

The District Official Community Plan



The Corporation of The District of North Vancouver
355 West Queens Road
North Vancouver
British Columbia

Note: This Document is a consolidation of bylaws relating to the District Official Community Plan, up to and including Amending Bylaw 8 (Bylaw 6401, November 18, 1991). This consolidation is intended for casual reference only. Certified copies of all bylaws and maps are available for inspection at the office of the Municipal Clerk.

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BYLAW 6300

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AMENDMENTS

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 6300

A bylaw to adopt an official community plan for the entire municipality pursuant to section 947 of The Municipal Act.

The Council of The Corporation of The District of North Vancouver, having observed the relevant provisions of the Municipal Act, enacts the following:

TITLE

1.

This bylaw may be cited as "THE DISTRICT OFFICIAL COMMUNITY PLAN"

* 2.

THE DISTRICT OFFICIAL COMMUNITY PLAN

The document entitled "The District Official Community Plan", annexed hereto and marked Schedules "A" and "B" to Bylaw 6300, is hereby adopted as the official community plan of the District of North Vancouver.

3.

OBJECTIVES AND POLICIES

The District Official Community Plan expresses the council's social, economic and environmental objectives and policies respecting the general form and character of future land use patterns for the entire municipality.

* 4.

DELINEATION OF THE COMMUNITY PLAN AREA

Plan Map DNV-01 dated April 9, 1990, as contained in Schedule "A" to Bylaw 6300, delineates the area affected by The District Official Community Plan.

PUBLIC HEARING held on the 12th day of June, 1990.

PASSED by the Council on the 1st day of October, 1990.

RECONSIDERED AND ADOPTED by the Council on the 22nd day of October, 1990.

"M. BAKER"
MAYOR

"M.K. WARWICK"
MUNICIPAL CLERK

*NOTE: This document contains the most recent edition of Schedules "A" and "B" and Plan Map DNV-01, dated November 1991, consolidated to amending Bylaw 640

Schedule "A"
THE PLAN



1 INTRODUCTION

PURPOSE

The residents of the District of North Vancouver through their elected Council have agreed to adopt The District Official Community Plan as a broad vision for the future of The District of North Vancouver, to serve as a guide for all who live here, wish to live here, or, conduct business here. The Plan is intended to be the principal reference for future land use decisions to be made by Council and may be interpreted as Council's expression of the public interest. Once the Plan is adopted Council may not take any actions contrary to the Plan. The Plan however, does not commit Council to embark on any project included in the Plan, nor does it authorize Council to proceed with a project until the usual requirements for a public project have been met. It remains the responsibility of the individual to determine actual site conditions, other applicable bylaws and regulations, and current policies prior to making any development decisions.

SCOPE

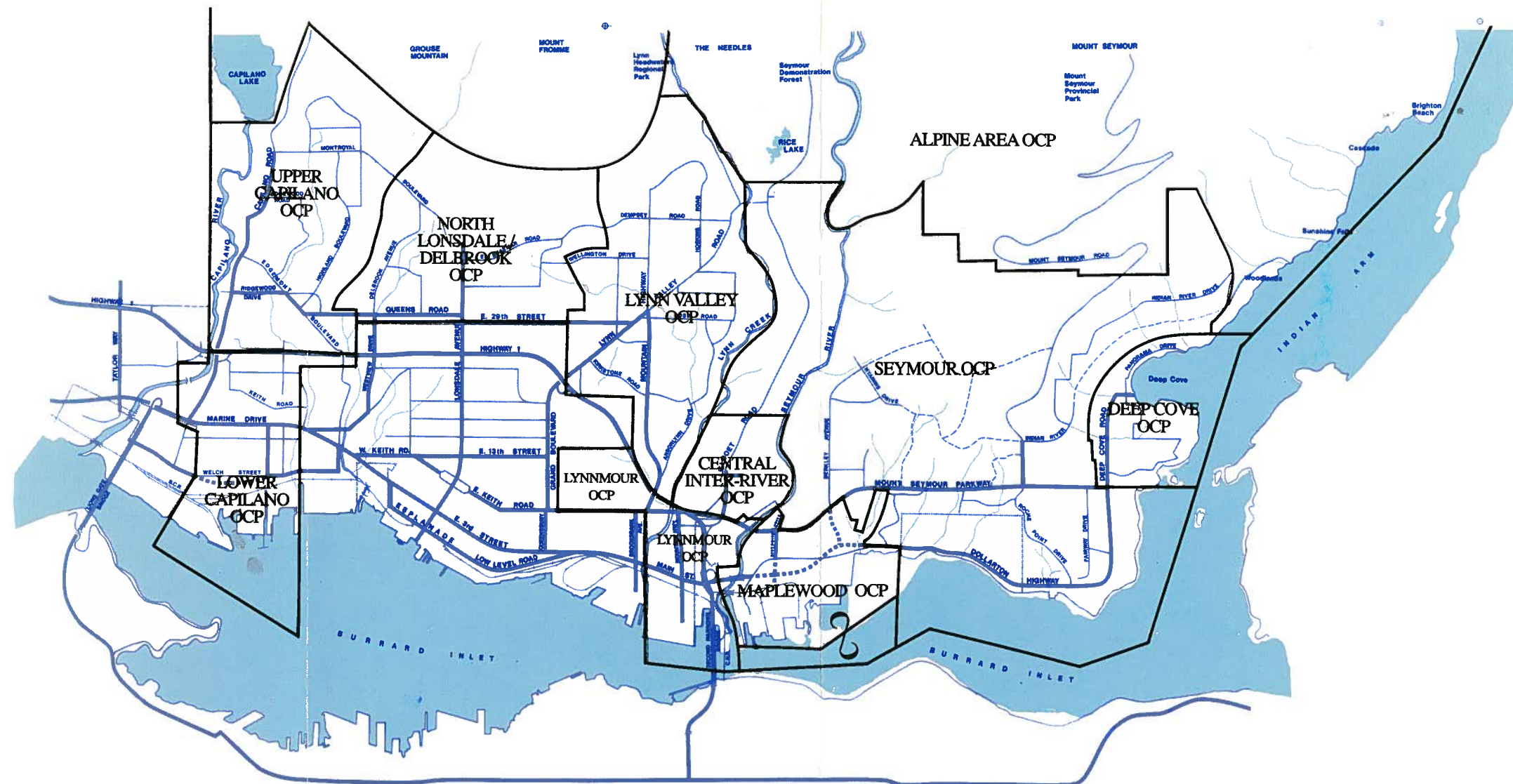
The Plan sets fundamental community goals, desired objectives, and outlines the development policies necessary to achieve those goals and objectives. The District Official Community Plan also serves to coordinate various local area community plans and implementation programs and establishes the basic guidelines by which future development proposals may be measured. The Plan is scheduled for review every 5 years.

PLAN FORMAT

The format of The District Official Community Plan was chosen to be easily read and understood by all citizens. The wording is simple and direct with the principal maps done in a schematic style. This Plan identifies those areas of the municipality to be used for residential, institutional, commercial, industrial, water supply, conservation, parks and recreation purposes.

AREA PLANS

In addition to this broad, overall, land use plan, Council is in the process of adopting a series of more detailed land use plans each covering a specific area of the municipality, as shown on the accompanying map. These area plans, based upon local neighbourhood input, will detail the range of residential densities proposed, the types of commerce and industry to be permitted, the location and boundaries of future parks and public institutions.



AREA OFFICIAL COMMUNITY PLANS
PROPOSED BOUNDARIES



BACKGROUND RESEARCH

The District Official Community Plan represents the results of an extensive public participation and research program. This document contains only the officially adopted Plan. Additional information is available from the Planning Department.

MUNICIPAL HISTORY

In 1891, 99 years after Captain Vancouver's exploration of Burrard Inlet and some 7000 years after the first native settlement, Letters Patent were issued in the name of Queen Victoria establishing the Municipality of the District of North Vancouver. The new municipality stretched 31 kilometres (19 miles) from the North Arm of Burrard Inlet to Howe Sound and from the harbour 13 kilometres (8 miles) north into the mountains. The District of North Vancouver originally included territory that would one day become the City of North Vancouver, (in 1907), and the District of West Vancouver, (in 1912). For planning purposes, the broader community composed of the three North shore municipalities still must be considered as interdependent in matters of transportation, major retail services, cultural and entertainment facilities, hospital, medical and emergency program services.

LOCATIONAL FACTORS

The District of North Vancouver is located in an area of steep, rugged terrain on one of the world's best harbours. As part of Canada's busiest deep sea and coastal port and principal Pacific terminus of two major railways, North Vancouver has a significant role to play in both the national and the provincial economies. A significant factor to the community plan is the District's location relative to the rest of the Vancouver metropolitan area. As one of the "inner suburbs", it has a special relationship with the central business district, providing a quality residential environment in close proximity to the major source of office employment in Greater Vancouver. Due to this favoured location and the availability of large tracts of buildable land in the eastern half of the District, further growth will take place. To make the impact of that growth as positive as possible it must be carefully planned and regulated. Because of a traditionally low ratio of jobs to workforce on the North Shore, regional policy recommends keeping maximum population levels relatively low and increasing employment opportunities. This Plan attempts to do both, and, to support the other objectives and policies of The Livable Region Strategy.



2 COMMUNITY GOALS

The public participation program for this plan revealed that the quality of life in North Vancouver is highly valued by all. An overwhelming number of residents want the Plan to respect the dramatic natural setting and to guide all future development in a manner that would strengthen the District's image as a distinctive suburban community. To realize North Vancouver residents' vision for the future, this plan has identified a number of environmental, social, and economic goals that the community will work toward over the long term.





ENVIRONMENTAL GOAL

**TO DEVELOP AN ATTRACTIVE COMMUNITY
IN HARMONY WITH NATURE**

SOCIAL GOAL

**TO PROVIDE HOUSING OPPORTUNITIES, COMMUNITY
FACILITIES, AND SERVICES TO MEET THE CHANGING
NEEDS OF DISTRICT RESIDENTS AT ALL STAGES
OF THEIR LIVES AND INCOME LEVELS**

ECONOMIC GOAL

**TO ENCOURAGE A STRONG LOCAL ECONOMY WITH
EXPANDED OPPORTUNITIES FOR EMPLOYMENT
WITH EMPHASIS ON LABOUR INTENSIVE,
NON-HAZARDOUS, NON-POLLUTING INDUSTRIES**

EXPLANATORY NOTE:

GOALS represent the type of community we are all working to achieve in the long term.

DISTRICT OCP OBJECTIVES represent broad tasks to be done by all in achieving the community goals.

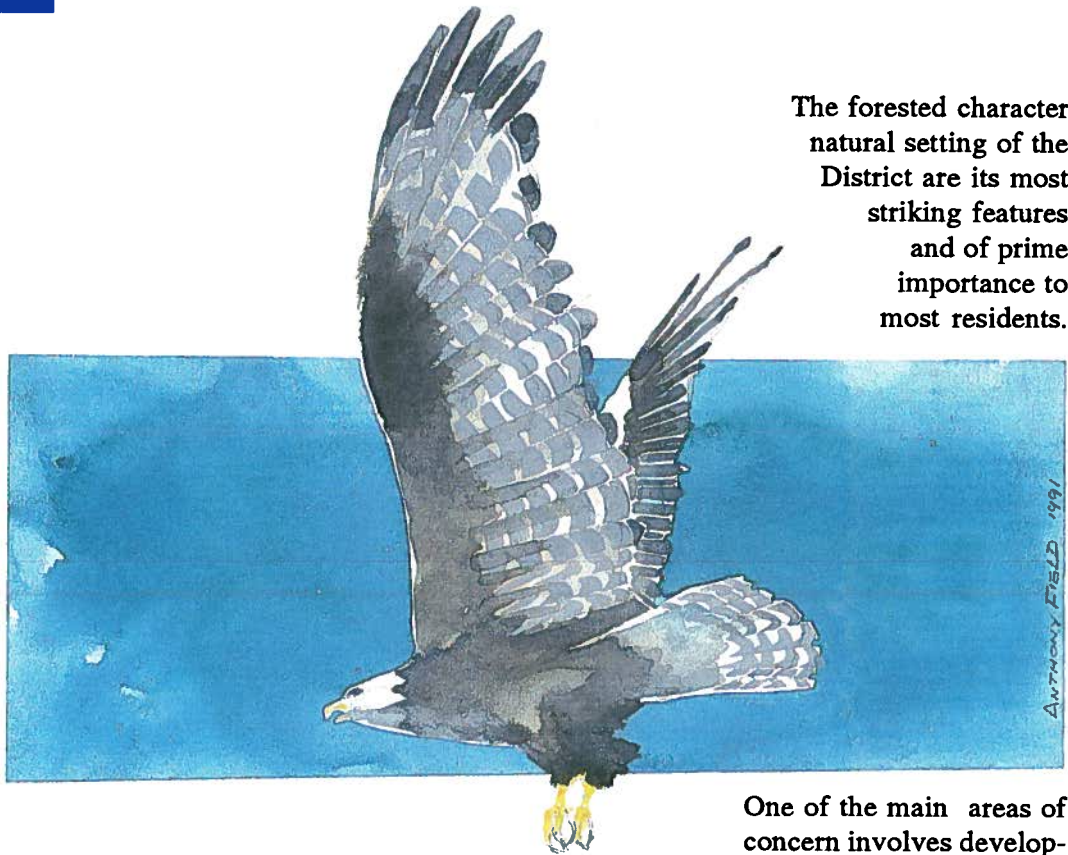
AREA OCP OBJECTIVES represent specific tasks to be done by all in the given planning areas.

POLICIES are Council's intended means of accomplishing the tasks at hand.

IMPLEMENTATION identifies the most appropriate administrative action or program.



The forested character natural setting of the District are its most striking features and of prime importance to most residents.



One of the main areas of concern involves developing new areas in an environmentally sensitive way. A central theme of this Plan is to develop in harmony with the natural environment through good design and protective measures. This plan identifies environmentally critical areas for their conservation and future protection. It establishes special control measures for the protection of these critical areas and, where they fall under municipal ownership, proposes their inclusion within the park system. Controls are provided where there is a need to protect development from environmental hazards such as land slides and flooding.



OBJECTIVE 3.1

To preserve and protect North Vancouver's natural setting, ecological systems, and visual assets as part of a rich natural heritage for the benefit of present and future generations.

POLICY 3.1.1 Retain the generally forested character of the community.

IMPLEMENTATION 3.1.1.1 Wherever possible, the best natural areas in each neighbourhood should be retained in municipal ownership.

IMPLEMENTATION 3.1.1.2 During the approval process, and as part of landscaping requirements of the Advisory Design Panel, developers will be encouraged to save appropriately located native vegetation and/or introduce compatible landscaping.

POLICY 3.1.2 Conserve and protect the watercourses, lakes and foreshore environments.

IMPLEMENTATION 3.1.2.1 Wherever possible, neighbourhood and subdivision design plans should make provision to retain watercourses and ravines in municipal ownership.

IMPLEMENTATION 3.1.2.2 Draft and implement a new Water Quality Protection Policy.

POLICY 3.1.3 To create and preserve public access to environmentally non-sensitive natural areas.



OBJECTIVE 3.2

To permit development of only those areas which are environmentally suited to support development.

POLICY 3.2.1 Assess and identify as part of the community design program: lands that may be subject to hazardous conditions; lands, ecosystems, and views that require environmental protection; and lands suitable for future urban development.

IMPLEMENTATION 3.2.1.1 The location and layout of all proposed new development areas will be based upon the municipality's Landscape Reconnaissance Program or similar environmental studies.

IMPLEMENTATION 3.2.1.2 Where sufficient environmental information is not available the landowners will be expected to supply the required information prior to commencing the design process.

POLICY 3.2.2 Encourage, and require where necessary, the use of environmentally compatible design and construction techniques.

IMPLEMENTATION 3.2.2.1 Development proposals will be examined during the approval process for conformity to municipal environmental objectives.

POLICY 3.2.3 Designate areas which require environmental protection and establish appropriate land use and development permit regulations for those areas.

IMPLEMENTATION 3.2.3.1 Schedule "B" of this plan and the local area official community plans designate development permit areas and applicable regulations.

POLICY 3.2.4 Protect the intertidal estuarine environment of the Maplewood Mud Flats.

IMPLEMENTATION 3.2.4.1 The Maplewood Official Community Plan designates this area as a Development Permit Area for conservation purposes.

IMPLEMENTATION 3.2.4.2 The filled lands south of Dollarton Highway between Park Street and Wainwright Street road allowances are to be designated a Conservation Area and the Maplewood Official Community Plan shall be amended accordingly.



OBJECTIVE 3.3

To protect development from hazardous conditions.

POLICY 3.3.1 Establish appropriate land use and development permit regulations to protect or prohibit development on lands that may be geologically unstable, subject to flooding or other environmental hazards.

IMPLEMENTATION 3.3.1.1 The Tree Cutting Bylaw sets out regulation for the retention of trees and other vegetation on steep slopes and other critical areas in order to reduce downstream flooding, erosion and landslides.

IMPLEMENTATION 3.3.1.2 Schedule "B" of this plan and the local area official community plans designate development permit areas where further studies may be required prior to development.

OBJECTIVE 3.4

To protect the environmental health and safety of the community.

POLICY 3.4.1 Encourage only those land uses and activities which do not cause significant air, noise, land or water pollution or present a serious danger to the community and its environment.

IMPLEMENTATION 3.4.1.1 Update the Zoning Bylaw to clearly identify unacceptable land uses.

IMPLEMENTATION 3.4.1.2 Plan for the long term redevelopment to acceptable uses of those lands not in compliance with municipal environmental policy.

IMPLEMENTATION 3.4.1.3 Maintain liaison with other levels of government to monitor the movement of dangerous goods through the community and Burrard Inlet.

IMPLEMENTATION 3.4.1.4 Monitor the volume, safety, movement and location of dangerous goods within the District of North Vancouver.

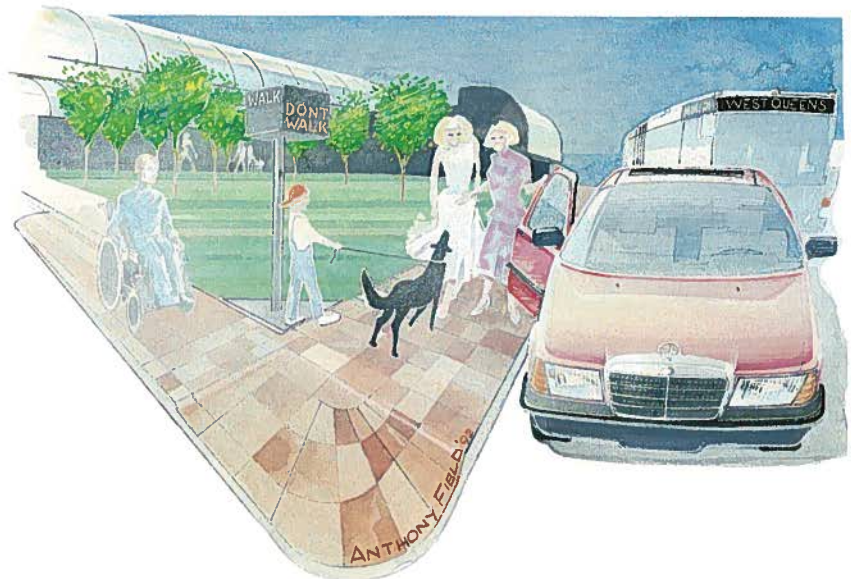


4 THE BUILT ENVIRONMENT

As the District increases in population, the quality and setting of its buildings and building sites become increasingly important to the overall quality of life and sense of well-being in the community. Where densities are increased, additional public amenities such as parks, pathways, benches and street landscaping should be added to enhance the quality of the built environment.

New neighbourhoods in Seymour are being comprehensively planned and developed to meet the needs of new residents. In existing neighbourhoods however, there are fewer opportunities to institute major change but there is an opportunity to revitalize some of the older commercial and industrial areas. This plan recommends the conservation of buildings, sites and structures of heritage value and encourages their integration into future urban design plans wherever possible.

Of increasing concern to residents in existing neighbourhoods is the scale, density and “fit” of new housing. As housing ages and is replaced, or as infill occurs, the character of the neighbourhood starts to change. This plan recognizes that this change will occur and makes provision to minimize its negative impact.





OBJECTIVE 4.1

To enhance the image and character of the built environment.

POLICY 4.1.1 Coordinate building and site design with municipal streetscape and neighbourhood development.

IMPLEMENTATION 4.1.1.1 Urban design schemes will be instituted where recommended in local area plans.

POLICY 4.1.2 Utilize natural features and landscaping as unifying elements with the built environment.

POLICY 4.1.3 Incorporate, wherever appropriate, heritage sites and buildings into urban design schemes.

POLICY 4.1.4 Identify and preserve the community's principal view corridors.

IMPLEMENTATION 4.1.4.1 Protect significant public view corridors through local area urban design schemes and development permit guidelines.



OBJECTIVE 4.2

To maintain high standards of quality in commercial, industrial, multi-family, institutional, and park development.

POLICY 4.2.1 Designate commercial, industrial, and multi-family zones as development permit areas and establish building design and landscaping guidelines appropriate for each area.

IMPLEMENTATION 4.2.1.1 Schedule "B" of this Plan and applicable local area official community plans designate development permit areas and applicable regulations.

POLICY 4.2.2 Designate all municipally-owned institutional lands having buildings with any form of commercial use as development permit areas subject to building design and landscaping guidelines appropriate for each area.

POLICY 4.2.3 Provide for continued review of all development proposals by a representative panel of design professionals, the Advisory Design Panel, on behalf of the community.

POLICY 4.2.4 Encourage the revitalization, design co-ordination and good maintenance of older retail and business districts.

POLICY 4.2.5 Encourage the upgrading and design co-ordination of the industrial districts and the port in terms of building and site improvements, road systems, lighting, signage, landscaping and screening.



OBJECTIVE 4.3

To maintain high standards of quality in the design and construction of municipal streetscapes and amenity areas.

POLICY 4.3.1 Require underground wiring, ornamental lighting, and footpath systems, where feasible in all neighbourhoods.

POLICY 4.3.2 Provide boulevard planting and other urban landscaping at key focal points in the municipality.

OBJECTIVE 4.4

To maintain a high standard of livability in the District's new and established residential neighbourhoods.

POLICY 4.4.1 Provide in neighbourhoods containing high or medium density development, additional amenities in the form of landscaping, benches and lighted pedestrian routes.

POLICY 4.4.2 Require where possible, infill housing to respect the established character of existing neighbourhoods in the size and style of homes constructed.

IMPLEMENTATION 4.4.2.1 Review infill proposals for compliance with policy and design guidelines as these are adopted.

POLICY 4.4.3 Encourage flexibility and innovation in new housing design.

IMPLEMENTATION 4.4.3.1 Provide public information on housing design options and technological advances in building advances through the District public libraries and the District Permits and Licenses Department.



5 POPULATION & HOUSING

The majority of our community's future population increase will take place in Seymour where most of the new neighbourhoods are planned. The western half of the District will experience some population increase as a result of limited redevelopment in existing neighbourhoods as well as an increase in the number of younger families now moving into this area.

While the District will always remain a community predominantly made up of single-family homes, this Plan encourages the provision of a somewhat greater diversity in housing stocks necessary to accommodate the changing needs of our residents. The Plan provides for setting out in advance the criteria against which future proposals to redevelop older residential areas may be measured.





OBJECTIVE 5.1

To prepare for a population of approximately 93,000 residents by the year 2011.

POLICY 5.1.1 Plan for the future population increase through the progressive development of comprehensively planned new neighbourhoods and through the limited redevelopment of designated, established neighbourhoods.

POLICY 5.1.2 Provide comprehensive local area plans to guide the development of the new neighbourhoods.

POLICY 5.1.3 Identify criteria and designate areas in established communities offering facilities and services capable of supporting future redevelopment to higher densities, and, determine with public input when and whether future redevelopment should be permitted.

IMPLEMENTATION 5.1.3.1 A study of the established areas of the municipality should be undertaken to identify the most suitable areas for future redevelopment.

POLICY 5.1.4 In established areas, evaluate the suitability of individual requests for rezoning to higher density on the basis of the redevelopment filling a significant type of housing need and the building being complementary to the character of the existing neighbourhood.

IMPLEMENTATION 5.1.4.1 The proposed redevelopment areas study should include setting out recommended criteria for evaluating sites for approval.

OBJECTIVE 5.2

To manage growth at a level that does not cause disruption to the community at large, nor place a serious financial burden on the municipality.

POLICY 5.2.1 Regulate phasing of development and redevelopment on the basis of the progressive expansion of road, utility, and public transit systems and community facilities.



OBJECTIVE 5.3

To encourage the provision of a balanced housing stock capable of meeting the needs of residents of various age groups, family types, lifestyles, and income levels.

POLICY 5.3.1 Encourage a mix of housing options throughout the community.

IMPLEMENTATION 5.3.1.1 The Seymour Official Community Plan sets out a balanced housing policy in new neighbourhoods.

POLICY 5.3.2 Monitor and plan ahead for the changing housing needs of residents.

POLICY 5.3.3 Provide municipal land for non-market housing in locations where the necessary community and retail services and public transportation can be provided. Non-market housing should not be concentrated in any one area.

IMPLEMENTATION 5.3.3.1 Council Policy 5-17 sets out guidelines for the provision of municipal lands for non-market housing supported by federal and provincial government programs.



6 ADULT HOUSING

As the gap between average income and the price of homes continues to escalate, the demand for non-profit housing will continue to grow. The result has been, and will be, the growing inability of young people born and raised in Vancouver, retired renters, and single parent families to stay in North Vancouver. The plan should encourage the construction of non-profit housing with the District making land available for that purpose and enact an appropriate land lease policy.





OBJECTIVE 6.1

To encourage older residents to remain in the District.

POLICY 6.1.1 Provide suitable and affordable housing opportunities and convenient community services to encourage the continued residency of older citizens in the District.

IMPLEMENTATION 6.1.1.1 As older residents become a larger segment of the population, their needs will be monitored closely.

IMPLEMENTATION 6.1.1.2 The development regulations will reviewed to respond to the specialized needs of different segments of the older population.

OBJECTIVE 6.2

To encourage the provision of a broad range of seniors' housing opportunities and amenities within each community area.

POLICY 6.2.1 Designate parcels of land suitable for seniors' housing, in central locations within each community area, which are accessible to shopping, community services, and public transit.

POLICY 6.2.2 Continue to provide municipal land for non-market seniors' housing close to shopping, community services, and public transit.

IMPLEMENTATION 6.2.2.1 Council Policy 5-17 sets out guidelines for the provision of municipal lands for seniors' housing supported by federal or provincial government programs.

POLICY 6.2.3 Support the development of a range of specialized care facilities for seniors' housing.

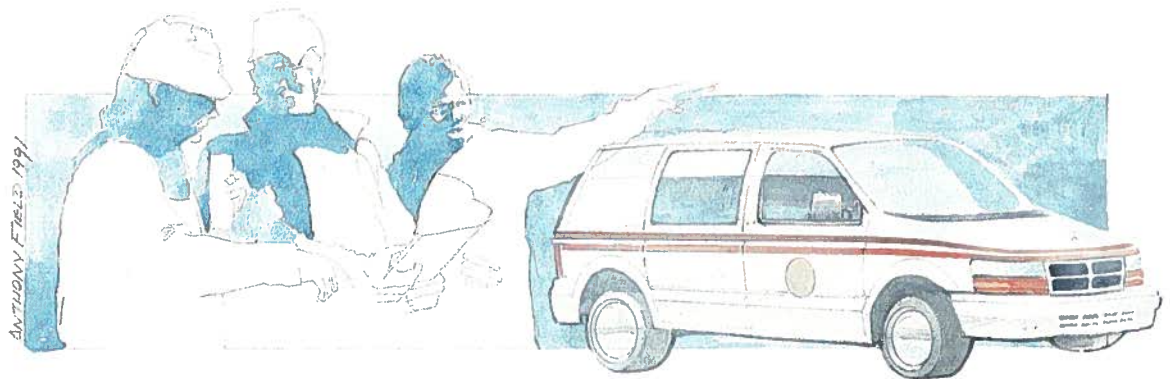
POLICY 6.2.4 Require that urban design schemes reflect the "Barrier Free Guidelines" access and amenity needs of an aging population.

POLICY 6.2.5 Avoid undue concentration of seniors' housing in any one area through the wide distribution of projects across the municipality.



The community's quality of life depends on the availability of social, health, and educational facilities and services. Changes in the family structure and the structure of the community as a whole are resulting in a greater demand on existing services as well as for a change in the types of services needed. This is especially the case for seniors' health and support care facilities and services, day care, and family support services.

The Plan identifies long term community needs not only in areas of purely municipal concern such as fire protection, but also in areas funded jointly or by other levels of government, such as cultural, educational and health services. Through on-going social planning, the District can analyze social issues and promote effective responses at both the local level and senior levels of government. By this means, the District can more effectively coordinate social service programs for people with special needs, such as: the disabled, those returning to the community from institutions, and those from ethnic communities; and, can monitor social development and recommend actions to resolve unmet needs.





OBJECTIVE 7.1

To provide adequate community facilities and services to meet the health, safety, educational, and cultural needs of the community.

POLICY 7.1.1 Develop community facilities and services in response to the changing needs of the District's residents and in parallel with the growth of population.

OBJECTIVE 7.2

To locate schools and other educational facilities centrally within the enrollment areas served.

POLICY 7.2.1 Provide new elementary school sites within easy walking distance of the neighbourhood to be served.

POLICY 7.2.2 Provide a site suitable for a new secondary school to serve the new Seymour community, as required.

POLICY 7.2.3 Support the location of additional technical, college and university level facilities on the North Shore.

POLICY 7.2.4 Endorse the use of school and college facilities to provide additional recreation, cultural and adult education services to the community.

IMPLEMENTATION 7.2.4.1 Council Policy 9-9 endorses the concept of shared community school use.



OBJECTIVE 7.3

To support the provision of health care and social support services to the community.

POLICY 7.3.1 Locate health care and social support facilities on sites that permit easy access by their prime user groups.

POLICY 7.3.2 Centralize acute care hospital facilities at Lions Gate Hospital.

POLICY 7.3.3 Provide sites for additional health care and social support services facilities in Seymour, as required.

POLICY 7.3.4 Continue jointly operating the North Shore Union Board of Health to serve the three North Shore municipalities.

POLICY 7.3.5 Encourage the provision of daycare facilities in all neighbourhoods, and, "out-of-school" care facilities in or near the schools for use by children before and after school hours.

POLICY 7.3.6 Support crime prevention and socially remedial outreach projects for youth.

POLICY 7.3.7 Ensure that disabled people have equal opportunity to participate in community activities, through customized programs, and, easier physical access to facilities.

POLICY 7.3.8 Encourage the B.C. Government to commit adequate long term funding for all community services needed by people leaving provincial institutions.

POLICY 7.3.9 Urge the provincial ministries sponsoring new group homes to undertake an extensive public education program on the role of group homes in the neighbourhood.



POLICY 7.3.10 Encourage preventive programs to alleviate substance abuse in the community.

POLICY 7.3.11 Encourage the establishment of programs and facilities which strengthen understanding of Canada's unique multi-cultural identity.

POLICY 7.3.12 Continue to co-ordinate municipal grants to organizations and agencies providing services to the community.

POLICY 7.3.13 As part of the development approval process, provide for the analysis of the social impact on the community of major projects.

POLICY 7.3.14 Monitor social development in the District to identify areas of new and continuing concern to the community.

POLICY 7.3.15 Promote awareness of the community's diverse needs for social programs.

POLICY 7.3.16 With the City of North Vancouver, improve the present system of providing for responsible animal control, shelter and care.

IMPLEMENTATION 7.3.16.1 Continue the North Vancouver Animal Welfare Committee as an advisory body to Councils and the S.P.C.A.



OBJECTIVE 7.4

To maintain high standards of public safety within the community.

POLICY 7.4.1 Locate fire halls in strategic locations throughout the community to facilitate rapid response to emergency calls.

IMPLEMENTATION 7.4.1.1 The Fire Department will be included in the planning review of all major development projects and fire fighting facilities.

POLICY 7.4.2 Provide police services jointly with the City of North Vancouver.

POLICY 7.4.3 Support the joint North and West Vancouver Emergency Program for disaster and mountain rescue coordination.

POLICY 7.4.4 Support the provision of joint, comprehensive Emergency Social Services for the North Shore.

OBJECTIVE 7.5

To support the North Shore's arts and cultural environment.

POLICY 7.5.1 Work in cooperation with other agencies in the provision of major North Shore cultural facilities and services.

IMPLEMENTATION 7.5.1.1 Support the North Shore Arts Commission as the principal co-ordinating agency for the arts and culture on the North Shore.

POLICY 7.5.2 Locate, where practical, theatres, art galleries, and other cultural facilities in multi-use, cultural centres that are easily accessible to the general public.

POLICY 7.5.3 Continue with the present program of financially assisting locally based arts, music, and cultural organizations that contribute to the cultural well-being and image of the community.



OBJECTIVE 7.6

To support the preservation of our cultural heritage.

POLICY 7.6.1 Preserve the community's historic artifacts and archives in a permanent public collection.

IMPLEMENTATION 7.6.1.1 Establish a District Archives within the Municipal Hall complex.

OBJECTIVE 7.7

To maintain a high standard of library service to District residents.

POLICY 7.7.1 Expand library services, as required, to meet the needs of increased population.

IMPLEMENTATION 7.7.1.1 Locate library branches in areas easily accessible to the general public, in or near, major retail centres.

OBJECTIVE 7.8

To encourage places of worship to provide community services such as daycare, and, space for other community uses.

POLICY 7.8.1 Establish a new policy for the location of places of worship in easily accessible locations in recognition of their growing community social service roles and their extensive parking requirements.

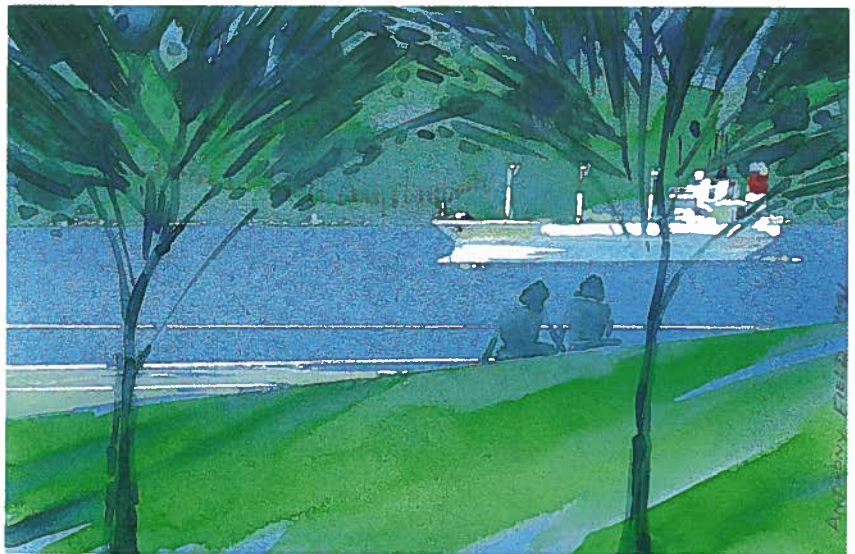


8 PARKS & RECREATION

District residents have access to thousands of hectares of municipal, regional and provincial parks. Within the urban areas, a civic park system has been established offering a wide variety of parks, playing fields, and special attractions such as the Maplewood Farm and the Ecology Centre. District parks are operated by the municipal Parks Department. These District parks play an important role, separate from organized recreation, in conserving the natural beauty of North Vancouver and enhancing its urban landscape.

In the future, emphasis will be placed upon: expanding the parks system further to meet the demands of a growing population; increasing access to the waterfront; and improving pathway and trail systems. Special efforts will be made through the park system to increase public awareness of both our natural and cultural heritage.

Most public indoor recreation facilities are owned by the District and operated by the City and District of North Vancouver through a joint Recreation Commission. Other indoor recreation facilities are also made available to the public through School District 44 (North Vancouver). This plan calls for a review of the present system of delivering recreation services and a better distribution of services to all age groups and those with special needs. Because of the changing popularity of different forms of recreation, the plan recommends that flexibility of use be incorporated into all recreation buildings.





OBJECTIVE 8.1

To provide for the community's present and future park needs.

POLICY 8.1.1 Establish new parks and develop park facilities in parallel with residential growth, and in response to the needs of different age groups and those with disabilities.

IMPLEMENTATION 8.1.1.1 Adopt a Parks and Recreation Master Plan which recommends size and management standards and identifies various specific projects to meet these needs.

POLICY 8.1.2 Work with other park agencies, municipal, regional, and provincial, toward a coordinated system of park services, trails, and facilities.

POLICY 8.1.3 Integrate civic heritage sites into the parks system where appropriate.

POLICY 8.1.4 Retain the natural setting and maintain high standards of park development and maintenance as a measure of the community's public image.

OBJECTIVE 8.2

To increase the community's awareness of its rich natural heritage and interdependence with the natural environment.

POLICY 8.2.1 Provide interpretive programs through the municipal Ecology Centre and Maplewood Farm.

POLICY 8.2.2 Include, protect and maintain municipally owned natural areas, such as, river and creek ravines and wilderness recreation lands, within the overall park system.

IMPLEMENTATION 8.2.2.1 The Lynn Canyon Park lands with expanded boundaries will be established as a District park to include the Inter River Area as directed by Council.

POLICY 8.2.3 Establish, in co-operation with other jurisdictions, linear park and trail systems along the major rivers and creeks from the mountains to the sea.

POLICY 8.2.4 Co-operate with other jurisdictions and landowners to maintain an east-west hiking corridor from Horseshoe Bay to Deep Cove.



OBJECTIVE 8.3

To preserve and create, for the benefit of present and future generations, public access opportunities to the District's waterfront.

POLICY 8.3.1 To create an extensive system of public parks, viewpoints and seawalks on the District's waterfront.

IMPLEMENTATION 8.3.1.1 A detailed study will be undertaken to identify specific projects in all waterfront neighbourhoods; the means by which these projects can be carried out; and, proposed action schedules.

IMPLEMENTATION 8.3.1.2 Additional land shall be acquired for park purposes to the west of Cates Park.

POLICY 8.3.2 Work with other agencies towards the reservation of upper Indian Arm exclusively for marine recreation purposes.

OBJECTIVE 8.4

To provide recreation facilities for the physical and social well-being of the community as a whole.

POLICY 8.4.1 Provide appropriately located land for public and commercial recreation land uses as identified by local area official community plans.

POLICY 8.4.2 Develop new recreation facilities in parallel with residential growth.

POLICY 8.4.3 Recognize the responsibility of the recreation system to assist in meeting many of the specialized recreation needs of the elderly, youth, and those with disabilities.

POLICY 8.4.4 Incorporate flexibility of use into recreation facilities to meet the changing needs of the community.



OBJECTIVE 8.5

To provide recreation buildings and services on the basis of a fair and cost effective distribution.

POLICY 8.5.1 With the City of North Vancouver, re-evaluate the present system of jointly providing public recreation facilities which serve both municipalities.

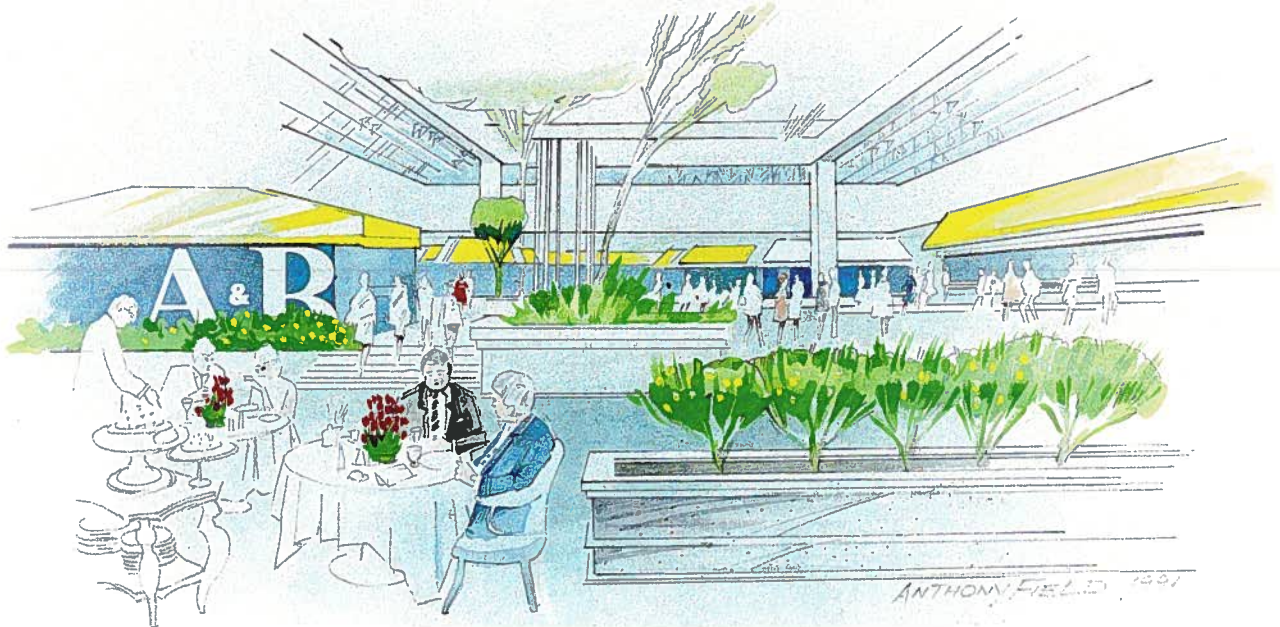
POLICY 8.5.2 Cooperate with School District #44 (North Vancouver) in providing joint programs utilizing municipal and school recreation facilities.

POLICY 8.5.3 To provide recreation facilities on the basis of needs identified in the Parks and Recreation Master Plan.



9 CENTRES

This plan recognizes the need for centres in the major residential communities of the District. Existing centres tend to provide mostly retail commercial facilities but will be expected to also function as social, cultural and recreation centres in the future. Proposed centres are being planned on this mixed use basis. It is intended to limit the growth of each of these centres to a reasonable size in keeping with the actual needs of the area served. Seymour will be served by two principal centres, one in the east and one in the west, together with a number of smaller centres.





OBJECTIVE 9.1

To concentrate most retail commercial activities in designated community and neighbourhood centres.

POLICY 9.1.1 Direct retail commercial expansion in the western half of the District to existing centres.

POLICY 9.1.2 Direct new retail commercial expansion in the eastern half of Seymour to the centre at Parkgate and explore the options for an additional centre to be located in Windridge to serve the western half of Seymour.

OBJECTIVE 9.2

To encourage the location within the larger retail centres of those cultural, recreation and entertainment facilities appropriate to the area served.

POLICY 9.2.1 Maximize the use of these retail and community facilities by locating the higher density neighbourhoods and adult housing within easy walking distance.

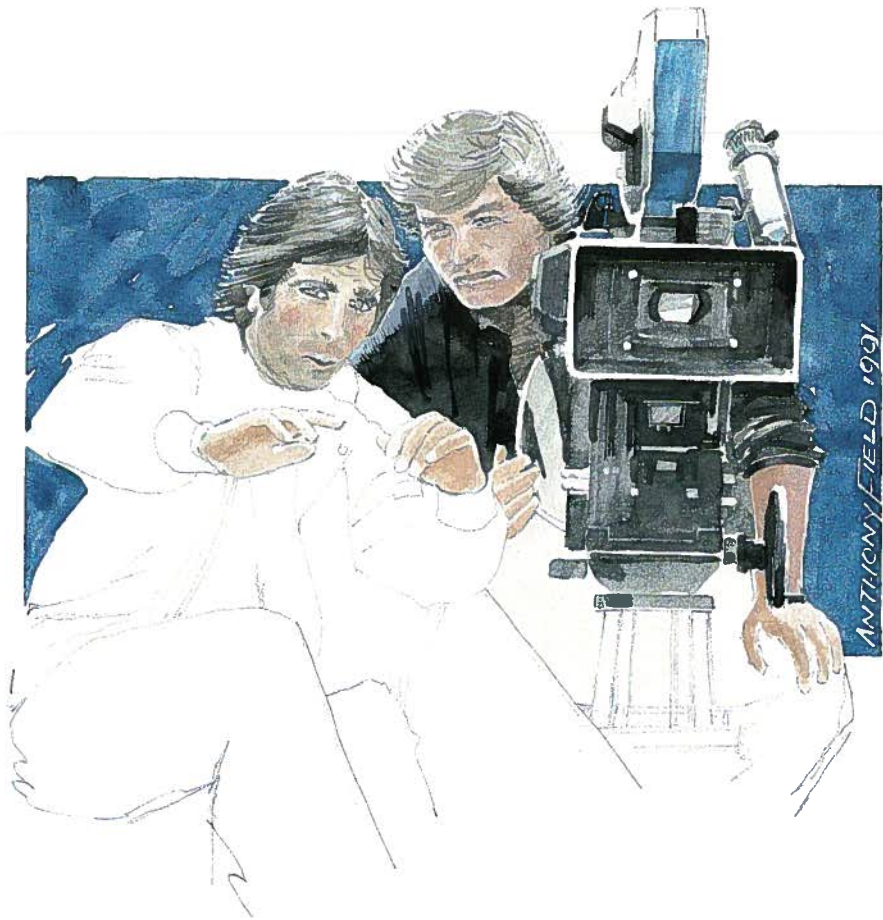
OBJECTIVE 9.3

To create and maintain small green spaces with plazas and treed boulevards in retail areas, away from heavy traffic.



10 EMPLOYMENT

While the municipality is not directly involved in job creation, it can create an encouraging atmosphere through its control over industrial and commercial zoning and through development of its own land holdings. This plan's approach to employment generation is based on fully utilizing the municipality's existing strengths and assets - its well educated resident labour force, its natural assets and local marine and underwater technological expertise. Two areas of special emphasis will be to establish an international centre for the design and manufacture of marine and undersea resources technology as well as a long term commitment to the high technology community. The municipality will also work with other North Shore jurisdictions to promote economic development and employment generation.





OBJECTIVE 10.1

To create expanded opportunities for employment on the North Shore.

POLICY 10.1.1 Provide a municipal environment that is supportive of the establishment of safe, non-polluting, labour intensive industry and commerce.

IMPLEMENTATION 10.1.1.1 The development regulations will be broadened to accommodate new types of environmentally compatible commercial/ industrial uses.

POLICY 10.1.2 Co-operate with other jurisdictions in promoting economic development.

IMPLEMENTATION 10.1.2.1 Participate in the North Shore Economic Development Commission.

POLICY 10.1.3 Encourage the establishment of business, research, and industrial parks in the District.

IMPLEMENTATION 10.1.3.1 Make municipal land available in Maplewood for economic development of this type.

POLICY 10.1.4 Support the physical upgrading of existing industrial and business areas.

POLICY 10.1.5 Encourage the development of a teleport and other advanced business communications services on the North Shore.



OBJECTIVE 10.2

To establish North Vancouver as an international centre for the design and manufacture of marine and undersea resource equipment, as well as a centre for excellence in high technology.

POLICY 10.2.1 Actively encourage federal and provincial funding for a marine undersea resource centre and associated research programs, as well as support for the high technology community.

POLICY 10.2.2 To support the creation of a specialized marine and undersea resource development park in North Vancouver.

POLICY 10.2.3 Work with other agencies to establish support facilities, such as launching and dock facilities, which will be required by an expanded marine and undersea resource based industry.

POLICY 10.2.4 Encourage the establishment of specialized education programs to support a marine and undersea resource based industry.

POLICY 10.2.5 Support industries engaged in shipbuilding and repair and the building of specialized marine platforms and vessels.

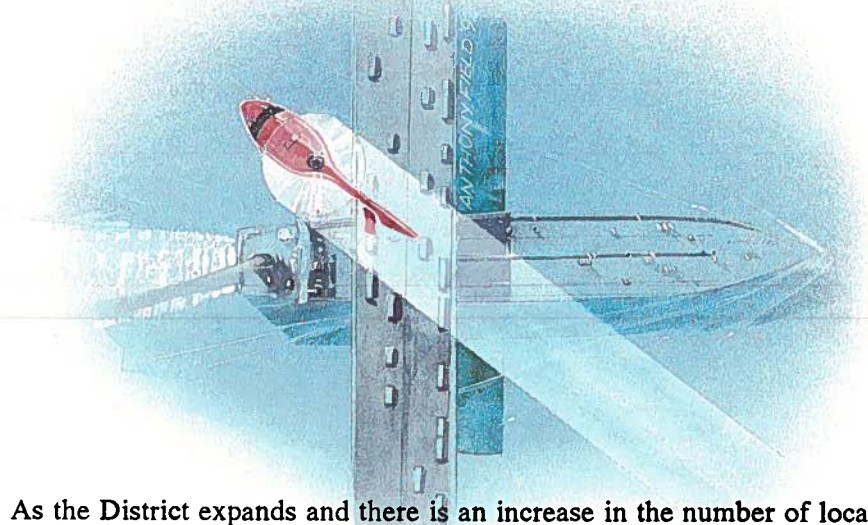
OBJECTIVE 10.3

To support the expansion of the tourist industry within specified tourism development areas on the North Shore.



11 TRANSPORTATION & UTILITIES

The existing road system within the District is restricted by topography, historical development patterns, and political boundaries. The District has much of the road network in place right now to handle future growth in most areas, but, some key links have yet to be established and it is important that long term needs be protected through the reservation of appropriate rights-of-way. The District Official Community Plan identifies some possible future routes even though they may not be built for 20, or even 50 years.



As the District expands and there is an increase in the number of local and through vehicle trips, it may be necessary to open up new east-west routes. Long term options for developing other routes should be preserved.

Cross-Inlet traffic will increase with further development of the Seymour area, however, improved access from the District to Vancouver will become available through improvements to the carrying capacity of Highway 1 and the widening of the Second Narrows Bridge. In addition to road network improvements, the Plan recommends improvements to the public transit service and improvements to the pedestrian system.

New development within the municipality is limited to those lands served by the approved water supply systems and sanitary waste disposal systems. West of Lynn Creek, water service is currently provided to a maximum elevation of 320m, while east of Lynn Creek, it currently reaches 150m but has the capacity to service to 350m. This plan does not recommend any further increase to these servicing limits.

To promote health and liveability, as well as to protect the environment and to improve the efficiency of transporting people and free the existing road and bridge network for the movement of goods, a direct rapid transit link to North Vancouver should be actively investigated.



OBJECTIVE 11.1

To provide a system of local and arterial roads designed for the safe, convenient, and efficient movement of vehicular traffic along direct, logical routes of travel.

POLICY 11.1.1 Designate strategically located roads to serve the community as through routes of travel.

POLICY 11.1.2 Work with other land owners south of the railway in establishing an efficient road network to serve the port lands.

POLICY 11.1.3 The existing and presently planned population do not warrant construction of Montroyal Boulevard through to Lonsdale Avenue (The North Lonsdale Plan, 1988). The right-of-way, however, shall be retained to protect long term redevelopment possibilities.

POLICY 11.1.4 Protect long-term options for additional east-west routes.

IMPLEMENTATION 11.1.4.1 Reserve a route crossing Lynn Creek north of Highway 1 near the B.C. Hydro right-of-way, to serve the Capilano College area.

IMPLEMENTATION 11.1.4.2 The need for a further link across the Seymour River as a long term option should be reviewed prior to commencement of any development of the Urban Reserve Lands.

IMPLEMENTATION 11.1.4.3 Reserve the Keith Road road allowance as a very long term option for an additional crossing over the Capilano River south of Highway 1.

IMPLEMENTATION 11.1.4.4 Reserve the Ridgewood Drive road allowance west of Capilano Road as a very long term option for an additional Capilano River crossing north of Highway 1.



OBJECTIVE 11.2

To encourage the establishment of a provincial highway system that adequately serves the needs of the North Shore for inter-municipal, regional, and provincial travel.

POLICY 11.2.1 Encourage the early construction of improvements to Highway 1 to improve service to and within North Vancouver.

IMPLEMENTATION 11.2.1.1 Encourage the B.C. Government to make improvements to the Main Street and Fern Street interchanges.

IMPLEMENTATION 11.2.1.2 Encourage the B.C. Government to improve lane capacity north of Second Narrows Bridge.

IMPLEMENTATION 11.2.1.3 Encourage the B.C. Government to improve access and provide a Freeway interchange to Highway 1 from Mountain Highway.

IMPLEMENTATION 11.2.1.4 Encourage the B.C. Government to add two additional lanes to Second Narrows Bridge, preferably for "High Occupancy Vehicle" use.

IMPLEMENTATION 11.2.1.5 Encourage senior levels of government to improve Highway 1, Mountain Highway and Fern Street interchange.

POLICY 11.2.2 Work in cooperation with the B.C. Government and other jurisdictions in the early completion of an east-west, low level road system adjacent to the port.



POLICY 11.2.3 Provide increased access to the eastern half of the District of North Vancouver.

IMPLEMENTATION 11.2.3.1 Encourage the B.C. Government to build an overpass over Highway 1 connecting Mount Seymour Parkway to Keith Road.

IMPLEMENTATION 11.2.3.2 Encourage the B.C. Government to increase the capacity of the Seymour River crossing on the Dollarton Highway.

IMPLEMENTATION 11.2.3.3 Work with the B.C. Government and others to realign Dollarton Highway.

OBJECTIVE 11.3

To encourage the provision of a comprehensive public transit system serving all developed areas of the North Shore.

POLICY 11.3.1 Work with provincial and regional authorities in guiding public transit policy.

POLICY 11.3.2 Encourage increased use of public transit.

IMPLEMENTATION 11.3.2.1 Provide lighted bus stops with shelters, and connecting footpaths, for the users of public transit.

IMPLEMENTATION 11.3.2.2 Review options for "Park and Ride" facilities as part of the local area planning program.

POLICY 11.3.3 Investigate the possibility of extending rapid transit to the North Shore.

POLICY 11.3.4 Support more specialized public transportation services within the community and metropolitan region.

IMPLEMENTATION 11.3.4.1 Encourage B.C. Transit to increase specialized transportation services (DART) for the disabled on the North Shore.

IMPLEMENTATION 11.3.4.2 Encourage North Vancouver taxi companies to provide special taxis capable of transporting the disabled.



OBJECTIVE 11.4

To establish efficient footpath and cycle routes within the municipality.

POLICY 11.4.1 Expand the sidewalk and footpath system to connect: bus stops; community facilities; retail and business districts; and, to provide safe pedestrian routes within neighbourhoods and between neighbourhoods.

IMPLEMENTATION 11.4.1.1 Review and expand Council's present sidewalk Policy 3-19.

POLICY 11.4.2 Provide for easy wheelchair access to the footpath system.

POLICY 11.4.3 Provide, where safe and practical, separate cycle lanes along major routes.

OBJECTIVE 11.5

To support the provision of efficient railway service to the port and the community.

POLICY 11.5.1 Work in cooperation with other agencies in establishing grade separated road access to port facilities.

OBJECTIVE 11.6

To support the provision of marine transportation serving Indian Arm.

POLICY 11.6.1 Facilitate public access to Indian Arm through continued provision of public wharves and commercial moorage facilities.

OBJECTIVE 11.7

To support the provision of direct air services to the North Shore.

POLICY 11.7.1 Investigate the provision of an all-weather heliport on the waterfront.



OBJECTIVE 11.8

To limit development within the municipality to those lands adequately served by approved water supply systems and sanitary waste disposal systems and transportation networks.

POLICY 11.8.1 Restrict the development of residential, institutional, and commercial accommodation to only those lands served by the municipal utilities, or, a separate water supply and sanitary waste disposal system approved by the North Shore Union Board of Health.

OBJECTIVE 11.9

To construct and operate water distribution, sanitary sewer, and drainage systems that safely and reliably serve the community on a cost effective basis.

POLICY 11.9.1 Maximize the use of existing public works and utilities through the progressive staging of development.

POLICY 11.9.2 Provide sufficient capacity in the design of public works and utilities to accommodate the needs of future growth.

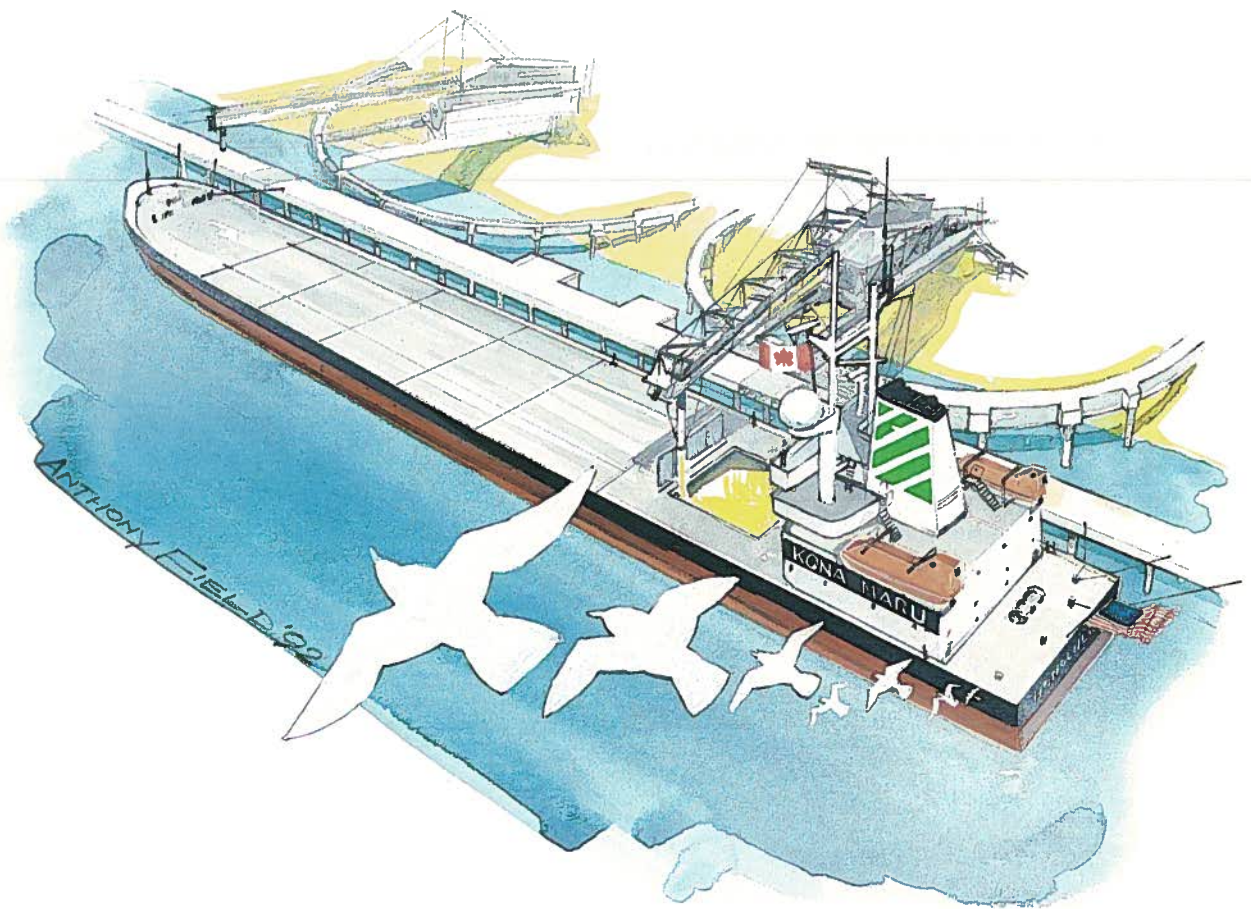
POLICY 11.9.3 Provide water service from the main municipal utility to a maximum elevation of 320 metres (1,050 feet) west of Lynn Creek and to a maximum elevation of 350 metres (1,150 feet) east of Lynn Creek.



12 THE PORT

The north shore of Burrard Inlet is part of Canada's busiest deep sea and coastal port, the Port of Vancouver. It also serves as the southern terminus of British Columbia Railway and the principal Pacific terminus of Canadian National Railways. These railways are critical to the operation of the Port and the transport of domestic and international goods.

The Plan calls for improved road and rail access to the port and also suggests that the municipality should undertake a long term program of working with the Port of Vancouver in the provision of safe pedestrian access to the harbour through a series of public view points, sea walks, and parks.





OBJECTIVE 12.1

To support the continued operation of the Port of Vancouver and enhance its contribution to the economies of Canada, British Columbia, and North Vancouver.

POLICY 12.1.1 Designate the foreshore lands adjacent to Vancouver Harbour between the First Narrows and Maplewood Industrial area for port facilities, shipbuilding and repairs and other marine related land uses, with provision for public access to the waterfront at specified locations.

POLICY 12.1.2 Support the continued role of shipbuilding and repair facilities in the port serving both the deep sea and coastal shipping industries.

OBJECTIVE 12.2

To ensure that the Port's activities are compatible with the well-being, public health and safety, and liveability of the community.

POLICY 12.2.1 Establish a strong working relationship with the Port of Vancouver.

OBJECTIVE 12.3

To ensure safe public access to the Port of Vancouver and Burrard Inlet.

POLICY 12.3.1 Work with the Port of Vancouver in the provision of public viewpoints, seawalks, and parks.

POLICY 12.3.2 Encourage the expansion of harbour sightseeing and tourist services.

POLICY 12.4 Work with the federal and provincial governments, the GVRD and the Vancouver Port Corporation to clean up the water quality of the port and to maintain an ongoing clean port policy.

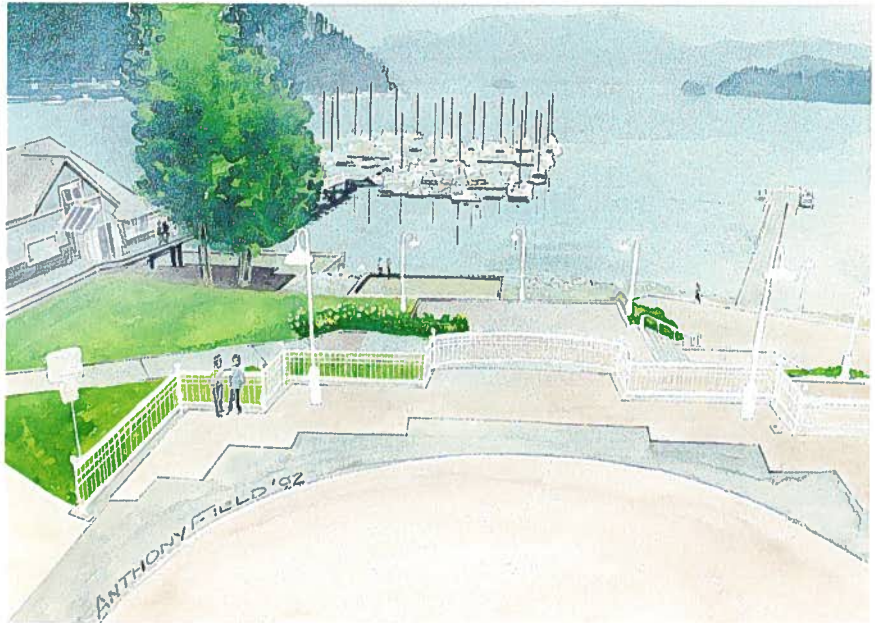


13 SPECIAL AREAS

Certain special areas play an important role in establishing the District's unique identity. These include the Capilano River Corridor, the Lynn Creek Corridor, and the Seymour River Corridor, Deep Cove, Indian Arm, the District's mountain region, and, heritage and environmental conservation areas.

These areas have been highlighted in this plan for future study because in many cases present uses have failed to take advantage of their full visual potential or competing demands threaten to destroy their beauty and integrity.

Where legislation permits, development permit areas will be established along with appropriate design guidelines. In other cases, a visual resource management system may be introduced to guide future land use planning within these special areas.





OBJECTIVE 13.1

To study and protect those special areas which, because of their location, character, history, or physical nature, play an especially important role in establishing the community's unique identity.

POLICY 13.1.1 Study and protect the Capilano River Corridor, the Lynn Creek Corridor, and the Seymour River Corridor as areas of special importance to North Vancouver.

IMPLEMENTATION 13.1.1.1 Designate appropriate areas as development permit areas for the protection of the natural environment and for the regulation of the form and character of associated tourist commercial development.

POLICY 13.1.2 Preserve Deep Cove's marine and natural setting.

IMPLEMENTATION 13.1.2.1 The Deep Cove Official Community Plan sets out policies and implementation strategies for this area.

POLICY 13.1.3 Preserve upper Indian Arm, including adjacent mountain slopes, and Silver Falls, as Park, Recreation and Wilderness Areas.

IMPLEMENTATION 13.1.3.1 The Alpine Area Official Community Plan sets out policies and implementation strategies for this area of Indian Arm.

POLICY 13.1.4 Protect the District's mountain region above the 320m elevation west of Lynn Creek and the 350m elevation east of Lynn Creek as Park, Recreation and Wilderness Areas.

IMPLEMENTATION 13.1.4.1 The Alpine Area Official Community Plan sets out policies and implementation strategies for the upper mountain slopes.

POLICY 13.1.5 Work with other agencies in studying and visually enhancing the lands adjacent to the north bridgeheads of the Lions Gate and Second Narrows Bridges.



OBJECTIVE 13.2

Protect and conserve buildings and sites of value to the cultural heritage of the community.

POLICY 13.2.1 Establish heritage assessment criteria for evaluating building and sites for potential heritage designation.

POLICY 13.2.2 Establish and maintain a Heritage Inventory of properties significant to North Vancouver's cultural heritage.

POLICY 13.2.3 Upon adoption of provincial or municipal heritage status, designate sites as development permit areas.

IMPLEMENTATION 13.2.3.1 Upon adoption of official heritage status by Council, designate the proposed North Lonsdale Historic District as a development permit area.

POLICY 13.2.4 Upon adoption of enabling legislation, initiate heritage conservation zoning where required to protect heritage properties of special value to the community.

POLICY 13.2.5 Establish and maintain within the District Archives a permanent record of the community's growth and development.

POLICY 13.2.6 Establish a policy to move Heritage Buildings instead of demolishing them.

OBJECTIVE 13.3

To protect and conserve our natural heritage.

POLICY 13.3.1 Identify and preserve areas of old growth forest as development permit areas.

IMPLEMENTATION 13.3.1.1 Establish a zoning category for the protection of lands supporting rare species or endangered habitat.



14 PLAN MANAGEMENT

In addition to the objectives and policies set forth to guide specific land uses, consideration must be given to the long term financial concerns of the municipality and provision must be made for continued public input into the planning process.





OBJECTIVE 14.1

To ensure that the community will receive long term benefits from its considerable land resources.

POLICY 14.1.1 Municipally owned lands not designated for urban development, or water supply areas, shall be retained for conservation, park or wilderness recreation purposes under the municipal park system.

POLICY 14.1.2 A portion of the revenues received from the sale or lease of municipally owned land is to be invested on a sustained yield basis for the long term benefit of the community.

IMPLEMENTATION 14.1.2.1 Council's established Heritage Fund Policy 4-15 shall be reviewed with a view towards enhancing the fund with a percentage from all land sales and leases, for the benefit of future generations.

IMPLEMENTATION 14.1.2.2 Wherever possible, municipally owned commercial and industrial land will be leased rather than sold to maximize the long term benefits to the community.

OBJECTIVE 14.2

To ensure that there is continuing opportunity for public input into the municipal planning process.

POLICY 14.2.1 In addition to the official public hearing process, hold public information meetings and open houses to permit informal discussion of major planning issues.

POLICY 14.2.2 Refer planning issues of a policy nature to the Advisory Planning Commission for comment.

POLICY 14.2.3 Review this plan every five years, with public input, to determine whether its policies are still in the best interests of the community and its environment.



OBJECTIVE 14.3

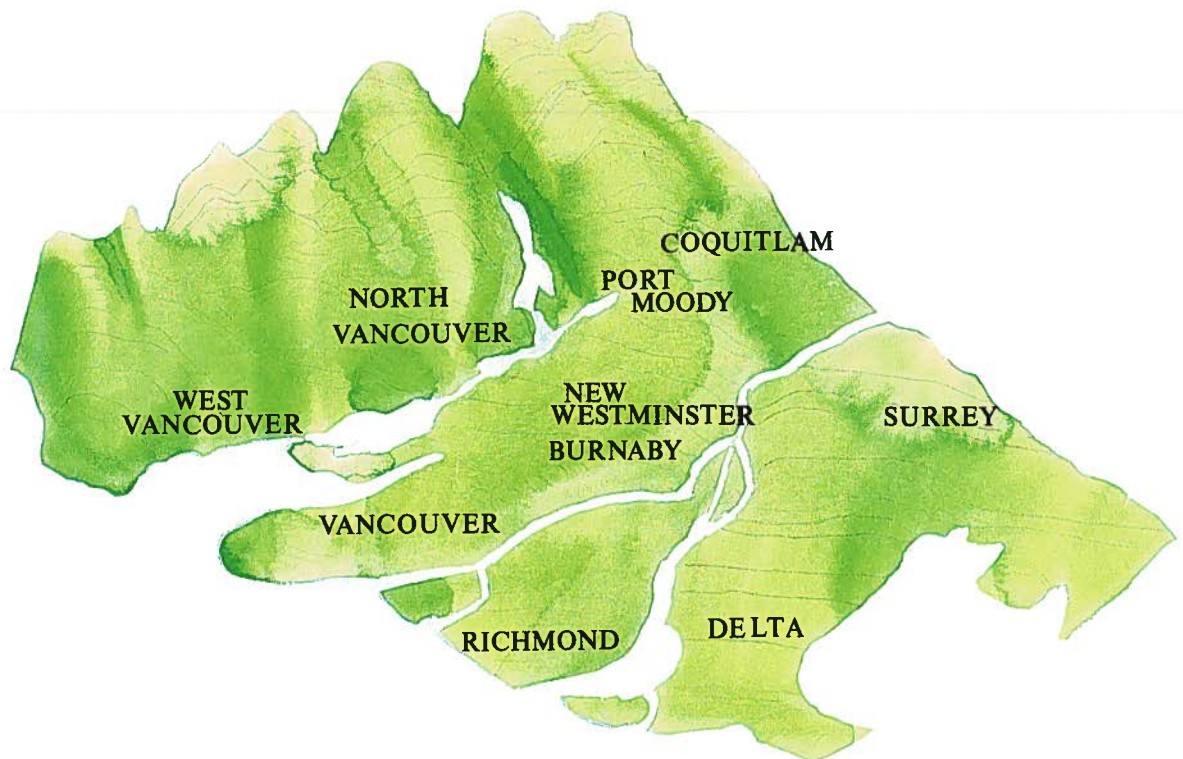
To ensure that consideration is given to detailed land use planning on a neighbourhood basis.

POLICY 14.3.1 Adopt detailed local area official community plans, based upon the broad goals, objectives, and policies outlined in this District Official Community Plan.



15 THE REGION

Land use regulation in Canada is a responsibility of the provinces which in B.C. is in turn delegated to the municipalities by the Municipal Act. However, there are situations where a municipality's land use regulations are not binding on senior levels of government and their agencies. The residents of North Vancouver as citizens of Canada and the Province of British Columbia have a legitimate voice in guiding federal and provincial development policy within their municipality. For any municipality to function efficiently, it is essential that all levels of government and Crown agencies cooperate with the wishes of the local population as expressed through the community's official plan. It is equally important to share information with neighbouring municipalities and native bands in order to work towards common regional goals.





OBJECTIVE 15.1

To strengthen communication with other jurisdictions on planning matters.

POLICY 15.1.1 Maintain ongoing liaison and exchange of information with the Councils and staff of the City of North Vancouver, the District of West Vancouver, the Burrard Band, the Squamish Band, various departments of the Governments of Canada and British Columbia, and Crown agencies and corporations.

POLICY 15.1.2 As provided for in the Municipal Act, this plan and the local area official community plans may include the broad objectives of the municipality with regards to senior governments' land uses.

POLICY 15.1.3 Actively participate on the Board and various committees of the Greater Vancouver Regional District at the political and staff levels.

POLICY 15.1.4 Endorse the concept of regional planning with input from all levels of government.

16 PLAN DATA

LAND USE - This plan sets out the structure and broad land use patterns for the long term development of the District of North Vancouver. Details of the type and density of proposed future land uses within any given neighbourhood will be set out in the local area official community plan for that area. The Zoning Bylaw governs the requirements for development of existing parcels and may only be revised in accordance with the official community plan or plans for the area.

ROADS AND UTILITIES - The existing major road network is shown on the Plan Map. Future improvements to the network are the subject of a joint study now being conducted by the City and District of North Vancouver. The District of North Vancouver is a member municipality of the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District. Information on the general location and phasing of roads, water system, sanitary sewer and drainage systems may be obtained from the municipal Engineering Services Division. The locations of known sand and gravel deposits are also available from the same source. Solid waste disposal is provided by the Greater Vancouver Regional District. B.C. Hydro and Power Authority, B.C. Gas, B.C. Telephone, and Shaw Cable provide other utilities.

COMMUNITY FACILITIES - Public elementary and secondary schools are administered by School District 44 North Vancouver. Recreational facilities are operated for the City and District of North Vancouver by the North Vancouver Recreation Commission. Information on facilities and programs is available from the above agencies. The District of North Vancouver operates its own extensive municipal park system and library system. Additional parks and recreation areas are operated in the municipality by the Greater Vancouver Regional Parks Department, Greater Vancouver Water District, B.C. Parks Branch and Grouse Mountain Resorts. The general locations of these institutional, recreation and park facilities and proposed facilities are shown on the Plan Map. Fire protection is provided by the District of North Vancouver Fire Department. The R.C.M.P. provide police protection under joint contract with the City and District of North Vancouver. Emergency rescue and disaster coordination are provided to the three North Shore municipalities by the North and West Vancouver Emergency Program. Ambulance service is provided by B.C. Emergency Health Services. General hospital facilities are located at Lions Gate Hospital in the City of North Vancouver. Public health services are provided to the three North Shore municipalities by the North Shore Union Board of Health.

SCHEDULE OF PLAN MAP LAND USES

RESIDENTIAL: Areas presently developed or to be developed for residential housing at various densities. The housing type and density range are established in the local area community plans.

URBAN RESERVE: Areas located generally between the 150 and 350m elevation identified as suitable for future residential housing development.

INSTITUTIONAL: Existing and proposed sites for schools, churches, theatres, recreation centres, and public buildings.

COMMERCIAL: Existing and proposed sites suitable for a range of local and community retail, office and service uses.

INDUSTRIAL: Areas providing for a range of manufacturing, warehousing, transportation, and port industrial uses.

MIXED-USE: Areas providing for a combination of industrial and commercial uses.

PARKS, RECREATION AND WILDERNESS AREAS: Areas designated principally for the preservation and enjoyment of the natural environment, outdoor recreational use, and regional water supply.

CONSERVATION AREAS: Areas designated principally for the protection of fish and wildlife habitat, and, the natural environment.

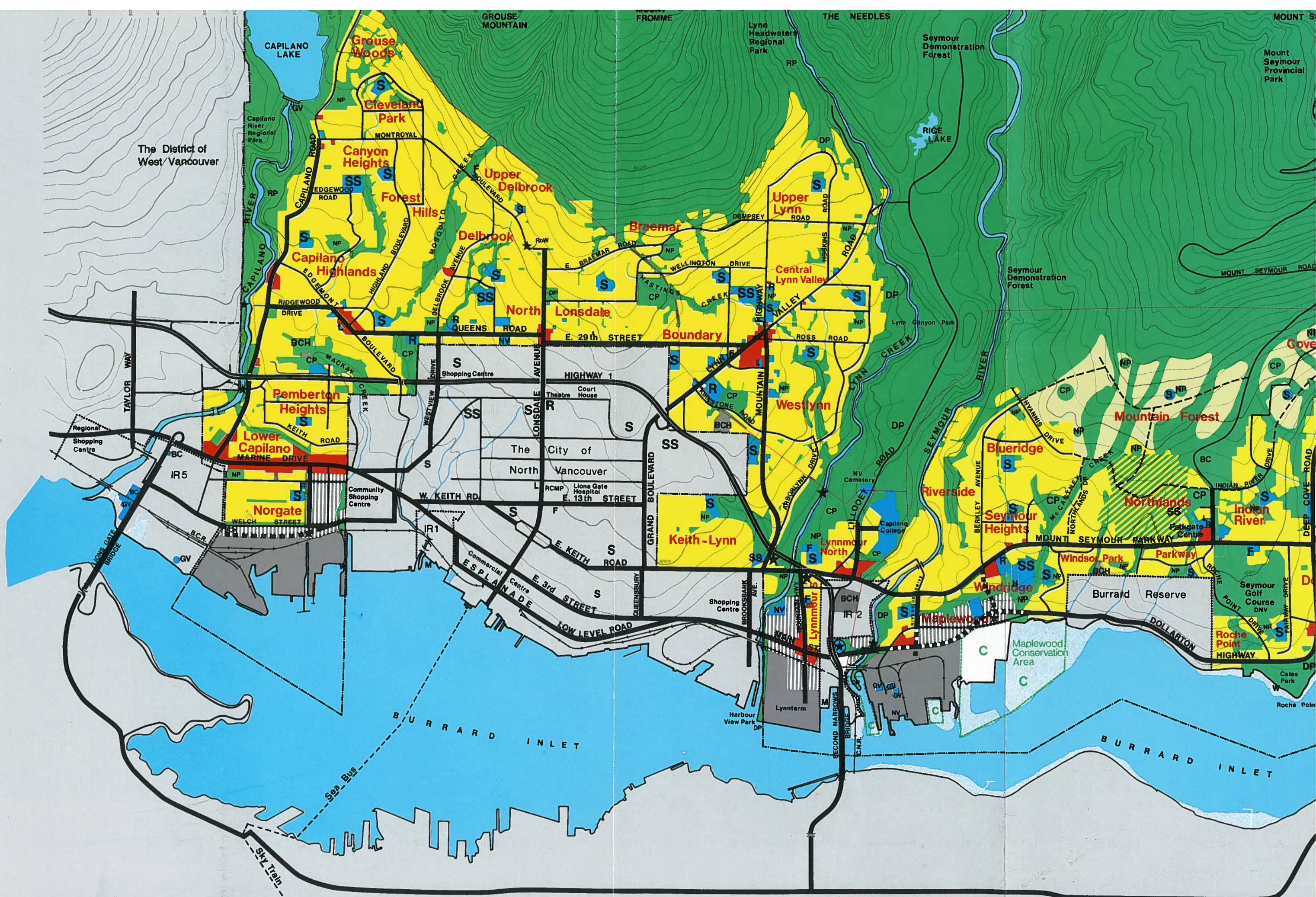
Schedule "B"

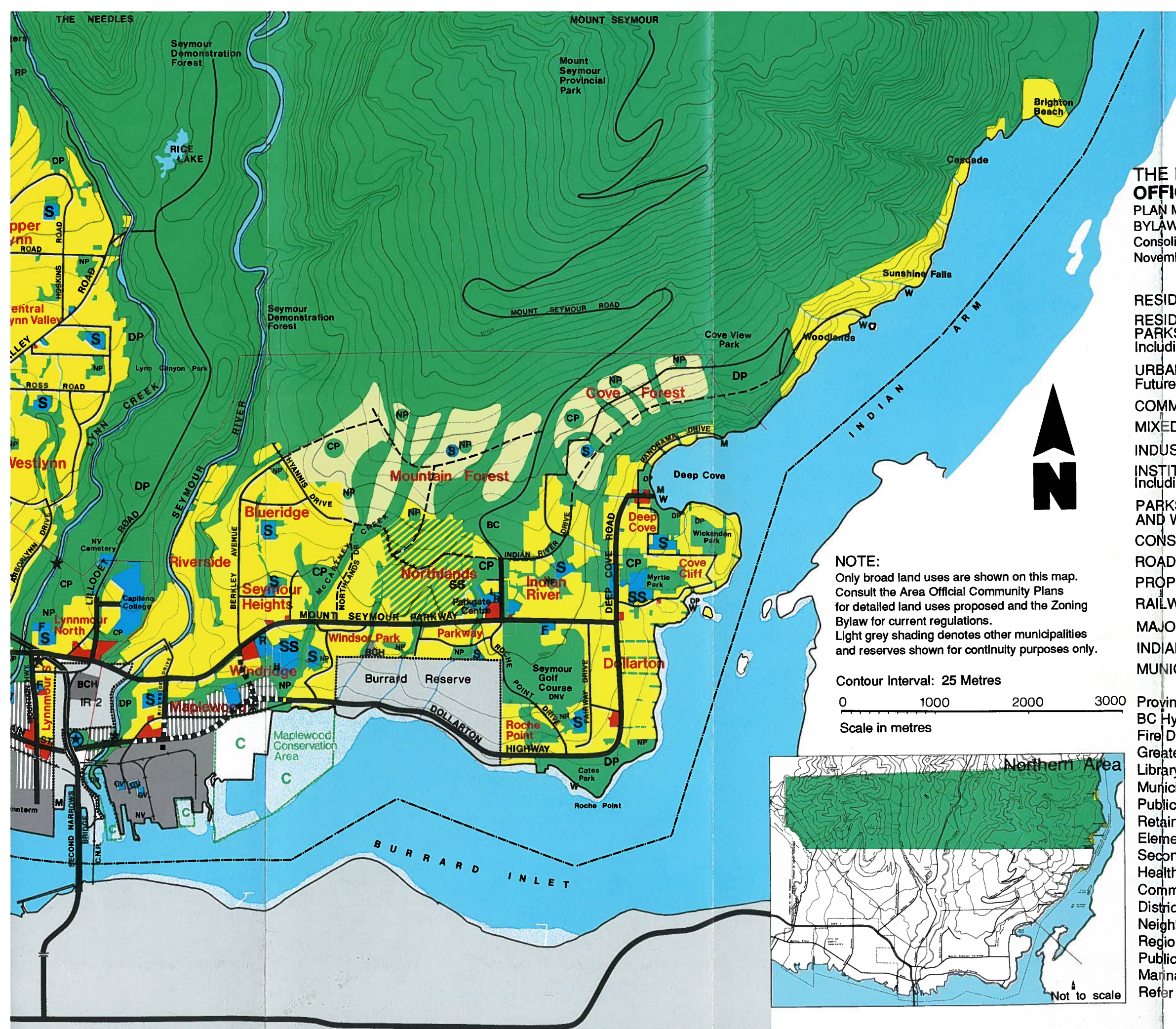
DEVELOPMENT PERMIT AREAS

Note: The following pages of this consolidation contain colour separations representing the areas designated by the District OCP for each type of development permit regulation. At the scale presented here the colour separations must be regarded as schematic. DPA Map 1 at a scale of 1:10 000 is available for viewing at the office of the Municipal Clerk. For convenience, portions of DPA Map 1 designated by the various Area Official Community Plans are also shown here.

PLAN DATA

LAND USE	URBAN AREA	URBAN RESERVE	ALPINE AREA	TOTAL AREA	%
RESIDENTIAL					
Includes: roads and creek allowances.	2735 ha	285 ha	92 ha	3167 ha	19.5
INSTITUTIONAL					
Includes: schools, churches, and public buildings.	136	5	0	145	0.9
URBAN PARKS					
Includes: major river parks and lower Seymour Demonstration Forest lands.	1111	215	0	1345	8.3
COMMERCIAL					
Includes: retail centres and districts.	100	0	0	100	0.6
MIXED USE					
Includes: business and light industrial.	130	0	0	130	0.8
INDUSTRIAL					
Includes: port, general and light industrial.	350	0	0	350	2.1
CONSERVATION, LAND					
Alpine Areas are under study.	30	0	500	530	3.3
WILDERNESS					
natural parks and recreation areas above urban development and regional water supply areas.	0	0	10470	10470	64.5
NORTHLANDS GOLF COURSE					
Mixed Use Area					
Includes: residential, institutional, parks and recreational, and golf course.	78 ha				
TOTAL LAND AREA	4670 ha	505 ha	11062 ha	16237 ha	100%
CONSERVATION, INTERTIDAL				70	
OTHER AREAS, INTERTIDAL				12	
WATER AREAS				1500	
TOTAL AREA OF THE DISTRICT OF NORTH VANCOUVER				17819 ha	
All areas are rounded estimates as of 1990.					

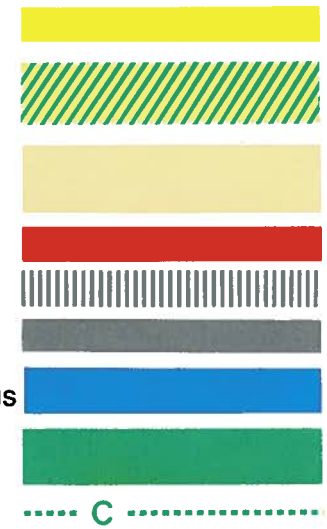




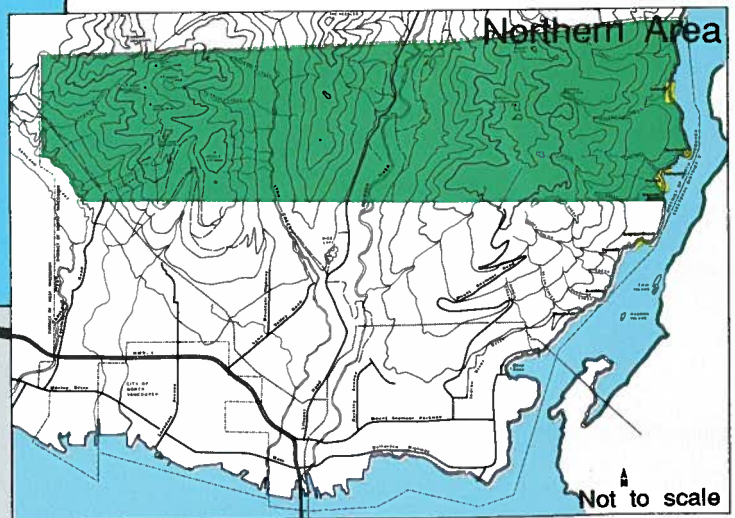
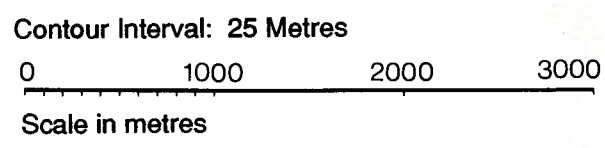
**THE DISTRICT
OFFICIAL COMMUNITY PLAN**
PLAN MAP DNV 01
BYLAW 6300
Consolidated to Amending Bylaw 6401
November 1991



- RESIDENTIAL LAND USE
- RESIDENTIAL / INSTITUTIONAL/
PARKS / RECREATIONAL
Including Golf Course
- URBAN RESERVE AREA
Future Residential Use
- COMMERCIAL LAND USE
- MIXED USE
- INDUSTRIAL LAND USE
- INSTITUTIONAL USE
Including Schools and Public Buildings
- PARKS, RECREATIONAL
AND WILDERNESS AREAS
- CONSERVATION AREA
- ROAD
- PROPOSED ROAD
- RAILWAY
- MAJOR POWER LINES
- INDIAN RESERVE BOUNDARY
- MUNICIPAL BOUNDARY



NOTE:
Only broad land uses are shown on this map.
Consult the Area Official Community Plans
for detailed land uses proposed and the Zoning
Bylaw for current regulations.
Light grey shading denotes other municipalities
and reserves shown for continuity purposes only.



- Provincial
- BC Hydro Substation
- Fire Department
- Greater Vancouver Regional District
- Library
- Municipal Building
- Public Recreation Centre
- Retained Road Right of Way
- Elementary School existing / proposed
- Secondary School existing / proposed
- Health Services
- Community Park existing / proposed
- District Park existing / proposed
- Neighbourhood Park existing / proposed
- Regional Park
- Public Wharf
- Marina / Yacht Club
- Refer to Transportation Section of OCP text

- BC
- BCH
- F
- GV
- L
- NV
- R
- RoW
- S
- SS
- H
- CP
- DP
- NP
- RP
- W
- M
- ★

1 DEVELOPMENT PERMIT AREA DESIGNATIONS

Pursuant to Section 945 of the Municipal Act, those lands shown shaded on DPA Map 1, District Plan Development Permit Areas are designated development permit areas for purposes of: protecting the natural environment; protecting development from hazardous conditions; regulating the form and character of commercial, industrial and multi-family residential uses; and, protecting heritage sites.

DPA Map 1 illustrates those general areas which require protection of the natural environment and protection of development from hazardous conditions. The boundaries of these areas have been based on an interpretation of information provided by landscape reconnaissance studies, aerial photographs, ground surveys, topographic maps, and legal lot lines. The exact boundaries of areas which require protection will be defined following detailed site assessment. Where areas requiring protection are subsequently identified which have not been shown on DPA Map 1, an amendment to the plan may be required to ensure development is in accordance with the applicable guidelines and the objectives of the Plan.

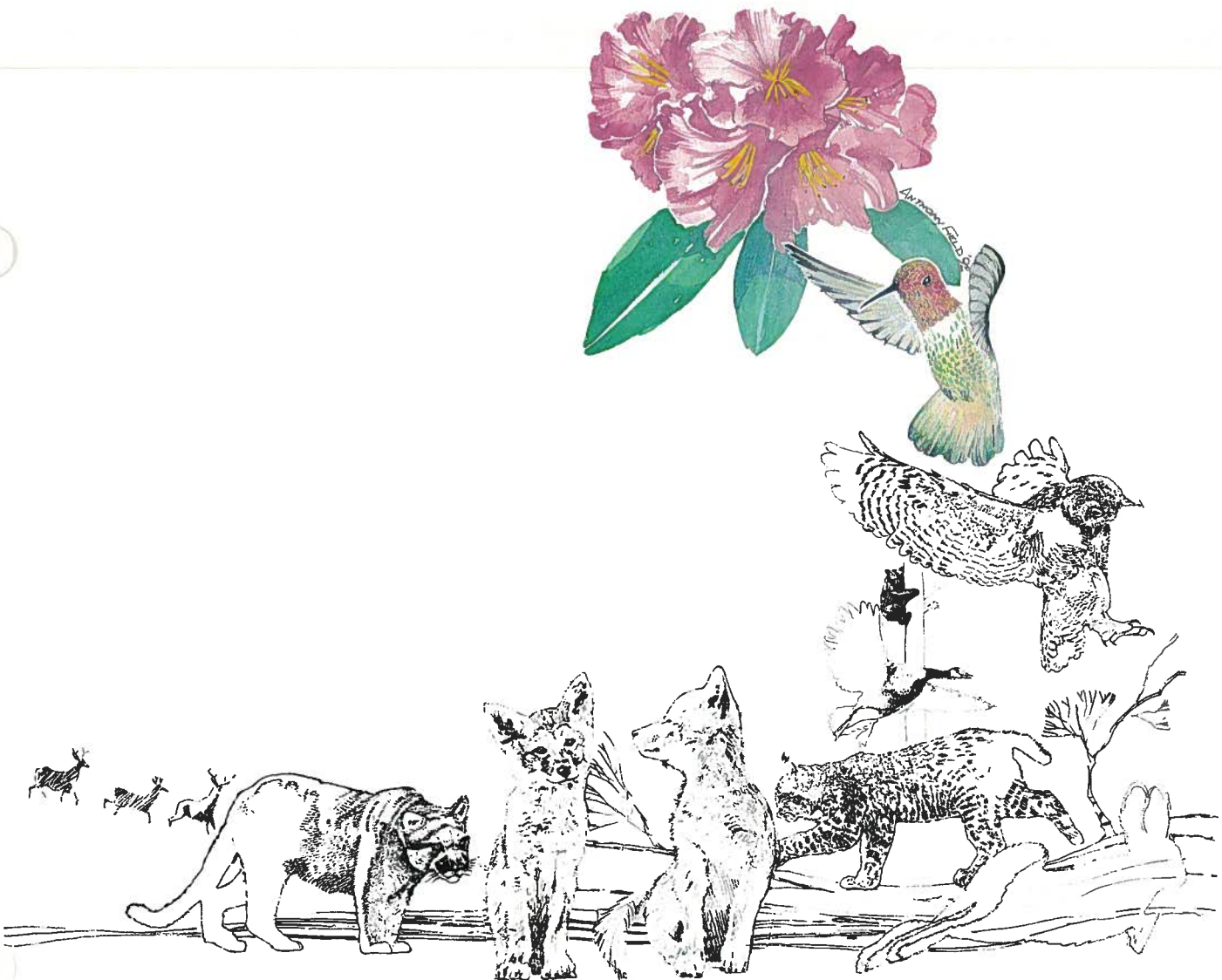
DPA Map 1 also indicates the districts for which local area official community plans have been adopted. The relevant local area Official Community Plan Schedule "B" should be referred to for information regarding development permit area designations within these areas. (NOTE: In addition to the designated development permit areas certain parts of the municipality have been designated as tree cutting permit areas. The Tree Cutting Bylaw applies to both pre-development and post-development situations).



2 PROTECTION OF THE NATURAL ENVIRONMENT

2.1 CONDITIONS

The District's mountain forests serve as the scenic backdrop to North Vancouver and to Greater Vancouver. In addition to their aesthetic and heritage values, these forests are also important as wildlife habitat. Outstanding geological formations and rare species of vegetation in these areas are in need of protection. The vegetation of major creeks and ravines provides habitat for local wildlife, prevents soil erosion and downstream flooding, and ultimately controls the quantity and quality of water flowing into fish spawning areas. The foreshore lands, particularly in Seymour, are also an asset of special environmental importance.





2.2 GUIDELINES

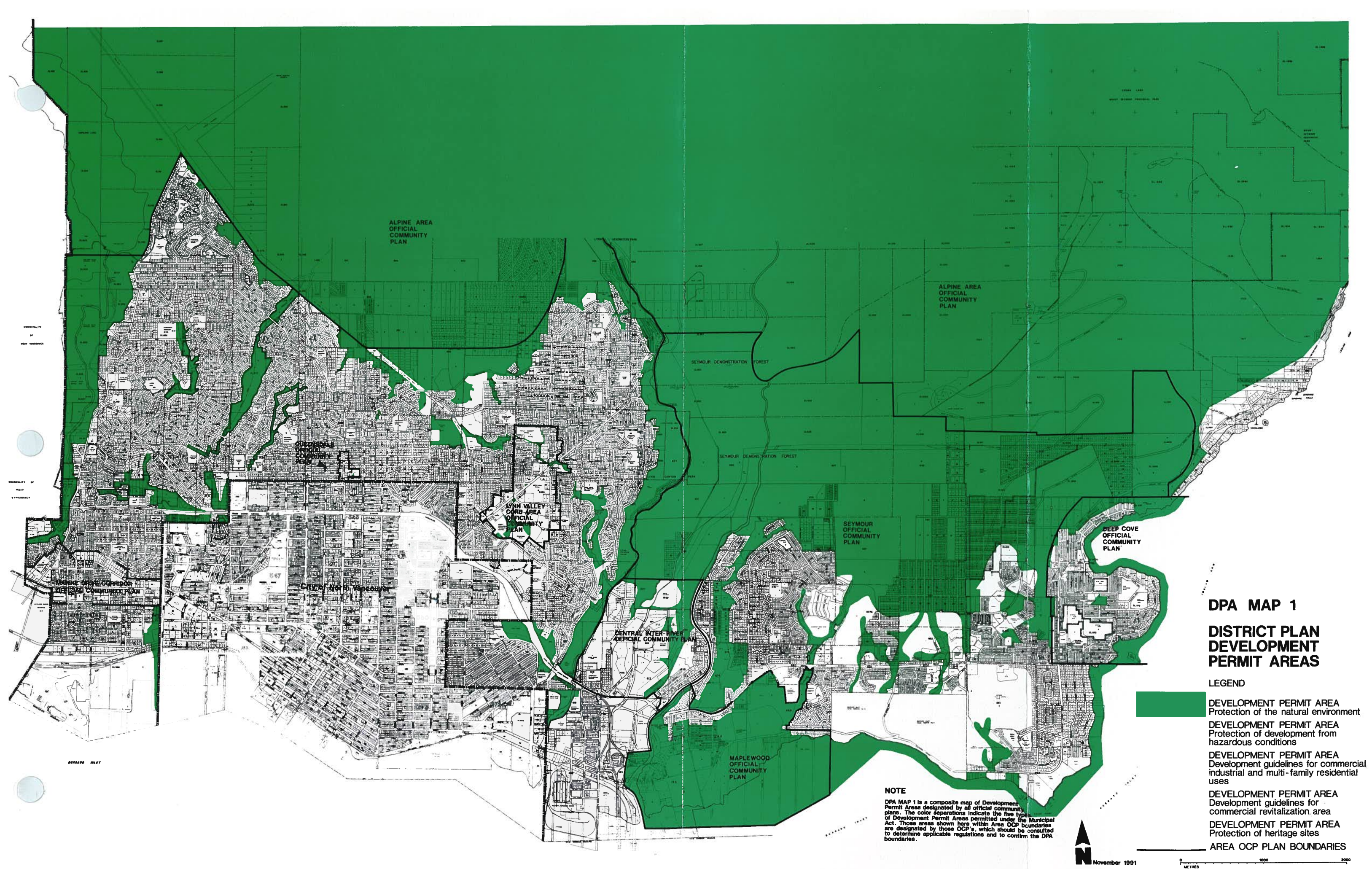
2.2.1 Any development proposal for these designated areas may be required to include a certified environmental impact study which identifies any adverse effects on the natural environment and visual resources, and, addresses the means by which these can be minimized.

2.2.2 Development in creek ravine areas should be restricted to fences, pathways, erosion control works, bridges, utilities and maintenance access roads.

2.2.3 Any maintenance forestry to remove hazardous or infested trees and any clearing necessary for trail, road, viewpoint or building construction shall be reviewed by the District Parks Department.

2.2.4 Where disturbance of designated areas is necessary to install or repair utilities or to construct roads, the affected land should be replanted with compatible native types of vegetation as soon as possible.

2.2.5 Where development is considered to have minimal environmental impact, the requirement for a development permit may be waived.





3 PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

3.1 CONDITIONS

There are steep embankments within the District that may be unstable. Strict control of any development in these areas is necessary to protect against landslides or erosion. Responsibility for the safety of any development and liability arising from that development continues to rest exclusively with the owner and not the municipality or its employees. Low lands near the major creeks and river may be subject to flooding.





3.2 GUIDELINES

3.2.1 No clearing shall be done prior to approval of a site development application.

3.2.2 Any application for site development may be required to include a certified geotechnical report that outlines any anticipated adverse impacts on the area's hydrology, groundcover, slope stability or other factors affecting development safety and addresses the means by which these can be minimized.

3.2.3 Buildings should be sited on the developable portion of a parcel to minimize the disturbance to the natural terrain.

3.2.4 Roads and buildings should follow natural topography in a manner which minimizes the need for cut and fill construction.

3.2.5 Very careful design consideration should be given to the management of storm water run-off in steep slope developments.

3.2.6 Special design consideration should be given to strengthening the ability of buildings or other improvements to withstand hazards.

3.2.7 Caution should be exercised in the removal of vegetation or deposit of fill on, or adjacent to, the top of steep slopes.

3.2.8 Development in lands adjacent to the major creeks and rivers in the District should incorporate adequate flood proofing measures in the siting and design of buildings.

3.2.9 Where development is considered to be of a minor nature not requiring protection from hazardous conditions, the requirement for a development permit may be waived.



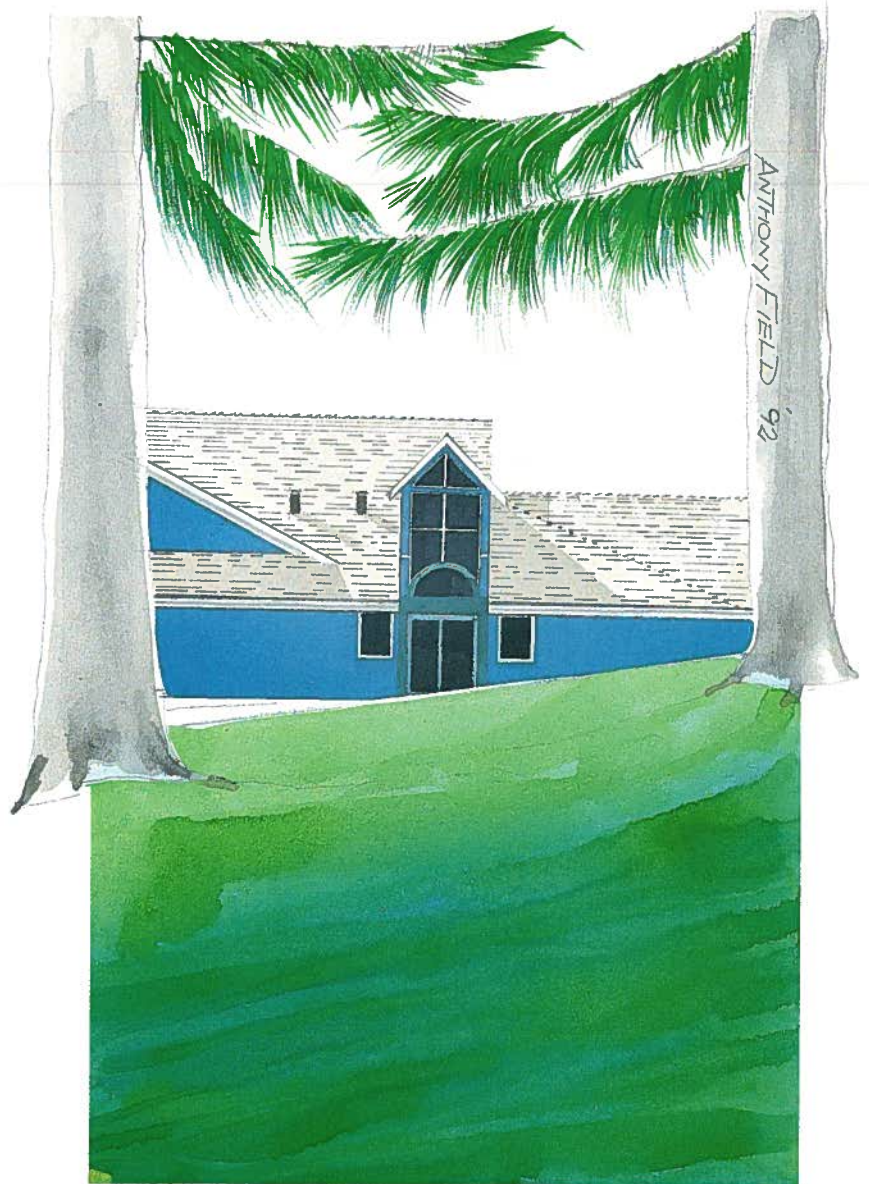
4

COMMERCIAL/INDUSTRIAL/ MULTI-FAMILY DEVELOPMENT

4.1 OBJECTIVES

4.1.1 To create an attractive, efficient community through high quality design.

4.1.2 To take advantage of the District's natural setting and view opportunities while preserving the forested character of the community.





4.2 GUIDELINES

In addition to these general guidelines, site specific guidelines may be adopted by Council.

4.2.1 View opportunities of the mountains, the forests, and the harbour should be maximized through the careful siting of buildings and open spaces and through innovative design of shopping centres, major buildings and multi-family residential development.

4.2.2 Building forms should adapt to the natural land forms.

4.2.3 The architectural character of the development should reflect the natural identity of the site.

4.2.4 The layout, design and scale of the development should encourage neighbourhood cohesion. Building designs should be complementary to adjacent residential dwellings in order to minimize the impact of overlooking, shadow effects, noise, and view obstruction.

4.2.5 Building height within the commercial centres should be appropriate to human scale and reflect a suburban setting. Sloped roofs are preferred with the upper floors of multi-storey commercial buildings stepped back to reduce scale and visual impact.

4.2.6 The extensive use of intense colour on exterior surfaces, such as building walls, is discouraged. Important building features such as entrances may be highlighted architecturally and through the use of colour accents. Where exposed, concrete should be of a high quality finish and where appropriate, it should be painted to harmonize with the colour scheme of the project.

4.2.7 A unified landscape concept for building sites, public open spaces and streets within a given area should be achieved. Buildings should be sited to retain as much natural vegetation as possible and to protect natural watercourses within property boundaries. Where conditions permit, existing native vegetation should be incorporated in site landscaping.

4.2.8 In multi-family residential developments, private and public open spaces should be clearly defined through appropriate landscaping, pathways, street furniture, and fencing.



4.2.9 Extensive paved areas should incorporate a variety of materials, patterns and textures. Planters, fountains, art works, and benches should also be appropriately located.

4.2.10 A landscape concept creating a “courtyard” rather than “parking lot” approach to parking areas should be devised incorporating trees, hedges and screen fences.

4.2.11 Footpaths should radiate from the various centres to surrounding neighbourhoods. Local footpaths should link building entrances to sidewalks and parking areas. Within large parking lots, well marked pedestrian routes should be provided.

4.2.12 Weather protection should be provided for building entrances and bus stops.

4.2.13 Building and site designs should reflect accepted design principles with regard to visibility and security measures. Exterior lighting at a pedestrian scale should be provided along footpaths, parking areas, and in public areas to encourage evening use and improve safety.

4.2.14 Appropriate acoustical design should be used to minimize noise levels, particularly when adjacent to residential dwellings or major transportation routes.

4.2.15 All rooftop mechanical equipment should be screened from view and elevator penthousing incorporated within the overall architectural treatment of buildings.

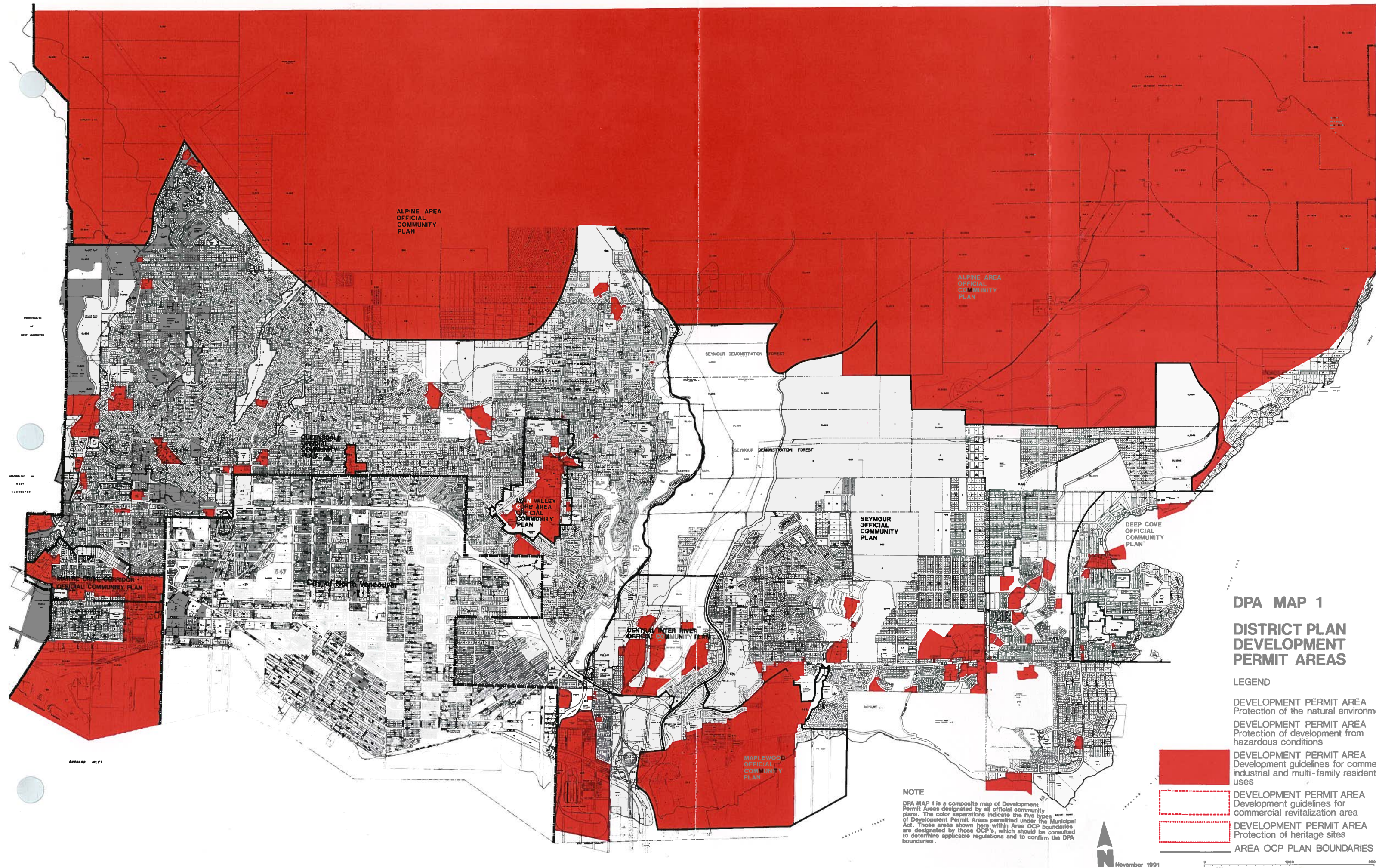
4.2.16 All electrical and telephone services should be installed underground except for marine and heavy industrial installations. All electrical transformers, connection boxes, gas meters, etc., should be located and screened to minimize their visibility. Utility companies should be consulted early in the design process to determine the least obtrusive locations for these installations.

4.2.17 Loading bays, refuse containers and storage areas should be located and screened to minimize their visibility from public areas.



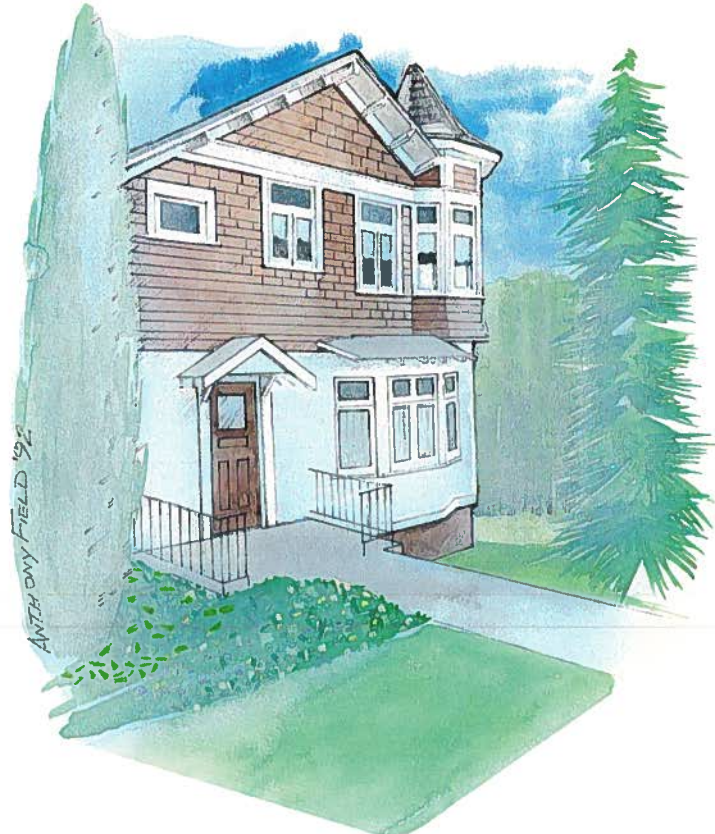
4.2.18 Signage should be integrated with the design of the principal building facades in order to enhance rather than dominate. All signage should be in reasonable proportion to the size of the building. On multi-unit buildings, the unit signs should be of uniform size, arrangement and character. Standardized corporate or franchise buildings or features that conflict with the guidelines are unacceptable.

4.2.19 Where development is considered to be minor and in keeping with adopted policies, the requirement for a development permit may be waived.





5 HERITAGE CONSERVATION AREAS



5.1 OBJECTIVE

To protect and enhance the historic character of buildings, sites, and landscaping of importance to the cultural heritage of the community.

5.2 GUIDELINES

In addition to these guidelines, site specific guidelines may be adopted by Council.

5.2.1 The buildings, site and landscape features listed by the municipality or province as official heritage sites should be preserved and protected from inappropriate redevelopment.

5.2.2 Any alterations or maintenance to the existing heritage sites should be in keeping with their original character.

5.2.3 Any new development permitted on an official heritage site should reflect the historic character of the original development.

AMENDMENTS

From time to time Council adopts amendments to the Plan Map and Development Permit Map. The detail maps showing these amendments should be entered here pending publication of new editions of the main maps. Revisions to the text should be entered in the appropriate section.