



**AGENDA FOR THE REGULAR MEETING OF COUNCIL TO  
COMMENCE AT 6:00 PM, IN THE COUNCIL CHAMBER, CITY  
HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, APRIL 15, 2019**

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**MONDAY, APRIL 15, 2019  
COUNCIL MEETING – 6:00 PM**

“Live” Broadcast via City Website [www.cnv.org/LiveStreaming](http://www.cnv.org/LiveStreaming)  
Complete Agenda Package available at [www.cnv.org/CouncilMeetings](http://www.cnv.org/CouncilMeetings)

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, April 15, 2019

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, April 8, 2019

**PROCLAMATIONS**

Day of Mourning – April 28, 2019

Neighbourhood House Week – May 5 to 11, 2019

MS Awareness Month – May 2019

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

Items \*3, \*4, \*5, \*6, \*7, \*8 and \*9 are listed in the Consent Agenda and may be considered separately or in one motion.

**BYLAWS – ADOPTION**

- \*3. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536”  
(Sidewalks – Snow and Ice Removal)
- \*4. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707”  
(2019 Project Plan Funding)
- \*5. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708”  
(2019 Project Plan Funding)
- \*6. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709”  
(Moodyville Traffic Signals Project)

## **CONSENT AGENDA – Continued**

### **CORRESPONDENCE**

- \*7. Board in Brief, Metro Vancouver Regional District, March 29, 2019

### **REPORTS**

- \*8. Transfer of Shipyard Artifacts Deaccessioned from the Museum Collection  
*Information Report, April 9, 2019 – “Lot 5 – Artifact Integration”*
- \*9. Council Conference Attendance – Lower Mainland Local Government Association (LMLGA) – 2019 Annual General Meeting and Conference – May 8-10, 2019
10. Funding Appropriation Request – Affordable Housing Initiatives
11. Sunrise Parkland Adjustment – Statutory Right-of-Way – Metro Vancouver Water Main and Parks Dedication Bylaw  
*Item 12 refers.*

### **BYLAW – FIRST, SECOND AND THIRD READINGS**

12. “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706”  
(Sunrise Parkland Adjustment)

### **REPORT**

13. 2019 Tax Rates Bylaw  
*Item 14 refers.*

### **BYLAW – FIRST, SECOND AND THIRD READINGS**

14. “Tax Rates Bylaw, 2019, No. 8704”

### **PUBLIC HEARING – 125 East 20<sup>th</sup> Street – 6:30 PM**

### **BYLAWS – THIRD READING**

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701”  
(Vancouver Resource Society for the Physically Disabled / NSDA Architects,  
125 East 20<sup>th</sup> Street, CD-718)
16. “Housing Agreement Bylaw, 2019, No. 8702” (Vancouver Resource Society for  
the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718, Rental  
Housing Commitments)

**BYLAWS – THIRD READING – Continued**

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705”  
(Accessory Lounge Use)

*Public Hearing waived.*

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**CITY CLERK’S RECOMMENDATION**

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(g) [litigation], 90(1)(i) [legal advice] and 90(1)(k) [proposed services].

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER Regular Council Meeting – April 15, 2019

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### **CALL TO ORDER**

### **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, April 15, 2019

### **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, April 8, 2019

### **PROCLAMATIONS**

Day of Mourning – April 28, 2019

Neighbourhood House Week – May 5 to 11, 2019

MS Awareness Month – May 2019

### **PUBLIC INPUT PERIOD**

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.”

The time allotted for each speaker appearing before Council during the Public Input Period is two minutes, with the number of speakers set at five persons. Speakers’ presentations will be audio and video recorded, as well as live-streamed on the Internet, and will form part of the public record.

To make a submission to Council during the Public Input Period, a person must complete the Public Input Period sign-up sheet at City Hall prior to the Regular Council Meeting. A person who fails to complete, or only partially completes, the Public Input Period sign-up sheet will not be permitted to make a submission to Council during the Public Input Period. The sign-up sheet will be available on the table in the lobby outside the Council Chamber from 5:30 pm until 5:55 pm before a Council meeting.

When appearing before Council, speakers are requested to state their name and address for the record. Speakers may display materials on the document camera at the podium in the Council Chamber and provide written materials to the City Clerk for distribution to Council, only if these materials have been provided to the City Clerk by 4:00 pm on the date of the meeting.

The Public Input Period provides an opportunity for input only, without the expectation of a response from Council, and places the speaker’s concern on record.

Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2).

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting and to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda and an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Mayor, followed by his/her surname” or “Your Worship”. Councillors should be addressed as “Councillor, followed by their surname”.



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**CONSENT AGENDA**

Items \*3, \*4, \*5, \*6, \*7, \*8 and \*9 are listed in the Consent Agenda and may be considered separately or in one motion.

**RECOMMENDATION:**

THAT the recommendations listed within the “Consent Agenda” be approved.

**START OF CONSENT AGENDA**

**BYLAWS – ADOPTION**

- \*3. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536”  
(Sidewalks – Snow and Ice Removal)

**RECOMMENDATION:**

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536” (Sidewalks – Snow and Ice Removal) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- \*4. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707”  
(2019 Project Plan Funding)

**RECOMMENDATION:**

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707” (2019 Project Plan Funding) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- \*5. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708”  
(2019 Project Plan Funding)

**RECOMMENDATION:**

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708” (2019 Project Plan Funding) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- \*6. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709”  
(Moodyville Traffic Signals Project)

**RECOMMENDATION:**

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709” (Moodyville Traffic Signals Project) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**CONSENT AGENDA – Continued**

**CORRESPONDENCE**

- \*7. Board in Brief, Metro Vancouver Regional District, March 29, 2019  
– File: 01-0400-60-0006/2019

Re: Metro Vancouver – Board in Brief

**RECOMMENDATION:**

THAT the correspondence of Metro Vancouver, dated March 29, 2019, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**REPORTS**

- \*8. Transfer of Shipyard Artifacts Deaccessioned from the Museum Collection  
– File: 15-7930-01-0001/2019

Report: Director, North Vancouver Museum and Archives, April 1, 2019

**RECOMMENDATION:**

PURSUANT to the report of the Director, North Vancouver Museum and Archives, dated April 1, 2019, entitled “Transfer of Shipyard Artifacts Deaccessioned from the Museum Collection”:

THAT Council authorize the North Vancouver Museum and Archives (NVMA) Commission to deaccession 93 artifacts owned solely by the City of North Vancouver;

AND THAT Council authorize the NVMA Commission to transfer the 93 deaccessioned artifacts and 5 unaccessioned objects owned jointly by the City and the District of North Vancouver, to the City of North Vancouver for integration into the Lot 5 project.

*Information Report, April 9, 2019 – “Lot 5 – Artifact Integration”*



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**CONSENT AGENDA – Continued**

**REPORTS – Continued**

- \*9. Council Conference Attendance – Lower Mainland Local Government Association (LMLGA) – 2019 Annual General Meeting and Conference – May 8-10, 2019  
– File: 01-0390-01-0001/2019

Report: City Clerk, April 9, 2019

**RECOMMENDATION:**

PURSUANT to the report of the City Clerk, dated April 9, 2019, entitled “Council Conference Attendance – Lower Mainland Local Government Association (LMLGA) – 2019 Annual General Meeting and Conference – May 8-10, 2019”:

THAT Council members be authorized to attend the LMLGA Annual General Meeting and Conference, to be held May 8-10, 2019, at Harrison Hot Springs, BC;

THAT Council Conference Attendance Policy No. C99C be amended to include the annual LMLGA Annual General Meeting and Conference as an approved conference for Council to attend;

THAT expenses be paid in accordance with City Policy;

AND THAT the funds be provided from the Conference Education Travel Account.

**END OF CONSENT AGENDA**

**REPORTS**

10. Funding Appropriation Request – Affordable Housing Initiatives  
– File: 10-5040-03-0003/2019

Report: Planner 2, April 3, 2019

**RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated April 3, 2019, entitled “Funding Appropriation Request – Affordable Housing Initiatives”:

THAT (Funding Appropriation #1925) an amount of \$300,000 be appropriated from the Affordable Housing Reserve Fund to support the delivery of new affordable housing initiatives;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Affordable Housing Reserve Fund.



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**REPORTS – Continued**

11. Sunrise Parkland Adjustment – Statutory Right-of-Way – Metro Vancouver Water Main and Parks Dedication Bylaw – File: 08-3010-01-0001/2019

Report: Section Manager, Real Estate, April 8, 2019

**RECOMMENDATION:**

PURSUANT to the report of the Section Manager, Real Estate, dated April 8, 2019, entitled “Sunrise Parkland Adjustment – Statutory Right-of-Way – Metro Vancouver Water Main and Parks Dedication Bylaw”:

THAT “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment) be considered;

THAT staff be directed to initiate an Alternative Approval Process for parklands located on the southwest corner of Keith Road and Brooksbank Avenue;

THAT the Mayor and City Clerk be authorized to sign any necessary documentation to give effect to this motion;

AND THAT any proceeds received for the fees for the Statutory Right-of-Way under the parkland be directed to the Tax Sale Land Reserve Fund.

*Item 12 refers.*

**BYLAW – FIRST, SECOND AND THIRD READINGS**

12. “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment)

**RECOMMENDATION:**

THAT “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment) be given first, second and third readings.





**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**REPORT**

13. 2019 Tax Rates Bylaw – File: 05-1970-05-0005/2019

Report: Director, Finance, April 9, 2019

**RECOMMENDATION:**

PURSUANT to the report of the Director, Finance, dated April 9, 2019, entitled “2019 Tax Rates Bylaw”:

THAT “Tax Rates Bylaw, 2019, No. 8704” be considered.

*Item 14 refers.*

**BYLAW – FIRST, SECOND AND THIRD READINGS**

14. “Tax Rates Bylaw, 2019, No. 8704”

**RECOMMENDATION:**

THAT “Tax Rates Bylaw, 2019, No. 8704” be given first, second and third readings.

**PUBLIC HEARING – 125 East 20<sup>th</sup> Street**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701” (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718) and “Housing Agreement Bylaw, 2019, No. 8702” (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 718 (CD-718) Zone to permit the development of an 85-unit rental building at a height of 6 storeys and a density of 2.59 times the lot area. Of the 85 units, 10 units will be secured as non-market rental housing. A reduction to both vehicle and bicycle parking spaces is proposed with an overall provision of 49 vehicle parking spaces and 119 bicycle parking spaces.

*Bylaw Nos. 8701 and 8702 to be considered under Items 15 and 16.*

**AGENDA**

Staff presentation  
Applicant presentation  
Representations from the public  
Questions from Council  
Motion to conclude the Public Hearing



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**BYLAWS – THIRD READING**

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701”  
(Vancouver Resource Society for the Physically Disabled / NSDA Architects,  
125 East 20<sup>th</sup> Street, CD-718)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701”  
(Vancouver Resource Society for the Physically Disabled / NSDA Architects,  
125 East 20<sup>th</sup> Street, CD-718) be given third reading.

16. “Housing Agreement Bylaw, 2019, No. 8702” (Vancouver Resource Society for  
the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718, Rental  
Housing Commitments)

**RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2019, No. 8702” (Vancouver Resource  
Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street,  
CD-718, Rental Housing Commitments) be given third reading.

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705”  
(Accessory Lounge Use)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705”  
(Accessory Lounge Use) be given third reading.

*Public Hearing waived.*



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**  
**Regular Council Meeting – April 15, 2019**

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**PUBLIC CLARIFICATION PERIOD**

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**CITY CLERK'S RECOMMENDATION**

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(g) [litigation], 90(1)(i) [legal advice] and 90(1)(k) [proposed services].

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, APRIL 8, 2019****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor T. Hu  
Councillor J. McIlroy  
Councillor T. Valente

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, City Clerk  
C. Baird, Deputy City Clerk  
J. Peters, Assistant City Clerk  
B. Pearce, Director, Strategic and Corporate Services  
H. Reinhold, Deputy Director, Strategic and Corporate Services  
D. Foldi, Project Manager, Strategic Initiatives  
S. Antoniali, Section Manager, Real Estate  
L. Siracusa, Manager, Shipyards and Waterfront  
B. Themens, Director, Finance  
L. Garber, Deputy Director, Finance  
B. Johnson, Revenue Accountant  
D. Pope, City Engineer  
K. Magnusson, Deputy Director, Engineering, Parks and Environment  
M. Epp, Director, Planning and Development  
H. Evans, Community Planner L. Orr, Manager, Business and Community Partnerships  
P. Duffy, Manager, Bylaw Services  
T. Ryce, Assistant Manager, Inspections  
C. Nichols, Manager, Human Resources  
G. Munro, Manager, Information Technology  
G. Penway, Acting Director, Community and Partner Engagement

The meeting was called to order at 6:00 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Girard

1. Regular Council Meeting Agenda, April 8, 2019

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor Back

2. Regular Council Meeting Minutes, April 1, 2019

**CARRIED UNANIMOUSLY**

## **PUBLIC INPUT PERIOD**

- Ron Sostad, 231 East 15<sup>th</sup> Street, North Vancouver, spoke regarding the 2019 Financial Plan.
- Linda Sullivan, 1262 West 23<sup>rd</sup> Street, North Vancouver, spoke regarding the Harry Jerome Community Recreation Centre and support for a 50 metre pool.
- Cathy Roddie, 1246 West 23<sup>rd</sup> Street, North Vancouver, spoke regarding the Harry Jerome Community Recreation Centre and support for a 50 metre pool.
- Devin Dougherty, 511-255 West 1<sup>st</sup> Street, North Vancouver, spoke regarding property taxes.

## **CONSENT AGENDA**

Moved by Councillor Back, seconded by Councillor Valente

THAT the recommendations listed within the “Consent Agenda”, be approved.

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*3. “Financial Plan for the Years 2019 to 2028 Bylaw, 2019, No. 8703”

Moved by Councillor Back, seconded by Councillor Valente

THAT “Financial Plan for the Years 2019 to 2028 Bylaw, 2019, No. 8703” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

- \*4. “Officers and Officials Bylaw, 2013, No. 8322, Amendment Bylaw, 2019, No. 8710” (Statutory Officers / Designation of Municipal Employees / Exempt Benefit Option / Language Clarification)

Moved by Councillor Back, seconded by Councillor Valente

THAT “Officers and Officials Bylaw, 2013, No. 8322, Amendment Bylaw, 2019, No. 8710” (Statutory Officers / Designation of Municipal Employees / Exempt Benefit Option / Language Clarification) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

## **END OF CONSENT AGENDA**

## **DELEGATION**

Jonathan A. Kouwenberg, Commander, Royal Canadian Navy, HMCS Vancouver, provided a presentation regarding the 25-Year Anniversary of HMCS Vancouver and responded to questions of Council.

## **CORRESPONDENCE**

5. Jonathan A. Kouwenberg, Commander, Royal Canadian Navy – HMCS Vancouver, March 29, 2019

Re: HMCS Vancouver

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the correspondence from Jonathan A. Kouwenberg, Commander, Royal Canadian Navy, dated March 29, 2019, regarding the “HMCS Vancouver”, be received with thanks.

**CARRIED UNANIMOUSLY**

## **REPORT**

6. Sidewalk Snow and Ice Removal – Amendment to Street and Traffic Bylaw – File: 11-5400-11-0001/2019

Report: Manager, Engineering Planning and Design, March 27, 2019

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Engineering Planning and Design, dated March 27, 2019, entitled “Sidewalk Snow and Ice Removal – Amendment to Street and Traffic Bylaw”:

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536” (Sidewalks – Snow and Ice Removal) be considered.

**CARRIED UNANIMOUSLY**

## **BYLAW – FIRST, SECOND AND THIRD READINGS**

7. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536” (Sidewalks – Snow and Ice Removal)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536” (Sidewalks – Snow and Ice Removal) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **BYLAW – FIRST, SECOND AND THIRD READINGS – Continued**

7. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536”  
(Sidewalks – Snow and Ice Removal) – Continued

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536” (Sidewalks – Snow and Ice Removal) be given third reading.

**CARRIED UNANIMOUSLY**

## **REPORTS**

8. Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21<sup>st</sup> Street) – Initial Consideration by Council  
– File: 10-4750-10-0001/2019

Report: Community Planner, and Manager, Business and Community Partnerships,  
March 27, 2019

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Community Planner and the Manager, Business and Community Partnerships, dated March 27, 2019, entitled “Child Care Business Licence Application BUS-0028152 – Greenways Child Care Centre (570 West 21<sup>st</sup> Street) – Initial Consideration by Council”:

THAT the Public Meeting be waived for Business Licence Application BUS-0028152;

AND THAT staff bring forward Business Licence Application BUS-0028152 for Council approval.

**CARRIED UNANIMOUSLY**

9. Assessment Averaging and Assessment Phasing Options  
– File: 05-1950-01-0001/2019

Report: Director, Finance, March 27, 2019

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Director, Finance, dated March 27, 2019, entitled “Assessment Averaging and Assessment Phasing Options”:

THAT the Mayor, on behalf of Council, write to the BC Minister of Finance to request a review of the “property’s highest and best use” methodology for property assessment purposes to reduce the impact this practice is having on small businesses in Metro Vancouver;

*...Continued*



## **REPORTS – Continued**

9. Assessment Averaging and Assessment Phasing Options  
– File: 05-1950-01-0001/2019 – Continued

AND THAT a copy of the letter to BC Minister of Finance be forwarded to North Shore Members of the Legislative Assembly, the Lower Lonsdale Business Improvement Association, the North Vancouver Chamber of Commerce and Metro Vancouver municipalities.

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the following wording be added to the motion, at the end of the second clause:

“and a review of the impact of the current province-wide non-residential flat rate for school property taxes and its impact on small businesses in Metro Vancouver”

Amendment motion, **CARRIED UNANIMOUSLY**

Main motion, as amended, **CARRIED UNANIMOUSLY**

10. 2019 Property Tax Increase Distribution Options – File: 05-1610-01-0001/2019

Report: Director, Finance, March 27, 2019

The Director, Finance, provided a presentation regarding 2019 Property Tax Increase Distribution Options and responded to questions of Council.

Moved by Councillor Bell, seconded by Councillor Hu

PURSUANT to the report of the Director, Finance, dated March 27, 2019, entitled “2019 Property Tax Increase Distribution Options”:

THAT 2019 Property Tax Increase Option 2 (2% shift from Business to Residential Class) be endorsed;

AND THAT staff bring forward a Tax Rate Bylaw (2019), for adoption before May 15, 2019, in accordance with the *Community Charter*.

**CARRIED UNANIMOUSLY**

11. 2019 Project Plan – Funding Appropriations 1901-1917; Bylaw 8707 and Bylaw 8708 – File: 05-1705-30-0019/2019

Report: Deputy Director, Finance, March 27, 2019

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Deputy Director, Finance, dated March 27, 2019, entitled, “2019 Project Plan – Funding Appropriations 1901-1917; Bylaw 8707 and Bylaw 8708”:

...Continued

## **REPORTS – Continued**

11. 2019 Project Plan – Funding Appropriations 1901-1917; Bylaw 8707 and Bylaw 8708 – File: 05-1705-30-0019/2019 – Continued

THAT (Funding Appropriation #1901) an amount of \$6,069,771 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1902) an amount of \$198,779 be appropriated from the Tax Sale Land Reserve Fund – Principal for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1903) an amount of \$95,000 be appropriated from the Tax Sale Land Reserve Fund – Interest for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1904) an amount of \$3,454,875 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1905) an amount of \$62,787 be appropriated from the General Building Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1906) an amount of \$51,234 be appropriated from the Justice Administration Building Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1907) an amount of \$485,346 be appropriated from the Infrastructure Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1908) an amount of \$41,780 be appropriated from the General Equipment Replacement Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1909) an amount of \$300,000 be appropriated from the Fire Equipment Replacement Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1910) an amount of \$171,258 be appropriated from the Computer Equipment Replacement Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1911) an amount of \$840,000 be appropriated from the Engineering Equipment Replacement Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1912) an amount of \$65,450 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2019 Project Plan;

*...Continued*

## **REPORTS – Continued**

11. 2019 Project Plan – Funding Appropriations 1901-1917; Bylaw 8707 and Bylaw 8708 – File: 05-1705-30-0019/2019 – Continued

THAT (Funding Appropriation #1913) an amount of \$120,000 be appropriated from the Parking Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1914) an amount of \$85,000 be appropriated from the Public Art Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1915) an amount of \$75,000 be appropriated from the Carbon Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1916) an amount of \$150,000 be appropriated from the Environmental Stewardship Fund for the purpose of funding the 2019 Project Plan;

THAT (Funding Appropriation #1917) an amount of \$2,502,467 be appropriated from the General Reserve Fund for the purpose of funding the 2019 Project Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707” (2019 Project Plan Funding), a Bylaw to appropriate an amount of \$527,175 from the DCC (Transportation) Reserve Fund to fund the 2019 Project Plan, be considered;

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708” (2019 Project Plan Funding), a Bylaw to appropriate an amount of \$49,500 from the DCC (Parks) Reserve Fund to fund the 2019 Project Plan, be considered;

AND THAT should any of the amounts remain unexpended as at December 31, 2022, the unexpended balances shall be returned to the credit of the respective fund.

**CARRIED UNANIMOUSLY**

## **BYLAWS – FIRST, SECOND AND THIRD READINGS**

12. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707” (2019 Project Plan Funding)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707” (2019 Project Plan Funding) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707” (2019 Project Plan Funding) be given third reading.

**CARRIED UNANIMOUSLY**

## **BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued**

13. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708”  
(2019 Project Plan Funding)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708”  
(2019 Project Plan Funding) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708”  
(2019 Project Plan Funding) be given third reading.

**CARRIED UNANIMOUSLY**

## **REPORTS**

14. New Museum for North Vancouver Museum and Archives (NVMA) – Funding  
Appropriation – 2019-2028 Plan – File: 02-0800-30-0001/1

Report: Project Manager, Strategic Initiatives, March 27, 2019

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Project Manager, Strategic Initiatives, dated March 27, 2019, entitled “New Museum for North Vancouver Museum and Archives (NVMA) – Funding Appropriation – 2019-2028 Plan”:

THAT (Funding Appropriation #1919) an amount of \$525,000 be appropriated from the Civic Amenity Reserve Fund to fund the New Museum for the NVMA Project;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**CARRIED UNANIMOUSLY**

15. Central Waterfront Public Realm – Appropriation – File: 13-6740-20-0003/1

Report: Deputy Director, Strategic and Corporate Services, and Manager, Shipyards and Waterfront, March 27, 2019

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, and Manager, Shipyards and Waterfront, dated March 27, 2019, entitled “Central Waterfront Public Realm – Appropriation”:

*...Continued*

## **REPORTS – Continued**

15. Central Waterfront Public Realm – Appropriation – File: 13-6740-20-0003/1 – Continued

THAT (Funding Appropriation #1920) an amount of \$1,200,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the programming, maintenance and operations of the Central Waterfront Public Realm;

THAT part of the funding be used to add up to five new regular full-time positions to the City's staff complement in support of the operations of the Central Waterfront Public Realm;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**CARRIED UNANIMOUSLY**

16. City Cemetery Program Funding Appropriation 2019 – File: 08-3010-01-0001/2019

Report: Section Manager, Real Estate, March 27, 2019

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Section Manager, Real Estate, dated March 27, 2019, entitled "City Cemetery Program Funding Appropriation 2019":

THAT (Funding Appropriation #1922) an amount of \$100,000 be appropriated from the City Cemetery Program Reserve Fund for the purpose of funding the City Cemetery Program;

AND THAT should any of the amount remain unexpended as at December 31, 2022 the unexpended balance shall be returned to the credit of the City Cemetery Program Reserve Fund.

**CARRIED UNANIMOUSLY**

17. Pedestrian Scale Lighting – Grand Boulevard Park – Funding Appropriation – File: 12-6240-20-0047/1

Report: Pedestrian and Streetscape Planner, March 27, 2019

Moved by Councillor Valente, seconded by Mayor Buchanan

PURSUANT to the report of the Pedestrian and Streetscape Planner, dated March 27, 2019, entitled "Pedestrian Scale Lighting – Grand Boulevard Park – Funding Appropriation":

THAT (Funding Appropriation #1923) an amount of \$750,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Pedestrian Scale Lighting – Grand Boulevard Park Project;

*...Continued*

## **REPORTS – Continued**

17. Pedestrian Scale Lighting – Grand Boulevard Park – Funding Appropriation  
– File: 12-6240-20-0047/1 – Continued

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**CARRIED UNANIMOUSLY**

18. Moodyville Traffic Signals – Funding Appropriation – File: 16-8330-01-0001/2019  
Report: Traffic Engineer, March 27, 2019

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Traffic Engineer, dated March 27, 2019, entitled “Moodyville Traffic Signals – Funding Appropriation”:

THAT (Funding Appropriation #1921) an amount of \$308,050 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Moodyville Traffic Signals Project;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709” (Moodyville Traffic Signals Project), a Bylaw to appropriate an amount of \$301,950 from the DCC (Transportation) Reserve Fund to fund the project, be considered;

AND THAT should any of the amounts remain unexpended as at December 31, 2022, the unexpended balances shall be returned to the credit of the respective fund.

**CARRIED UNANIMOUSLY**

## **BYLAW – FIRST, SECOND AND THIRD READINGS**

19. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709”  
(Moodyville Traffic Signals Project)

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709” (Moodyville Traffic Signals Project) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709” (Moodyville Traffic Signals Project) be given third reading.

**CARRIED UNANIMOUSLY**

## **REPORTS**

20. St. David's Avenue Greenway Connection – Funding Appropriation  
– File: 12-5810-01-0001/2019

Report: Deputy Director, Engineering, Parks and Environment, March 27, 2019

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Deputy Director, Engineering, Parks and Environment, dated March 27, 2019, entitled “St. David's Avenue Greenway Connection – Funding Appropriation”:

THAT (Funding Appropriation #1926) an amount of \$700,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the St. David's Avenue Greenway Connection Project;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**CARRIED UNANIMOUSLY**

21. Marine-Main Corridor Improvements – Funding Appropriation  
– File: 16-8350-20-0033/1

Report: Deputy Director, Engineering, Parks and Environment, March 27, 2019

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Deputy Director, Engineering, Parks and Environment, dated March 27, 2019, entitled “Marine-Main Corridor Improvements – Funding Appropriation”:

THAT (Funding Appropriation #1927) an amount of \$1,525,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the Marine-Main Corridor Improvements Project;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**CARRIED UNANIMOUSLY**

## **COUNCIL REPORT**

Nil.

## **PUBLIC CLARIFICATION PERIOD**

Mayor Buchanan declared a recess at 7:40 pm for the Public Clarification Period and reconvened the meeting immediately after.

## **COUNCIL INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **CITY CLERK'S RECOMMENDATION:**

Moved by Councillor Back, seconded by Councillor McIlroy

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(g) [litigation] and 90(1)(i) [legal advice].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed session, at 7:41 pm and reconvened at 9:22 pm.

## **REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

3. Land Matter – File: 08-3010-01-0001/2019

Report: Section Manager, Real Estate, March 28, 2019

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Section Manager, Real Estate, dated March 28, 2019:

THAT the action taken by the Committee of the Whole, Closed Session, be ratified;

AND THAT the wording of the recommendation and the report of the Section Manager, Real Estate, dated March 28, 2019, remain in the Closed session.

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Bell, seconded by Councillor Hu

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:23 pm.

*“Certified Correct by the City Clerk”*

\_\_\_\_\_  
CITY CLERK





# PROCLAMATION

## DAY OF MOURNING

- WHEREAS** the Day of Mourning honours the memory of those who have lost their lives, been injured or suffered from work related incidents or disease; and
- WHEREAS** in British Columbia alone, 131 workers lost their lives in 2018 as a result of workplace injury and occupational disease, the prevention of which can only be achieved by collectively focusing our efforts on creating safe and healthy workplaces; and
- WHEREAS** the Day of Mourning provides an opportunity to raise public awareness of occupational health and safety and to remind our community to recommit to safety in the workplace;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **April 28, 2019** as **DAY OF MOURNING** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

**So proclaimed on Monday, April 15, 2019**

*Linda C. Buchanan*

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**Mayor Linda Buchanan**



# PROCLAMATION

## NEIGHBOURHOOD HOUSE WEEK

**WHEREAS** North Shore Neighbourhood House contributes to our vibrant city through innovative programs that help people live healthy, full lives, and plays an important role in strengthening the social and cultural fabric of our community; and

**WHEREAS** North Shore Neighbourhood House offers a range of services and supports including childcare, newcomer support, youth leadership, adult literacy, programs for seniors and elders, community meals, cultural events, volunteer opportunities and more, all of which improve social awareness, participation and quality of life for residents; and

**WHEREAS** North Shore Neighbourhood House reflects our City's commitment to nurturing an engaged, inclusive, and socially equitable community by offering safe, inviting places where people from all backgrounds and walks of life are welcomed and included;

**NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 5 to 11, 2019** as **NEIGHBOURHOOD HOUSE WEEK** in the City of North Vancouver, the traditional territories of the Squamish and Tseil-Waututh Nations.

**So proclaimed on Monday, April 15, 2019**

A handwritten signature in black ink that reads 'Linda C. Buchanan'. The signature is written in a cursive style.

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**Mayor Linda Buchanan**



# PROCLAMATION

## MS AWARENESS MONTH

- WHEREAS** Multiple Sclerosis (MS) is a chronic, often disabling neurological disease for which there is no known cause, prevention or cure and symptoms may include problems with numbness, coordination, vision and speech, extreme fatigue and even paralysis; and
- WHEREAS** an estimated one in 340 Canadians and more than 12,000 British Columbians live with MS, and BC continues to lead the way in MS research; and
- WHEREAS** the Multiple Sclerosis Society of Canada, founded in 1948 is the only national voluntary organization in Canada that supports both MS research and services to enhance quality of life and to find a cure for people living with MS;
- NOW THEREFORE** I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 2019** as **MS AWARENESS MONTH** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

**So proclaimed on Monday, April 15, 2019**

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**Mayor Linda Buchanan**

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**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 8536**

**A bylaw to amend “Street and Traffic Bylaw, 1991, No. 6234”**

The Council of the Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “**Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2019, No. 8536**” (**Sidewalks – Snow and Ice Removal**).
2. Part 8: Regulation of Street Usage of “Street and Traffic Bylaw, 1991, No. 6234” is hereby amended as follows:
  - A. In Section 814: Sidewalks – Removal of Snow and Ice, by replacing this section in its entirety with the following:

The owner or occupier of real property must remove any accumulation of snow or ice from the sidewalks and footpaths bordering the real property within 24 hours after the cessation of any snowfall that caused any accumulation of snow or ice on any sidewalk or footpath, or prior to the depth of snow accumulation exceeding ten centimetres;

READ a first time on the 8<sup>th</sup> day of April, 2019.

READ a second time on the 8<sup>th</sup> day of April, 2019.

READ a third time on the 8<sup>th</sup> day of April, 2019.

ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8707

**A Bylaw to authorize the expenditure of monies from the Development Cost Charge (Transportation) Reserve Fund for the 2019 Project Plan Appropriations.**

**WHEREAS** the entire City is listed in “Development Cost Charges Bylaw, 2016, No. 8471” as an area where development cost charges for transportation will be levied;

**AND WHEREAS** the development of highway facilities, other than off street parking, is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the *Local Government Act*;

**NOW THEREFORE** the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8707” (2019 Project Plan Funding)**.”
2. The following amounts are hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding:
  - A. \$148,500 for the “New Sidewalks to Complete Pedestrian Network” project;
  - B. \$19,800 for the “Bicycle Route Improvements” project;
  - C. \$59,400 for the “Traffic Signal at Keith & Hendry (Pedestrian & Bike Safety)” project;
  - D. \$180,675 for the “Traffic Signal at 3<sup>rd</sup> Street & St. David's” project;
  - E. \$74,250 for the “Pedestrian and Roadway Lighting Implementation” project;
  - and
  - F. \$44,550 for the “Transportation Plan Update” project.

READ a first time on the 8<sup>th</sup> day of April, 2019.

READ a second time on the 8<sup>th</sup> day of April, 2019.

READ a third time on the 8<sup>th</sup> day of April, 2019.

ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8708

**A Bylaw to authorize the expenditure of monies from the  
Development Cost Charge (Parks) Reserve Fund  
for the 2019 Project Plan Appropriations.**

**WHEREAS** the entire City is listed in “Development Cost Charges Bylaw, 2016, No. 8471” as an area where development cost charges for parks will be levied;

**AND WHEREAS** the development of park land is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the *Local Government Act*;

**NOW THEREFORE** the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Parks) Reserve Fund Bylaw, 2019, No. 8708**” (2019 Project Plan Funding).
2. The following amount is hereby appropriated from the Development Cost Charge (Parks) Reserve Fund for the purpose of funding:
  - A. \$49,500 for the “1600 Eastern Avenue Park” project.

READ a first time on the 8<sup>th</sup> day of April, 2019.

READ a second time on the 8<sup>th</sup> day of April, 2019.

READ a third time on the 8<sup>th</sup> day of April, 2019.

ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8709

**A Bylaw to authorize the expenditure of monies from the  
Development Cost Charge (Transportation) Reserve Fund  
for the Moodyville Traffic Signals Project.**

**WHEREAS** the entire City is listed in “Development Cost Charges Bylaw, 2016, No. 8471” as an area where development cost charges for transportation will be levied;

**AND WHEREAS** the development of highway facilities, other than off street parking, is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the *Local Government Act*;

**NOW THEREFORE** the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charge (Transportation) Reserve Fund Bylaw, 2019, No. 8709**” (**Moodyville Traffic Signals Project**).
2. An amount of \$301,950 is hereby appropriated from the Development Cost Charge (Transportation) Reserve Fund for the purpose of funding the Moodyville Traffic Signals project.

READ a first time on the 8<sup>th</sup> day of April, 2019.

READ a second time on the 8<sup>th</sup> day of April, 2019.

READ a third time on the 8<sup>th</sup> day of April, 2019.

ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK

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**For Metro Vancouver meetings on Friday, March 29, 2019**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact [Greg.Valou@metrovancover.org](mailto:Greg.Valou@metrovancover.org) or [Kelly.Sinowski@metrovancover.org](mailto:Kelly.Sinowski@metrovancover.org)*

## Metro Vancouver Regional District

**Engagement for the Regional Industrial Lands Strategy**

**APPROVED**

The Board approved the scope of the consultation for the Regional Industrial Lands Strategy and authorized staff to proceed with the engagement process as presented.

**Regional Industrial Lands Strategy: Survey of Industrial Users**

**RECEIVED**

As part of developing the Regional Industrial Lands Strategy, a series of white papers, reports, and other deliverables are under development. In 2018, the Task Force expressed interest in better understanding the issues and challenges facing industrial users and tenants in the region.

The Board received for information the results of a survey of industrial users undertaken as part of the Regional Industrial Lands Strategy project.


**Economic Value of Industrial Lands to the Metro Vancouver Region**

**RECEIVED**

The Board received for information a consultant report on the economic value of industrial lands to the Metro Vancouver Region.

Intervistas completed a study on the economic impact of Metro Vancouver's industrial lands to the regional, provincial, and national economy. The report considers interdependencies with non-industrial lands and activity, the importance of industrial activity in diversifying the economy, alternative industrial land locations outside of the region, and the consequences of an insufficient supply of industrial lands in the region.

The study concludes that industrial lands provide the foundation for a significant amount of the region's total economic activity, with a disproportionately large amount of employment, and wages above the regional average. Industrial lands serve both an important regional role and, as a facilitator of trade-enabling activities, a critical national role. The extent to which these activities can be moved elsewhere will vary by sector and may be limited. The potential effects of a lack of industrial land on the regional economy, while difficult to ascertain, will also vary by sector and will likely be negative for the region as a whole.

Reviewed by:  
  
CAO

**Metro Vancouver’s 2018 Zero Waste Conference**

**RECEIVED**

The Board received a report with an overview of Metro Vancouver’s Eighth Annual Zero Waste Conference, titled “A Future without Waste: The Journey to A Circular Economy,” which was held on Thursday, November 8 and Friday, November 9, 2018 at the Vancouver Convention Centre.

The focus of the 2018 Zero Waste Conference was to highlight Canadian leadership on important issues of waste prevention and the circular economy while providing opportunities from governments, businesses and innovators from around the globe, which are continuing to break ground and serve as inspiration to push harder in terms of lasting solutions that will lead to a future without waste.

**2018 Regional Create Memories Not Garbage Campaign Results**

**RECEIVED**

The Board received for information a report with a summary of the results of the 2018 regional holiday waste reduction campaign, “Create Memories, Not Garbage.”

The campaign supports the waste reduction objectives in the Integrated Solid Waste Management Plan. The 2018 campaign was in market from September 24, 2018 to January 15, 2019. The objectives were to: raise awareness of the needless amount waste produced over the holiday season; encourage audiences to celebrate in ways that produce less waste; and, to reduce the amount of waste produced in Metro Vancouver during the holiday season over the long term.

**Consideration of the Village of Anmore’s Amended Regional Context Statement**

**APPROVED**

The Board accepted the Village of Anmore’s amended Regional Context Statement as submitted to Metro Vancouver on January 11, 2019.

The Village of Anmore sought to amend its Regional Context Statement to include the Anmore Green Estates site within the Urban Containment Boundary and to designate it as General Urban.

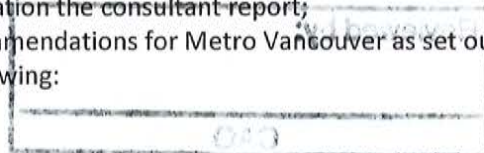
Village Council has also submitted a formal request to the GVS&DD Board seeking support to become a member of the Greater Vancouver Sewerage and Drainage District and to connect the 51 existing residential units of Anmore Green Estates to the regional sewerage system. The requested sewer connection via Port Moody is intended to address the environmental and public health concerns related to the development’s failing septic sewage treatment system, and not to provide excess servicing capacity that could accommodate additional development.

**Office Development in Metro Vancouver’s Urban Centres – 2018 Update**

**APPROVED**

The Board:

- a) received for information the consultant report;
- b) endorsed the recommendations for Metro Vancouver as set out on page 5 of the report, with the addition of the following:



- 8. Further to recommendations #2, #4, and #5, specifically outline the tools and best practices member municipalities can utilize to foster a greater share of office development in Regional City Centres; and
  - 9. Metro Vancouver to take a leadership role in targeting a greater proportion of office development across all Regional City Centres and prepare a robust strategy to assist municipalities in meeting the employment targets in regional context statements, through a review of Regional Growth Strategy policy measures."; and
- a) distributed the report to member jurisdiction Councils for information.

### **Lougheed Corridor Land Use and Monitoring Study – Final Report**

**RECEIVED**

Metro Vancouver led the Lougheed Corridor Land Use and Monitoring Study in partnership with TransLink, the Cities of Coquitlam, Port Coquitlam, Pitt Meadows and Maple Ridge, as well as invited representation from the Katzie, Kwantlen and Kwikwetlem First Nations, the Agricultural Land Commission, and Ministry of Transportation and Infrastructure.

The Board received the report for information.

### **The 2018 Regional Parking Study – Key Findings**

**RECEIVED**

The Board received the Parking Study report for information and resolved to write letters to share the key findings of the 2018 Regional Parking Study and Technical Report to the Mayors' Council on Regional Transportation, the TransLink Board of Directors, and the Councils of member jurisdictions.

### **Food Flow: Agri-food Distribution in Metro Vancouver – Scope of Work**

**RECEIVED**

The Board received for information a report about a project being undertaken by Regional Planning that will define the extent of the agri-food distribution system and the connections to land use policy and transportation infrastructure that are necessary for "food flow" – the movement of food supply across the Metro Vancouver region.

The extent of the regional "food flow" is not widely known. Staff have embarked on a study to define the location of agri-food distribution businesses and their connections to land use policy and transportation infrastructure.

The first phase of work compiled existing data on the agri-food distribution system. The 2019 work will focus on interviews with the private sector. The results of the study will be used to improve understanding and inform various regional and municipal planning processes.

**2019 Agricultural Land Use Planning Policy Forum****RECEIVED**

The Board received for information a report about the BC Agricultural Land Use Planning Policy Lab and Metro Vancouver's role in co-hosting a one-day policy forum.

Metro Vancouver is co-hosting a forum on April 3, 2019 with the University of Northern B.C. to bring experts together to focus on agriculture land use planning solutions to protect B.C.'s farmland. The forum is the first step to establish a "policy lab" in B.C. A policy lab is a neutral, expert-centred space for analyzing issues and designing solutions that address intractable policy problems. The April policy forum will build capacity and enhance understanding of the policies that impact agricultural land use in the Lower Mainland, as well as gauge interest in an ongoing provincial policy lab and the future activities/topics that are most beneficial to participants.

**Belcarra Regional Park – Belcarra South Recommended Static Landscape Display and Interpretive Feature****APPROVED**

The Board, in accordance with the MVRD Board resolution dated November 24, 2017, approved the recommended non-residential public use of Cabin 1, located in Belcarra Regional Park south picnic area, as a static landscape display and interpretative park feature illustrating historical uses of the site.

At its November 24, 2017 meeting, the MVRD Board directed staff to investigate uses for Cabin 1, and to report back to the Board. Staff have completed a heritage study on the Belcarra Cabins and identified potential uses for Cabin 1. The Belcarra Cabins Heritage Study completed in 2017 was taken into consideration, and a variety of other precedent heritage buildings in other parks were reviewed.

Metro Vancouver staff reviewed the precedent study with the Village of Belcarra staff in March 2018 and discussed potential options and preliminary cost factors. With all factors and studies considered, the recommended use for Cabin 1 is as a static landscape display building without public access, to be viewed from the exterior.

**Campbell Valley Regional Park – Public Engagement and Management Plan Update****APPROVED**

The Board authorized staff to proceed with the public engagement process as presented in the report.

Metro Vancouver is undertaking an update to the management plan for Campbell Valley Regional Park. Staff anticipate the first round of public and stakeholder engagement will occur between June and October 2019.

The proposed stakeholder and public engagement on the Campbell Valley Regional Park Management Plan Update will ensure that the final management plan is broadly supported and reflective of regional parks users' input. The update will test stakeholder, First Nations, partner, and public current values, interests, concerns and desires for the park and also evaluate items identified for action in the previous management plan and subsequent review.



## **George Massey Crossing Project – Next Phases**

**RECEIVED**

The Board received for information the report with an update on the next phases for the George Massey Crossing project.

The Province, through the Ministry of Transportation and Infrastructure, initiated engagement with Metro Vancouver, TransLink, municipalities, and First Nations on the George Massey Crossing project. The Province will use the regional, municipal and First Nation plans, priorities and input to inform the development, assessment and evaluation of the options for the George Massey Crossing. The provincial engagement will be conducted in three phases with the target of a completed business case by November 2020.

## **Fraser Basin Council – Annual Report to Metro Vancouver**

**RECEIVED**

In 2018, the MVRD Board approved a three-year Contribution Agreement with the Fraser Basin Council. Under the agreement, the Fraser Basin Council is required to submit an annual report to Metro Vancouver by January 31 of each year. The Board received the report for information.

## **Non-member Attendance at Board and Committee Meetings Policy Revision**

**APPROVED**

The Board approved the revised Non-member Attendance at Board and Committee Meetings Policy, as presented.

The Non-member Attendance at Board and Committee Meetings Policy sets out the practice associated with non-member attendance and participation at Board and Committee meetings. Recently, staff was directed to review and clarify the practice associated with how non-members are authorized to attend closed meetings.

## **Electoral Area A 2019 By-Election**

**APPROVED**

The Board appointed Klara Kutakova as Chief Election Officer and Kelly Hardy as Deputy Chief Election Officer for the 2019 by-election for the office of Regional Director for MVRD Electoral Area A, and authorized release of up to \$80,000 from the Electoral Area General Reserve, if necessary, to be used for the administration of the unbudgeted 2019 by-election for the office of Director of Electoral Area A.

## **Review of the Federal Gas Tax Fund Expenditures Policy**

**RECEIVED**

The Board received for information a report with an overview of the process to review the MVRD Board's Federal Gas Tax Fund Expenditures Policy.

The Metro Vancouver Board adopted the Federal Gas Tax Expenditures Policy in 2016 that sets out the process through which the Board considers and approves expenditures from the Federal Gas Tax Fund (Greater Vancouver Regional Fund) for regional transportation projects proposed by TransLink. At its

October 26, 2018 regular meeting, the MVRD Board adopted a resolution directing staff to undertake a review of the Federal Gas Tax Fund Expenditures Policy, in consultation with TransLink and the Union of British Columbia Municipalities, and to report back to the Finance and Intergovernment Committee in 2019 with findings and, where appropriate, recommendations.

**Key Climate Change Developments Since the Adoption of the Climate 2050 Strategic Framework**

**RECEIVED  
REFERRED**

At its March 15, 2019 meeting, the Climate Action Committee expressed concerns about the ability for greenhouse gas reduction targets identified in Climate 2050 and the Province's CleanBC to combat climate change impacts identified in the Intergovernmental Panel on Climate Change (IPCC) special report on the impacts of global warming. Members discussed accelerating Climate 2050 actions and subsequently amended the recommendation as presented above in underline style.

The Board received for information the report and directed staff to report back with recommendations to align Metro Vancouver's Climate 2050 Strategic Framework and Roadmaps with the 2018 Intergovernmental Panel on Climate Change special report on global warming, and to report back with recommended changes to Climate 2050 Strategic Framework targets, including interim targets.

**Climate 2050 Roadmaps Development Process and Engagement Approach**

**RECEIVED**

Climate 2050 is an overarching climate action strategy that describes Metro Vancouver's role in taking action on climate change, and provides strategic direction on how Metro Vancouver can integrate climate change considerations into decisions and policies affecting the region. The Roadmaps development process will use an engagement approach that will provide a platform for Metro Vancouver to engage with the public and stakeholders and to explore potential integration of climate resilience and greenhouse gas reduction efforts with various partners and its member jurisdictions.

Staff will provide additional details on the overall engagement approach and on the engagement plans for individual Roadmaps in upcoming Climate Action Committee meetings.

The Board received the report for information.

**Consultation on a Cannabis Production Emission Regulation for Metro Vancouver**

**RECEIVED  
REFERRED**

The Board received the report for information and referred the report back to the Climate Action Committee for more information. Furthermore, the Board resolved to write a letter to Health Canada requesting that they actively enforce federal regulations regarding the prevention of odours from federally-licensed cannabis producers.

## **Metro Vancouver's Electric Vehicle Public Outreach Programs**

**RECEIVED**

Using research that identifies key barriers to EV uptake, Metro Vancouver has designed three public EV outreach programs to increase EV ownership in the region, using messaging that is integrated with existing incentives aimed at reducing the upfront cost of vehicles and charging infrastructure. Metro Vancouver's EV programs will also integrate messaging to support the incoming provincial ZEV Standard, which will increase EV supply to meet market demand. As part of the Climate 2050 Transportation Roadmap, staff will be identifying EV outreach campaigns as a current strategic approach to reducing transportation-related GHG emissions in the region, and will be considering the long term evolution of these programs to reflect a rapidly changing transportation landscape.

The Board received the report for information.

## **Staff Appointments for the Purpose of Serving Summons under the Offence Act**

**APPROVED**

The Board appointed, for the purpose of serving summons under section 28 of the Offence Act for alleged violation of MVRD air quality management bylaws, all Metro Vancouver staff currently appointed as officers under the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008.

## **Delegations Received at Committee March 2019**

**RECEIVED**

The Board received for information summaries of delegations to committees.

### Regional Planning Committee

- Roderick Louis

### Finance and Intergovernment Committee

- Wayne Wright, Metro Vancouver Nominee, Vancouver Airport Authority Board of Directors, and Anne Murray, Vice President of Airline Business Development and Public Affairs, Vancouver Airport Authority; and

### Climate Action Committee

- Alex Boston, Executive Director, Renewable Cities - SFU Wosk Centre for Dialogue

## **MVRD Freedom of Information Bylaw No. 1284, 2019**

**APPROVED**

The Board gave first, second and third reading to Metro Vancouver Regional District Freedom of Information Bylaw No. 1284, 2019; then passed and finally adopted said bylaw.

**GVWD Development Cost Charges Options Update****RECEIVED**

At the Metro Vancouver District Boards Special Meetings held on November 30, 2018 and December 7, 2018, Board Directors requested additional information on pursuing GVWD development cost charges to offset household impact of an increasing water rate.

The Greater Vancouver Water District Act currently does not include the legal authority to implement a Development DCC program for the regional water utility service. A request from the Board to the Province for legislative changes to amend the GVWD Act to permit DCCs will be required to enable a water DCC program. This report provides additional information on the process and key considerations that will be involved in exploring the implementation of GVWD DCCs for growth projects within the Water District.

The Board received the report for information.

**Seymour Salmonid Society – 2018 Annual Report****RECEIVED**

Under the terms of the Contribution Agreement with GVWD, the Seymour Salmonid Society is required to submit an annual report on its activities to Metro Vancouver. The Society achieved the goals set out in the Contribution Agreement and operated successfully in 2018. The Seymour Salmonid Society 2018 Annual Report meets the requirements of the Contribution Agreement.

The Board received for information a report that contains the Seymour Salmonid Society's 2018 Annual Report.

**Award of Amendment to Construction Contract RFP No. 18-048, Second Narrows Water Supply Tunnel – Burrard Inlet Crossing****APPROVED**

The Board approved award of the amended scope within Second Narrows Park in an amount of \$19,899,602 (exclusive of taxes) to Traylor-Aecon General Partnership resulting from Request for Proposal No. 18-048, Second Narrows Water Supply Tunnel - Burrard Inlet Crossing.

**Delegations Received at Committee March 2019****RECEIVED**

The Board received for information a summary of a delegation to the Water Committee from James Peters of ShowerPot.

**GVWD Freedom of Information Bylaw No. 251, 2019****APPROVED**

The Board gave first, second and third reading to Greater Vancouver Water District Freedom of Information Bylaw No. 251, 2019, then passed and finally adopted the bylaw.

## **Greater Vancouver Sewage and Drainage District**

### **Bylaw 181 Update and Commercial Waste Hauler Licensing Bylaw Overview**

**RECEIVED  
APPROVED**

On February 22, 2019, the Board referred recommendations related to two bylaws before the Minister of Environment and Climate Change Strategy back to the Zero Waste Committee for more information. The proposed updates to Bylaw 181 modernize a bylaw that has not been changed since 1996 and aim to increase waste diversion, increase transparency, and ensure a level playing field for facilities managing recyclable material and municipal solid waste in the region.

The Commercial Waste Hauler Licensing Bylaw establishes a licensing program for commercial waste haulers collecting mixed municipal solid waste. Under the bylaw, these haulers apply for an annual \$100 license with a series of requirements including ensuring that recycling containers are provided wherever mixed municipal solid waste is collected. Implementing the Commercial Waste Hauler Licensing Bylaw will help advance waste diversion in the region and assist in the collection of the Generator Levy.

The Board received the report for information and resolved to send a letter to the Minister of Environment and Climate Change Strategy requesting that the Minister approve the GVS&DD Commercial Waste Hauler Licensing Bylaw No. 307, 2017 and the GVS&DD Solid Waste and Recyclable Material Regulatory Amending Bylaw No. 309, 2017.

### **Generator Levy Overview**

**RECEIVED**

The Board received a report with additional information on the Tipping Fee Bylaw and Generator Levy.

The Generator Levy was approved by the Board in November 2017, and has been in place since January 2018. This report provides an overview of the Tipping Fee Bylaw and the Generator Levy. The Generator Levy is an important tool in advancing waste diversion in the region and ensuring a cost effective and equitably funded regional solid waste system.

### **Solid Waste Regulatory Framework Correspondence Update**

**RECEIVED**

The Board received a summary of correspondence that was emailed to Zero Waste Committee members, as well as a letter of support to from the David Suzuki Foundation to the Minister of Environment and Climate Change Strategy.

### **Mixed Waste Processing Pilot**

**APPROVED**

Representatives of the cement industry have communicated to Metro Vancouver that cement kilns provide a unique opportunity to divert a portion of the municipal solid waste stream.

In addition, over the years, various businesses have come forward promoting technologies that claim to effectively recover materials from municipal solid waste for various uses, including use as a fuel source.

The Board authorized engaging a consultant to assist in the design of a pilot project, financial model, and procurement process for the purpose of processing municipal solid waste for the recovery of materials and/or fuel, and directed staff to report back to the Board with the concept plan and procurement model for the implementation of the pilot project.

**Waste-to-Energy Facility Second Pass Superheater Replacement Project Contract Award      APPROVED**

The Board authorized award to Covanta Burnaby Renewable Energy, ULC, for the construction of the second pass superheater replacement project at the Metro Vancouver Waste-to-Energy Facility at a cost of \$5,484,000 (including PST, but excluding GST), under the terms and conditions of existing Contract 98106.

**Staff Appointments for the Purpose of Serving Summons under the Offence Act      APPROVED**

The Board appointed, for the purpose of serving summons under section 28 of the Offence Act for alleged violation of GVS&DD solid waste bylaws, all Metro Vancouver staff currently appointed as officers under the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996

**Support for the Village of Anmore's Membership in the Greater Vancouver Sewerage and Drainage District      APPROVED**

The Board:

- a) supported the Village of Anmore's application to the Province of British Columbia for membership in the Greater Vancouver Sewerage and Drainage District (GVS&DD), and
- b) agreed to provide sewerage services to the Village of Anmore subject to the following conditions:
  - i. that the Province grants GVS&DD membership to the Village of Anmore;
  - ii. that the Metro Vancouver Regional District Board resolves that the Village of Anmore's request for regional sewerage services meets the provisions of Metro 2040: Shaping Our Future;
  - iii. that the existing agreement between the Village of Anmore, the City of Port Moody and the GVS&DD to service Eagle Mountain Middle School be terminated and the Village of Anmore enter into a servicing agreement with the City of Port Moody to convey Anmore wastewater through Port Moody infrastructure; and
  - iv. that an appropriate flow-based billing protocol be developed and implemented to facilitate annual GVS&DD servicing levies.

**Award of Phases 2 and 3, Construction and Post-Construction Management Services: Annacis Island Wastewater Treatment Plant Outfall System Project** **APPROVED**

The Board approved the award of Phase 2 Construction and Phase 3 Post-Construction for an amount of up to \$11,614,673.25 (exclusive of taxes) to the Phase 1 consultant, Hatch Corporation, for Construction Management Services on the Annacis Island Wastewater Treatment Plant Outfall System Project.

**Award of Contract Resulting from Tender No. 18-304: Annacis Island Wastewater Treatment Plant Secondary Clarifier Upgrades Construction** **APPROVED**

The Board approved the award of a contract in the amount of \$17,771,000 (exclusive of taxes) to NAC Constructors Ltd. resulting from Tender No. 18-304: Annacis Island Wastewater Treatment Plant Secondary Clarifier Upgrades Construction.

**Staff Appointments for the Purpose of Serving Summons under the Offence Act** **APPROVED**

The Board appointed for the purpose of serving summons under Section 28 of the Offence Act for alleged violation of GVS&DD liquid waste bylaws, all Metro Vancouver and City of Vancouver staff currently appointed as officers under the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007.

**2019 Regional Unflushables Campaign – Update** **RECEIVED**

The Board received for information a report summarizing the 2019 Unflushables campaign.

Now in its third year, the campaign will continue with the creative materials and approaches that have proven successful in previous campaigns. These include reaching residents in relevant locations for this topic, such as washrooms and public works events, and using a humorous tone. The campaign will include advertising through online channels (YouTube, display ads) and social media (Facebook, Twitter, Instagram), updated videos and campaign web page, posters in washrooms in various locations and engagement at public events.

**North Shore Wastewater Treatment Plant Indicative Design** **RECEIVED**

The Board received a report that addresses recent inquiries specific to the level of treatment and technology selection for the new North Shore Wastewater Treatment Plant.

**Delegations Received at Committee March 2019** **RECEIVED**

The Board received for information summaries of delegations to committees.

## Zero Waste Committee

- Steve Bryan, Director, Waste Management Association of BC
- Ken Carrusca, Vice President, Environment and Marketing (Western Region), Cement Association of Canada

## Liquid Waste Committee

- James Peters, ShowerPot

## **GVS&DD Freedom of Information Bylaw No. 324, 2019**

**APPROVED**

The Board gave first, second and third reading to Greater Vancouver Sewerage and Drainage District Freedom of Information Bylaw. No. 324, 2019, then passed and finally adopt it.

## **Metro Vancouver Housing Corporation**

### **Energy Management Update - Metro Vancouver Housing**

**RECEIVED**

The Board received for information a report that outlines the Options Analysis process that has been established to inform MVHC energy efficiency investments and summarizes the financial benefits and GHG emissions reductions that have been realized. MVHC projects completed since 2016 under the Energy Management Program are expected to yield a life-cycle net present value of \$1,186,413 and an annual reduction in GHG emissions of 258,156 kg CO<sub>2</sub>e.

### **MVHC Freedom of Information Resolution**

**APPROVED**

The Board adopted the Metro Vancouver Housing Corporation Freedom of Information Resolution for the Administration of the Freedom of Information and Protection of Privacy Act.

A review of the Freedom of Information Bylaws was identified as a priority of the Finance and Intergovernment Committee in its 2019 Work Plan. The Bylaws were reviewed against the statutory requirements, against the Local Government Management Association Manual, and compared with bylaws in other member municipalities. The revisions are intended to bring the Metro Vancouver Bylaws and MVHC Resolutions into compliance with the recent legislation and local government practices, to provide greater flexibility to the program and a more user-friendly bylaw for staff and the public.





		
Dept. Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**NORTH VANCOUVER MUSEUM & ARCHIVES**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Nancy Kirkpatrick, Director, North Vancouver Museum & Archives

SUBJECT: TRANSFER OF SHIPYARD ARTIFACTS DEACCESSIONED FROM THE MUSEUM COLLECTION

Date: April 1, 2019 File No: 15-7930-01-0001/2019

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the Director, North Vancouver Museum & Archives, dated April 1, 2019 entitled "Transfer of Shipyard Artifacts Deaccessioned from the Museum Collection":

**THAT** Council authorizes the NVMA Commission to deaccession 93 artifacts owned solely by the City of North Vancouver;

**AND THAT** Council authorizes the NVMA Commission to transfer those 93 deaccessioned artifacts, and 5 unaccessioned objects owned jointly by the City and the District of North Vancouver, to the City of North Vancouver for integration into the Lot 5 project.

**ATTACHMENTS:**

1. Report of the Director, North Vancouver Museum and Archives, dated March 11, 2019, to the NVMA Commission entitled "Recommended Museum Deaccessions #24"

## **PURPOSE:**

The purpose of this report is to seek Council's approval to deaccession 93 accessioned City-owned Museum artifacts in the care of the North Vancouver Museum and Archives, and to transfer custody of those 93 artifacts, and 5 unaccessioned ("found in inventory") objects, to the City of North Vancouver for integration into the Lot 5 project.

## **DISCUSSION:**

On March 19, 2019, at its regular monthly meeting, the North Vancouver Museum and Archives Commission approved the deaccessioning and disposal of 93 accessioned artifacts owned by the City of North Vancouver and the disposal of 5 additional unaccessioned (found in inventory) objects. All 98 objects are wooden shipbuilding patterns that originated at Burrard Dry Dock.

These artifacts are intended to be used as decorative objects in the Shipyards Lot 5 redevelopment. (See Information Report dated April 9, 2019 entitled "Lot 5 – Artefact Integration" for more information.) The patterns originated at Burrard Dry Dock and have been retained by NVMA for many years in the expectation that some of them would be incorporated into the public realm as part of the Shipyards re-development.

### Recommended 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.

This report seeks Council's permission to deaccession and transfer custody of all objects found on the lists in Attachment One. In the opinion of the NVMA Director, no item on these lists has a fair market value in excess of \$1,000.

These items were reviewed and approved for deaccessioning by the NVMA Commission. At the March 19, 2019 Regular Meeting of the NVMA Commission:

Mr. Ehling moved, and Mr. Hamill seconded:

*Recommended Museum Deaccessions #24*

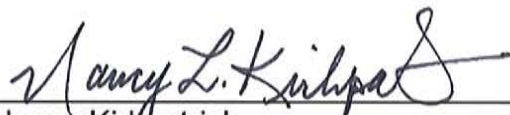
THAT the North Vancouver Museum & Archives Commission approves the deaccessioning and disposal of all 93 accessioned objects and 5 unaccessioned (found in inventory) objects on the attached lists,

AND THAT the Commission recommends to the municipal owner of each accessioned object (City and/or District of North Vancouver as appropriate) that all of these items be deaccessioned and disposed of, according to the provisions of the Commission's Collection Policy.

**INTER-DEPARTMENTAL AND INTER-MUNICIPAL IMPLICATIONS:**

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.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Nancy Kirkpatrick  
Director, North Vancouver Museum  
and Archives

## ATTACHMENT ONE



### REPORT TO THE NORTH VANCOUVER MUSEUM & ARCHIVES COMMISSION RECOMMENDED MUSEUM DEACCESSIONS #24

March 11, 2019

Nancy Kirkpatrick, Director, NVMA

This report concerns artifacts that are recommended for deaccessioning to be used as decorative objects in the Shipyards Lot 5 redevelopment. Bill Pechet, of Pechet Studio which specializes in creative work for public spaces, recently met with Curator Karen Dearlove and viewed NVMA's extensive collection of wooden shipbuilding patterns. The patterns originated at Burrard Dry Dock and have been retained by NVMA for many years in the expectation that some of them would be incorporated into the public realm as part of the Shipyards re-development. Mr. Pechet chose 98 wooden patterns for use as decorative elements around the skating rink being constructed on Lot 5 of the Shipyards.

#### DISCUSSION

The Deaccessioning Project has slowed in the recent months and is nearing completion. To date, prior to this report, NVMA has recommended the deaccessioning and disposal of 10,947 objects. The Curator is now concentrating on the transfer and disposal of deaccessioned objects, as well as photographing, packing, and transporting retained objects to the new warehouse.

This report seeks the Commission's permission to deaccession and dispose of all 98 objects on the attached lists, and requests authorization to submit lists of all accessioned items to the municipal owners (City or District, as appropriate) for deaccessioning and/or disposal approval. In the opinion of the NVMA Director, no item on these lists has a fair market value in excess of \$1,000.

#### ATTACHMENTS

1. List of 93 Museum Artifacts solely owned by the City of North Vancouver and recommended for deaccessioning and disposal;
2. List of 5 unaccessioned ('found in inventory') objects owned jointly by the City and the District of North Vancouver and recommended for deaccessioning and disposal.

#### PROPOSED MOTION

The following motion is proposed for adoption by the NVMA Commission:

THAT the North Vancouver Museum & Archives Commission approves the deaccessioning and disposal of all 93 accessioned objects and 5 unaccessioned (found in inventory) objects on the attached lists,

AND THAT the Commission recommends to the municipal owner of each accessioned object (City and/or District of North Vancouver as appropriate) that all of these items be deaccessioned and disposed of, according to the provisions of the Commission's Collection Policy.

**LIST OF 93 MUSEUM ARTIFACTS SOLELY OWNED BY THE CITY OF  
NORTH VANCOUVE AND RECOMMENDED FOR DEACCESSIONING AND  
DISPOSAL**

<b>OBJECTID</b>	<b>OBJNAME</b>	<b>MUNICIPAL OWNER</b>
1992.40.1224	Pattern, Casting	City of North Vancouver
1992.40.1227	Pattern, Casting	City of North Vancouver
1992.40.1230	Pattern, Casting	City of North Vancouver
1992.40.1234	Pattern, Casting	City of North Vancouver
1992.40.1238	Pattern, Casting	City of North Vancouver
1992.40.1249	Pattern, Casting	City of North Vancouver
1992.40.1258	Pattern, Casting	City of North Vancouver
1992.40.1292	Pattern, Casting	City of North Vancouver
1992.40.1293	Pattern, Casting	City of North Vancouver
1992.40.1294	Pattern, Casting	City of North Vancouver
1992.40.1295	Pattern, Casting	City of North Vancouver
1992.40.1299	Pattern, Casting	City of North Vancouver
1992.40.1303	Pattern, Casting	City of North Vancouver
1992.40.1304	Pattern, casting	City of North Vancouver
1992.40.1314	Pattern, Casting	City of North Vancouver
1992.40.1315	Pattern, Casting	City of North Vancouver
1992.40.1322	Pattern, Casting	City of North Vancouver
1992.40.1348	Pattern, Casting	City of North Vancouver
1992.40.1367	Pattern, Casting	City of North Vancouver
1992.40.1368	Pattern, Casting	City of North Vancouver
1992.40.1370	Pattern, Casting	City of North Vancouver
1992.40.1378	Pattern, Casting	City of North Vancouver
1992.40.1384	Pattern, Casting	City of North Vancouver
1992.40.1385	Pattern, Casting	City of North Vancouver
1992.40.1390	Pattern, Casting	City of North Vancouver
1992.40.1397	Pattern, Casting	City of North Vancouver
1992.40.1446	Pattern, Casting	City of North Vancouver
1992.40.1457	Pattern, Casting	City of North Vancouver
1992.40.1475	Pattern, Casting	City of North Vancouver
1992.40.1478	Pattern, Casting	City of North Vancouver
1992.40.1487	Pattern, Casting	City of North Vancouver
1992.40.1491	Pattern, Casting	City of North Vancouver
1992.40.1492	Pattern, Casting	City of North Vancouver

**REPORT: TRANSFER OF SHIPYARD ARTIFACTS DEACCESSIONED FROM THE MUSEUM COLLECTION**  
**Date: April 1, 2019**

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1992.40.1493	Pattern, Casting	City of North Vancouver
1992.40.1495	Pattern, Casting	City of North Vancouver
1992.40.1496	Pattern, Casting	City of North Vancouver
1992.40.1502	Pattern, Casting	City of North Vancouver
1992.40.1503	Pattern, Casting	City of North Vancouver
1992.40.1507	Pattern, Casting	City of North Vancouver
1992.40.1575	Pattern, Casting	City of North Vancouver
1992.40.1580	Pattern, Casting	City of North Vancouver
1992.40.1582	Pattern, Casting	City of North Vancouver
1992.40.1583	Pattern, Casting	City of North Vancouver
1992.40.1584	Pattern, Casting	City of North Vancouver
1992.40.1597	Pattern, Casting	City of North Vancouver
1992.40.1607	Pattern, Casting	City of North Vancouver
1992.40.1610	Pattern, Casting	City of North Vancouver
1992.40.1613	Pattern, Casting	City of North Vancouver
1992.40.1620	Pattern, Casting	City of North Vancouver
1992.40.1668	Pattern, Casting	City of North Vancouver
1992.40.1675	Pattern, Casting	City of North Vancouver
1992.40.1679	Pattern, Casting	City of North Vancouver
1992.40.1687	Pattern, Casting	City of North Vancouver
1992.40.1698	Pattern, Casting	City of North Vancouver
1992.40.1760	Pattern, Casting	City of North Vancouver
1992.40.1767	Pattern, Casting	City of North Vancouver
1992.40.1772 a-b	Pattern, Casting	City of North Vancouver
1992.40.1793	Pattern, Casting	City of North Vancouver
1992.40.1801	Pattern, Casting	City of North Vancouver
1992.40.1802	Pattern, Casting	City of North Vancouver
1992.40.1803	Pattern, Casting	City of North Vancouver
1992.40.1804	Pattern, Casting	City of North Vancouver
1992.40.1805	Pattern, Casting	City of North Vancouver
1992.40.1806	Pattern, Casting	City of North Vancouver
1992.40.1807	Pattern, Casting	City of North Vancouver
1992.40.1808	Pattern, Casting	City of North Vancouver
1992.40.1814	Pattern, Casting	City of North Vancouver
1992.40.1815	Pattern, Casting	City of North Vancouver
1992.40.1816	Pattern, Casting	City of North Vancouver
1992.40.1817	Pattern, casting	City of North Vancouver
1992.40.1818	Pattern, Casting	City of North Vancouver
1992.40.1819	Pattern, Casting	City of North Vancouver
1992.40.1855	Pattern, Casting	City of North Vancouver
1992.40.1858	Pattern, Casting	City of North Vancouver
1992.40.1860	Pattern, Casting	City of North Vancouver

**REPORT: TRANSFER OF SHIPYARD ARTIFACTS DEACCESSIONED FROM THE MUSEUM COLLECTION**  
**Date: April 1, 2019**

1992.40.1861	Pattern, Casting	City of North Vancouver
1992.40.1868	Pattern, Casting	City of North Vancouver
1992.40.1896	Pattern, Casting	City of North Vancouver
1992.40.1897	Pattern, Casting	City of North Vancouver
1992.40.1898	Pattern, Casting	City of North Vancouver
1992.40.1899	Pattern, Casting	City of North Vancouver
1992.40.1900	Pattern, Casting	City of North Vancouver
1992.40.1904	Pattern, Casting	City of North Vancouver
1992.40.1905	Pattern, Casting	City of North Vancouver
1992.40.1906	Pattern, Casting	City of North Vancouver
1992.40.1908	Pattern, Casting	City of North Vancouver
1992.40.1910	Pattern, Casting	City of North Vancouver
1992.40.1914	Pattern, Casting	City of North Vancouver
1992.40.1915	Pattern, Casting	City of North Vancouver
1992.40.1917	Pattern, Casting	City of North Vancouver
1992.40.1939	Pattern, casting	City of North Vancouver
1992.40.2003	Pattern, Casting	City of North Vancouver
1992.40.2004	Pattern, Casting	City of North Vancouver
<b>Total Objects = 93</b>		



**LIST OF 5 UNACCESSIONED OBJECTS OWNED JOINTLY BY THE CITY AND THE DISTRICT OF NORTH VANCOUVER and RECOMMENDED for DEACCESSIONING and DISPOSAL**

<b>OBJECTID</b>	<b>OBJNAME</b>	<b>MUNICIPAL OWNER</b>
2013.INV.1200	Pattern, Casting	City and District of North Vancouver
2013.INV.1207	Pattern, Casting	City and District of North Vancouver
2013.INV.372	Pattern, Casting	City and District of North Vancouver
2013.INV.373	Pattern, Casting	City and District of North Vancouver
INV0721	Pattern, Casting	City and District of North Vancouver
<b>Total Objects = 5</b>		

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Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**STRATEGIC & CORPORATE SERVICES DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Heather Reinhold, Deputy Director, Strategic Initiatives

Subject: LOT 5 – ARTEFACT INTEGRATION

Date: April 9, 2019 File No: 13-6740-20-0007/1

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**ATTACHMENTS:**

1. Lot 5 Site Plan - Public Realm Artefact Installation – Site Plan [Doc #1768078](#)
2. Public Support Space Artefact Installation – Schematic Design Layout [Doc #1767945](#)

**DISCUSSION:**

The Shipyards area is a noticeably distinct and unique area within the City. Throughout the public realm, features from the historic shipyard have been integrated and reinterpreted. The development of Lot 5 will continue to build on this character - not only through the reinstatement of the Machine Shop structure, which is a protected heritage structure, but with the integration of site artefacts throughout the public realm. (See Attachment #1 for site plan with artefact layout.)

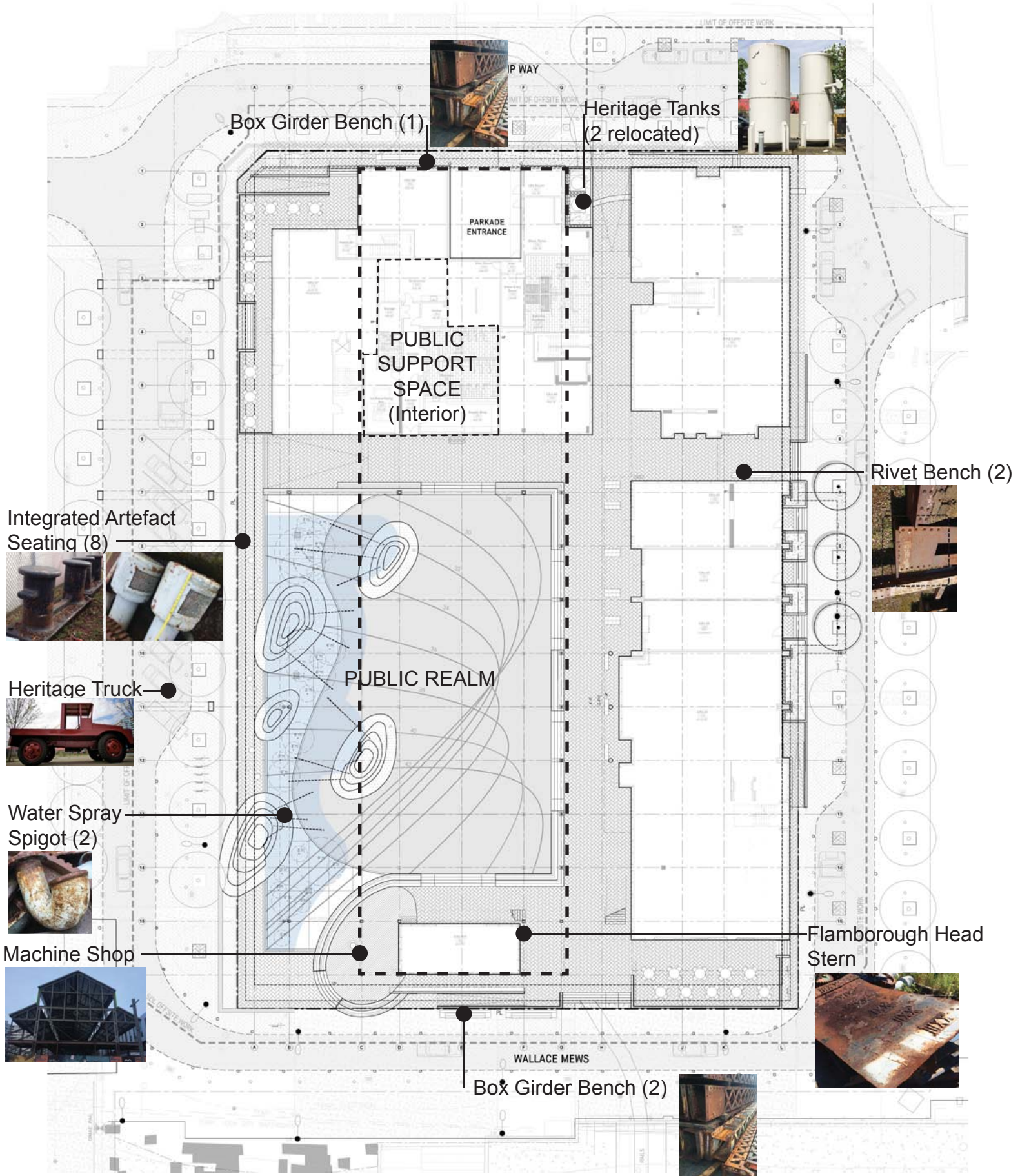
In addition, within the City's interior Public Support Space, an installation of artefacts, deaccessioned from the North Vancouver Museum and Archives collection, will be installed in the interior hallway leading to public washrooms and lockers. See Attachment #2 for the schematic design layout.

Lastly, an additional piece of the original Flamborough Head Stern will be retained for a future potential project to be coordinated with the North Vancouver Museum and Archives.

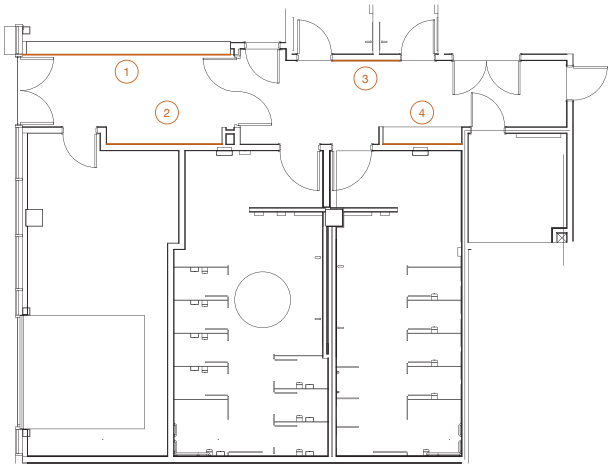
RESPECTFULLY SUBMITTED:

  
Heather Reinhold  
Deputy Director, Strategic Initiatives

# LOT 5 SITE PLAN - PUBLIC REALM ARTEFACT INSTALLATION

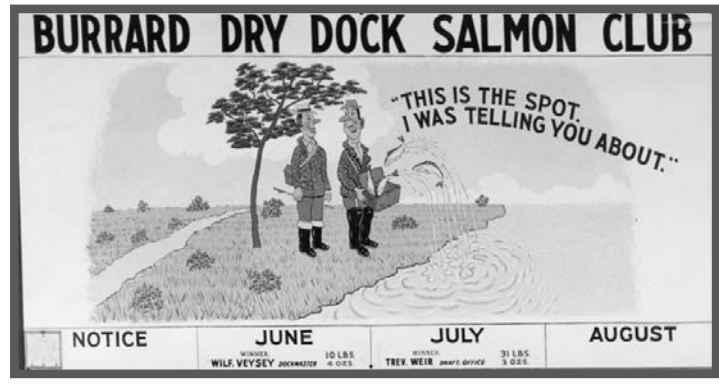


1 Key Plan  
1 : 150



3 Reference Photographs  
NTS

Salmon Derby Sign



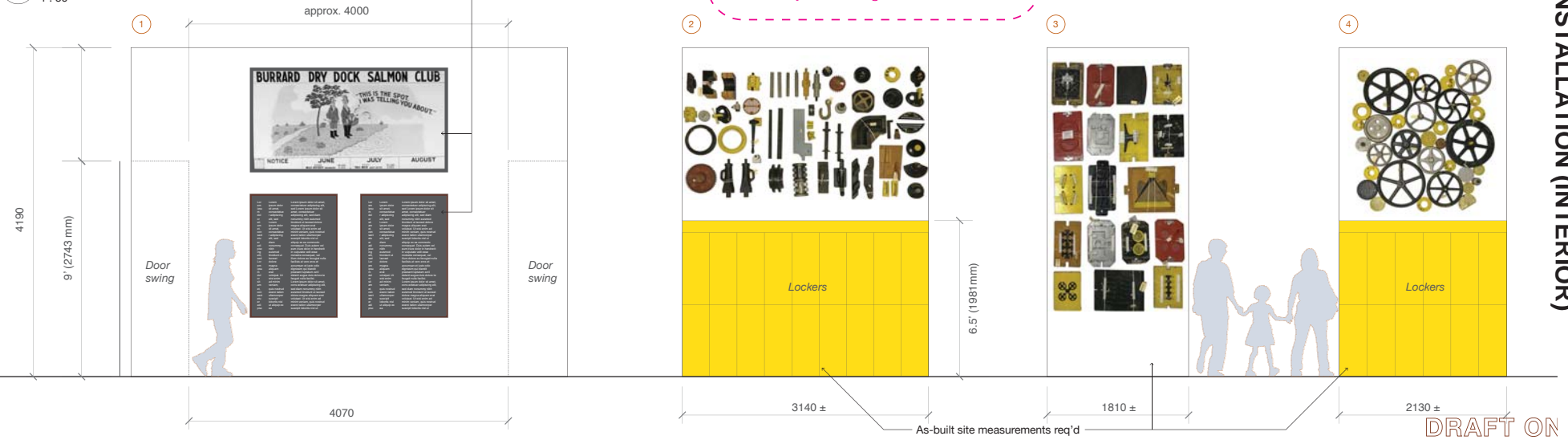
Victory Ships Signs



2 Wall Section Elevations  
1 : 50

Original ship-list panels and salmon club sign to be photographed and reprinted (method TBD)

**Note:**  
Verify finished height of ceiling and confirm if there any conflicting overhead services.



DRAFT ON

PECHETStudio 306-228 East 4th Avenue Vancouver BC V5T 1G5 T. 604 732 0697  
bill@pechetstudio.ca www.pechetstudio.ca

sheet title  
**Artefact placement in Public Corridor**

project  
**Lot 5, Shipyards, North Vancouver**

scale  
**1 : 50**

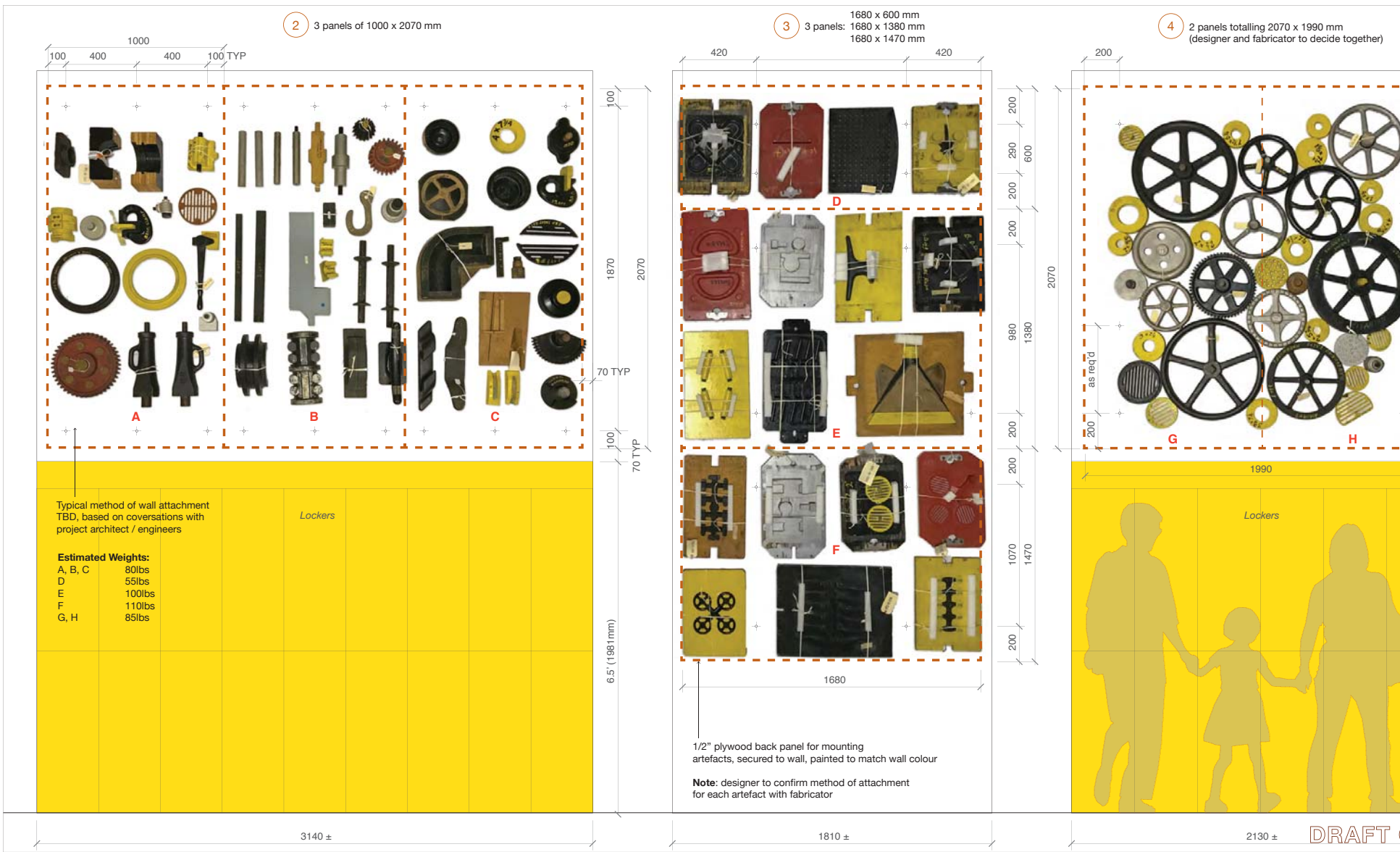
date  
**25/03/19**

drawn by  
**LV**

No	Date	Note
3	25/03/19	Revisions - Not for Construction
2	22/02/19	Revisions - Not for Construction
1	31/01/19	Preliminary Study - Not for Construction
no.	date	issue notes

**A1**

**PUBLIC SUPPORT SPACE ARTEFACT INSTALLATION (INTERIOR) - SCHEMATIC DESIGN LAYOUT**



<b>PECHETStudio</b> 306-228 East 4th Avenue Vancouver BC V5T 1G5 T. 604 732 0697 bill@pechetstudio.ca www.pechetstudio.ca	sheet title <b>Artefact placement in Public Corridor, mounting on back panels</b>	date <b>25/03/19</b>	No 2	Date 25/03/19	Note Revisions - Not for Construction	<b>A</b>
	project <b>Lot 5, Shipyards, North Vancouver</b>	scale <b>1 : 20</b>	drawn by <b>LV</b>	1 no.	27/02/19 date	



		
Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**CITY CLERK'S DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Karla Graham, City Clerk

Subject: COUNCIL CONFERENCE ATTENDANCE – LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION (LMLGA) – 2019 ANNUAL GENERAL MEETING AND CONFERENCE – MAY 8–10, 2019

Date: April 9, 2019 File No: 01-0390-01-0001/2019

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

PURSUANT to the report of the City Clerk, dated April 9, 2019, entitled "Council Conference Attendance – Lower Mainland Local Government Association (LMLGA) – 2019 Annual General Meeting and Conference – May 8–10, 2019":

THAT Council members be authorized to attend the LMLGA Annual General Meeting and Conference, to be held May 8–10, 2019 at Harrison Hot Springs, BC;

THAT Council Conference Attendance Policy No. C99C be amended to include the LMLGA Annual General Meeting and Conference as an approved annual conference for Council to attend;

THAT expenses be paid in accordance with City Policy;

AND THAT the funds be provided from the Conference Education Travel Account.

**ATTACHMENTS:**

1. Overview of the LMLGA conference;
2. Council Conference Attendance Policy No. C99C (tracked changes version) (Document #1079244)

**DISCUSSION:**

Council Conference Attendance Policy No. C99C establishes the authority for members of Council to attend specified annual local government conferences and events. Conferences and events that are not included in the policy require the approval of Council.

The LMLGA brings together elected officials and those involved in local government and First Nations throughout British Columbia to make connections across the region. The organization focuses both on those new to local government by providing a forum to meet other elected officials and share challenges and opportunities. It also offers experienced elected officials to contribute to the LMLGA's shared vision and mentor those new to the field.

**FINANCIAL IMPLICATIONS:**

All expenses are paid in accordance with "Council Expense Bylaw, 2003, No. 7847" and funds are provided from the Conference Education Travel Account.

**INTER-DEPARTMENTAL IMPLICATIONS:**

Nil.

**CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

Nil.

**STRATEGIC PLAN IMPLICATIONS:**

Conferences focused on local government offer Council members an opportunity to enhance and develop their skills in their roles as Mayor and Councillor, increase their knowledge and better serve their constituents.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Karla Graham  
City Clerk



**Policy Name:** Council Conference Attendance

**Policy Number:** C99C

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## POLICY

### 1. Preauthorized Approval

All members of Council are authorized each year to attend the annual conferences of the following local government organizations, and expenses shall be paid by the City of North Vancouver within current expense reimbursement policies:

- Union of British Columbia Municipalities (UBCM)
- Federation of Canadian Municipalities (FCM)
- Local Government Leadership Academy (LGLA)
- Lower Mainland Local Government Association (LMLGA) Annual General Meeting and Conference

### REASON FOR POLICY

To establish the authority for members of Council to attend local government conferences and events as identified in this policy.

### AUTHORITY TO ACT

Administration of this policy is delegated to the Chief Administrative Officer.

### PROCEDURE

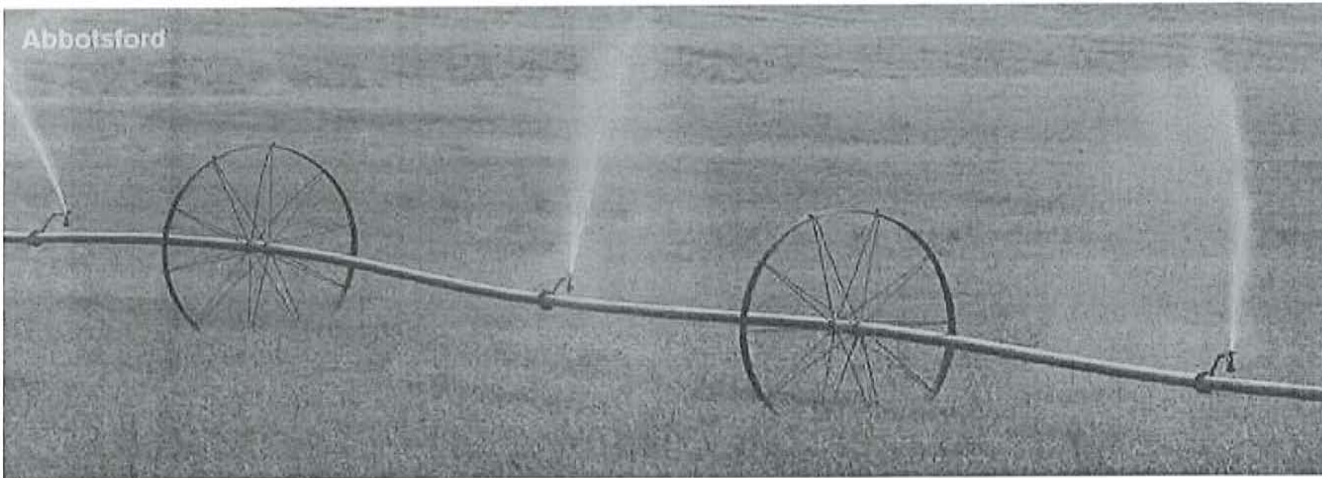
#### 1. Conference Registration

Any member of Council wishing to attend a conference that is subject to this policy shall contact the Office of the Chief Administrative Officer, and the registration, travel and accommodation requirements shall be made on behalf of the Council member through that office.

#### 2. Conference Expenses

All expense claims for reimbursement, or expenses paid directly on behalf of the Council member, shall be handled in accordance with "Council Expense Bylaw, 2003, No. 7487", as amended from time to time.

Approval date:	September 9, 2013	Approved by:	Council
Amended:	November 26, 2018		Council
<u>Amended:</u>	<u>April 15, 2019</u>		



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WoodWORKS! BC / Canadian Wood Council

Young Anderson



**2019 Exhibitors**

Auditor General for Local Governments

BC Assessment

BC Council of Forest Industries

BCLC

Canadian Association of Petroleum Producers (CAPP)

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E-Comm 9-1-1

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## 2019 AGM & Conference

### Lower Mainland Local Government Association

### Harrison Hot Springs Resort & Spa / May 8 - 10

Each year we welcome Elected Officials and those involved in Local Government to attend this 2.5 day conference. This event includes a trade show along with workshops, seminars, and keynote speakers, as well as our annual AGM and resolution session. Workshop Applications, Sponsorship Commitments and Charitable Non-Profit Trade Show Applications for the 2019 Conference are now available and open for submission.

The Lower Mainland LGA conference will be your best opportunity to make connections across the region and ensure that what matters most to you finds its way into policy so that the communities and regions of the Lower Mainland LGA continue to thrive. **Registration is now open!**

#### About the 2019 AGM and Conference

The Lower Mainland LGA Executive would like to invite Elected Officials and those involved in Local Government to attend the 2019 Lower Mainland Local Government Association AGM & Conference taking place in Harrison Hot Springs this May. The Lower Mainland LGA is your association advocating to government on behalf of Metro Vancouver, Fraser Valley and the Sea to Sky.

This year our conference focuses on **Local Government 201: Working with Other Levels of Government**. A robust resolutions session, a public debate, engaging presentations on the future of the region and a special closing keynote to be announced soon, promise that this will be our best conference yet.

If you are new to local government this is your chance to get to know your colleagues and understand some of our shared challenges and opportunities. If you've been around a while, this is your chance to contribute our shared vision. Join us May 8 – 10. Register now while there is still space available.

#### 2019 Preliminary Program / Outline

Harrison Hot Springs Resort & Spa  
100 Esplanade Avenue  
Harrison Hot Springs, BC V0N 1K0

### **Wednesday, May 8**

Pre-Conference Tours  
Official Opening Session & Keynote (7pm start)  
Welcome Reception, Trade Show & Networking

### **Thursday, May 9**

Educational Sessions & Workshops  
Debate  
AGM & Resolutions  
Evening Networking Reception & Trade Show  
Annual Banquet Dinner & Entertainment (The Rockwell Band)

### **Friday, May 10**

UBCM President's Address  
Educational Sessions & Workshops  
Conference Closing Keynote (ends at approx. 1pm)

**Conference Start & End Times:** Please note that the pre-conference sessions begin the afternoon of May 8th usually after 3:00pm. The official opening session begins at 7:00pm. The conference ends at approximately 12:30pm on Friday May 10th. Most attendees arrive in Harrison on the Wednesday afternoon and depart on Friday afternoon following the conference.

## **Resolutions**

Lower Mainland LGA members were invited to submit resolutions for consideration at the upcoming AGM. The deadline to submit resolutions is **Friday, March 15, 2019**. [Please click here for a copy of the Call for Resolutions.](#)

## **Nominations**

Lower Mainland local government elected officials were invited to run for a for a position on the Lower Mainland LGA Executive. The deadline for nominations is **Friday, March 22, 2019**. [Please click here for a copy of the Call for Nominations.](#)

## **Registration - [Click Here to Register](#)**

### **Member Pricing:**

EARLY BIRD (On or before March 31st): \$375.00 + \$65.00 for Banquet  
After March 31st: \$445.00 + \$75.00 for Banquet

### **Non-Member Pricing:**

\$600.00 + \$75.00 for Banquet

Beginning in 2019, the Lower Mainland LGA will be charging non-members an increased registration fee as outlined above. Increasing costs are putting pressure on the Association's limited budget and in order to continue to host a successful AGM and Convention, we are applying both cost savings measures and implementing a new non-member price. Members are elected officials and senior staff from one of the 33 Lower Mainland LGA Local Governments or the three Regional Districts.

**Guest/Spouse Meal Package Registration ([Click Here for Guest Registration Access](#)):** The Lower Mainland LGA Executive appreciate that our members often travel in their role as an elected official, resulting in time away from loved ones at home. In an effort to facilitate joint travel, we continue to subsidize the spouse meal package. This is available for \$165.00 + GST (banquet tickets are sold separately). This includes 3 coffee breaks, 2 receptions, 1 luncheon and 2 breakfasts.

### **Additional Banquet Tickets:**

\$65.00 + GST on or before March 31<sup>st</sup>

\$75.00 + GST after April 1<sup>st</sup>

**Sponsor/Exhibitor Registration:** The sponsor/exhibitor discounted registration rate for meals and access to the sessions is \$275.00. Banquet tickets are also available for purchase at the above listed prices. Please email [sparsons@rareaffairs.ca](mailto:sparsons@rareaffairs.ca) if you are a sponsor or exhibitor wishing to register at the discounted rate. A discount code will be emailed to you.

**Payment Methods:** Credit card payment will be accepted with your online registration. Cheques should be made payable "LMLGA" and sent to: Sherryl Parsons, Rare Affairs Event Management Inc., 5053 214A Street, Langley BC, V3A 8K9.

**Cancellation Policy:** Cancellations received in writing on or before Friday, April 26th, will incur a \$50.00 (incl. GST) administration fee. All cancellations after the registration deadline will not be eligible for a refund.

[All alterations or cancellations must be made in writing to Sherryl Parsons of Rare Affairs at \[sparsons@rareaffairs.ca\]\(mailto:sparsons@rareaffairs.ca\).](#)

**Transfer of Registration:** All fully paid registrations are transferable to other persons from the same organisation. Transfer requests must be made by the registered individual and sent to Sherryl Parsons of Rare Affairs at [sparsons@rareaffairs.ca](mailto:sparsons@rareaffairs.ca). Details must include the full name of the replacement person as well as their title, business address, contact phone number and email address. All other registration details will be assigned to the new registrant unless otherwise specified. The transfer deadline is Friday, April 26th.

## Accommodations

Hotel rooms at the Harrison Hot Springs Resort & Spa can be booked at a discounted convention rate by calling 1-800-663-2266. To receive the discount, please let them know that you are with the Lower Mainland Local Government Association. Rates start at \$149 per night for the main hotel.

**Important:** Please note that a non-refundable deposit for the first night's room and tax is required at the time of booking. The group rate is available May 7 – May 12 based on availability at the time of booking.

**Conference Start & End Times:** Please note that the pre-conference sessions begin the afternoon of May 8th usually after 3:00pm. The official opening session begins at 7:00pm. The conference ends at approximately 12:30pm on Friday May 10th. Most attendees arrive in Harrison on the Wednesday afternoon and depart on Friday afternoon following the conference.

## Sponsorship & Trade Show Participation

The Lower Mainland LGA is pleased to present the Sponsorship Opportunities for the 2019 Conference. Below you will find the link to download the sponsorship opportunity listing. Returning sponsors will be given until January 15, 2019 to secure the same sponsorship option as last year.

Allocation of tradeshow booth spaces will first be provided to returning sponsors followed by returning exhibitors. Confirmation of both returning sponsors and exhibitors. New sponsors and exhibitors are welcome to the remaining trade show spaces on a first come, first serve basis after February 15, 2019.

### **Sponsorship Documents for Download:**

[2019 Sponsorship Opportunities](#)

[2019 Exhibitor Agreement](#)

[2019 Tradeshow Participant FAQ Sheet](#)

## Session/Workshop Proposals

Session proposal submissions were due on January 15th, 2019. Thank you to all those who submitted proposals. Applicants will be notified of their session proposal status by mid-February.

## Charitable Non-Profit 2019 Partner

Apply to become the 2019 Lower Mainland LGA Conference Charitable Non-Profit Partner and participate in the conference trade show. Below you will find the link to the 2019 Charitable Non-Profit Trade Show Application. For a version of the application in Word, please email [sparsons@rareaffairs.ca](mailto:sparsons@rareaffairs.ca).

### [2019 Charitable Non-Profit Trade Show Application](#)




The successful 2018 applicant and recipient of our speaker gift donations was PADS. PADS breeds, raises, trains and places fully certified Assistance Dogs.

Applications for the 2019 Charitable, Non-Profit Partner will be accepted between September 2018 and February 1, 2019.

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 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING AND DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Wendy Tse, Planner 2

Subject: FUNDING APPROPRIATION REQUEST – AFFORDABLE HOUSING INITIATIVES

Date: April 3, 2019 File No: 10-5040-03-0003/2019

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated April 3, 2019, entitled “Funding Appropriation Request – Affordable Housing Initiatives”:

THAT (Funding Appropriation #1925) an amount of \$300,000 be appropriated from the Affordable Housing Reserve Fund to support the delivery of new affordable housing initiatives;

AND THAT should any of the amount remain unexpended by December 31, 2022, the unexpended balance shall be returned to the credit of the Affordable Housing Reserve Fund.

**ATTACHMENTS:**

1. Affordable Housing Reserve Fund – Overview (Doc#[1367184](#))
2. Draft Terms of Reference – North Shore Balanced Housing Innovation Lab (Doc#[1752382](#))

## **PURPOSE**

The purpose of this report is to request a funding appropriation of \$300,000 from the Affordable Housing Reserve Fund (AHRF) to commence work on new affordable housing initiatives, including rental tenure zoning and the North Shore Balanced Housing Innovation Lab, as directed by Council.

## **DISCUSSION**

The City of North Vancouver was one of the first municipalities in Metro Vancouver to establish an AHRF (formerly the Social Housing Reserve Fund) in 1989. Initially supported by a \$200,000 contribution from general revenue, the City has allocated funds to the AHRF over the past 30 years to amass monies to support various affordable housing projects and research initiatives to the benefit of City residents. An overview of the AHRF, including contribution sources and allocations to date, is provided in Attachment #1.

The AHRF has been an essential tool for the City in addressing its housing affordability objectives. The AHRF provides a dedicated source of funding to facilitate affordable housing capital projects, often in partnership with the non-profit housing sector and senior levels of government. The AHRF also funds a Housing Initiatives Grant (HIG) program to support non-capital affordable housing initiatives to provide research and best practices on emerging housing issues. The use of the AHRF and HIG are both at the discretion of Council.

Staff seek to appropriate \$300,000 from the AHRF to act on a number of Council-directed initiatives, as well as to enable funds to address emerging housing issues. In particular, issues related to homelessness often require minor funding in a relatively expedited manner. Overall, the funding appropriation contemplates the following housing initiatives:

- Rental tenure zoning;
- North Shore Balanced Housing Innovation Lab; and
- Homelessness and other affordable housing initiatives.

Any of the appropriated funding that is not utilized by December 31, 2022 will be returned to the credit of the AHRF.

### **Rental Tenure Zoning**

On May 7, 2018, Council unanimously endorsed the following resolution:

WHEREAS the BC Provincial Government has recently introduced legislation that would allow municipalities to zone for residential rental tenure;

WHEREAS it would be useful for Council to have staff consider the opportunities of this legislation and the new proposed residential rental

zoning option presents our City in dealing with housing affordability issues;

AND WHEREAS rental accommodation provision is becoming the only affordable housing option for many residents and families in light of soaring home purchase prices;

THEREFORE BE IT RESOLVED that Council request staff to report on the opportunities the new Provincial Residential Rental Tenure legislation could provide in addressing housing affordability in the City of North Vancouver, provide rental tenure on appropriate sites and provide possible recommendations as to how this could be implemented.

As a new tool provided to municipalities, the implementation of rental tenure zoning, particularly in addressing housing affordability, is currently under exploration by many municipalities, including the City. At the regional level, Metro Vancouver has been leading an effort to advance knowledge about the effectiveness and applicability of various policy and financial tools to support the development of transit-oriented affordable rental housing. The Transit-Oriented Affordable Housing (TOAH) Study includes an exploration of rental tenure zoning, in addition to inclusionary housing policies, density bonusing and acquisition and deployment of land and airspace, to encourage the construction of affordable rental housing. The TOAH Study is anticipated to be completed in mid-2019.

Further to the TOAH Study, select municipalities in Metro Vancouver have been collaborating to better understand how to utilize rental tenure zoning to further municipal housing priorities. A project is now underway, in partnership with the University of British Columbia's Housing Research Collaborative and the Sauder School of Business, to analyze the effects of rental tenure zoning on land values. To participate, the City would have to contribute approximately \$2,000 to the project. In total, staff seek \$50,000 from the AHRF to further explore rental tenure zoning, including retaining a qualified land economist to conduct a financial analysis for the City. Consideration and possible implementation of rental tenure zoning is anticipated to be part of a larger process to update the City's Zoning Bylaw.

### **North Shore Housing Solutions Lab**

On February 4, 2019, Council initiated a significant partnership project for the North Shore to explore a more balanced approach to housing to enable residents, particularly low and moderate income earners, to live and work in the community:

WHEREAS the historic escalation in housing prices has resulted in a lack of attainable housing options for those working on the North Shore with wide-ranging implications for the North Shore's economy and business vitality and increased congestion and lengthier commutes;

WHEREAS the goal of achieving complete and inclusive communities with opportunities to live and work is shared by all jurisdictions on the North Shore;

WHEREAS the City's Housing Action Plan recognizes that partnerships are key to meaningfully addressing housing challenges on the North Shore given limited municipal resources;

AND WHEREAS the needs of moderate income earners are not well served by any existing housing policies and programs;

NOW THEREFORE BE IT RESOLVED that staff develop and implement a collaborative North Shore Housing "Solutions Lab" focused on identifying opportunities and high impact actions to address the urgent need for housing facing low and moderate income earners.

Based on Council's direction, staff have developed a draft Terms of Reference (ToR) for the North Shore Balanced Housing Innovation Lab (BHIL) (Attachment #2). The draft ToR defines the project scope, timeline, deliverables, governance model and budget. Approximately \$200,000 is anticipated to complete this work, which is envisioned to be facilitated and managed by a consultant with significant housing knowledge. A Request for Proposals (RFP) for the consultant will be posted on BC Bid, a provincial procurement website.

Staff propose that the budget of \$200,000 be shared amongst municipal partners, with senior governments requested to contribute financially as well. An invite to participate in the project, as well as a request for a contribution from each of the project partners, will be sent shortly. In addition, staff will be applying for Solutions Lab funding from Canada Mortgage and Housing Corporation (CMHC) in May 2019. If successful, up to \$250,000 of additional funding would be available to support the project, including potentially amending the scope to encompass a larger research component to test ideas generated by BHIL.

### **Homelessness and Other Affordable Housing Initiatives**

Homelessness is a growing issue in Metro Vancouver, including on the North Shore. Recent homeless counts and studies have found the following:

- 100 homeless individuals were counted on the North Shore during the 2017 Metro Vancouver Homeless Count (the point-in-time methodology is recognized to be an undercount);
- 736 unique homeless individuals accessed homelessness services on the North Shore in 2016 (based on service user data from six major providers of homelessness services on the North Shore); and
- 64 homeless children and youth were counted on the North Shore during the 2018 Metro Vancouver Youth Homeless Count (third highest in Metro Vancouver).

To ensure staff can address homelessness and other affordable housing issues in a timely manner, staff request funds of \$50,000 to be available for emerging housing initiatives that may arise from time to time. In particular, this funding may be utilized to increase outreach efforts with homeless individuals, prepare for extreme weather events and develop working documents and protocols in working with homeless individuals and



other vulnerable populations. Efforts to implement the Housing Action Plan may also benefit from this funding.

## FINANCIAL IMPLICATIONS

The 2019-2028 Project Plan includes a provision of \$2.2 million for affordable housing projects. The proposed appropriation of \$300,000 falls within this budgeted amount.

In 2017, an amount of \$2.5 million was appropriated from the AHRF to pay back to the City a portion of the land value of a City-owned site, known as Lot C. The City-owned site, in partnership with Community Land Trust (CLT), the development arm of the Co-operative Housing Federation of BC (CHFBC), was to be leveraged for provincial funding to develop approximately 20 new co-operative housing units in the City. Unfortunately, the City and CLT were unsuccessful in securing funding under the recent Building BC: Community Housing Fund from BC Housing. While the City continues to work with CLT to explore additional funding opportunities, staff recommend returning this prior appropriation to the AHRF. Should the City and CLT secure funding, staff will request the funding appropriation at that time.

The use of the AHRF for policy initiatives aligns with the mandate of the reserve fund, which has been used to fund capital projects, policy studies and affordable housing events in the past. Any appropriated funds unspent on December 31, 2022 will be returned to the AHRF. Since the adoption of the City's Density Bonus and Community Benefits Policy in 2015, the AHRF has had a sustainable funding source with 20 percent of Community Benefit Cash Contributions received by the City allocated towards the AHRF for affordable and rental housing initiatives. To maximize the impact of the AHRF on facilitating new affordable housing projects, initiatives, and research, a review of the terms of reference of the AHRF will be undertaken as part of the implementation of the Housing Action Plan.

## SUSTAINABILITY COMMENTS

The provision of affordable housing is a key component to the social sustainability of the City in that individuals of varying income levels and abilities are able to reside in the community. In addition, housing affordability has broad-reaching impacts on the local economy in terms of the competitiveness of the City and workforce availability. Allowing individuals to live and work in close proximity not only promotes overall household affordability by reducing transportation costs, but it further contributes to the economic and environmental sustainability of the City.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Wendy Tse  
Planner 2

## **AFFORDABLE HOUSING RESERVE FUND – OVERVIEW**

### **Historical Overview:**

As a result of social housing research undertaken in 1988, City Council determined that a reserve fund would be an effective tool to implement the City's Social Housing Policies. The 'Social Housing Reserve Fund' was established in 1989 to facilitate the City's social housing objectives, and as a source of funds to provide for the difference between the sale price of land and the value of land leased for social housing projects.

In 1995, the terms of reference of the Fund were revised to broaden the use of the funding beyond social housing to reflect the focus of senior government housing programs on mixed income projects rather than housing core-need households only. In addition to the revised title 'Affordable Housing Reserve Fund' (AHRF), a 'Housing Initiatives Grant' program (HIG) was also established, with provision for funds from the Fund's annual interest to support non-capital affordable housing related initiatives.

Over the past decade, the Fund has increasingly been used to offset City costs and charges related to affordable housing projects such as permit fees, site and development costs.

### **Contributions:**

Initially, the Fund was supported with a 1989 contribution of \$200,000 from the City's general revenue. In 1990 and 1991 the contributions increased to \$210,000 and then dropped to \$25,000 in 1992. There were no further City contributions until 2003 when as part of the 10 year Capital Plan, Council determined that the Fund would receive \$260,000 annually from general revenue. In 2014, after 10 years of funding, Council approved a funding cap with the consideration for future funding if the balance falls below \$2.5 million. The City's Density Bonus and Community Amenity Benefits Policy, adopted in 2015, is expected to provide significant contributions to the fund with 20 percent of all community amenity contributions received by the City going to the Affordable Housing Reserve Fund.

Other contributions to the Fund have included:

- \$6,000 provincial grant for negotiating 5 rental housing units in a 1990 strata development;
- Contributions of \$8,000 in 1996 and \$110,000 in 1999 linked to legalization of units in existing apartment buildings;
- \$480,000 transfer in 1998 into the Fund from sale of a Lower Lonsdale road right of way;
- \$110,000 contribution as a result of a 1999 rezoning legalizing suites in an existing apartment building;
- \$100,000 contribution as the result of a 2006 rezoning.

**Allocations:**

While it took a number of years before the Affordable Housing Reserve Fund held sufficient funds to support a housing project, the loss of federal housing programs in the early 1990's, together with the severely limited and narrow focus of provincial government housing programs, have constrained the City's opportunities to develop affordable housing projects. Nevertheless, in 30 years, five housing developments have been facilitated in the City with Affordable Housing Reserve Fund monies:

**1. Margaret Heights Family project (1991)**

This 19 unit non-profit family townhouse project was developed by Entre Nous Femmes Housing Society on a leased City site in the Cedar Village neighbourhood. A \$276,000 amount was transferred from the Fund to the Tax Sale Land Fund to offset the lease cost from market value (25%), and an additional \$16,000 was withdrawn to support additional landscaping costs.

**2. Quay View Apartments project (2001)**

This 42 unit project for single and family households of various disabilities and income levels was sponsored by the North Shore Association for the Mentally Handicapped (renamed 'North Shore Connexions') on a leased City site in the Lower Lonsdale neighbourhood. The project was allocated a \$330,000 subsidy from the AHRF for the value of the discounted lease to 50% below market, representing a 25% discount. These funds were transferred from the Fund to the Tax Sale Land Fund to offset the lease cost from market value. The project was also provided with \$87,815 from the AHRF to enhance the exterior finishes and accessibility fixtures of the complex.

**3. North Shore Adult Emergency Shelter and Transition Housing (2005)**

In 2005 the Lookout Emergency Aid Society opened the North Shore's 25 bed adult shelter and 25 bed transition housing on a City site in the Marine Drive area. A total of \$210,000 was contributed from AHRF in 2003 to assist with various site related costs (hydro, soils, waived fees and charges) for the adult shelter and transition housing project. A further \$263,296 was transferred from the AHRF to the Tax Sale Lands Fund to represent the 25% subsidy of the City land lease at 50% of market value.

**4. Kiwanis St. Andrews Place (2006)**

In early 2006, the AHRF was accessed for costs related to the 27 unit St. Andrews Place seniors' non-profit complex situated within a larger market project. The \$1.1 million site was created by the City permitting increased density on the redevelopment site, and transfer of the density to one corner of the site for the seniors' project. \$500,000 federal funds and a \$500,000 provincial forgivable loan were provided via BC Housing, and the Kiwanis provided over \$1 million equity. The City contributed approximately \$33,275 in reimbursed fees for a total contribution of approximately \$140,000 in a variety of waived fees and development costs to increase the affordability of the project.

**5. Chesterfield House (2007 & 2009)**

In support of retention of existing rental housing and partnering to provide non-market affordable housing, the AHRF supported the joint purchase in January 2007 of an existing 16 unit apartment building (constructed in 1961) for \$2.5 million with partners BC Housing and Marineview Housing Society. Both the City and BC Housing contributed \$950,000, with the remainder (\$600,000) provided by Marineview, the operator. City contributions from the AHRF totalled \$968,073 including legal fees. The purpose of the Chesterfield House project is to provide supportive housing for individuals with mental illness.

During 2009-2010, the existing 16 unit building was renovated to link with an additional building constructed at the rear of the property. The City has allocated approximately \$735,000 from the AHRF for the project. Chesterfield House contains 24 units, 3 common areas, and is fully sprinklered and upgraded for energy and water efficiency. The project is also the first existing residential building to connect to the City's district heating system with connection fees (\$40,000) provided by the Fund.

**Other Projects Receiving AHRF Funds:**

- Marketing costs (\$3,319) for City-leased site for Entre Nous Femmes Market Heights family housing project and related social housing economic research (\$5,800) in 1990;
- Review potential for inclusion of the then new Adaptable Design policy into the Quayside Village Cohousing development funded with Housing Initiatives Grant (\$2,739) (1997);
- Affordable Housing Task Force (\$32,034) in 1997-1998;
- Sponsorship of BC Non-Profit Housing Association Housing & Hunger in BC Symposium (\$1,000) in 2013;
- Grant to North Shore Crisis Services (\$24,000) in 2014;
- Homeless Employment Initiative (\$1,459 in 2014 and \$33,066 in 2015)
- Housing Action Plan (\$50,000) in 2015;
- Innovations in Small Housing Showcase (\$22,238) in 2015;
- Housing Initiatives Grant to Cascadia Society (\$10,000) in 2016;
- City-owned site, Lot C, land repayment to City and other development costs (\$2.5 million) in 2017 (appropriation to be returned to AHRF until senior government funding secured);
- Inclusionary Zoning Analysis (\$25,000 in 2018); and,
- Lonsdale Energy Corporation Service Connection Rebates (\$56,397 in 2018);

The 2019 balance in the AHRF is approximately \$2.2 million, and staff are able to propose projects as they arise through Council's decision to have the funds available.

**Conclusion:**

The Affordable Housing Reserve Fund has been an essential City tool to address housing affordability issues of current and future residents through partnerships with non-profit societies, senior government programs, and the development sector. Since the establishment of the Fund, non-market housing opportunities and potential partnerships have continually evolved.

Updated: March 2019

# **North Shore Balanced Housing Innovation Lab (BHIL)**

## **Terms of Reference**

### **Problem Statement**

With the rising cost of homeownership significantly outpacing growth in incomes, traditional approaches to delivering housing are increasingly failing to meet the community's needs. While the market is responding to demand with new housing, market housing in any form is now out of reach for many, including families and middle income earners\*, and the rental vacancy rate continues to be at a historic low. These rapid and fundamental changes have resulted increasingly in a mismatch between labour supply and demand; unable to afford to live on the North Shore, median income earners are taking on longer commutes and businesses often find themselves unable to attract new employees.

### **PURPOSE**

A North Shore Balanced Housing Innovation Lab will bring together partners to develop new solutions to these complex and critical problems with a focus on providing new housing options for households with incomes of \$50,000 to \$100,000 per year. A North Shore wide collaborative effort, the Balanced Housing Innovation Lab will generate new approaches to delivering housing solutions, in partnership with other levels of government.

\* In 2015, median household income in the City of North Vancouver was \$67,119, lower than Metro Vancouver's regional median of \$72,662. The District of North Vancouver's 2015 median income was \$103,981 and the District of West Vancouver's \$89,808.

### **SCOPE**

The North Shore Balanced Housing Innovation Lab seeks to forge an enduring coalition to address housing issues. The scope of work will include the following elements:

1. Completing a comprehensive assessment of work force housing needs on the North Shore and gaps in meeting both existing and long term needs
2. Conducting research to inform an assessment of the existing and forecast scope of the issue and generating a concise problem statement identifying the gap and need for middle income housing units.
3. A participatory exploration and mapping to identify existing and potential assets (physical, monetary, capacities) held by government, partners and non-profits which could be leveraged to create housing.

*This aspect of the Balanced Housing Innovation Lab would map North Shore assets, including lands, which could be leveraged in conjunction with senior government funds, to create a significant stock of affordable middle-income housing on the North Shore. This could include contemplation of a North Shore Housing Land Trust.*

4. Holding a multi-level multi agency forum for the sharing of housing and planning information and housing related problem-identification and problem solving.

5. Explore the development of a framework for collective action on workforce housing on the North Shore.

*Housing issues do not recognize municipal boundaries and local governments which work together can be more effective. Establishing a framework for cooperation on North Shore housing solutions will enable jurisdictions on the North Shore to share resources and attract senior government funds. This exploration would include identifying and evaluating potential models for cooperation including sharing fiscal resources, sharing staff resources, or forming a joint agency to implement and administer North Shore housing projects. Expert advice would be sought from organizations such as the University of British Columbia's Housing Research Collaborative and learning from experiences in other communities such as the Whistler Housing Authority, the ARCH Regional Housing Coalition in East King County, Washington, and other effective and innovative delivery models.*

6. Developing coordinated policies and strategies to maximize the impact of senior government programs.

*BC Housing has established the HousingHub, with a focus on creating new opportunities for middle-income earners through new rental housing and affordable home ownership programs. The Lab would explore the potential for coordinated North Shore policies on middle-income housing, which would work in conjunction with the HousingHub programs (ie. establishing similar incentives across jurisdictions).*

7. Develop innovative housing prototypes.

*New forms of housing are required which make efficient use of land through thoughtful design which maximizes opportunities for building community, access to greenery and outdoor space and space efficient layouts. This component of the Lab will generate viable prototypes for middle-income and family housing which are replicable. In addition to form, the Lab will explore tenure, including mixed-income and mixed-tenure projects, rental housing and co-op housing forms.*

## **Deliverables and Timeline**

The Balanced Housing Innovation Lab will launch in June 2019. Once a consultant team has been selected, a detailed work program will be developed with guidance from the project's Steering Committee and Staff Working Group. Key deliverables include:

Workshop 1: Defining Success, Identifying Opportunities (*Fall 2019*)

Tactical Groups: Asset Mapping; Governance and Policy; Housing Prototypes (*Fall 2019*)

Interim Report (*Fall 2019*)

Workshop 2: Direction Setting – Prototypes and Policies (*Winter 2019*)

## **PARTICIPANTS AND GOVERNANCE**

### **Project Governance**

The BHIL would be governed by a Steering Committee made up of elected officials and/or senior staff and supported by a core Staff Working Group made up of representatives from key agencies and partners. Key agencies and partners will include all levels of government which are either directly involved in setting housing policies or which have vested interests in the topic and the capacity to contribute resources to further project goals. Participating partners will be encouraged to include staff with a broad range of skills to participate in the Lab.

The Steering Committee and Working Group would be supported by a skilled third-party facilitator. Outside expertise, including design skills and fiscal analysis, would be retained as required to support the development of ideas generated through the Innovation Lab.

### **Steering Committee**

- Government of Canada (MP)
- Government of BC (MLAs)
- District of West Vancouver
- District of North Vancouver
- City of North Vancouver
- Squamish Nation
- Tsleil-Waututh Nation

Directly involving senior government in the conversation at the outset is an important aspect of the project to foster a streamlined and cooperative approach.

The Steering Committee is anticipated to meet three to four times over the duration of the project.

### **Staff Work Group**

- City of North Vancouver
- District of North Vancouver
- District of West Vancouver
- Squamish Nation
- Tsleil-Waututh Nation
- BC Housing
- Metro Vancouver Housing Corporation
- School District (SD44 and SD45)

The staff working group is anticipated to as required over the duration of the project.

## Stakeholders and Tactical Groups

Innovation Labs require broad participation with a diversity of perspectives represented. Stakeholders will be engaged through participation in workshops and “tactical groups”. Two stakeholder workshops which would invite a larger group to participate in generating and refining solutions. This would include incorporating housing expertise and experience as well as partners with a role in housing delivery.

Tactical groups will consist of selected groups of government, private sector, and non-profit housing developers, housing experts and advocates, and will focus on generating solutions in the areas of:

Asset Mapping;

Governance and Policy;

Housing Prototypes.

Key stakeholders include:

- Housing Research and Expertise
  - UBC Housing Research Collaborative
- Housing Advocates
  - Community Housing Action Committee
  - Tenant Resource and Advisory Centre
  - Generation Squeeze
- Non-Profit Housing Developers and Operators
- Rental Sector
  - Rental Developers Active on the North Shore
  - Landlord BC
  - Tenant Relocation Experts
- Market Housing Developers
  - UDI Representation
  - Developers Active on the North Shore
  - Greater Vancouver Home Builders' Association
- Employers and Business Community
  - Chamber of Commerce
  - Economic Partnership
  - Lower Lonsdale Business Improvement District
  - British Columbia Government and Service Employees' Union
  - Major North Shore Employers (Health Sector, Government, Port, Unions, etc.)



A final list of stakeholders, as well as details of the stakeholder engagement strategy, would be created collaboratively after project inception.

A broader public outreach and communications program would be developed and incorporated into the project.

## **BUDGET AND RESOURCES**

The project is anticipated to last approximately one year and will require outside assistance in the form of facilitation and report writing to record, test and present the ideas generated by the Lab. A budget of approximately \$200,000 is anticipated for this work. The City proposes that this budget be shared amongst the municipal core partners and that senior governments be requested to contribute.

An application for funding under CMHC's Solutions Lab funding will be submitted in spring (May) 2019. If successful, up to \$250,000 of additional funding would be available to support the project. The scope of the project would then be altered to include a substantial research component including utilizing a research based approach to test ideas generated by the Balanced Housing Innovation Lab over time.

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**STRATEGIC AND CORPORATE SERVICES**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Susan Antoniali, Section Manager, Real Estate

SUBJECT: SUNRISE PARKLAND ADJUSTMENT – STATUTORY RIGHT-OF-WAY –  
METRO VANCOUVER WATER MAIN AND PARKS DEDICATION  
BYLAW

Date: April 8, 2019 File No: 08-3010-01-0001/2019

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*The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the Section Manager, Real Estate, dated April 8, 2019 entitled “Sunrise Parkland Adjustment – Statutory Right-of-Way – Metro Vancouver Water Main and Parks Dedication Bylaw”:

**THAT** “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment) be considered;

**THAT** staff be directed to initiate an Alternative Approval Process for parklands located on the southwest corner of Keith Road and Brooksbank Avenue;

**THAT** the Mayor and City Clerk be authorized to sign any necessary documentation to give effect to this motion;

**AND THAT** any proceeds received for the fees for the Statutory Right-of-Way under the parkland be directed to the Tax Sale Lands Reserve Fund.

**ATTACHMENTS:**

1. Draft “Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment – Statutory Right-of-Way).

## **PURPOSE OF REPORT:**

The purpose of this report is to seek Council approval of "Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706" (Sunrise Parkland Adjustment) and commencing an Alternative Approval Process to allow a subsurface Statutory Right-of-Way for a Metro Vancouver water main. (Attachment #1).

## **BACKGROUND:**

The City of North Vancouver currently has 35 Statutory Right-of-Ways (SRW) with Metro Vancouver. SRW's are a means to provide access to underground rights to ensure the integrity of the regional water main service networks.

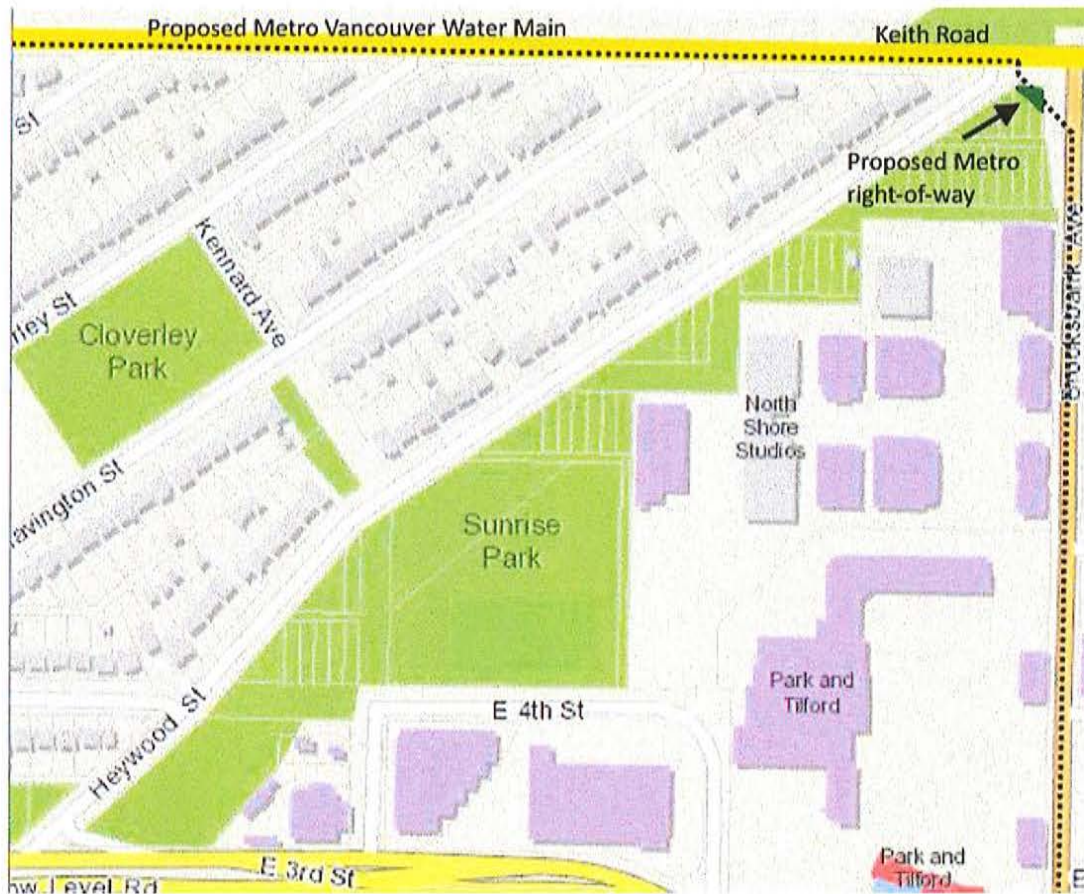
## **DISCUSSION:**

This initiative is to accommodate a re-routing of the Metro Vancouver water main from the constricted intersection of Brooksbank Avenue and East Keith Road to the underground northern portion of Sunrise Park. Due to the subsurface already having multiple utilities, reconstructing the water main in its current location would cause the complete closure of this intersection for approximately 2 months. Leaving the Metro water main as-is is considered highly undesirable, as the pipe is deeply buried and has been subject to numerous failures. Therefore it is highly likely to experience future failures causing the need for disruptive emergency repairs.

Constructing a new section in a less impactful location will likely see a 100-year life of the pipe without the need to disturb the park lands. The planned Spirit Trail connection along Heywood Street will not be impacted by this initiative.

Metro Vancouver intends to construct and place the water main under the park land, which will require temporary construction on the park. Post construction, the area will be replanted with appropriate native species and improvements will be made, such as a new park entrance with trailhead and new forest trails connecting to 4<sup>th</sup> Street and Gladstone Avenue.

A sketch showing the location of the proposed SRW is shown below.



**FINANCIAL IMPLICATIONS:**

In 2017, the City received an independent appraisal of the value of Sunrise Park. Staff have applied the same methodology found in the previous appraisal to the lands required by Metro Vancouver, and have determined that the value of the lands for the SRW interest is estimated at \$88,000 for 2,443 sq.ft. of right-of-way for the underground piping.

In addition to the SRW payment of \$88,000, the City is negotiating with Metro Vancouver to cover the costs of the reconstruction of the park entrance and replanting of native species.

As the park lands were originally acquired through tax sale, staff recommend that the \$88,000 be directed to the Tax Sale Land Reserve Fund. It is anticipated that the reconstruction funding paid by Metro Vancouver would be used to restore the impacted area and create a new trailhead and park entrance.

**INTER-DEPARTMENTAL IMPLICATIONS:**

Collaboration from various City sections include Real Estate, Engineering, Finance, and City Clerk's.

**CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

The recommended option is consistent with the City's Official Community Plan with respect to employing a proactive approach to infrastructure maintenance and upgrades.

RESPECTFULLY SUBMITTED BY:



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Susan Antoniali  
Section Manager, Real Estate

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

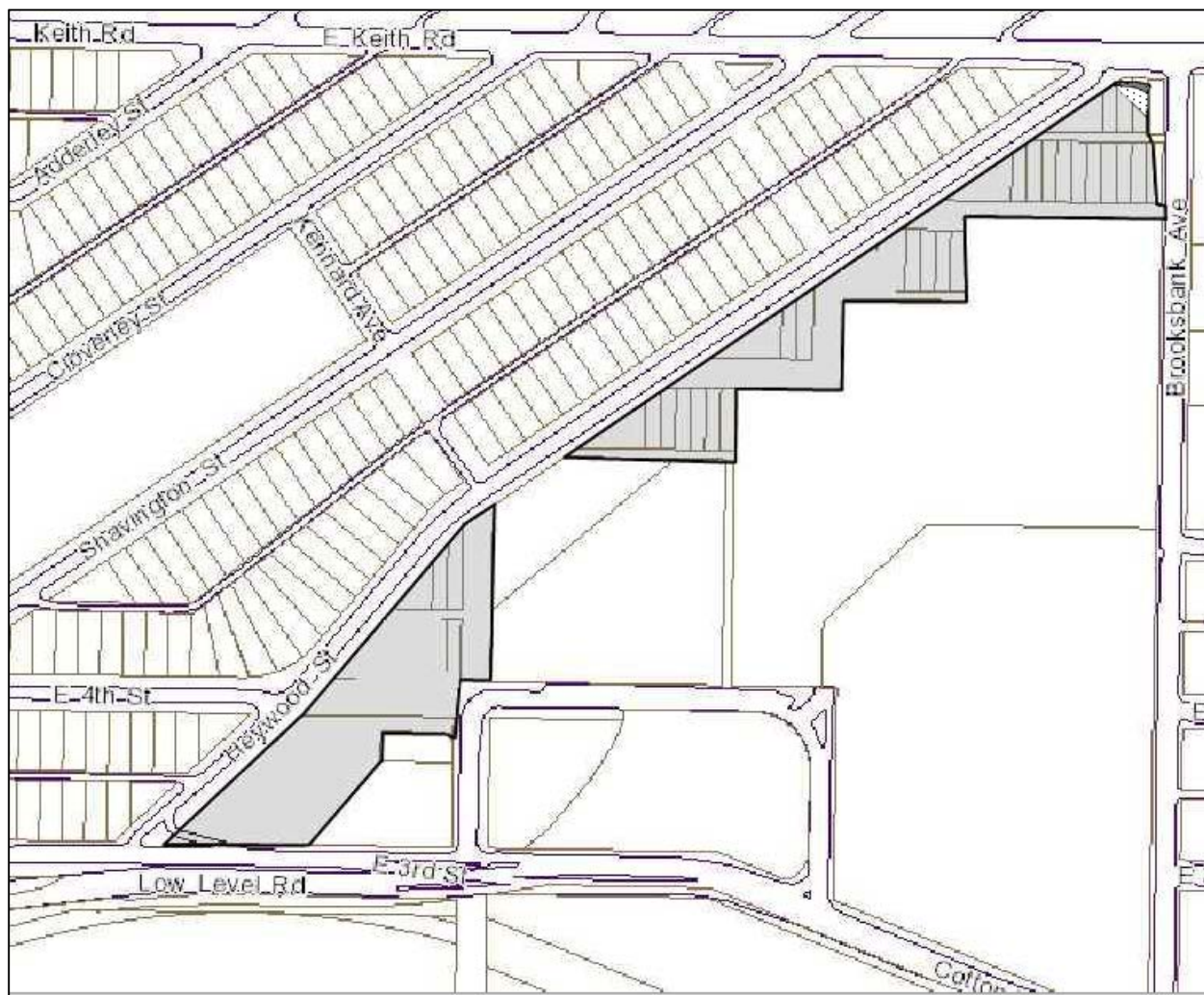
**BYLAW NO. 8706**

**A Bylaw to amend “Parks Dedication Bylaw, 2004, No. 7628”**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Parks Dedication Bylaw, 2004, No. 7628, Amendment Bylaw, 2019, No. 8706” (Sunrise Parkland Adjustment)**.
2. “Parks Dedication Bylaw, 2004, No 7628” is hereby amended by:
  - A. Registering a right of way in favor of the Metro Vancouver Water District over a portion of:
    - (1) Lot 3, Block 13, DL 272 Plan 4692, except part on Plan EPP68036, PID 011-393-874;
    - (2) Lot 4, Block 13, DL 272 Plan 4692, except part on Plan EPP68036, PID 011-393-891.

- B. Replacing the map contained within the bylaw with the following map, to reflect the right of way in favor of the Metro Vancouver Water District.



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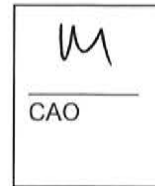
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MAYOR

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CITY CLERK





The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FINANCE DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Ben Themens, Director of Finance

Subject: 2019 TAX RATES BYLAW

Date: April 9, 2019

File No: 05-1970-05-0005/2019

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

PURSUANT to the report of the Director of Finance, dated April 9, 2019, entitled "2019 Tax Rates Bylaw":

THAT "Tax Rates Bylaw, 2019, No. 8704 be brought forward for consideration by Council.

**ATTACHMENTS:**

1. Tax Rates Bylaw, 2019, No. 8704 (CityDocs #1765996)

**DISCUSSION:**

The purpose of this report is to seek Council approval for the 2019 Tax Rates Bylaw.

The Community Charter requires the preparation and adoption of a Tax Rates Bylaw, after adoption of the financial plan but before May 15 each year. The property tax rates are set each year to enable the City to collect the tax levy that is required in the Financial Plan.

The Tax Rate Bylaw presented for endorsement reflects the 4.25% tax rate increase approved by Council at the March 4, 2019, Regular Council meeting and the tax rate

distribution Option 2 (2% shift from Business to Residential Class) endorsed by Council at the April 8, 2019, Regular Council meeting.

The 2019 Tax Rates Bylaw contains the following schedules:

- Schedule A** - Rates required for the City's total general municipal tax revenue
- Schedule B** - Rates required for the City's storm drainage levy
- Schedule C** - Rates required for the City's eco levy
- Schedule D** - Rates required for the Metro Vancouver Regional District tax

Note that the other governmental agencies (School, TransLink, BC Assessment and Municipal Finance Authority) will set their own respective rates.

**FINANCIAL IMPLICATIONS:**

Financial implications have been addressed in detail during the 2019 – 2028 Financial Planning process.

**STRATEGIC PLAN IMPLICATIONS:**

The preparation and approval of a Tax Rates Bylaw is consistent with the City's Community Vision outlined in the Official Community Plan (OCP). This includes anticipating and preparing for future costs, including planning in advance for infrastructure replacement; apply taxes fairly between property types; and tax at a rate that encourages investment in the City.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Ben Themens  
Director of Finance

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 8704**

**A bylaw for imposing property value taxes on land and improvements  
in the City of North Vancouver for the year 2019.**

**WHEREAS** it is provided under Section 197(1) of the *Community Charter* being, that the Council must, each year after adoption of the financial plan but before the 15<sup>th</sup> day of May, subject to the provisions and restrictions of the *Community Charter* contained, pass a bylaw to impose property value taxes on all land and improvements according to the assessed value thereof, for the purpose enumerated and set forth in Section 197(1) of the *Community Charter*;

**WHEREAS** the Council of The Corporation of the City of North Vancouver deems it necessary and expedient to pass a bylaw for imposing a property value tax on all taxable land and improvements, according to the assessed value thereof, on the last Revised Assessment roll for The Corporation of the City of North Vancouver, the rates thereafter imposed and levied for purpose hereinafter stated;

**WHEREAS** for General and Debt purposes, according to the last Revised Assessment Roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$26,525,459,197;

**AND WHEREAS** for the Regional Hospital purposes, according to the last Revised Assessment roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$26,548,246,197;

**NOW THEREFORE** the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Tax Rates Bylaw, 2019, No. 8704**”.
2. The following rates are hereby imposed and levied for the year 2019:
  - A. For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “A” attached hereto and forming a part hereof.
  - B. For the storm drainage purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “B” attached hereto and forming a part hereof.
  - C. For the eco levy purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “C” attached hereto and forming a part hereof.
  - D. For the City’s appropriate share of the monies required for the operating fund of the Metro Vancouver Regional District for the year 2019, on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing on Schedule “D” attached hereto and forming a part hereof.

3. The minimum amount of taxation upon a parcel of real property shall be One Hundred Dollars (\$100.00) for property owners 65 years of age and over and Three Hundred and Fifty Dollars (\$350.00) for property owners under 65 years of age.

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ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK

SCHEDULE "A"

2019 Tax Rates (\$'s of tax per \$1,000 taxable value)

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Property Class	Municipal General
1. Residential	1.61185
2. Utilities	38.08824
4. Major Industry	26.18567
4. Major Industry (With Provincial Cap)	26.18567
4. Major Industry (With Provincial Cap for new investment)	21.42464
5. Light Industry	5.03018
6. Business	5.03018
8. Recreation/Non Profit	1.83638

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SCHEDULE "B"

2019 Tax Rates (\$'s of tax per \$1,000 taxable value)

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Property Class	Storm Drainage
1. Residential	0.05966
2. Utilities	1.40978
4. Major Industry	0.96922
4. Major Industry (With Provincial Cap)	0.96922
4. Major Industry (With Provincial Cap for new investment)	0.79300
5. Light Industrial	0.18618
6. Business	0.18618
8. Recreation/Non Profit	0.06797

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SCHEDULE "C"

2019 Tax Rates (\$'s of tax per \$1,000 taxable value)

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Property Class	Eco Levy
1. Residential	0.02125
2. Utilities	0.50198
4. Major Industry	0.34511
4. Major Industry (With Provincial Cap)	0.34511
4. Major Industry (With Provincial Cap for new investment)	0.28236
5. Light Industry	0.06630
6. Business	0.06630
8. Recreation/Non Profit	0.02420

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SCHEDULE "D"

2019 Tax Rates (\$'s of tax per \$1,000 taxable value)

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Property Class

Metro Vancouver Regional District

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1.	Residential	0.04339
2.	Utilities	0.15186
4.	Major Industry	0.14751
5.	Light Industry	0.14751
6.	Business	0.10630
8.	Recreation/Non Profit	0.04339

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 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Wendy Tse, Planner 2

SUBJECT: REZONING APPLICATION: 125 EAST 20<sup>TH</sup> STREET (VANCOUVER RESOURCE SOCIETY FOR THE PHYSICALLY DISABLED / NSDA ARCHITECTS)

Date: March 20, 2019 File No: 08-3360-20-0467/1

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated March 20, 2019, entitled "Rezoning Application: 125 East 20<sup>th</sup> Street (Vancouver Resource Society for the Physically Disabled / NSDA Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701" (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2019, No. 8702" (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718, Rental Housing Commitments) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

THAT (Funding Appropriation #1918) an amount of \$400,000 be appropriated from the Affordable Housing Reserve Fund to be granted to the Vancouver Resource Society for the Physically Disabled in support of 10 non-market rental units in the proposed development, secured in perpetuity;

THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Affordable Housing Reserve Fund;

THAT the Mayor and City Clerk be authorized to execute a Release of the existing Covenant registered against the title of the subject properties under number BB1171375;

AND THAT the Mayor and City Clerk be authorized to sign the necessary documentation to give effect to this motion.

## ATTACHMENTS:

1. Context Map (Doc#[1754534](#))
2. Development Fact Sheet (Doc#[1754164](#))
3. Architectural and Landscape Plans, dated March 4, 2019 (Doc#[1756556](#))
4. Letter from Vancouver Resource Society for the Physically Disabled re: Request for Funding from Affordable Housing Reserve Fund (Doc#[1756557](#))
5. Tenant Relocation Materials (Doc#[1758329](#))
6. Design Rationale (Doc#[1759563](#))
7. Advisory Design Panel Resolution, dated September 19, 2018 (Doc#[1705785](#))
8. Public Consultation Summary (Doc#[1756555](#))
9. Zoning Amendment Bylaw No. 8701 (Doc#[1756681](#))
10. Housing Agreement Bylaw No. 8702 (Doc#[1756629](#))

## PURPOSE

The purpose of this report is to present, for Council's consideration, an application to rezone 125 East 20<sup>th</sup> Street to permit the development of a new six-storey, 85-unit non-market and market rental apartment owned and operated by the Vancouver Resource Society for the Physically Disabled (VRS). To support the provision of 10 wheelchair accessible non-market rental units, VRS is requesting a contribution of \$400,000 from the City's Affordable Housing Reserve Fund (AHRF).

## BACKGROUND

In 2010, Council approved a Partnering Agreement with VRS to extend a second mortgage to the non-profit organization to help purchase the subject property in an effort to provide below market rental housing in the existing 28-unit apartment. As part of this building, VRS envisioned creating a cluster of up to six units for high care persons with disabilities on the ground floor of the building, with 24 hour on-site support and care, at non-market rents. The remainder of the units would be operated at below market rates. However, the "Shared Care" model was never implemented due to the following barriers:

- The building did not have a sprinkler system, raising safety issues if the building were to include a care facility for individuals with significant mobility impairments; and
- Vancouver Coastal Health funding could not be obtained.

In lieu of the “Shared Care” model, VRS has been providing two subsidized rental units for persons with disabilities and one rental unit for Hollyburn Family Services’ “Seniors at Housing Risk” program. The remainder of the units have been rented at below market rates.

In addition to the second mortgage, Council approved the appropriation of up to \$300,000 from the AHRF to help offset anticipated operating shortfalls for VRS. This funding would be dispersed on an annual basis, subject to the receipt of an annual operating budget, for up to five years. This funding was never utilized by VRS and the second mortgage was repaid in full in July 2015, as per the terms of the Partnering Agreement.

Since that time, VRS has been contemplating the potential redevelopment of the site to meet their initial vision of providing a “Shared Care” model. In addition, due to the age and condition of the building, which was constructed in 1965, significant maintenance and building function issues have arisen, challenging the resources and capacity of the non-profit organization.

## PROJECT DESCRIPTION

<i>Applicant:</i>	Vancouver Resource Society for the Physically Disabled
<i>Architect:</i>	NSDA Architects
<i>Official Community Plan Designation:</i>	Residential Level 5 (R5)
<i>Existing Zoning:</i>	Medium Density Apartment Residential 1 (RM-1)
<i>Applicable Guidelines:</i>	None

The application proposes to replace the existing 28-unit, 4-storey rental building with a new 6-storey wood-frame apartment building with a total of 85 rental units. Of the 85 rental units, 10 units are proposed to be non-market, with rents set at \$375 per month (the shelter portion of the Persons with Disabilities benefits) or geared to income. The remainder of the units would be rented at market rates, with VRS offering below market rents for any existing tenants wanting to return to the new development. The rental tenure of the development, in addition to the non-market units, would be secured through a Housing Agreement with the City.

The subject site is located at the southwest corner of the 100-block of East 20<sup>th</sup> Street in Central Lonsdale (Attachment #1). The site is 2,120.8 square metres (22,828 square feet) and slopes downward approximately 2.64 metres (8.7 feet) from east to west along East 20<sup>th</sup> Street. The slope in the north-south direction is minimal. The overall development is proposed to be 2.59 Floor Space Ratio (FSR) or 5,492.9 square metres (59,125 square feet). A summary of the development, as well as architectural and landscape plans, are provided as Attachments #2 and #3, respectively.

One level of underground parking is proposed for the development, accessed from the lane to the south of the property. The parking level contains vehicle and bicycle parking spaces, in addition to mobility scooter parking, storage lockers and a mechanical room.

The application proposes a variance to both vehicle and bicycle parking, based on the rationale that residents of the non-market units would not require the provision of either amenity. Instead, the development proposes an extended passenger drop-off zone on East 20<sup>th</sup> Street to accommodate ride services for passengers with disabilities, such as HandyDART.

A significant number of accessible units are proposed for the project, including 57 Adaptable Level 2 units and 10 Adaptable Level 3 units, well above the minimum City requirement of 25 percent at Adaptable Level 2 standards. The fully-accessible Adaptable Level 3 units would be allocated to tenants with disabilities in the non-market rental units.

The unit mix for the development is proposed as follows:

- 4 Studio Units;
- 63 One-Bedroom Units;
- 12 Two-Bedroom Units; and
- 6 Three-Bedroom Units.

A variety of amenities is proposed for the project, including an indoor/outdoor shared social gathering space with kitchen and washroom, a guest room, and active and passive outdoor areas, including accessible gardening plots. A small office space for VRS is also proposed to help serve residents on-site. The building is required to connect to the Lonsdale Energy Corporation (LEC), as per the City's Hydronic Energy Service Bylaw.

## **POLICY CONTEXT**

### **Metro 2040**

The proposed development aligns with the Metro Vancouver Regional Growth Strategy, Metro 2040, through the creation of a compact urban area. The provision of non-market rental housing further achieves housing affordability goals established in the Regional Affordable Housing Strategy, including:

- Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants;
- Meet housing demand estimates for very low and low income earners; and
- Increase the rental housing supply along the Frequent Transit Network.

Metro Vancouver has been working to better understand the high household cost burden faced by renters when housing and transportation costs are considered together. The location of the subject site, in close proximity to Lonsdale Avenue, will allow renters to utilize public transit, cycling and walking to help minimize transportation costs associated with car ownership. In addition, the recently released 2018 Metro Vancouver Apartment Parking Study confirms the following key findings:

- Apartment residential parking supply continues to exceed parking utilization across the region; and
- Proximity to the Frequent Transit Network (FTN) is associated with lower apartment residential parking utilization and supply.

Based on this study, parking utilization for market rental apartments near the FTN range from 0.35 to 0.72 spaces per unit.

### **2014 Official Community Plan**

The Official Community Plan (OCP) identifies the subject site as Residential Level 5 (R5), which contemplates multi-unit residential uses with a maximum building height of six storeys. The OCP allows for a density of up to 1.6 FSR, with the potential of an additional bonus of 1.0 FSR to be granted at the discretion of Council, for a total of 2.6 FSR. City policy related to the provision of additional density is discussed in the Density Bonus and Community Benefits section below.

The application is in keeping with the vision established in the Official Community Plan for the City to be a vibrant, diverse and highly livable community. In particular, this project supports the following goals in the OCP:

- 1.1 Develop a compact, complete community that meets the needs of its diverse residents and businesses (1.1.1 and 1.1.2);
- 1.3 Enhance the distinctive sense of place and livability of the City through high quality design and maintenance of urban form (1.3.1 and 1.3.5);
- 1.4 Enhance quality of life through the provision of amenities (1.4.4); and,
- 1.5 Pursue attainable housing that meets the needs of its diverse community (1.5.2, 1.5.3, 1.5.4 and 1.5.6).

As presented, the proposal is consistent with the OCP.

### **Housing Action Plan**

The Housing Action Plan (HAP) establishes strategies and actions for the City to achieve greater housing diversity and affordability for residents of all ages, incomes and abilities. To incentivize new rental housing, the City offers bonus density for secured market rental projects. As a condition of the density bonus, the City requires 10 percent Mid-Market Rental (MMR) units to be rented at 10 percent below average rents in perpetuity.

While the City has been successful in recent years in increasing the number of market rental units and by extension, MMR units, non-market rental units have been more difficult to achieve due to the deep discounts required to support housing for lower income individuals. Non-market housing typically requires subsidies from senior levels of government, a non-profit society, or a housing co-operative as rents are geared to income (e.g. maximum of 30 percent of income).

In lieu of the required nine MMR units, VRS is proposing 10 wheelchair accessible non-market units to be rented to individuals with high care disabilities. To support the creation of the non-market units, VRS is requesting a funding contribution of \$400,000 from the AHRF (Attachment #4). The AHRF, established in 1989, was created to help the City implement its affordable housing objectives, including funding affordable housing projects. A summary of non-market housing projects facilitated by the AHRF to date is provided in Table #1.

In addition to funding from the AHRF, VRS is proposing to use their equity and other internally generated funds, including the rents received from the market units in the development, to subsidize the non-market units.

**Table #1: Non-Market Projects funded by the Affordable Housing Reserve Fund**

Year	Operator	Description	Contribution from AHRF
1991	Entre Nous Femmes	19-unit townhouse project for families	\$292,000
2001	North Shore Connexions	42-unit apartment project for single and family households with disabilities	\$417,815
2005	Lookout Housing and Health Society	25-bed adult shelter and 25-bed transition housing	\$263,296
2006	Kiwanis North Shore Housing Society	27-unit apartment for seniors	\$173,275
2007 & 2009	Marineview Housing Society	24-unit supportive housing project for individuals with psychiatric disabilities	\$1.7 million
2018	Community Land Trust	16-unit co-operative townhouse project (potential project – currently seeking senior government funding)	\$2.5 million (appropriated)

As per Metro 2040, the need for non-market rental housing is significant in the City with approximately 80 new non-market rental units required annually.

The proposed development does not meet the City’s Family-Friendly Housing Policy with only six three-bedroom units proposed for the development, instead of the required nine three-bedroom units. Recognizing that the foremost priority for VRS is the financial viability of the non-market rental units, the overall unit mix is supportable for this development.

As the site is currently used as a purpose-built rental building, VRS is required to comply with the City’s Residential Tenant Displacement Policy. To date, VRS has hosted information meetings with existing tenants and is offering compensation beyond City requirements. VRS is offering to pay for moving expenses and provide additional financial compensation for longer-term tenants. In addition, all existing tenants who want to return to the new development may do so at below-market rents. Information about the tenant

relocation process to date, including the proposed below market rents for returning tenants, is available in Attachment #5.

### **Sustainable Development Guidelines**

A design rationale and sustainability statement for the project is provided in Attachment #7. A commitment to social and environmental sustainability is proposed through the following efforts:

- Provision of non-market and market rental housing;
- Use of water efficiency measures and storm water management principles;
- Use of high recycled content;
- Consideration of indoor environmental quality and comfort;
- Connection to the LEC system;
- Achievement of Step 3 of the BC Energy Step Code; and
- Provision of 20 percent of residential stalls for electric vehicle charging.

### **Active Design Guidelines**

The proposed development would achieve many of the social interaction elements of the City's Active Design Guidelines, including an indoor/outdoor amenity space for residents. In addition, community gardens are proposed, with accessible gardening plots provided to ensure individuals in wheelchairs can partake in this activity. The overall building is designed to be accessible and inclusive, with wider hallways and ramps to promote interaction of tenants of all abilities.

Due to the high number of individuals in wheelchairs anticipated for this project, the Active Design elements that promote stair use was not incorporated into this development.

### **Zoning Bylaw 1995, No. 6700**

The subject site is currently zoned Medium Density Apartment Residential 1 (RM-1), which permits a multi-unit building up to three storeys or 13 metres (42.6 feet) in height. An amendment to the Zoning Bylaw is required, via a new Comprehensive Development Zone 718 (CD-718) Zone, to permit the following requested variances:

- Density increase to 2.6 FSR in exchange for rental tenure and 10 non-market rental units, secured in perpetuity through a Housing Agreement;
- Height maximum of six-storeys;
- Reduced building setbacks to suit the proposed development;
- Waiver of maximum building width above the third storey;
- Allowance of the parking structure and fencing to be located within 4.6 metres (15 feet) of the intersection of the lot lines at the northwest corner of the property;
- Reduced recycling and garbage room size by nominal amount;
- Reduced vehicle parking by 10 spaces (9 residential and 1 visitor space); and
- Reduced secured bicycle parking by nine spaces.

A complete list of amendments is provided in Attachment #8.

## PLANNING ANALYSIS

### Use

The proposed use of the subject site as multi-unit residential is consistent with the OCP and surrounding area (Table #2).

The subject site is located in Central Lonsdale, within walking distance to a number of community amenities, public transit, employment, and retail services along Lonsdale Avenue. In addition, the proximity to medical and social services and the relatively flat topography of the neighbourhood makes the use of the site for individuals with high care disabilities appropriate.

**Table #2: Surrounding Uses**

Direction	Address	Description	Zoning
North across East 20th Street	2032 Lonsdale Avenue	One-storey commercial building (London Drugs)	General Commercial (C-2)
North across East 20th Street	132 East 20th Street	Four-storey rental apartment	Comprehensive Development 448 (CD-448)
South across lane	120 East 19th Street	Three-storey rental apartment	Medium Density Apartment Residential 1 (RM-1)
South across lane	124 East 19th Street	Four-storey rental apartment	Medium Density Apartment Residential 1 (RM-1)
East	135 East 20 <sup>th</sup> Street	Three-storey strata building	Medium Density Apartment Residential 1 (RM-1)
West across lane	1900-1950 Lonsdale Avenue	Two-storey commercial building	General Commercial (C-2)

### Intensity

The proposed development at six-storeys and 2.59 FSR is consistent with the height and density contemplated in the OCP. The subject site is in a transitional location being directly adjacent to Lonsdale Avenue to the northwest and west. The OCP land use designation for the properties on Lonsdale Avenue is Mixed Use Level 3 (Medium Density), which permits a maximum density of 2.3 FSR and a potential bonus of 0.5 FSR, for a total density of 2.8 FSR. The height maximum for these properties is 25 metres (82 feet) or approximately eight storeys.



## Parking

To reduce excavation costs, one level of underground parking is proposed for the development. In total, 41 vehicle spaces for tenants, eight vehicle spaces for visitors and 119 secured bicycle spaces are proposed for the project. Of the 119 secured bicycle spaces, seven spaces are earmarked for mobility scooters. The underground level further proposes 57 storage spaces, of which 20 will be accessible. In addition, 12 short-term bicycle spaces will be provided near the front entry of the development.

The parking variances requested are detailed in Table #3. Due to the tenants envisioned for the non-market rental units, staff support the proposed variance to parking. Similar reductions in vehicle and bicycle parking have been provided for prior non-market rental

projects in the City, recognizing that the demand for parking may be reduced for non-market tenures. In this case, tenants of the non-market units are high care individuals with disabilities, many of whom may not be able to drive a car or ride a bicycle, but instead, rely on ride services, such as HandyDART. To accommodate access for VRS clients, an extended passenger loading zone on East 20<sup>th</sup> Street is proposed to accommodate pick-up and drop-off for individuals with mobility limitations.

**Table #3: Proposed Parking Variances**

Type of Parking Space	Zoning Bylaw Requirement	Proposed
Rental Residential	51 spaces (0.6 spaces per unit)	41 spaces
Visitor	9 spaces (0.1 spaces per unit)	8 spaces
Secure Bicycle	128 spaces (1.5 spaces per unit)	119 spaces

The development is required to provide off-site infrastructure upgrades, as per City bylaws, including:

- New boulevard sidewalk on East 20<sup>th</sup> Street;
- Rain garden, street trees and grass boulevard on East 20<sup>th</sup> Street;
- Full lane reconstruction with curb extensions and speedbumps; and
- New overhead and pedestrian level street lighting.

## Form

In response to the higher height and density potential on Lonsdale Avenue, the building is designed in a "T" shape, with the top of the "T" flanking the north-south lane on the western portion of the site, adjacent to the high street. The siting of the building results in the bulk of the building being closest to Lonsdale Avenue, with two larger open areas available on the street and the lane to accommodate semi-private and private green spaces. The bottom of the "T" is in line with the neighbourhood building to the east to reduce shadowing impacts.

The use of colour, material, and relief through the provision of balconies assists in reducing the overall massing of the building. In particular, the darker colour on the uppermost floor helps to minimize visual bulk and create greater interest in design.

## Density Bonus and Community Benefits

The City's Density Bonus and Community Benefits (DBCBC) Policy, in conjunction with the Official Community Plan, allows a density bonus of 1.0 FSR for properties designated Residential Level 5. To achieve the density bonus, VRS has agreed to secure, in perpetuity, the rental tenure of the development, in addition to the 10 non-market rental units through a Housing Agreement. The provision of non-market rental units in a market rental development is unique, and not a common occurrence due to the financial challenges of rental development. To assist in the financial viability of the non-market units, VRS is requesting funding from the City to deliver upon this community amenity.

If the applicant was proposing these units for sale as a strata development, the DBCBC Policy would value the bonus density at just over \$4.3 million as shown in Table #4.

**Table #4:** Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus from 1.60 FSR to 1.60 FSR / OCP Density (@ \$25 / sq. ft.)	N/A
Density Bonus from 1.60 to 2.60 FSR (@ \$190 / sq. ft.)	\$4,337,320
<b>Total Value of Community Benefits</b>	<b>\$4,337,320</b>

## ADVISORY BODY INPUT

The Advisory Design Panel (ADP) reviewed the application on September 19, 2018 and recommended approval of the project, subject to the issues outlined in Attachment #7 being addressed to the satisfaction of staff.

In response to ADP's comments the applicant has made the following modifications:

- Use of colour and façade materials to give greater visual interest and reduce the massing; and
- Landscaping improvements, including using low level planting to deter graffiti along low exterior walls.

## COMMUNITY CONSULTATION

The applicant held a Developer Information Session (DIS) with the local community on September 12, 2018. A total of 11 people signed in and two comment sheets were submitted at the meeting. Staff have received additional comments on the proposal via email, which are included, along with the DIS summary prepared by the applicant, in Attachment #8.

The overall feedback received was mixed, with concerns raised about shadowing impacts, height, and general design and colours of the development. An additional comment was expressed about the desire for additional affordable housing for individuals in need of subsidized units.

## FINANCIAL IMPLICATIONS

Housing affordability is beyond the resources and authority of local government to effectively address on their own. As such, unique opportunities to work with non-profit housing operators to create new non-market housing units is critical to increasing the stock of affordable housing in innovative ways.

VRS is requesting \$400,000 from the AHRF to help create 10 non-market rental units for individuals with high care disabilities. The funding of affordable housing is part of the mandate of the AHRF.

The 2019-2028 Project Plan, endorsed by Council on March 4, 2019, includes a provision of \$2.2 million for affordable housing projects. The proposed appropriation falls within the budgeted amount. If approved, there will be \$1.8 million remaining for other affordable housing projects. Through the Density Bonus and Community Benefits Policy, additional financial contributions is anticipated for the AHRF.

## CONCLUSION

The proposed development at 125 East 20<sup>th</sup> Street would provide a new 85-unit, six-storey non-market and market rental project owned and operated by the non-profit organization, Vancouver Resource Society for the Physically Disabled. The provision of non-market rental housing in a new market rental project is unique, hence the request from VRS for a funding contribution of \$400,000 from the AHRF to support this community amenity.

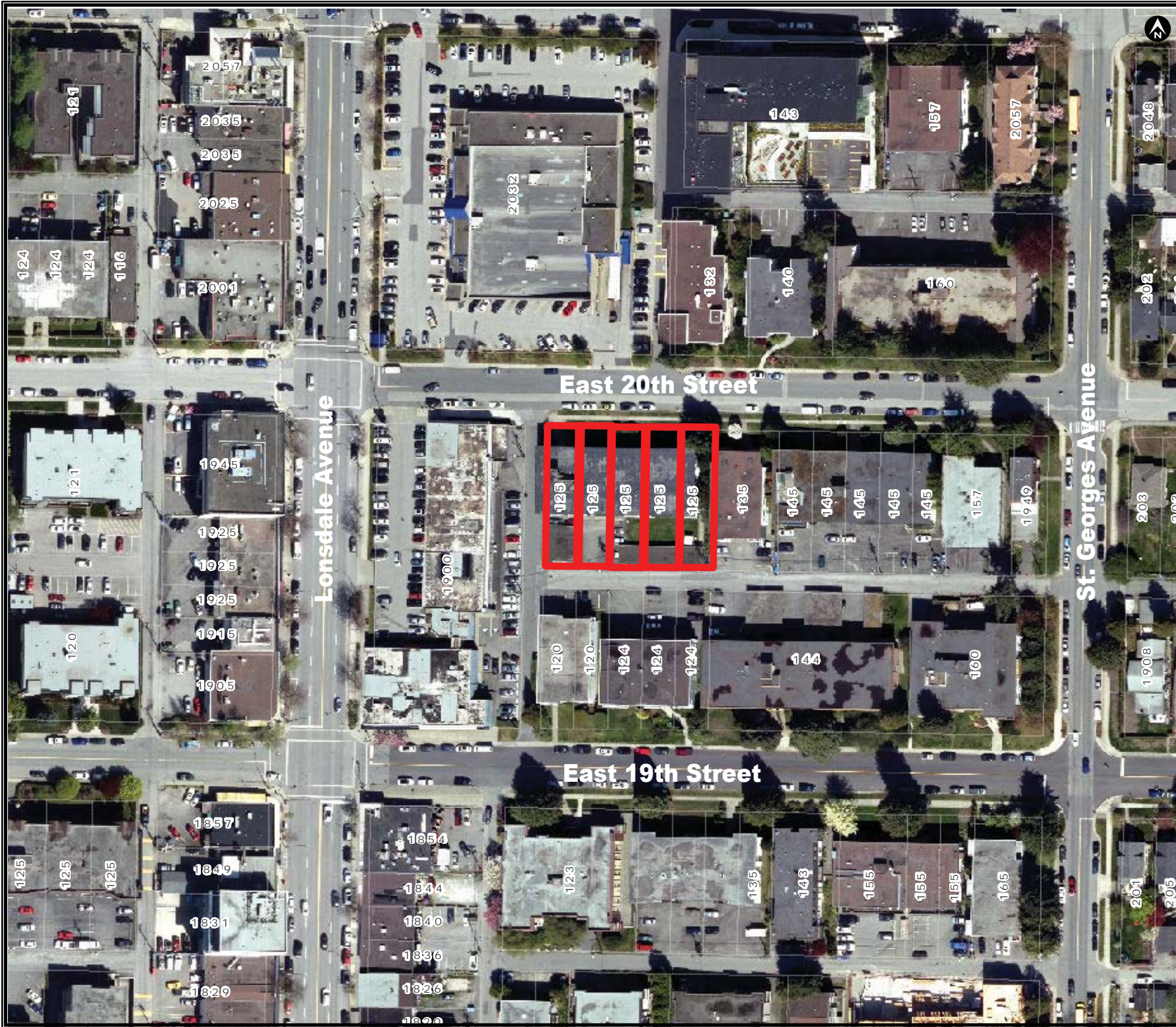
The overall development is consistent with both the Regional Growth Strategy and the OCP in use, intensity and form. The proposed development is in close proximity to Lonsdale Avenue, with easy access to community amenities, public transit, employment, and retail services. With its location adjacent to Lonsdale Avenue, the proposed parking variances are supportable and are consistent with parking reductions provided to prior non-market rental projects in the City.


Staff recommend Council grant first and second reading to proposed Zoning Amendment Bylaw No. 8701 (Attachment #9) and Housing Agreement Bylaw No. 8702 (Attachment #10) and that a Public Hearing be scheduled.

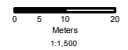
RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Wendy Tse  
Planner 2

WT/rf/eb



**Legend**  
 Subject Site



**DISCLAIMER**  
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GIS Division, Information Technology,  
City of North Vancouver  
PLOTTED: 2024/04/19  
SOURCE: Various  
COORDINATE SYSTEM: NAD 83 UTM Zone 18



# PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

125 East 20th Street



## SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	2,120.8 sq. m (22,828 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Official Community Plan	Proposed
Floor Space Ratio	Maximum 1.6 FSR or 3,393.3 sq. m (36,525 sq. ft.)	OCP - 1.6 FSR 3,393.3 sq. m (36,525 sq. ft.) Density Bonus - 1.0 FSR 2,120.8 sq. m (22,828 sq. ft.)  <b>Total Maximum 5,514.1 sq. m (59,353 sq. ft.) 2.6 FSR</b>	5,475.3 sq. m (58,936 sq. ft.) 2.6 FSR
Total Lot Coverage	Maximum 50%	N/A	47.0%
Principal Building Height	Maximum 13.0 m (42.7 ft.) or three storeys	Maximum Six Storeys	19.5 m (63.9 ft.) and six storeys

SETBACKS	Existing Zoning (RM-1)	Proposed
Front (East 20th Street)	6.1 m (20 ft.)	2.0 m (6.5 ft.)
Interior Side Yard (West)	4.6 m (15 ft.)	2.9 m (9.5 ft.)
Interior Side Yard (East)	4.6 m (15 ft.)	3.8 m (12.5 ft.)
Rear (South)	6.1 m (20 ft.)	3.5 m (11.5 ft.)

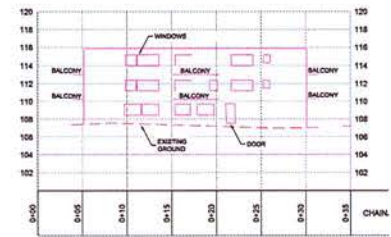
BICYCLE PARKING	Required	Proposed
Total Bicycle Parking (stalls)	128 secured / 12 short term	119 secured / 12 short term

VEHICLE PARKING	Required	Proposed
Resident	51	41
Visitor	9	8
Total Vehicle Parking (stalls)	60	49

Numbers based on plans dated **March 4, 2019**

#1754164





PROFILE VIEW OF WEST FACE OF 3-STORY APARTMENT BUILDING AT 135 EAST 20TH STREET  
SCALE 1:250

LEGEND

- CATCH BASIN (TOP INLET)
- FIRE HYDRANT
- GUY POLE
- GUY WIRE
- CATCH BASIN - MANHOLE
- MANHOLE - SANITARY
- MANHOLE - STORM
- POLE WITH TRANSFORMER
- SIGN POST
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- VALVE - GAS
- VALVE - IRRIGATION
- VALVE - WATER
- DONOTES ROOF ELEVATION
- DONOTES FLOOR ELEVATION

NOTES

1. THE SURVEY IS ON A LOCAL GROUND COORDINATE SYSTEM. BEARINGS ARE UTM ONG. DERIVED FROM OBSERVATIONS TO GCM 1996 AND KENNEL.
2. TO CONVERT TO UTM ZONE 18 WADSWORTH 4 83 BC UTM, MULTIPLY BY THE CORRECTED FACTOR OF 0.9999999999 ABOUT GCM 1996.
3. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CANADIAN 1986 MONUMENT GCM 47M AT THE INTERSECTION OF 18 STREET AND ST. GEORGE'S AVENUE, ELEVATION 115.977 METRES.
4. CONTOUR INTERVAL IS 1.0 METRES.
5. PARCEL DIMENSIONS REPRESENTED ON THIS PLAN ARE DERIVED FROM FIELD MEASUREMENTS.
6. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.
7. THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8TH OF DECEMBER, 2017.

THESE PROPERTIES MAY BE SUBJECT TO THE FOLLOWING:  
CONVEYANCE REGISTRATION  
ASSIGNMENT OF RENTS, CHARGES AND BENEFITS

THIS TOPOGRAPHIC PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE MANUAL AND IS CERTIFIED CORRECT THIS 19TH DAY OF DECEMBER, 2017.

JASON D. HAMEL, B.C.L.S. C.P.  
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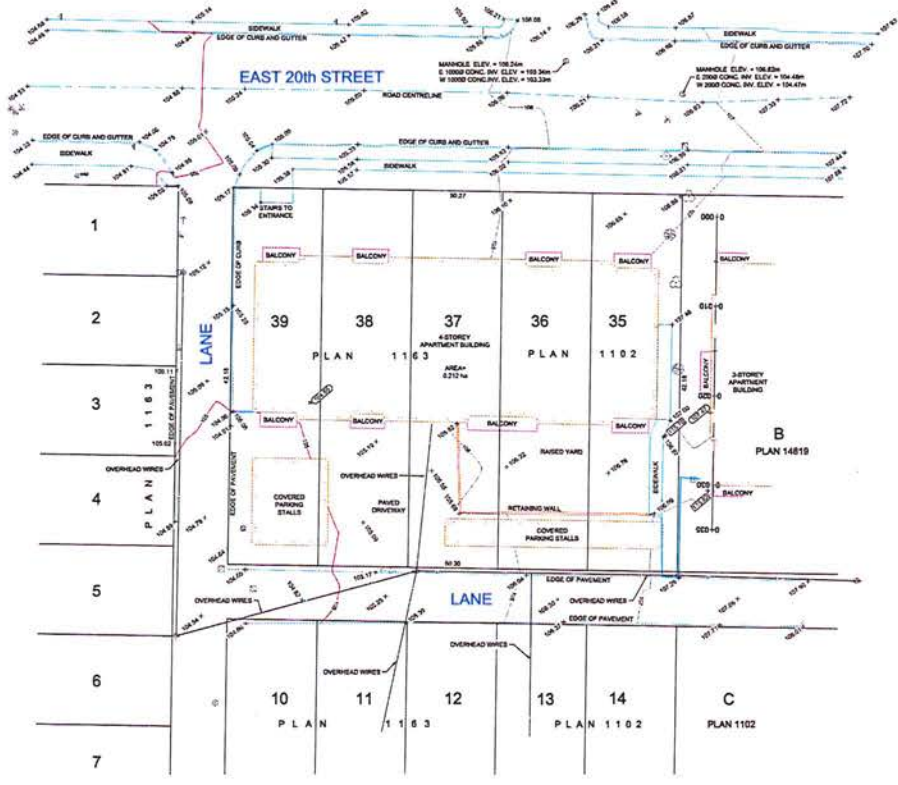
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**CORE PROJECT MANAGEMENT**  
180-378 LYNX AVENUE, NORTH VANCOUVER, V7Y 2C4

TOPOGRAPHIC SURVEY PLAN OF LOTS 35 AND 36 OF LOTS 4 AND 5, PLAN 1102 AND LOTS 37 TO 39 OF LOT 6, PLAN 1163 ALL OF BLOCK 7 DISTRICT LOT 549  
PDS: 012-180-300, 012-180-380, 012-180-411, 012-180-429 AND 012-180-437  
125 EAST 20TH STREET, NORTH VANCOUVER, B.C.

MANHOLE ELEV. = 102.0m  
E. MANHOLE INV. ELEV. = 102.36m  
W. MANHOLE INV. ELEV. = 102.53m

MANHOLE ELEV. = 103.0m  
E. MANHOLE INV. ELEV. = 103.36m  
W. MANHOLE INV. ELEV. = 103.53m



No.	Date	Description	By	Checked	App'd
1	2017-12-11	INITIAL SUBMISSION	JCH	SM	JCH

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Approved Seal

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Project:  
125 East 20th  
North Vancouver

**VRS**

Sheet File:  
Survey

Project Number:  
17033  
Scale:  
As Noted  
Sheet Number:  
A-001



Scale

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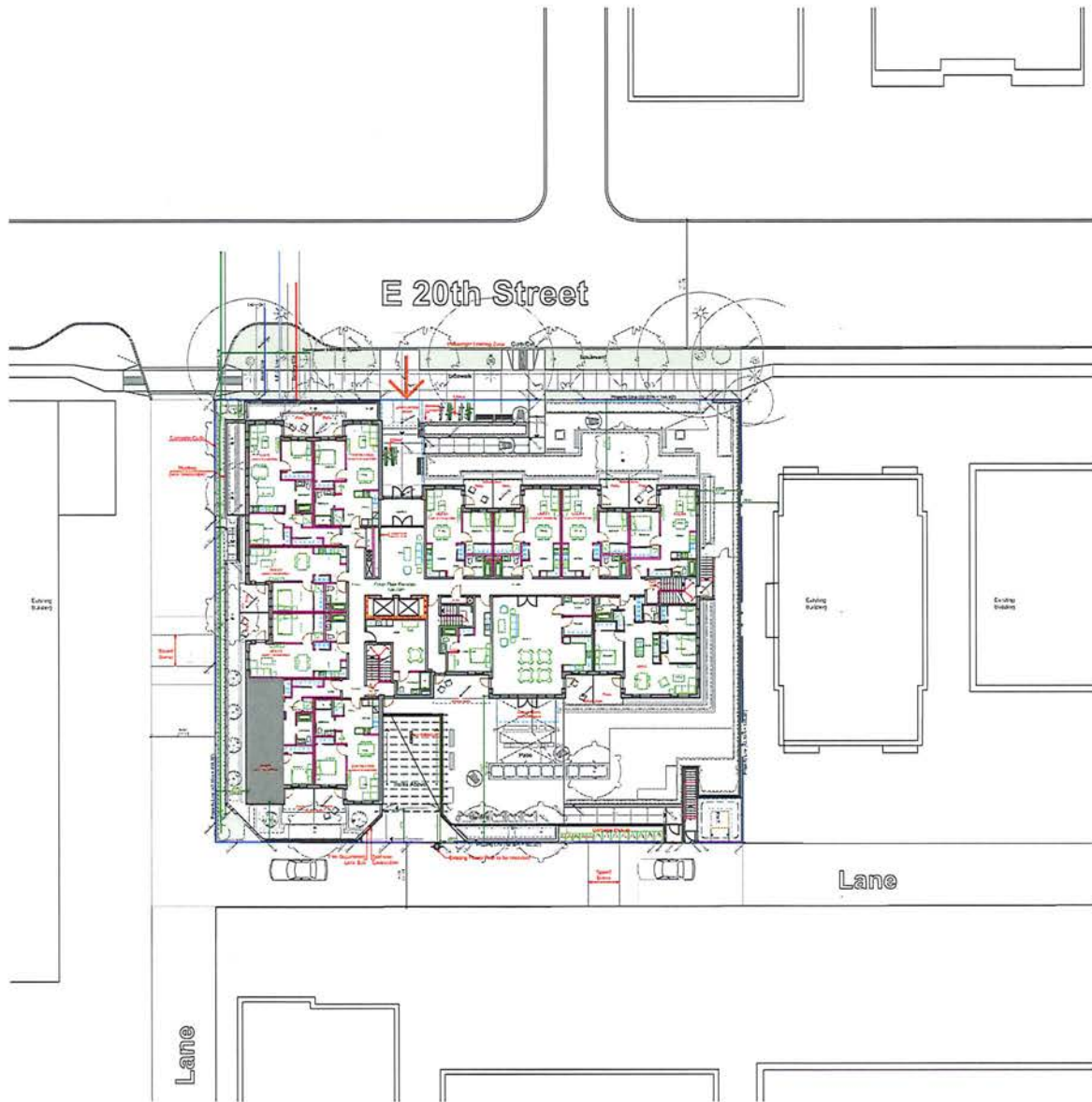
Project:  
125 East 20th  
North Vancouver



Sheet Title:  
Site Context

Project Number:  
17033  
Scale:  
1:450  
Sheet Number:  
A-002





Consultants

Date: 2018-06-11  
2018-03-04

Issue / Revisions:  
Issued for Planning  
Revised for Planning



North

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Project:  
125 East 20th  
North Vancouver



Sheet Title:  
Site Plan

Project Number:  
17033  
Scale:  
1:200  
Sheet Number:  
A-003



01 - Northwest View - corner of E 20th Street and Lane



02 - Northeast View - Building Entry from E 20th Street



03 - Southwest View - Lane Corner



04 - Southeast View - Lane

Date: 2019-05-11  
2019-05-04  
Scale / Revision: Revised for Planning  
Revised for Planning

Scale

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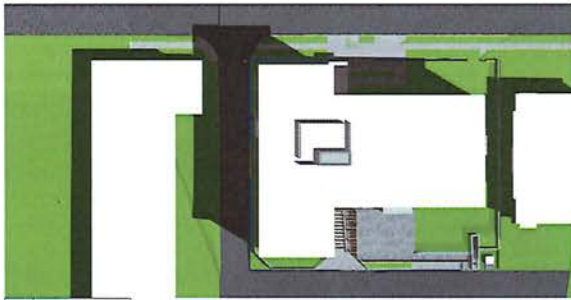
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North Vancouver

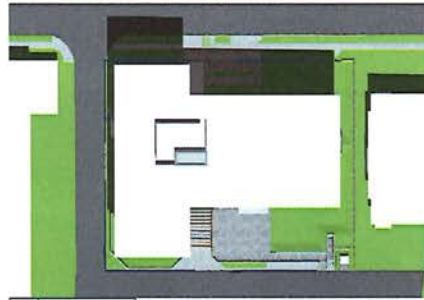


Sheet Title:  
Perspectives

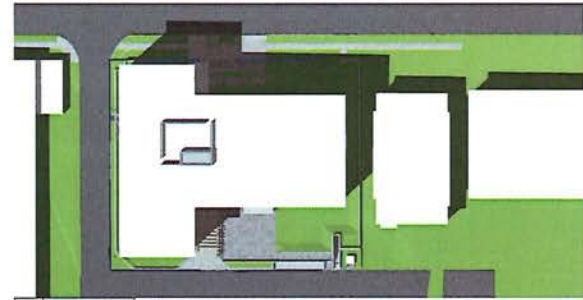
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Sheet Number:  
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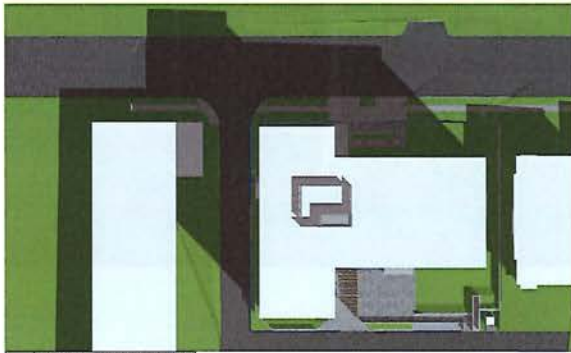
1 June 21st - 10am



2 June 21st - 12pm



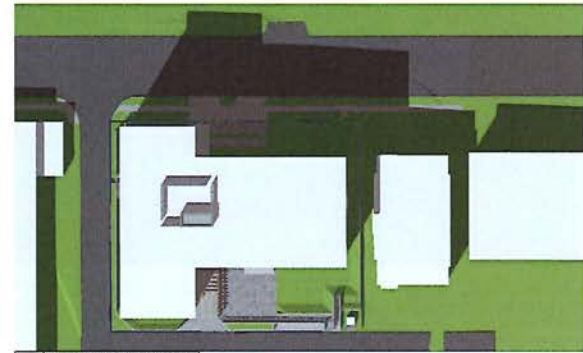
3 June 21st - 2pm



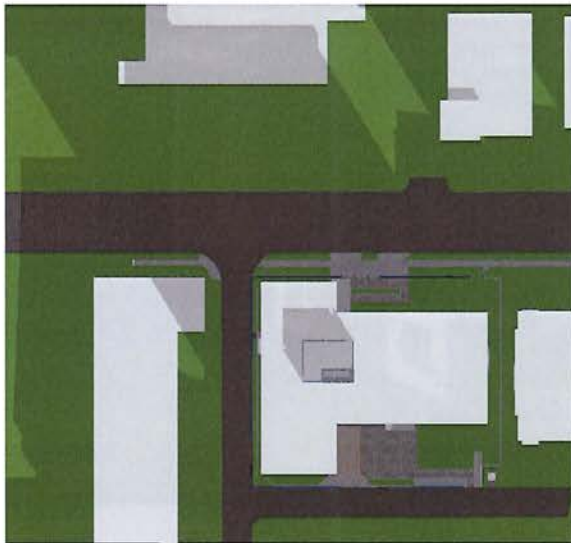
4 March/September 21st - 10am



5 March/September 21st - 12pm



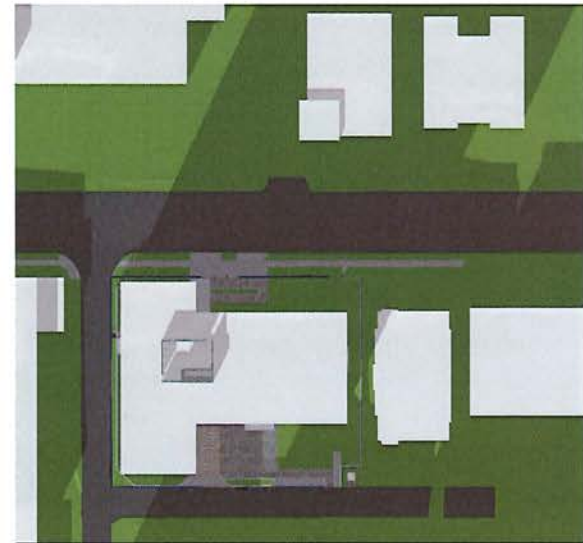
6 March/September 21st - 2pm



7 December 21st - 10am



8 December 21st - 12pm



9 December 21st - 2pm

Consultants

Date: 2018-05-11 / 2018-05-04  
Issue / Revision: Issued for Reviewing / Returned for Revising



Scale

**NSDA**  
ARCHITECTS

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Project:  
125 East 20th  
North Vancouver



Sheet Title:  
Shadow Analysis

Project Number:  
17033

Scale:  
1:450

Sheet Number:  
A-005

Consultants

Date:  
2018-08-01  
2018-02-04

Issue / Revision:  
Issued for Planning  
Revised for Planning



1 East 20th Street  
North Elevation



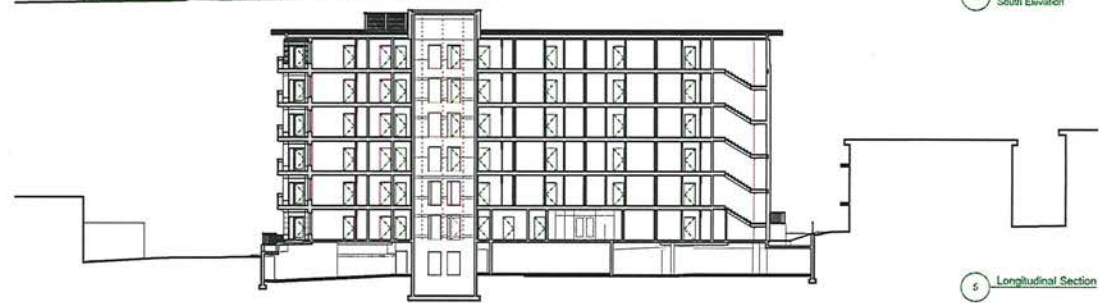
2 Lane  
West Elevation



3 Cross Section



4 Lane  
South Elevation



5 Longitudinal Section

Not

# NSDA ARCHITECTS

295-424-4424 ext 22  
Vancouver, BC  
Corner 748 P.A.  
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F: 604-683-3741  
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Project:  
125 East 20th  
North Vancouver

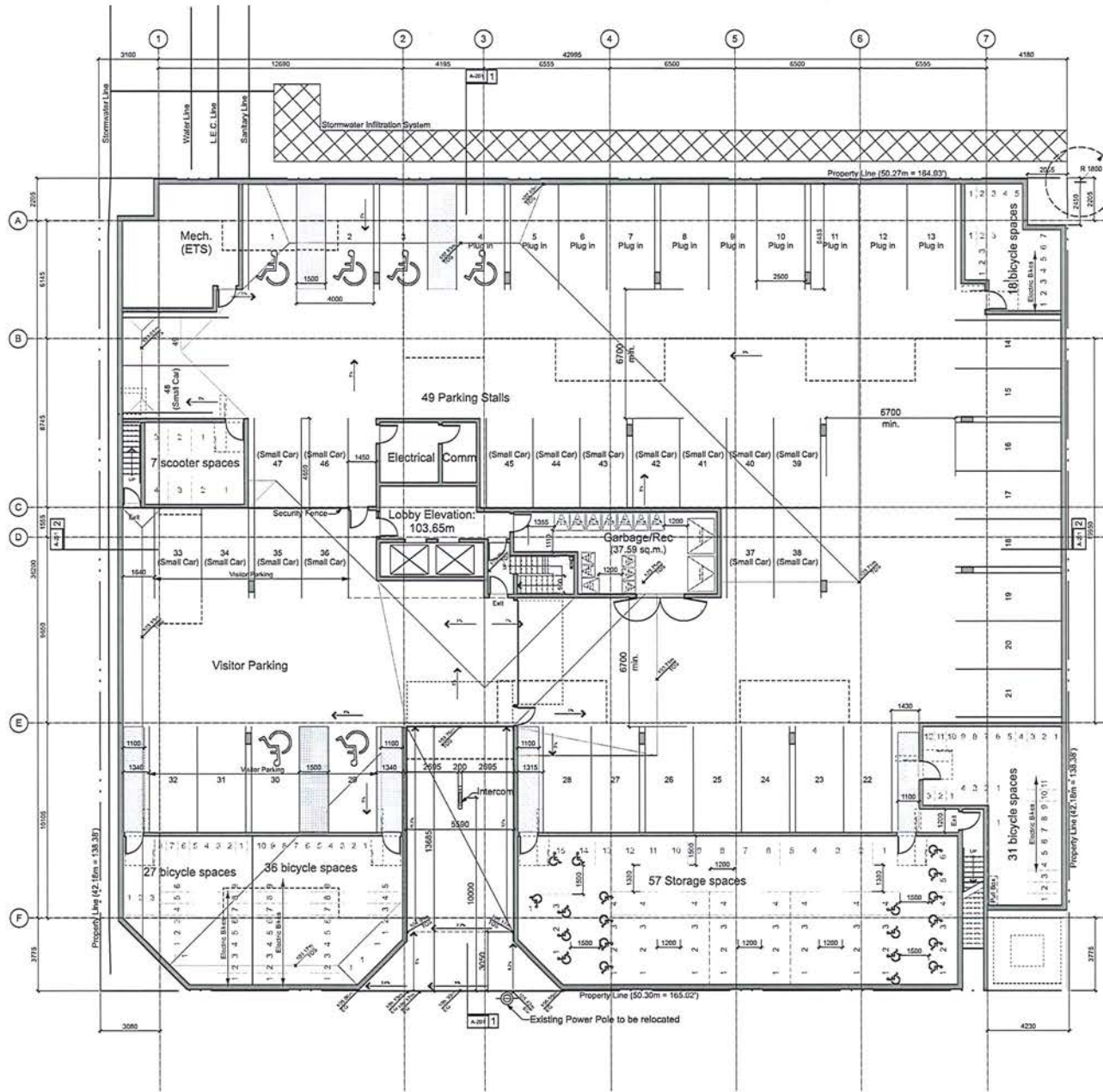


Sheet Title:  
Street Elevations and Sections

Project Number:  
17033

Scale:  
1:200

Sheet Number:  
A-006



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200-124 Abbott St  
 Vancouver, BC  
 Canada V6C 2L4  
 T: 604.441.1933  
 F: 604.441.2341  
 info@nsda.bc.ca  
 www.nsda.bc.ca

Project:  
 125 East 20th  
 North Vancouver



Draw Title:  
 P1 Parking Plan

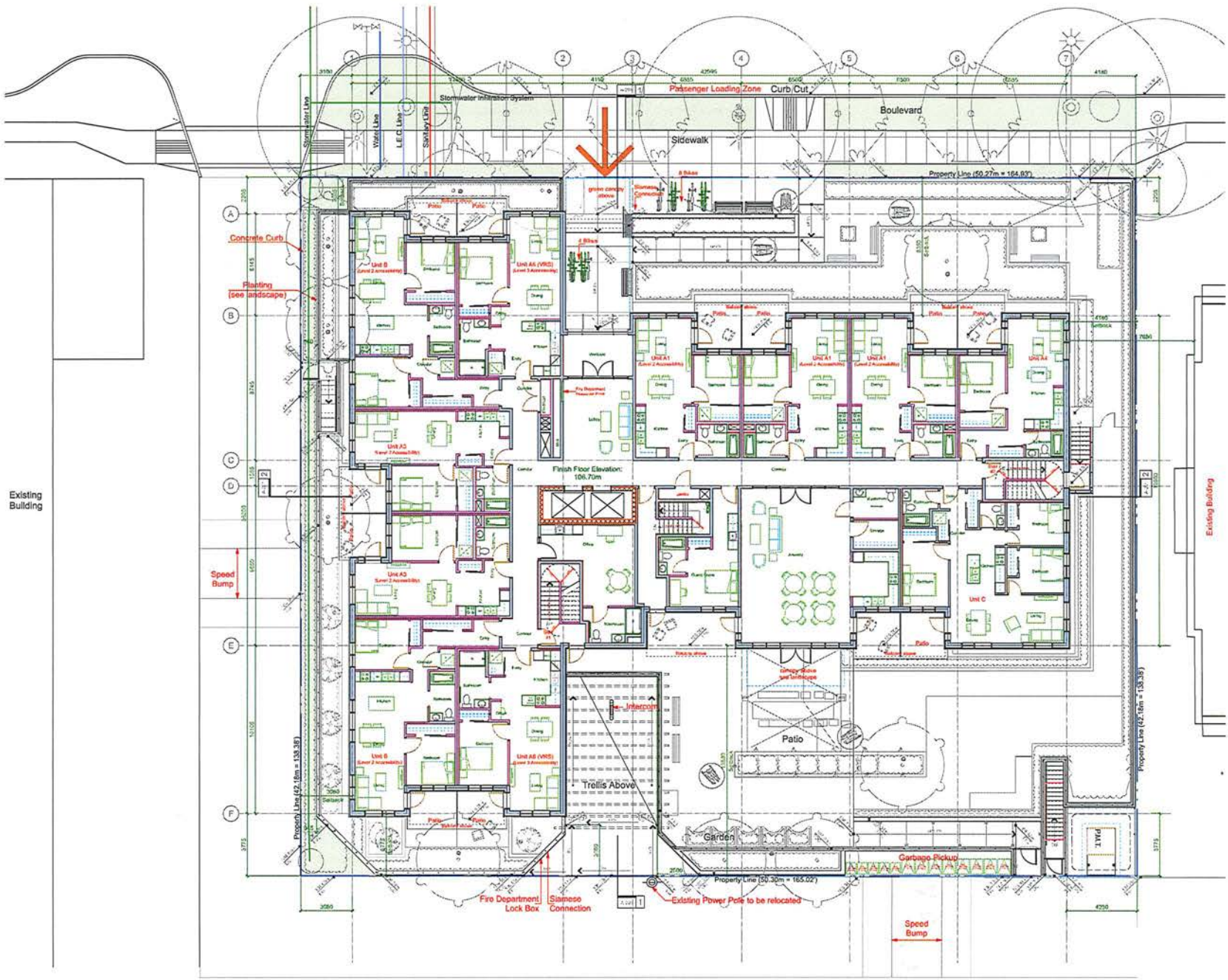
Project Number:  
 17033

Date:  
 1:100

Sheet Number:  
 A-101

Consultant

Date: 2018-06-11  
2018-05-04  
User: J. Morrison  
Issued for Planning  
Prepared for Planning



Scale

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ARCHITECTS

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Council WA 244  
1000-1075  
F: 604-683-7541  
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Project:  
125 East 20th  
North Vancouver



Sheet Title:  
1st Floor Plan

Project Number:  
17033

Scale:  
1:100

Sheet Number:  
A-102



North

Existing Building

# NSDA ARCHITECTS

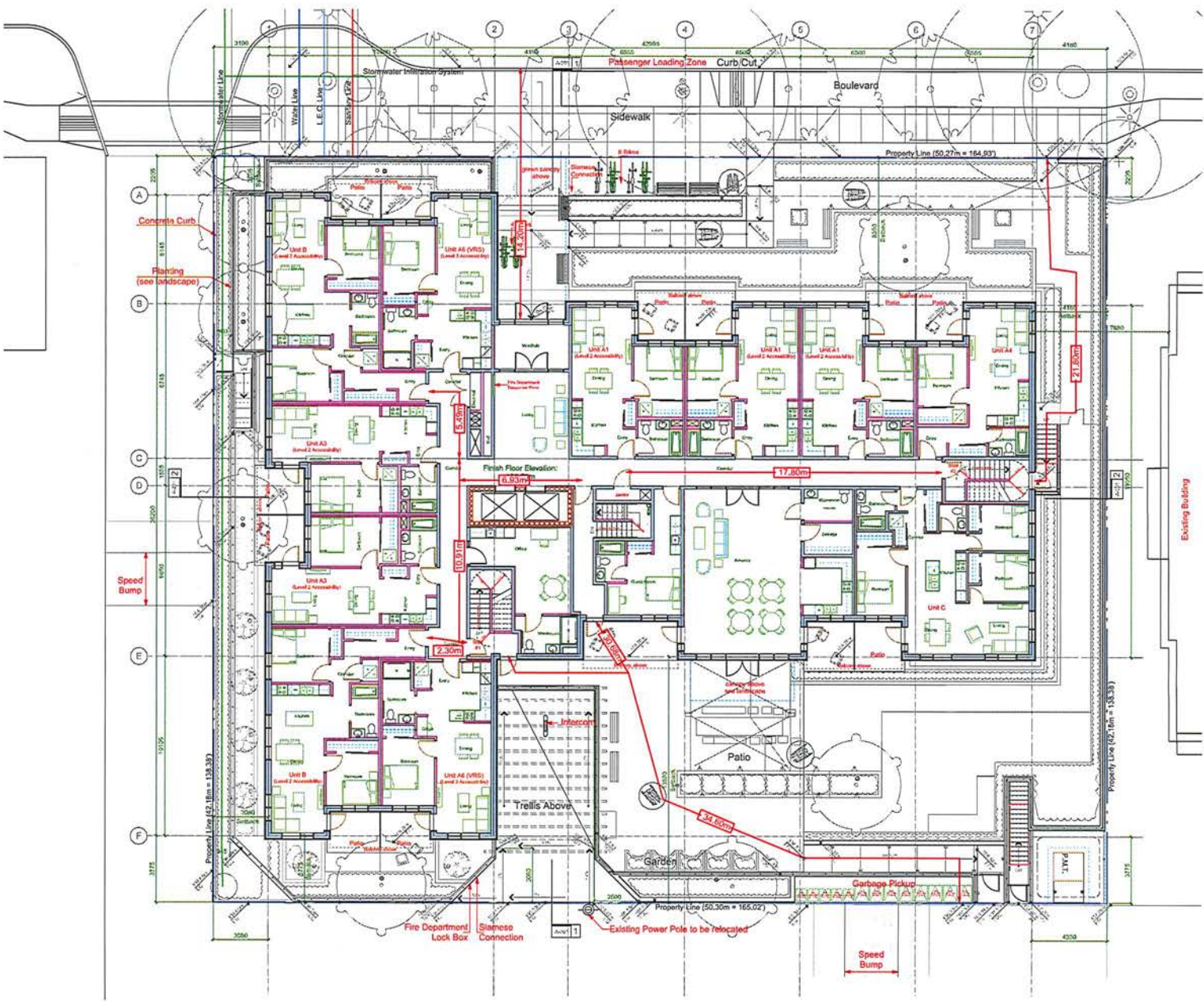
290-124 Avenue Dr  
 Vancouver BC  
 Canada V6B 2A4  
 T 604 683 1926  
 F 604 683 2341  
 info@nsda.ca  
 www.nsda.ca

Project:  
 125 East 20th  
 North Vancouver



Sheet Title:  
 1st Floor Plan - Area Diagram

Project Number:  
 17033  
 Scale:  
 1:100  
 Sheet Number:  
 A-102a



Consultants  
 Date: 2018-06-11  
 2018-03-04  
 Issue / Revision:  
 Request for Planning  
 Revised for Planning



Scale

**NSDA**  
 ARCHITECTS

20-124 Avenue 19  
 Vancouver, BC  
 Canada V6B 2Y4  
 T 604 687 1976  
 F 604 683 7341  
 info@nsda.ca  
 www.nsda.ca

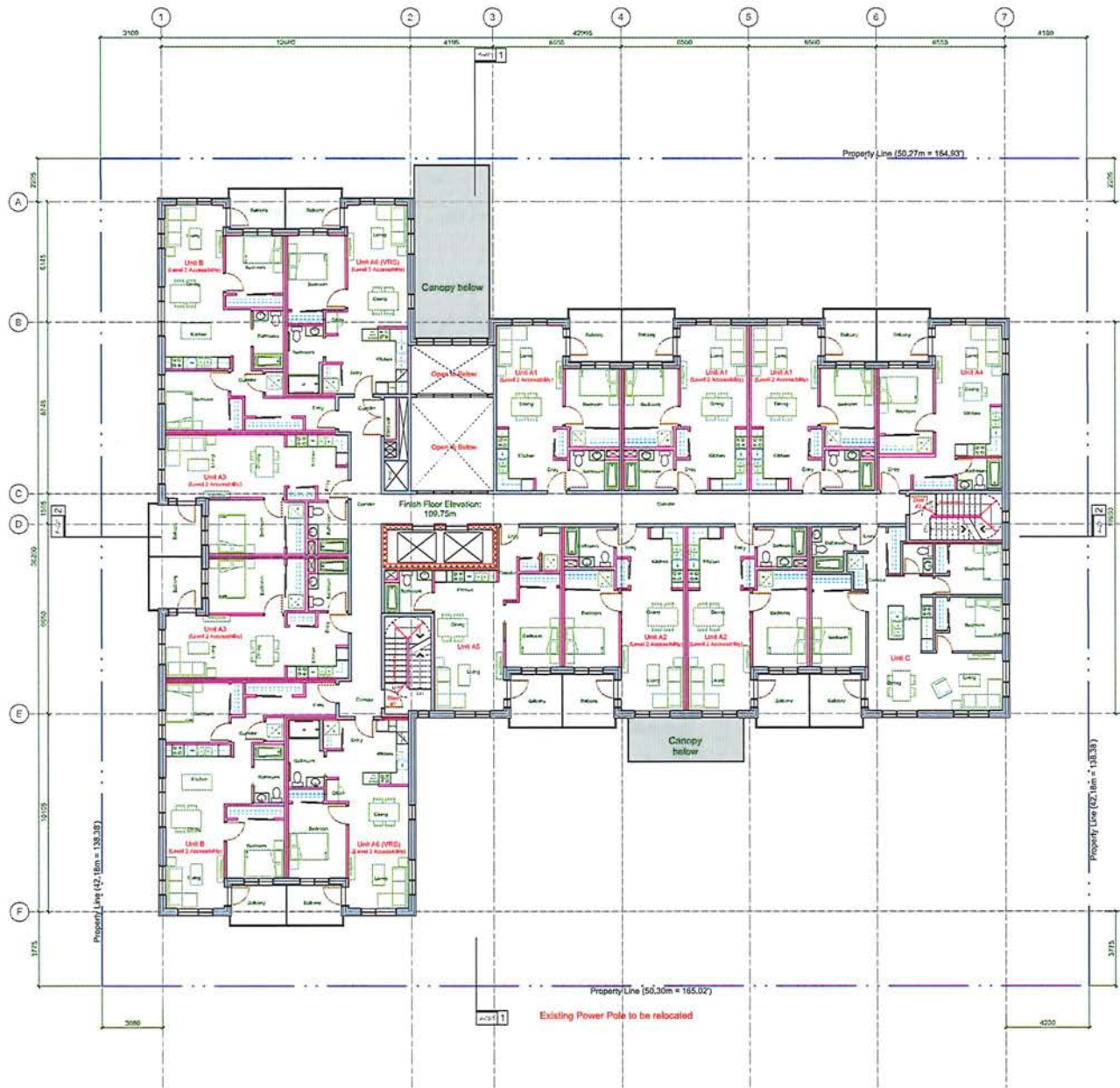
Project:  
 125 East 20th  
 North Vancouver



Sheet Title:  
 1st Floor Plan - Travel Distance

Project Number:  
 17033  
 Scale:  
 1:100  
 Sheet Number:  
 A-102b





North

# NSDA ARCHITECTS

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North Vancouver BC  
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www.nsda.ca

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Project:  
125 East 20th  
North Vancouver



Sheet Title:  
2nd Floor Plans

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-103

Consultants

Date: 2019-05-11  
2019-05-04  
Issue / Revision:  
Revised for Planning  
Revised for Planning



Seal

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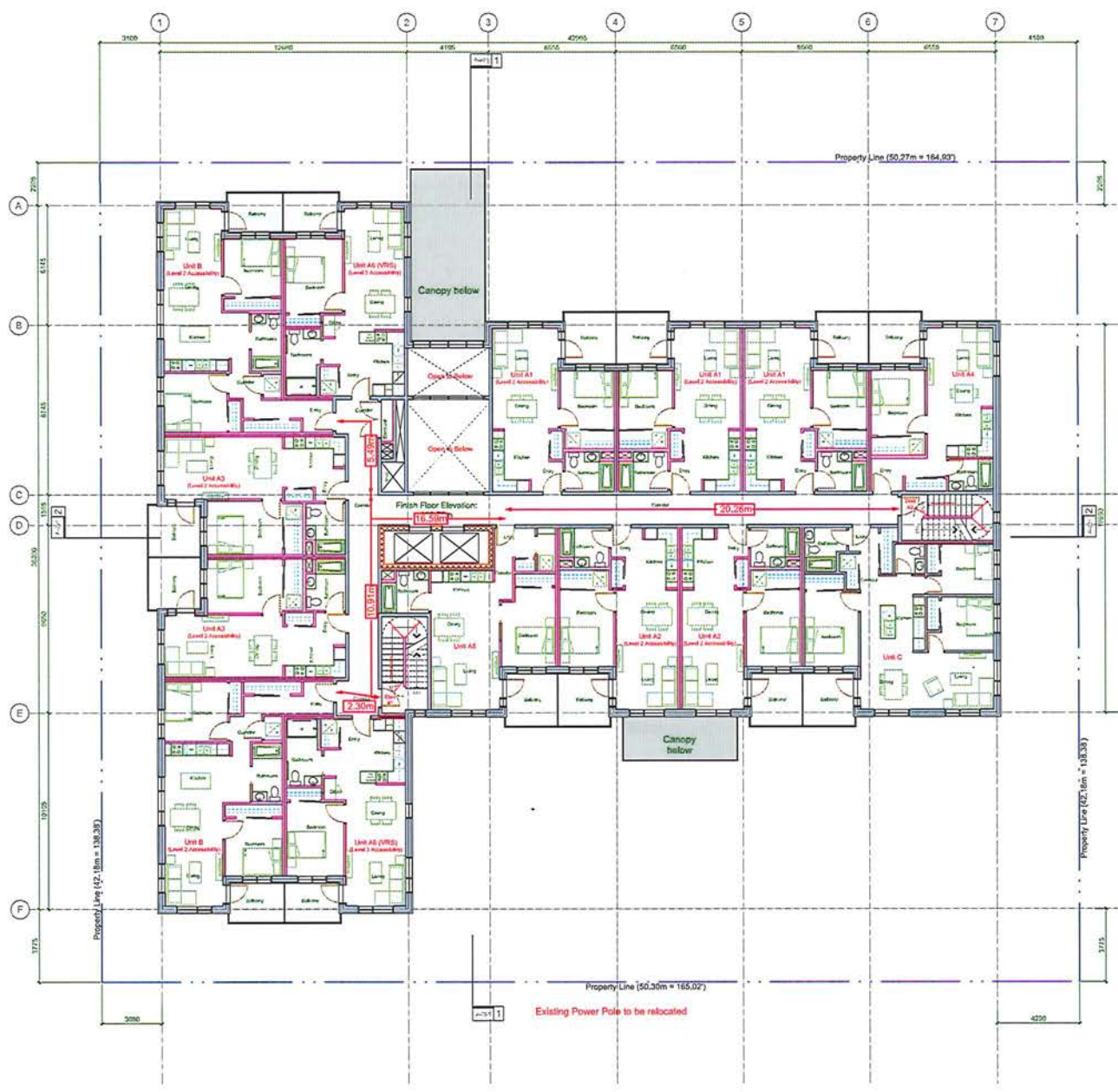
390-124 Avenue St  
Vancouver, BC  
Canada V6B 2E4  
T 604 688 1928  
F 604 682 2741  
info@nsda.bc.ca  
www.nsda.bc.ca

Project:  
125 East 20th  
North Vancouver



Sheet Title:  
2nd Floor Plans - Area Diagram

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-103a



North

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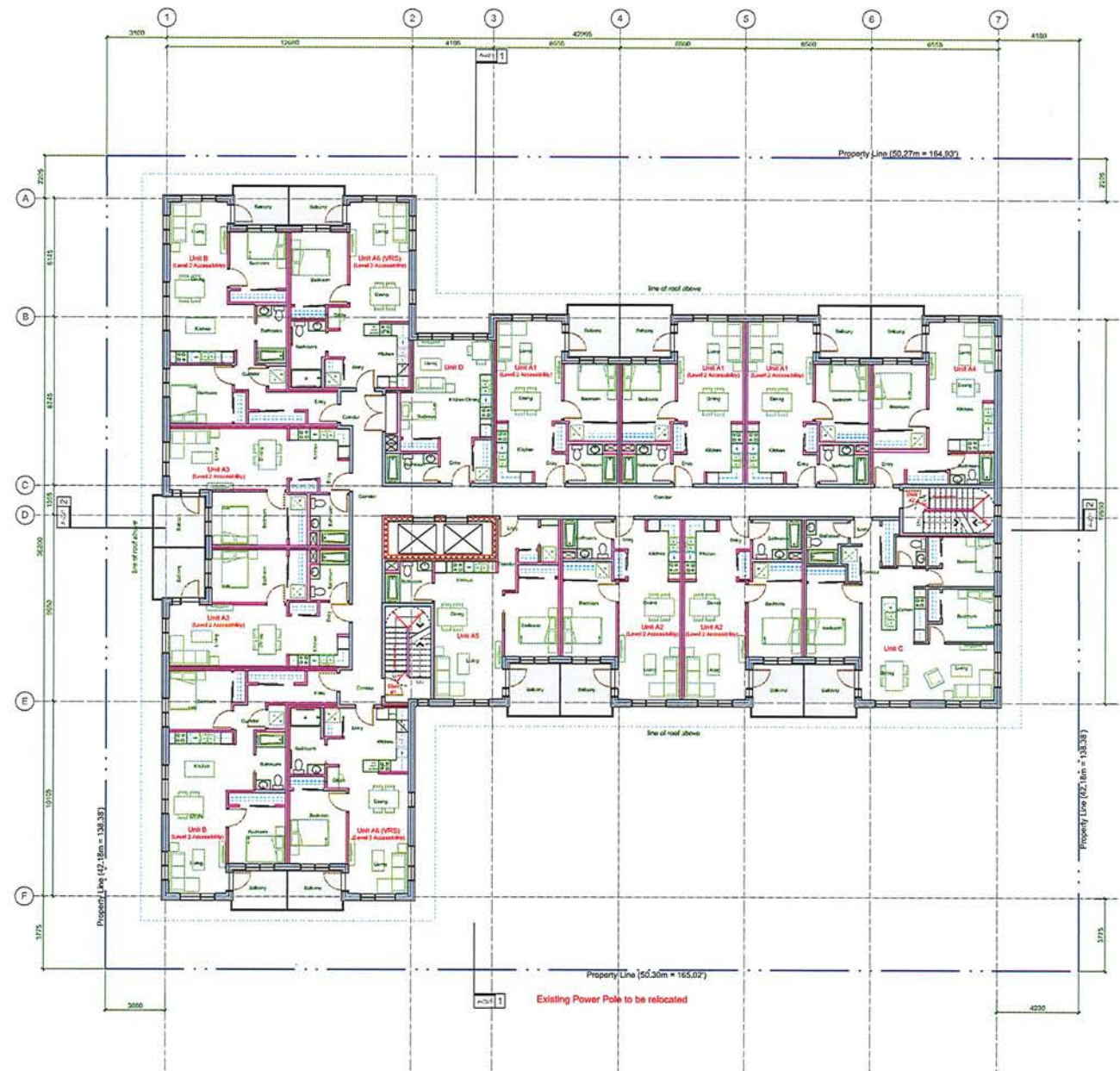
201-124 Avenue D  
Culverton, BC  
Canada V1S 2K4  
T: 604-649-1926  
F: 604-632-2741  
info@nsda.ca  
www.nsda.ca

Project:  
125 East 20th  
North Vancouver



Sheet Title:  
2nd Floor Plans - Travel Distance

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-103b



Scale

# NSDA ARCHITECTS

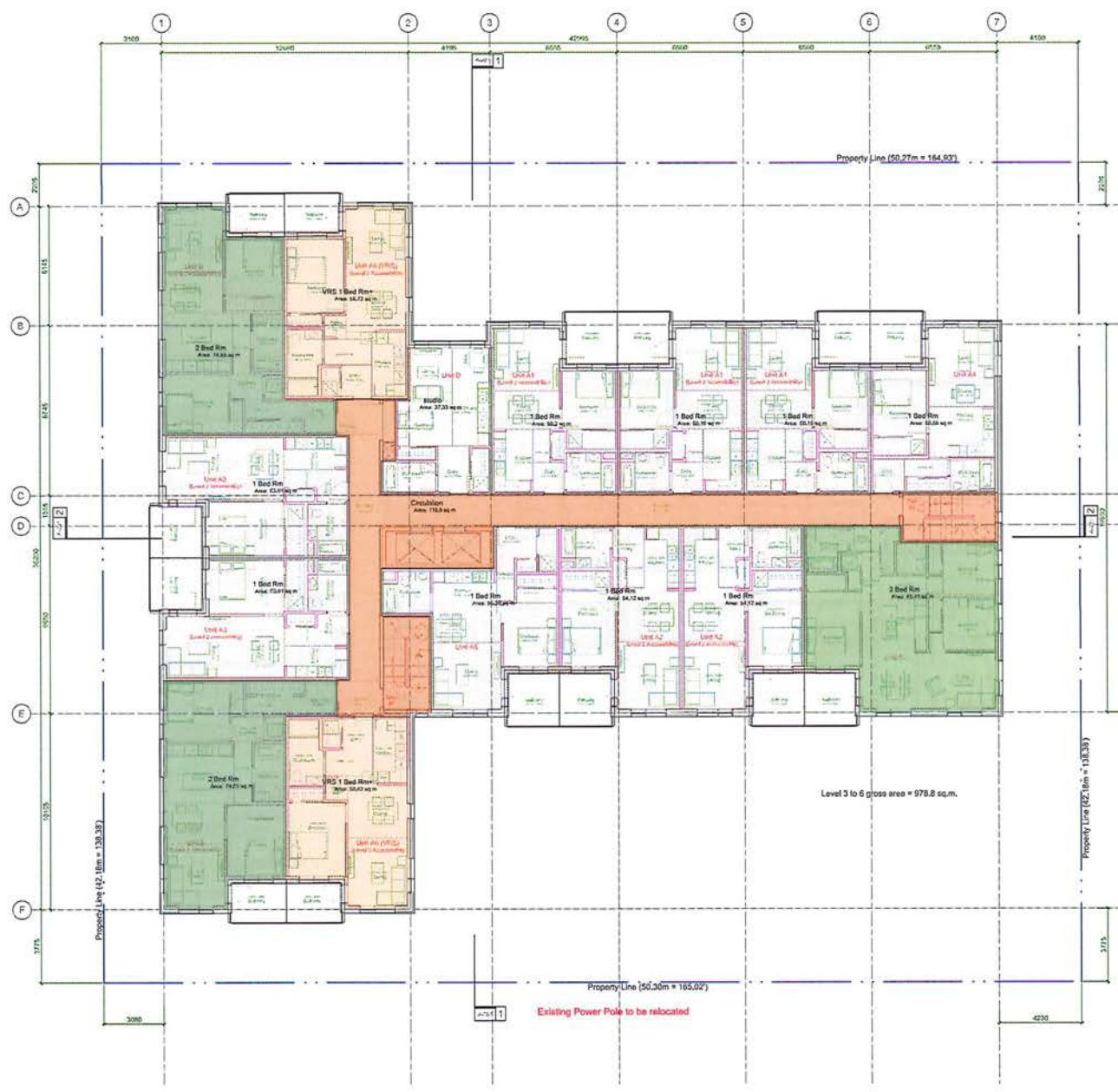
295-214 Abbott St.  
North Vancouver, BC  
Canada V8B 2A4  
T 604.440.1926  
F 604.483.2241  
info@nsda.ca  
www.nsda.ca

Project:  
125 East 20th  
North Vancouver



Sheet Title:  
3rd-6th Floor Plan

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-104



North

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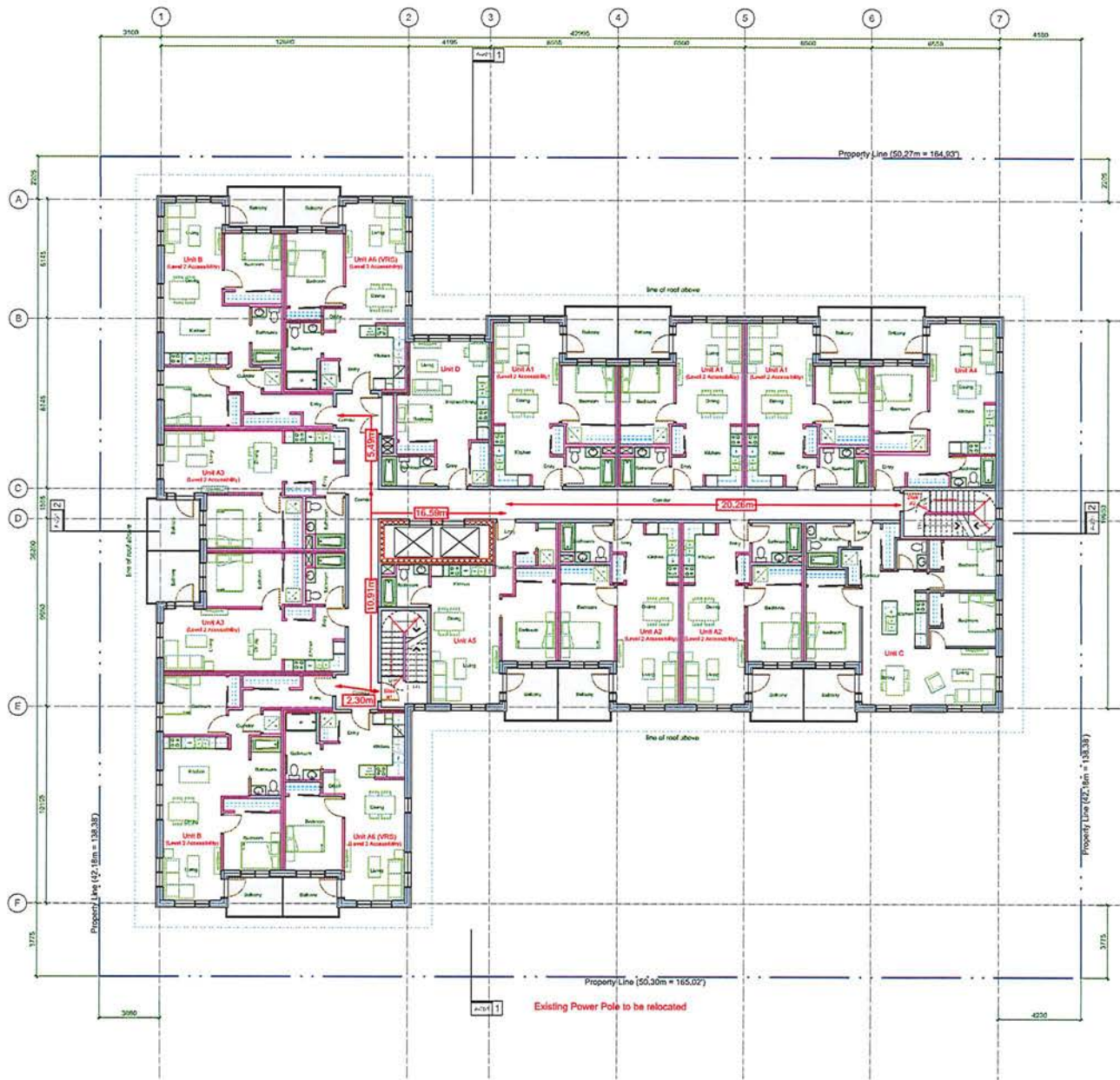
20-24 Abbott St  
Vancouver, BC  
Canada V6B 2K4  
T 604 681 1924  
F 604 681 0741  
nsda@nsda.bc.ca  
www.nsda.bc.ca

Project:  
125 East 20th  
North Vancouver



Sheet Title:  
3rd-6th Floor Plan - Area Diagram

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-104a



Self

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390-224 Abbott St  
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Canada V6B 2E4  
T 604-683-1976  
F 604-683-2241  
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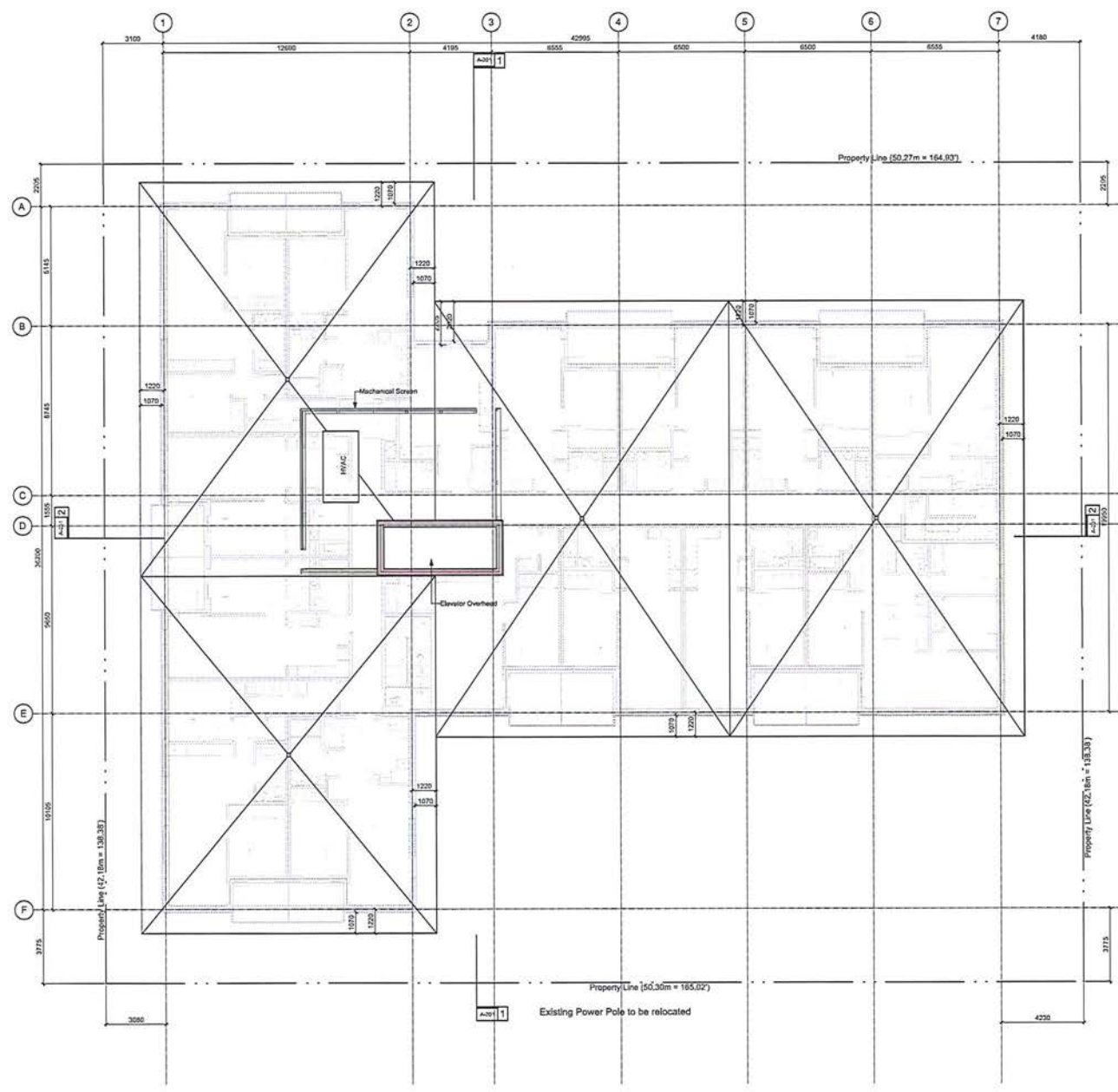
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Project:  
125 East 20th  
North Vancouver



Sheet Title:  
3rd-6th Floor Plan - Travel Distance

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-104b



Date: 2019-05-11  
 2019-05-04

Issue / Revision:  
 Issued for Planning  
 Revised for Planning



Scale

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Project:  
 125 East 20th  
 North Vancouver

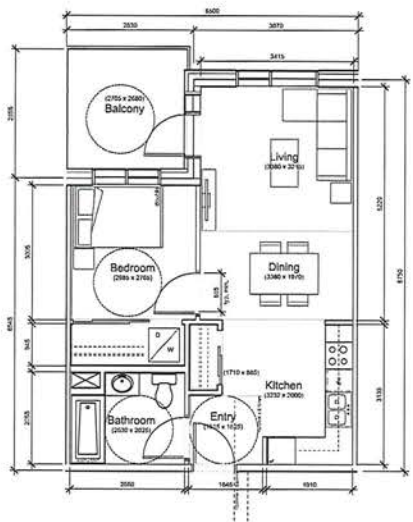


Sheet Title:  
 Roof Plan

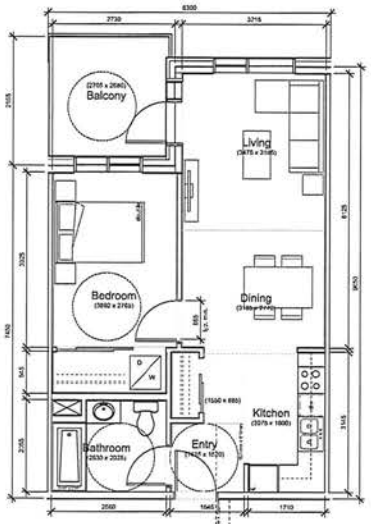
Project Number:  
 17033

Scale:  
 1:100

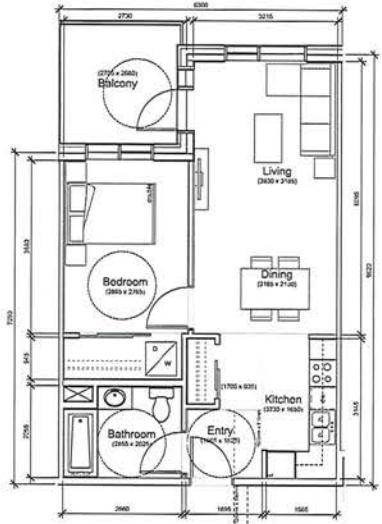
Sheet Number:  
 A-105



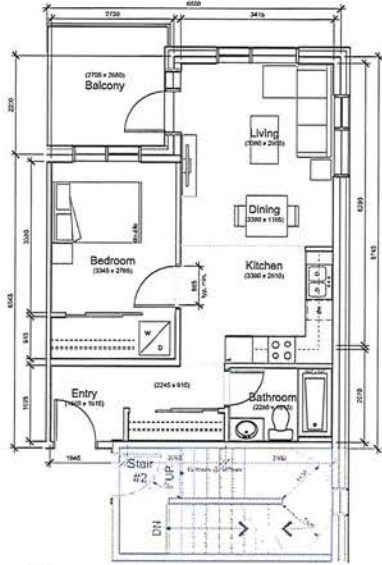
Unit A1  
21 Bedroom Level 2 Accessible  
Net Area = 56.15 sqm (602.82 sqft)



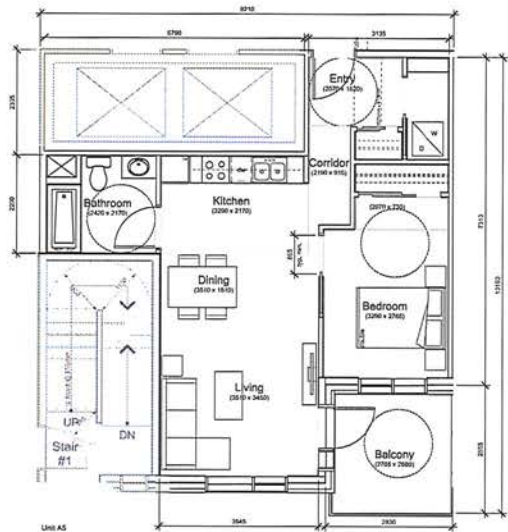
Unit A2  
21 Bedroom Level 2 Accessible  
Net Area = 54.15 sqm (582.22 sqft)



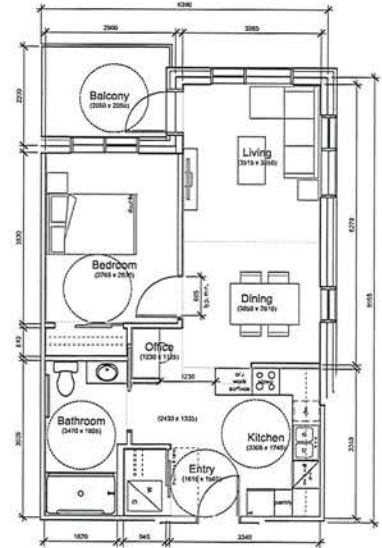
Unit A3  
21 Bedroom Level 2 Accessible  
Net Area = 53.91 sqm (580.33 sqft)



Unit A4  
21 Bedroom  
Net Area = 56.56 sqm (607.19 sqft)



Unit A5  
21 Bedroom  
Net Area = 56.76 sqm (608.21 sqft)



Unit A6 (PWS)  
21 Bedroom Level 2 Accessible  
Net Area = 58.87 sqm (634.54 sqft)

Date: 2018-05-11  
2018-05-14  
Issue / Revision:  
Issued for Planning  
Revised for Review

Self

**NSDA**  
ARCHITECTS

295-224 Abbott St.  
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T: 604-683-1926  
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www.nsda.ca

Project:  
125 East 20th  
North Vancouver



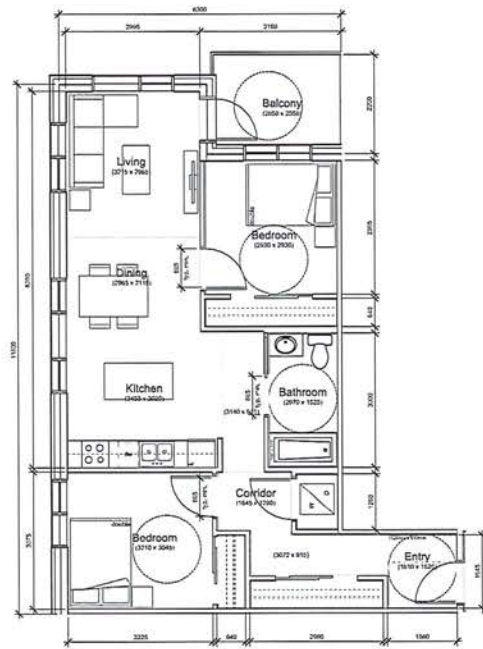
Sheet Title:  
Typical Unit Plans

Project Number:  
17033

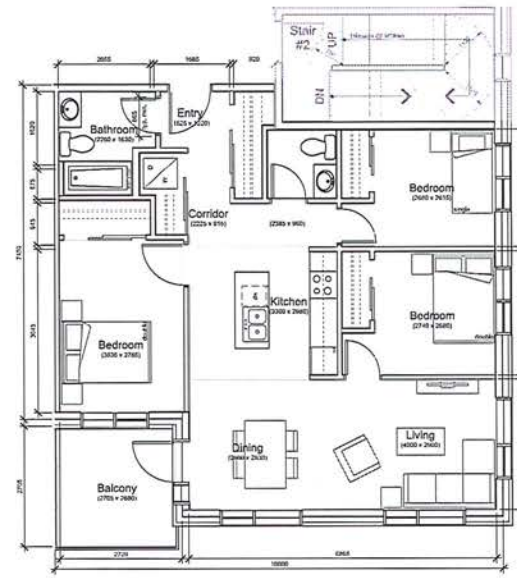
Scale:  
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Sheet Number:  
A-106

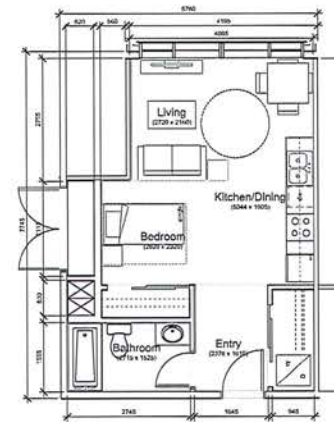




Unit B  
 (2 Bedroom, Level 2 Accessibility)  
 Total Area = 79.25 sqm (852.44 sqft)



Unit C  
 (3 Bedroom)  
 Total Area = 85.11 sqm (913.28 sqft)



Unit D  
 (2 Bedroom)  
 Total Area = 37.28 sqm (402.06 sqft)

**NSDA**  
 ARCHITECTS

205-214 Abbott St.  
 Vancouver, BC  
 Canada V6B 2Y4  
 T: 604.447.1924  
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Project:  
 125 East 20th  
 North Vancouver

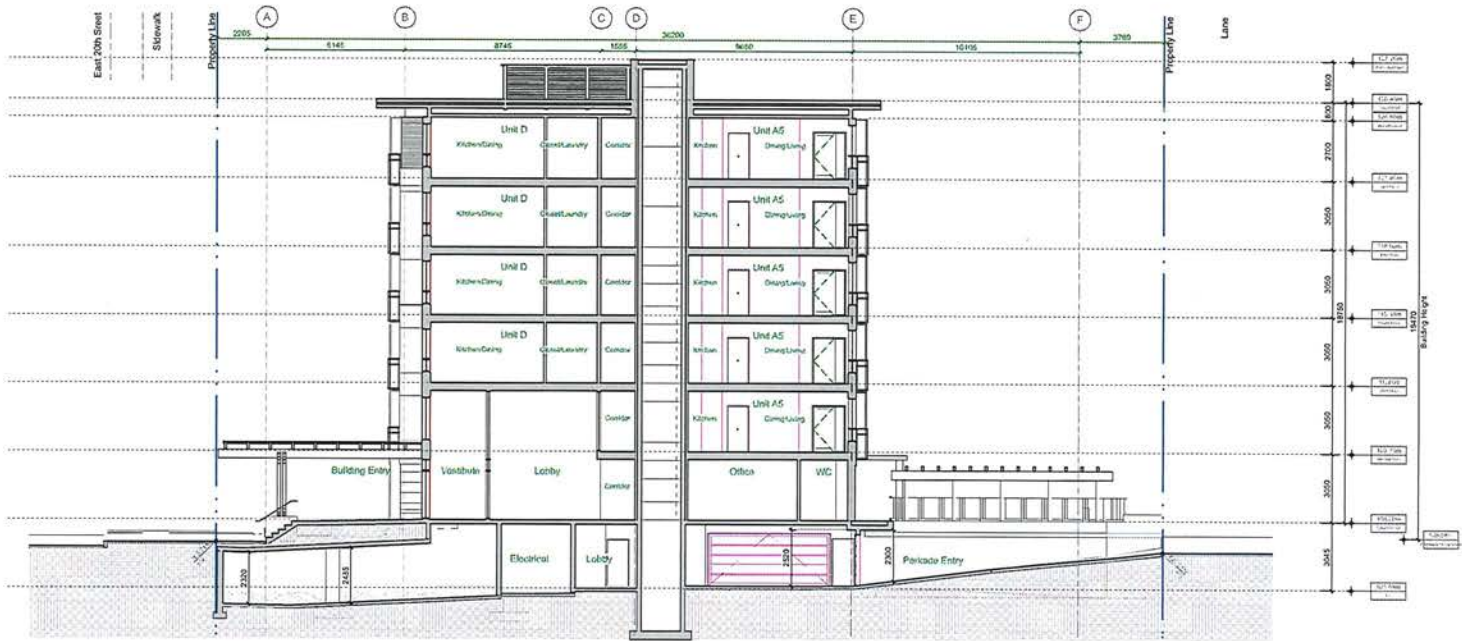


Sheet Title:  
 Typical Unit Plans

Project Number:  
 17033

Scale:  
 1:50

Sheet Number:  
 A-107



1 Cross Section



2 Longitudinal Section

Contractors

Date: 2018-06-11  
 2018-03-04  
 Issue / Revision: Issued for Permitting  
 Revised for Permitting

Sheet

**NSDA**  
**ARCHITECTS**

295-2344 Alder St.  
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 T: 604.442.1976  
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Responsibility: The professional seal of a registered architect is required for all drawings. The seal of a registered architect is required for all drawings.

Project:  
 125 East 20th  
 North Vancouver



Sheet Title:  
 Sections

Project Number:  
 17033

Date:  
 1-1-00

Sheet Number:  
 A-201



Comments

Date: 2018-06-11  
 2018-03-04

Issue / Revision:  
 Issued for Reasoning  
 Revised for Reasoning

- Materials Legend**
- Clear Glazing in Vinyl Frames
  - Clear Glazing in Stone/iron Frames
  - Pre Finished Composite Panels
  - Pre Finished Composite Panels
  - Pre Finished Composite Panels
  - Glass Railing in Aluminum Frames
  - Painted Metal Fence
  - Metal Flashing
  - Soffit
  - Pre Finished Composite Panels
  - Wood Fence

1 North Elevation



NSDA  
 ARCHITECTS

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 F 604 683 5241  
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Project  
 125 East 20th  
 North Vancouver

**VRS**

Steel Box  
 Elevations

Project Number  
 17033

Scale  
 1:100

Sheet Number  
 A-301



1 West Elevation

Contract

Date: 2018-06-11  
2018-03-04

Issue / Revision:  
Issued for Planning  
Revised for Pricing

**Materials Legend**

- Clear Glazing in Vinyl Frames
- Clear Glazing in Stoneform Frames
- Pre Finished Composite Panels
- Pre Finished Composite Panels
- Pre Finished Composite Panels
- Glass Railing in Aluminum Frames
- Painted Metal Fence
- Metal Flashing
- Soffit
- Pre Finished Composite Panels
- Wood Fence



2 East Elevation

Scale

**NSDA**  
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Canada V8B 2K4  
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F 604.463.3241  
info@nsda.ca  
www.nsda.ca

Project:  
125 East 20th  
North Vancouver



Steel Title  
Elevations

Project Number:  
17033  
Scale:  
1:100  
Sheet Number:  
A-302

# 125 East 20th

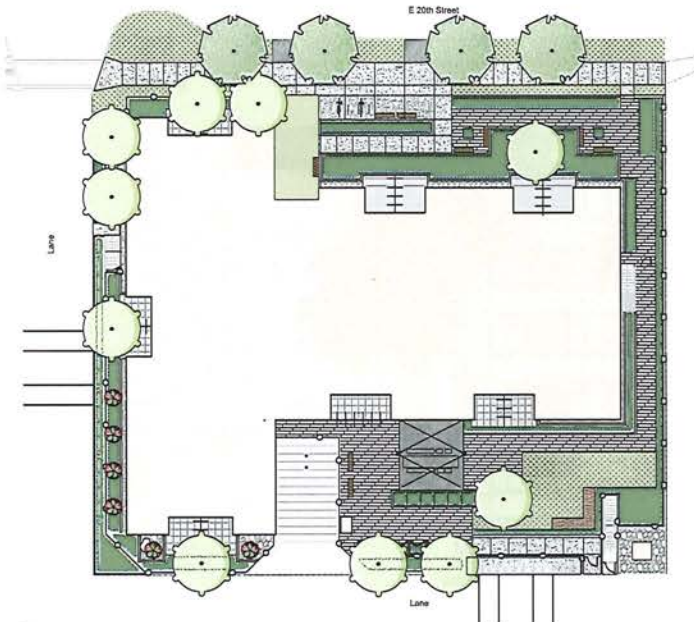
Re-Issued for Rezoning



Contact Information	Other Key Contacts:		
van der Zalm + associates Inc. 1040 West 42nd Avenue Suite 1 • 20177 97th Avenue Langley, British Columbia, V1M 4B9 T. 604.882.0024 F. 604.882.0042 Primary project contact: Julie West jwest@vz.ca 604.540.0024 Alternate contacts (please advise): Mark van der Zalm Principal Landscape Architect mark@vz.ca o. 604.882.0024 x22	Vancouver Renewal Society 1040 West 42nd Avenue #510 • 2004 West 10th Ave Vancouver, B.C. L. 604.731.1020	NSDA Architects 201-124 Abbott St. Vancouver BC Canada V6B 2K4 T. 604.686.1926 F. 604.683.2241 info@nsda.co.ca	Core 102 - 375 Lynn Avenue North Vancouver BC Canada V7J 2C4 Connor Lishman, P.Eng T. 778.830.5430 connor@coreym.ca
<b>Legal Address and Description:</b> LOTS 25 AND 26 OF LOTS 4 AND 5, PLAN 1102 AND LOTS 37 TO 38 OF LOT 6, PLAN 1163 ALL OF BLOCK 7 DISTRICT LOT 549 PRCD: 012-180-300, 012-180-301, 012-180-311, 012-180-429 AND 012-180-437 125 EAST 20TH STREET, NORTH VANCOUVER, B.C.			

## Landscape Sheet List Table

Sheet Number	Sheet Title	Sheet Number
L-01	COVER SHEET	L-01
L-02	TREE RETENTION AND REMOVAL PLAN	L-02
L-03	LANDSCAPE PLAN	L-03
LD-01	DETAILS	LD-01
LD-02	DETAILS	LD-02
LD-03	DETAILS	LD-03
LD-04	PRECEDENTS	LD-04
LS-01	SECTION	LS-01



1 SITE PLAN OVERVIEW  
 Scale: 1:200



2 LOCATION MAP  
 NTS

No.	By	Description	Date
1	JW	Revised for Rezoning	March 04, 2015
2	JW	Revised for Rezoning	June 11, 2016
3	LJ	Revised for Review	June 8, 2016
7	LJ	Revised for Rezoning	May 24, 2018
1	LJ	Revised for Review	May 18, 2018

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No.	By	Description	Date

**REVISIONS TABLE FOR SHEET**

No.	By	Description	Date

Project:  
 125 E 20TH

Location:  
 125 East 20th Street,  
 North Vancouver BC

Drawn: LJ	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE SITE AND AS NOTED ANY DISCREPANCIES TO THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS ON THE SITE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONAL TOLERANCES ARE TO BE AS SHOWN ON DRAWINGS.

Drawing Title: COVER SHEET  
 Drawing #: DP2018-16  
 Drawing #: L-01

125 EAST 20TH STREET, NORTH VANCOUVER, B.C. COVER SHEET 2018

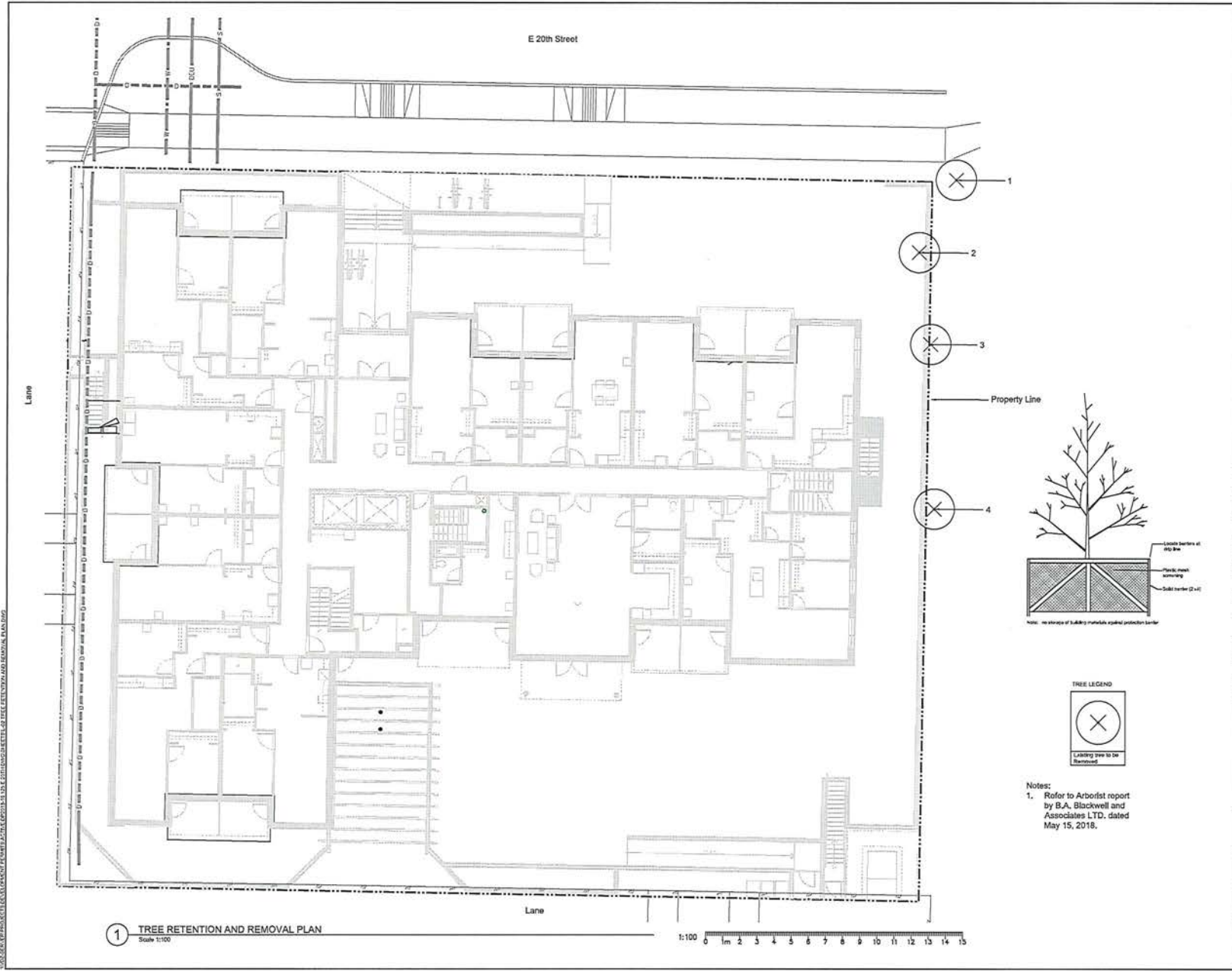


Drawing Title: TREE RETENTION AND REMOVAL PLAN

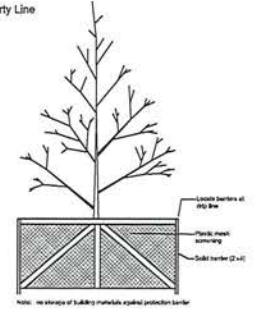


VDZ Project #: DP2018-16

Drawing #: L-02



**1** TREE RETENTION AND REMOVAL PLAN  
 Scale: 1:100



Notes:  
 1. Refer to Arborist report by B.A. Blackwell and Associates LTD, dated May 15, 2018.

No.	By:	Description	Date
5	JY	Revised for Recording	March 04, 2019
4	JY	Issued for Recording	June 11, 2018
3	LJ	Issued for Review	June 6, 2018
2	LJ	Issued for Review	May 24, 2018
1	LJ	Issued for Review	May 18, 2018

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No.	By:	Description	Date

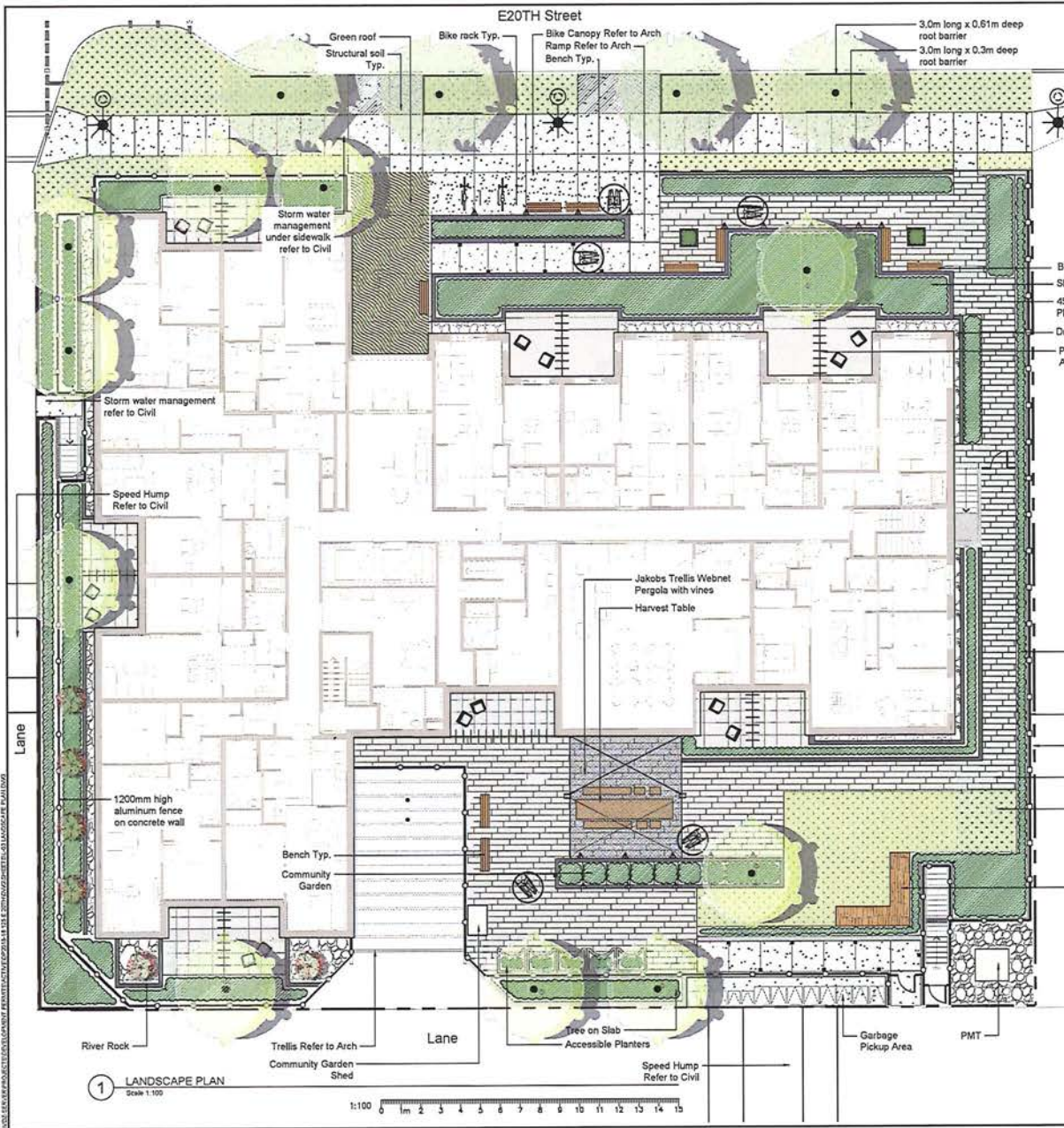
**REVISIONS TABLE FOR SHEET**

No.	By:	Description	Date

Project:  
 125 E 20TH

Location:  
 125 East 20th Street,  
 North Vancouver BC

Drawn: LJ	Stamp:
Checked: JY	
Approved: MVDZ	Original Sheet Size: 24" x 36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. ALL DIMENSIONS AND NOTES ON THE DRAWING ARE TO BE CONSIDERED THE DESIGNER'S INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



KEY	REF.	DESCRIPTION
[Pattern]		CONCRETE SLAB
[Pattern]	3 (LD-02)	CONCRETE PAVERS Model: Bayview Form Manufacturer: Bayview Concrete Color: Natural
[Pattern]	6 (LD-01)	MISCELLANEOUS SLABS Model: Travels Pattern: Drip Colour: Grey Size: 400mm x 400mm x 40mm Manufacturer: Abbotsford Concrete Products
[Pattern]	5 (LD-01)	ROUND RIVER ROCK ON LANDSCAPE FABRIC
[Pattern]	7 (LD-01)	GARDEN WALLSCAPE Drip Strip Height: 200mm H x 600mm W Colour: Granite Size: 100mm H x 100mm D x 300mm L Supplier: Abbotsford Concrete Products
[Pattern]	4 (LD-01)	GARDEN WALLSCAPE PLANTER Height: 450mm H x 600mm W Colour: Granite Size: 100mm H x 100mm D x 300mm L Supplier: Abbotsford Concrete Products

FENCING		
KEY	REF.	DESCRIPTION
[Symbol]	6 (LD-02)	CEDARWOOD FENCE
[Symbol]	5 (LD-02)	ALUMINUM GUARDRAIL

SOFTSCAPE MATERIALS		
KEY	REF.	DESCRIPTION
[Pattern]	3 (LD-01)	SOD
[Pattern]	2 (LD-01)	SHRUB PLANTING
[Pattern]		STRUCTURAL SOIL

SITE FURNISHINGS		
KEY	REF.	DESCRIPTION
[Symbol]	4 (LD-02)	BIKE RACK Model: Drip Colour: Stainless Steel Manufacturer: Landscape Forms Finish: Surface
[Symbol]	2 (LD-02)	BENCH Model: Parklet 42 Bench - 47" Drivign Manufacturer: Landscape Forms Colour: Wood & white powder coated finishing Surface
[Symbol]	1 (LD-02)	PLANTER/POT Model: Drip Series Size: 500x500x100 Manufacturer: Landscape Forms Colour: Glossy White
[Symbol]	1 (LD-03)	PATH LIGHTS Model: Architectural Series LED Strip Light
[Symbol]	2 (LD-03)	TREE UPLIGHTS Model: Ascent 142 12V Colour: Teakwood Architectural Series Manufacturer: Kähler
[Symbol]	3 (LD-03)	WALL/STAIR LIGHTS Model: Drip 242 12V Colour: Teakwood Architectural Series Manufacturer: Kähler

PLANT SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	CODE	QTY
[Symbol]	Corydalis japonicum 'Siberian' / Siberian Yellow Flower	865, 50m H, 1.5m dia	4
[Symbol]	Picea sitchensis / Red Toped Norway Spruce	3.0m H	6
[Symbol]	Grewia pseudocornelia / Japanese Grewia	865, 3.0m H, multi-stem	10
[Symbol]	Green Roof Planting		

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 Urban Design • Landscape Architecture  
 Suite 1, 10177 15th Avenue  
 Langley, British Columbia  
 V4Y 4A5  
 P: 604.882.8000  
 F: 604.882.2842  
 info@vanzalm.ca



No.	By	Description	Date
5	JW	Revised for Repricing	March 04, 2018
4	JW	Issued for Repricing	June 11, 2018
3	LJ	Issued for Review	June 8, 2018
2	LJ	Issued for Repricing	May 24, 2018
1	LJ	Issued for Review	May 18, 2018

REVISIONS TABLE FOR SHEET

Project:  
 125 E 20TH

Location:  
 125 East 20th Street,  
 North Vancouver BC

Drawn:  
 LJ

Stamp:  
 [Stamp]

Checked:  
 JW

Approved:  
 MVZ

Scale:  
 1:100

Original Sheet Size:  
 24"x36"

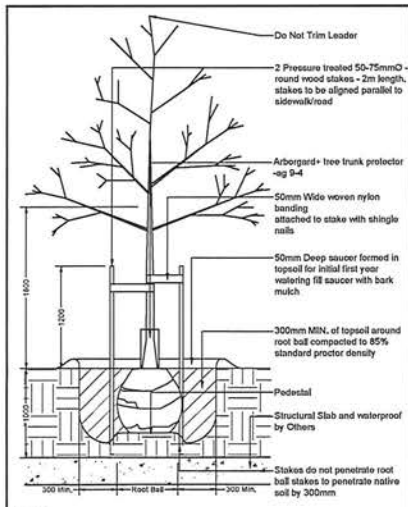
Scale:  
 1:100

NOTES:  
 1. THE CLIENT HAS CONFIRMED ALL THE INFORMATION ON THIS DRAWING IS ACCURATE AND COMPLETE.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING SITE.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR FOR CONSTRUCTION.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL INFORMATION.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION.

Drawing Title: LANDSCAPE PLAN  
 Drawing #: L-03  
 Project #: DP2018-16  
 Drawing #: VZJ Project #

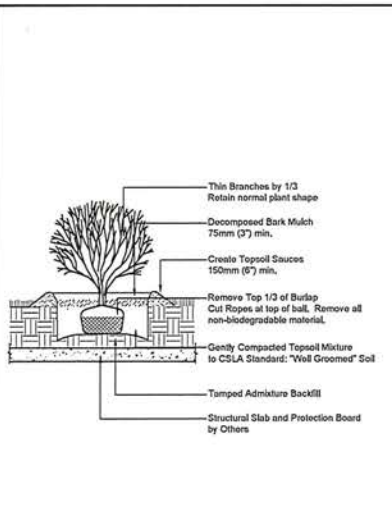
1 LANDSCAPE PLAN  
 Scale: 1:100



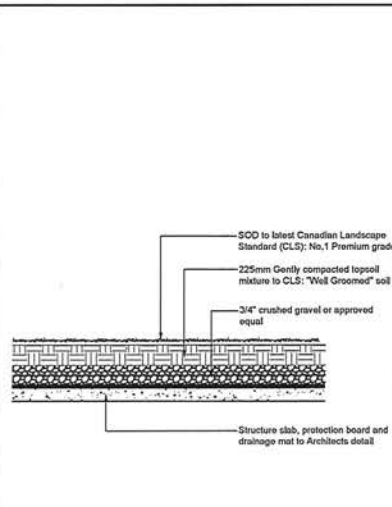


- NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
  2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
  3. All trees shall be single stem.

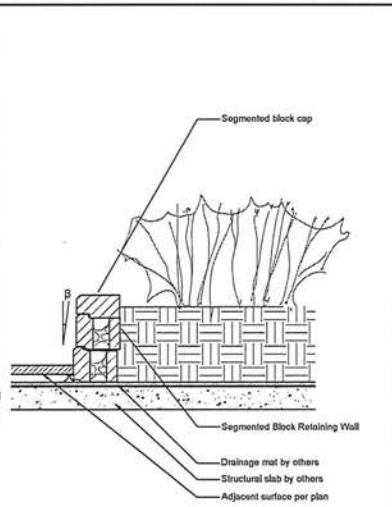
1 TREE PLANTING ON SLAB  
Scale 1:25



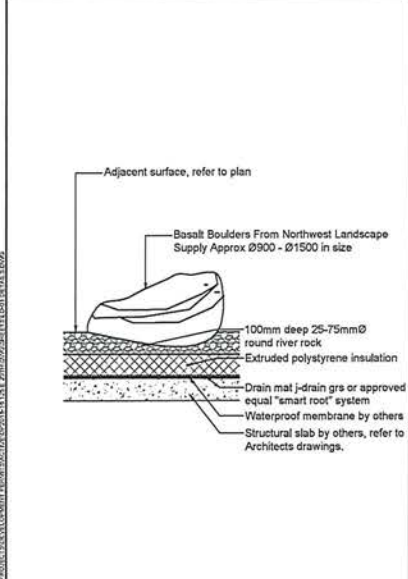
2 SHRUB PLANTING ON SLAB  
Scale 1:25



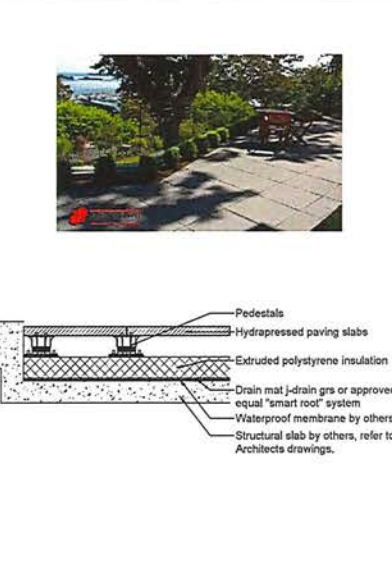
3 SOD ON SLAB  
Scale 1:10



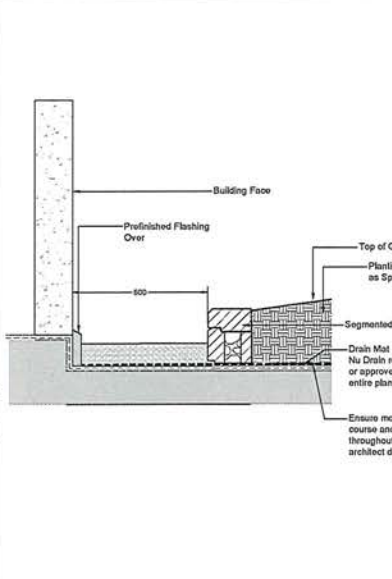
4 GARDEN WALLSCAPE PLANTER  
Scale 1:1



5 BASALT BOULDERS ON SLAB  
Scale 1:10



6 HYDRAPRESSED SLAB  
Scale 1:10



7 GARDEN WALLSCAPE DRIP STRIP  
Scale 1:1



7 GARDEN WALLSCAPE DRIP STRIP  
Scale 1:1

van der Zalm + associates Inc.  
Landscape Architecture  
Civil Engineering  
Landscape Architecture  
Scale: 1:2000 File Number: F 100-021000  
Project: 125 E 20th Street  
V1M 4B8



No.	By:	Description	Date
5	JW	Revised for Review	March 04, 2019
4	JW	Issued for Review	June 11, 2018
3	LJ	Issued for Review	June 8, 2018
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1	LJ	Issued for Review	May 18, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project:  
125 E 20TH

Location:  
125 East 20th Street,  
North Vancouver BC

Drawn: LJ

Checked: JW

Approved: MVZ

AS SHOWN

Stamp:

Original Sheet Size:  
24"x36"

Scale:

CONSTRUCTION NOTES: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Drawing Title: DETAILS  
 VZC Project #: DP2018-16  
 Drawing #: LD-01





Model: Square Series  
Size: 36"La36"Wx36"H  
Manufacturer: Green Tree  
Color: Glossy White

1 PLANTER  
NTS



Model: Parallel 42 Bench  
Manufacturer: Landscape Forms  
Color: Wood with white powder coated metal  
Mounting: Surface Mount  
67" Straight Unit

2 PARALLEL BENCH  
NTS



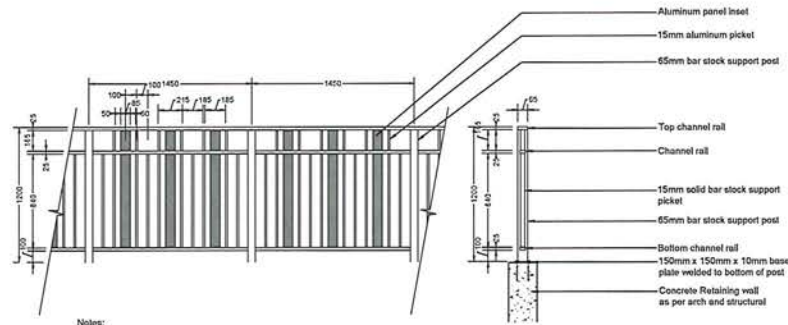
Model: Broadway Paver  
Manufacturer: Barkman Concrete  
Color: Natural

3 BROADWAY PAVER  
NTS



Model: Bola Bike Rack  
Manufacturer: Landscape Forms  
Color: Stainless steel  
Mounting: Surface Mount

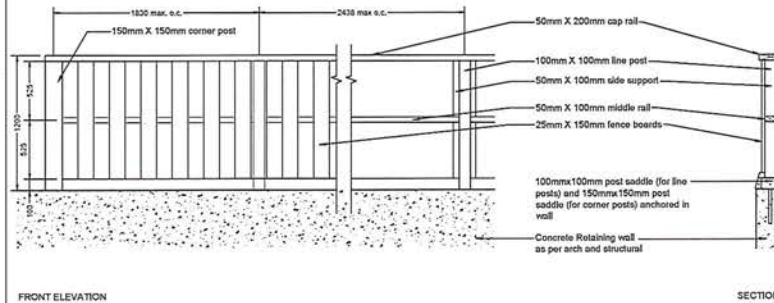
4 LANDSCAPE FORMS BOLA BIKE RACK  
NTS



Notes:  
1. All aluminum to be powder coated black  
2. Contractor to provide shop drawings

5 ALUMINUM GUARDRAIL  
Scale 1:20

NOTES:  
1. All wood to be Cedar  
2. All hardware to be hot dip galvanized  
3. Contractor to provide shop drawings



FRONT ELEVATION

SECTION

6 WOOD FENCE  
Scale 1:20

No.	By	Description	Date
5	JW	Reviewed for Receiving	March 04, 2019
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1	LJ	Issued for Review	May 18, 2018

REVISIONS TABLE FOR SHEET

Project:  
125 E 20TH

Location:  
125 East 20th Street,  
North Vancouver BC

Drawn: LJ	Stamp
Checked: JW	
Approved: MYDZ	Original Sheet Size: 34"X36"
Scale: AS SHOWN	Contractor shall verify all dimensions on the work before proceeding with the construction. The contractor shall be responsible for the accuracy of the information provided on the drawings. The contractor shall be responsible for the accuracy of the information provided on the drawings. The contractor shall be responsible for the accuracy of the information provided on the drawings.

Drawing Title:  
DETAILS

VOZ Project #:  
DP2018-16

Drawing #:  
LD-02



Model: Architectural Series  
LED Strip Light  
Manufacturer: UltraBright™



Model: Accent 1-LI 12V  
Colour: Textured Architectural Bronze  
Manufacturer: Kichler



Model: Step 2-LI 12V  
Colour: Textured Architectural Bronze  
Manufacturer: Kichler

① PATH LIGHTS  
Scale NTS

② TREE UPLIGHTS  
Scale NTS

③ STAIR/WALL LIGHTS  
Scale NTS




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Project:  
125 E 20TH  
  
Location:  
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North Vancouver BC

Drawn: LJ	Stamp:
Checked: JW	
Approved: MVZ	Original Sheet Size: 24"x36"

Scale:  
AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND VERIFY THEM ON THE FIELD. ALL DIMENSIONS AND PLACEMENTS OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Drawing Title:  
**DETAILS**

VOZ Project #:  
**DP2018-16**

Drawing #:  
**LD-03**

\p\2018\2018-16\2018-16-03\LD-03.dwg



1 RED TIPPED NORWAY SPRUCE



2 GOLDEN FULLMOON MAPLE



3 JAPANESE STEWARTIA



4 STRAWBERRY KATSURA



5 WEBNET PERGOLA



6 CUSTOM BENCH



7 ACCESSIBLE PLANTERS

PLANT SCHEDULE	
①	Red Tipped Norway Spruce (Larix laricina)
②	Golden Fullmoon Maple (Acer palmatum 'Aureo-Variegatum')
③	Japanese Stewartia (Stewartia sinensis)
④	Strawberry Katsura (Cercocarpus carolinensis)
⑤	Webnet Pergola (Aluminum/Steel)
⑥	Custom Bench (Wood)
⑦	Accessible Planters (Wood/Composite)
⑧	Plant List (Various)

8 PLANT LIST

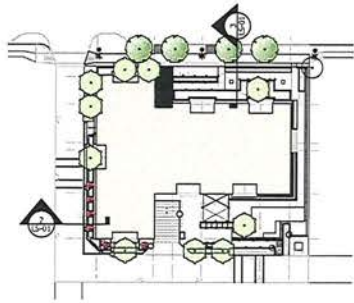
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 Parks & Recreation • Civil Engineering  
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 1041-1, 1017 67th Avenue  
 Langley British Columbia  
 V1Y 4B5  
 P: 604.882.2024  
 F: 604.882.2042  
 info@vzai.com



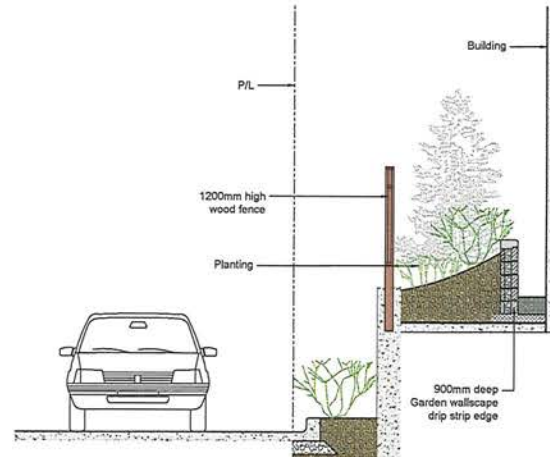
REVISIONS TABLE FOR DRAWINGS		
NO.	By	Description
5	JW	Revised for Review
4	JW	Revised for Review
3	LJ	Revised for Review
2	LJ	Revised for Review
1	LJ	Revised for Review

REVISIONS TABLE FOR SHEET		
NO.	By	Description
Project: 125 E 20TH		
Location: 125 East 20th Street, North Vancouver BC		
Drawn:	Stamp	
LJ		
Checked:		
JW		
Approved:	Original Sheet Size: 24"x36"	
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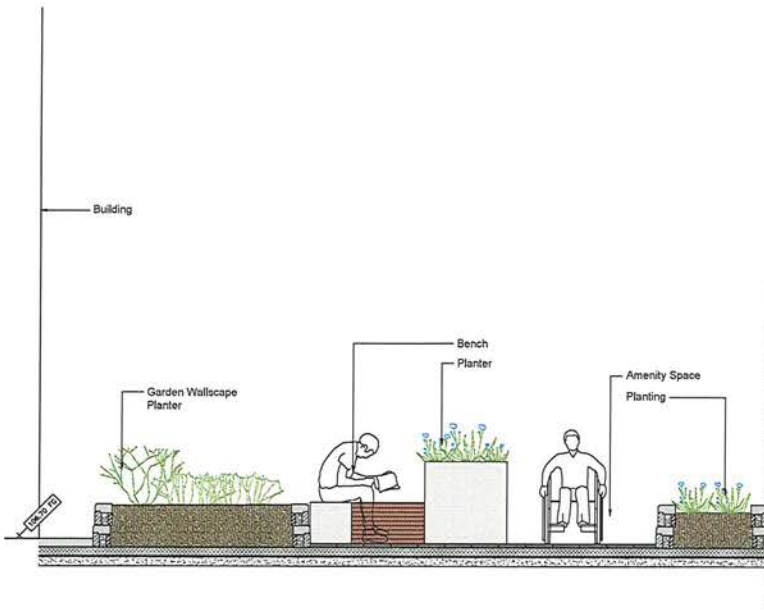
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 Drawing #: LD-04  
 VOZ Project #: DP2018-16



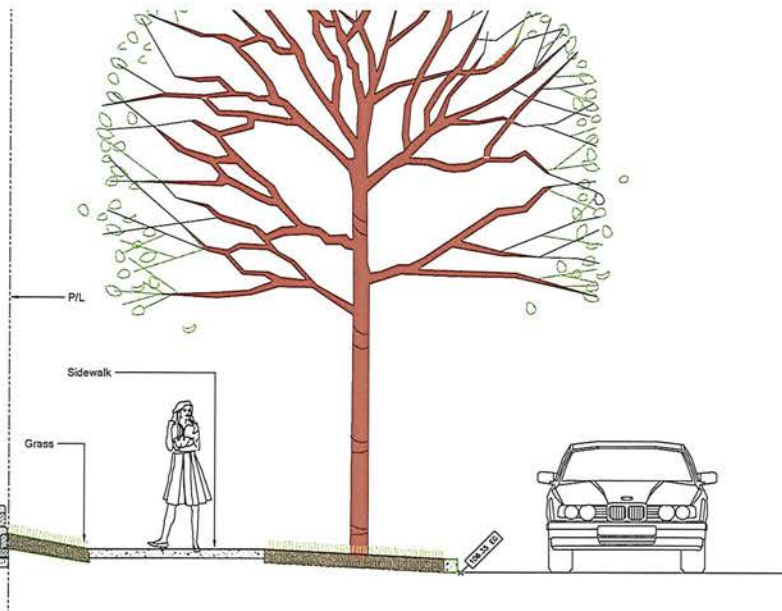
1 KEY MAP  
Scale 1:500



2 SECTION A BETWEEN WEST PROPERTY LINE AND BUILDING  
Scale 1:25



3 SECTION B BETWEEN E20TH STREET AND BUILDING  
Scale 1:25



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 Suite 1207 870 Avenue F 604.602.0202  
 Langley, British Columbia F 604.602.0402  
 vdz@vanzalm.ca



No.	By	Description	Date
5	JW	Reviewed for Revision	March 04, 2019
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
125 E 20TH  
 Location:  
125 East 20th Street,  
North Vancouver BC

Drawn: LJ  
 Checked: JW  
 Approved: MVDZ  
 AS SHOWN  
 Stamp:  
 Original Sheet Size:  
24"x36"

Drawing Title:  
SECTION



VDZ Project #:  
DP2018-16

Drawing #:  
LS-01

VAN DER ZALM + ASSOCIATES INC. 1207 870 AVENUE F, LANGLEY, BC V3A 2K4



ACCESSIBLE HOUSING  
SOLUTIONS

---

A CARF International Accredited Service Provider

---

Mayor Linda Buchanan  
& Members of City Council  
c/o City Hall,  
141 West 14<sup>th</sup> St.,  
North Vancouver, B.C  
V7M 1H9

Dear Mayor and Council,

On behalf of Vancouver Resource Society (VRS), this is a request for \$400,000 from the City of North Vancouver to support the creation of 10 non-market, affordable wheelchair accessible units within our new apartment building at 125 East 20<sup>th</sup> Ave. The redevelopment of this site will replace the current 28 unit building with 85 accessible and affordable units for seniors, families and persons with disabilities.

The 10 wheelchair accessible units will be rented to individuals with significant disabilities. Rents will be geared to income including core need rents at \$375 per month. The cost to construct these units is \$225,000 each and these funds will be used to reduce the mortgage. VRS will use the Society's equity and other internally generated funds to further subsidize these units. We will also be facilitating an overnight shared care model for these residents similar to the care models operating at 15 West and Wallace and McDowell in the City of North Vancouver. Many people are unable to live in the community due to the cost or unavailability of overnight care services. By offering this service we create the opportunity for people who otherwise would be limited to living in an institution..

Since 1972, VRS has been providing housing and care services to children, young adults, families, and seniors dealing with disabilities in a variety of housing environments (shared-care to independent apartment/strata living).

Our services provide innovative opportunities for individuals and families to maximize their independence and inclusion into their community.

This is achieved by partnering with forward-thinking municipalities and developers who see the benefits of our affordable and accessible housing models.

The positive working relationships we've nourished with various stakeholder groups over the past 47 years of operation include the municipalities of North Vancouver, Vancouver, Burnaby, the City of Coquitlam and Victoria.

Additionally, we've maintained a close working-relationship with BC Housing which has provided subsidies to a significant number of our projects enabling us to provide affordable and accessible services to the community.

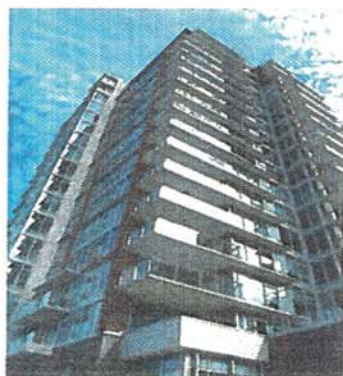
### **A Perfect Fit**

Initially, VRS partnered with the City of North Van in 2010 to acquire this 28 unit building on 125 E. 20<sup>th</sup> Ave by providing us with a 2<sup>nd</sup> mortgage. Due to the age of the building and the growing list of seniors, families, and persons with disabilities who require accessible and affordable housing, VRS is now undertaking the redevelopment of this site to provide 85 much needed units to this target group.

The building is designed barrier free, which means that persons with disabilities have equal access throughout the building to participate in events and visit their neighbors. Not only do they have ease of access within their home, but they also have equal and unfettered access to the community, its events and services.

Seniors, likewise, enjoy the same options of choice with the additional benefit of being able to age-in-place in their homes which are designed for accessibility and seamless movement throughout their living space, while maintaining ease of access to the community at large.

Our partnership history with the City of North Vancouver has resulted in the addition of a good number of affordable and accessible units (see below) and in this pending project VRS will be adding 57 units to the existing 28 units on this site.



15 West,  
Upper Lonsdale  
(5 accessible units)



Starburn's Development, Lower Lonsdale  
(6 accessible units)

In closing we'd like to thank the City of North Vancouver for considering our application of \$400k to support the creation of the 10 non-market units in this innovative project.

Sincerely,



Ken Fraser  
Executive Director

**VRS - 125 E20th Street, North Vancouver**  
**Breakdown of Market Rental and Non-Market Rental Units**

<b>Unit type</b>	<b>Number of units</b>
Non-market - VRS clients (above level 3 accessibility)	10
Non-market – Existing tenants are invited to return to the building at a below market rental rate (as per compensation package)	Up to 28
Market – Remainder of units to be market rental	47
<b>TOTAL</b>	<b>85</b>

Existing rental unit information and comms plan/compensation package are attached.

# 125 EAST 20th AVENUE V7L 3A3

## UNIT/TENANT MIX

December 4 2017

	sq ft	Rent monthly	Tenure years
1 2bdr	882	\$1,029	17
2 2bdr	889	\$930	16
3 1 bdr	732	\$900	4
4 1 bdr	806	\$787	14
5 1 bdr	704	\$650	6
6 1 bdr	710	\$879	3
7 1 bdr	771	\$912	1
8 1 bdr	777	\$980	1
9 bach	558	\$705	5
10 1bdr	814	\$895	2
21 2 bdr	835	\$1,024	5
22 2bdr	919	\$1,096	4
23 1 bdr	750	\$920	4
24 1 bdr	803	\$909	28
25 1 bdr	706	\$960	>1
26 2 bdr	1,158	\$1,238	10
27 1 bdr	764	\$930	1
28 2 bdr	899	\$1,053	11
29 1 bdr	731	\$935	2
31 2 bdr	899	\$903	21
32 2 bdr	919	\$920	46
33 1 bdr	803	\$948	3
34 1mbd	750	\$946	12
35 1 bdr	706	\$925	9
36 2 bdr	1,158	\$1,187	7
37 1 bdr	764	\$920	1
38 2 bdr	835	\$1,030	11
39 1 bdr	731	\$893	18
office			
Lonsdale medical			
	382		
Storage	350		
	<b>23,505</b>	<b>\$26,404</b>	<b>260.5</b>





Feb 8, 2018

TO: Royal Crown Tenant , 125 E. 20th, North Vancouver V7M 2K2  
FROM: Vancouver Resource Society  
RE: Royal Crown -Redevelopment

Dear Royal Crown Tenants,

We invite you to attend our first information session regarding the planning and redevelopment of 125 East 20<sup>th</sup> Street, North Vancouver.

The project development team will be hosting this meeting for the tenants of BUILDING to provide initial details and answer questions. Tenants will also have the opportunity to learn about the tenant relocation planning process.

The meeting will be held on **Monday, February 26, 2018** from **5:30 pm to 7:30 pm**

At the **Royal Canadian Legion** on **123 West 15<sup>th</sup>** , North Vancouver in the **Chris Lucus Room**.

**\*\*\*\*Please fill out your relocation questionnaire form and bring it to the meeting .**

If you are not attending the session please give the form to a neighbour that will be attending.

Thank You

Ken Fraser, Executive Director, [ken@vrs.org](mailto:ken@vrs.org) 604-731-1020 ex 206  
Vancouver Resource Society



## **ROYAL CROWN TENANT COMPENSATION POLICY (Feb 8, 2018)**

- 1 All tenants in the building will be given a minimum move out payment equal to 3 times your monthly rental payment.
- 2 All tenants in the building will be given a moving allowance of \$500 for a 1 bedroom unit and \$700 for a 2 bedroom unit.
- 3 All tenants in the building with over 12 years tenure will have their move out payment topped up to \$8,400 for a 1 bedroom and \$12,000 for a 2 bedroom unit. ie, 3 months rent plus top up equals \$8,400 for a 1 bedroom or \$12,000 for a 2 bedroom
- 4 All tenants in the building will be offered to move back into the new building once it is completed.
- 5 All tenants in the building with over 12 years tenure and who choose to move back into the new building will be offered a 1 bedroom unit for \$1220 or a 2 bedroom unit for \$1800. To qualify for this rental rate your income must be less than \$45000 annually for a 1 bedroom and \$61000 for a 2 bedroom.
- 6 All tenants with less than 12 years tenure will be given the same offer but it will be prorated based on your years of tenure divided by 12.



## ROYAL CROWN TENANT RELOCATION QUESTIONNAIRE

Name: \_\_\_\_\_

Suite # - Address: \_\_\_\_\_ 125 East 20<sup>th</sup> Street, North Vancouver

Rent: \$ \_\_\_\_\_ Lease Start (Move-in Date) DD/MM/Year = \_\_\_\_\_

### HOUSEHOLD MEMBERS

#### PRIMARY LEASEHOLDER

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

Employer \_\_\_\_\_ Location \_\_\_\_\_

Do you: Smoke \_\_\_\_\_ Pet (if yes, # and kind) \_\_\_\_\_ # of Cars \_\_\_\_\_

#### OTHER TENANT(S) NAMED ON THE LEASE WHO RESIDE IN THE RENTAL UNIT

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

Do you: Smoke \_\_\_\_\_ Pet (if yes, # and kind) \_\_\_\_\_ # of Cars \_\_\_\_\_

#### SCHOOL AGE CHILDREN RESIDING IN THE UNIT & RELATIONSHIP TO YOU (IF ANY)

1. Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

School Name \_\_\_\_\_ Grade \_\_\_\_\_

2. Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

School Name \_\_\_\_\_ Grade \_\_\_\_\_

**ADDITIONAL HOUSEHOLD MEMBERS RESIDING IN THE UNIT & RELATIONSHIP TO YOU (IF ANY)**

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

Smoke \_\_\_\_\_ Pet (if yes, # and kind) \_\_\_\_\_ # of Cars \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

Smoke \_\_\_\_\_ Pet (if yes, # and kind) \_\_\_\_\_ # of Cars \_\_\_\_\_

**CURRENT MARKET REALITY**

**The rental housing market is extremely tight and rents continue to rise. Based on current rents on the North Shore, the following are typical monthly rent ranges by unit types:**

- 1 bedroom: \$1300 – 2000 – majority in the \$1500-2000 range
- 2 bedrooms: \$1600 – 2500 – majority in the \$2000+ range
- 3 bedrooms: \$2200 – 4000 – limited stock & small # of vacancies
- 4 bedrooms: \$3500 – 5000 – very limited options and vacancies

I am/we are not interested in the opportunity to move back into the new building    **Initial** \_\_\_\_\_

I am/We are/ interested in the opportunity to move back to the new building when it is ready for occupancy, provided I/we keep my contact information updated with VRS. I/We fully understand that if I/we choose to move back to the new building, I/we will need to meet the eligibility requirements set out by VRS. I/We are responsible for all moving costs and related expenses to move back.    **Initials** \_\_\_\_\_

**HOUSING NEEDS**

Number of Bedrooms \_\_\_\_\_      Monthly rent you can afford \$ \_\_\_\_\_

Would consider:    Apartment \_\_\_\_\_    Townhouse \_\_\_\_\_    Basement Suite \_\_\_\_\_    House \_\_\_\_\_

Do you need Parking? Yes \_\_\_\_\_ No \_\_\_\_\_ # of stalls \_\_\_\_\_

Neighbourhood(s) you are interested in moving to \_\_\_\_\_

Do you need to be near: Transportation \_\_\_\_\_ Shopping \_\_\_\_\_ School \_\_\_\_\_ Other \_\_\_\_\_

If so, please explain reasons: \_\_\_\_\_

What do you NEED to have in your new home? \_\_\_\_\_

What would be NICE to have? \_\_\_\_\_

Is there anything preventing you from looking and moving now? \_\_\_\_\_

Have you been looking for a new home? Please tell us what you have done thus far?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **UNDERSTANDING YOUR HOUSING NEEDS**

**Tell us about your own and other household members.**

Disabilities or health concerns \_\_\_\_\_

Anticipated change in family circumstances: E.g., travel, new baby, someone moving, retirement?

\_\_\_\_\_  
\_\_\_\_\_

### **Other Information**

**Anything else we should know?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**UNIT/TENANT MIX**

**March 07, 2019**

	sq ft	Rent monthly	Tenure years
1 2bdr	882		
2 2bdr	889		
3 1 bdr	732		
4 1 bdr	806		
5 1 bdr	704		
6 1 bdr	710		
7 1 bdr	771		
<b>8 1 bdr</b>	<b>777</b>	<b>980</b>	<b>1</b>
9 bach	558		
<b>10 1bdr</b>	<b>814</b>	<b>895</b>	<b>2</b>
21 2 bdr	835		
22 2bdr	919		
23 1 bdr	750		
<b>24 1 bdr</b>	<b>803</b>	<b>909</b>	<b>28</b>
25 1 bdr	706		
<b>26 2 bdr</b>	<b>1158</b>	<b>1238</b>	<b>10</b>
<b>27 1 bdr</b>	<b>764</b>	<b>930</b>	<b>1</b>
28 2 bdr	899		
29 1 bdr	731		
31 2 bdr	899		
32 2 bdr	919		
33 1 bdr	803		
34 1mbdr	750		
35 1 bdr	706		
<b>36 2 bdr</b>	<b>1158</b>	<b>1187</b>	<b>7</b>
37 1 bdr	764		
38 2 bdr	835		
39 1 bdr	731		
office			
Lonsdale medical			
	382		
Storage	350		
	<b>23505</b>	<b>6139</b>	<b>49</b>
			2

**NOTES ON TENANT RELOCATION**

Following the initial meeting with the tenants on Feb 26th , 2018, when the tenant relocation compensation package and additional project information was presented, additional meetings were then held on **September 6th, 2018** and **January 22nd, 2019**. Tenants were updated on the status of the permitting process, design, and construction timelines. As of March 7, 2019, there are **6 units** that remain occupied.

## **DESIGN RATIONALE – VRS – 125 East 20<sup>th</sup> Street**

The Vancouver Resources Society (VRS) is based in Vancouver, BC, and has been in operation since 1972 serving their clients throughout the Lower Mainland including the City of North Vancouver. Their purpose is to develop safe, affordable, accessible housing with programs that support their client's values, goals and objectives. VRS has extensive experience working with developers and municipalities on social housing components of building projects and rezoning proposals.

As of today, VRS owns 20 homes and units in 8 residential buildings in Greater Vancouver and Victoria, BC. providing housing and care services to more than 150 clients.

### **Rezoning Rationale**

To address the growing need in North Vancouver for affordable rental housing, VRS is proposing to develop their site with an 85 unit, six storey market / non-market rental development. This proposal is in keeping with the City's 2002 Official Community Plan as well as the revised 2014 OCP which establishes this area as Residential Level 5 (Medium Density) where residential buildings are supported up to six storeys in height.

### **Description of Program**

The VRS mandate is to provide accessible innovative housing programs that allow people with disabilities the opportunity to integrate and live independently in the community. Meeting this basic need allows each individual to be more self-sufficient taking advantage of everything a healthy community has to offer including access to employment, education, and recreational opportunities.

To this end they are providing ten units of fully accessible units in the building which will allow them to provide the appropriate services to their clients. In addition, to balance affordability, they are proposing a mix of low market and non-market units intended for a broad range of tenants including seniors, students, couples and families.

### **Site Context**

The site is located within the Lonsdale Town Centre, a walkable, transit-oriented community of higher density commercial, institutional land uses. The site is in the 100 Block of East 20<sup>th</sup> Street, immediately adjacent to the commercial area of Lonsdale Avenue. The area is in transition, with higher density development replacing the aging existing housing and commercial stock.

Directly to the west of the site across the north-south lane is a two storey commercial building. Immediately adjacent to the east is a three storey apartment building. Across the lane to the south and across East 20<sup>th</sup> to the north are more three and four storey rental apartment buildings. London Drugs is also located to the north of the site.

### **The Site**

The site is currently occupied by a four storey rental building owned and operated by VRS. It has reached the end of its serviceable life and needs extensive repairs. The site is approximately 50.3 metres x 42.18 metres with an overall area of 0.212 ha (212 sm). It slopes 1.69 metres from the east along East 20<sup>th</sup> and almost 2.65 metres along the lane. The slope in the north-south direction is less varying from 0.400 to 0.500 metres.

## **Design Response**

The residential program provides for 85 units of rental housing in a six storey form. The building is designed in plan as a “T” shape. This creates large useable open areas on the street and on the lane. The two parts of the “T” are broken up into two forms. The form on the west side of the site closest to the commercial areas is brought close to the street edge to form both a “bookend” to the block but to respond more to the adjacent commercial setbacks. The exposed parking garage wall has been further setback to allow a wide planting space. The east-west part of the “T” is set back to create a transition to the more residential streetscape adjacent to the existing buildings.

The two forms of the building are separated where they join by the building entry which incorporates a large welcoming canopy carried out to the property line. The separation of the two forms is also emphasized in massing by a recess which is further emphasized by a change in colour.

On the main floor is a large well appointed two-storey entry lobby. Off of this lobby is an indoor amenity room complete with a common resident kitchen and washroom. Also included is an office for the VRS support workers complete with an accessible washroom / shower, as well as a small guest suite amenity for visitors

Circulation throughout the building is simple and efficient with 1.5-metre-wide hallways. All areas of the building will be accessible.

The units themselves will have large balconies and very livable open and accessible floor plans. They are designed to be modern, functional and will be well-appointed. 2.70 metre ceiling heights are proposed.

The basement will consist of parking for 49 cars, 112 bicycle stalls, 7 scooter stalls, service areas, mechanical and electrical rooms as well as storage lockers. In addition, 12 exterior bicycle stalls are provided near the building main entrance.

The architectural expression of the building was carefully considered. The most appropriate response was felt to be a distinctive modern architecture expression with a large roof overhang. This simple urban building is intended to be understated, elegant, authentic and well-proportioned without applied decoration or embellishment. This simplicity, economy, and architectural restraint will allow the building to age gracefully during its life. Reflective of the new envelope first direction of the BCBC, the building is a simple well insulated form with minimum articulation.

For the building at 125 East 20th, a palette of durable cost effective materials is proposed. These include, modular cementitious cladding and energy efficient vinyl windows with clear glazing. Although the building will have essentially the same floor plan on all levels, scale is mitigated by changing the colour, material, and module of the main and top floors to emphasize a strong base, middle and top.



**Density**

The proposed new building area of 5560 sm (59,848 sf) results in an approximate FSR of 2.6. To achieve this density, we have discounted the lobby, the amenity areas as well as the allowable density bonus for Level 2 and 3 accessible units.

However, we would like to discuss with Planning the option of reducing the number of Level 2 Accessibility units to make them more livable for the general population. This would be in recognition of the other suites designed beyond the Level 3 requirements.

**Height**

The building is proposed to be six storeys high with a height of approximately 19.5 metres to the top of the roof overhang. At the roof level, there will be an elevator overrun and a ladder providing access to the roof top mechanical equipment. The roof top equipment will be screened.

**Landscaping**

An attractive landscape plan is proposed incorporating a variety of planting and hard surfaces. The “T” shaped plan of the building allows two large useable out door areas, one a semi-public area along 20<sup>th</sup> and the other a more private fenced south facing area along the lane for the residents. The areas, however, are connected which will allow for the residents to easily access both spaces.

The rear patio is designed to provide a variety of flexible program opportunities for the residents. A covered outdoor eating area off the indoor amenity room is shown complete with a large harvest table. In addition, areas for active and passive play have been proposed. Raised accessible planter beds for urban agriculture will be provided. A wood arbour over the parking ramp will provide visual screening to the residents and neighbours overlooking the ramp.

The area along E20th provides significant community benefit, incorporating benches and bicycle racks for the public use. To further integrate the project into the streetscape, it is proposed to bring the landscape treatment out from the building entry all the way to the curb line. This will not only create a community amenity it will allow VRS residents and guests to more easily access the project. To emphasize the unique nature of the VRS program it is proposed to provide curb letdowns so that they can use both side and rear vehicle lifts without having to travel to the street corner letdown..

**Sustainability**

In addition to a commitment to social sustainability by the provision of affordable rental housing and a valuable community resource, the project will also address environmental sustainability:

**Sustainable Sites**

This urban site demonstrates exceptional community connectivity and public transportation access. A storm water management plan has been established.

**Water Efficiency**

The landscape design will include consideration of water efficient plants and a high efficiency irrigation system. The project will utilize low flow fixtures.

**Energy and Atmosphere**

Energy use will be reduced by the design of a highly efficient envelope featuring high insulation values and high-performance windows. Although the percentage of glazing overall is at 33% generous windows will provide natural light that will reduce the need for artificial lighting. Energy performance will be optimized through selection of energy efficient mechanical and electrical equipment.

**Materials and Resources**

There will be a focus on using regional materials and materials with high recycled content in the new building. There will be Waste Management Plan requested during construction. Once the building is occupied, there will be a recycling and composting protocol established by VRS.

**Indoor Environmental Quality**

Materials with low VOC's will be selected for the project. An indoor air quality plan during construction will be requested and the results will be tested at the end of construction. Control of lighting and heating will be based on best practices for occupant comfort.

October 1<sup>st</sup>, 2018

NSDA Architects  
Attn: Larry Adams  
201 – 134 Abbott Street  
Vancouver, BC V6B 2K4

Dear Mr. Adams:

**Re: 125 East 20<sup>th</sup> Street (Rezoning Application)**

At their meeting on September 19<sup>th</sup>, 2018 the Advisory Design Panel reviewed the above application and endorsed the following resolution:

**THAT** the Advisory Design Panel has reviewed the rezoning application for 125 East 20<sup>th</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Encouraged to vary the singular, institutional expression of the current massing to be more welcoming and create a sense of home for its residents;
- Improve the visual and physical integration with the surrounding community;
- Consider introducing more colour and texture to break up the rigid façades, particularly at the intersection of the two elements running north-south and east-west;
- Introduce playfulness into the overall expression to reduce the massing;
- Consider the potential for access to the units from the north-south lane;
- Consider how the vertical edges meet the two lanes and consider the use of battered walls;
- Ensure consistency in the overall perimeter fencing;
- Consider bringing daylight into the long corridors, at the two intersecting corridors and at the elevators;
- Consider the use of glazing to emit natural light into the storage and bike storage areas;
- Maintain low landscaping with respect to CPTED considerations;
- Introduce more planting into the landscape with less block work;
- Increase the caliper of the street trees on 20<sup>th</sup> Street;
- Allow for more soil volume in the planters;

- Consider appropriate treatment of the low exterior walls to deter graffiti;  
and
- Consider the integration of the passive solar shading to reduce heat loads on the building.

The Panel wishes to thank the applicant for their presentation.

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Fish', written in a cursive style.

R. Fish  
Committee Clerk

cc: K. Graham, City Clerk

VANCOUVER RESOURCE SOCIETY



## Developer Information Session Summary

125 East 20<sup>th</sup> Street

Meeting held September 12, 2018



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## Executive Summary

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society (VRS), for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing.

As part of the public engagement process, NSDA hosted a Developer Information Session (DIS) on September 12, 2018. The event was an open house format, with 18 display boards illustrating all aspects of the proposed development. The project team and City staff were available to answer questions.

The local community was notified of the DIS by three methods: signage, flyers, and newspaper advertisements. Approximately 14 people attended the event. 11 attendees signed in and 2 comment cards were submitted; both comment cards submitted were in support of the proposed project.

The VRS has also held multiple meetings with the existing building residents prior to this DIS to update them on the project, address any concerns from the residents, and clarify the support that VRS will be providing them.

The majority of attendees supported the proposed project and the Developer Information Session was effective at engaging the local community and receiving feedback and comments on the proposal.

## Overview

NSDA Architects, on behalf of VRS, applied to the City of North Vancouver for a Development Permit and Rezoning, proposing the following:

- 6-storey market/non-market rental development
- 85 units, with 10 of these to be dedicated to VRS clients
- 1, 2, and 3-bedroom apartments ranging in size from 400 to 920 square feet

VRS is a non-profit society whose purpose is to promote community living for seniors and persons with disabilities by:

- a) operating homes and programs for seniors, including those with low and moderate incomes;
- b) operating homes and programs for adults and minor persons with disabilities, including those with low and moderate incomes;
- c) buying, leasing, holding, building, developing, or improving any lands and buildings necessary for the provision of community living for seniors and persons with disabilities.

This project will also provide affordable rent for the general population, including families. VRS intends to offer 10 fully wheelchair accessible units, with 24 hour support services provided by Vancouver Coastal Health. Rent for these units will be approx. \$375 per month, or 30% of income, whichever is greater. In addition, VRS will be offering the existing building tenants, who have lower incomes, a 1-bedroom unit for approx. \$1,210 per month and a 2-bedroom unit for approx. \$1,800 per month. 14 of the existing tenants will qualify for this discount on an income-tested basis (under \$45,000 for a 1-bedroom and under \$61,000 for a 2-bedroom). The remaining 14 tenants will be offered lessor discounts for tenures less than 12 years. The VRS market rates at the time of application are based on \$1,570 for a 1-bedroom, \$2,300 for a 2-bedroom, and \$2,600 for a 3-bedroom. In addition, these units will become even more affordable as market rents increase and VRS is able to keep the rent increases at minimal levels.

The City is processing the Development Permit and Rezoning applications concurrently. As part of the public engagement process, NSDA hosted a Developer Information Session (DIS) on September 12, 2018 in the Royal Canadian Legion at 123 West 15<sup>th</sup> Street from 6:00pm – 8:00pm.



## Event Details

The focus of the September 12<sup>th</sup> Developer Information Session was to present project information and provide the local community an opportunity to ask questions and comment on the proposed project.

Event:	Developer Information Session
Location:	Royal Canadian Legion
Address:	123 West 15 <sup>th</sup> Street, North Vancouver
Date:	September 12, 2018
Time:	6:00pm – 8:00pm
Project:	125 East 20 <sup>th</sup> Street
Application Type:	Rezoning and Development Permit

Notification Methods: Flyer, Newspaper Ad, Site Signage

## Notification Methods

The local community was notified of the Developer Information Session by three methods. All signage, flyer, and newspaper ads were approved by City staff prior to placement or delivery.

1. At the direction of City staff, a sign posted on August 31, 2018 at the front of the existing building at 125 E20th St.
2. Print advertising in the North Shore News occurred on September 5, 2018 (page A24) and September 5, 2018 (page A33). See Appendix B.
3. On August 30, 2018, 175 flyers were posted to the homes within the boundary of the map provided by City staff. See Appendices C and D.

## Developer Information Session Layout

- Sign in – Upon entering the venue, attendees were asked to sign in, given a brief overview of the event, and given a comment card to fill out and submit before leaving. See Appendix F.
- Display board review and questions – Attendees were free to walk around and review display boards. The project team and City staff made themselves available to answer questions. See Appendix A.
- Comment forms – Tables and chairs were set up for attendees to fill out comment forms. A comment form envelope was placed at the exit and attendees were reminded to fill out and submit comment forms before leaving. See Appendix G.

## Representatives at Event

The project team present at the event:

- Vancouver Resource Society
  - Brad Tone
  - William Jon
  - Kalin Stoyanov
- NSDA Architects
  - Larry Adams
  - Carlos De Carli
- Core Project Management
  - Cormac Linehan
  - Josh Henderson

The City of North Vancouver staff present at the event:

- Wendy Tse, Planner 2, Planning Department

## Summary of Attendees and Comment Form Feedback

Attendees: approx. 14

Of the approximate 14 attendees, 11 attendees signed in:

Of the approximate 14 attendees, 2 comment cards were received:

Comment Cards Received: 2

In Support: 2

Opposed: 0

Not clearly indicated: 0

Verbal comments not formally submitted on comment cards:

- Resident from the building next door wanted to confirm what material the boundary fence between the new building and 135 E20th St would be once the new building was constructed. There is an existing concrete wall, which is old and in poor condition, so the resident requested that this be replaced as part of the project.
- Resident from the existing building at 125 E20th attended to look at the updated plans for the new building, including the total number of units and the number of parking stalls.
- A member of the local community voiced their concerns that another development was proposed with inadequate provisions for affordable housing. It was explained by the Project Team that the 85-unit building was 100% rental, with 10 units being provided to VRS clients, and up to 28 units offered to the existing building tenants to return at subsidized rents. The member did not feel that this was sufficient provision of affordable housing to the local community.

Sign-in sheet and comment cards are attached in Appendix F & G respectively.

## Appendix A - Presentation Materials

### Design Rationale

**REZONING RATIONALE**

**DESCRIPTION OF PROGRAM**

**SITE CONTEXT**

**THE SITE**

**DESIGN RESPONSE**

**SUSTAINABILITY**



**AFFORDABILITY STATEMENT**

**DENSITY**

**HEIGHT**

**LANDSCAPING**

**CPTED**





### Site Context



Area Context



### Site Context Photos




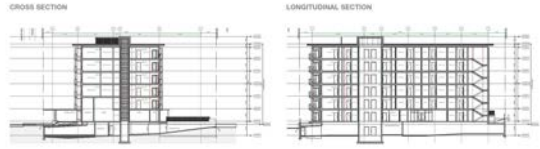
### Shadow Analysis



### Sections

CROSS SECTION

LONGITUDINAL SECTION



### Elevations

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION - REFLECTED WINDOW ELEVATIONS OF NEIGHBORING PROPERTIES



### Building Form & Massing Model



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
URBAN DESIGN PANEL  
SEP 18, 2018

NSDA  
ARCHITECTS

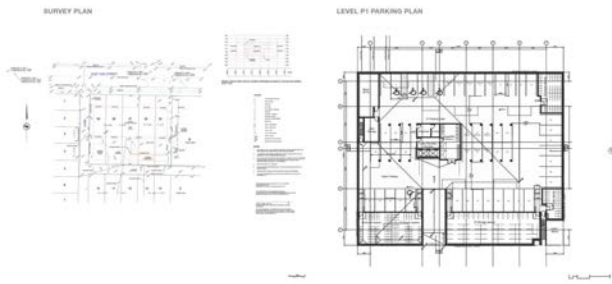
### Exterior Finishes



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
URBAN DESIGN PANEL  
SEP 18, 2018

NSDA  
ARCHITECTS

### Architectural Plans



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
URBAN DESIGN PANEL  
SEP 18, 2018

NSDA  
ARCHITECTS

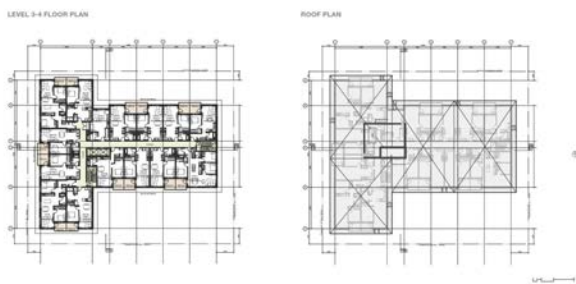
### Architectural Plans



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
URBAN DESIGN PANEL  
SEP 18, 2018

NSDA  
ARCHITECTS

### Architectural Plans



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
URBAN DESIGN PANEL  
SEP 18, 2018

NSDA  
ARCHITECTS

### Architectural Plans



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
URBAN DESIGN PANEL  
SEP 18, 2018

NSDA  
ARCHITECTS

### Landscape Overview


**Contact Information**

**Other Key Contacts**

**Legal Address and Description**

**Landscape Sheet List Table**

Sheet No.	Sheet Title	Scale
L-01	CONCEPT PLAN	1:200
L-02	TREE RETENTION AND REMOVAL PLAN	1:200
L-03	LANDSCAPE PLAN	1:200
L-04	DETAILS	1:200
L-05	DETAILS	1:200
L-06	DETAILS	1:200
L-07	DETAILS	1:200
L-08	DETAILS	1:200

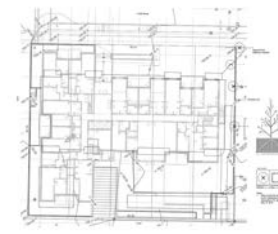



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
 LANDSCAPE DESIGN PANEL  
 SEP 12, 2018


NSDA

### Landscape & Tree Plan

**TREE RETENTION & REMOVAL PLAN**



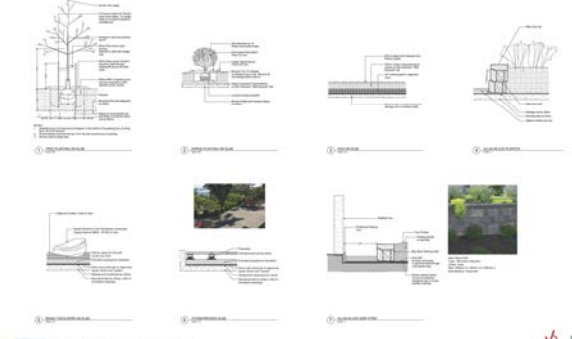
**LANDSCAPE PLAN**



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
 LANDSCAPE DESIGN PANEL  
 SEP 12, 2018

NSDA


### Landscape Details



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
 LANDSCAPE DESIGN PANEL  
 SEP 12, 2018

NSDA


### Landscape Details



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
 LANDSCAPE DESIGN PANEL  
 SEP 12, 2018

NSDA

### Landscape Sections

VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
 LANDSCAPE DESIGN PANEL  
 SEP 12, 2018

NSDA

### Landscape Sections



VRS | 125 EAST 20<sup>TH</sup> STREET, NORTH VANCOUVER  
 LANDSCAPE DESIGN PANEL  
 SEP 12, 2018

NSDA

Appendix B - Newspaper Advertisement

A24 |



**BULK MATERIALS**

**WE SUPPLY & DELIVER**  
 Soils • Bark Mulch • Gravels  
 Lava Rock • River Rock • Sand

**WE DELIVER**

**WE ALSO OFFER:**  
 • Artificial Turf • Pavers • Slabs  
 • Retaining Walls & so much more!

**OUTDOOR LIVING STARTS HERE!**

**SHOWROOM:**  
 READY TO SEE WHAT PRODUCTS WE OFFER?  
 5-75 Blue Mountain St.  
 Coquitlam (near IKEA)

**DISTRIBUTION YARD:**  
 READY TO PICK UP THE PRODUCTS YOU'VE CHOSEN?  
 2350 United Blvd. Coquitlam  
 604.540.0333

**LANDSCAPE CENTRE INC.**  
 landscapecentre.com

nsnews.com north shore news WEDNESDAY, SEPTEMBER 5, 2018



Everyone deserves to hear what the world has to offer. Miracle-Ear is here to help.

Book your FREE hearing test today to take advantage of this time-limited special offer!

Save up to **\$1,500** on a set of Premium Hearing Aids\*  
 Plus get one FREE accessory of your choice\*

**North Vancouver**  
 105 - 1171 Marine Drive  
**604.985.2501**

**Miracle-Ear**  
 miracle-ear.ca

\*Offer valid on select models. Cannot be combined with other discounts. See clinic for details. Expires 11/30/18. Hearing aids do not restore natural hearing. Individual experiences vary depending on severity of hearing loss, accuracy of evaluation, proper fit and ability to adapt to amplification.

**DENTURE WEARERS!**

**COME IN AND RECEIVE A COMPLIMENTARY CONSULTATION AND DENTURE CARE PACKAGE FREE!**

**Why Go Far?**  
 Support your local Denturist on the North Shore  
**Brent Der R.D.**

**NORTH VANCOUVER DENTURE CLINIC**  
**604-986-8515**  
 231 Lonsdale Avenue, North Vancouver

*Home and Institutional Care Available*


**DEVELOPMENT INFORMATION OPEN HOUSE**

Early Public Input Opportunity for Rezoning Application for 125 East 20th Street

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

NSDA Architects will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

**Date: Wednesday, September 12, 2018**  
**Time: 6:00pm – 8:00pm**  
**Venue: Royal Canadian Legion**  
**Address: 123 West 15th Street, North Vancouver**



**Applicant Contact:**  
 Larry Adams, Principal  
 NSDA Architects  
 ladams@nsda.bc.ca  
 604-669-1926

**City of North Vancouver Contact:**  
 Wendy Tse, Planner 2  
 City of North Vancouver  
 wtse@cuv.org  
 604-982-3942

FRIDAY, SEPTEMBER 7, 2018 north shore news nsnews.com

## ARTS CALENDAR

From page 30

Festival will hold an exhibition of 16 winning images and artwork from the 2018 photography competition (prints will be available for sale) until Sept. 30.

**COACH HOUSE LOUNGE**  
 700 Old Lillooet Rd., North Vancouver.

**Jana Seale** performs Friday, Sept. 7, 8-11 p.m.

**DEEP COVE BREWERY**  
 170-2270 Dollarton Hwy., North Vancouver.

**Dino DiNicolò** performs a solo show Saturday, Sept. 8, 7:15-10:15 p.m.

**FINCH AND BARLEY**  
 250 East First St., North Vancouver.

**Double Down Comedy:**  
 A standup comedy night featuring a new headliner every

Wednesday at 9 p.m. Cover: \$7.  
**GREEN LEAF BREWING CO.**  
 123 Carrie Cates Court, North Vancouver.

**Live Music Friday:** Music every Friday, 5-8 p.m.

**HERMANN'S JAZZ CLUB**  
 753 View St., Victoria.

**Tia Brazda** performs jazz songs from her new album *Daydream* Friday, Sept. 7, 8-11 p.m. Admission: \$25. Tickets: hermannsjazz.com.

**HOLLYBURN SAILING CLUB**  
 1326 Argyle Ave., West Vancouver.

**Folk Music at the Beach:** Traditional folk, music of the sea, from ballads to bluegrass are featured the first Friday of every month from 7 to 10 p.m. Admission: \$5 at the door. Info: facebook.com/events/1288423957924016/.

**OLIVE & ANCHOR**  
 6418 Bay St., West Vancouver. oliveandanchor.com

**Jazz Night:** PK3 Jazz Trio performs on the first Thursday of each month from 5:30 to 8:30 p.m.

**QUEENS CROSS PUB**  
 2989 Lonsdale Ave., North Vancouver.

**RED LION BAR & GRILL**  
 2427 Marine Drive, West Vancouver. 604-926-8838

**Jazz Pianist Randy Doherty** performs every Friday and Saturday starting at 7 p.m.

**THE VILLAGE TAPHOUSE**  
 The Village at Park Royal, West Vancouver.

**TWO LIONS PUBLIC HOUSE**  
 2601 Westview Dr., North Vancouver.

**Other events**

**CAPILANO UNIVERSITY**  
 2055 Purcell Way, North Vancouver.

**Book Launch and Talk:** Writer, anarchist and activist Ann Hansen launches her book *Taking the Rap* Thursday, Sept. 27, 11:30 a.m.-1 p.m. in the Library Building.

**CENTENNIAL THEATRE**  
 2300 Lonsdale Ave., North Vancouver. 604-984-4484 tickets.centennialtheatre.com

**Culture Days:** *Jazzy Tunes for Kids*, followed by *Tunes for Tots*, *storytime* and a general Open House Friday, Sept. 28 from 9 a.m. to noon. Info: mvr.ca/centennial-theatre.

**CHAPTERS INDIGO BOOKS**  
 Park Royal South, West

See more page 36

## Park & Tilford dedicating screen to Event Cinema

From page 28

new Cineplex will be built on top of the existing stores as a third storey.

At the other end of the North Shore, the Park & Tilford Cineplex is moving more toward specialty screenings and speciality live, high-definition opera performances simultaneously across the world since 2006. This fall, screenings

productions from London, New York and the Stratford Festival in Ontario, a classic film series and a dance series. There will also be films of performances from the New York Metropolitan Opera. The Met Opera has been transmitting live, high-definition opera performances simultaneously across the world since 2006. This fall, screenings

include *Aida*, live on Oct. 6 with encores in November, and *Samson et Dalila*, live on Oct. 20, also with encores in November.

Brad LaDouce, vice-president of Event Cinema with Cineplex, says in a statement that the entertainment company has seen an increase in demand for this type of programming. "Our goal is to provide

our guests with acclaimed and exclusive content from around the world with the added convenience of additional performances throughout the week," he says in the statement. "If you cannot go to London or New York, you can enjoy these brilliant performances on the big screen from the comfort of your local Cineplex theatre seven days a week."

PULSE | A33



**GERRY WEBER**

**In-Store Fashion Preview**  
 Fall 2018  
 Saturday, October 13th at 1 pm  
 RSVP @ 604.922.9144  
 as space is limited!

**GERRY WEBER**  
**WEST VANCOUVER**  
 1849 Marine Drive, West Vancouver  
 604-922-9144



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 Real Estate Specialist and Expert  
**Ozzie Jurock!**

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[vip@capitalstreetgroup.com](mailto:vip@capitalstreetgroup.com)

September 11, 2018  
 6 pm - 8 pm  
 Museum of Vancouver

CAPITAL STREET GROUP  
 Exempt Market Dealer

**DEVELOPMENT INFORMATION OPEN HOUSE**

Early Public Input Opportunity for Rezoning Application for 125 East 20th Street

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

NSDA Architects will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

**Date: Wednesday, September 12, 2018**  
**Time: 6:00pm – 8:00pm**  
**Venue: Royal Canadian Legion**  
**Address: 123 West 15th Street, North Vancouver**



**Applicant Contact:**  
 Larry Adams, Principal  
 NSDA Architects  
[ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)  
 604-669-1926

**City of North Vancouver Contact:**  
 Wendy Tse, Planner 2  
 City of North Vancouver  
[wtse@cnv.org](mailto:wtse@cnv.org)  
 604-982-3942

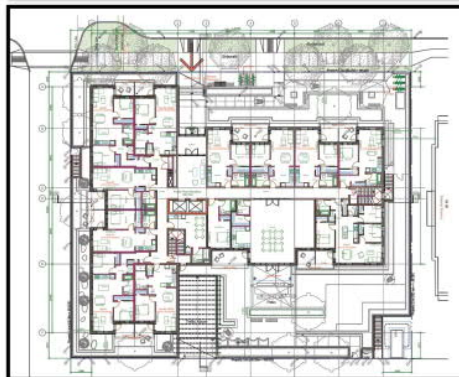


## Appendix C - Mail-out Flyer



NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

NSDA Architects will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.



**Applicant Contact:**  
Larry Adams, Principal  
NSDA Architects  
ladams@nsda.bc.ca  
604-669-1926

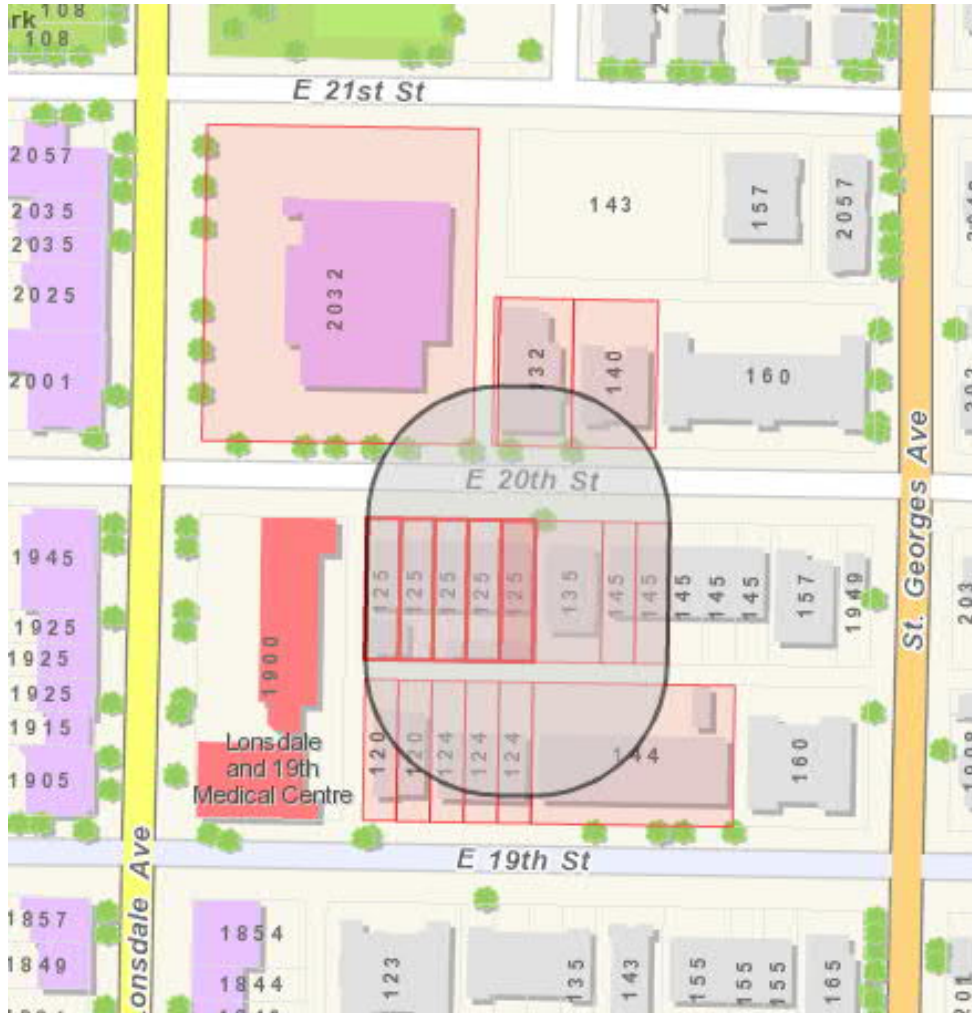
**City of North Vancouver Contact:**  
Wendy Tse, Planner 2  
City of North Vancouver  
wtse@cnv.org  
604-982-3942

**NSDA**  
ARCHITECTS

**city**  
of north  
vancouver



## Appendix D - Mail-out Flyer Distribution Map



## Appendix E – Signage

# DEVELOPMENT APPLICATION

125 East 20th Street

### PROPOSAL:

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for **125 East 20th Street** to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured as non-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

NSDA Architects will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

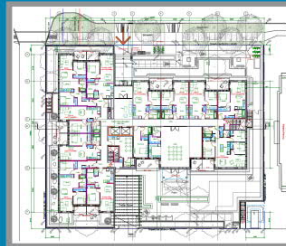
### APPLICANT:

**NAME:** Larry Adams, Principal  
**COMPANY:** NSDA Architects  
**EMAIL:** ladams@nsda.bc.ca  
**PHONE:** 604 669 1926

PROPOSED DEVELOPMENT



SITE PLAN



### FOR MORE INFORMATION AND TO SHARE YOUR OPINION:

#### DEVELOPER'S INFORMATION SESSION

**LOCATION:** Royal Canadian Legion  
123 West 15th Street, North Vancouver

**DATE:** Wednesday, September 12, 2018

**TIME:** 6:00pm - 8:00pm

#### CITY OF NORTH VANCOUVER CONTACT

**Wendy Tse, Planner 2, Planning**  
[wtse@cnv.org](mailto:wtse@cnv.org) 604 982 3942





## Appendix F - DIS Sign-In Sheets

**Development Information Session**

**Sign in Sheet**

Please note: This form will become part of the staff report to City Council on this development proposal and will be publicly available. If you do not wish to be identified, please do not include your name on the form, only your address.

**DEVELOPMENT:** 125 East 20th Street      **DATE:** September 12, 2018      **TIME:** 6pm - 8pm

**DIS LOCATION:** Royal Canadian Legion, 123 West 15th Street, North Vancouver

No.	Name	Address	Time
1	Chanelle Reid	#27 - 20th Street E. N. Van. V7L 3A3	5:50
2	Billian Kodis	304-135 E. 20 <sup>th</sup> St. N. Van. V7L 3A3	5:50
3	Craig Hasbun	38-125 E 20 <sup>th</sup> St. N. Van V7L 3A3	6:00
4	MISRA ADIB POUR	108-125 W 5TH STR. N VAN	6:00
5	Shahmarz Niazi	36-125 E 20 St. N. Van	6:08
6	Gerald Konec	(Former resident @ 125 East 20th St) 5286 Dominion St. May	6:10p
7		325 West Third St. N. Van.	6:11
8	M. Sheehan	135 17 <sup>th</sup> St	6:32
9	sabeira	108 125 W 5th	
10	Zake Freund	190144 E 19 <sup>th</sup>	

No.	Name	Address	Time
11	Erika Ratnaji	#140 E 20th St.	7:05
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			

## Appendix G - DIS Comment Forms

**Vancouver Resource Society - 125 East 20th Street**  
**Development Information Session - September 12, 2018 (6pm-8pm)**

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: Gerald Konec  
 Address: 5286 Dominion St - Bky.

The developer or City may contact me regarding these comments:  Yes  No

Preferred Method of Contact:  Telephone:  E-mail: [REDACTED]

1. Do you support the proposed project?  
Yes.

2. What do you like most about the proposed project?  
It looks well designed so far see comments

① Please move washer/dryers out of bedrooms.  
 ② To increase ~~20%~~ need 20% min. requirements for charging stations in parking, lot car capacity be increased by having shared plug-ins for stalls. Mostly fastest chargers to please.  
 ③ Will the basement have an area to wash cars and bikes.

1476116

3. Do you have any concerns about the proposed projects?

4. What would you suggest to improve or enhance the proposed project?

5. Please provide any additional comments.

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

**Contacts:**

Applicant: Larry Adams, Principal, NSDA Architects Telephone: 604 669 1926 Email: ladams@nsda.bc.ca  
 City of North Vancouver: Wendy Tse, Planner 2 Telephone: 604 982 3942 Email: wtse@cnv.org

**Vancouver Resource Society - 125 East 20th Street**  
**Development Information Session - September 12, 2018 (6pm-8pm)**

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: Shahnoza Niazi Boroumand

Address: 36-125 E 20 St.

The developer or City may contact me regarding these comments:  Yes  No

Preferred Method of Contact:  Telephone:  E-mail: [REDACTED]

1. Do you support the proposed project?	<u>yes</u>
2. What do you like most about the proposed project?	

1476116

3. Do you have any concerns about the proposed projects?	
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

**Contacts:**

Applicant: Larry Adams, Principal, NSDA Architects	Telephone: 604 669 1926	Email: ladams@nsda.bc.ca
City of North Vancouver: Wendy Tse, Planner 2	Telephone: 604 982 3942	Email: wtse@cnv.org



**From:** [Wendy Tse](#)  
**To:** "[Cap Munro](#)"  
**Cc:** "[ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)"; "[cormac@corepm.ca](mailto:cormac@corepm.ca)"  
**Subject:** RE: Questions regarding Development at 125 E 20th  
**Date:** September-24-18 10:20:00 AM

---

Hi Caprice,

I have cc'd the applicant as the leaflet should have been delivered well before the day of the event.

There is typically only one information meeting that's hosted by the applicant. The next meeting will be the Public Hearing, which is before Council.

Hearing that you and other residents in your building may be interested in learning more about the project, perhaps a time can be scheduled for a quick meeting. I will leave this to the applicant and yourself to determine if its necessary.

Sincerely,  
Wendy

**Wendy Tse**

Planner 2, Planning Department  
t: 604.982.3942 | e: [wtse@cnv.org](mailto:wtse@cnv.org)

---

**From:** Cap Munro [REDACTED]  
**Sent:** September-21-18 8:02 PM  
**To:** Wendy Tse <[WTse@cnv.org](mailto:WTse@cnv.org)>  
**Subject:** RE: Questions regarding Development at 125 E 20th

Thank you Wendy for your response.

I appreciate it and your position in this. We were all just startled with this and also the fact that the leaflet on the information session was delivered on the same day of the event. I would have gone but I have a commitment that evening that I could not change. Will there be another information evening? If so I would like to go but need to be aware a bit further in advance. It would probably be good to hear what is planned.

I will share this with the other residents who are interested and missed the meeting.

Best

Caprice Munro  
124 E 19<sup>th</sup> Street

---

**From:** Wendy Tse <[WTse@cnv.org](mailto:WTse@cnv.org)>  
**Sent:** September 21, 2018 5:31 PM  
**To:** Cap Munro [REDACTED]  
**Cc:** [ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca); 'cormac@corepm.ca' <[cormac@corepm.ca](mailto:cormac@corepm.ca)>

**Subject:** RE: Questions regarding Development at 125 E 20th

Good Afternoon Mr./Ms. Munro,

Thank you for your email.

Please see my answers below in purple. I have noted which questions are better answered by the applicant and have cc'd the applicant on this email for them to respond to you.

Please feel free to contact me if you have additional questions.

Sincerely,

Wendy

**Wendy Tse, MA (Planning)**

Planner 2, Planning Department

t: 604.982.3942 | e: [wtse@cnv.org](mailto:wtse@cnv.org)

**City of North Vancouver**

141 West 14<sup>th</sup> Street, North Vancouver, BC V7M 1H9

Reception: 604.985.7761 | f: 604.985.9417 | [www.cnv.org](http://www.cnv.org)

**From:** Cap Munro [REDACTED]

**Sent:** September-14-18 11:15 AM

**To:** Wendy Tse <[WTse@cnv.org](mailto:WTse@cnv.org)>; [ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)

**Subject:** Questions regarding Development at 125 E 20th

Dear Ms Tse and Mr Adams

I was unable to attend the Open House on this property as the information concerning it only arrived on the day of the meeting by which point I had a prior engagement. As someone who lives and has lived in this neighbourhood for over 30 years and who will be directly impacted by the building itself and most definitely by the construction I have some questions and concerns. My questions are:

- 1) With all the current building going on in North Van why is this particular building development relevant?  
Any property owner in the City may request redevelopment of their property. I would defer this question to the applicant to explain the merits of this development.
- 2) Why is a 6 storey building required? It affects other peoples view but more importantly will increase traffic and congestion in a lane that already is used by people to by pass the already busy Lonsdale and St Georgia's.  
A six-storey building is not required, but the City's Official Community Plan does allow a maximum of six-storeys in this particular land use designation. The basis of the City's development is highest height/density along Lonsdale Avenue, with a gradual decrease as you move away from this main corridor in the City. Based on the location of this property and its proximity to Lonsdale Avenue, the Official Community Plan envisions a mid-rise building at six-storeys. For more information about the Official Community Plan, please see here: <https://www.cnv.org/your-government/official-community-plan>.
- 3) What is the construction time frame? This will impact the neighbourhood with dust, noise and traffic.

Again, I defer this question to the applicant.

- 4) Who is taking into consideration of the affects of taking down older buildings – this results in a movement of rodents and in the case of every building removed in the neighbourhood has been a boon for pest companies but an added expense for residents and tenants.

The applicant can likely provide more specific answers, but the City does require certain actions to be taken as part of the Demolition Permit. For a list, please see this website under Demolition: <https://www.cnv.org/property-and-development/building-and-development/permits-and-inspections/building-permit-application-forms-and-information>.

- 5) What are the rents looking like. The current suites look small but I expect the rents are all over 1000.00 which is not great for fixed incomes.

I defer to the applicant, but note that the owner of this building is a non-profit organization, Vancouver Resource Society. The client population that Vancouver Resource Society serves are persons with disabilities. There are 10 units proposed to be for persons with disabilities at rents at approximately \$375 per month.

- 6) Why are such large buildings necessary when we have towers everywhere and a huge traffic issue which affects getting around in North Van and in the area in general. People speed through alleys now all the time due to local congestion caused by new building and their construction.

The City's Official Community Plan permits a density of 1.6 Floor Space Ratio (FSR), plus a bonus density of 1.0 FSR under this land use designation. Again, the density was determined as part of the overall planning of the City, with Lonsdale being the central core of the City. The development is required to submit a transportation plan to determine the impacts of the development in terms of traffic. There are also vehicle and bicycle parking requirements as part of every development.

- 7) What infrastructure improvements are planned ie transit – buses are pretty full every morning now; and hospital beds. More people with out the infrastructure seems to be a trend everywhere.

There are transit improvements underway for the North Shore under Translink's 10-Year Vision. As part of this, there will be increase in bus services, 1 new SeaBus with increased sailings, as well as B-Line bus services from Main Street to Marine Drive. For more information, please see here: <https://tenyearvision.translink.ca>.

Please let me know your response to these question and I will share them with my neighbours many of whom are long term residents in a rental building who are starting to worry about our own place in the neighbourhood and the neighbourhood itself.

Looking forward to hearing from you

C Munro

**From:** [Stephanie Kiernan](mailto:Stephanie.Kiernan@nsda.bc.ca)  
**To:** [Wendy Tse](mailto:Wendy.Tse@nsda.bc.ca); [ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)  
**Cc:** [rodclark4mayor@gmail.com](mailto:rodclark4mayor@gmail.com)  
**Subject:** Fwd: Shadow analysis for 125 East 20th St  
**Date:** October-17-18 6:07:11 PM  
**Attachments:** [2018-09-21 - 125 East 20th St - SHADOW STUDY.pdf](#)  
[ATT00001.htm](#)

---

Dear Sirs,


As an owner at 140 East 20th Street, North Vancouver, since 2003, the attached shadow study for 125 East 20th Street is particularly disturbing to me and my fellow owners here. There's 2 months in Fall and Winter that we will not have afternoon sun. Again, we are being bombarded with over-development here in this Lonsdale corridor. I for one will be working toward ensuring that a future replacement building is not higher than what is in place currently. That's a large, long lot and what is being proposed is simply as menacing as the high-rises closing in on this entire corridor.

I look forward to more public meetings with a new Mayor and Council.

Sincerely,

Stephanie D. Kiernan  
#15, 140 20th St East, North Vancouver, BC V7L3A



**From:** Carlos De Carli <[cdecarli@nsda.bc.ca](mailto:cdecarli@nsda.bc.ca)> **Date:** September 21, 2018 at 9:54:06 AM PDT  
**To:** Cormac Linehan <[cormac@corepm.ca](mailto:cormac@corepm.ca)>, [WTse@cnv.org](mailto:WTse@cnv.org),  
 **Cc:** Larry Adams <[ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)>  
**Subject:** Shadow analysis for 125 East 20th St

Hi Cormac, Wendy and Erika

As requested from Erika on 2018-09-19  
Please find attached PDF with Shadow Study.

Regards

Carlos De Carli  
Sr. Project Manager, Bach. Arch. & Urb. Plan., LEED AP.

[cdecarli@nsda.bc.ca](mailto:cdecarli@nsda.bc.ca)

NSDA ARCHITECTS

604.669.1926

201-134 Abbott Street, Vancouver BC V6B 2K4

**From:** [erika.rathje](mailto:erika.rathje)  
**To:** [Wendy Tse](mailto:Wendy.Tse)  
**Cc:** [ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)  
**Subject:** Re: 125 East 20th St  
**Date:** January-03-19 7:06:47 PM

---

Dear Ms Tse,

I'm very late in submitting my comments to you about Vancouver Resource Society's proposed development at 125 East 20th, but it's given me a chance to think about the proposal in the context of changing winter light conditions.

I attended the development information open house in September and spoke with Mr Adams and colleagues about the design and my concerns around direct sunlight.

I've lived kitty-corner to this property for over six years. I feel the "bookend" design (the portion that juts out toward the street on the western end of the building) is not an appropriate form for this street. In my opinion it blocks the flow and negatively alters the feel of the street, acting as a visual barrier. It is also the single most impactful part of the design in terms of its effects on neighbours.

You will have received a copy last fall of the shadow study. The reduction of access to direct sunlight — already in short supply from November to March — by residential buildings to the north (including mine) is significant and lengthy. I believe access to direct sunlight at home, especially in winter, is vital. I work from home and will find my living and office spaces affected; others nearby will only get to enjoy direct sunlight on weekend mornings in the winter as it disappears around lunchtime.

I would like to see the design adjusted to mitigate the impact of its bulk on neighbours. I will fully support this project if the height is reduced to 4-5 storeys and the bookend on the west removed from the proposal. This would create a more human scale and reduce impacts on the neighbourhood while still improving the space and offering modern suites to people in need of subsidised housing. That said I'm disappointed only 10 units will be secured for VRS clients and that the total of VRS & below-market rental units comprise fewer than half of the units proposed. I think we can do better.

Thank you for your consideration, and happy new year.

Sincerely,

Erika Rathje  
140 East 20th St  
[REDACTED]

**From:** [Chanelle Nicol](#)  
**To:** [ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)  
**Cc:** [Wendy Tse](#)  
**Subject:** PROPOSED PROJECT - 125 20TH STREET EAST, NORTH VANCOUVER: COMMENTS  
**Date:** January-05-19 10:03:02 AM

---

Hello Larry and Wendy –

I live in the following apartment building, which is about to be demolished and re-built this year:

#27 – 125 20<sup>th</sup> Street East  
North Vancouver, B.C.  
V7L 3A3

I just now located my Vancouver Resource Society – Development Information Session (September 12, 2018 meeting) form. I am hoping it is not too late for my submission. Please take under consideration these comments:

- I feel the building and landscape designs are fine however, I do strongly object to the light green scent colour on the building. The reason for this is; while that shade of green is a very ‘in’ colour at the moment, it will date and make the building look dated down-the-road. My suggestion would be to choose more ‘traditional, classic colours’ to alleviate this issue. Personally, I do not dislike green however, I do feel that this shade in addition to dating the building, also cheapens the overall look of the building.
- A focus point on the building would be nice – for example; punching up the front door area with nice rich, classy colours. In part this might be achieved with front door colour and colourful shrubs etc. Perhaps some black iron railing? There are many very ‘classy’ looking buildings around the city. I have worked as a professional Interior Decorator for a number of years so I am well aware how powerful colour can affect an overall look.
- Rooftop – use of rooftop for sunbathing and watching summer fireworks – is this a possibility?

Thank you for this opportunity to voice my comments and to take them under consideration.

*Chanelle Nicol* (aka Carole Nicol)





# Public Hearing

125 East 20<sup>th</sup> Street

Zoning Amendment Bylaw 8701 & Housing Agreement Bylaw 8702

**Staff Presentation**  
Presented April 15, 2019  
Planning Department

# Background and Site Context

- 28-unit rental building constructed in 1965
- City provided second mortgage to Vancouver Resource Society to purchase site
- Units rented at below market rates
- Council approved \$300,000 to help offset anticipated operating shortfall – never used
- Tenant Displacement Policy applies



# Proposed Development

- Six-storey market and non-market rental apartment
- 2.59 FSR
- 85 units
  - 10 non-market units
- Zoning Bylaw Amendment 8701
- Housing Agreement Bylaw 8702



# Neighbourhood Context

- Primarily 3 and 4 storey rental and strata apartments on block
- Adjacent to commercial uses on Lonsdale
- New 5 and 6 storey rental apartments in close proximity



# Official Community Plan

E 20th St

E 20th St

Lonsdale Ave

St. Georges Ave

Mixed Use Level 3  
(2.3 FSR with potential  
0.5 FSR Density Bonus)  
Height – Eight Storeys

OCP Designation: Residential Level 5  
(1.60 FSR with potential 1.0 FSR Density Bonus)  
Height – Six Storeys

Lonsdale Ave  
E 19th St

E 19th St

# Policy Analysis – Housing Action Plan

- 1.0 FSR density bonus for market rental housing as per Density Bonus and Community Benefits Policy
- Provision of 10 non-market rental units, in lieu of 9 mid-market rental units

Unit Size	Mid-Market Rent (10% below Average Rent)	Non-Market Rent
Bachelor	\$1,208.70	
One-Bedroom	\$1,199.70	\$375 or 30% of income
Two-Bedroom	\$1,483.20	
Three-Bedroom or Larger	\$2,211.30	

# Policy Analysis – Housing Action Plan

- Request of \$400,000 from Affordable Housing Reserve Fund to support non-market housing aligns with objectives and past use of Fund
- Six three-bedroom units below requirement under the City's Family-Friendly Housing Policy (10% of units)
- Existing tenants able to return to building at below-market rents as part of Tenant Relocation Plan
- Housing Agreement to secure rental tenure, including 10 non-market rental units, in perpetuity

# Policy Analysis - Sustainability

- Close proximity to Lonsdale Avenue, public transit and amenities
- Provision of non-market units
- Mix of unit sizes
- Active design elements
- Accessibility elements
- Connection to LEC
- Step 3 of BC Energy Step Code
- 20% of parking stalls with electric vehicle charging



# Site Design

- T-shaped building
- Main entrance from East 20<sup>th</sup> Street
- Private open space to front and rear of building
- Accessible building
- Parking access from rear lane to the south



# Unit Breakdown

85 rental units:

- 4 Studio units
- 63 One Bedroom units
- 12 Two Bedroom units
- 6 Three Bedroom units
  
- 57 Adaptable Level 2
- 10 Adaptable Level 3 (non-market units)

# Consultation and Feedback

- Advisory Design Panel - September 19, 2018
- Developer Information Session - September 12, 2018
- Public feedback mixed, with main concerns about:
  - Height and shadowing impacts
  - General design and colour of building
  - Desire for more affordable housing

# Zoning Amendment

- Amendment to the Zoning Bylaw to:
  - Increase allowable density from 1.6 FSR to 2.6 FSR;
  - Increase building height to 19.9 metres (64 feet) and six storeys;
  - Relax setbacks
  - Reduce vehicle and bicycle parking
    - 1 residential vehicle space
    - 1 visitor vehicle space
    - 9 bicycle spaces

# Recommendation

- Six-storey market and non-market rental apartment
- Compliant with use, intensity and form as outlined in OCP and other City policies
- \$400,000 contribution from Affordable Housing Reserve Fund
- Zoning Amendment Bylaw 8701
- Housing Agreement Bylaw 8702





Thank you.



# VRS Rental Housing

125 East 20<sup>th</sup> Avenue, North Vancouver BC

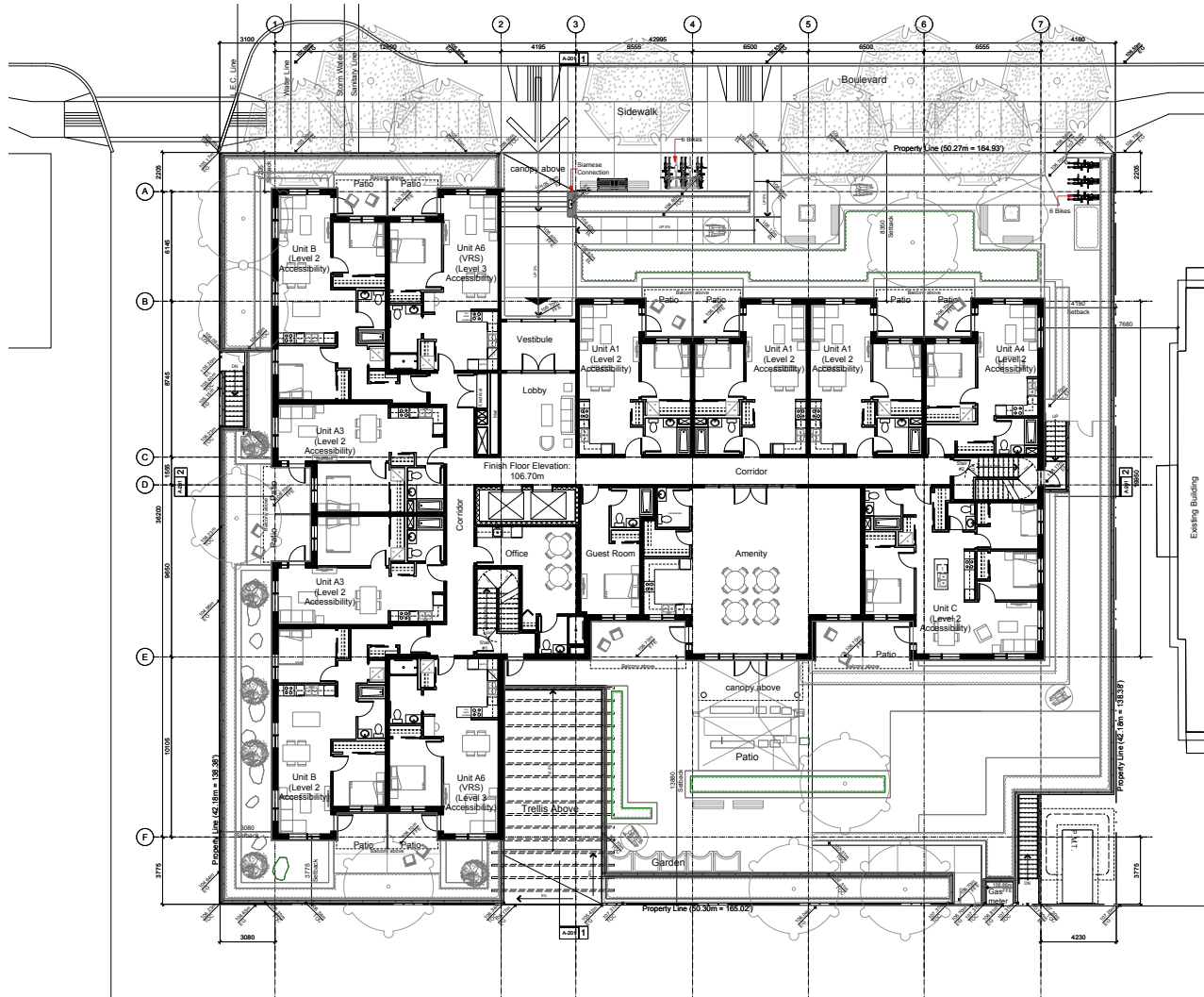


# Neighbourhood Context





# Main Floor Plan



Consultants

Date: 2018-06-11  
Issue / Revision: Issued for Reasoning



Scale

**NSDA**  
ARCHITECTS  
301-124 Abbott St  
Vancouver, BC  
Canada V6B 2Y4  
T: 604-681-7039  
F: 604-681-3241  
www.nsda.ca

Project:  
125 East 20th  
North Vancouver



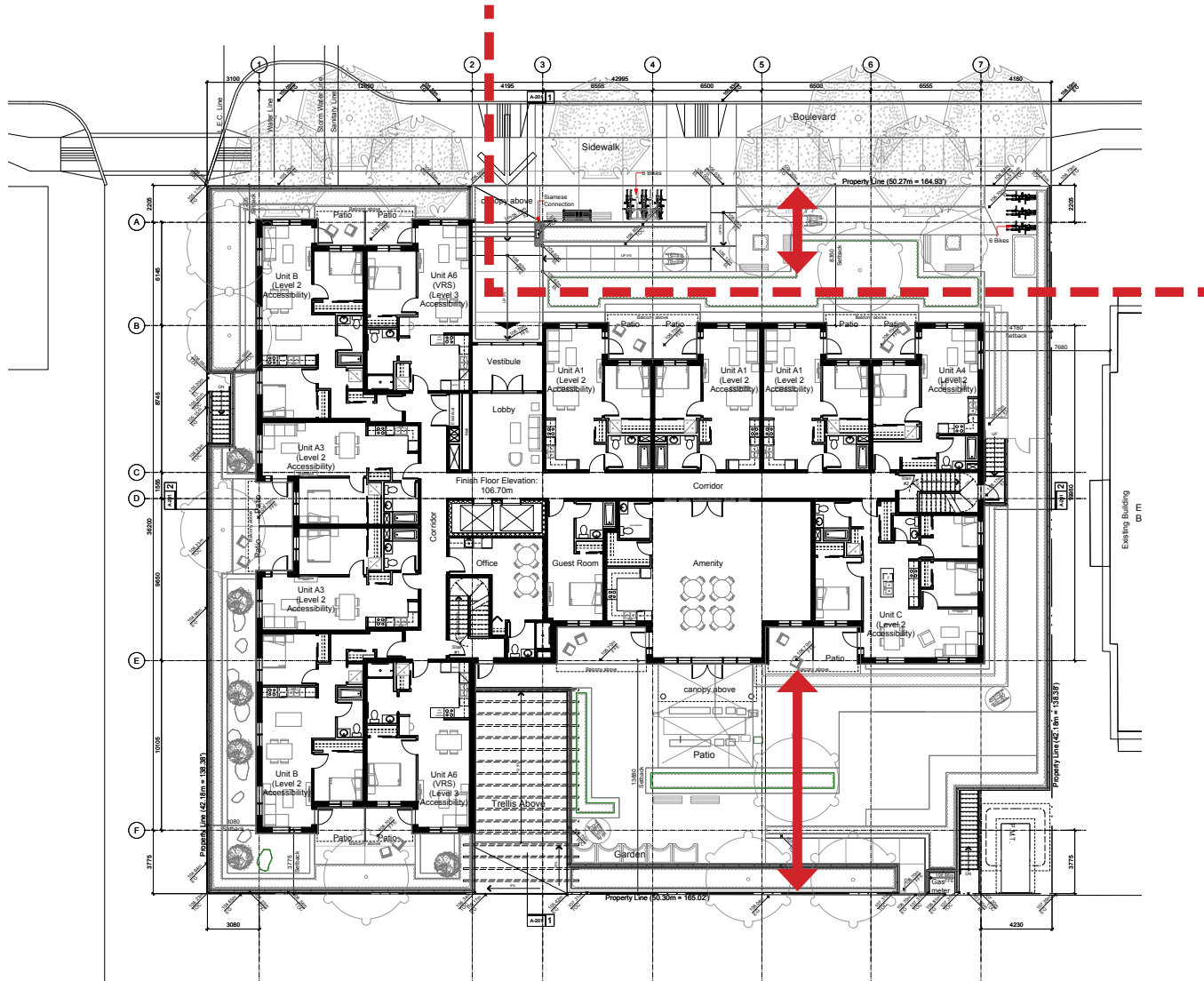
Sheet Title:  
1st Floor Plan

Project Number:  
17033  
Scale:  
1:100

Sheet Number:  
A-102



# Main Floor Plan



Consultants

Date: 2018-08-11  
Issue / Revision:  
Issued for Reasoning



Scale

**NSDA**  
ARCHITECTS  
3911 124th Street  
North Vancouver, BC  
Canada V8H 2T4  
T: 604.461.1919  
F: 604.461.3241  
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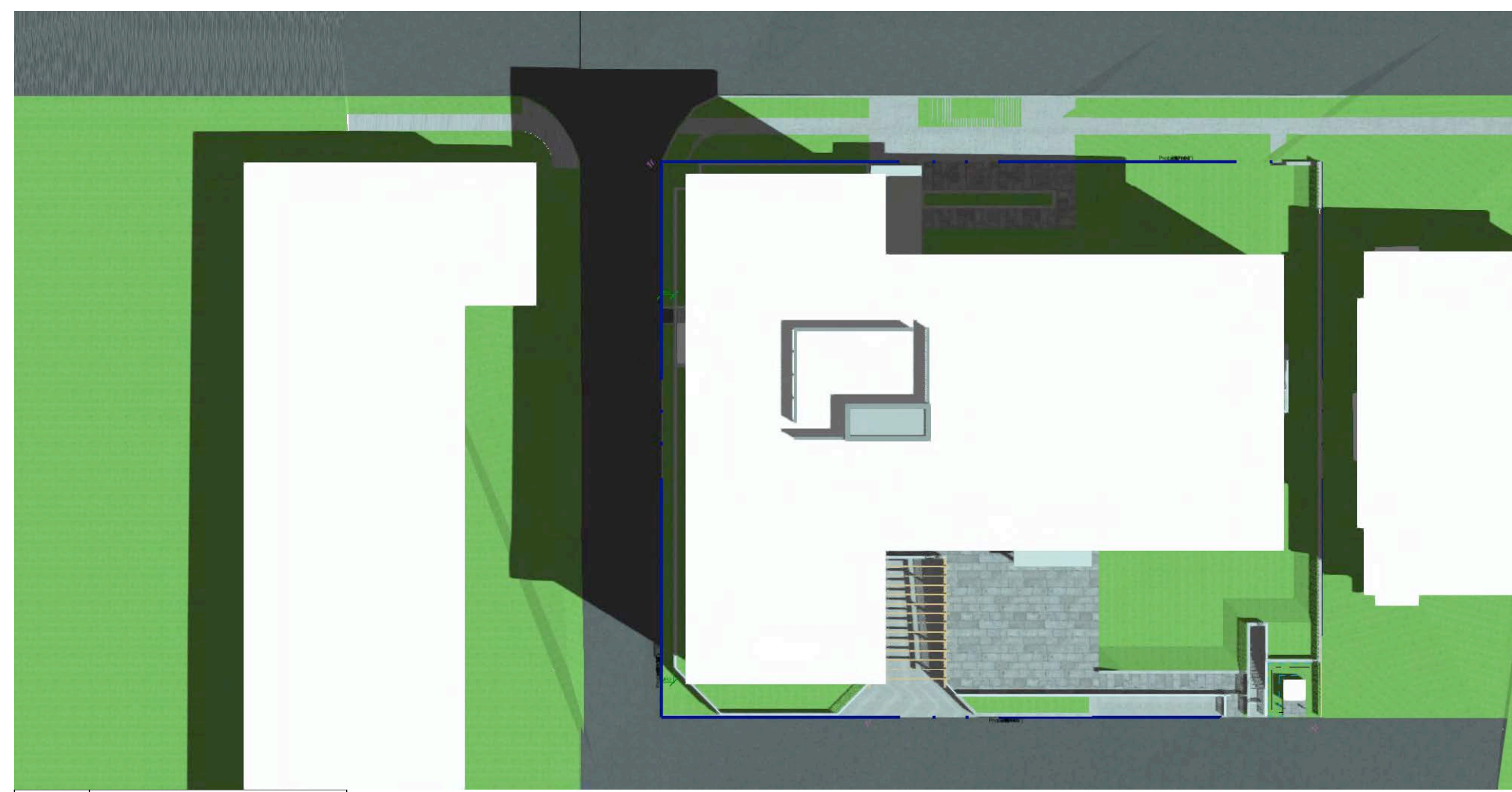
Project:  
125 East 20th  
North Vancouver



Sheet Title:  
1st Floor Plan

Project Number:  
17033  
Scale:  
1:100

Sheet Number:  
A-102



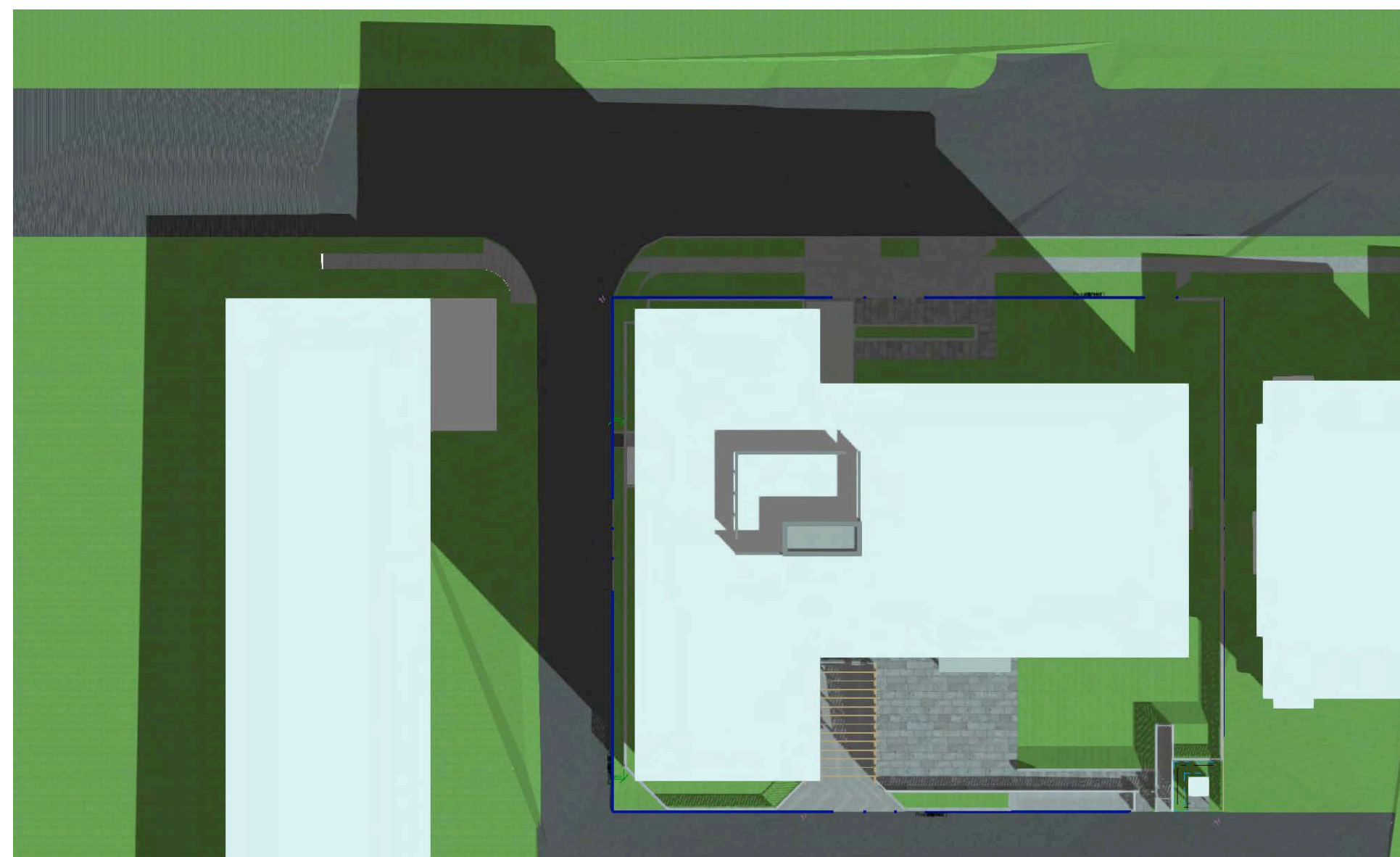
1 June 21st - 10am



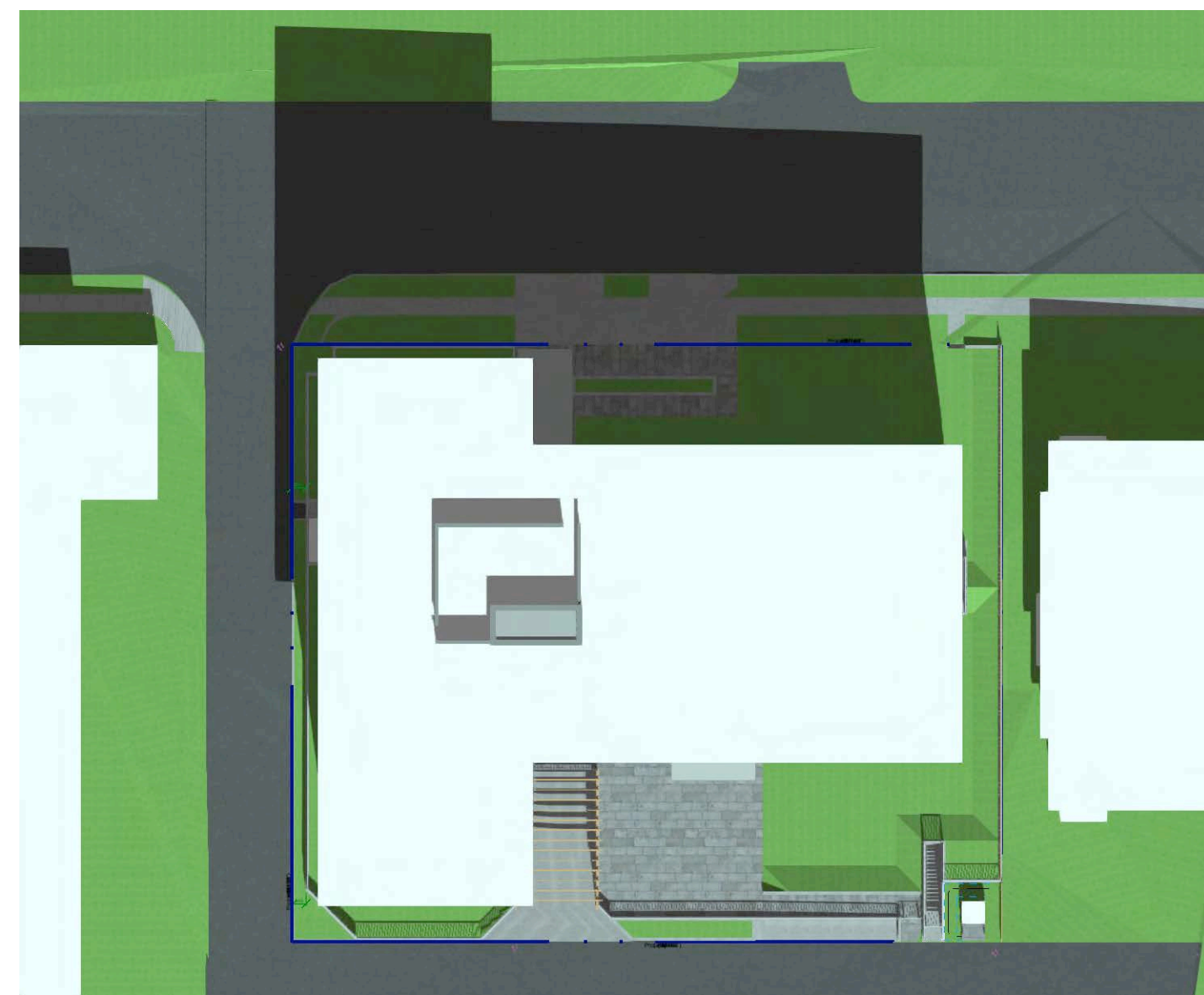
2 June 21st - 12pm



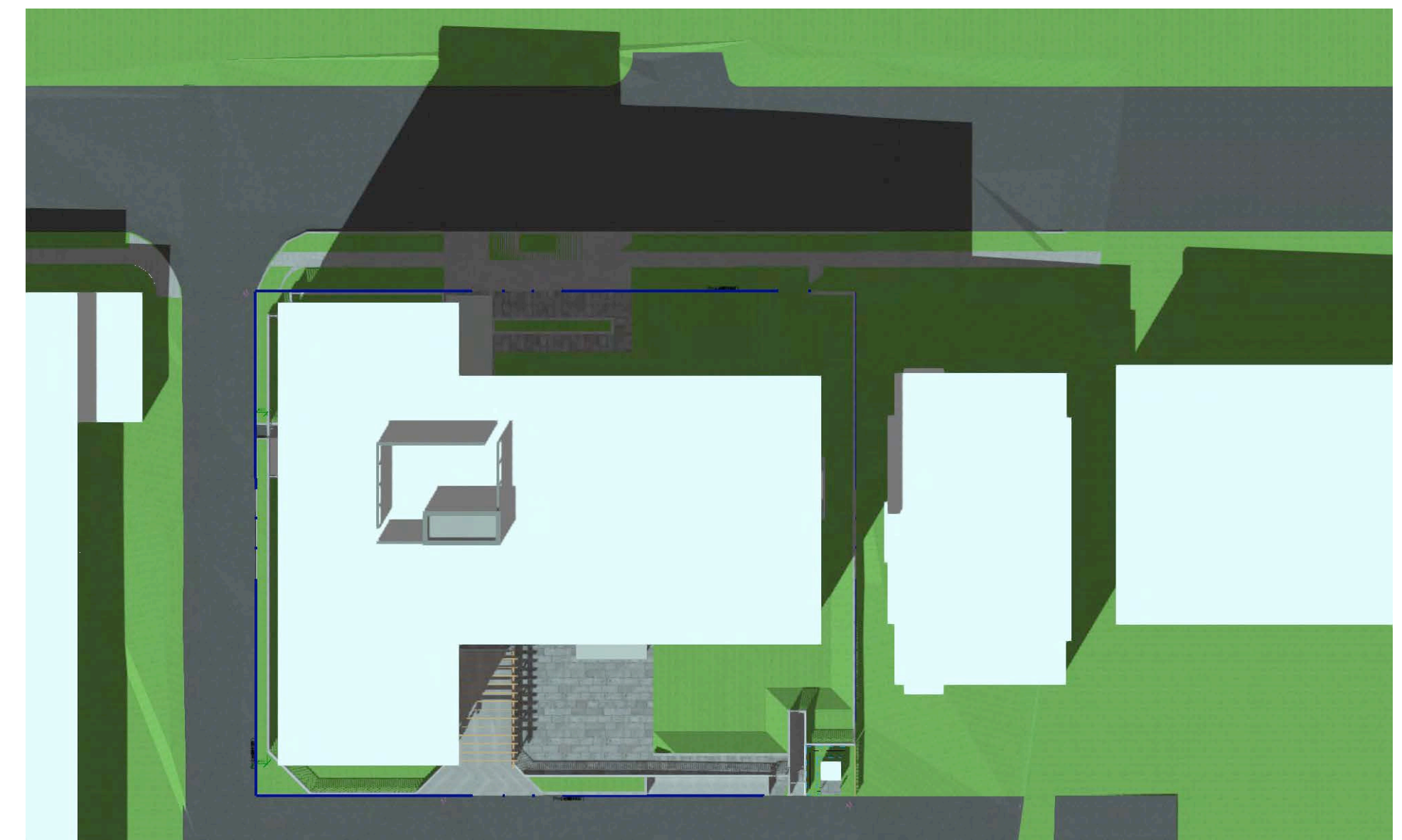
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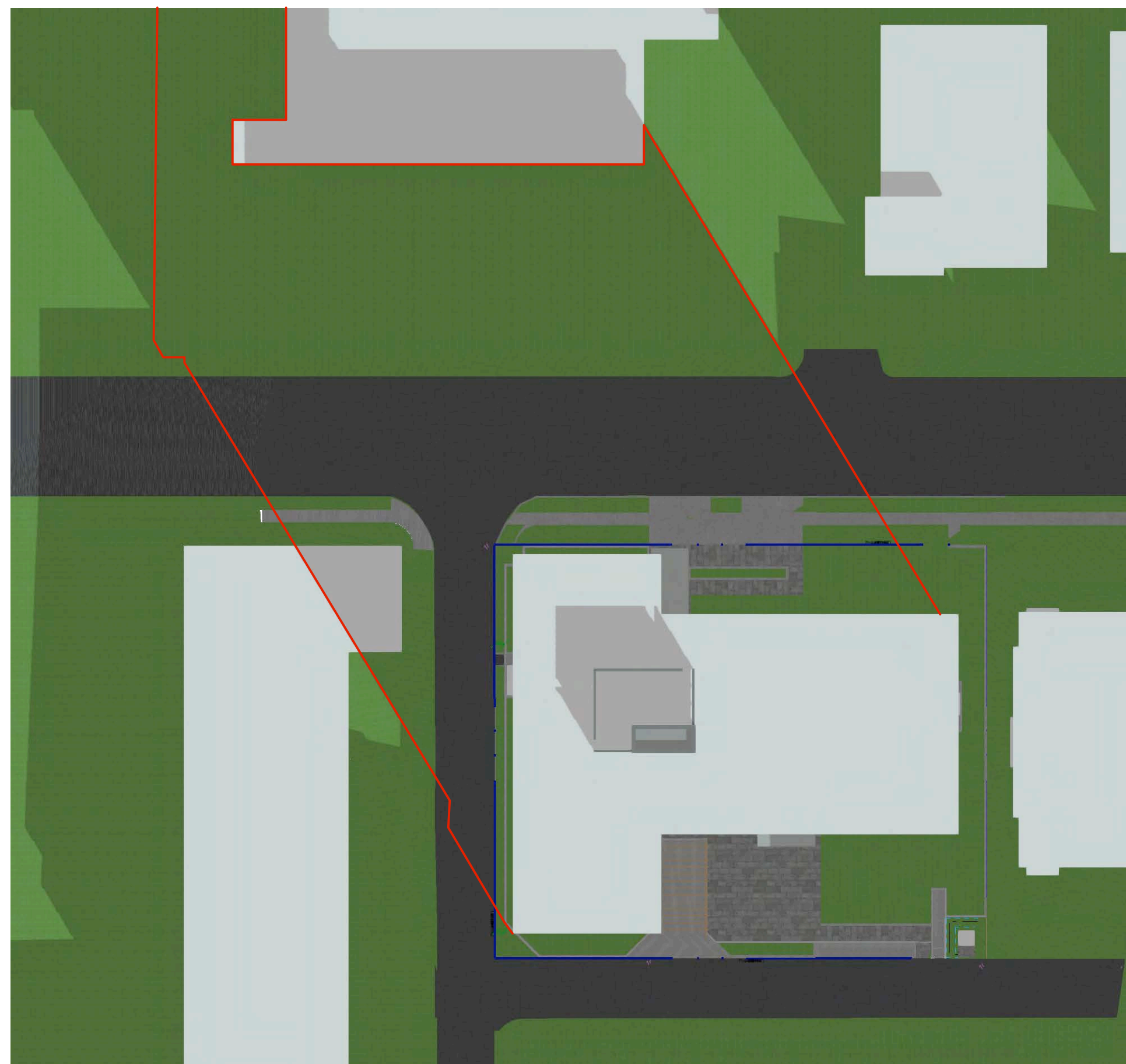
4 March/September 21st - 10am



5 March/September 21st - 12pm



6 March/September 21st - 2pm



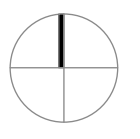
7 December 21st - 10am



8 December 21st - 12pm



9 December 21st - 2pm



Seal

**NSDA**  
ARCHITECTS

201-134 Abbott St  
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Project  
125 East 20th  
North Vancouver

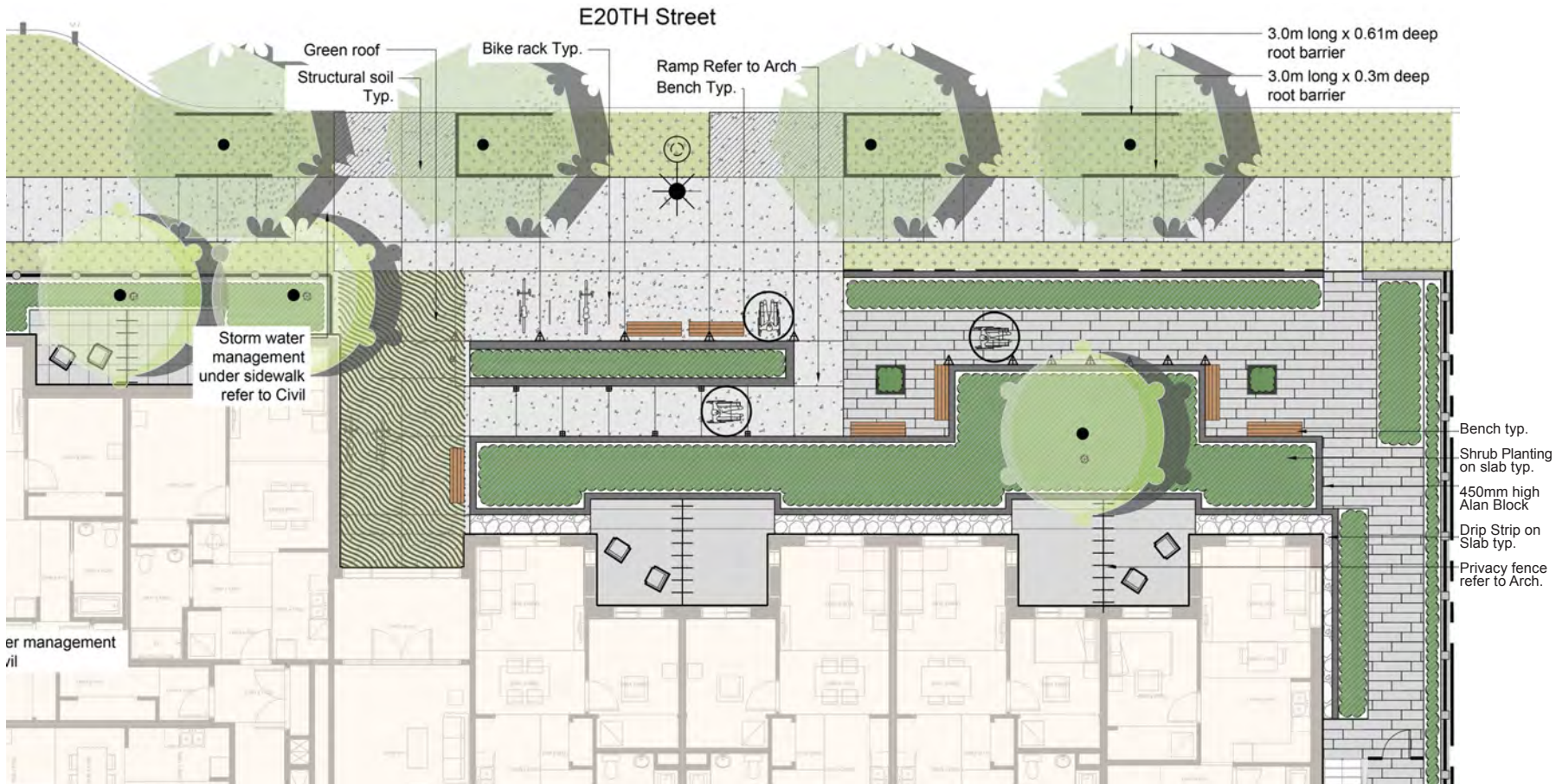


Sheet Title  
Shadow Analysis

Project Number  
17033  
Scale  
1:450

Sheet Number  
A-005

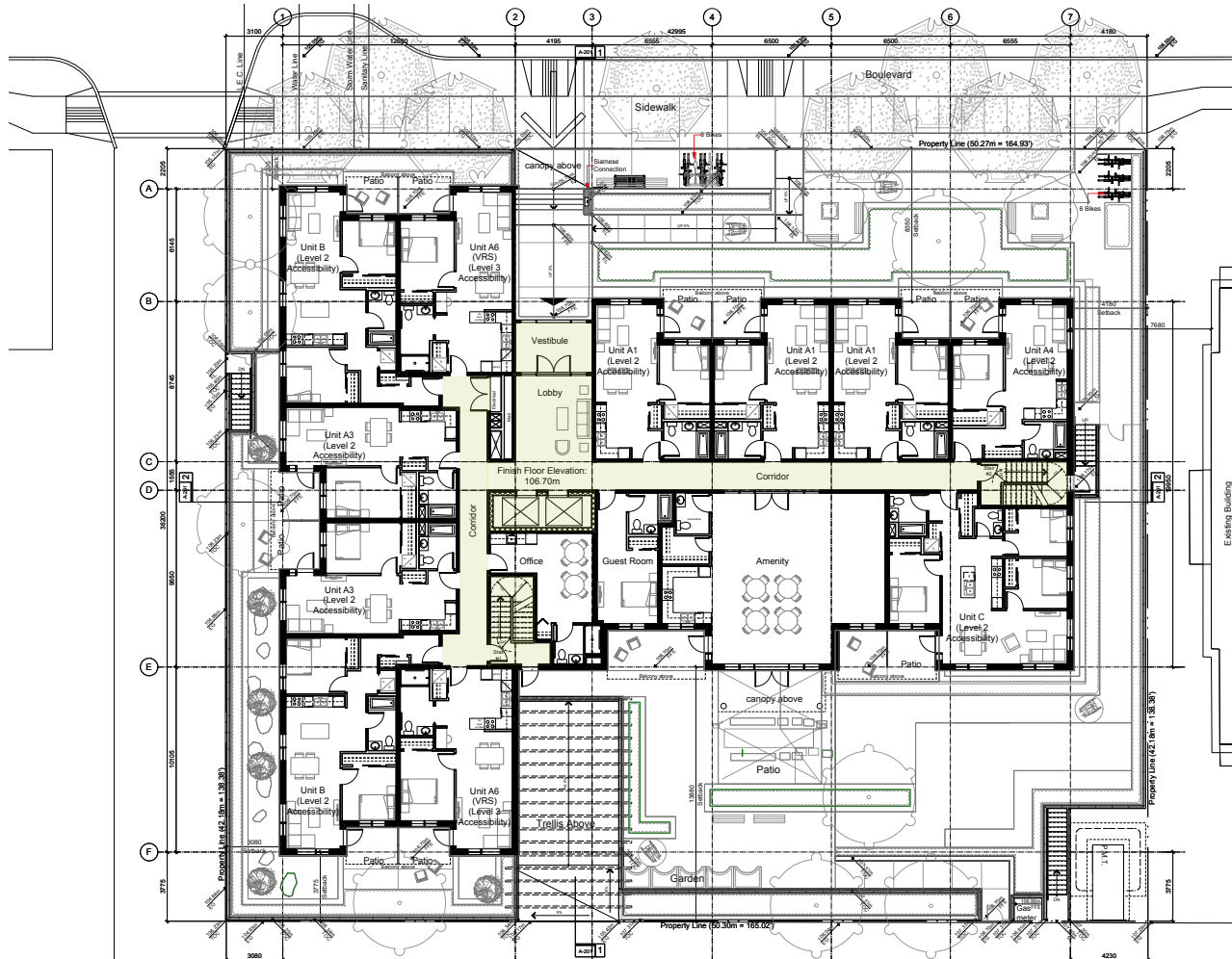
# Landscape Plan - Entryway



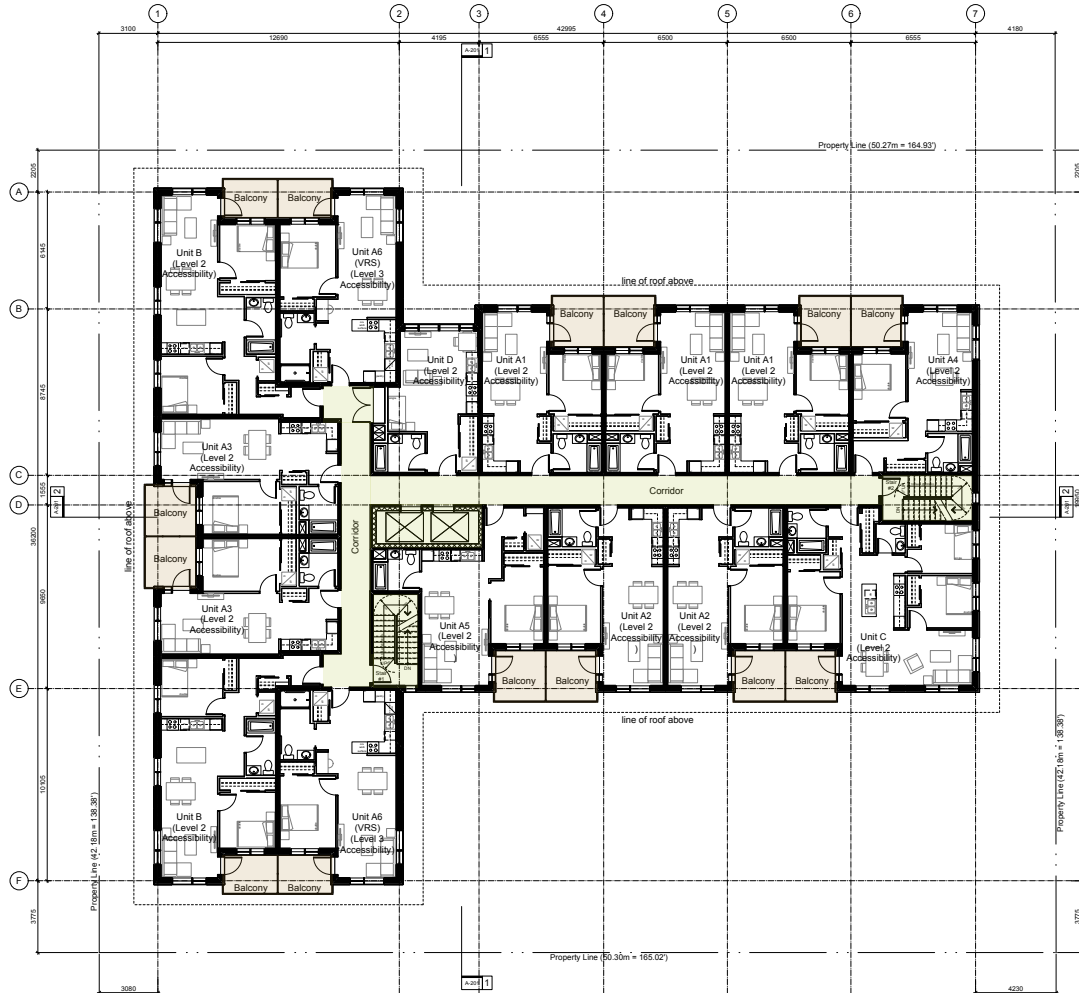
# Entryway



# Main Floor Plan



# Level 2-6 - Typical



# Northeast





**Subject:** FW: Input for 125 East 20th Street

**From:** Diane Owers <>  
**Sent:** April-06-19 2:17 PM  
**To:** [DEVEL@cnv.org](mailto:DEVEL@cnv.org)  
**Subject:**

To whom it concerns

my wife and I have been managers and tenants of royal crown apts for more twenty years and have enjoyed almost every day. However the owners have proposed redevelopment of the building. Considering the cost of renting on the north shore and the size of the lot and the need for more rental units, it would seem to us that what the owners are proposing, 85 new rentals and that all present tenants will be able to move back into the new building at what will be very favourable rents this is the best use of the property.

Regards  
Diane & Ivan Owers  
904-121 West 15th St  
North Vancouver

**Subject:** FW: Development @ 125 East 20th St. N. Vancouver. By VancouverResources Society

**From:** Catherine Dougan <>

**Sent:** April-06-19 12:43 PM

**To:** [DEVEL@cnv.org](mailto:DEVEL@cnv.org)

**Subject:** Development @ 125 East 20th St. N. Vancouver. By Vancouver Resources Society

To Whom it concerns:

I have been a tenant at the above address for some years. Unfortunately having to move (have found accommodation) for the duration of the re-development.

VRS have been respectful and open throughout this process. I hope to be able to return when the building is complete. As both a senior and 40year NVC citizen, I have made my home and work here on the North Shore, volunteering in my community for 30+ years..

North Vancouver is in dire need of more non-market developments such as this one. Personally know of 20 persons displaced by speculators who have lived their entire lives here... A very sad statement for a community. Very stressful for the working poor and disabled, or seniors.

I consider myself lucky to be a tenant of VRS, as not all building owners have been so generous and polite.

Please make more affordable housing available to your citizens, such as VRS is doing.

Regards,  
Catherine Dougan  
3-375 West 4<sup>th</sup> St.  
North Vancouver

**Subject:** Re: Non-market units in Rental Building at East 20th Street

**From:** Kelly Bond <>

**Sent:** April-08-19 10:54 AM

**To:** Wendy Tse <WTse@cnv.org>

**Cc:** City Council, CAO & City Clerk <CityCouncil\_CAO&CityClerk@cnv.org>; Sean Galloway <SGalloway@cnv.org>; Michael Epp <mepp@cnv.org>

**Subject:** Address is 468 Saville Crescent NV --- Re: Non-market units in Rental Building at East 20th Street

Terrific! Glad the model has a history of success. I didn't realize there would be on-site care available to help high-disabled these are meant to house. I can see how subsidized 1 bd units can work here then.

Thanks for the clarification, Wendy.

Regarding the purpose-built rental portion of any project--non market or market--, for my public input, I will always suggest more family sized units (4 bd or 3 + lock off units) are sorely needed for our North Shore communities...with so many larger units of bygone eras being torn down rental families of 2 or more kids of opposite gender are forced into insecure secondary rental market.

Thanks for your time.

Good luck to all at the Public Hearing!

Kindly,  
Kelly Bond  
468 Saville Crescent  
North Vancouver

---

On Mon, Apr 8, 2019, 9:26 AM Wendy Tse <[WTse@cnv.org](mailto:WTse@cnv.org)> wrote:

Good Morning Ms. Bond,

Thank you for your email.

Vancouver Resource Society (VRS) has proposed that 10 of the 1-bedroom units be allocated to individuals with physical disabilities. These 10 units will meet the City's Adaptable Level 3 standard (full accessibility).

As a housing provider, VRS has tended to prefer the model of independent units for clients with supports provided through shared care staffing on-site. I am not sure of the particular clients housed by the North Shore Disability Resource Centre in BOSA's project, but depending on the disability, different care models may be more appropriate.

The model used by VRS has been successful in other VRS-operated units in the City, including 5 units at 15 West (150 West 15<sup>th</sup> Street) and 5 units at Wallace and McDowell (105 West 2<sup>nd</sup> Street).

Please let me know if you have any further questions.

Sincerely,

Wendy

**Wendy Tse, MA (Planning)**

Planner 2, Planning & Development  
t: 604.982.3942 | e: [wtse@cnv.org](mailto:wtse@cnv.org)

**City of North Vancouver**

141 West 14<sup>th</sup> Street, North Vancouver, BC V7M 1H9  
Reception: 604.985.7761 | f: 604.985.9417 | [www.cnv.org](http://www.cnv.org)

---

**From:** Kelly Bond <>

**Sent:** April-05-19 8:00 AM

**To:** [council@cnv.org](mailto:council@cnv.org); Wendy Tse <[WTse@cnv.org](mailto:WTse@cnv.org)>

**Subject:** Non-market units in Rental Building at East 20th Street

Quick question:

Last spring, at District of North Van Council, we saw that the North Shore Disability Resource Centre and BOSA jointly requested that the 6x one-bedroom units originally approved for them at the development permit application stage in the new BOSA residences in Lynn Valley be changed to 3 x 3-bedroom units in order to allow the disabled person or persons to have a care giver (and perhaps family) reside with them...

My question is....the unit mix for 20th Street is 4 studio, 63 1 beds, 12 2 beds, 6 3 beds.... will the units allocated at \$375 / month for "high care disabled" as listed in staff report be 10 of the 1 bedroom or 10 of the 12- 2 bedroom? SOMETHING to keep in mind. Larger units for the disabled person are more functional and realistic in terms of providing space for a caregiver.... sorry if that information is already included in the information package. I had a quick skim but could not readily see these specifics.

Thanks for your time.

Kelly Bond  
468 Saville Crescent  
North Vancouver



# NOTICE OF PUBLIC HEARING

**WHO:** NSDA Architects on behalf of Vancouver Resource Society

**WHAT:** Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701 (CD-718)  
Housing Agreement Bylaw, 2019, No. 8702

**WHERE:** 125 East 20<sup>th</sup> Street

**WHEN:** Monday, April 15, 2019 at 6:30 pm  
Council Chamber, City Hall  
141 West 14<sup>th</sup> Street, North Vancouver

Notice is hereby given that Council will consider:

**Zoning Amendment Bylaw, 2019, No. 8701**  
**Housing Agreement Bylaw, 2019, No. 8702**

to rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 718 (CD-718) Zone to permit the development of a 85-unit rental building at a height of 6 storeys and a density of 2.59 times the lot area. Of the 85 units, 10 units will be secured as non-market rental housing. A reduction to both vehicle and bicycle parking spaces is proposed with an overall provision of 49 vehicle parking spaces and 119 bicycle parking spaces.



All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at [input@cnv.org](mailto:input@cnv.org), or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, April 15, 2019, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Zoning Amendment and Housing Agreement Bylaws and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from April 5, 2019, and online at [cnv.org/PublicHearings](http://cnv.org/PublicHearings).

Please direct any inquiries to **Wendy Tse**, Planner 2, at [wtse@cnv.org](mailto:wtse@cnv.org) or **604-982-3942**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9  
T 604 985 7761 / F 604 985 9417 / [CNV.ORG](http://CNV.ORG)



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**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 8701**

**A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701” (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-718 (Comprehensive Development 718 Zone):

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
35 of Lots 4 and 5	7	549	1102	from RM-1
36 of Lots 4 and 5	7	549	1102	from RM-1
37 of Lot 6	7	549	1163	from RM-1
38 of Lot 6	7	549	1163	from RM-1
39 of Lot 6	7	549	1163	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. Adding the following section to Section 1100, thereof, after the designation “CD-717 Comprehensive Development 717 Zone”:  
  
“CD-718 Comprehensive Development 718 Zone”
  - B. Adding the following to Section 1101, thereof, after the “CD-717 Comprehensive Development 717 Zone”:  
  
“CD-718 Comprehensive Development 718 Zone”

In the CD-718 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) The permitted Principal Uses on the Lot shall be limited to:
  - (a) Rental Apartment Residential Use;
  - (b) Residential Care Facility Use;
  - (c) Accessory Home Occupation Use subject to section 507 (6), (7), and (8);
  - (d) Accessory Home Office Use;
- (2) Unit mix within the Rental Apartment Residential Use will be as follows:
  - (a) A minimum of 6 units will contain 3 bedrooms;

(3) Gross Floor Area

- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area through the provision of Adaptable Design subject to section 423;
- (b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, as follows:

<b>BASE DENSITY</b>			
<b>OCP Schedule 'A'</b>		<b>1.6 FSR</b>	
<b>ADDITIONAL (BONUS) DENSITY</b>			
<b>ADDITIONAL DENSITY CATEGORY</b>	<b>DESCRIPTION</b>	<b>ADDITIONAL DENSITY (BONUS)</b>	<b>POLICY REFERENCE</b>
100% Rental Housing	Secured rental apartment building, of which 10 units are non-market	1.0 FSR	OCP Section 2.2
<b>TOTAL</b>		<b>2.6 FSR</b>	

To a maximum of 2.6 FSR;

- (4) The Principal Building shall not exceed a Height of six storeys and 19.5 metres (64.0 feet), except that elevator shafts and screened mechanical equipment may be permitted to project to a Height of up to 21.3 metres (70 feet);
- (5) The Principal Building shall be sited as follows:
  - (a) 1.9 metres (6.2 feet) from the Front Lot Line (East 20<sup>th</sup> Street);
  - (b) 3.5 metres (11.5 feet) from the Rear Lot Line;
  - (c) 2.8 metres (9.2 feet) from the west Interior Lot Line;
  - (d) 3.8 metres (12.5 feet) from the east Interior Lot Line;
- (6) An Accessory Structure providing weather protection at the main entrance of the Principal Building may be a maximum of 3.1 metres (10.2 feet) in Height and sited to the front of the front face of the Principal Building up to the property line;
- (7) Section 510(2) Building Width and Length shall not apply;
- (8) The required setback of 4.52 metres (15 feet) from the point of intersection of a Street and a lane shall apply, except that portions of the underground parkade, fencing and low-level landscaping may be permitted;



- (9) The regulations of Part 9: Parking and Access Regulations shall apply, except the following:
- (a) The driveway ramp shall not exceed a slope of 8.2 percent in the first 3.048 metres (10 feet) from the property line, nor a maximum of 13.5 percent for the remainder of the driveway;
  - (b) The minimum required number of residential parking spaces shall be 49 spaces, of which 8 spaces shall be allocated as visitor parking spaces;
  - (c) A minimum of 20 percent of the required residential parking spaces will provide an Energized Outlet capable of providing Level 2 Electric Vehicle charging;
- (10) The minimum required number of Secure Bicycle Parking Spaces shall be 119 spaces, of which no more than 40 percent may be Vertical Bicycle Parking Spaces;
- (11) A minimum of 4 Short-Term Bicycle Parking Spaces shall be sheltered from the elements;
- (12) The minimum required floor area recycling and garbage facility shall be 37.5 square metres (403.6 square feet);
- (13) All exterior finishes, design and landscaping is subject for approval for the Advisory Design Panel.

READ a first time on the 1<sup>st</sup> day of April, 2019.

READ a second time on the 1<sup>st</sup> day of April, 2019.

READ a third time on the <> day of <>, 2019.

RECEIVED APPROVAL FROM THE  
MINISTRY OF TRANSPORTATION ON THE  
<> DAY OF <>, 2019.

ADOPTED on the <> day of <>, 2019.

---

MAYOR

---

CITY CLERK

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8702

**A Bylaw to enter into a Housing Agreement (125 East 20<sup>th</sup> Street)**

**WHEREAS** Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

**NOW THEREFORE** the Council of The Corporation of the City of North Vancouver, in open meeting assembled enacts as follows:

1. This Bylaw will be known and cited for all purposes as “**Housing Agreement Bylaw, 2019, No. 8702**” (**Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718, Rental Housing Commitments**).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Vancouver Resource Society for the Physically Disabled with respect to the lands referenced as 125 East 20<sup>th</sup> Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701” (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20<sup>th</sup> Street, CD-718).
3. The Mayor and City Clerk are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the 1<sup>st</sup> day of April, 2019.

READ a second time on the 1<sup>st</sup> day of April, 2019.

READ a third time on the <> day of <>, 2019.

ADOPTED on the <> day of <>, 2019.

---

MAYOR

---

CITY CLERK

## RENTAL HOUSING AGREEMENT

**THIS AGREEMENT** dated for reference the <> day of <>, 2019.

BETWEEN:

**VANCOUVER RESOURCE SOCIETY FOR THE PHYSICALLY  
DISABLED (INC. NO. S-0009843)**  
#310-2006 West 10<sup>th</sup> Avenue  
North Vancouver, BC  
V6J 2B3

(the "Owner")

AND:

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER,**  
a municipal corporation pursuant to the *Local Government Act* and  
having its offices at 141 West 14th Street, North Vancouver,  
British Columbia, V7M 1H9

(the "City")

**WHEREAS:**

- A. The Owner is the registered and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the Act.
- C. As a condition of the Rezoning Bylaw, the Owner has agreed to enter into a housing agreement with the City in accordance with section 483 of the Act.
- D. Section 483 authorizes the City, by bylaw, to enter into a housing agreement in respect of the form of tenure of housing units, availability of such units to classes of identified person, administration and management of such units and the rent that may be charged for such units.

**NOW THEREFORE** in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

### 1. DEFINITIONS

- (a) "**Act**" means the *Local Government Act*, RSBC. 2015 c.1 as amended or replaced from time to time;
- (b) "**Affordable Housing Unit**" means a Dwelling Unit occupied by a tenant for Rental Purposes at Affordable Rent;
- (c) "**Affordable Rent**" means rent (exclusive of taxes and utility fees) that is the higher of the following:
  - (i) \$375/month; and

- (ii) market rent for a comparable Dwelling Unit, provided, however, that it does not exceed thirty percent (30%) of the total household income of the residents of the unit from all sources (including government rent subsidies);
- (d) **“Agreement”** means this agreement as amended from time to time;
- (e) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (f) **“Council”** means the municipal council for the City of North Vancouver;
- (c) **“Director of Planning and Development”** means the chief administrator of the Department of Planning and Development of the City and his or her successors in function and their respective nominees;
- (d) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw, 1995, No. 6700”, as amended from time to time;
- (e) **“Lands”** means those lands and premises described in Schedule A;
- (f) **“Market Rental Unit”** means a Dwelling Unit occupied by a tenant for Rental Purposes at market rates, as set by the Owner;
- (g) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (h) **“Rental Units”** means the Market Rental Units and the Affordable Housing Units;
- (i) **“Residential Building”** means the six- storey residential building to be constructed on the Lands to be used for Rental Purposes with 85 Dwelling Units, of which 75 Dwelling Units will be Market Rental Units and 10 Dwelling Units will be Affordable Housing Units;
- (j) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (k) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701”; and
- (l) **“Term”** has the meaning set out in section 2.1 herein.

## 2. TERM

- 2.1 This Agreement will commence upon adoption by Council of Vancouver Resource Society for the Physically Disabled “Housing Agreement Bylaw, 2019, No. 8702”, (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(d) (the **“Term”**).

- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

### **3. USE AND TENANCY RESTRICTIONS**

- 3.1 The Owner covenants and agrees with the City that during the term of this Agreement, notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
- (a) the Lands will not be subdivided or stratified in any manner;
  - (b) all Dwelling Units in the Residential Building will be used for Rental Purposes only;
  - (c) the Residential Building will contain at least 10 Affordable Housing Units; and
  - (d) all Affordable Housing Units in the Residential Building will be wheelchair accessible, to the satisfaction of the City.
- 3.2 The Owner will not rent, lease, license or otherwise permit occupancy of any Affordable Housing Units except in accordance with the following conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a tenancy agreement under RT Act, as may be amended or replaced from time to time;
  - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Affordable Rent; and
  - (c) the Owner will not permit an Affordable Housing Unit to be subleased or assigned, except at Affordable Rent, in accordance with this Agreement.
- 3.3 The Owner shall ensure that all tenants and occupants of the Residential Building, including tenants and occupants of the Affordable Housing Units, have equal access to all indoor and outdoor common amenities in the Residential Building.
- 3.4 The Owner hereby authorizes the City to make such investigations as the City deems necessary from time to time to confirm that the Owner is complying with this Agreement.
- 3.5 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building will be developed, built and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

### **4. LOCATION OF AFFORDABLE HOUSING UNITS**

- 4.1 The Owner will be entitled to determine the location of the 10 Affordable Housing Units within the Residential Building.

## 5. OWNER'S OBLIGATIONS

- 5.1 The Owner will manage and administer the Residential Building in accordance with the following requirements:
- (a) **Management and administration:** the Owner will be fully responsible for the management, and administration of the Rental Units, including all associated costs, unless otherwise approved by the City in writing;
  - (b) **Advertisement:** the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of the Affordable Housing Units;
  - (c) **Compliance with applicable laws:** the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
  - (d) **Performance:** the Owner will perform its obligations under this Agreement diligently and in good faith;
  - (e) **Evidence of compliance:** provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement;
  - (f) **Maintenance:** the Owner will maintain the Lands and the Residential Building in a fit, clean and habitable condition at all times and ensure the Lands and the Residential Building meet all applicable standards of any provincial, municipal or other applicable laws or enactments, including the Building Code requirements. The Owner will immediately perform or cause to be performed any repair work necessary to keep the Lands in a fit, clean and habitable condition.
- 5.2 It is the intent of the parties that the Affordable Housing Units will be rented to low income individuals and families. To that effect, unless otherwise permitted by the City in writing in advance, the Owner will ensure that the Affordable Housing Units are at all time managed and administered by one non-profit organization having as one of its objective the provision of affordable housing in the City of North Vancouver.

## 6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner will act with diligence to correct the default within the time specified.
- 6.2 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.3 The Owner acknowledges and agrees that monetary compensation may not be sufficient to remedy a breach of this Agreement.

- 6.4 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.
- 6.5 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out.
- 6.6 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 or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

## **7. LIABILITY**

- 7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, 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 one or more of the following:
- (a) 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;
  - (b) the Owner complying with its obligations under this Agreement;
  - (c) the Owner defaulting on its obligations under this Agreement;
  - (d) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes; and
  - (e) the City exercising its rights under this Agreement.
- 7.2 Except to the extent of negligence of the City or its employees, agents or contractors, the Owner hereby releases and forever discharges the City, its elected officials, 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 one or more of the following:
- (a) 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;
  - (b) the Owner complying with its obligations under this Agreement;
  - (c) the Owner defaulting on its obligations under this Agreement;
  - (d) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes; and
  - (e) the City exercising its rights under this Agreement.



7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

## **8. GENERAL PROVISIONS**

8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

8.2 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City 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 City's bylaws in relation to the use of the Lands.

8.3 The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) the Owner is not entitled and will not claim any compensation from the City for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly by operation of this Agreement;
- (c) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units; and
- (d) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

8.4 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 after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner and its successors in title.
- 8.6 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 the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 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 or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, British Columbia  
V7M 1H9  
**Attention: Director, Planning and Development**  
Facsimile: 604.985.0576

Owner: Vancouver Resource Society for the Physically Disabled  
#310-2006 West 10<sup>th</sup> Avenue  
North Vancouver, BC  
V6J 2B3

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 or e-mail transmission, on the first business day after the date when the facsimile or e-mail 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.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.
- 8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

## **9. INTERPRETATION**

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 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.
- 9.3 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 to 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.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. 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 City Council of an amending bylaw to "Housing Agreement Bylaw, 2019, No. 8702".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.
- 9.8 This Agreement can be signed in counterpart.

9.9 Schedule A is attached and forms part of this Agreement.

**IN WITNESS WHEREOF** each of the City and the Owner have executed this Agreement under seal by their duly authorized officers as of the reference date of this Agreement.

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

\_\_\_\_\_  
MAYOR  
Linda C. Buchanan

\_\_\_\_\_  
CITY CLERK  
Karla D. Graham

**VANCOUVER RESOURCE SOCIETY FOR THE PHYSICALLY  
DISABLED**

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Printed Name

SCHEDULE A  
LANDS

Parcel Identifier: 012-180-360, Lot 35 of Lots 4 and 5 Block 7 District Lot 549 Plan 1102

Parcel Identifier: 012-180-386, Lot 36 of Lots 4 and 5 Block 7 District Lot 549 Plan 1102



Parcel Identifier: 012-180-611, Lot 37 of Lot 6 Block 7 District Lot 549 Plan 1163

Parcel Identifier: 012-180-629, Lot 38 of Lot 6 Block 7 District Lot 549 Plan 1163

Parcel Identifier: 012-180-637, Lot 39 of Lot 6 Block 7 District Lot 549 Plan 1163

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Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Mike Friesen, Planner I  
Larry Orr, Manger, Business Services

Subject: BREWERY AND DISTILLERY ACCESSORY LOUNGE USE – M-4  
INDUSTRIAL COMMERCIAL ZONING BYLAW AMENDMENT AND  
LOUNGE ENDORSEMENT REFERRAL POLICY

Date: March 20, 2019 File No: 08-3360-20-0437/1

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

PURSUANT to the report of the Planner I and Manager, Business Services, dated March 20, 2019, entitled "Brewery and Distillery Accessory Lounge Use – M-4 Industrial Commercial Zoning Bylaw Amendment and Lounge Endorsement Referral Policy":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705" (Accessory Lounge Use) be considered and that the Public Hearing be waived;

THAT the attached "Lounge Endorsement for Manufacturing Liquor Licences Policy" be endorsed subject to adoption of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019 No. 8705" (Accessory Lounge Use);

AND THAT public notification take place as described in the report.

**ATTACHMENTS:**

1. Zoning Bylaw Amendment Bylaw No. 8705 (Doc [#1762075](#))
2. Lounge Endorsement for Manufacturing Liquor Licences Policy (Doc [#1759454](#))
3. M-4 Industrial Commercial Zone Properties Map (Doc [#1700708](#))

## PURPOSE

The purpose of this report is to present, for Council consideration, a Zoning Bylaw amendment to permit Accessory Lounge Use in the M-4 Industrial Commercial Zone. A Lounge Endorsement for Manufacturing Liquor Licences Policy, to guide staff on when to bring lounge endorsements – referred to us by the Liquor and Cannabis Regulation Branch – to Council, is also presented for consideration.

## BACKGROUND

Options concerning amendments to the M-4 Industrial Commercial zone were first presented to Council on September 24<sup>th</sup>, 2018 in a report requesting preliminary direction for a rezoning of 266 East Esplanade to permit a lounge accessory to brewery in a proposed development. At that time, Council referred the matter to a Policy Committee Meeting in order to hear from a broader range of constituents and to explore more thoroughly the implications of permitting lounges accessory to brewing and distilling uses prior to making a recommendation.

A Policy Committee Meeting was held February 4<sup>th</sup>, 2019, at which time staff presented the rationale for an amendment to the M-4 Industrial Commercial Zone. Staff noted the proximity of the M-4 Industrial Commercial Zone to the City's cultural and commercial core, the potential economic development and place-making opportunities associated with small-scale breweries, and the support for small industrial entrepreneurs. Council directed staff to prepare an amendment to the City's Zoning Bylaw and to present options for how the City will respond to referrals from the Liquor and Cannabis Regulation Branch via the following resolution:

**THAT** staff prepare an amendment to the M-4 Industrial Commercial Zone to support breweries and distilleries with an accessory lounge.

## DISCUSSION

### *Area Description*

The subject area is located east of Lonsdale Avenue, with most of the properties located on the 200-block of East 1<sup>st</sup> Street and the 200 and 300 blocks of East Esplanade, although several sites extend west along the 100 block of East 1<sup>st</sup> Street (Attachment 3 - M-4 Industrial Commercial Zone Properties Map).

The area's character is industrial, and the district hosts a range of light-industrial uses such as car garages, sign making studios, research laboratories, small-scale manufacturing, and an existing brewery. Adjacent to the City's commercial and cultural core, the area is well served by transit, active transportation infrastructure, and civic amenities.

The light-industrial activity provides services and economic opportunities for the City and it acts as a buffer between the residential area to the north and the heavy industrial uses along the City's eastern shoreline.



### ***Planning Policy***

The City's Zoning Bylaw broadly prohibits various types of lounges which means that under our current process, every proposed Accessory Lounge Use would require a rezoning in order to be developed. The proposed amendments would significantly reduce the barriers to entry for potential brewers while still ensuring the City maintains important controls to ensure development is appropriate for the industrial character of the area and does not unduly nuisance nearby residents.

The subject area is designated Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS). The proposed changes are consistent with the RGS and supports Goal 2 – Support a Sustainable Economy – through strategies 2.1 "Promote land development patterns that support a diverse regional economy and employment close to where people live" and 2.2 "Protect the supply of industrial land".

The subject area is primarily designated Mixed Employment in the City's Official Community Plan. The Mixed Employment designation is intended to promote light industrial uses with a limited commercial use. The Accessory Lounge Use permitted by the Zoning Bylaw amendment would be accessory to the brewery function and would not require an amendment to the OCP in order to take effect. The proposed amendments also align with The City's cultural policies – such as the Lower Lonsdale Cultural Facilities Study – which strive to promote cultural, economic, and place-making opportunities in the Lower Lonsdale area.

### ***Zoning Bylaw Amendment***

The purpose of the Zoning Bylaw amendment (Attachment 1) is to permit Accessory Lounge Use where an approved brewing or distilling use is present. Several provisions of the City's existing zoning bylaw necessitate this change, namely:

- Section 402 (19) which broadly prohibits various types of liquor licences; and
- The definition for Accessory Manufacturing Retail Use, which limits retail sale only to goods or things that are manufactured on site.

In order to address these restrictions, staff are proposing the creation of an additional accessory use for the M-4 Industrial Commercial Zone: Accessory Lounge Use. Accessory Lounge Use would only be permitted accessory to a brewery or distillery

In order to ensure that the Accessory Lounge Use remains secondary to the primary industrial use, staff are proposing that the lounges are limited to 30% of the principal use's floor area, up to a maximum of 80 m<sup>2</sup> (861.1 square feet). This floor area must accommodate all commercial activities including customer seating and circulation areas, the bar, kitchen and food preparation areas, customer washrooms, merchandise and merchandise storage areas, proposed off-sale areas and any refrigerators or shelving associated with it as well as cashiers/order taking areas. In terms of numbers of patrons, it is expected that 80 m<sup>2</sup> would result in a maximum of approximately 50 patrons. On-site patios would also be permitted, to a potential maximum area of 40m<sup>2</sup>. Although permitted by zoning, all patios will need to apply for an outdoor dining permit. Staff will review all applications and ensure that the design mitigates impacts on adjacent users to whatever extent possible.

In order to support other small manufacturers and producers, staff are proposing an amendment to the definition of Accessory Manufacturing Retail Use in order to the sale of complementary items in addition to what is manufactured on site. This would permit, for example, a coffee roaster to sell a latte even though the milk was not processed on site, or a bicycle manufacturer to be able to sell a helmet and lock along with the bike that is manufactured on site

Staff are not proposing an increase to the parking requirements for Accessory Lounge Use. Although it is expected that the proposed changes will increase the number of visitors to the area, it is expected that this impact is mitigated due to several factors: firstly, the businesses are already served by parking and the Accessory Lounge Use will generate the greatest demand in the evenings and weekends when traditional industrial uses do not require significant parking resources; secondly, as these businesses are purveyors of alcoholic beverages, we are expecting that the majority of users will walk, bus or cab/carpool to the lounges which will reduce parking demand; and thirdly, that most breweries and Accessory Lounge Uses will be renovations of existing industrial buildings – rather than new developments – and requiring an increase of parking will likely make the use impossible on existing sites without a rezoning or development variance permit.

### ***Lounge Endorsement for Manufacturing Liquor Licences Policy***

Should Council determine that a change to the Zoning Bylaw is appropriate, staff are requesting that Council endorse a policy that provides direction for when staff are to refer provincial “Lounge Endorsements” to Council. Should Council not consider the Zoning Bylaw amendment appropriate, there would be no requirement to endorse a new policy; all “Lounge Endorsements” would be considered as a part of a site specific rezoning.

Under current provincial liquor licensing regulations, manufacturers that want to add a lounge area must apply for a “Lounge Endorsement” on their Liquor License. Local governments are invited to provide comment on “Lounge Endorsement” applications. For each application, local governments have the option to provide comment or opt out of providing comment. If the local government chooses to provide comment, they are required to gather public input on the application. If local government opts out of providing comment (usually in cases where the zoning permits the use and there are no perceived impacts on adjacent uses) then the Liquor and Cannabis Regulation Branch conducts their own public consultation before a decision is made on the lounge application.

Staff are recommending Council adopt a policy (Attachment #2) which sets out the criteria for when staff will refer Lounge Endorsement applications to Council for comment. The criteria include:

- The entrance and/or patio of the proposed Accessory Lounge Use fronts onto or is directly adjacent to residential-only uses;
- The proposed Accessory Lounge Use proposes a roof-top patio;
- There have been past issues with the existing craft brewery business;
- Staff have identified other reasons to refer the issue to Council.

Should any of these conditions exist, staff will conduct public consultation on the Lounge Endorsement application and subsequently refer the matter to Council for comment. If these conditions do not exist, staff will opt out of providing comments and allow the Province to conduct its review and public engagement.

Council may wish to review all lounge endorsements that are referred to us by the Liquor and Cannabis Regulation Branch. This option would result in prolonged processes for the businesses that are applying. Should Council prefer to have all lounge endorsements referred to them for consideration and comment, the following motion is recommended:

**THAT** staff refer all future Lounge Endorsement referrals to Council for consideration;

### ***Public Hearing and Notification***

Staff are recommending to waive the Public Hearing. The Policy Committee Meeting, which took place on February 4<sup>th</sup>, 2019, provided an opportunity for public feedback. Additionally, in the time since the Policy Committee Meeting there has been news coverage that has resulted in broad awareness of the proposed changes. Staff expect that should a public hearing be held, feedback would largely mirror that which was presented at the Policy Committee meeting; 39 public submissions were received prior to the Policy Committee meeting, all of which were in support of amending the zoning bylaw to facilitate lounges in the M-4 zone. A Waived Public Hearing would continue to allow for written comments to be received and considered by Council.

As the Zoning Bylaw amendment is proposing changes to more than ten properties, notice must be published in two consecutive issues of the local paper, but does not need to be sent to landowners of the area, nor does a sign need to be posted in the area. In order to ensure that stakeholders are well-informed and provided with adequate opportunity to comment, staff recommend sending notice to the property owners of all M-4 Industrial Commercial zoned properties and that three public notification signs be erected at the three primary access points to the area: the corner of East Esplanade and St. Georges Avenue; the corner of East First Street and St. Georges Avenue; and the corner of East First and St. Patricks Avenue.

Should Council wish to hold the Public Hearing, the following motion is recommended:

**THAT** "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705" (Accessory Lounge Use) be considered and that the public hearing be scheduled.

### ***Advisory Body Input***

The topic of breweries and lounges in the M-4 Industrial Commercial Zone was presented to the Advisory Planning Commission at their November 14<sup>th</sup>, 2018 meeting. The Commission was supportive of the proposed changes and carried the following motion unanimously:

**THAT** the Advisory Planning Commission supports amending the M4 zoning to consider lounges accessory to beer or spirit production and recommends staff consider the following elements in crafting the policy:

- Preservation of light industrial;

- Placemaking including food truck colocation, precinct branding and alleyway animation; and
- Ensure sufficient transportation access, including adequate parking, bike facilities and walkability.

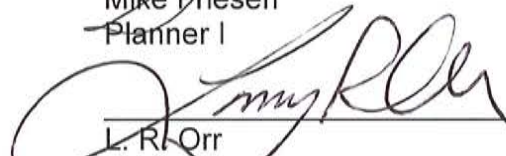
## INTER-DEPARTMENTAL IMPLICATIONS

With the combined economic development and land use implications of the proposed changes, this report has been prepared as a collaboration between the Planning and Community Services Departments.

The City's Building and Development Services departments have reviewed the Zoning Bylaw amendments and are supportive of the proposed direction. The Building Department did note that new breweries and distilleries – and any proposed Accessory Lounge Use – will be required to conform to the BC Building Code and will be subject to Metro Vancouver's authority concerning matters of industrial sewerage and drainage.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Mike Friesen  
Planner I

  
\_\_\_\_\_  
L. R. Orr  
Manager, Business Services

MF/eb/rf

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8705

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705**” (**Accessory Lounge Use**).
2. Division I: Administration of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
  - A. In Part 2: Interpretation, adding the definition for “Accessory Lounge Use” as follows:

“**Accessory Lounge Use**” means the retail sale of alcohol, the majority of which is brewed or distilled on site, with food and other beverages for on-site consumption. The use is only permitted accessory to distilleries or breweries.
  - B. In Part 2: Interpretation, deleting the definition for “Accessory Manufacturing Retail Use” in its entirety and replacing it with the following:

“**Accessory Manufacturing Retail Use**” means the retail sale of goods or things that are manufactured on-site, as well as complementary items. For purposes of this definition, manufacturing means assembling, fabricating, producing, or repair of goods or things.
3. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
  - A. In Part 7: Industrial Zones, adding to Section 701 (6) as follows:
    - (f) Accessory Lounge Use, subject to Section 702 (7);
  - B. In Part 7: Industrial Zones, deleting Section 702 (4)(b) in its entirety and replacing it with the following:
    - (b) together with Accessory Retail Service Group 2 Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use;
  - C. In Part 7: Industrial Zones, adding to Section 702 as follows:
    - (7) Accessory Lounge Use
      - (a) shall be completely enclosed within the Principal Building;
      - (b) together with Accessory Retail Service Group 2 Use and Accessory Manufacturing Retail Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use to a maximum of 80 square metres (861.1 square feet);

- (c) notwithstanding 702 (7)(a) and 702 (7)(b), an on-site outdoor patio is permitted with a maximum area which shall not exceed 50% of the permitted Accessory Lounge Use.

READ a first time on the <> day of <>, 2019.

READ a second time on the <> day of <>, 2019.

READ a third time on the <> day of <>, 2019.

ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK

# City of North Vancouver COUNCIL POLICY



**Policy Name: Lounge Endorsement for Manufacturing Liquor Licensing Policy**

**Policy Number:**

---

## **POLICY**

Lounge Endorsement for Manufacturing Liquor Licensing Policy applies to applications from liquor manufacturers (distilleries, breweries and wineries) for a Lounge Endorsement.

## **REASON FOR POLICY:**

Under current provincial liquor licensing regulations, establishments operating with a Manufacturing Liquor License (craft breweries, distilleries and wineries) can apply for a Lounge Endorsement which would allow them to have a lounge area where patrons can purchase and consume products as opposed to just sample. Adding a lounge area to a liquor manufacturing business provides support for small industrial entrepreneurs, assists with the sustainability of the business and contributes to place-making and community economic development.

Current provincial liquor licensing regulations require Lounge Endorsement applications to be referred to local government. Local government has the option to provide comments on the application or to opt out of providing comments. This Policy provides the criteria which will be considered to determine when to refer Lounge Endorsement applications to Council for comments.

## **AUTHORITY TO ACT**

Administration of this Policy is delegated to the Community and Partner Engagement Department.

**PROCEDURE**

Staff will refer Lounge Endorsement applications to Council if any of the following conditions exist:




- The Accessory Lounge Use fronts onto or is directly adjacent to residential-only uses;
- The proposed Accessory Lounge Use is a roof-top patio;
- There have been past issues with the business that is applying for the endorsement; and
- Staff have identified other reasons to refer the application to Council for comment.

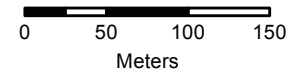
Approval date:		Approved by:	



### M-4 Zoning: Industrial - Commercial Sites

#### Legend

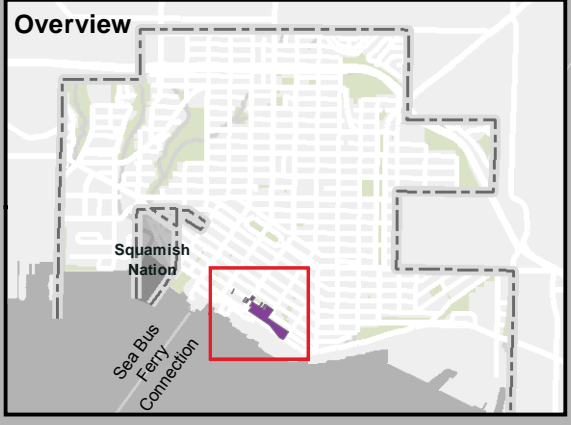
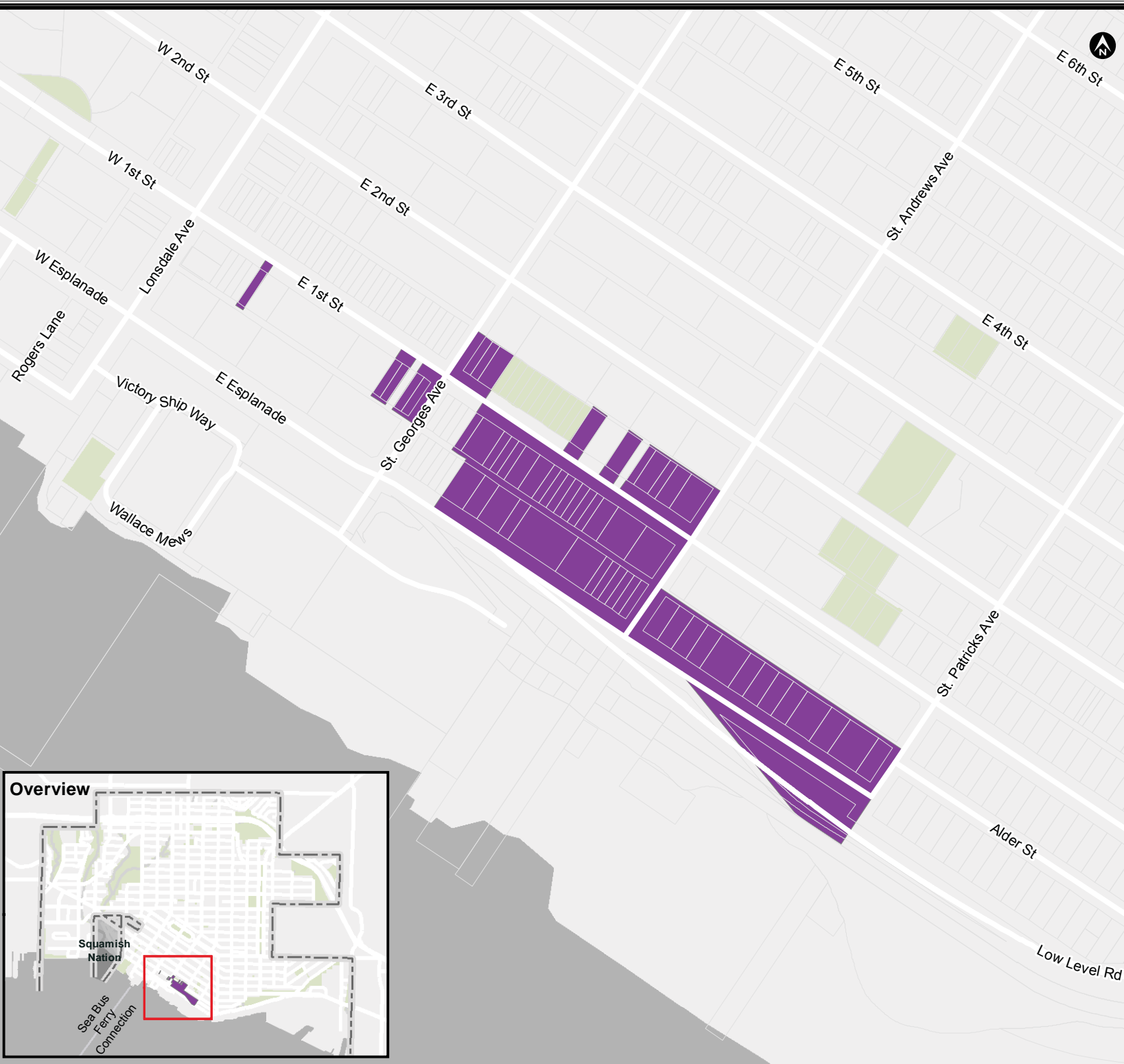
-  M-4 Zoning Sites
-  Legal Parcels
-  Park



**DISCLAIMER**  
This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

**GIS Division, Information Technology,  
City of North Vancouver**

PUBLISHED: September 13, 2018  
FILE: M4\_Zoning\_8\_5x11  
PATH: H:\CNV\_Maps\Comm\_Dev\M4\_Zones\  
COORDINATE SYSTEM: NAD 1983 UTM Zone 10N



February 12, 2019  
City of North Vancouver  
141 West 14<sup>th</sup> Street  
North Vancouver, BC V7M 1H9  
kgraham@cnv.org

Dear Mayor Linda Buchanan and City Councillors:

I wish to respond to the recent City council Meeting held on February 4<sup>th</sup>, at which time rezoning for the industrial area on East Esplanade was approved that will allow for breweries to have a licensed lounge.

We are in favour of this concept to develop the East side of Esplanade into a 'Brewery District' for it will bring many new tourists to the area as well as provide more opportunity for small businesses. In fact, the city has a legacy for in the 1990's our family owned and operated Hagar's Brewing Co., next door to Sailor Hagar's Brewpub that supplied fresh beer daily. In fact, Sailor Hagar's Brewpub was the first of its kind in the Lower Mainland.

However, we are concerned that the future multiple breweries in this area will not adhere to the reason why they need a Licensed Lounge. As expressed at the 'Policy Committee Meeting, the purpose of the lounge is to provide an area where people may sample their product in a social atmosphere and with this, makes their business more financially viable.

It is estimated that by allowing the five proposed lounges in this area, the number of drinking seats in the Lower Lonsdale area will increase by 400-500 more. We believe this will have a negative impact on our business especially if these lounges deviate from their concept. More precisely, if they begin to operate like a Pub they will be competing directly with us taking away our market share. Due the distance between Sailor Hagar's Brewpub and these new lounges it will be difficult for us to attract their customers to our Pub while they are open for business.

We ask that you consider the following in order that these lounges operate as tasting rooms and not Pubs:

1. Make their closing time 11:00pm (this allows customers to drink until 11:30pm.) Our Pub depends upon late night business.
2. Limit their size to 1,000 sq.ft., including the patio (there will be many of these lounges)
3. Do not permit them have TV's. (They will be tempted to promote sporting events which is not the purpose of a tasting room and is a main component of our business)
4. Do not permit them to have pool tables, darts, foosball or the like (these activities are for Pubs)

5. Ensure they meet the same parking requirements as a Pub. (parking is an added expense to us)
6. Ensure they provide their own kitchen to make meals for the customers drinking in their lounge. (we prepare our own food and it is expensive to do so)

We met in person and discussed these items with the spokesperson for the applicants of these brewery lounges prior to the Policy Committee Meeting and not only were they sensitive to our concerns and they were in agreement to all of them except they had concerns about the cost of providing parking and the size of a kitchen they would need to provide.

If you wish to discuss this further with me, please contact me at <>.

Yours truly,

A handwritten signature in black ink, appearing to read 'Brian Riedinger', with a long, sweeping underline.

Brian Riedinger  
Co-owner Sailor Hagar's Brewpub  
86 Semisch Avenue, North Vancouver, BC  
V7M 3H8



## NOTICE OF PUBLIC HEARING (WAIVED)

**WHO:** City of North Vancouver

**WHAT:** Zoning Bylaw, 1995, No. 6700, Amendment  
Bylaw, 2019, No. 8705 (Accessory Lounge Use)

**WHEN:** Monday, April 15, 2019 at 6:30 pm  
Council Chamber, City Hall  
141 West 14<sup>th</sup> Street, North Vancouver

Notice is hereby given that Council will consider:

### Zoning Amendment Bylaw, 2019, No. 8705

to permit Accessory Lounge Use in the Industrial-Commercial (M-4) Zone. Accessory Lounge Use will only be permitted accessory to active distilleries or breweries and will be limited to 30% of the gross floor area of the principal industrial use to a maximum of 80 sq. m. (861 sq. ft.). An on-site outdoor patio, not to exceed 50% of the permitted Accessory Lounge Use area, would also be permitted.

If you believe you may be affected by the above proposal, please forward written or email submissions, including your name and address, to the City Clerk, at [input@cnv.org](mailto:input@cnv.org),

or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, April 15, 2019, to ensure their availability to Council. No further information or submissions can be considered by Council after third reading of the bylaw.

The proposed Zoning Amendment Bylaw and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from April 5, 2019, and online at [cnv.org/PublicHearings](http://cnv.org/PublicHearings).

Please direct any inquiries to **Mike Friesen**, Development Planner, at [mfriesen@cnv.org](mailto:mfriesen@cnv.org) or 604-990-4206.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9  
T 604 985 7761 / F 604 985 9417 / [CNV.ORG](http://CNV.ORG)



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8705

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8705**” (**Accessory Lounge Use**).
2. Division I: Administration of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
  - A. In Part 2: Interpretation, adding the definition for “Accessory Lounge Use” as follows:

“**Accessory Lounge Use**” means the retail sale of alcohol, the majority of which is brewed or distilled on site, with food and other beverages for on-site consumption. The use is only permitted accessory to distilleries or breweries.
  - B. In Part 2: Interpretation, deleting the definition for “Accessory Manufacturing Retail Use” in its entirety and replacing it with the following:

“**Accessory Manufacturing Retail Use**” means the retail sale of goods or things that are manufactured on-site, as well as complementary items. For purposes of this definition, manufacturing means assembling, fabricating, producing, or repair of goods or things.
3. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
  - A. In Part 7: Industrial Zones, adding to Section 701 (6) as follows:
    - (f) Accessory Lounge Use, subject to Section 702 (7);
  - B. In Part 7: Industrial Zones, deleting Section 702 (4)(b) in its entirety and replacing it with the following:
    - (b) together with Accessory Retail Service Group 2 Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use;
  - C. In Part 7: Industrial Zones, adding to Section 702 as follows:
    - (7) Accessory Lounge Use
      - (a) shall be completely enclosed within the Principal Building;
      - (b) together with Accessory Retail Service Group 2 Use and Accessory Manufacturing Retail Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use to a maximum of 80 square metres (861.1 square feet);

- (c) notwithstanding 702 (7)(a) and 702 (7)(b), an on-site outdoor patio is permitted with a maximum area which shall not exceed 50% of the permitted Accessory Lounge Use.

READ a first time on the 1<sup>st</sup> day of April, 2019.

READ a second time on the 1<sup>st</sup> day of April, 2019.

READ a third time on the <> day of <>, 2019.

ADOPTED on the <> day of <>, 2019.

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MAYOR

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CITY CLERK



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING GUIDELINES

Public Hearings are generally held on the third Monday of the month and are included as part of a Regular Council agenda. Public Hearings are governed by the provisions of the *Local Government Act*.

A Public Hearing is held for the purpose of allowing the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings are posted on the City's website at [cnv.org](http://cnv.org).

A sign-up sheet is located outside of the Council Chamber 1.5 hours prior to the start time of the Public Hearing and members of the public may sign the sheet if they wish to speak at the Public Hearing. The sign-up sheet remains available until the commencement of the Public Hearing and is restricted to "In Person" sign-up only. Other persons are not permitted to sign the sheet on another speaker's behalf. Speakers cannot pre-register.

Please restrict comments to the issues related specifically to the proposed application; do not divert to other matters and avoid repetitive comments.

Speakers are requested to provide their name and address for the public record and are provided up to 5 minutes to present their comments. After all people listed on the sign-up sheet and anyone else in the gallery have spoken a first time, speakers may come forward to speak a second time if they have any new information to provide. The Chair (Mayor) may restrict the speaking time to a defined number of minutes and may also impose other regulations. Procedural rules for the conduct of the Public Hearing are set at the call of the Chair.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. All persons in the gallery are requested to refrain from applause or other expressions, either showing support or opposition to an application.

If a large turnout for the Public Hearing is anticipated, separate sign-up sheets may be provided for speakers – in support and in opposition/with concerns. The sign-up sheets are monitored by City staff. The Chair will call each speaker to come forward by name, alternating between the sign-up sheets.

*Continued...*



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING GUIDELINES (continued)

A document camera is available should a member of the public wish to display hardcopy material/information on the monitors in the Council Chamber. The document camera can also display information from an iPad or tablet. If a member of the public wishes to provide written material to the Mayor and Council, it must be handed to the City Clerk for distribution to Council.

Members of Council may ask questions of a speaker in order to clarify or expand on a speaker's submission. However, the main function of Council members is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers at the Public Hearing. Questions from members of the public and Council must be addressed through the Chair.

When the Public Hearing concludes, Council moves a motion to adjourn. No further information or submissions can be considered by Council once the Public Hearing is closed.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by Council. Consideration of third reading and discussion of the bylaw(s) usually takes place at the same meeting as the Public Hearing, but may occur at a subsequent meeting.

If there is insufficient time for the Public Hearing to be conducted in one evening (i.e. to accommodate a large number of speakers), Council may recess the Public Hearing to a specified date, time and place.

Council will consider final adoption of the bylaw(s) after third reading and once all covenants and legal agreements are in place. Adoption usually occurs at a subsequent meeting of Council; however, a Zoning Bylaw amendment or Official Community Plan Bylaw amendment may be adopted at the same meeting as the Public Hearing if all legal requirements have been satisfied.