

iii) Other assets

Commissions, free rent and lease inducements are deferred and amortized over the first term of the lease agreement, which is typically five years. Any expenses related to a tenant that vacates prior to the end of their lease are written off immediately.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

1. Significant accounting policies, continued

l) Capitalization of interest

Interest is capitalized whenever external debt is issued to finance the construction of assets. When internal funds are utilized as an interim measure prior to issuing the authorized debt, interest is capitalized based on a weighted average cost of borrowing.

m) Use of accounting estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of post-employment benefits, allowance for doubtful accounts receivable, useful lives of tangible capital assets, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the financial statements in the year that the change in estimate is made, as well as in the year of settlement if the amount is different.

2. Due from governments

	2014	2013
Due from Federal Government	\$ 2,872,870	\$ 529,884
Due from Provincial Government	2,532,238	141,429
Due from Regional Governments	969,129	1,082,968
	<u>\$ 6,374,237</u>	<u>\$ 1,754,281</u>

3. Investments

	2014	2013
Investments consist of:		
(average rate of return 2.31% (2013 - 2.41%))		
Municipal Finance Authority	\$ 410,616	\$ 406,191
Business Investment Savings Account	14,957,837	12,195,873
Bank and Credit Union notes & deposits	163,899,273	159,784,859
	<u>\$ 179,267,726</u>	<u>\$ 172,386,923</u>

4. Due to governments

	2014	2013
Due to Federal Government	\$ 4,185,298	\$ 3,732,916
Due to Provincial Government	892,208	863,101
Due to Regional Governments	6,095,543	6,083,317
	<u>\$ 11,173,049</u>	<u>\$ 10,679,334</u>

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

5. Restricted revenues

Restricted revenues are comprised mainly of Development Cost Charges that are collected to pay for the general capital and utility expenses due to development. In accordance with the Community Charter, these funds are deposited into separate accounts. When the related expenses are incurred, the Development Cost Charges are recognized as revenue.

	2014	2013
Development cost charges		
Water	\$ 960,166	\$ 1,038,191
Sewer	337,886	44,167
Drainage	257,562	56,459
Roads	2,925,225	4,753,883
Parks	8,025,416	7,522,059
	<u>12,506,255</u>	<u>13,414,759</u>
Restricted donations and other	2,964,528	3,643,383
Community amenity contributions	398,676	1,735,704
Developer parkland reserve contributions	255,869	250,092
	<u>\$ 16,125,328</u>	<u>\$ 19,043,938</u>

6. Deferred revenues

	2014	2013
Prepaid taxes	\$ 15,999,238	\$ 15,404,307
Contributions for future use	1,447,513	547,643
Memberships, fees and other revenues	3,707,661	2,822,559
	<u>\$ 21,154,412</u>	<u>\$ 18,774,509</u>

7. Long-term debt

The District finances certain capital acquisitions through the Municipal Finance Authority in accordance with the Community Charter. The District makes payments to sinking funds related to its debt. Sinking fund balances, managed by the Municipal Finance Authority, are netted against related long-term debt.

Debt principal is reported net of sinking fund balances. The District carries no debt for others. The total debt issued and outstanding, net of sinking fund balance as at December 31, 2014 was \$20,377,710 (2013 - \$20,878,818).

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

7. Long-term debt, continued

Future payments on net outstanding debt over the next five years and thereafter are as follows:

<u>Year</u>	
2015	\$ 2,760,535
2016	2,760,535
2017	2,760,535
2018	2,760,535
2019	1,705,224
Thereafter	<u>23,921,702</u>
Principal and interest payments	36,669,066
Amount representing interest	<u>(16,291,356)</u>
Total debt owing	<u><u>\$ 20,377,710</u></u>

The District paid \$1,643,132 (2013 - \$1,526,140), net of interest capitalized in interest on long-term debt during the year. Interest rates on long-term debt range from 3.30% to 5.77%.

In 2012 Council authorized the borrowing of up to \$28,000,000 for the construction of a new William Griffin Community Recreation Centre. Long-term borrowing was authorized under Bylaw No. 7968 and short-term borrowing was authorized under Bylaw No. 7978. As at December 31, 2014 no debt has been issued under either bylaw.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

8. Post-employment benefits

As per the terms of the various Collective Agreements and compensation policies, the District provides its employees with sick days and certain employee benefits on termination and retirement. These include service severance pay based on years of service and a full year's vacation entitlement in the year of retirement.

The District uses an actuarial valuation to determine the estimated value of post-employment benefits. The most recent full actuarial valuation was completed as at December 31, 2014.

	2014	2013
Accrued benefit obligation:		
Balance, beginning of year	\$ 9,419,432	\$ 9,593,866
Current service cost	749,639	768,339
Interest Cost	389,503	339,602
Benefits paid	(783,538)	(886,304)
Actuarial gain	201,168	(396,071)
Balance, end of year	<u>\$ 9,976,204</u>	<u>\$ 9,419,432</u>

Actuarial gains and losses are amortized over 8 - 10 years, being the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

	2014	2013
Accrued benefit obligation:		
Liability, end of year	\$ 9,976,204	\$ 9,419,432
Unamortized actuarial gain	(471,867)	(278,466)
Other employee benefit liabilities	105,303	105,143
Accrued benefit liability, end of year	<u>\$ 9,609,640</u>	<u>\$ 9,246,109</u>

The significant actuarial assumptions used in estimating the District's accrued benefit obligation are as follows:

	2014	2013
Discount rate	3.10%	4.00%
Expected future inflation rates	2.50%	2.50%
Expected wage increases	2.58 - 4.63%	2.58 - 4.63%

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

9. Tangible capital assets

a)

Cost	Balance as at December 31, 2013	Additions	Disposals	Balance as at December 31, 2014
Land and improvements	\$ 132,412,511	\$ 1,700,755	\$ (286,151)	\$ 133,827,115
Buildings	141,018,988	1,604,697	(512,645)	142,111,040
Furniture, equipment and vehicles	30,862,240	2,821,091	(1,286,415)	32,396,916
Roads	170,534,480	7,541,603	(2,640,914)	175,435,169
Water	106,528,706	4,699,205	(276,877)	110,951,034
Sewer	63,424,041	631,030	(46,473)	64,008,598
Drainage	103,661,424	2,565,748	(189,571)	106,037,601
Library collection	5,153,605	468,637	(1,247,131)	4,375,111
Assets under construction, net of transfers	6,752,381	24,813,742	-	31,566,123
Total	\$ 760,348,376	\$ 46,846,508	\$ (6,486,177)	\$ 800,708,707

Accumulated depreciation	Balance as at December 31, 2013	Expense for the year	Disposals	Balance as at December 31, 2014
Land and improvements	\$ 28,438,623	\$ 1,823,979	\$ (197,953)	\$ 30,064,649
Buildings	60,883,428	3,472,569	(471,258)	63,884,739
Furniture, equipment and vehicles	19,184,053	2,210,889	(1,222,085)	20,172,857
Roads	90,074,303	3,838,452	(2,187,904)	91,724,851
Water	22,898,447	1,222,874	(254,255)	23,867,066
Sewer	25,181,768	877,212	(24,512)	26,034,468
Drainage	36,389,017	1,236,344	(142,456)	37,482,905
Library collection	3,818,490	451,243	(1,166,706)	3,103,027
Assets under construction net of transfers	-	-	-	-
Total	\$ 286,868,129	\$ 15,133,562	\$ (5,667,129)	\$ 296,334,562

Net book value	December 31, 2013	December 31, 2014
Land and improvements	\$ 103,973,888	\$ 103,762,466
Buildings	80,135,560	78,226,301
Furniture, equipment and vehicles	11,678,187	12,224,059
Roads	80,460,177	83,710,318
Water	83,630,259	87,083,968
Sewer	38,242,273	37,974,130
Drainage	67,272,407	68,554,696
Library collection	1,335,115	1,272,084
Assets under construction net of transfers	6,752,381	31,566,123
Total	\$ 473,480,247	\$ 504,374,145

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

9. Tangible capital assets, continued**b) Contributed tangible capital assets**

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is as follows:

	2014	2013
Land	\$ 107,300	\$ -
Roads	97,633	424,898
Water	35,000	107,690
Sewer	443,368	47,263
Drainage	1,600	136,342
	<u>\$ 684,901</u>	<u>\$ 716,193</u>

c) Tangible capital assets disclosed at nominal value

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value. Land is the only category where nominal values were assigned.

d) Write-down of tangible capital assets

The write-down of tangible capital assets during the year was \$nil (2013 - \$nil).

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

10. Accumulated surplus

a) The Operating fund is comprised of the following:

	2014	2013
Operating reserves:		
Working capital	\$ 3,417,524	\$ 3,251,590
Assessment appeal and property tax	2,483,000	1,486,660
Protective services emergency reserve	2,698,850	2,652,769
Future expenditures	3,397,847	3,462,878
Auto, fire and liability insurance	1,955,661	1,859,761
Recycling and sanitation stabilization	2,013,322	1,028,377
Community amenity contributions	2,939,099	-
District of North Vancouver Municipal Public Library	317,278	475,321
North Vancouver Recreation & Culture Commission	73,335	100,003
Office of Cultural Affairs	-	(15,427)
North Vancouver Museum and Archives	44,008	51,825
North Shore Emergency Management Office	95,698	102,625
North Shore Recycling Program	-	(17,581)
Total operating reserves	19,435,622	14,438,801
Surplus contributed from:		
General municipal operations	5,581,982	5,476,756
Water utility operations	5,148,019	3,893,296
Sewer utility operations	4,098,704	2,030,252
District of North Vancouver Municipal Public Library	397,523	397,523
Total operating surplus	15,226,228	11,797,827
Equity in tangible capital assets	483,996,435	452,601,429

b) The Reserve fund is comprised of the following:

Land opportunity	8,456,062	14,045,951
New capital and innovation	3,372,927	3,049,456
Infrastructure replacement	26,102,118	31,036,805
Local improvement	3,807,020	3,708,240
Equipment replacement	8,833,000	8,888,986
Public art	213,282	157,939
Trails	133,134	174,620
Traffic management	2,349	2,296
Total reserve funds	50,919,892	61,064,293

c) The Committed Capital fund is comprised of the following:

Land and improvements	1,734,117	910,647
Buildings	13,265,883	6,340,293
Furniture, equipment and vehicle	3,220,750	1,243,583
Roads	2,330,296	2,407,833
Water	1,939,760	1,244,971
Sewer	1,936,999	1,784,492
Drainage	583,975	1,409,065
Future major repair and maintenance	6,636,064	5,268,213
Other	363,772	888,459
Total capital funds	32,011,616	21,497,556
Accumulated surplus	\$ 601,589,793	\$ 561,399,906

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

11. Taxation

In addition to levying and collecting property tax for municipal purposes, the District is required to levy and collect taxes on behalf of other jurisdictions.

	2014 Budget	2014 Actual	2013 Actual
Gross taxes levied on property	\$ 147,525,182	\$ 149,171,903	\$ 144,471,948
Deduct:			
Taxes levied and collected on behalf of other jurisdictions			
Province of B.C. – school taxes	49,180,333	49,190,594	48,499,219
Translink	11,332,100	11,334,513	11,060,189
B.C. Assessment	1,974,602	1,974,931	1,927,462
GVRD	1,738,971	1,739,335	1,809,671
Municipal Finance Authority	5,984	5,984	5,899
	<u>64,231,990</u>	<u>64,245,357</u>	<u>63,302,440</u>
Add:			
Payment in lieu of taxes	3,493,507	3,427,117	3,463,771
Net taxes for municipal purposes	<u>\$ 86,786,699</u>	<u>\$ 88,353,663</u>	<u>\$ 84,633,279</u>

12. Expenses by object

Expenses by object were comprised of the following:

	2014 Budget	2014 Actual	2013 Actual
Salaries and benefits	\$ 71,367,244	\$ 68,990,367	\$ 66,998,103
Goods and materials	4,286,424	4,416,350	4,031,242
Building and grounds	9,188,748	7,829,214	7,310,211
Equipment costs	2,904,067	2,895,415	2,356,657
Service costs	633,520	635,004	615,840
Administrative costs	11,605,399	8,648,917	7,961,511
Contract services	43,743,751	43,203,847	41,130,358
Grants	1,525,815	1,595,791	1,483,357
Debt interest	1,748,590	1,643,132	1,526,140
Depreciation	-	15,133,562	15,006,189
	<u>\$ 147,003,558</u>	<u>\$ 154,991,599</u>	<u>\$ 148,419,608</u>

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

13. Commitments and contingencies**a) Contingent liabilities**

The District, as a member of the Greater Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District is jointly and severally liable for the net capital liabilities of these Districts. Any liability which may arise as a result will be accounted for in the period in which the required payment is made.

b) Pension liability

The municipality and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trusted pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 825 contributors from the District.

The most recent actuarial valuation as at December 31, 2013 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation is as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

The District paid \$5,366,860 (2013 - \$4,857,023) for employer contributions to the Plan in fiscal 2014.

c) Third party claims and property tax appeals

Several claims have been initiated against the District in varying or unspecified amounts. In addition, several property tax appeals have been filed with BC Assessment and are pending at December 31, 2014. Any amounts payable in addition to the accrued amounts, if any, arising from the claims and the appeals will be recorded in the year in which the amount is determinable. Reserves have been established to fund potential additional unfavourable results.

d) Insurance

Effective January 1, 2002, "errors and omissions" insurance coverage for damages resulting from water penetration into buildings inspected by municipal staff is no longer available. Claims presented to the District prior to January 1, 2002 are covered under the insurance policy in effect at the time of the claim. The District's exposure to these claims will not exceed the aggregate of its deductible limit of \$100,000 per occurrence. The District's exposure to any future claims of this nature cannot reasonably be determined at this time. Accordingly, no liability has been recorded in the accounts for those potential future actions. The amount of the loss, if any, arising from these potential claims will be recorded in the year in which the loss is realized.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

13. Commitments and contingencies, continued**e) Contractual obligations**

The District has entered into an agreement with a facility manager to manage a recreational facility for a period of 5 years commencing September 1, 1998 and renewable at the option of the facility manager for further 5 year terms to August 31, 2048. As part of the agreement the District has committed to the payment of 2,800 hours of facility rental for each year ended August 31st. For the year ended December 31, 2014, the District's liability is estimated at \$578,000. For succeeding years, this amount will be adjusted by any change in the Vancouver average all-in consumer price index for the previous year.

f) Municipal Finance Authority demand notes

The District issues the majority of its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the Municipal Finance Authority as a debt reserve deposit. The District also executes demand notes in connection with each debenture whereby the District may be required to lend certain amounts to the Municipal Finance Authority. Demand notes have been executed in the amount of \$1,031,068 (2013 - \$923,930). These demand notes are contingent in nature and are therefore not recorded as liabilities.

14. Performance deposits

In addition to cash deposits, the District is holding irrevocable Letters of Credit in the amount of \$14,949,975 (2013 - \$13,161,211), which were received from depositors to ensure their performance of works to be undertaken within the District. These amounts are not reflected in these financial statements.

15. Segment disclosures

The District has adopted a basis of segmentation that reflects the different accountability and control relationships between itself and a number of external entities that deliver municipal services on its behalf. The results of operations of the external entities are presented on a 100% basis to disclose the entire cost of providing the service with the District's municipal share shown separately in the narrative.

a) Water and Sewer and Drainage Utilities

The services for the Water and Sewer and Drainage Utilities were established by Bylaws 2279 and 6656 respectively. Utilities are operating self-funding entities based on a fee for service model. The District collected \$44,136,477 (2013 - \$41,611,941) in fees for the provision of water and sanitation services.

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

15. Segment disclosures, continued**b) District of North Vancouver Municipal Public Library**

The District of North Vancouver Municipal Public Library (Library) was established under the Library Act of British Columbia in 1963. The Library is governed by a Board of Trustees appointed by Council. The Library operation is entirely funded by the District of North Vancouver. In 2014, the District's contribution to library services was \$5,476,225 (2013 - \$5,363,470).

c) North Vancouver Recreation & Culture Commission, (formerly the North Vancouver Recreation Commission)

The North Vancouver Recreation & Culture Commission (NVRC) was established under an agreement between the District and the City of North Vancouver in 1970. The agreement was approved as Bylaw 4044 which enacts the structure of the Commission. The NVRC operation is funded by both municipalities based on an allocation formula which approximates facility usage by the residents. Effective June 23, 2014 there is a new agreement between the District and the City of North Vancouver to provide arts services under the NVRC. In 2014, the District's net contribution to recreation was \$8,294,995 (2013 - \$8,066,993).

d) North Vancouver Museum and Archives Commission

The North Vancouver Museum and Archives Commission (M & A) was established by agreement between the District and City of North Vancouver in 1995. The agreement created a joint civic properties commission to serve as a custodian of both municipalities' cultural, archival and museum collection. The M & A operation is funded equally by both municipalities. In 2014, the District's net contribution to museum and archive services was \$522,535 (2013 - \$487,319).

e) North and West Vancouver Emergency Program

The North and West Vancouver Emergency Program, commonly known as the North Shore Emergency Management Office (NSEMO), was established under the Emergency Program Act in 1988. The agreement between the Districts of North Vancouver and West Vancouver and the City of North Vancouver was approved as Bylaw 6093. The NSEMO is funded by all three municipalities in proportion to their population as determined by census. In 2014, the District's net contribution to emergency preparedness was \$400,858 (2013 - \$352,856).

f) North Shore Recycling Program

The North Shore Recycling Program is a tri-municipal agency that plans and administers all residential recycling and waste reduction programs for the Districts of North and West Vancouver and the City of North Vancouver. The North Shore Recycling Program is funded by the three municipalities based on service usage and a pro-rated share of administrative costs. In 2014, the District's net contribution to the recycling program resulted in a net surplus of \$18,462 (2013 - \$17,947).

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

15. Segment disclosures, continued

Statement of Segmented Operations:

	Revenues	Expenses				Annual Surplus (Deficit)
		Salaries & Benefits	Other Expenses	Depreciation	Total	
Municipal Operations	\$ 141,563,914	\$ 48,265,981	\$55,097,312	\$11,148,499	114,511,792	\$ 27,052,122
Utilities	45,720,115	4,900,952	25,471,856	3,390,174	33,762,982	11,957,133
Library	5,938,024	4,419,172	1,170,394	591,868	6,181,434	(243,410)
NVRC	24,742,957	18,362,970	6,176,735	-	24,539,705	203,252
M & A	1,126,950	758,094	387,567	-	1,145,661	(18,711)
NSEMO	854,074	499,168	360,734	6,266	866,168	(12,094)
Recycling	6,356,311	812,102	5,544,209	-	6,356,311	-
Eliminations	(31,120,859)	(9,028,072)	(23,341,137)	(3,245)	(32,372,454)	1,251,595
2014	<u>\$ 195,181,486</u>	<u>\$ 68,990,367</u>	<u>\$70,867,670</u>	<u>\$15,133,562</u>	<u>\$154,991,599</u>	<u>\$ 40,189,887</u>
2013	<u>\$ 171,396,337</u>	<u>\$ 66,998,103</u>	<u>\$66,415,316</u>	<u>\$15,006,189</u>	<u>\$148,419,608</u>	<u>\$ 22,976,729</u>

District of North Vancouver
Notes to Consolidated Financial Statements
December 31, 2014

16. Budget figures

The operating and capital budget figures, presented on a basis consistent with that used for actual results, were approved by Council as the 2014 - 2018 Financial Plan Approval Bylaw No. 8057. Depreciation was not included on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these financial statements.

	Budget
Revenues	
Operating budget	\$ 213,704,460
Capital budget	6,628,716
Total revenue per approved budget	220,333,176
Less:	
Transfers from other funds	(21,531,008)
Development cost charges funding not recognized current year	160,700
Inter-agency eliminations	(496,034)
Total revenues, as reported	198,466,834
Expenses	
Operating budget	154,741,418
Capital budget	65,591,758
Total expenses per approved budget	220,333,176
Less:	
Transfers to other funds	(14,284,917)
Inter-agency eliminations	(304,289)
Capital expenses, including major repair and maintenance	(65,591,758)
Debt principal repayment	(938,671)
Operating repair and maintenance funded as capital expenses	7,790,017
Total expenses as reported	147,003,558
Annual surplus, per Consolidated Statement of Operations	\$ 51,463,276


Council approved an amended budget Bylaw 8092 on December 8, 2014 which increased approved funding for various capital projects funded from reserves and surplus in the amount of \$9,746,000.

17. Comparative figures

Certain of the comparative figures have been reclassified to conform to the financial statement presentation adopted in the current year.

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COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: Apr 24/15	Item #	
<input type="checkbox"/> Agenda Addendum	Date:	Item#	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:


Dept.
Manager


Director


CAO

The District of North Vancouver REPORT TO COUNCIL

March 31, 2015

File: 1970

Tracking Number: RCA -

AUTHOR: Andy Wardell, Director, Financial Services

SUBJECT: 2015 Centennial Bursary Trust Fund

RECOMMENDATION:

"That Council award bursaries to seven students from the District of North Vancouver in the amount of \$715 per bursary."

BACKGROUND:

In 2014 Council approved seven bursaries in the amount of \$700 to students from the District of North Vancouver. The practice from year to year is to increase the bursary to keep pace with inflation. It is proposed that the District increase the 2015 bursaries to \$715 (1.8% inflation rounded to the nearest \$5.)

ANALYSIS:

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

Under the terms of the trust:

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

The District does not currently charge an administrative fee. The Trust has the capacity to support seven bursaries totalling \$2,100.

The amount of income available for distribution in 2015 is \$930 which means that \$1,170 will need to be contributed from the principal of the trust. This is well within the 20% maximum principal contribution available of \$7,706.

The bursary amount must be supplemented by Council Reserve in order to maintain or improve the total amount of each bursary Council approves. The Council Reserve available is currently \$99,313.

Timing/Approval Process: The bursaries are granted annually. The solicitation of nominations occurred in April/May, the selection and award in June and the cheques distributed in September.



Andy Wardell
Director, Financial Services

<u>REVIEWED WITH:</u> <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	<u>REVIEWED WITH:</u> <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	<u>REVIEWED WITH:</u> External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	<u>REVIEWED WITH:</u> Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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COUNCIL AGENDA/INFORMATION			
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<input type="checkbox"/> Regular	Date: _____	Item # _____	
<input type="checkbox"/> Agenda Addendum	Date: _____	Item# _____	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM# _____	Date: _____	Mailbox: _____

Dept.
Manager

Director

CAO

The District of North Vancouver REPORT TO COUNCIL

Date: April 17, 2015
File: 17.9200.05/001.000
Tracking Number: RCA2011-00167

AUTHOR: Nancy Kirkpatrick, Director, North Vancouver Museum & Archives

SUBJECT: RECOMMENDED MUSEUM DEACCESSIONS #4

RECOMMENDATION:

Pursuant to the report of the Director of the North Vancouver Museum and Archives, dated April 17, 2015, entitled "Recommended Museum Deaccessions #4":

THAT Council authorizes the North Vancouver Museum and Archives (NVMA) Commission to deaccession and dispose of 39 artifacts which it solely owns;

THAT Council authorizes the North Vancouver Museum and Archives (NVMA) Commission to deaccession and dispose of 26 artifacts which it jointly owns;

AND THAT Council authorizes the NVMA Commission to deaccession and dispose of 336 unaccessioned objects that have been found in the Museum Collection.

REASON FOR REPORT:

This report seeks Council's permission for the NVMA Commission to deaccession and dispose of 401 objects from the Museum's collection. It is the fourth such report submitted to Council during the course of the bi-municipally funded Collection Clean-up project (June 2012 to May 2015). Previously, Council approved the deaccessioning and disposal of 1,633 artifacts either solely or jointly owned by the District of North Vancouver.

ATTACHMENTS:

1. List of 39 Museum artifacts recommended for deaccessioning and disposal, owned solely by the District.

2. List of 26 Museum artifacts recommended for deaccessioning and disposal, owned jointly by the District and City of North Vancouver.
3. List of 336 unaccessioned objects found in Museum storage, owned jointly by the District and City of North Vancouver, and recommended for deaccessioning and disposal.

DISCUSSION:Deaccessions

The NVMA Commission is the sole custodian of the cultural, archival and museum collections owned by the Corporations of the City of North Vancouver and the District of North Vancouver. The Commission's Collection Policy sets out the methodology for deaccessioning (ie. documenting and removing) materials from the accessioned collection (section B.6.8) and for documenting and disposing of other categories of objects (section B.6.9).

According to section D.15 of the Commission's establishing Bylaws (City of North Vancouver Bylaw No. 6019) and District of North Vancouver Bylaw No. 6789), all items recommended by the NVMA Commission for deaccession will be referred to the owner (City and/or District of North Vancouver) for final approval.

Over 11,000 items, representing half of the Museum collection, have been individually reviewed during the Clean-up project. To date, more than 4,600 have been approved for deaccessioning by the Commission and by their municipal owners. These include the three largest objects in the collection, which are also the most difficult and costly to store: two fire trucks and a tug boat engine. One of the fire trucks has found a new home at a museum in Saskatchewan. The other fire truck will likely be transferred to the City of North Vancouver Fire Department for operation as a heritage vehicle. The tugboat engine is currently being offered for sale on an online auction site featuring industrial equipment.

The attached lists include objects that were recommended for deaccession and disposal at two NVMA Commission meetings, February 19, 2015 and April 16, 2015. Note that while the previous Report to Council (Recommended Museum Deaccessions #3, March 20, 2015) said it contained artifacts recommended for deaccessioning at the NVMA Commission's February 19, 2015 meeting, this was incorrect. Due to a clerical error, no objects recommended for deaccessioning and disposal at the February 19, 2015 meeting have previously been forwarded to Council for deaccession approval. The attached lists, therefore, contain all District-owned artifacts recommended for deaccessioning at both the February and April 2015 meetings of the NVMA Commission.

Most of the items on the attached list are paper-based (books, photographs, drawings, documents). The ones of value to NVMA will be transferred to the Archives or put in a staff reference library for easy access. (In late April, a student library technician will complete an

internship organizing and documenting the new reference library.) The others will be offered to other collecting organizations.

Many items on the lists are household and personal items, such as containers, doilies, eyeglasses, watches and small appliances. All were reviewed for quality and provenance. Artifacts in better condition and with stronger connections to North Vancouver have been retained. The items recommended for deaccessioning have weaker North Vancouver stories and/or are in worse condition.

Other items include a tank (1997.51.2) that accompanies the Harbottle engine (1997.51.1) , which has already been approved for deaccession and disposal, and the badly deteriorated shipping container (2015.INV.59), which is beyond NVMA's capacity to house appropriately or restore.

All items suggested for deaccessioning have been reviewed by members of the Collections Committee (Director, Assistant Director, Archivist, Collection Manager, Collection Coordinator) and approved for deaccessioning and/or disposal by the Committee and by the NVMA Commission. No single item, in the opinion of the Director, has an estimated fair market value of more than \$1,000.

Items on these lists were reviewed and approved for deaccessioning by the NVMA Commission at its meeting on February 19, 2015

Moved by Mr. Watt and seconded by Mr. Hood:

THAT the North Vancouver Museum & Archives Commission approves the deaccessioning and disposal of all 1090 objects on the attached lists, and recommends to the municipal owner of each (City and/or District of North Vancouver as appropriate) that all 1090 items be deaccessioned and disposed of, according to the provisions of the Commission's Collection Policy.

[NOTE: The District has full or joint ownership of 330 of the 1090 objects approved for deaccessioning by the NVMA Commission on February 19, 2015.]

And on April 16, 2015:

Moved by Mr. Elderton and seconded by Mr. Watt:

THAT the North Vancouver Museum & Archives Commission approves the deaccessioning and disposal of all 202 objects on the attached lists, and recommends to the municipal owner of each (City and/or District of North Vancouver as appropriate) that all 202 items be deaccessioned and disposed of, according to the provisions of the Commission's Collection Policy.

[**NOTE:** The District has full or joint ownership of 71 of the 202 objects approved for deaccessioning by the NVMA Commission on April 16, 2015.]

INTER-DEPARTMENTAL AND INTER-MUNICIPAL IMPLICATIONS:

A companion report is being prepared for submission to the Mayor and Council of the City of North Vancouver containing lists of objects owned solely by the City and recommended for deaccessioning, as well as unaccessioned objects owned jointly by the City and the District that are recommended for disposal .

A list of all items formally deaccessioned will be provided by the Commission to the Purchasing Department of the City of North Vancouver so the items can be deleted from their Master list and the necessary adjustments, if any, can be made to insurance coverage for the collections.



Nancy Kirkpatrick
Director, North Vancouver Museum & Archives

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

Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

OBJECTID	OBJNAME	DESCRIPTION	SOURCE	TITLE	NVMA TITLE	RESTRICTIONS	NVMAC APPD DATE	SIGNIFICANCE	REASON TO DEACCESSION	MUNICIPAL OWNER
1997.18.35	Pamphlet	Rectangular booklet, staple binding; front cover black and yellow, black line drawn image of a nurse and a red medical cross; interior 24 pages white with black printed text, different knitting patterns for gloves, sweaters, socks, and undergarments.	Clarke, Pat	Knitting Instructions for the Armed Forces	Insecure	none	02/19/2015		9) Other: Reference Library	District of North Vancouver
2001.18.43	Book, Instruction	Linen-Covered hardback, light brown cover; title printed in black; interior pages white with black printed text on how to write a composition, handwritten notes in pencil interspersed.	Pearson, Ron	Elementary Composition with Grammar	Secure	yes - on disposal	02/19/2015		6) Not significant to NV themes	District of North Vancouver
2003.1.17	Postcard	White cardstock; black line drawing (print) entitled "Life on the Yukon! A Newspaper!"; inscription printed on back.	Webster, Elspeth		Secure	yes; on disposal	02/19/2015		1) Not North Vancouver 6) Not significant to NV themes	District of North Vancouver
2003.1.18	Timetable	grey, light card stock "Kerrisdale No. 7 Time Table", "B.C. Electric Railway Co."	Webster, Elspeth		Secure	yes; on disposal	02/19/2015		1) Not North Vancouver	District of North Vancouver
2004.27.98	Wallet	Rectangular dark brown leather wallet with a fastening tab which secures with a snap. The interior of the wallet has a number of pockets and sleeves, some of which are made of light brown leather. The right hand side (as seen) has an impressed gold foil inscription reading "HART/ BATTERIES" and the left side is similarly stamped "ENGLISH MOROCCO".	Craig, Jean		Secure	yes tax receipt	02/19/2015		6) Not significant to NV themes 1) Not North Vancouver: Granby PQ	District of North Vancouver
2004.27.101b	Case	Promotional leather case: black imitation leather oblong sleeve opened on one end; "HART / BATTERIES" stamped in gold on one side.	Craig, Jean		Secure	yes tax receipt	02/19/2015		6) Not significant to NV themes	District of North Vancouver
2004.27.102	Wallet	Square, black leather billfold wallet with impressed, gold foil inscription reading "HART/ BATTERIES" at front centre. The back cover is stamped "ENGLISH/ MOROCCO" also in gold foil. The spine is formed of gold-toned metal and holds a curved clip which extends from the base of the spine and bends around to sit inside the wallet. The interior is lined with a gold-coloured flocked material.	Craig, Jean		Secure	yes tax receipt	02/19/2015		2) Duplicate 1) Not North Vancouver	District of North Vancouver

Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

2004.44.3	Postcard	plain "CANADA POST CARD" postcard with picture of stamp on front	Unknown		Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	District of North Vancouver
2004.44.11	Map	Map "PLAN OF THE/ CITY OF VANCOUVER/ B.C. ELECTRIC TRAM LINES IN SOLID BLACK"	Unknown		Insecure	none	02/19/2015	8) Requires specialty museum b) Exchange or Transfer	District of North Vancouver
2004.44.20	Bible	blue cardboard box, silver image of open books with inscription: "HOLMAN / BIBLES"; black textured leather book "New Testament / Psalms" (UNNUMBERED) inside.	Unknown	Holy Bible	Insecure	none	02/19/2015	6) Not significant to NV themes	District of North Vancouver
2004.44.199	Souvenir	Souvenir postcard from the Cunard Line ship R.M.S. Aurania. The postcard is printed in black and white with an image of the ship on the front and an "ABSTRACT OF THE LOG" for a voyage in July 1926 printed on the reverse.	Unknown		Insecure	none	04/16/2015	6) Not significant to NV themes	District of North Vancouver
2004.44.201	Envelope	Thin blue paper, folded in four; front has a printed stamp, lines for the address and inscription: "CANADA / AIR LETTER / PAR AVION"; unused.	Unknown		Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	District of North Vancouver

Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

2004.44.93	Cookbook	A 15 page (including back cover), staple bound, soft cover budget booklet. The book is printed on yellow paper with green ink. On the front cover, top, left, is a green dot. Below is a green rectangle with "Piggly Wiggly" printed in white ink. Beneath this writing is "Budget Book" and a picture of a smiling chubby pig with a curly green tail, angel wings and a sash around his hindquarters that reads, "1935." "Underneath the drawing of the pig it reads, "A book that will help you/make your income go farther." Compliments of/Piggly Wiggly (Canadian) Ltd." is printed at the bottom of the booklet, with a green round dot to its top left. The booklet contains: "A General Guide to Expenditures"; "Facts You Should Know About Foods When Planning Your Menu Budget"; "Menus for a Week - - - 21 Meals" and a twelve monthly (31 days) budget planners with columns for: Date; Food; Rent; Clothes; Home Upkeep; Auto; Insurance; Misc.; Total; Income; Balance.	Unknown	Piggly Wiggly Budget Book	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver unknown	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

2004.44.95	Cookbook	A soft cover 64 page, staple bound recipe book published by The Vancouver Sun newspaper. The front cover has a predominately red background with a green and white drawing. The drawing shows a woman holding a rectangular baking tray. She is wearing an apron with six red dots on the top of her dress/blouse. In front of the female figure is a table covered in baking apparatus along with a recipe book. To the left of the lady is a young girl standing on top of a wooden high back chair, her back is turned, stirring a bowl. The little girl is wearing an apron with a large bow in her hair. The top of the front cover has "PRIZE WINNERS" in bold white writing with a green outline. To the left of this writing is a green circle with Edith Adams printed inside with white ink. Underneath "PRIZE WINNERS" is Third Annual in green ink followed by Cook Book. The drawing of the lady's head separates "Cook" and Book." Around the mid-section of the female figure the background becomes brownish purple. "The Vancouver Sun" is printed with white ink inside a dark green circle, outlined with red, at the bottom, right of the front cover. The back cover is white with green ink and a green and white photograph. The back cover is devoted to an advertisement for the social news section of The Vancouver Sun with a photograph of Helen Effinger - the social writer - with two	Unknown	Prize Winners Third Annual Cookbook	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver is unclear - publication of The Vancouver Sun	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
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2004.44.96	Cookbook	A 16 page, stapled bound, soft cover booklet printed on plain paper with black ink. Edition, "Volume 10, No 1, June 1936". The booklet is titled "B.C. Electric Home Service News," and has a black and white outline drawing of what appears to be a willow branch that starts underneath "Home" and extends upwards through the middle of the "ic" in "Service" and eventually ends at the top of the word "News." The cover article is titled "Modernize Your New Home * it should contain every convenience." Positioned underneath this title, to the left of the booklet, is a black and white drawing of a woman and man. The woman is pictured on the left and the man is on the right. They are holding up a banner that displays a drawing of a house and garden, with a ruler positioned at the bottom of the home banner. To the right of this drawing is a black and white realistic drawing or possibly a photograph of a Findlay "Gasco" - an automatic gas range. The caption for this image informs the reader that they can use the "Pay Like Rent" plan to purchase the Finlay Gasco for only \$1.50 a month. Page 2 of the booklet is advertising an automatic electric cooker and also has an article discussing the modernization of Fisherman's Wharf, "the famous home of San Francisco's Italian Fishing Fleet." Page 3 details "Care of Your Refrigerator - simple rules for storing food to advantage." The rest of the pages	Unknown	B.C. Electric Home Service News	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
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2004.44.97	Cookbook	A 48 page (including index) softcover "Watkins Cook Book." The book has a green cardboard cover and is staple bound. The front of the book reads, "Watkins Cook Book" in white ink. Underneath the title is a green and white profile drawing of a woman carrying a plated cake. She is wearing an apron and has her hair tied back. This drawing has an octagon frame that is decorated with hearts or small 'shields.' Extending from the left and right side of the octagon frame is a 'billowing' white ribbon. Beneath this drawing in white print is "The J.R. Watkins Co./Winona Minn. U.S.A." The back cover, centre has "Printed in Our Own (text missing due to damage) nt./The Watkins (text missing due to damage) ress/Winona, Minn. U.S.A" in white ink. The inside cover features an advertisement for J.R. Watkins Vanilla declaring that this product is the "World's Largest Selling Vanilla," along with a drawing of the Vanilla at the left hand side of the advertisement. The booklet features a variety of different recipes from soups, fish, meats, salads, vegetables to puddings. Pages 24 to 25 display a coloured advertisement detailing, "The Story Behind Watkins Products." The book also contains a number of coloured drawings. The inside back cover features and advertisement for Watkins Baking Powder.	Unknown	Watkins Cook Book	Insecure	none	02/19/2015	1) Not North Vancouver 3) Condition	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
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2004.44.92	Cookbook	A 16-page soft cover green recipe book with orange print on front and a small picture of a bell surrounded by holly. The book is stapled bound and titled "Vancouver Daily Province, Modern Kitchen, Tested Christmas Recipes." The book is compiled by the "The Vancouver Daily Province, Modern Kitchen." Page 3 of the Booklet states that "The Vancouver Daily Province Modern Kitchen is always at your service. If you care to call at our office or phone Pacific 41211, we will be glad to help you with any of your household problems. Our library is always at your disposal, containing information on foreign receipes, cooking in large quantities, etiquette, planning weddings and parties. We invited you to read the Thursday cookery page and daily Kitchen Column regularly, and to listen to the radio broadcasts each Tuesday and Wednesday morning at 10.30 over station CKWX." Below this information, the page has been stamped with purple ink and reads, "Mrs Margaret Henderson/ Director Province Modern Kitchen." The booklet contains Christmas recipes and three blank pages "For Your Own Recipes." Maker: The Vancouver Daily Province, Modern Kitchen.	Unknown	Tested Christmas Recipes	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver is unclear.	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
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2004.44.98	Cookbook	A 64 page (including index) staple bound booklet with card cover and paper page. The front cover is mainly comprised of a rectangular square with a green background. Printed inside this rectangular is the title, "METROPOLITAN/ COOK/BOOK" in raised, red writing. Beneath the title is a grey square with two green vertical strips on the left and right side. In the centre of the grey square is the red and green emblem of the Metropolitan Life Insurance Company. Surrounding the green large rectangular is the natural brown paper colour of the book. The interior text includes nutrition information and recipes. A table of contents is on page two and there is an index on pages 63-64. A round hole is punched in the upper PR corner with a string attached.	Unknown	Metropolitan Cook Book	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver unclear.	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

2004.44.99	Cookbook	A 48 page, stapled, soft cover recipe titled "Presto - the Magic Cook Book", published by Standard Brands Limited, Gillet Products. The front cover has a black background and "Presto!" is written in cursive orange writing at the top, right hand section of the cover. Taking up approximately half of the booklet, and positioned towards the left, is a coloured drawing of a woman with rolled brown hair, brown eyes, white skin, very rosy cheeks, and red lips. She is wearing a black top that blends in with the background. She is holding a plate in her hand and is peeling back a white cloth covering the plate to reveal seven scones. "The Magic Cook Book" is written in yellow writing in the lower half of the booklet, followed by "Published By" in orange lettering and then "Standard Brands Limited/ Gillett Products" in yellow ink. "Toronto Montreal Winnipeg" is also in orange ink. The back cover has a black background and shows a red and yellow can with "Magic Baking Power" printed in white ink. To the right of the can is a white rectangular box with black ink that contains information about Magic Baking Powder and its ingredients. In descending order is a coloured drawing of yellow pancakes on a white plate. The plate has gold edging and the pancake is topped with melted butter and possibly maple syrup. Next, are five scones wrapped in a white handkerchief. Lastly, is a meringue sitting on	Unknown	The Magic Cook Book	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver is unclear	District of North Vancouver
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Attachment #1: List of 39 artifacts owned by the District of North Vancouver and recommended for deaccession and disposal
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2004.44.100	Cookbook	A 48 page (excluding index), stapled bound cookbook produced by the Royal Baking Power Company. The front cover has a black background with four coloured drawings of different dishes, descending down the cover. The top of the cook book has the word "NEW" printed in yellow ink. "ROYAL" is printed in an orange-red ink below "NEW" and COOK BOOK" is printed in yellow ink directly on top, centred, of "ROYAL". Below the title is a dish is of five scones sitting on a white napkin. Below the scones is a stack of six pancakes, on a white plate with gold edging, topped with maple syrup and golden butter. The next drawing is of a meringue topped and filled in the centre with strawberries or raspberries and cream. The meringue is sitting on a white plate with gold handles. The last dish shows 10 doughnuts sitting on a white doily and a white plate with gold edging. Printed at the bottom of the cover, below the different dishes, is "ROYAL BAKING POWDER CO.," in white ink and "NEW YORK, U.S.A." also in white ink on the next line. "MADE IN CANADA" is shown at the bottom of the cover in red-orange ink. The book features a wide variety of Western recipes. Inserted in the back page is a double sided torn out page (page 19 and 20) from another recipe book. This torn out page is titled "Pies and Pastry."	Unknown	New Royal Cook Book	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver unclear.	District of North Vancouver
2004.44.102	Postcard	Sepia image of "St. Martin's Church, Canterbury" on one side, unused.	Unknown		Insecure	none	02/19/2015	1) Not North Vancouver 5) Poor documentation 6) Not significant to NV themes	District of North Vancouver

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2004.44.106	Cookbook	An 84 page (including index), bound, soft bound recipe book with blue card cover and dark blue print. Titled "The Whys of Cooking," by Janet McKenzie Hill, the book is printed and published by Procter & Gamble Co., as a means of advertising their 'Crisco' product. The front page, middle, top, has a drawing of a mixing bowl with hand beaters resting inside. Behind this bowl are two jugs - the smaller jug, front, appears to be a milk jug, while the large jug, in the back, is possibly a water container. Underneath the drawing is the title of the book and the authors details. The front cover is framed by a blue rectangular border and a second more stylized rectangular border. On the top of the cover, middle, is "Sadie Edwards" printed in black ink. Also on the first page, top, centre, is "Sadie Edwards" handwritten in blue ink. This page also features a black and white drawing of five people in attendance at a fancy dinner party. Last two pages include an index. Page 2, lists "Copyright 1916, by the Procter & Gamble Co., Cincinnati, O. The book has 11 sections, which are: Introduction; Whys of Cooking; The Story of Crisco; Modern Kitchens (including floor plans for different kitchen layouts depending on size); Serving; Frying; Cakes; Pastry; Breads; Meats; Weights and Measures. The book also has a features a number of black and white photographs and drawings.	Unknown	The Whys of Cooking	Insecure	none	02/19/2015	Deaccession Considerations: Significance to North Vancouver unknown	District of North Vancouver
2004.44.110	Textbook	unused drawing booklet with handwritten "Britannia HS"	Unknown	Blair's Canadian Drawing Series Grade 5	Insecure	none	02/19/2015	1) Not North Vancouver	District of North Vancouver
2004.44.111	Notebook	notebook for biology class	Unknown		Insecure	none	02/19/2015	6) Not significant to NV themes	District of North Vancouver

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2004.44.112	Novel	A 10 page (excluding back and front cover) fabric children's book. The fabric spine is red with black stitching. The front cover has a picture of a boy riding a white and black horse. The boy is wearing a green and yellow striped equestrian helmet, a collared white shirt with a green tie, a red equestrian jacket, blue jodhpurs and green leather riding boots. He is sitting on a green and black saddle, holding black reins with a black bridle and black stirrups with sealed black leather stirrups. Pictured behind the rider and horse is a light blue sky with an open green field. The outline of three green trees including what appears to be two conifers, are shown at the bottom right of the drawing. "OUT IN THE COUNTRY" is printed in black ink with a red outline at the top of the book. Bottom, right, printed in black ink is: "(C) 1922/THE SAALFIELD PUBLISHING CO./NEW YORK AKRON, O./Printed in U.S.A." There is a black signature that can't be deciphered to the left of the horse's forelegs. The back cover has the same drawing, minus the publisher's information and signature. "297" printed besides the horse's forelegs and a logo that can't be deciphered. The inside of the book contains drawings of farm animals and their common names.	Unknown	Out In The Country	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver unclear - no donor information.	District of North Vancouver
2004.44.125	Label	letter-size label, glossy paper; white, black, and green; for Sears "Line-A-Drape" drapery liner.	Unknown		Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	District of North Vancouver

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2004.44.129	Cookbook	A 16-page softcover booklet published by the California Dried Fruit Research Institute titled, "Spring and Summer Dried Fruit and Raisin Recipes." The booklet is staple bound and printed on white paper with black ink. The booklet also features four black and white photographic plates. The booklet details basic instructions on how to cook dried fruit along with 37 recipes. Maker: California Dried Fruit Research Institute	Unknown	Spring and Summer Dried Fruit and Raisin Recipes	Insecure	none	02/19/2015	Deaccession Considerations: Relevance to North Vancouver is unclear	District of North Vancouver
2004.44.187	Bag	"NABOB GREEN LABEL TEA" 454 gr. unopened bag: double paper bag sealed at bottom and sealed roll top; product information printed on outer bag in white, red and gold over deep green ground; date stamp on white oval on one side of bag; contents remain untouched.	Unknown		Insecure	none	02/19/2015	6) Not significant to NV themes 3) Condition - inherent vice	District of North Vancouver
2004.44.188b	Case, Cosmetic	Circular, soft, grey-blue fabric case for a cosmetic compact. The case is stitched along the bottom semi-circle but open at the top. The top edge is stitched to prevent fraying.	Unknown		Insecure	none	02/19/2015	6) Not significant to NV themes 5) Poor documentation	District of North Vancouver

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2004.44.134	Album	Made from heavy green card designed to look like fabric with a floral design. The front cover features a raised coloured drawing of a plant with red flowers. Protruding from the bottom, far left, of the plant is a black and pink drawing that resembles the tail of a lyre bird. To the right is "Album" printed in embossed lettering. The album has a green fabric spine. The back cover is blank. Inside are 26 blank, double sided pages with inserts for photographs. The inside front cover has "From *** (unable to decipher)/To/S J. Edwards handwritten in black ink. "S.J.Edwards" is underlined with two black lines. In between the two lines is a rectangular box with what appears to be "11" written inside. The first page has "150" stamped on it in black. The back inside cover has "Sadie Edwards" handwritten in black ink. Written in light pencil on the back cover is: "Sadie Edwards/ 450 Heathley Ave, Vancouver BC".	Unknown	Album	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes	District of North Vancouver
2004.44.148	Notebook	hand-made notebook, red construction paper with multi-coloured star stickers on the front; handwritten on the inside "Mistake List".	Unknown	Anne Huchison / Div. 8	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	District of North Vancouver

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2004.44.159	Notebook	<p>Anne Hutchinson's exercise book from 1940. A soft cover exercise book, staple bound, with blue ruled lines and a 2.6 cm red margin. The front cover shows a coloured drawing of a boy with a dog. The boy is Caucasian with ginger hair, blue eyes and flushed red cheeks. He is wearing a greyish-blue slouch cap, a candy striped collared shirt and denim overalls with blue long socks and brown leather, lace up shoes. He is sitting on a yellow wooden cart. To the boy's left is a white mid-sized terrier dog with brown spots. The boy is playing a mouth organ and the dog appears to be howling along in accompaniment. Behind the boy, in the distance, is an open field with three cows and two sheep grazing. Directly behind the boy and his dog is a brown trunk of a tree, a rockery with a red flower and a white chicken is shown. Printed in black ink at the bottom, middle, of the exercise book is "Music Hath Charms." The book is framed by a mulberry coloured, blue and black geometric border. "HILROY SERIES 3451" is shown at left, bottom, of the book. The back cover has a mulberry outside border, a blue border inside that, and then a natural paper coloured section which has an "ADDITION TABLE"; "MULTIPLICATION TABLE" and "ARITHMETICAL TABLES".</p>	Unknown	Music Hath Charms	Insecure	none	02/19/2015	6) Not significant to NV themes 5) Poor documentation	District of North Vancouver
2004.44.161	Notebook	notebook with drawings, poems and stories	Unknown	Literature with Miss Eastman Grade III Division II Kerrisdale School September 1939	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	District of North Vancouver

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2005.2.13	Dictionary	Blue hardcover book with red spine. Text on front cover is a dark yellow, title of the book found at the top and bottom of the cover. Centered on the cover is an image of an airplane flying over the world in silver. Inscriptions on the inside cover and on the bottom of the book in blue ink.	Janousek, Sharon	The Winston Dictionary for Canadian Schools	Insecure	none	02/19/2015	6) Not significant to NV themes	District of North Vancouver
2008.1.1	Manual	Hardbound book with green linen cover and clothboards, with red leather spine. Inside pages have coloured plates.	Jacklin, Margery	Mrs. Beeton's Book of Household Management	Secure	yes; on disposal	02/19/2015	9) Other: Reference Library	District of North Vancouver
2008.9.1a-c	Book	Set of books in three volumes. Inscribed in pencil on inner front cover in each volume. a)Book consisting of 160 pages. Dark green hard cover with patterning vertically on the PR. Three sets of boxed patterns that elongate as the move down the cover. Text in gilt on the spine. Name on the in side cover b)Book consisting of 352 pages. Dark green hard cover with patterning vertically on the PR. Three sets of boxed patterns that elongate as the move down the cover. Text in gilt on the spine. Name on the in side cover c)Book consisting of 162 pages. Dark green hard cover with patterning vertically on the PR. Three sets of boxed patterns that elongate as the move down the cover. Text in gilt on the spine. Name on the in side cover	Hunt, Margaret	Casell's Cyclopaedia of Mechanics	Secure	yes; on disposal	02/19/2015	9) Other: Reference Library	District of North Vancouver
2009.2.2a-d	Clock, Wall	a) dark wood, square wood face with indented corners, brass numbers and hands. b) dark brown wood pendulum with brass disc; detached from clock. c) grey metal key; T-shaped with square head opening. d) dark grey metal, long thin arm with small cup hook on one end.	Jacklin, Margery		Secure	yes; on disposal	02/19/2015	6) Not significant to NV themes	District of North Vancouver
2005.1.35	Manual	Unbound piece of paper, white / light brown, two hole punches on PL; title page reads "HANDLING / THE / ORSAT / (GAS ANALYZER)"; interior pages mix of black text and black and white images of people using orsats.	Van Horn, Michael		Insecure	none	02/19/2015	6) Not significant to NV themes	District of North Vancouver

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2004.27.41h	Vacuum, Upright	h) Paper booklet with orange cover with an image of an upright vacuum and text: "INSTRUCTIONS / FOR THE CARE / AND USE OF / The HOOVER / ELECTRIC CLEANER / Model 700 / Price 25c".	Craig, Jean	Secure	yes tax receipt	02/19/2015	6) Not significant to NV themes - retain in Accession file	District of North Vancouver
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Attachment #2: List of 26 artifacts jointly owned by the District and City of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

OBJECTID	OBJNAME	DESCRIPTION	TITLE	SOURCE	NVMA TITLE	RESTRICTIONS	NVMAC APPD DATE	SIGNIFIC ANCE	REASON TO DEACCESSION	MUNICIPAL OWNER
1979.4.42	Postcard	Rectangular cardstock; one side painting of a young boy in a soldier's uniform, sitting in some hay and smoking white two rats watch on, rifle beside him; inscription below: "Don't Worry about me, I'm all right!"; other side has handwritten note and address for "Miss Marion Hope / Capilano [sic] P.O / North Vancouver / B.C. / Canada"; addressed June 7th.		Moore's, Marion	Secure	none	02/19/2015		8) Requires specialty museum	City & District of North Vancouver
1996.28.8	Stationery	Package of ten white lightweight paper notecards with envelopes with same text and black illustration of NVHS on front and maker's name on reverse.	North Vancouver High School 1925 to 1979	Payne, Ann	Secure	yes; on disposal	02/19/2015		8) Requires specialty museum	City & District of North Vancouver
1997.51.2	Compressor	compressor on stand with air tank		Harbottle, Jeffery Percival	Insecure	return to lender	02/19/2015		LOAN	City & District of North Vancouver
2003.12.4	Calendar	Rectangular, textured heavyweight paper, coil binding; colour photograph of buildings and text "WORLD TRAVEL / AND RECIPE / CALENDAR FOR 1975"; inside colour photographs, one month per page; inscription in the back: "Soundcraft TV Ltd.", "1820 Lonsdale Ave. North Vancouver B.C."		Unknown	Insecure	none	02/19/2015		5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2004.35.4	Calendar	small metal revolving calendar of 1954-1981		Waldock, Wanda	Insecure	none	02/19/2015		6) Not significant to NV themes	City & District of North Vancouver
2004.35.7	Manual, Training	Rectangular paper booklet; brown cardstock and staple binding; black ink, image of the British Columbia crest and text.		Waldock, Wanda	Insecure	none	02/19/2015		6) Not significant to NV themes	City & District of North Vancouver
2005.1.22	Pamphlet	Booklet consisting of 48 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	Instruction Paper with Examination Questions	Van Horn, Michael	Insecure	none	02/19/2015		6) Not significant to NV themes	City & District of North Vancouver

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2005.1.23	Pamphlet	Booklet consisting of 43 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	Paper with Examination Questions	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.24	Pamphlet	Booklet consisting of 49 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.		Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.25	Pamphlet	Booklet consisting of 54 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	lather work part 3	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.26	Pamphlet	Booklet consisting of 54 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.		Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.27	Pamphlet	Booklet consisting of 59 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	Instruction Paper with Examination Questions/ First edition, lathe work part 4	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.28	Pamphlet	Booklet consisting of 44 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.		Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.29	Pamphlet	Booklet consisting of 44 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	Planner Work/ Part 2	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.30	Pamphlet	Booklet consisting of 40 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	shaper and slother work	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.31	Pamphlet	Booklet consisting of 45 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	Drilling and Boring	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2005.1.32	Pamphlet	Booklet consisting of 49 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.		Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver

Attachment #2: List of 26 artifacts jointly owned by the District and City of North Vancouver and recommended for deaccession and disposal
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2005.1.33	Pamphlet	Booklet consisting of 23 pages. Grey staple bound booklet with black text. Cover has an image of an open book at the mid centre of the cover.	Van Horn, Michael	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
1981.4.1b	Soap	Rectangular, green bar of soap stamped "The J.B.Williams Co./ (Canada) Limited/ Montreal" on one side and "Williams/ ELDER FLOWER/ For Hands and Bath" on the opposite side.		Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2003.12.9	Pamphlet, Instruction	One small paper pamphlet, "Civilian Protection Air Raid Precautions Traffic Instructions"	Unknown	Insecure	none	02/19/2015	b) Exchange or Transfer	City & District of North Vancouver
1992.12.1	Award	c) rectangular piece of cardstock, grey; image of government house in black; black text: "The Lieutenant-Governor of British Columbia / and Mrs G.R. Pearkes / feel deeply honoured to congratulate / Mrs Maude Moore / on being a / Canadian Centennial Pioneer, 1967"; "Mrs Maude Moore" handwritten in black ink. d) white rectangular cardstock booklet; matte gold / yellow and black ink: "THE CITY AND DISTRICT OF NORTH VANCOUVER / PRESENTATION / OF THE / PIONEER / CENTENNIAL MEDALLIONS / to the residents of North Vancouver who were born or / who were residents of Canada prior to January, 1892".		Insecure	none	02/19/2015	8) Requires specialty museum b) Exchange or Transfer - to NV Archives	City & District of North Vancouver
1982.76.5f	Card, Holiday	Cutout Valentine card of a cowgirl with lasso, reads: "I'M GONNA/ ROPE YOU IN,/ AN' I'M KNOT/ KIDDIN".	Sibson, Mr. & Mrs. J.	Secure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
1987.20.1	Label, Product	White rectangular gloss paper; image of a slice of salmon on a plate; text (repeated): "GREAT NORTHERN BRAND / GROUP 1 / FANCY RED SOCKEYE / SALMON".	unknown	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
1988.7.16	Notebook	Textured black leather cover; interior paper pages college ruled, many pages have handwritten notes and drawings related to shipbuilding and/or repair in pencil. Centre pages includes two lists of names.	Reilly, Al	Insecure	none	02/19/2015	3) Condition	City & District of North Vancouver

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2005.1.34	Catalog	Green cover, staple binding, title printed in black; interior pages white with black printed text, price list for different pieces, some black and white images.	Power Models Metals / Catalog No. 10	Van Horn, Michael	Insecure	none	02/19/2015	3) Condition 5) Poor documentation	City & District of North Vancouver
1988.3.10	Paper	One large manilla envelopes (torn) containing "COMPASS DIAGNOSTIC TESTS IN ARITHMETIC". Inside are various math tests on separate sheets of paper.		Baker, Mr. & Mrs. W.J.	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver

Attachment #3: List of 336 objects found in Museum storage jointly owned by the District and City of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

OBJECTID	OBJNAME	DESCRIPTION	TITLE	SOURCE	NVMA TITLE	RESTRICTIO NS	NVMAC APPD DATE	SIGNIFIC ANCE	REASON TO DEACCESSION	MUNICIPAL OWNER
2012.INV.54	File, Document	Grey Bates Rotary File model R24-2200 DO: two horizontal bars support a plastic cylindrical drum with four rings raised on three metal rods per side; plastic handle on each side rotates half of the drum; two labels adhered to one support bar read: "PURCHASING FILES" and "PURCHASING SUPPLIERS" under each half; other bar centred has printed manufacturer;s information		Unknown	Insecure	none	04/16/2015		5) Poor documentation	City & District of North Vancouver
2012.INV.208	Clock, Alarm	Small table-top winding alarm clock. Oval front frame, circular window and rectangular base are plastic, the frame is chrome in finish, bubbled window is clear and base is black. The main face appears to be plastic, it is ivory and black, hour and minute hands are black and have an eyelet design, the second hand is silver (in colour) they are all mounted to a metal pin. The clock is called Baby Ben and is made by WESTCLOX. The oval frame sits proud of the steel oval black metal body. The back has 4 white plastic mechanisms 1- to pull, 3 to wind with. There is corresponding text next to each. Base has four feet with felt on them and a serial number.		Unknown	Insecure	none	02/19/2015		5) Poor documentation 3) Condition	City & District of North Vancouver

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2012.INV.209	Tin	A rectangular tin, OXO brand, CUBES, with folded corners and hinged lid. Exterior: lid top; (red, white, black and gold) is printed (lithography) with brand, product, slogan and storage instruction, sides; are gold, main body; is gold and black ink, with brand, product, number, alternative slogan and company trade mark (written in French and English), base; gold and black ink, brand, product, storage information, uses and manufacturer's information (French and English). Interior: lid; printed in yellow, white, red and brown, image of a bull, product, tea cup with hot 'oxo' liquid and product claims. Base, is tin	Unknown	Insecure	none	02/19/2015	5) Poor documentation 2) Duplicate	City & District of North Vancouver
2012.INV.219	Banner	White cotton canvas banner with black and yellow hand-painted lettering reading "ORCHESTRA/ and VOCALISTS".	Unknown	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2012.INV.229	Can	Savegg with a twist of lid, printed label (red and black on white paper). Product name, company information, claims and directions are on the label, one new section of paper has been added onto the origianl.	Unknown	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2012.INV.251	Receipt	93 paper receipts from J.J. AUNE & SONS, Groceries and Fisherman's Supplies, New Westminster, BC. Carbon paper still attached to some of the receipts, most are original with a few exceptions. Brown paper with black ink, name of store, location and columns for writing in the customer, product and cost, originals have a red number at the bottom, copies are all red. There is one hand written note confirming monies paid and owed to the company.	Unknown	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.83	Clock	Box contains: Tin box: springs, faces, cogs and small tin (sucrets) of clock hands Humidor: springs, cogs and misc. unrelated small objects Bag: protective watch faces and washers 1 bundles of clock frames 2 bundles of clock faces White box contains: springs	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 9) Other - intended for display	City & District of North Vancouver

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2013.INV.84	Wallet	A brown leather wallet (folding). When opened there is gold text stamped onto both right and left side; left features "CARDS" below slot in leather for cards, ID, etc. and on right is "ENGLISH MOROCCO" on a small snap-shut change pouch. In total, there are 3 areas to put cards and ID including 1 section has a plastic sleeve with a blank ID card in it. There is also 1 large open pocket to put bills and one zipped pocket to put additional currency.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.87	Shoehorn	Metal (steel) shoehorn painted black. Curved and scalloped, text appears on convex side. Top has a closed circle.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.95	Commemorative	5 boxes (each containing several hundred) of commemorative pins for BC's Centennial. Mounted to the steel pin is a gold and white plastic face which consists of 3 Cs placed with the back of the C toward the middle, this forms a circular shape, in the middle of the circle is a white and gold dogwood flower (center is gold, petals are white, both mimic texture of actual flower) back is flat with a round center which sits proud and the pin is inserted into.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation ** keep a few	City & District of North Vancouver
2013.INV.106	Commemorative	18 shiny black plastic flag stands with raised text "BRITISH COLUMBIA 1871-1971" painted white on it. All are circular with flat bottoms, rising up toward the center is a rounded concave form that has a central opening which, is where the flag pole would be inserted. The undersides (all with the exception of 1) have paper labels adhered to upper plane. These are printed in black and white ink and have the printing house company and information as well as, an image of a maple leaf with a banner running across it that says "BUY CANADIAN"	Unknown,	Insecure	none	04/16/2015	5) Poor documentation *keep a few	City & District of North Vancouver

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2013.INV.57	Photograph	Framed black and white photograph of a group of soldiers wearing kilts. Mounted behind glass in a wooden frame painted light green and gold with a grey mat board inscribed "Gordon/ 411 ST. CATHERINE ST. WEST/ MONTREAL". Backed with thick cardboard.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.62	Photograph	Framed sepia photograph of a group of men and women in Russian costume, titled "RUSSIA, KIRMESS, NEW ORLEANS, 1887" by G. Moses. Mounted behind glass with an inscribed off-white mat board, in a thick oak wood frame with filigree ornament border and gilt inner border. Backed with brown paper.	Russia: Kirmess, New Orleans, 1887	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.235	Magazine	LONDON CALLING issue 63: 20 page, staple-bound magazine printed in black and white in newspaper stock.	London Calling "The Overseas Journal of the British Broadcasting Corporation"	Unknown,	Insecure	none	04/16/2015	5) Poor documentation 1) Not North Vancouver 3) Condition	City & District of North Vancouver
2013.INV.236	Magazine	THE SCOUT LEADER magazine Vol 45 No. 9 May 1968: 24 page staple-bound magazine, including covers; printed in sepia, black and white contains articles and information for "adults affiliated with the Boy Scouts of Canada"; cover image depiction of Scout leader and three troop members preparing to film a movie.	The Scout Leader	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.248	Plan	Stamped St. Martin's Church envelope addressed to Mrs. W. Reynolds and marked "Re Cypress Park area in West Van. archives from W. Reynolds" and has handwritten text regarding information contained in envelope; contents: assortment of development plans and brochures in a variety of reproduction types (not individually numbered) include: Caulfeild development brochures and Cypress Park development brochures and subdivision plans (total seven documents).		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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INV0442	Brush, Clothes	Rectangular Birks clothes brush with animal hair bristles set into a white-painted wood base backed with a decorative, painted brass cover. The base and cover are shaped at each end. The sides of the cover are stamped "BIRKS REGD737499 MADE IN ENGLAND". The back of the cover is painted with a light yellow section at top and bottom and a brown section running through the centre. A decorative stamped gold strip divides the colour sections and there is a gold shield shape at centre.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0443	Book, Address	Telephone book; 'Northwest Oil YU. 7-2214' with 12 alphabetical categories. Book opens vertically with a hole for hanging. Front cover has a setting sun with clouds and forest landscape. Remaining parts of the cover have black font and blue background.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0444	Paper	Receipt for 'Tillicum Stamp & Coin Co' (Red font). For Dec. 3rd 1968		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0445	Book	Red hardcover book with two coin face images on the front and the text: "Standard Premium List of all U.S. Coins" below images and a large black box encompasses text and images on cover.	Silver (25th Anniversary Edition, The American Coin Book	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0446	Book	Blue 1969, Standard Catalogue of Canadian Coins, Tokens and Paper Money, Seventeenth Edition, By J.E. Charlton. The Text is boxed by a gold box outline and the font is in the same gold.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0447	Tag, Shipping	Light brown tag with orange font and detailing: "No.", "Uph." and "Order", found in the centre of the tag in orange font are filled out with blue ink.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0449	Pamphlet	Glossy booklet that explains the benefits of Vigoro Plant food. Cover displays vegetables in the centre stating on the top that 'This Summer, enjoy crisp tasty vegetables, fresh from your own garden. Below vegetable image, 'Vigoro / The complete plant food'	Grow Better Vegetables in your Victory Garden	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV0451	Timetable	Handbill; light brown paper with black text: 'Vancouver Island Coach Lines Ltd. / GORDON HEAD / Express Carried / Week Days' has details of location and time of departure and returns Weekdays and Sundays. Back of the card (in hand writing): "Fare 15 cents, get off Shelbourne. 2\$ for day children 1/2. Kermadis, Albion q.W."		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0467	Page	Five pieces of paper from a magazine/book. Images of art and architecture of Europe in sepia tones. Illustrations are noted on the backside (under articles) illustration FOR THE MENTOR, VOL. 8 No. 3, SERIAL No. 199 Copyright 1920 by THE MENTOR ASSOCIATION INC.'		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0468	Paper	Part of a book, First page (5) titled 'St. Paul's Church, Esquimalt B.C.' PL mid-section has a photograph of the church.	Church Messenger	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 1) Not North Vancouver	City & District of North Vancouver
INV0469	Magazine	Blue paper cover, staple binding; "February 16 1920 / Serial No. 197"	THE MENTOR - Pioneers of the Great West	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0470	Magazine	Brown paper cover, staple binding; "March 15 1920 / Serial No. 199"	THE MENTOR - Pioneers of the Great West	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0471	Magazine	White and yellow paper cover, staple binding; "April 1 1920 / Serial No. 200"	THE MENTOR - Pioneers of the Great West	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0472	Magazine	Green and white paper cover, staple binding; "May 15 1920 / Serial No. 203"	THE MENTOR - Pioneers of the Great West	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV0473	Magazine	White paperback booklet with image of man ("Peter the Gruff") with white beard sitting in black and white clothing. Excerpt from the Canadian Magazine.	Peter the Gruff - A story taken from the history of a great Canadian Industry --- Cotton!	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0477	Card, Activity	Brown kraft envelope with black text and black silhouettes; Twelve white lesson cards inside, each with a black silhouette of an individual and their occupation, reverse has a set of activities and questions pertaining to each profession.	Food Producers in Silhouette / Trades and Occupation Lesson Cards for Primary and Intermediate Grades	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0478	Calendar	Calendar opens vertically. Bound with two screws at the top, has a red cover with Chinese script and an image of six people dressed in traditional clothing. Interior pages a mix of English and Chinese. Back is missing cover (ripped off).		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0480	Picture	Print of artwork, mounted on grey construction paper. The artwork depicts a woman standing profile on PR, holding a basket on her head, next to a tree. The Background and foreground is a pastoral scene.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0461	Program	White paperback booklet with an image of "General Baron Byng" on the cover. "Price 25 Cents"	Official Souvenir Catalogue and Programme- Canadian National Exhibition 1921	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV0462	Report	White paper booklet, staple binding, and black font.	Prisoners of Prussia - official report on the Treatment of British Prisoners by the Enemy during 1918	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0463	Newspaper	Newspaper Advertising 'The Shubert Shipper (1918)' Text is framed by images of animals.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0464	Report	White paperback booklet; staple binding; black text.	Tenth Annual Report of the General Board of Religious Education of the Church of England	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0466	Report	White / brown paperback booklet with black text. Back cover has 'Now Ready! Germany at Bay' article by ' Major Haldane Macfall.	My Mission to London 1912-1914	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0035	Photograph	Sepia stereoscope photo "The English Drummer Boy's Letter", mounted on light brown cardboard.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0036	Book	Green book "THE CANADIAN READERS/ BOOK 1/A PRIMER AND FIRST READER" containing childrens stories, vowel sounds etc. 158 pages.	Canadian Readers: Book 1	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0056	Box, cigarette	SWEET CAPORAL Cigarettes box with two oval portraits of king and queen, box has red and gold detail and was found empty.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0057	Book, instruction	Pacific Great Eastern Railway Company: rules and Instructions for train handling, operation, and testing of air brake equipment, FORM 933 (REV.1).		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV2009-0061	Manual	White / light brown paper staple bound booklet, front cover red and black, title in white; different medical maladies organized "alphabetically for instantaneous reference"; black cover has many markings in pencil.	First Aid Handbook: for the vast army of volunteer workers interested in first aid	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0062	Book	The Steel Square Pocket Book by Dwight L. Stoddard, Baltimore. L & M. Ottenheimer 1912.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0063	Form, Order	Red and black paper order form for "Life Jacket Lamp", "Model SA, Patented 1943".		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0065	box	WILLS Whiffs, 10 CIGARS, box is brown with gold lettering.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0094	Blade, Razor	Three hole "WAHL ADJUSTO LOCK" upper clipper blade: rectangular metal plate, front of block has set of long twenty-four framed tapered teeth that extends up the plate, three perforations on back, bottom has thin recessed band near back of teeth; product name stamped between comb and holes.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0095	Blade, Razor	Lower clipper blade: rectangular metal plate, front of block has set of twenty-eight short tapered teeth, an elongated hexagonal perforation on body centre near comb, bottom has shallow recessed band; product name stamped between comb and holes.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0263	Roller, Hair	"Zellers "Sleep Easy"" bag of pink hair rollers with paper label and plastic bag. Rollers are pink plastic frame with pink foam cylinder centre. Red and gold cardboard label, in French and English, stapled top of bag: "Zellers Sleep Easy"; small white tag inside bag: "Size / 1"; Price tag adhered to label: "Zellers / \$1.07". Bag is torn open and there is damage to rollers at lower PL. Bag contains fifteen rollers.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV2009-0286	Case, Personal	"JULIAN SALE" real grain hide black leather case with men's grooming accessories: folding case has a chrome tuck-tite fastener centred on front flaps; case opens to form a "T" in light brown leather; an assortment of stitched leather straps and pockets on the vertical panel hold the following accessories: three "ROYAL" natural bristle ebony brushes in two sizes; two wood rectangular boxes with removable covers, one larger than the other; one oval "FAIRY" soap bar (found inside smaller box); one small rectangular box with hinged lid with a separator? inside; two cylindrical containers with removable covers, one larger than the other; "COLGATE'S SHAVING STICK" in embossed metal canister with removable lid (found inside smaller cylinder); one brown plastic comb; one white plastic comb; metal nail file; small cowhide holder for a pack of "STYPSTIK" (one pack in holder, only two sticks missing); rectangular mirror with light brown leather backing and wire stand; pair of small metal scissors with hatched blade edges; Julian Sale product information card.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0287	Set, Manicure	Red faux crocodile skin lined cardboard case with hinged lid and two brass fasteners with black imitation leather cover on bottom. Inside case has built-in mirror in lid and 7 piece manicure set in lined shaped base. Set includes 6 pieces that are made out of brown and yellow celluloid: one nail file, one nail buffer, two round containers, one cuticle pusher, one nail cleaner and a pair of metal scissors engraved "SHEFFIEL(sic)/ENGLAN(sic)" that appear to be replacing original pair of scissors in set	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV2009-0288	Book, music	58 page music book with red paper spine, pages no longer fully attached to spine and front cover has red text and detail and is entirely torn off. Inside cover reads: "THE CRUCIFIXION / A MEDITATION / ON THE / SACRED PASSION OF THE HOLY REDEEMER", "FOR TWO SOLO VOICES (TENOR AND BASS) AND CHORUS, AND / INTERSPERSED WITH HYMN TO BE SUNG BY THE CONGREGATION", "THE MUSIC BY / J. STAINER." Handwritten name on cover.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0289	Photograph	Black and white wedding photograph with bride, groom, best man and two bridesmaids. Photo has brown matting that has water damage and has become unglued.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0290	Book, music	23 page music book with yellow cover and green text. Front cover reads: "SCHIRMER'S / LIBRARY / Vol. 932 / CASORTI / OP. 50 / THE TECHNICS / OF BOWING / FOR THE VIOLIN". Handwritten name in pencil on cover reads: "Sam Wannock"	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0292	Magazine	"Liberty" magazine from "OCT. 14, 1944". Cover has colour photograph of two HMCS naval officers with signal lamp and reads: "MUST WE / INVADE JAPAN? / by HUGH BYAS / AXIS ENEMY NUMBER ONE". Magazine has 51 pages with black and white text and coloured photos inside.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0293	Magazine	"McCALL'S" magazine from "July 1946", "THREE MAGAZINES IN ONE". Cover has coloured photo of woman with yellow bathing suit diving to the bottom of a pool. Magazine has black and white text with colour photos inside, page number unknown as magazine is severely damaged with pages missing and/or not in order.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV2009-0295	Jar, Condiment	"Woodward's / SUPREME BRAND", "Celery Salt" 85 g (3 oz.) spice jar with brown plastic cap; clear glass cylindrical jar; jar manufacturer's marks embossed on base; full wrap light brown bilingual paper label with dark brown and red text adhered to body of jar; brown plastic cap has raised ring on top and straight skirt; approximately half of bottle is full with condiment.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0296	Jar, Condiment	"Woodward's / SUPREME BRAND", "Celery Salt" 42 g (1 1/2 oz.) spice jar with red plastic cap; clear glass cylindrical jar; jar manufacturer's marks embossed on base; full wrap light brown bilingual paper label with dark brown and red text adhered to body of jar, blue pen annotation English side reads "2/95"; red plastic cap has raised edge on top and straight skirt, "75¢" stamped in black on top; bottle is full with condiment.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0326	Biography	"Van Dyck" by Percy M. Turner. 80 page illustrated book on the Flemish artist Van Dyck (1599-1641). Book has green fabric cover and features eight colour reproductions. Book publisher: "LONDON: T.C. & E. C. JACK / NEW YORK: FREDERICK A. STOKES CO.". Inside front cover has handwriting.	Van Dyck	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 1) Not North Vancouver	City & District of North Vancouver
INV2009-0327	Book	"GUINEVERE" by Tennyson & Morris. Published by "George & Harrap / and Company / London". 48 page hardback with beige cover, first edition.	Guinevere	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0328	Book	"STORIES OF / ROBIN HOOD / TOLD TO THE CHILDREN" by H. E. Marshall (?). Last page reads: "Edinburgh by T. and A. CONSTABLE". 122 pages with coloured illustrations. Front cover is dark green with organic border and features a colour illustration of Robin Hood in the forest. Book has masking tape along spine to keep it together, pages inside are loose, browned and torn on edges.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV2009-0329	Book	"HEAVENWARD", "A / Scripture Text Book / With poetical Extract for each day / in the month.", "Designed by - Alice Price & F Corbyn Price". Published by "Castel Brothers, / London, E.C. / New York E. & J.B. Young & Co.". Book cover is blue, green, white and depicts two angels in the sky set against the moon and clouds. Book is small in size and has poems for 31 days with coloured lithograph prints. Inside front page reads in handwriting: "Mrs Crawford with Xmas greetings from A.E. Pallister", "To Marjorie Sheep in memory of her dearest . written."	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0330	Book	"CLEANINGS", "A Scripture Text Book / for a month.", "Designed by Alice Price". Published by "CASTELL BROTHERS, LONDON. / E. & J.B. YOUNG & Co., NEW YORK./ Lithographed and Printed in Bavaria." Book cover is beige, black, white and depicts flowers and twigs. Book is small in size and has poems for 31 days with coloured lithograph prints.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV2009-0332	Book	"Scott" published by Waverly Novels, 1830. 659 pages, all with a red border and featuring the poems of Walter Scott (1771-1832) . Cover is red leather embossed with geometric and floral patterns and the name "Scott" in gold. Handwritten in pencil on inside front cover reads: "Mr. Thos. P. Crawford Chouteau, Montana Tets or Co. (?)". All pages unglued from spine and upper portion of spine is missing.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0615	Clock, Alarm	Small white moulded plastic Westclox alarm clock, square shaped with curved top, white face and brown numbers. Has "Westclox/Made by Western Clock Co. Limited, Peterborough, Canada printed on clock face." Back of clock lists the product name as "BARRY". Damaged electric wire attached to clock. Able to "Set Alarm" and "Set Time" on back. Square shaped with curved top.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV0685	Knife, Pocket	Promotional ALCAN "Victorinox pocket knife": metallic blue metal body with Alcan logo stamped on one side, has one sharp blade and one nail file that fold inside body; blade is stamped on both sides of fixed end.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0702	Calendar	One small paper cardboard box with metal calendar stand and paper calendar. circa 1973, holidays written on bottom of monthly card. Flat metal bar that holds in cards.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
INV0844	Album	One red covered album stored in a cardboard case. Album contains two pages with the possibility of adding more. There are four loose leaf pages tucked inside the album with cut out pictures of sleighs pasted on the pages.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0422	Pin, Bar	A collection of three gold-coloured metal personal accessories found together. 1. A tie-pin or clip with "NU-LOK / PAT 1849020" on underside; 2. An alligator clip with an enameled top decoration featuring a lozenge shape; 3. A small stick pin with a cartoon-like character with "PAT 94621" stamped on back	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0423	Wallet	A black leather or leatherette holder for business cards. Currently is holding 4 business cards with unique "tear-away" design featuring a pink tinted photo image of a ship with black text against white border reading: " E. Enwright / General Agent / Union Steamships, Limited / 509 West Third Avenue, PRINCE RUPERT, BC / PASSENGER AND FREIGHT TRAFFIC"	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0452	Ticket, Transportation	Two tickets to BC Electric Railway. One pink ticket with black font and details: No. 91113; one Green and Blue ticket: No. 204418. Pink ticket good for 'one six cent fare except in Vancouver', and Green Ticket 'Good for One Fare at 3 for 25 cents'.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV0453	Ticket	White cardstock ticket with black font: "City of North Vancouver / 141 W 14th Street / North Vancouver / V7M 1H9 / It is a pleasure / TO SEND THE ENCLOSED MATERIAL - City Engineer"; Back acting as a "temporary parking only do to park in reserved area (black font)", blue dot in centre with "A 489" in the centre in a small gold shape with black font.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0455	Book	Hardcover book with red binding, yellow background, image of a large parrot and small boy looking up at it on the cover. PR lower cover "Dean and Son Ltd." Back side of book it black.	Dean's Play Hour Series No. 8 / Playmates	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0456	Magazine	White paperback book with red font. 'The HOLD UP' Edition. Book has a design of a lighthouse along the PR and a Light shining across the top where 'THE BEACON' is centered on the cover.	The Beacon April 1929	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0457	Catalog	Catalogue with an image of a man carrying a motor towards a boat resting on the shores, 'Get into the Boat and see for yourself' in Black font; interior pages selling "Johnson Outboard Motors".		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0458	Report	White paper book, stapled binding; black text. Bottom of the cover states 'From an Official Report based on the Statements of 48 British Officers and 77 N.C.O.s and Men. Back cover has no intentional marking	The Quality of Mercy- How British Prisoners of War were taken to Germany in 1914	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0459	Report	Light brown booklet, "Stamped Pender Stationary and Book Store 728 Pender Street, West, Vancouver B.C." Lower centre has an image of a loonie with 1d. in the centre, and 'London, C.Arthur Pearson, Limited Henrietta Street WC, 1916' is printed below. Book is stapled.	Second Edition, The Horrors of WITTENBURG - Official Report to the British Government	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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INV0460	Reprint	Green / brown booklet with black font in a boxed frame, "reprinted by THE TIMES"; 1 Dollar image.	The... AMERICAN VERDICT ON THE WAR: Reply to the Manifesto of German Professors	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.892	Letter	A mixed group of objects donated to the NVMA, but not accessioned. The box contains the following objects: - a letter envelope full of folded papers - three small envelopes with letters inside - one small empty letter envelope - one booklet about the Dionne Quintuplets, "Going on Three" - a set square (triangular ruler) - A small round container of theatrical rouge - a pamphlet for the Imperial G&B Stove Burner - Two Christmas postcards. - Temporary receipt for David Spencer Limited Home Furnishings Department - two photo prints envelope. - a program for "The Happy Gang" - two subdivision drawings titled "Central Park Fairmont"		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
INV0439	Ticket, Transportation	A stack of 19 identical North Vancouver Ferry 10-trip tickets. The tickets are blue, rectangular, and have an identification number at the top.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.984	Calendar	A small novelty calendar. The gilded metal piece is a round wheel set over a squared section with the calendar printed on it. The round piece turns to align the days of the week with the numbers on the calendar, depending on which month you set it at. The front is an advertisement for a GMC dealer in Vancouver.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation 1) Not North Vancouver	City & District of North Vancouver

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2013.INV.915	Index	Reproduction of Job Number and Description Index for shipbuilding project: large rectangular sheet of paper formed by two panels adhered to together vertically, on both sides, with clear adhesive tape; front has six columns of alternating typewritten numbers and descriptions of assigned codes; back has three light brown vertical lines.	Unknown,	Insecure	none	04/16/2015		5) Poor documentation	City & District of North Vancouver
2013.INV.920	Plan, Site	4 plans of "Burrard Development" Each are large, rectangular heavy card stock, white on both sides. The front has the plan for the development laid out in blue, green, yellow, grey, orange and brown vinyl, black ink has been hand drawn over top. Each drawing varies, along with the mounted card stock labels that indicate what the drawn structures are, text in letaset (see objects for information). All drawing have "Burrard Development" in letaset in the upper left corner and "E1" - "E4" in the bottom right, painted in red. Each sit in a portfolio cover, all are backed with a section of black construction paper with the exception of one.	Unknown,	Insecure	none	04/16/2015	Industry/Economic Activity	7) No suitable storage	City & District of North Vancouver
2013.INV.964	File, Document	Cardboard "PRESTONIA" document box file coated with brown, wood effect paper. The file has a hinged lid and fold-down flap at one side. There are two labels on the file, a brown and white label at the front and a small white label at the top reading "ZONE 1-5".	Unknown,	Insecure	none	04/16/2015		5) Poor documentation	City & District of North Vancouver
2013.INV.1012	Calendar	Wooden desk calendar stand with a loose-leaf "GRAND & TOY" 1989 calendar pad attached. The stand is solid mahogany and angles slightly toward the front with a ridge for a pen at the front edge. A double-loop binding is attached at the back and holds the calendar pad. The underside of the stand is covered with black, velvet-finish paper.	Unknown,	Insecure	none	04/16/2015		5) Poor documentation	City & District of North Vancouver

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2013.INV.1038	Report	22-page report titled "Burrard Yarrows Corporation Source Qualification Proposal, Polar Class 8 Project, Volume III: Project Cost Estimates" with white plastic spiral binding and a blue, leather-effect front and back cover.	Burrard Yarrows Corporation Source Qualification Proposal, Polar Class 8 Project, Volume III: Project Cost Estimates	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1042	Report	Two paper reports concerning work required and undertaken, a) titled "SHIP NO. 110: TRIALS - MACHINERY" and b) a three-part form titled "CCGS "HENRY LARSEN" MACHINERY/HULL/GENERAL".		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1063	Photograph	2 oversized, card-mounted, colour photographs taken from shipyards of two large pieces of industrial equipment: A) unknown piece of large industrial equipment and B) natural gas liquifier. Photograph A has "NO. 3" handwritten on back, whereas photograph B has "NATURAL GAS LIQUIFIER" handwritten in ink on back.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1116	List	Paperback, case-bound book with blue cover which has faded to a light brown colour on the spine. Front cover and spine are printed with black text and the Arms of Canada. The title on the front cover reads "LIST OF SHIPPING/ NEMENCLATURE DES NAVIRES/ 1969".	List of Shipping 1969	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1135	Specification	"U.S.N.S KAWISHIWI Specifications - Steel": legal size pressboard clipboard with metal two U-ring mechanism affixed top; specification conformed by 5.7 cm. high stack of letter sized paper, both prints and photocopies; top has six loose sheets at top, some of which appear never to have been inserted in place, one appears to have been torn from the index and it is possible that several sheets are missing from the top (cover letter and/or first pages index); black cardboard cover with eleven perforations top, white adhesive label with silver border reads typed: "U.S.N.S. / KAWISHIWI / Specifications" hand written bottom left: "STEEL".		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1136	Proceedings	Two green, hardcover, perfect-bound proceedings volumes from the 2nd International Ship Structures Congress in 1964. The front covers are printed with black text reading "PROCEEDINGS/ 2nd International Ship Structures Congress 1964/ DELFT-NETHERLANDS/ 20-24 JULY 1964" and for a) "Volume I" and b) "Volume II". The spines read "ISSC 1964" and include the ISSC logo and volume number. Volume II has a section at the back which is printed on green paper.	Proceedings 2nd International Ship Structures Congress 1964	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1157	Contract	Black legal size presentation folder contains Versatile Pacific Shipyard Inc. contract to build two Type 500 Search and Rescue Vessels: leather imitation cardboard covers, hinged at top, and closed with a two-prong paper fastener and compressor, manufacturer's stamp on inner back cover; top cover has adhered paper label centre top reads "SEARCH + RESCUE / VESSELS CONTRACT" black border and some letters touched up with black marker; document is a photocopy of original contract with all its parts; annotations and self-adhesive yellow removable notes on document.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1137	Report, Technical	Technical report by "Battelle/ Pacific Northwest Laboratories", pages are secured with a thin, black plastic binding strip. Report has a brown cover with a rectangular window in the front which shows the title as printed in black on the first page "FINAL REPORT/ VOLUME I OF II/ COST EFFECTIVENESS STUDY OF WEATHER PROTECTION FOR SHIPBUILDING OPERATIONS". The front cover is printed in dark brown with the company name and logo, the additional title "Research Report" above the window and a graphic illustration featuring the repeated logo at the bottom of the page.	Cost Effectiveness Study of Weather Protection for Shipbuilding Operations	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1163	Script	Printed script "Fallout Pts #1 & #2" written by William Taub (Production final - August 19th, 1991); 0.8 cm. thick document printed in white three-hole letter size paper; all contents in black and white and stapled upper left corner.	"Fallout Pts #1 & #2"	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1182	Drawing, Technical	Set of drawings related to Hull 109 (Floating Pump Station): a) light yellow legal size cardboard folder, hand written in blue pencil on front cover and tab "HULL 109"; inside front cover several groups of what appears material calculations hand written in graphite; b,c,e) blueline reproductions: b) Drawing 01 Rev 1; c) Drawing 02 sheet 1 of 3 Rev 1; e) Drawing 02 sheet 3 of 3 Rev 1; d) Installation parts list: three legal size photocopied charts stapled upper left corner.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1223	Specification	Bound document from Canadian Coast Guard "Specification - Polar Class 8 Icebreaker - Volume 2": 4.3 cm. thick printed document with high gloss white cardboard covers bound with three metal binder posts and nuts, spine covered with heavy duty white cloth tape; front cover printed in red		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1229	Magazine	A collection of 2 ski-related magazines - "SKI / SPOTLIGHT ON THE WEST / JANUARY / 1951 / 35 CENTS / TWO DOLLARS A YEAR"; "SKI / COLLECTOR'S EDITION / 1936-1986 / SPECIAL COMMEMORATIVE 50TH ANNIVERSARY ISSUE"	Ski (magazine)	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1235	Dictionary	Small red, hardcover book, cover printed with black impressed decorative border and title text; "THE PRONOUNCING POCKET DICTIONARY ILLUSTRATED". The inside cover is inscribed with a black pen signature for "Jack Sibson" and the first page is also stamped with this name.	The Pronouncing Pocket Dictionary Illustrated	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1240	Magazine	"NEW LIBERTY" magazine, "Special Coronation Issue", volume 30, no. 4, printed June 1953. Front cover is dark purple with yellow text and a yellow illustration of a crown. The back cover is printed with a colour advertisement for "MARGENE". The magazine is saddle-stitched with steel staples and there is an address label on the back cover.	New Liberty, Vol. 30, No. 4	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1247	Tin	"Player's Navy Cut Cigarettes Mild" 50 count tin with hinged lid: shallow rectangular metal box with single hinged lid; light blue background with goldtone trim and bottom, product name and information in black, red and dark blue; silvertone interior with label printed in black inside lid; remnants of Canadian excise paper stamp adhered front left top and bottom.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1248	Tin	Eleven 50 cigarette metal boxes of assorted brands: a) "Craven "A" " Virginia: black and white printed information on red ground, bottom silvertone; remnant of excise stamp left coner; b) "Turret Cigarettes": black type and red and black logo printed on white ground, bottom goldtone; excise stamp left corner; c) "Black Cat Virginia Cigarettes, Mild": black and green print on yellow ground with green band lower edge, bottom silvertone; excise stamp left corner; d) "Black Cat Virginia Cigarettes, Mild": black and white print on light blue ground, bottom goldtone; excise stamp left corner, number "228400" stamped in blue on bottom; e) "Sweet Caporal Cigarettes": red and black print and coloured company logo on light grey ground, bottom goldtone; remnants of excise stamp left corner; f) "Sweet Caporal Cigarettes": red and black print and coloured company logo on light grey ground, bottom goldtone; remnants of excise stamp left corner has "6-10D / 201" stamped in black; g- j) "Player's Navy Cut Cigarettes Mild": red, black and blue information printed on light blue ground; goldtone bottom; g) remnant excise stamp left corner; "Canada / Geo VI" hand written in pencil centre top; h) remnant excise stamp left corner; "Great Britain" hand written in pencil centre top; i) paper remnants adhered left corner, possible from excise stamp; j) excise stamp remnant adhered	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
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2013.INV.1254	Calendar	Varnished wooden desk calendar representing a scale model of Vancouver City Hall. The central clock tower section has a round opening on each side which displays the date (wooden tiles marked with the date are housed inside this section and slide into place as it is flipped). A rotating, seven-sided, disc displays the days of the week and just sits underneath the clock tower section. The surface is marked with ink decorative details including long rectangular outlines and clock faces. A label fragment on the back reads "...OORS-FIXTURES-DOOR.../ HARDWOOD FLOOR.../ VANCOUVER, B.C.".	Unknown,	Insecure	none	04/16/2015	5) Poor documentation 1) Not North Vancouver	City & District of North Vancouver
2013.INV.1336	Magazine	March 1905 issue of Woman's Home Companion: 46 pages from large format magazine folded in half and in very poor condition.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation 3) Condition	City & District of North Vancouver
2013.INV.1357	Strap	Small elasticated strap made from a silky blue fabric with a brown-pink central line and two brass buckles. The end of the strap is secured with a silver-toned metal clasp. The strap is currently secured to form a loop.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1361	Case, Watch	Round silver and glass case for a pocket watch, stored in a small drawstring bag. The case back has a winding screw and loop attached at the top, the centre is inscribed "A.W.C.CO./ COIN 4G9707" with an image of a St. George's cross. The case front is a silver frame with a border of radial line decoration and a thick glass window which threads onto the base. The bag is D-shaped and made of a light brown, soft fabric with an orange drawstring cord.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1385	Textbook	St. John Ambulance "First Aid to the Injured": First Aid to small hardcover case bound book with black the Injured cover, title is stamped in white ink on front cover and spine; anatomical drawing of human body showing bones and arteries in black and red is adhered and folded in half on inner front cover, name "R.J. Robinson" hand written centre top in black ink; 296 page black and white illustrated textblock; "The Story of a Community" Volunteer Supervisor red ribbon printed in gold.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1423	Watch	Three wrist watches: a) "Supreme" watch without wrist band with deteriorating lens, rounded crown, back has six square indentations for cover removal, stamped outer ring reads "SHOCK PROTECTION" "STAINLESS STEEL / BACK SWISS 2" "ANTIMAGNETIC" "WATERPROOF", "AVIA WATCH FY" stamped centre; b) "Stirling" watch with black leather wrist strap: face has dark ring with hour marks and numbers at 12, 3, 6 and 9, flat crown; back has no markings, metal buckle on short strap; c) "Renown Anti-Shock" watch with sixty second sub-dial and flat crown; back stamped centre "FOND ACIER / INOXIDABLE"; light coloured leather strap with metal buckle.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1426	Link, Cuff	Pair of rectangular cufflinks: a-b) two identical golden cufflink face has rectangular metal frame with dented edges and mother of pearl insert centre, swivel post affixed centre back.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1438	Clip, Tie	Imperial tie clip in box: a) rectangular metal box with hinged lid, exterior covered with reptilian skin imitation plastic; interior has white satin fabric liner, box has three elastic loops to hold jewelry and small brown adhesive label "GENUINE / MOTHER OF PEARL", lid is stamped in red "[crown] / IMPERIAL / GOLD PLATED"; b) rectangular golden metal bar with crocodile clip affixed back, top has rectangular metal frame with dented edges and mother of pearl insert in centre affixed to its end.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1450	Textbook	Dark red, imitation leather hardcover text book, impressed gold foil title "BLASTERS' HANDBOOK" on the front and spine along with the "CIL" logo of the Canadian Industries Limited on the front and the text "THIRD EDITION" on the spine. There is a handwritten signature on the inside of the front cover.	Blasters' Handbook	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1451	Cookbook	Soft-cover, staple-bound cookbook with a light green cover printed with illustration, the title, "The Province Cook Book", and additional text in dark blue.	The Province Cook Book	Unknown,	Insecure	none	04/16/2015	5) Poor documentation 3) Condition	City & District of North Vancouver
2013.INV.1465	Album, Photograph	Photograph album, light brown cover with colour image of a landscape titled "VANCOUVER (BRITISH COLUMBIA)" on the front and blue plastic thong stitched around the edges. The album contains a number of black paper pages which are bound at the spine with green braid. Some of the photographs have been removed but some remain, these are largely inscribed with notes on the border.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation 8) Requires specialty museum b) Exchange or Transfer to NV Archives if relevant	City & District of North Vancouver
2013.INV.1462	Songbook	Small case-bound, hard-cover book with blue fabric coated cover printed in dark blue with title, "SONGS OF PRAISE", and illustration of two deer in a wood. The spine is also printed with the title.	Songs of Praise	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1483	Calendar	Very small brown leather folder, inside spine lined with yellow fabric and has light coloured leather panels inside forming on the left three pockets: one large on back and two smaller ones on top, and on the right a pocket with a rectangular window, inside pocket has one calendar sheet with March 1903 visible and April 1903 on back; a postmarked Canadian two-cent stamp depicting the National War Memorial is adhered upside-down and off-centre to front.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1542	Guidebook	Softcover, perfect-bound, Amsterdam guidebook with colour-printed front cover with illustration of the city and title "SURPRISING AMSTERDAM" printed in black. The bottom of the cover is printed with the logo and text from the publication's sponsor "KLM ROYAL DUTCH AIRLINES". The title and author are also printed on the spine along with the logo of KLM. The back cover is printed with a map and text in black and blue. The edges of the text block is coloured blue and the inside front and back cover are printed with black and white photographic images. The first page is inscribed with a red and black ink stamp.	Surprising Amsterdam	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1552	Album, Autograph	Small, hardcover, case-bound autograph album. Red cotton cover printed in black and light brown with illustrations of a vase and foliage and the title "Ye Old Acquaintance/ An Autograph Album". The spine is marked "YE OLD ACQUAINTANCE" and the back cover is blank. The pages are printed with text boxes surrounded by colour illustrations of flowers. The first text box in the book is inscribed with a signature.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1546	Dictionary	Small, soft-cover, perfect-bound Latin-English dictionary. Red cotton cover with impressed ornate design on the front cover and title "MUSSON'S/ VEST-POCKET/ LATIN-ENGLISH/ ENGLISH-LATIN/ DICTIONARY" printed in black. The spine is printed with a shortened version of the title "LATIN-ENGLISH DICTIONARY" and the back cover is blank with some spots of damage which are faded to a pink tone. The text block is indented along the edge, with two sets of tabs running from A to Z. There is a pencil inscription across the inside front page and front end paper.	Musson's Vest-Pocket Latin-English and English-Latin Dictionary	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1551	Textbook	Two hardback, case-bound editions of The Canadian Speller. Light brown cotton covers printed with a decorative, alphabet border and text including the title "THE CANADIAN SPELLER" and publisher's details. The cover of "BOOK ONE" is printed in green and "BOOK TWO" in red. The spine and back cover of both are blank. Both books have handwritten inscriptions on the front end-paper, book two also has some colour printed stickers adhered to the back end-paper.	The Canadian Speller: Book One and Book Two	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1543	Textbook	Hardcover, case-bound English grammar textbook. Brown-grey cotton cover with dark brown printed line detail at top and bottom and text including the series name and title "WESTERN CANADA SERIES/ AN INTRODUCTORY ENGLISH GRAMMAR" and publisher's details. The spine is printed "INTRODUCTORY GRAMMAR" and the back cover is blank. A property label is attached to the inside front cover and there are handwritten pen and pencil inscriptions on the inside front cover and front end-paper.	An Introductory English Grammar	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1527	Bottle	"Watkins Imitation Maple Flavor" 2 Fl. Oz. bottle with metal cap: a) tall thin metal bottle with rounded shoulders and long narrow neck, threaded top; front has adhered light brown paper label printed in dark brown, back slightly recessed and has product manufacturer's name embossed at 90° counter clockwise, bottle manufacturer's marks embossed bottom; light brown metal cap with grip ring top of threaded skirt, flat top and cardboard insert; dried contents fill approximately one-third of bottle.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 3) Condition	City & District of North Vancouver
2013.INV.1528	Can	"Fry's Pure Breakfast Cocoa 1/2 Lb. Net" can without cover: cylindrical metal can with embossed product name and information on bottom; full-wrap yellow paper label with product information printed in red, black and gold; upper part of label and cap missing.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1553	Dictionary	Hardcover, case-bound dictionary. Green-grey cover printed with impressed black text including the title "'HIGHROADS" DICTIONARY", publisher's name and a square Celtic-style design. The spine is printed with an extended title "THE "HIGHROADS" ENGLISH DICTIONARY" and a smaller Celtic design. The back cover is blank. There are multiple pen and pencil inscriptions on the inside front cover and front end-paper.	Highroads Dictionary	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1565	Scrapbook	Hardcover, case-bound scrapbook with green leather binding around the spine and marbled paper front and back cover. Book has green pages decorated with a large number and variety of cut-out illustrations. Some of the illustration are in colour (possibly hand-painted) and some are black and white.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation 3) Condition	City & District of North Vancouver

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2013.INV.1555	Textbook	Hardcover, case-bound English grammar textbook. Brown-grey cotton cover with dark brown line detail and text including the series name and title "WESTERN CANADA SERIES/ AN INTRODUCTORY ENGLISH GRAMMAR". There is also a small pencil sketch of an airplane on the front cover. The spine is inscribed "INTRODUCTORY GRAMMAR" also in dark brown, and the back cover is blank. There are a number of pen inscriptions on the front end paper and the text is annotated throughout.	An Introductory English Grammar	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1544	Textbook	Hardcover, case-bound spelling textbook. Blue cotton cover printed with black border, small triangular illustration and title "SPELLING FOR THE GRADES". The spine and back cover are blank. The title page of the book has a handwritten pen inscription on the front and back and the pages are annotated with pencil.	Spelling for the Grades	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1556	Textbook	Hardcover, case-bound English literature textbook. Green cotton cover printed with black border, large crest and the title "THE CANADIAN READERS/ BOOK V". The spine is inscribed "CANADIAN FIFTH READER" and the back cover is blank. There are black and white illustrations throughout the text. There are a number of handwritten pen and pencil inscriptions and notes at the front and back of the book and the text is annotated with pencil.	The Canadian Readers Book V	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1534	Tin	"Player's Navy Cut Cigarettes mild" tin box: light blue shallow rectangular metal box with rounded corners and hinged lid, goldtone edges; top has Player's logo top left corner, "Player's" centred in dark blue and red and "NAVY CUT / CIGARETTES / "MILD" " printed in blue and red lower right corner; inner lid same in black line on silvertone ground; box contains an assortment of nineteen fasteners, electrical connectors, fuses and other small metal components.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1562	Cookbook	Short, 12-page Christmas cookbook with a red plastic comb-binding and colour image of three red candles with foliage on a red background and the text "Heavenly hosts sing, Alleluia, Christ, the Saviour, is born!" in yellow and white. The inside front cover is printed with a quotations and the inside back cover reads "CHRISTMAS, 1980/ St. John the Evangelist/ North Vancouver, B.C."		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1535	Tin	"King George VI Coronation Player's Navy Cut Cigarettes" golden tin box: goldtone shallow rectangular box with red and black border, top has relief of King George VI and Queen Elizabeth on red circle upper left corner and product name lower right inner lid has product name printed in black on goldtone ground.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1560	Cookbook	Hardcover, case-bound cookbook with detached cover. Off-white, leather-effect cover printed with black title text "THE HOME QUEEN WORLD'S FAIR SOUVENIR COOK BOOK" with an illustration of the White House with American flag at centre. The spine is also printed with the full title and the back cover is blank. The end paper is decorated with a light brown and white spotted pattern and there is a signature on the inside front cover.	The Home Queen World's Fair Souvenir Cook Book	Unknown,	Insecure	none	04/16/2015	5) Poor documentation 3) Condition	City & District of North Vancouver
2013.INV.1536	Tin	"Sweet Caporal" 50 count cigarette box: off-white shallow rectangular box with hinged lid; top has gold border, product name printed in red and blue upper left corner, Kinney Bros. logo printed in gold red and blue on lower right corner; inner lid goldtone with product name upper left and marketing slogan lower right in black; bottom is goldtone and has manufacturer's name printed in blue; remnant of excise tax lower left corner.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1537	Package, Product	Assortment of spice bottles, tins and boxes, most with varying levels of content: Empress - pure mace tin; Empress - whole celery seed box; Empress - whole mustard seed box; Singapore's Best - paprika tin; Singapore's Best - sage tin; Singapore's Best - curry powder tin; Woodward's - French marjoram glass bottle with blue metal lid; Woodward's - caraway seed glass bottle with blue metal lid; Woodward's - ground Dalmatian sage glass bottle with blue metal lid; Woodward's - ground coriander glass bottle with red plastic lid; Woodward's - Mexican chili powder glass bottle with red plastic lid; Adolph's - seasoned meat tenderizer amber glass bottle with yellow metal lid; Empress - real vanilla extract glass bottle with black plastic cap; Empress - whole bay leaves box; Seneca - whole mustard seed box with window; Gillett's - cream of tartar box;		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1564	Album, Photograph	Hardcover, case-bound published photograph album. Off-white cotton cover printed with green title text, "QUEEN ALEXANDRA'S CHRISTMAS GIFT BOOK/ PHOTOGRAPHS FROM MY CAMERA" and small illustrations of roses and a crown. The spine is printed with the title text and the back cover is blank. The book contains dark green pages with black and white photographs adhered, white pages printed with black and white photographs and thin cover-sheet pages, some of which are annotated with green text. A fragment of newsprint was found between the pages.	Queen Alexandra's Christmas Gift Book, Photographs From My Camera	Unknown,	Insecure	none	04/16/2015	5) Poor documentation 8) Requires specialty museum b) Exchange or Transfer to NV Archives if relevant	City & District of North Vancouver

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2013.INV.1593	Card, Greeting	Light blue, unused greeting card printed on the front with a printed, hand-coloured image of a window and writing desk alongside an eight-line poem. The card is secured with a blue ribbon and consists of a light blue front and back cover with one pink and one green sheet of card at the centre.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1595	Journal	"My Trip Abroad" travel journal: pocket book with plastified cloth hard cover and title top left front corner in gold on green ground; contents are divided into several sections that included tips for comfortable travel, blank pages to register itinerary, gather autographs, register places visited, letters sent, etc. also has section of printed world maps and a telephone directory; only hand written information on letter "M".	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1605	Magazine	Copy of Canadian "LIFE" magazine dated May 22, 1950, enclosed in a light brown Duo-Tang folder with six loose pages. The magazine cover features a black and white photograph of the Duke and Duchess of Windsor and white text on a red background. An address label is attached to the bottom left corner (as seen). The folder has a blue ballpoint pen inscription on the inside front cover which includes the name "Sarah E. Hutchinson". The loose pages are blank except for one which has a typed exercise titled "LESSON 13".	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1607	Newspaper	Three newspapers. a) Copy of "The Sunday Sun" from Vancouver, B.C., dated April 27th 1929. b) Copy of "THE VANCOUVER DAILY PROVINCE" from Vancouver, B.C., dated June 11th 1929. c) Copy of "THE VANCOUVER PROVINCE" from Vancouver, B.C., dated May 14th 1952.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1613	Correspondence	Collection of various correspondence, mainly handwritten personal letters but also some official documents. Many of the letters are blue Aerograms and some are bundled together with string. The correspondence appears to all relate to the Hutchison family (see notes).	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1614	Transcript	Transcripts of personal correspondence and copies of employment applications printed on continuous form paper. The letters are between Alastair Hutchison and his wife Sarah and are dated from November 1941 to April 1942. The employment papers are for Alastair Hutchison and date from some time after 1946. The transcriptions of the letters have the punched strips removed from the sides but these remain on the copies of employment applications.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1610	Cookbook	"Excellent Recipes for Baking with Fleischmann's Yeast": 52-page saddle stitched soft cover volume; covers and content printed in brown over light brown paper; end page and back cover have been torn off and are missing.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1609	Cookbook	E. W. Gillett "Magic Cook Book and Housekeepers Guide": 62-page saddle stitched book with soft covers; front cover printed in colour has image of chef holding can of Magic Baking Powder on his hand, back cover has large colour image of Magic Baking Powder can, inner covers information printed in green, text block printed in black; faded graphite writing on front cover.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1616	Leaflet	Three "CHILD HYGIENE" leaflets issued by the British Columbia "PROVINCIAL BOARD OF HEALTH". The leaflets are printed on thick paper which folds down to form an envelope with an address box on the front. a) is printed on blue paper and is titled "DIET SERIES 1". b) is printed on green paper and titled "DIET SERIES 3", "FEEDING 9 Months to 2 Years". c) is printed on light brown paper and titled "DIET SERIES 4", "FEEDING 2 to 6 YEARS".	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1608	Cookbook	"The Essex Cookery Book (Ninth Edition): 50-page saddle stitched book with green soft covers all printed material in black ink; top left corner has been roughly perforated and has a short length of string tied to form a loop.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1625	Newspaper	Five newspapers as follows: a) The Vancouver Sun, Vancouver, B.C. dated Nov 14, 1929 - pages 1 to 28 (two sections); b) The Daily Province, Vancouver, B.C. dated Nov 15, 1929 - pages 5,6,15 and 16 in one folded sheet; c) The Vancouver Province, Vancouver, B.C. dated May 14, 1952 - pages 1 to 20 (First section only); d) The Citizen, North Vancouver, B.C. dated Apr 28, 1966 - "The Wonderful World of the North Shore" Progress Edition '66; e) The Citizen, North Vancouver, B.C. dated Sep 15, 1966 - "Souvenir Issue of District of North Vancouver 75th Birthday".	Unknown,	Insecure	none	04/16/2015	7) No suitable storage	City & District of North Vancouver
2013.INV.1623	Leaflet	Staple-bound, six page, light yellow paper budgeting leaflet. The title "PIGGLY WIGGLY BUDGET BOOK" is printed in green on the front cover along with addition text, line detail along the edge of the page and an illustration of a pig.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2013.INV.1627	Newspaper	Collection of various newspaper supplements including: "Province Modern Kitchen", Vancouver Daily Province supplement dated April 18th, 1936 "Province Modern Kitchen", Vancouver Daily Province supplement dated May 14th, 1937 "Daily Province Modern Kitchen", Vancouver Daily Province supplement dated April 14th, 1938 "Daily Province Modern Kitchen", Vancouver Daily Province supplement dated April 6th, 1939 "Home Cooking", Vancouver Sun supplement dated May 18th, 1940 "Modern Kitchen", Vancouver Daily Province supplement dated April 22nd, 1947 "Modern Kitchen", Vancouver Daily Province supplement dated April 27th, 1948 "Modern Kitchen", Vancouver Daily Province supplement (2nd section) dated April 27th, 1948 "Modern Kitchen", Vancouver Daily Province supplement dated April 26th, 1949 "Modern Kitchen", Vancouver Daily Province supplement dated April 24th, 1951 Strike notice issued by the Vancouver Daily Province	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2013.INV.1630	Cookbook	Calendar-style cookbook, contents are staple-bound then attached to the light-brown card cover with dark brown cord. Cover is printed with the title "Mrs. Becker's Favorite Recipes" in dark brown with a quotation, additional printed text and line detail, and an adhered colour print of a seated woman holding flowers. Appears to be a promotional gift from "The Great-West Life Assurance Company".	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.2	Cigar	Three cigars: a) "Daily Double" in glassine wrapper with gold and red cigar band; b) "Dunhill London Seleccion Domestica" in clear plastic wrapper with gold and dark brown cigar band; c) "White Owl 'It's a Boy!'" in clear plastic wrapper with gold, blue and white cigar band.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.17	Clock, Alarm	"Westclox Moonbeam Model S5-J" flashing light electric alarm clock: rounded yellowish Butyrate plastic case with brass base and four rubber feet, large brown dial on right (as seen front) with white digits and a red dot under 12:00, handles and numbers are phosphorescent; the left side is rounded and has three vertical grooves that end on three slots on top, the right upper corner is rounded; on the back behind the dial an off-white metal plate protects the mechanism and has several small knobs and a dial, it is stamped with various markings; a long brown rubber electrical cord is affixed to the bottom centre of this plate.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.18	Clock, Mantel	'French Ivory' table clock shaped as a classical temple: rectangular base with rounded top edge, has two simple columns on each side of a central white dial, with black digits and handles, that supports the entablature with one large raised triangular element on its front; the mechanism is encased on a rectangular box behind the columns; back has brass cover with three locking pins, one knob with swivel handle and appears to be missing two knobs; dial has letters "TH" centre top.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.19	Watch, Pocket	"BULOVA" open face pocket watch: golden case with triangular bow, screw bezel with glass crystal and back cover; pale yellow dial with golden Arabic numbers and seconds dial at 6:00, golden hands, reads "BULOVA" top centre; back is flat, stamped "BULOVA / QUALITY" near the edge.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.84	Blush	Two roughly semi-circular fragments of solid rouge. Fragments appear to have broken off disc-shaped blocks, one is thicker than the other. Both have a powdery, white-grey surface.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.87	Bottle, Perfume	Small, cylindrical glass Sik's Toilet Company perfume bottle with gold paper label and glass stopper. The bottle is clear glass with alternating blue and white vertical stripes. The stopper and rim are painted silver. The gold label has a decorative border and embossed text reading "SILK'S/ PERFUME/ MANUFACTURED BY/ SILK'S TOILET CO./ LONDON/ W.C.1". A second partially torn label is attached at the base. The bottle contains a small amount of thick, brown liquid.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.103	Receiver, Hair	French Ivory hair receiver: a) pale yellow plastic round conical container with flat bottom and rounded wall, seam visible where top/bottom adhered; b) pale yellow plastic shallow dome-style lid with a 2.9 cm. diameter hole centre; bottom has lip approximately 1.0 cm. from outer edge; striping on lid is narrower than striping on container.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.104	Frame, Picture	French Ivory desk frame: a) pale yellow plastic (without French Ivory pattern) moulded rectangular box with large recessed rectangle centre; French Ivory Y-shaped foot affixed to back of recessed block; b) pale yellow striped plastic moulded frame with rounded edges and corners; c) rectangular sheet of thin glass, edges are not ground.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.105	Buttonhook	Small silver handle buttonhook: long oval handle ornate with high relief scroll motif; short steel shaft ends with small round open hook; several maker's marks found between scrolls on one side of handle.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.106	Fragment	"Acwalite Ivory" nail buffer cover: long oblong moulded pale yellow plastic receptacle with narrow rounded ends, sides are slightly curved; manufacturer mark centre bottom.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.107	Tray, Dresser	"Birks Ivory" dresser tray: long shallow pale yellow celluloid rectangular tray with wavy sides; manufacturer's mark bottom.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.108	Brush, Clothes	French Ivory clothes brush: long rectangular pale yellow celluloid handle with rounded ends and nine rows of light coloured natural bristles; "FRANCE" stamped centre on one side.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.109	Fragment	Thin rectangular yellow plastic plate with rounded corners, sixteen small holes in row centred near edge of one long side; one side darker than other; some remnants of graphite hand writing barely visible on both sides.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.112	Frame, Picture	Imitation mother of pearl plastic photo frame: irregular shaped plastic plate with two short legs and oblong cut-out centre; front is imitation mother of pearl with translucent orange backing, rectangular moulded orange plastic holder adhered to back; stand legs broken off from back; stamped "Ausco" lower centre back; strip of masking tape adhered over stamp reads "Rec 59737 Jan/84" in blue ink.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.90	Blade, Razor	Collection of Gillette brand razor blades including: - One small rectangular cardboard box (printed with green and black design and text) for 10 Gillette blades. Contains 4 blades, each with an individual printed paper wrapping. - A second box, as above except that the box is for 5 New Gillette blades and has a different printed design. Contains 2 individually wrapped blades (one with the New Gillette design, one with the original Gillette design). - 11 loose, individually wrapped Gillette blades, numbered 2-12 in pencil on the front.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.119	Sheet, Instruction	"Abel Morrall Ltd. "Aero" circular knitting pins" use and historical information printed in black on both sides of a pale yellow paper.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.120	Sheet, Instruction	"The 'PIC-QUIC' ladder mending outfit" instruction sheet printed in black, on one side, of light stock yellow paper.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.121	Leaflet	"The Singer Needle Threader No. 36806" four-page instruction booklet: text and images printed in greyscale on off-white glossy paper; paper folded in two vertically; booklet has deep crease and large horizontal tear near centre.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.383	Handkerchief	White cotton handkerchief with embroidery at one corner. Heavily stained overall.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 3) Condition	City & District of North Vancouver
2014.INV.395	Card, Greeting	Framed "Seasonal Greetings" card printed with the words of two verses of the National Anthem of Great Britain (proposed 1942 version). Card is printed in white on blue with a decorative border and framed behind glass in a small imitation rosewood frame (wooden) with brown paper backing.	Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.456	Post	One dark brown stained decorative wooden post. The top of the post is lathed, forming a round top. It connects to a square section just below, which has holes on three sides, including a small metal fixture. The post continues into a decorative corkscrew twist until the end where it has been broken off.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.457	Fragment	A wooden fragment, decoratively carved. The object appears to be a post or spindle, with a flat wooden piece extending from the centre. The main post section is heavily carved and decorated with small flowers hand carved over the entire surface. The ends of the post are lathed into decorative sections with hand carved notches over the surface. One end of the post is flat with a small dowel protruding from the tip, and the other end is flat with a small metal ring attached to the edge. A small flat piece, with decorative drilled holes and a small carved spindle, extends out from the side of the main post.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.458	Fragment	One rectangular piece of dark wood with decorative surface, carved in relief. The wood piece has an outer uncarved border. Within the border are relief carved decorations in floral, leaf, and scroll motifs. The object is hand carved.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.459	Post	A long brown painted wooden post, or spindle. The post has been lathed into a pattern with varying shapes and different diameters along the length of it. One end is flat at the tip, and the other has a thick dowel protruding from the end for connecting to another piece.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.460	Trim, Furnishing	A long thin piece of brown decorative trim. The trim is shaped with a slight "s" shaped curve, and has decorative carved protrusions at the ends, and centre. There is a carved "bead" motif on the top edge of the trim at one end. A screw is fastened to the bottom of the same end.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.461	Artifact, Unidentified	This unidentified object is made of wooden dowels. The longest cross piece is joined to a shorter piece at a 45 degree angle. Another piece of dowel extends from the bottom of the short piece, and connects to the centre of the long piece, forming a triangle. Inside the triangle is a curved piece of dowel supporting the outer pieces, and 5 "spokes" extending out of it. One spoke is missing. The remainder of the long piece has three metal rings on it, and a round tip.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.462	Board	Two long brown painted boards. Possibly trim or baseboards. Each board has long decorative grooves carved into the surface, running the entire length of the object. The underside is untreated.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.463	Fragment	One long rectangular block of wood, or thick board. The top surface of the object is carved with a decorative diamond pattern down the centre, and a border of alternating crescent shapes and carved small "x" shapes. The rest of the wood is plain and untreated. One end has a tongue protruding from the tip, and a tongue with bolt coming out the other end.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.464	Post	One long red painted wooden post (possibly a pole or dowel). The post has an eye hook screwed in to each tip at the end.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.465	Hook, Window	One long transom window opening hook. The object has a long skinny wooden handle that connects to a metal fitting on the tip. The metal component has a small butted point on the end for hooking onto window latches.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.466	Post	Two identical square posts, possibly bedposts, or architectural components. Each side of the posts are intricately carved with a motif of curving lines emerging from a centre line. Possibly an interpretation of a floral motif. Each post has holes, slots and grooves on each side, possibly for connecting to other pieces. There is a hole in the centre on one end of the pieces.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.467	Post	Two large wooden posts. The posts are identical in design and shape to 2014.INV.466, only these are smaller. They have a piece of dowel coming out of the flat bottom end, and a slight groove carved out of the side at the top end.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.468	Fragment	Two pieces of decorative wood trim. Each piece has a carved decorative scroll, with a flower in the centre of the circular scroll section.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.469	Fragment	One rectangular wooden decorative fragment. The object appears to be a decorative component to a larger wood piece (possibly furniture). It is a smooth, uncarved, 1cm border. Within the border is a carved flower and leaf motif. There are two carved flowers with leaves and stems around them. There is a spot for a third flower, but it is missing. The reverse side of the object is untreated.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.470	Lumber	One long piece of lumber (length of 2x4) painted green. There are several nails protruding from the object on one long side.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.471	Molding	One long piece of wooden moulding. The strip is hollowed out at the back and has remnants of a light blue/gray paint. There are several holes drilled through the front of the moulding.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.472	Post	One large post, decoratively carved and lathed. Possibly a post from a bannister or bed. The post is carved in the style of a column - starting at the bottom, it begins with a fluted design and widens toward the centre. The centre section of the post has a laurel leaf design, and an "urn" style carving in the centre. The upper portion of the post is squared and has a large groove cut out of one side. The top of the post has a rounded head. A large bolt protrudes out from one edge of the squared upper portion.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.474	Mantel	A long wooden mantel. The mantel has a flat top with decorative scroll work along the front face. There should be 4 pairs of scrolls on the objects, but some have broken off. The decorative scrolls are completely missing on one end, and the other end is missing one of the pair. A strip of trim lines the mantel just beneath the scrolls.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.475	Mantel	One large, long wooden mantel. The mantel is flat at the top and has decorative crown trip along the entire length at the top. A smaller piece of trim lines the bottom edge.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.476	Fragment	One large wooden counter top section. The object is a long rectangle with rounded corners at the front. The two back corners are straight. The sides and front edge are decoratively carved.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.477	Fragment	A large wooden base with drawers. The object is roughly rectangular in shape, but has angled front corners. The sides of the base are decorated with columns, and the front side has three fold-down drawer fronts.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.478	Frame, Mirror	A large wooden, brown painted decorative mirror frame. The object is framed with two decorative curved arms that extend upward, and attach to a mirror frame. The mirror frame is hinged to the two arms, and swings freely between them. The top of the mirror frame component has a decorative moulding with scrolls.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.479	Fragment	A roughly square decorative metal panel. The panel is painted white, with raised decorative patterns pressed into it. The pattern resembles a decorative frame with cross-hatching in the centre.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.480	Post	A brown painted decorative post - possibly a bedpost. The top of the post has a carved round ball, which narrows down to a stand and pedestal. It sits on a squared block, which then continues into a carved spiral section. Below the spiral is a long section of squared block, and finally there is another ball on the bottom with a small caster attached. Each side of the long squared section has either a hole, or a grooved carved into it, and a "L" bracket is screwed to one side.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.481	Fragment	A decorative piece of trim, or decorative component to a large object. The wooden object is painted dark brown and is carved into a large scroll at the bottom. It has a carved leaf decoration on the front surface at the bottom. The object curves and becomes thinner toward the top with a flat end. One side of the object is carved with a decorative leaf design, and the other is plain.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.482	Fragment	A decorative piece of brown painted wooden trim. The object is shaped like a curved "L", with a thicker area at the bottom. The curve in the object has three grooves running the length of it. There are two dowels extending from the flat bottom.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.483	Fragment	A piece of decoratively carved wood. Possibly the top to a wooden trim. The object is intricately carved with scrolls and decorative patterns all over the front surface. Two small arms extend from the top. The back and bottom are flat.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.484	Trim, Furnishing	One piece of decorative trim for a shelf or mantle. The trim is painted brown and has two tiers, with the top tier being larger than the bottom one. Two pieces curve up and inward at the top forming a decorative component. There are two small pieces of mounting hardware attached to the bottom.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.485	Fragment	A large piece of wooden decorative paneling. The object is made up of two exterior trim pieces, each carved with geometric patterns, and a groove on the inside edge. Decorative square wooden panels are slotted in between the two trim pieces. The square interior panels have a carved geometric pattern in the centre. The back side is flat and untreated.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.486	Fragment	A section of decorative wooden paneling. The piece is the same as 2014.INV.485, only in worse condition with more components missing. The object is made of one long piece of trim with a groove on the inside edge. There should be two pieces of outer trim, as with 2014.INV.485, but it is missing. Two square decorative panels are slotted into the groove on the edge of the trim.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.487	Fragment	A group of three wooden fragments. One piece is the broken off section of another - together they form one of the square decorative panels that would be slotted into 2014.INV.485-486. The third piece is wider, and has a diamond shape with flower in the centre carved into the front surface. It appears to be a missing component of 2014.INV.488.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.488	Fragment	The object is made of two outer pieces of trim with a groove along the inside edge. Rectangular decorative panels are slotted into the grooves. The three rectangular decorative panels have a diamond shape carved into the centre, and a flower carved within the diamond.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.489	Fragment	A highly decorated piece of wooden trim, with carved decorative plaster components covering most of the object. The core of the object is wood, and is formed in a shallow "S" shape, sitting on a wooden base. The surface is covered in decorative plaster work of scrolls and leaves, all painted gold.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.490	Artifact, Unidentified	Rectangular wooden object, painted black. The object resembles a lattice, with five vertical thin strips of wood, and three horizontal pieces at the ends and centre. The pieces are all nailed together.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.491	Artifact, Unidentified	Rectangular wooden object, painted black. The object resembles a lattice, with five vertical thin strips of wood, and three horizontal pieces at the ends and centre. The pieces are all nailed together.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver

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2014.INV.493	Bench, Folding	A wooden bench with metal folding legs. The seat of the bench is rectangular and is made up of three long slats of wood. The pieces are bolted to metal plates, as well as metal legs. The legs can fold in flush with the seat, or fold out for use. There is a strip of masking tape on the top surface with a note that reads, "Donor Unknown Keep/For NSM Use Mar/1988".	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.494	Board	Thirty two wooden tongue and groove boards. The boards are painted brown and have two decorative grooves carved on the front surface running lengthwise.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.495	Board	A stack of 14 small tongue and groove boards, painted light green. About 24 cm of each board is unpainted at one end, and about 2cm unpainted on the other end.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.496	Board	A stack of 14 large wooden boards, painted light green. Most of the boards are long and rectangular, but five of them are cut smaller.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.797	Vacuum, Canister	Rectangular body, grey plastic faux snakeskin print in the center with shiny black metal ends, grey metal trim; two long grey metal feet; black plastic handle; one end has a green and white nylon hose, attached to a metal tube; written on two long sides with grey metal: "Electrolux".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.801	Vacuum, Upright	Cylindrical grey metal motor with three wheels and rectangular floor nozzle; tall black handle with power cord, grey metal on/off switch at the top; grey / black cloth bag: "ROYAL". Inscribed on the motor: "ROYAL".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.802	Vacuum, Upright	Grey metal base with motor and nozzle; three wheels, one at the back and two under the base; tall grey metal tube with black power cord and on/off switch, attached to a brown plastic handle; light brown bag attached to grey tube with a chain; "GENERAL ELECTRIC" with GE logo; inscribed on the base: "GENERAL ELECTRIC" with GE logo.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.807	Hose, Vacuum	Dark green and white fibre, black rubber and shiny grey metal ends, one end longer than the other.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.813	Washer, Clothes	Tall light brown turned wood handle; grey metal cone at base; small piece of metal folded around top of the cone; smaller cone inside.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.814	Washer, Clothes	Light brown turned wood handle, rounded top; light grey metal cone, brown spots (corrosion); small piece of metal folded at the top of the cone; smaller cone inside.	Unknown,	Insecure	none	02/19/2015	3) Condition	City & District of North Vancouver
2014.INV.817	Vulcanizer, Dental	Metal vulcanizer with dome shaped lid and crescent shaped handle. There is a metal gauge attached by a metal hose "THE BRENTFIELD/ GAS REGULATING GAUGE". One metal foot on the bottom is broken.		Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2014.INV.832	Container, Cosmetic	White ceramic container with lid, rectangular in shape with sloped lid and curved edges. Pink roses on lid and gilded floral design. Gilded text saying "? A Present from/ ?".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.843	Vacuum, Canister	Cylindrical canister; brown faux wood body with rounded brass ends; small metal switch and plastic carrying handle; black electrical cord wrapped around the back; inscribed on the front: "General Electric / Air Flo".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.853	Manual	Loose pages of a "Firestone / OUTBOARD MOTOR" Service Manual; three hole punched, text printed in black ink, pages yellowing and many ripped in half. Manila envelope, dark brown (soiled), printed black text: "THE FIRESTONE TIRE & RUBBER CO. / 1200 FIRESTONE PARKWAY, AKRON 17, OHIO".	Unknown,	Insecure	none	02/19/2015	3) Condition	City & District of North Vancouver

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2014.INV.854	Manual	White gloss paper, black text: "Your National Cash Register Motor / Directions covering care of motor"; black and white image of a motor with labeled parts.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.855	List	Booklet, green cardstock cover, staple binding; "EDDUARD DUBIED & Co / Manufactures of / Kniffint Machinery / Couvet (Switzerland) / Paris 1900 / 'Grand Prix'".		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.856	Manual	Single piece of cardstock, white / light brown, black printed text: "Installation Instructions for Models EF and EFE Compressor and Cabinet Assembly"; black and white image of the compressor in the center of the page on one side, two images on the other side. Created by the "FRIDIAIRE CORPORATION".	Instructions for Care of Models EF and EFE	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.857	Periodical	Two loose pages, light brown and ripped on one side; one page has black printed text: "Taken from the April 1930 to March 1931 issues / of Power House, and grouped for the / convenience of those who did / not secure copies of these Chapters"; other page has no text or decoration.	A Reprint of the First Twelve Chapters of the Power House Engineering Course	Unknown,	Insecure	none	02/19/2015	3) Condition	City & District of North Vancouver
2014.INV.862	Flier	Two rectangular fliers, yellow / light brown with red printed text: "No 7 LUCKY PRICE GAME / at / SAFEWAY".		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.863	Card, Advertising	White rectangular cardstock; black printed and handwritten text: "This Card, presented at the Pattern / Dept. of DAVID SPENCER LTD. / Entitles M Mrs Haibottle / to 12 consecutive copies of THE DESIGNER / and THE WOMAN'S MAGAZINE"; small squares with months written inside them around the border.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.873	Receipt	8 light brown rectangular individual receipts / pieces of paper; all from the "HORSEFLY TRADING CO."	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.874	Manual	White paper booklet, staple binding; black ink border and text on front: "SOCIAL SECURITY & MUNICIPAL AID TAX / 100 / QUESTIONS / AND / ANSWERS".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.875	Check, Bank	Two rectangular cheques, blue paper, from "Bank of Montreal"; one (No 469) dated "29th May 1935", other (No 501) dated "30th March 1936"; both have printed black cursive text and handwritten notes.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.876	Newspaper	Newspaper clippings pertaining to different sports events in the 1950s in Vancouver, to large pages pertaining to the Commonwealth Games. (4) -1 newspaper article clipping featuring Karen magnussen -10 magazine clippings/ pages relating to horse racing -14 magazine pages/ clippings related to hockey - 8 magazine pages/ clippings related to baseball -1 magazine add for chesterfield cigarettes and three feathers whiskey	Unknown,	Insecure	none	02/19/2015	8) Requires specialty museum - Karen Magnussen go to Archives	City & District of North Vancouver
2014.INV.878	Tag, Inventory	Light brown cardstock; white string attached at hole on one end; blue border and text: "Woodwards".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.879	Card, Business	Nine individual business cards for North Shore businesses; two white cards for "REALTY WORLD", one blue "Rosewood Crafts", one white "Johnny & Johnny / Steak House", one white "atco", one green "J.A. RATTENBUR LTD.", one white "BOB BLACK", one white "JAY & JAY AUTOMOTOVE SERVICE", one white and red "THE FORD CENTER".	Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.886	Poster, Political	Green, orange, and white poster "DEFEND/ QUEBEC'S RIGHT/ to Self-/Determi- /Nation!/ Ph.731-7149"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.887	Pamphlet	Rectangular, glossy paper; front has brown border and colour photograph image of a train; title printed in black; interior pages white with black text and colour photographs of the train and the scenery along its route.	The "Royal Hudson" and the story of railroading in British Columbia	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 5) Poor documentation	City & District of North Vancouver
2014.INV.889	Timetable	Light yellow paper pamphlet, folded in three; black printed text advertisements for different businesses; interior has bus schedules from different BC communities such as: Vancouver, Sechelt, and Powell River.	Vancouver Sechelt Powell River Gower Point / Schedule No 24	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.888	Clipping, Newspaper	Two sets of newspaper clippings concerning the Royal Family -"THE HAPPY FAMILY/AT/ CLARENCE HOUSE" with photographs of the family in a garden -"ILLUSTRATED" magazine with a cover story "ROYAL CONSORT"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.890	Clipping, Newspaper	"EVERYBODY'S WEEKLY" newspaper printed "IN HONOUR OF PRINCESS MARGARET"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.899	Card, Business	Seven identical business cards; white cardstock; "Versatile Pacific Shipyard Inc."; for "Frank Axen, Training Coordinator."		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 2) Duplicate	City & District of North Vancouver
2014.INV.900	Article	"Picture Post, 16 May, 1953" with various articles about Queen Elizabeth II pertaining to her coronation.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.891	Pass	Rectangular paper sheets, stable binding; front and back cover white, "BRITISH COLUMBIA FERRIES / EMPLOYEE PASS BOOK / NOT TRANSFERABLE"; interior pages pink, owned by "T.R. WARREN".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.892	Clipping, Magazine	Various clippings from "WOMAN'S JOURNAL/ A MAGAZINE OF HOME INTERESTS" concerning Princess Elizabeth and Princess Margaret Rose from June 1937.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.893	Timetable	White rectangular paper, folded in three; black writing and designs, line drawing of a ferry on the front; schedules for four runs detailed in interior pages.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.894	Manual	Four automobile manuals: one light brown cover: "The Government of the Province of British Columbia / Motor-vehicle Driver's Manual" 1949 one white cover with black and grey print: "OPERATION AND MAINTENANCE OF / CLINTON / GEM ENGINE MODELS" one white / yellow cover with red image of a stop sign: "PROVINCE OF BRITISH COLUMBIA / 'Signs of Our Times / STOP / AND READ THIS MESSAGE", 1966 one white cover with black text: "OPERATING AND MAINTENANCE MANUAL / WITH PARS CATALOG / For Briggs & Stratton Engine".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.895	Clipping, Magazine	Seven various magazine clippings related to coronation of King George VI, mostly images.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.896	Clipping, Magazine	4 Magazine related to The Duke and Dutchess of Kent, Prince George, and their two children Prince Edward and Princess Alexandra. There are five separate clippings of various sizes.		Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.897	Clipping, Newspaper	Newspaper clippings related to King George and Queen Elizabeth's visit to Canada in 1939. 2 Magazine clippings and 1 newspaper article.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.901	Magazine	Various magazines and booklets that relate to Prince Charles and Princess Diana's wedding including: Maclean's Magazine, People Magazine, 2 Time Magazine's, Offer booklet for royal pendant, offer booklet for royal dolton china.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.903	Clipping, Newspaper	3newspaper articles and clippings concerning Prince William and his christening from 1982.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.905	Pamphlet	Glossy paper pamphlet with red and white background on cover, black line drawing of a notebook, a pencil, and a poppy; "Students / LOOK AT / Remembrance"; two black and white photos, printed on glossy paper, of soldiers during the first world war; three white pages of a book, black printed text, one page has "CONTENTS" / "INTRODUCTION", one about "POPPY FUND USE", other about "MANUFACTURE" of Remembrance Day poppies.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.906	Clipping, Newspaper	Assprted newspaper and magazine clippings pertaining the wedding of Prince Charles and Princess Diana. Many are articles from the Province as well as People Magazine.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.907	Pamphlet, Instruction	Two identical pamphlets; white paper folded in half, small image of a man an explosion at the top with the title, black printed text underneath and on interior pages; issued by "the director of civil air raid precautions, Ottawa".	NEW INSTRUCTIO NS / ON / HOW TO FIGHT / FIRE BOMBS!	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.908	Card, Holiday	A small off-white "ON ACTIVE SERVICE" Christmas card with a photograph of Piccadilly Circus in London. From "Johnny".		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.909	Card, Holiday	Green and brown card titled "The/ hunter/ FAMILY/ ALBUM" with family photos inside. Note on back: "Note to printer/ Put usual guff on back about Merry Christmas and stuff/ Maybe should mention 461-E-11th North Vancouver too-R?"		Unknown,	Insecure	none	02/19/2015	4) Artifact fragment	City & District of North Vancouver
2014.INV.910	Book	Rectangular staple bound booklet; yellow / brown cardstock cover, title and author in black printed text; interior pages white with black printed text about the sinking on the Lusitania.	Murder at Sea	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.913	Map	Two Second World War Maps. One map: "Major George Fielding Eliot's / Strategy Map of / EUROPE"; front white and red with image of a globe, printed 1940, interior has small map of Europe with different resources listed, and a larger map of Europe in blue, green, and yellow. Other map: "Nelson Pringle's / WAR MAP / Published by / UNION OIL COMPANY"; front red with image of male reporter, interior map of the world blue, yellow, green, and red.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.914	Textbook	Rectangular book with rounded corners, brown card cover and black printed text, binding black string; interior white pages with black printed text, "Qualifying Course for Nursing Sisters / RCMA".	Nursing Sister's Syllabus with Notes	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.915	Periodical	White booklet, staple binding; cover has black printed text and line drawing of people doing different activities in different spots in eastern Canada (back cover: western Canada); interior pages white with black printed text with news, stories, joke and poems for women in military service.	They tell me... / Volume 2, No. 1	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.916	Pamphlet	Two financial booklets issued during the Second World War: one booklet: "THE WARTIME WAGES CONTROL ORDER / EXPLANATION OF THE ORDER / Bulletin No 3"; white with black printed text; issued by "THE NATIONAL WAR LABOUR BOARD" other booklet: "NATIONAL DEFENCE TAX"; off white with black printed text; issued by: "DEPARTMENT OF NATIONAL REVENUE / INCOME TAX DIVISION"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.922	Form	Long rectangular piece of white paper, folded in half; black printed text: "APPLICATION" on both sides of the first page, "INSTRUCTIONS" on both side of the other pages.	Application for Gasoline Privilege Registration, Gasoline Licence, and Ration Coupon Book	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.924	Card, Business	white cardstock; purple and orange print; "THE MUNICIPALITY OF THE / VILLAGE OF LIONS BAY / Douglas Miler / Mayor"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.925	Pamphlet	White glossy paper, staple binding; brown text; front page cartoon of a street car driver and children; inside sepia images and text detailing the history of the street car in Vancouver.	The Buzzer / "Rails-to-Rubber Issue" (Vol 40, No 16)	Unknown,	Insecure	none	02/19/2015	2) Duplicate	City & District of North Vancouver
2014.INV.927	Sheet, Instruction	White paper, rectangular; red printed text, one side has the "ten commandments of safety", the other discusses the .22 rifle; "Published in the Interest of / Making and Keeping Shooting a Safe Sport".	The TEN COMMANDMENTS OF SAFETY / YOUR .22 RIFLE	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.928	Program	Blue program with 16 pages for "WORLD'S WOMAN'S CHRISTIAN TEMPERANCE UNION/ PROGRAMME OF Nineteenth Convention/ June 3rd-9th/ 1953/ THE ARMOURY HALL, / UNIVERSITY OF VICTORIA, / VANCOUVER, CANADA, /"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.930	Periodical	"DEW DROPS" Magazine pamphlet. Two-pages, double-sided magazine from November 22, 1908. By David C. Cook Publishing Co.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.931	Card, Prayer	White prayer card entitled, "My Church and I", small image of a church in upper left corner.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.932	Form, Order	Reader's Digest Christmas Gift Order Form from 1942. The front has an image of Virgin Mary standing in front of some candles.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.934	Chart, Navigational	"NAUTICAL CHARTS/ AND RELATED PUBLICATIONS/ SOUTHERN BRITISH COLUMBIA COAST/including/ VANCOUVER ISLAND." from "CANADIAN HYDROGRAPHIC SERVICE/ DEPARTMENT OF MINES AND TECHNICAL SURVEYS/OTTAWA." White paper with blue writing and nautical map on once side. Information Bulletin 13.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.935	Chart, Navigational	"NAUTICAL CHARTS/ AND RELATED PUBLICATIONS/ SOUTHERN BRITISH COLUMBIA COAST/including/ VANCOUVER ISLAND." from "CANADIAN HYDROGRAPHIC SERVICE/ DEPARTMENT OF MINES AND TECHNICAL SURVEYS/OTTAWA." White paper with blue writing and nautical map on once side. Information Bulletin 14.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.936	Program	"Official Programme/ MAPLE LEAF GARDENS/ TORONTO-CANADA" Toronto Maple Leaf hockey player on the front and stadium in background.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.938	Program, Concert	Large brown souvenir program for "PAULIST CHOIR/ OF NEW YORK CITY/ FATHER FINN, CONDUCTOR"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.948	Magazine	"THE SATURDAY EVENING POST" Winter 1971 with a winter skating scene on the cover. Featuring "AL Capp, Kurt Vonnegut, Buckminster Fuller, Alexander Botts, Artur Rubinstein, Lowell Thomas, Isaac Asimov, Stanley Marcus"		Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.964	Magazine	"Official Programme/ MAPLE LEAF GARDENS/ TORONTO-CANADA" 72 pages, blue cover with Toronto Maple Leafs player. One loose leaf sheet with names, possibly Leaf players?	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.966	Magazine	"THE INSTRUCTOR/ Schoolroom Activities for Elementary Teachers" October 1941	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.967	Magazine	"THE INSTRUCTOR" from December 1941, Christmas themed with Mary and Baby Jesus on the cover.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.968	Magazine	"THE INSTRUCTOR" large page magazine from March 1942, with an image of "The Sewing School" by Constant Artz on the cover.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.969	Magazine	"THE INSTRUCTOR" magazine, large white, from May 1942 with "The Washerwoman" by Daumier on the cover.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.970	Magazine	"THE INSTRUCTOR/ DAILY AID FOR EVERY GRADE" from March 1950. The magazine is yellow with an image of "The Wandering Minstrels" by Margaret W. Tarrant.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.971	Magazine	"THE INSTRUCTOR/ Schoolroom Activities for Elementary Teachers" from September 1941, white cover with image of "MISS BOWLES" by Joshua Reynolds on cover.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.972	Magazine	"STAR WEEKLY" Magazine Toronto from January 26, 1946.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.973	Program	Program for "B.C. PLACE STADIUM/ Presents/ Expect/the World/ Grand Opening Gala/ June 19, 1983". Two blue programs listing the sequence of events and participants in the gala.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver	City & District of North Vancouver
2014.INV.974	Program	"Invitation to the World" for expo 86 in Vancouver. A program for the invitation gala of the event. White with gold writing on the front.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver	City & District of North Vancouver
2014.INV.975	Album, Photograph	Green leather cover with scrollwork design; grey metal clasp; interior card pages have oval and rectangular windows for photographs, gold rimmed, currently empty; some pages have colourful floral designs.		Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2014.INV.977	Book	Hardcover, light brown linen cover, front has images of different animals and title in orange; interior pages white with black printed text and illustrations of short children's stories.	THE PRIMER	Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2014.INV.978	Pamphlet	Yellow and red softcover booklet, staple binding; title printed in black, image of a red medical cross; interior pages white with black printed text with different knitting patterns.	Selected Civilian Knitting Instructions for Women and Children	Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes 1) Not North Vancouver	City & District of North Vancouver

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2014.INV.980	Brochure	White paper, folded; black text; front has black and white image of the "PARLIAMENT BUILDINGS" in Victoria, BC.	"Tourist Information on PARLIAMENT BUILDINGS"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver	City & District of North Vancouver
2014.INV.992	Coupon	Various coupons for "BRAID TUCK & CO. LTD." in Vancouver B.C. -Two paper, green and white "FREE/ Gift Certificate" coupons - Two card, brown coupons for mail in -Three blue coupons for "ONE POUND/ SAVE THIS COUPON/ YOU WILL RECEIVE A/ PRESENT FOR THESE/COUPONS" -Two orange coupons for "ONE POUND/ SAVE THIS COUPON/ YOU WILL RECEIVE A/ PRESENT FOR THESE/COUPONS" -One small coupon "Bonus Coupon/ BRAID'S BEST TEA"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver	City & District of North Vancouver
2014.INV.1038	Catalog	Two catalogues and four paper stencils. catalogue 1 - glossy paper, black and green cover, "MITTEN'S DISPLAY LETTERS" catalogue 2 - glossy paper, grey and orange cover, "A faster, better way to letter / LETROY / Lettering and Symbols" stencils - white paper, irregular rectangles, star-shaped cutouts, black paint on one side		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1039	Book, Music	A black "Methodist School Hymns" Book, consisting of 548 pages, pages have gilded edges. Inside front cover "THE METHODIST/ SUNDAY-SCHOOL/ HYMN & TUNE BOOK/ A COLLECTION OF HYMNS AND SPIRITUAL SONGS/ FOR USE IN/ SCHOOLS AND FAMILIES"	The Methodist Sunday-School Hymn & Tune Book	Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1041	Picture	A printed image of a cardinal and woman with a lute player in the background, glued to a grey sheet of card.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1040	Fragment	Three thin cardboard decals, white and black 1 - irregular rounded shape, "Garden / Spot" 2 - black banner with white circle in the center, "WHITE / SPOT" 3 - small black banner with white circle in the center, "WHITE / SPOT"		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver

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2014.INV.1042	Ad, Print	Black, white and grey paper ad, folded in two; line drawing of Bugs Bunny on the front, black text: "INTRODUCING / THE BUGS / BUNNY / ALL-STAR / CARTOON REVUE! / A FEATURE-LENGTH / CARTOON SHOW / from WARNER BROS"	Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1043	Prop	Three handmade front pages of a newspaper discussing the end of the Second World War; white cardstock, black print, whiteout marks visible. 1 - "Star-Herald", headline "Canada Unites to Fight Menace" 2 - "L'Echo", headline "Le Canada Fait Face A Une Menace" 3 - "L'Echo", headline "Le Canada Fait Face A Une Menace"; yellow typed notes stapled to page.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1044	Ad, Print	1 - White paper poster, black drawing of women's heads with telephone headsets, "98% / OF ALL TELEPHONE CALLS / ARE HANDLED WITHOUT ERROR... / in Vancouver and New Westminster [...] / BRITISH COLUMBIA / TELEPHONE COMPANY" 2 - same woman's head, replicated; black hair, telephone headset; paper 3 - light brown translucent parchment paper, handwritten: "This film is / presented by the / BRITISH COLUMBIA / TELEPHONE COMPANY", drawn image of woman's head 4 - manilla envelope from "BRITISH COLUMBIA TELEPHONE COMPANY" to "Mr. Hamilton / Trans Canada Films Ltd / 1210 Burrard Street / Vancouver 1, B.C."	Unknown,	Insecure	none	02/19/2015	6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1050	Clipping, Magazine	Pages from "LADIES HOME JOURNAL" that have fallen off one of the magazines. 9 pages.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1051	Bulletin	A large sign for "Standards of Pharmaceutical Practice" with various conditions reported. March 1964.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver

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2014.INV.1052	Magazine	"INFANTS GARMENTS IN PLAIN KNITTING" magazine with image of toddler and mother on front.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1053	Magazine	Large magazine "British Columbia Centennial Supplement April 26, 1971 \$1.00/ JOURNAL OF COMMERCE" 118 pages.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1054	Magazine	Magazine "LIFE/ GREAT BRITAIN'S QUEEN" from January 1, 1940 with Queen consort Elizabeth on the cover.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1055	Magazine	"LIFE/ BRITISH WOMEN" from August 4, 1941. Photo of woman in uniform on cover.		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1056	Manual	7 "The Project Method of Teaching" Instructional books for teaching all published by the "INTERNATIONAL TEXTBOOK COMPANY" all by I.C.S.STAFF: - "ARCHITECTUAL/ TERRA COTTA" - "STONE MASONARY" - "BUILDING STONE" - "JOINERY" - "CARPENTRY/ PART 2" - "CARPENTRY/ PART 4/ By WILLIAM S. LOWNDES, Ph. B., A.I.A." - "JOINERY"	The Project Method of Teaching	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1057	Manual	Instruction manual for "EXCAVATING, SHORING AND PILING." missing cover, 53 pages.		Unknown,	Insecure	none	02/19/2015	3) Condition 5) Poor documentation	City & District of North Vancouver
2014.INV.1058	Manual	Manual for "AREAS, VAULTS/ AND RETAINING WALLS" missing cover, 73 pages.		Unknown,	Insecure	none	02/19/2015	3) Condition	City & District of North Vancouver
2014.INV.1059	Manual	2 "SKIL" instruction manuals (one English, one French) for -English manual: "DR VE-R- DRILLS/ REVERSING/ ADJUSTABLE" - French manual: "SCIE ELECTRIQUE/A DOUBLE ISOLATION"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.1060	Book, Instruction	Instructional manual "PHILIPS/ TELEVISION RECIEVER/ OPERATING INSTRUCTIONS"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1045	Music, Sheet	Single sheet of music from booklet; white / light brown; black printed text: "Contents of the Excelsior Dance Folio".	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1046	Catalog	Yellow tool catalog, for various equipment. 98 pages. Missing cover.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1047	Label	62 pages of recatangular stickers for "VISUAL PLANNING CORPORATION". "RECTANGLES 3/4" X 1-1/2"" Pages are stuck in plastic bags or are stuck together.	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1048	Label	6 scraps of print out labeling paper found in manila envelope labeled "STICKY LABELS". One sheet has one small row of names "R.Dewar" and the next row "R.H. Webb"	Unknown,	Insecure	none	02/19/2015	5) Poor documentation 6) Not significant to NV themes	City & District of North Vancouver
2014.INV.1081	Label	approx. 14 used sheets of sticky labels, some of which have been filled. Pages are stuck together so we are not able to determine which labels are filled. First page has 4 labels which read "COMMUNICATION", 1 label "MUST APPROVE PROFESSIONAL", 1 label "FORMAL COMMITMENT JURISDICTION IS AFFECTED BY THE TASK"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1083	Label	24 sheets of unused rectagular printable labels. "APPLIED GRAPHICS CORP." for typewriter. Packaged in plastic bags in groups.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1084	Book, Record	Small booklet for recording "Equalizing Charge Readings". Booklet has brown paper cover and red tape as binding.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.1086	Report	A reference report for "Miss Anna Grant" from the "New York Hospital School for Nurses." The note reports on the qualities and skills of Miss Anna Grant during her training from January 25, 1898 to January 25, 1901.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1091	Registration	Two registration cards, possibly for voting registration or census report or perhaps for conscription? The white form is for men and the orange form is for women.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1092	Advertisement	Yellow advertisement card "THE 'LADY ALEXANDRA' FLOATING RESTAURANT" from Vancouver B.C.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver	City & District of North Vancouver
2014.INV.1093	Magazine	"AIR FORCE Review/ VOL. 2 MONTREAL CANADA NO.2" from February 1941.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1094	Magazine	"Liberty/ Canada's Largest Weekly Magazine" from January 25, 1941. Picture of tank on cover	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1095	Magazine	"FLIGHT/and /The AIRCRAFT ENGINEER" from April 29th, 1943. There is a large hydraulic pump on the cover.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1096	Magazine	"Collier's" Magazine from January 4, 1941. Cartoon image of soldier and woman on the cover.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1097	Book, Instruction	Small brown booklet of "SHIPYARD TERMS/ Issued by/ WARTIME MERCHANT SHIPPING LIMITED" 30 pages	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.1098	Manual	Small brown manual for "ABRIDGED/ REGULATIONS/ FOR THE CONSTRUCTION/ AND INSPECTION OF/ Boilers, Pressure-vessels/ and Appourtenances/ IN/ British Columbia"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1099	Manual	Small blue book issued by the Province of British Columbia Department of Railways. "PART IX/ LOCOMOTIVE CRANES/ RULES AND REGULATIONS MADE/ PURSUANT TO THE 'RAILWAY/ ACT,' CHAPTER 241. R.S.B.C. 1936"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1100	Manual	Small booklet from the "WORKMEN'S COMPENSATION ACT./ BRITISH COLUMBIA" for "SUBMARINE DIVING REGULATIONS". 9 pages	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1101	Manual	Small orange manual for "LAND & SEA/ Emergencies/ Promulgated for the Information of All Concerned." 91 Pages.	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1102	Manual	One manual and two letters found inside. The manual is for "VISTORY IN THE MAKING/ A GUIDE BOOK FOR LABOUR-MANAGEMENT PRODUCTION COMMITTEES". One letter is from the "Canadian Manufacturer's Association" addressed to "MANAGEMENT LABOUR CO-OPERATION" titled "CIRCULAR NO.1488" and another letter from the same association about summer training for the reserve army, totaled "CIRCULAR NO.1487".	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1103	Manual	Paper booklet "ISSUED BY THE DEPARTMENT OF TRANSPORTATION/ REGULATIONS/ FOR THE/ PROTECTION AGAINST ACCIDENT/ OF/ WORKERS EMPLOYED IN LOADING OR/ UNLOADING SHIPS"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.1104	Book	A booklet for "NATIONAL HARBOURS BOARD/ OTTAWA, CANADA/ BY-LAW A-1/ REGULATIONS GOVERNING/ THE HARBOURS OF/ HALIFAX, N.S./ SAINT JOHN, N.B./ CHICOUTIMI, QUE./ QUEBEC, QUE./ THREE RIVERS, QUE./ MONTREAL, QUE./ CHURCHILL, MAN./ VANCOUVER, B.C."	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1105	Manual	Brown booklet "WAR WINNING SUGGESTIONS/ in the/ WAR PRODUCTION DRIVE"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

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2014.INV.1106	Magazine	2 "The Aeroplane" magazines; one from 1939 with an orange cover and a black and white image of a "CHEETAH ENGINE"; one from 1928 with a blue cover, "DUNLOP" 2 "FLIGHT" magazines; one from May 18, 1939, with a blue cover, title in red; one from May 4, 1939, with a white cover, title in green. 2 "Air Trails Pictorial" magazines from 1936 (October, November). Each item has a colour illustration of a different type of aeroplane on the front cover 1 "Air Trails Pictorial" magazine from 1937 (February). Item has a colour illustration of an aeroplane on the front cover 2 "Air Trails Pictorial" magazines from 1938 (August, October). Each item has a colour illustration of a different type of aeroplane on the front cover 3 "Air Trails Pictorial" magazines from 1947 (October, November, December). Each item has a colour illustration of a different type of aeroplane on the front cover 11 "Air Trails Pictorial" magazines from 1948 (each month of the year except December). Each item has a colour illustration of a different type of aeroplane on the front cover 12 "Air Trails Pictorial" magazines from 1949 (each month of the year). Each item has a colour illustration of a different type of aeroplane on the front cover 3 "Air Trails Pictorial" magazines from 1950 (June, July, August). Each item has a colour illustration of a different type of aeroplane on the front cover	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1107	Book, Music	Green music book for Bongos, 18 pages, "HOW TO PLAY BONGOS"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1108	Book, Music	Yellow and red music book "J. STAINER/ THE/ CRUCIFIXION"	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

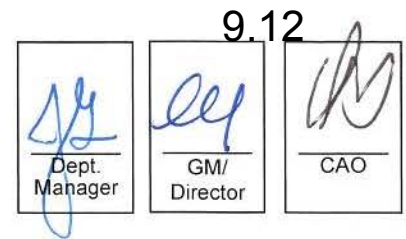
Attachment #3: List of 336 objects found in Museum storage jointly owned by the District and City of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

2014.INV.1109	Book, Music	Music magazine, "THE ETUDE" from July 1934, pg 391 - 446		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1110	Book, Music	Blue and grey music book, "THE FAMOUS FOLIO/ THE TENOR NAJO DUETS/ OF MEDIUM GRADE/ BY/ WM. MORRIS"		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1111	Magazine	52 issues of "MODEL AIRPLANE NEWS"; cover of each item glossy paper with colour illustration of a different type of airplane or model airplane. 1 - 1930 (August), cover ripped off 1 - 1938 (September), cover ripped off 1 - 1942 (July) 1 - 1943 (April) 5 - 1946 (July, August, October, November, December) 8 - 1947 (January - August) 10 - 1948 (every month except July, August) 11 - 1949 (every month except April) 12 - 1950 (one from each month) 2 - 1951 (January, February) 5 issues of "flying models" magazine; cover of each item glossy paper with colour illustration of a different type of airplane or model airplane. 4 issues from 1950 (June, August, October, December); 1 issue from 1951 (February) 1 issue of "THE AEROPLANE" magazine; front cover glossy paper with colour illustration of women and men getting out of a black car and into a helicopter (October, 1947)		Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver
2014.INV.1112	Encyclopedia	Dark brown varnished wood bookcase, two arches at base with four "feet"; flat top; two narrow shelves inside with 20 blue hardcover books; title on spine in gold ink; items arranged in numerical order from "1 - 384" to "6841 - 7248", one book "INDEX".	The Book of Knowledge / Children's Encyclopedia	Unknown,	Insecure	none	02/19/2015	1) Not North Vancouver 6) Not significant to NV themes 5) Poor documentation	City & District of North Vancouver

Attachment #3: List of 336 objects found in Museum storage jointly owned by the District and City of North Vancouver and recommended for deaccession and disposal
(approved by NVMAC on February 19, 2015 and April 16, 2015)

2014.INV.1113	Sheet, Instruction	Single sheet of white paper with red printed text on both sides, title on one side. Subheadings include: "New Enemy Tactics", "New Types of Incendiaries", "Adequate Cover", "A Stream of Water is the Best Weapon", and "Do Not Approach Burning Fire Bombs".	IMPORTANT / NEW INSTRUCTION ON HOW TO FIGHT FIRE BOMBS!	Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.1115	Album, Postcard	Brown fabric coloured album with pheasant in a tree on the cover with word "ALBUM" below. Inside are green sheets of construction paper with diagonal perforations that hold various holiday and greeting postcards and some photographs.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.1116	Music, Sheet	"You Leave Me Breathless" handwritten music notes on one page.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2014.INV.1117	Music, Sheet	Yellow manuscript book for sheet music with music marking instructions inside.		Unknown,	Insecure	none	02/19/2015	5) Poor documentation	City & District of North Vancouver
2015.INV.59	Container, Shipping	One large shipping freight container. The front side of the metal container is comprised of two large doors that close with a locking mechanism and lever. The doors swing outward to open the container, and the inside is a large open space. There are metal loops at each of the top four corners on the exterior of the container.		Unknown,	Insecure	none	04/16/2015	5) Poor documentation	City & District of North Vancouver

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



The District of North Vancouver REPORT TO COUNCIL

March 27, 2015
File: 01.0570.30/000.000

AUTHOR: Shannon Dale, Confidential Council Clerk

SUBJECT: Amendment to the February 17, 2015 Public Hearing Minutes

RECOMMENDATION:

THAT the minutes of the February 17, 2015 Public Hearings for Bylaws 8095 and 8098 previously received by Council be amended by documenting Councillor Hicks' attendance.

REASON FOR REPORT:

The reason for this report is to amend the February 17, 2015 Public Hearing minutes for Bylaws 8095 and 8098 to record Councillor Hicks' attendance.

BACKGROUND:

Councillor Hicks in fact attended the February 17, 2015 Public Hearings for Bylaws 8095 and 8098 although the minutes received by Council did not document his attendance. This was an oversight by staff and the error should be corrected.

CONCLUSION:

Staff recommend that the minutes of the February 17, 2015 Public Hearings be amended to show Councillor Hicks' attendance.

Respectfully submitted,

Shannon Dale
Confidential Council Clerk

Attached:

1. February 17, 2015 Public Hearing Minutes – 3967 Hoskins Road
2. February 17, 2015 Public Hearing Minutes – 2698 Violet Street

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 17, 2015 commencing at 7:04 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor R. Bassam
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Mr. N. Letchford, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)

Purpose of Bylaw:

Bylaw 8095 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 437m² (4,703 sq. ft.) to allow for the creation of two lots.

1. OPENING BY THE MAYOR

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- 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;
- All members of the audience are asked to refrain from applause or other expressions of emotion. 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 bylaws;

- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

The purpose of Bylaw 8095 is to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 437m² (4,703 sq. ft.) to allow for the creation of two lots.

PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Letchford advised that the application is for a two lot subdivision and is consistent with the Official Community Plan designation. She noted that the lot widths and area are less than allowed under the RS4 Zoning; however, they are compatible with the existing lot pattern directly across the street and to the west of the application.

Ms. Letchford noted that the three lots directly south of the application are too small and therefore; do not meet the District's subdivision requirements.

Ms. Letchford explained that the proposed subdivision would have the following conditions:

- Secondary suites would not be permitted;
- Exterior design of the two houses cannot be identical;
- Applicant must build the houses in compliance with the District's Green Building Strategy; and,
- The proposed subdivision will have a shared driveway to minimize loss of on-street parking.

3. PRESENTATION BY APPLICANT

Nil

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Ben Campbell-Barry, 3900 Block Hoskins Road:

COMMENTING

- Expressed concern regarding the street parking on Hoskins.

4.2. Mr. Matt Hanson, 1500 Block Kilmer Road:

COMMENTING

- Queried if the potential subdivision could access the property from the rear lane.

Staff advised that there are no plans to open lane access at this time.

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

COMMENTING

- Queried the District's sub-division application process; and,
- Commented on the Approving Officer's approval process for sub-divisions.

5. QUESTIONS FROM COUNCIL

In response to a query from Council, staff advised that the District's Transportation and Planning Department have reviewed the application and advised that only one driveway will be permitted for the proposed application.

In response to a Council query staff advised that secondary suites will not be allowed on the proposed subdivision.

In a response to a Council query staff advised that no complaints have been received regarding property maintenance at this address.

Staff advised that property maintenance guidelines will be brought forward for discussion at a future Committee of the Whole meeting.

In response to a Council query staff advised that the house is currently vacant.

Staff confirmed that the Approving Officer for the District has reviewed the proposed application.

6. COUNCIL RESOLUTION

MOVED by Councillor HICKS

SECONDED by Councillor MACKAY-DUNN

THAT the February 17, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)" be returned to Council for further consideration.

CARRIED
(7:27 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk

DISTRICT OF NORTH VANCOUVER PUBLIC HEARING

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, February 17, 2015 commencing at 7:29 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn

Absent: Councillor M. Bassam
Councillor L. Muri

Staff: Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. N. Letchford, Community Planner
Ms. S. Vukelic, Confidential Council Clerk

The District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)

Purpose of Bylaw:

Bylaw 8098 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49.2 ft) to 10 m (33 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 474.73m² (5,110 sq. ft.) to allow for the creation of two lots.

1. OPENING BY THE MAYOR

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

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- 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;
- All members of the audience are asked to refrain from applause or other expressions of emotion. 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 bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public; and,
- Finally, please note that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

2. INTRODUCTION OF BYLAWS BY CLERK

Ms. Linda Brick, Deputy Municipal Clerk, introduced the proposed bylaw stating that:

Bylaw 8098, Rezoning Bylaw 1323, proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49.2 ft) to 10 m (33 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 474.73m² (5,110 sq. ft.) to allow for the creation of two lots.

PRESENTATION BY STAFF

Ms. Natasha Letchford, Planner, provided an overview of the proposal elaborating on the Clerk's introduction.

Ms. Letchford advised that:

- The proposed application does not meet the minimum lot width or area requirements for the RS4 Zone;
- The application was identified as a potential Small Lot Infill Area (SLIA);
- Two of the lots on the north block face remain with potential to be developed into small lots;
- 85% of the lots on the larger block face are already classified as small lots (13.875m or less in width);
- Secondary suites are permitted, but require on-site parking and rear lane way access; and,
- Concerns by surrounding residents have been met and are reflected in the design of the house.

Ms. Letchford explained that the proposed subdivision would have the following covenants:

- Unique House Design;
- Compliance with the District's Green Building Strategy;
- Stormwater Management; and,
- Maximum Garage Height.

3. PRESENTATION BY APPLICANT

Presentation: Joe Muego, Hearth Architectural Inc.

Mr. Joe Muego, Heath Architectural, provided background and context regarding the preliminary stages of the application.

Mr. Muego explained that the grade of the lot is on a steep slope and that the design of the house was designed to create less of an impact on neighbouring views.

Mr. Muego advised that he worked with District staff to ensure that the design of the house and lane access conforms with the District's Official Community Plan.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Ron Bain, 2600 Block Violet Street: COMMENTING

- Expressed concern regarding the volume of traffic on Violet Street; and,
- Commented on the lack of parking on Violet Street.

4.2. Ms. Shirley Cornthwaite, 2700 Block Violet Street: OPPOSED

- Concerned with the amount of vehicles parked on Violet Street;
- Expressed concern with the possibility of excess traffic in the laneway; and,
- Requested safety precautions be implemented for traffic calming on Violet Street.

4.3. Ms. Trish Taylor, 2700 Block Violet Street: COMMENTING

- Expressed concern regarding the safety of children and requested traffic calming measures for Violet Street; and,
- Expressed concern with excavation and potential slope failure at the proposed development site.

4.4. Mr. Eric Anderson, 2500 Block Derbyshire Way: IN FAVOUR

- Spoke as the co-chair of the Blueridge Community Association;
- Advised that the Blueridge Community Association has not been made aware of any opposition from residents regarding the proposed application; and,
- Thanked staff for notifying the Community Association of potential developments.

4.5. Ms. Jasmin Rajabali, 2600 Block Violet Street IN FAVOUR

- Spoke regarding the parking issues on Violet Street; and,
- Stated her support for the proposed application.

Council Discussion:

Council requested staff report back on where Violet Street ranks in the sidewalk priority index in the District's 2009 Pedestrian Master Plan,

In response to a query it was advised that the District's Bylaw Department follow's up on any parking complaints made regarding Violet Street.

Discussion ensued regarding parking enforcement for secondary suites. Staff reported that the Bylaw Department has reviewed the parking situation on Violet Street and no parking concerns were noted. Staff advised that the Bylaw Department responds to issues on a complaint basis.

Discussion ensued regarding the possibility of restricting secondary suites on Violet Street.

Staff advised that prohibiting secondary suites by way of a covenant could be discussed when Council is considering second reading of the bylaw and feedback could be provided to the Approving Officer.

Staff advised that the property's rear lane access meets the criteria for a secondary suite as outlined in the District's Best Practices Guide.

Staff confirmed that the applicant has proposed sufficient parking to meet the requirements for a secondary suite.

Staff advised that they can report back regarding the resident concerns raised at the Public Hearing regarding parking and sidewalks.

4.6. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Questioned if lane access reduced the cars on the street;
- Noted that residents are allowed to park on the street;
- Commented on the applications requirement for paving the rear lane; and,
- Proposed a coach house on the lot rather than a secondary suite.

4.7. Joe Muego, 1700 West 2nd Avenue: APPLICANT

- Commented regarding the proposed covenant that would limit a suite for the application; and,
- Concerned with the uncertainty of Council decisions regarding the allowance of secondary suites.

4.8. Mr. Ron Bain: SPEAKING A SECOND TIME

- Commented regarding the secondary suite parking requirements.

4.9. Ms. Jasmine Rajabali: SPEAKING A SECOND TIME

- Commented on the quality of the laneway; and,
- Commented regarding the parking.

4.10. Larry Cornthwaite, 2700 Block Violet Street: COMMENTING

- Queried if parking restrictions could be implemented on Violet Street.

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MACKAY-DUNN

THAT the February 17, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)" be returned to Council for further consideration.

CARRIED
(8:34 p.m.)

CERTIFIED CORRECT:

Confidential Council Clerk